APPLICATION

PLANNING BOARD

BOROUGH OF RIVERTON
505A HOWARD STREET
RIVERTON, NJ 08077
TELEPHONE: (856) 829-0120

This application, with supporting documentation, must be filed with the Secretary of the Planning Board at the above referenced address, for a review and determination as to completeness **prior** to a hearing date being set or an applicant advertising for, or mailing notices regarding a hearing date. Hearing dates are only set by the Board Secretary and/or Chairman.

This Section to be completed by Planning Board Staff Only

Date File (Received):_____ Application No.:_____

Application Fee: $_____ Date of Check: _____ Check No.: _____

Escrow Deposit: $_____ Date of Check: _____ Check No.: _____

Review for Completeness Completed: _____Hearing Date Set For: _____

TO BE COMPLETED BY THE APPLICANT

1. SUBJECT PROPERTY:

Location (Street Address): 601 Lippincott Avenue

Tax Map: Block 1100 Lot(s) 1

Dimensions: Frontage 200' +/- Depth 261' +/- Total Area 42,958sf +/- (0.986 ac +/-)

Zoning District (See Zoning Map): NB

2. APPLICANT INFORMATION:

Name: Brewery 33, LLC

Address 601 Lippincott Avenue (Street) Riverton (City) NJ (State) 08077 (Zip Code)

Telephone Number(s): DAY (856) 795-2121 EVENING ( )

Applicant is a (please check one): Corporation X Partnership ____ Sole Proprietor ____
Resident ____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporation that is an applicant, or 10% or greater interest in a partnership that is an applicant, must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any stockholder in a corporation that is the applicant, or partner in a partnership that is an applicant, who owns or holds 10% or more of its stock, or 10% or greater interest in the partnership, until the names and addresses of the non-corporate stockholders and individual partners, at or exceeding the 10% ownership criterion, have been listed. **[Attach pages as necessary to fully comply with the following information requested for each individual.]**

Name: Thomas Cimino, Jr. Percentage of Interest Held: 100 %

Address: 56 Wesley Avenue (Street) Cherry Hill (City) NJ (State) 08002 (Zip Code)

4. OWNER IF DIFFERENT FROM THE APPLICANT **□ Check here if same**

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: 601 Lippincott, LLC

Address: 17 Abbotsford Drive (Street) Marlton (City) NJ (State) 08053 (Zip Code)

Telephone Number: DAY (856) 630-4506 EVENING: (___) _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, either existing or proposed on the property:

[ ] YES (Attach copies) [X] NO [ ] PROPOSED (Attach Description)

NOTE: All deed restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises: 2020: Construction waste hauler & associated equipment storage

2017-2019: Environmental contamination clean-up & associated equipment storage

1995-2016: Paving contractor & associated heavy equipment / vehicle storage

Pre-1995: Electrical contractor & associated equipment vehicle / storage

6. APPLICANT'S EXPERTS/REPRESENTATIVES:

Applicant's Attorney Richard T. Wells, Esq. - Archer & Greiner, P.C.
(Name)

Address One Centennial Square, 33 East Euclid Avenue, Haddonfield, NJ 08033
(Street) (City) (State) (Zip Code)

Telephone Number (856) 795-2121 Fax Number (___) _____

Applicant's Engineer Michael Galante, PE, CME, PP - MG Engineering Associates, LLC
(Name)

Address 76 Argyle Avenue Blackwood NJ 08012
(Street) (City) (State) (Zip Code)

Telephone Number (856) 404-0540 Fax Number (___) _____

Applicant's Planning Consultant Michael Galante, PE, CME, PP - MG Engineering Associates, LLC
(Name)

Address 76 Argyle Avenue Blackwood NJ 08012
(Street) (City) (State) (Zip Code)

Telephone Number (856) 404-0540 Fax Number (___) _____

Applicant's Traffic Engineer _____
(Name)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (___) _____ Fax Number (___) _____

7. OTHER EXPERTS

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets, as may be necessary, with the following information):

