



July 2, 2020

PUR 313.01

Hand Delivered

Ms. Terri Lemesevski, Secretary
Logan Township Planning Board
Logan Township Municipal Complex
125 Main Street ~ P.O. Box 314
Bridgeport, New Jersey 08014

RE: Building Expansion Performance Foods
Applicant: Heron South II, LLC
Application for Preliminary and Final Site Plan Approval
301 Heron Drive
Block 2803, Lot 12
Logan Township, Gloucester County, New Jersey

Dear Ms. Lemesevski:

Enclosed are the following, which we are submitting on behalf of Heron South II, LLC (the "Owner/Applicant"), in connection with the above-captioned Application:

1. Site Plan Application with ownership disclosure form, escrow agreement, and site inspection consent form - original and eighteen (18) copies
2. Site Plan Checklist - original and eighteen (18) copies
3. Certified List of Property Owners within 200 feet, issued June 25, 2020, nineteen (19) copies
4. Draft Public Notice, nineteen (19) copies
5. Tax Payment Certification from Township Tax Collector, issued June 30, 2020, nineteen (19) copies
6. Development plans entitled "Performance Foods Expansion, Sheet 28.01, Block 2803, Lot 12, Logan Township, Gloucester County, New Jersey, Preliminary and Final Site Plans", prepared by Marathon Engineering & Environmental Services, Inc., issued July 1, 2020, consisting of twenty (20) sheets – nineteen (19) copies

7. Architectural Plans entitled: "Proposed Additions to the Existing Building For: Performance Food Group, Logan Township, New Jersey," issued March 21, 2020, last revised June 29, 2020, prepared by Harry D. Boop AIA architect, consisting of two (2) sheets, nineteen (19) copies
8. Stormwater Compliance State for Performance Foods Expansion, Pureland Industrial Park, Sheet 28.01, Lot 12, Logan Township, Gloucester County, New Jersey, issued July 1, 2020, prepared by Marathon Engineering and Environmental Services, Inc., nineteen (19) copies
9. Applicant's check No. 2523, in the amount of \$500.00, made payable to "Logan Township" representing the preliminary application fees
10. Applicant's check No. 2524 in the amount of \$7,500.00, made payable to "Logan Township," representing the amount for the professional review escrow for preliminary site plan review
11. Applicant's check No. 2525, in the amount of \$500.00, made payable to "Logan Township" representing the final application fees
12. Applicant's check No. 2526 in the amount of \$7,500.00, made payable to "Logan Township," representing the amount for the professional review escrow for final site plan review
13. Compact disk with all of the above documents saved to it, one (1) copy.

The enclosed application is for Preliminary and Final Site Plan approval for a 70,917+/- sf building expansion of the existing Performance Foods Building consisting of a 56,005 sf building expansion for storage of dry goods, a 6,905 sf expansion for forklift charging and maintenance area, 8,007 sf office expansion area, along with additional passenger and truck parking areas on site.

Regarding the submission requirement of the Site Plan Checklist, the applicant is requesting a waiver of the following:

1. Item C.1 - Letter of Non-Applicability of Industrial Site Recovery Act (ISRA) for Industrial Properties: A Letter of Non-Applicability does not exist for the Property, which is undeveloped, vacant land. Based upon the fact that the Property has never been developed with an ISRA-applicable use, ISRA does not apply. Further, the New Jersey Department of Environmental Protection no longer issues Letters of Non-Applicability. Therefore, the Applicant cannot comply with this requirement and submission waiver should be granted.

2. Item C.2 - A Preliminary Assessment/Site Investigation Report: An Environmental Impact Statement was submitted and reviewed by the Planning Board at the time of the original Pureland PID approvals. As a result, the Applicant is not required to submit any additional environmental reports related to any applications submitted in accordance with the original Pureland PID approvals.
3. Item C.3 - A No Further Action (“NFA”) Determination: No Areas of Concern exist on the Property and, consequently, a No Further Action Letter or Response Action Outcome does not exist. Further, as stated above, an Environmental Impact Statement was submitted and reviewed by the Planning Board at the time of the original Pureland PID approvals.
4. Item A.1.d - Owner’s Signature: The Applicant requests a waiver to allow the Owner’s signature to be provided on the final version of the approved site plans in accordance with the practice that has been permitted by the Planning Board with previous applications.
5. Item A.1.o. - Traffic Impact Statement: A Traffic Impact Statement was submitted and reviewed by the Planning Board at the time of the original Pureland PID approvals. As a result, the Applicant is not required to submit any additional traffic impact statements related to any applications submitted in accordance with the original Pureland PID approvals.
6. Item A.1.v. – Environmental Impact Statement: An Environmental Impact Statement was submitted and reviewed by the Planning Board at the time of the original Pureland PID approvals. As a result, the Applicant is not required to submit any additional environmental reports related to any applications submitted in accordance with the original Pureland PID approvals.
7. Item A.1.cc. – Covenants or Deed Restrictions: The Applicant requests, if determined to be necessary, a waiver from the Ordinance requirement of providing copies of all deed restrictions and covenants affecting the Property. Copies of the relevant deed restrictions and covenants affecting all sites within Pureland are on file with the Township, and the resubmission of those documents has not been required in the past. If necessary, the Applicant will forward additional copies of these documents to the Board Solicitor and the Board Engineer.

Regarding the design standards of the former Ordinance, the applicant is requesting a waiver of the following:

Excess Loading: A waiver is requested, if necessary, from Chapter VIII - Article IV - Section 4.1.4(a) of the Ordinance to permit the Applicant to provide twelve (12) additional loading berths for a total of twenty-three (32) loading berths, which

is greater than the ten (10) loading berths that are required by the Ordinance for the proposed use.

Excess Parking: A waiver is requested, if necessary, from Chapter VIII - Article IV - Section 4.1.2(a) of the Ordinance to permit the Applicant to provide one hundred and ninety one (191) parking spaces, which is greater than the one hundred and twelve (112) parking spaces that are required by the Ordinance for the proposed use.

Although the total number of loading berths and parking spaces on site will exceed the exact number specified by the Ordinance for this development, the proposed number of berths will serve to accommodate the anticipated needs associated with the business operations that will be conducted at the site, without creating any adverse impact that would affect neighboring properties, the public good or the business operations conducted on and off-site.

This project is subject to the review and approval of the following outside agencies:

1. Gloucester County Planning Board
2. Gloucester County Soil Conservation District

We would appreciate this Application being placed on the next agenda for the Logan Township Planning Board meeting and public hearing. Unless you advise us otherwise, we will plan to attend that Planning Board Hearing.

Should you have any questions or require additional information regarding this submission, please contact our office at (856) 241-9705 or contact me via e-mail at jesse.dougherty@marathonconsultants.com.

Sincerely,

Marathon Engineering & Environmental Services, Inc.



Jesse Dougherty, P.E.
Senior Project Engineer

cc: Carl Helwig
Terry Helwig
Jeff Daniels, Esq.
Dale Taylor, Esq.
Mealanie Adamson, PE, PP, CME