

February 11, 2022

Alfia Schemm, Land Use Board Secretary
Knowlton Township Board of Adjustment
628 Route 94
Columbia, NJ 07832

Re: AT Truck Stop Inc.
71 Route 46 (Block 55, Lot 16), Knowlton, New Jersey
BE 19-123CE

Dear Ms. Schemm,

Enclosed please find five copies of the following documents:

- "Cover Sheet" drawing C1.0, revised 2-11-22
- "Site Plan" drawing C2.0, revised 2-11-22
- "landscape and Lighting Plan" drawing C2.1, revised 2-11-22
- "Lighting Intensities Plan" drawing C2.2, dated 2-11-22
- "Canopy and Freestanding Sign Elevations" drawing C3.1, revised 2-11-22

The revised plans address concerns and comments of the board and board professionals. The applicant has made following improvements on the property and /or to the plans:

- Each of the pole lights had two lamps and one of that is now removed. Existing light intensities are measured in the presence of representative from the board engineer's office and are represented in the revised set for comparison.
- The pole lights are turned to face down.
- Canopy fascia indirect lighting is turned off (there is a small section on the diesel canopy on the east face that is still lit and will be turned off)
- Building signs shall be externally illuminated with existing soffit lights. Proposed internal illumination has been removed from the building signs.
- There are 3 wall packs on the building that shine outwards. It is proposed the one on the west wall will be removed and two on the rear wall will be replaced with wall packs that face down.
- All temporary type business signs are removed.
- "All trucks must exit right" signs are added to the east wall of the building to comply with board comments.
- "No idling sign" with a contact number is added to the site at existing light poles and one on the building east wall. Additional signs will be added as indicated on the site plan drawing.
- Landscaping plan is added to drawing C2.1. There are White pines and other vegetation that exists on the berm. Additional evergreens are proposed to fill in the gaps. Two trees behind the propane enclosure will be removed and 5 evergreens are proposed in its place.
- Proposed light poles are lowered to 16' height and two additional pole lights are proposed at the driveways which at this time are completely dark, at night time.

Drawing C2.2 is added to the set that indicates light intensities measured at site after the lamps were removed that is the existing condition. The light intensity measurement was witnessed by French & Parrello Associates. We used the information to create a new

proposed lighting plan. During the site visit it was observed that the east and the west driveways were completely dark and the proposed plans have added supplemental light fixtures to illuminate the driveways.

Also included with this submission is a site overlay exhibit EX-1.0 that was requested at the meeting. This is a separate document and illustrates the site plan drawing overlay over the 1997 stamped plan. The rear line if the buffer seems to have remained besides the 2' block wall that has been added along the front of the berm. The reserved lots however are paved and are further west compared to the plans. We have no information on when this pavement was installed. We can research further and present as a testimony if we do find this information. Building shed outline from the 1997 plan is also added to the site plan drawing as there were questions on what existing there before the applicant took over the site.

Open comments of French & Parrello Associates of November 30, 2021 are addressed as follows:

Environmental Impact Statement:

- Item 4. Applicant requests waiver as almost the entire site improvements are existing to remain with minor modifications. Presence / absence of bedrock will not impact the application.
- Item 5. Applicant has provided testimony at the last meeting to address the existing well and is working with the health department. Additional testimony or documentation, if requested, will be provided by the applicant.
- Item 10. Ground water contamination and remediation is outside the civil engineering scope and is being handled by applicants LSRP with the NJDEP. Applicant will address this with his LSRP separately.
- Item 11. Applicant has provided testimony at the last meeting to address the existing septic system and is working with the health department. Additional testimony or documentation, if requested, will be provided by the applicant.
- Item 13. The client is informed and the site plan drawing is revised to indicate the dumpster enclosure will be rebuilt for trash and recycling. The enclosure will be out of concrete retaining wall and chain-link fence, details of which are added to the plans.
- Item 15. Comment is noted and note added to site plan drawing for the applicant to comply.
- Item 17. See response to item 10.

Technical comments:

- Item 1. Applicant agrees to provide additional testimony as requested.
- Item 2. Applicant agrees to provide additional testimony as requested.
- Item 4. See response to item 10 of the EIS
- Item 5. See response to item 10 of the EIS
- Item 6. The propane and the trash and recycling enclosure is revised with details added to the plans.
- Item 9. Secondary containment is added to the plans to comply with the ordinance. However we do request reconsideration of this item as the propane vaporizes to a gas before it leaves the tank. The safety features are part of the state permit processing that is required and is obtained by the propane company before a tank is installed.

- Item 10. Distance from the building to the storage shed is added to site plan drawing.

Open comments of Colliers Engineering & Design of January 3rd, 2022 are addressed as follows:

Comments / Recommendations:

Item 3. Additional testimony shall be provided as requested. The response is as follows:

- Clinton Street is an improved street now. T
- The berm is installed. In fact the Clinton Street does not have a driveway anymore. The buffer is greater than 25;' in most part and is reduced at the trash and recycling enclosure and proposed propane enclosure where new evergreens are proposed on the landscaping plan.
- There are no landscape islands existing along NJDOT Highway Route 46 and there is no change proposed to the frontage at this time.
- Front façade of the building is improved to comply.
- Truck traffic follows the specified movement and signs are installed on the east face of the building directing the truck traffic to north of the building.
- Truck parking is provided at the east end of the property. A 10' wide yellow stripping is added along the rear side to indicate no parking fire lane.
- The site is provided with new paving the striping. The striping around the building will be redone when and if this application is approved.
- The requirement of the barrier is removed by a later resolution of 1996.
- The light poles we believe were relocated and later removed once the fueling canopy was installed.
- NJDEP recommended no idling signs with a contact number are installed around the property and additional proposed as indicated on the site plan drawing.
- No overnight parking sign is installed close to the truck parking spaces. We believe the 4 hour limit was changed to 10 hour limit in 2010.

Item 4. Applicant will provide additional testimony as requested. The light intensity plan is revised to reduce the proposed light intensities and the existing lights are modified as well. Shields are proposed at existing lights and new lamps will have louvered lenses to minimize the glare from the light fixture. With this change the application will still require variances for pole height of 20' for existing light fixtures; intensity greater than 0.2 foot-candles on adjoining properties; average illumination greater than 0.4 foot-candles; and average level to minimum Point Ratio 4:1.

The use related items shall be addressed by applicant's professional planner by testimony. If you have any questions or need additional information, please contact me at 201-670-6688 x102.

Sincerely,
BERTIN ENGINEERING

Jasvinder

Jasvinder Arjani, R.A.,
Project Manager