Name JRP Architects, P.C. Field of Expertise Architecture

Address 613 Main Street Riverton NJ 08077
(Street) (City) (State) (Zip Code)

Telephone Number (856) 829-9500 Fax Number (___) _____

8. RELIEF BEING REQUESTED

The applicant is requesting the following relief from the Planning Board; (List as many forms of relief that are applicable):

SUBDIVISION:

[ ] Major Subdivision Approval

[ ] Minor Subdivision Approval

[ ] Subdivision Approval (Preliminary)

[ ] Subdivision Approval (Final)

Number of Lots to be created _____

Number of proposed dwelling units ____

SITE PLAN:

[X] Major Site Plan Approval

[ ] Minor Site Plan Approval

[X] Preliminary Site Plan Approval (phases- if applicable) 1

[X] Final Site Plan Approval (phases- if applicable) 1

[ ] Amendment of Revision to an Approved Site Plan (Area to be disturbed-square feet)

Total number of proposed dwelling units 0

[ ] Request for Waiver from Site Plan Review and Approval

Reason for request: N/A

[ ] Informal Review of N/A

[ ] Appeal decision of an Administrative Officer (N.J.S.A. 40-55D-70a); Describe nature of appeal:

N/A

[ ] Map or Ordinance Interpretation of Special Question (N.J.S.A. 40:55D-70b); Description:

N/A

[ ] Variance Relief – "Hardship" (N.J.S.A. 40:55d-70c(1)); Provide Reasons:

N/A

[X] Variance Relief – "Substantial Benefit" (N.J.S.A. 40:55D-70c(2); Provide Reasons:

Bulk Variance to provide 30 parking spaces, where 41 are required; please see the attached Application Addendum. Any and all other variances which may be required.

[ ] Variance Relief – "Use" (N.J.S. 40:55d-70d); Provide Reasons:

N/A

[ ] Conditional Use Approval (N.J.S. 40:55D-67). Site applicable section of the Riverton Land Use Ordinance: N/A

[ ] Direct issuance of a permit for a structure in a bed of mapped street, public drainage way, or flood control basin (N.J.S. 40:55D-34). Describe: N/A

[ ] Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35) Blk _____ Lot _____ Reason for request: N/A

Section(s) of Ordinance from which a variance requested: Sec. 128-64

Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed): Please see the attached Application Addendum.

9. SUBMISSION REQUIREMENTS

Attach a copy of the Notice to appear in the official newspaper of the Borough of Riverton (*Burlington County Times) – see* **Form #2**, and the Notice to be mailed to the owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is the subject of this application- *see* **Form #1. NOTE:** Both notices must specify the sections of the Ordinance from which relief is sought, if applicable. Attach a Certification from the Riverton Tax Collector that all taxes on the subject property have been paid up to date- *see* **Form #4.** Also, attach hereto (or provide at least five days prior to the hearing date) an Affidavit of Service- *see* **Form #3. The publication and the service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled for the hearing. Only an official notice from the Secretary of the Planning Board shall be relied on as to the scheduled hearing date.**

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises, *if applicable*: (attach pages as needed)

Renovating the existing commercial structure to facilitate a licensed limited brewery, with associated site improvements including landscaping, lighting, and stormwater improvements, as shown in the proposed site plan. Please see attached Addendum.

Please check each of the following that are applicable to this application:

□Check here if NONE

[X] Is a public water line available? [X] Is public sanitary sewer available?

[ ] Does the applicant propose a well and septic system?

[ ] Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot & block numbers? □ YES □ NO N/A

[X] Are any off-tract improvements required or proposed? Explain: Connection of proposed on-site storm water inlet to existing inlet on Lippincott Avenue.

[ ] Is the subdivision to be filed by Deed or Plat? Deed: _____ Plat: _____

[ ] What form of security does the applicant propose to provide as performance and maintenance guarantees? Explain: N/A

[X] Other approvals which may be required, and the dates that plans were submitted:

AGENCY OR PERMIT	DECISION		DATE PLANS SUBMITTED
Burlington County Health Department	□ YES	☒ NO	
Burlington County Planning Board	□ YES	☒ NO	
Burlington County Soil Conservation	☒ YES	□ NO	10/8/21
NJ Department of Environmental Protection	□ YES	☒ NO	
PSE&G	□ YES	☒ NO	
Other_____	□ YES	□ NO	

Check nature of approvals needed:

[ ] Sewer extension permit;

[ ] Sanitary Sewer Connection Permit;

[ ] Stream Encroachment Permit;

[ ] Wetlands Permit; [ ] Tidal Wetlands Permit;

[ ] Potable Water Construction Permit;

[X] List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing): Please see the attached Cover Letter submitted with this Application.

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

_____day of _____, 2_____

_____ _____

NOTARY PUBLIC SIGNATURE OF APPLICANT

Archer & Greiner, P.C. - Attorneys for Applicant

BY: Richard T. Wells, Esq.

OWNER (IF DIFFERENT FROM APPLICANT) □ **Check here if not applicable**

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application , the representations made and the decision in the same manner as if I were the applicant(s). (If the owner is a corporation, this must be signed by an authorized corporate officer as indicated in a corporate resolution which must be attached hereto. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

_____day of _____, 2_____

_____ Please see the attached Affidavit of Ownership & Consent

NOTARY PUBLIC SIGNATURE OF OWNER

CHECKLIST FOR SUBMISSION

Please call for Deadlines
PUBLIC NOTICES DEPARTMENT
Burlington County Times (NJ)
215-949-4112
Fax: 215-259-0603
EMAIL: legals@calkins.com

	17 Copies of application and plan with the original being certified and notarized 20 days prior to hearing
X	
	200 Ft List Request form completed
X	
	Application Fee CHECK NUMBER 412100
X	(check all that apply) ☒ $100 Variance Application ☒ $50 Change of Use for Non-Residential ☒ $350 Site Plan Application ☐ $200 Minor Subdivision ☐ $500 Major Subdivision
	Escrow Paid (amount) CHECK NUMBER 412101
X	(check all that apply) ☒ $350 Variance ☐ $500 Minor Subdivision ☐ $4,000 Major Subdivision ☐ $1,000 floor area less than 1,000 sq. feet Site Plan ☒ $3,000 floor area between 1,000 – 9,999 sq. feet Site Plan ☐ $5,000 floor area 10,000 sq. feet and over Site Plan
	Board Secretary confirm date for application hearing
Secretary Initials	_____
	Publication in Official Newspaper MUST BE DONE AT LEAST 10 DAYS
TBP	PRIOR TO HEARING DATE Form 2
	Public Notice to 200 foot list with Affidavit Form 3
TBP	
	Tax Certification Form 4
X	

TO THE HEARING BRING FORMS 2, 3, 4 with all receipts, proof of mailing, and Affidavits.

221811979v1

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF New Jersey :
: ss.
COUNTY OF Burlington :

I, Faith M. Reilly, of full age, being duly sworn according to law, appeared and on oath deposes and says as the Owner of **601 Lippincott, LLC**, a New Jersey Limited Liability Company, having an address of 17 Abbotsford Drive, Marlton, NJ 08053, as the **OWNER** of that land situated, lying, and being in the Borough of Riverton, Burlington County, New Jersey, known as 601 Lippincott Avenue, and designated as Block 1100, Lot 1, on the Riverton Borough Tax Map (the "Property"), that the Owner hereby consents to **Brewery 33, LLC**, filing application forms, maps, plans, plats, and other related, supporting documents and reports, as required for any local, County, State, or Federal regulatory and/or licensing approval applications pertaining to the use of the Property as a licensed brewery, or for any authorizations for the installation of utilities and related improvements on the Property, and further consents to any surveys and inspections required in the course of any local, County, State or Federal regulatory approval applications or utility authorization requests filed by **Brewery 33, LLC**, at **Brewery 33, LLC's** sole cost and expense, that pertain to the Property and its intended use. Owner hereby affirms that Owner shall execute any additional application and/or licensing forms and application related documents as needed to further the consent hereby given.

601 Lippincott, LLC
a New Jersey Limited Liability Company

BY: Faith M. Reilly

Sworn and subscribed to
before me on this 27 day
of July, 2021.

D S.
Notary Public

DANNY S. ROBERTS
NOTARY PUBLIC OF NEW JERSEY
ID # 50050073
My Commission Expires Dec. 6, 2021

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taylor design group

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W. TDGplanning.com

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Michelle M. Taylor, AICP, PP
Scott D. Taylor, AICP, PP, LLA, LEED AP

Steven F. Lennon, LLA, PP

Charles Morris, LLA
Corey S. Wilson, LLA
Holly M. Pasqua, Office Manager

November 17, 2021

Ms. Michelle Hack, RMC, CMR, Board Secretary
Planning Board
Borough of Riverton
505A Howard Street
Riverton, New Jersey 08077

Re: Application Number: SP-V-07-2021
Applicant: Brewery 33, LLC
Owner: 601 Lippincott, LLC
Block 1100 Lot 1
601 Lippincott Avenue
Borough of Riverton, Burlington County, New Jersey
Preliminary and Final Major Site Plan Approval
Planning Letter #1
TDG Project No. 2020-110.07P

Dear Mr. Chairman and Board Members,

Our office has received and reviewed the following submission items:

- **Application,** prepared by Richard T. Wells, Esq., dated October 6, 2021, transmitted October 8, 2021.
- **Boundary and Topography Plan,** prepared by JTS Engineers and Land Surveyors, Inc., consisting of 1 sheet, dated August 5, 2021.
- **Preliminary and Final Major Site Plan**, prepared by MG Engineering Associates, LLC., consisting of 9 sheets, dated September 27, 2021.
- **Brewery Thirty-Three Architecture Plans,** prepared by J. Randolph Parry Architects, PC, consisting of 4 sheets, dated September 14, 2021.

Currently, we offer the following comments:

A. Site

1. The subject property is 42,958.1 SF in size and located on the northwest corner of the intersection of Lippincott Avenue and Harrison Street. The parcel is also bordered by South Broad Street and the rail line to the west. The site is within the Neighborhood Business NB District and the Historic and Affordable Housing Overlay Zones.
2. The site currently contains a 3,944 SF, 27-feet high, single-story structure accessed via five (5) overhead doors from an adjoining open yard. The structure lines a portion of the frontage on Harrison Avenue, closest to Main Street. A large portion of the site is a stone surfaced fenced yard with gated access from Lippincott Avenue near its intersection with South Broad Street.

B. Proposal

1. The application notes that the site was occupied with a construction waste hauler with equipment storage, which is not a permitted use in the NB District. No approvals were obtained to maintain the referenced use on the site.

2. The applicant proposes to use the building and site for a Limited Brewery, which is defined at §128-12, as follows:

   "A limited brewery is a commercial facility which shall not sell or serve food or operate a restaurant, which brews any malt alcoholic beverage in quantities for which it is licensed by the Alcoholic Beverage Commission and which sells the product at retail to consumers on the licensed premises of the brewery for consumption on the premises but only in connection with tours of the brewery, or for consumption off premises in a quantity of not more than 15.5 fluid gallons per person, and to offer samples for sampling purposes only. "Sampling" shall mean the selling at a nominal charge or the gratuitous offering of an open container not exceeding four ounces of any malt alcoholic beverage produced on the premises. For purposes of this definition, the term "Limited Brewery" shall be consistent with the provisions of N.J.S.A. 33:1-10(1)(b), as may be amended from time to time."

3. The proposal seeks to convert the existing 4,000 SF, single story, five-bay, garage into a microbrewery. A 102 SF entry foyer is proposed to be added, one garage door closest to Lippincott Avenue is to remain, and the remainder of the building interior is proposed to contain a brewing area, cold room, office, restrooms and a tap room/ bar area with seating for 48 persons.

4. The site is proposed to contain the following:
   a. A total of 30 10 feet by 20 feet parking stalls, including accessible parking.
   b. Outdoor seating for 64 persons, a fire pit, recreation area such as a bocce court or similar, surrounded by a 4 feet high fence.
   c. A 40-feet long by 8-feet wide by 6 feet high fenced enclosure containing HVAC/ Chiller equipment on the west side of the building.
   d. Maintains the existing driveway located at Lippincott Avenue, nearest the railroad.
   e. One loading area.
   f. Food truck parking stall(s).
   g. Lighting, landscaping, and stormwater controls.

C. Master Plan and Housing Plan

1. The 2018 Master Plan Reexamination retains Goal 2, "*provide the opportunity for multigenerational, age, and income diverse population to live, work, and prosper, in the Borough of Riverton*." Objective 4 as stated, "*seek innovative methods to accommodate the Borough's fair share of affordable housing*," was slightly amended incorporating "*in accordance with current COAH regulations*".

2. Municipal master plans have designated this site as a commercial land use repeatedly. The central or neighborhood commercial district in Riverton has been envisioned to provide small establishments, serving local needs, which have minimal impacts upon traffic circulation and parking demand. These include commercial sales and service, eating establishments, and offices within a relatively compact core.

3. The August 2019 Housing Element and Fair Share Plan added several sites to address the third-round affordable housing obligation. Block 1100, Lot 1 known as the Lippincott Avenue (North) site was included as a mechanism to address the municipal obligation. The ordinance at §128-39.6 permits 10 units to be constructed on the site, and consistent with the details provided in the Housing Plan 20% of the units are required to be affordable.

4. The Plans cite that the inclusionary housing development will provide a transition from the commercial uses on Main Street to the residences on Lippincott Street. The Judgment of Compliance and Repose was received on September 22, 2020.

5. The Existing Land Use and Land Use Plan Maps will be updated by the Planning Board in 2021 to effectuate the Housing Plan.

D. Zoning

1. The permitted uses in the NB District include retail sales and service commercial; eating and catering establishments; government, medical, professional, and administrative offices; funeral homes; libraries and museums; dental and medical laboratories; schools and studios; clubs, lodges, social, and civic clubs, and organizations; and limited breweries.
2. Conditionally permitted uses include automobile repair shops; child-care centers; residential over a permitted commercial use; affordable housing development consistent with §128-39.6, Lippincott Affordable Housing Overlay Zone and §128-39.7 Broad Street Affordable Housing Overlay Zone(s).
3. Per the Housing Plan and Settlement Agreement, and §128-39.6, the Lippincott Affordable Housing Overlay is the property in question. The Overlay District is permitted to contain ten (10) two-story, single-family townhomes in at least two (2) separate buildings, consistent with the lot area and yard requirements.

E. Bulk Variance Discussion

1. The lot and the building on the site have the following existing nonconforming conditions which are not proposed to change:
   a. Harrison Street front yard setback, where 15 feet is the minimum, and 4.24 feet exists.
   b. Rear yard setback, where 50 feet is required, and 20.73 feet exists.
   c. Buffer width, where 15 feet is required, and 4.24 feet exists.
2. A new variance is required from minimum number of 41 parking stalls to provide 30 on-site parking stalls. To enhance the corner property, parking areas could be reduced to decrease impervious coverage and create a more hospitable site.
3. Details and the area of the “mural (brewery logo)” signs should be provided. A new variance is required to permit two (2) wall signs labelled as mural (brewery logo) to be approximately 150 SF, where one (1) wall sign not exceeding 30 SF is permitted.

F. Affordable Housing Comment

1. The Housing Plan, Master Plan, and Zoning Ordinance envision the development of the site to include uses which complement the developed residential character of the neighborhood and community. The Housing Plan specifically designates the site for an inclusionary development of market rate units with an affordable housing setaside and the Zoning Ordinance reflects the amendments. The development requires preliminary and final major site plan approval and as such should provide details regarding the required on-site accommodation of two (2) affordable housing units, consistent with the Settlement Agreement.

G. Site Plan Comments

1. The applicant should provide testimony regarding the building use and operation, hours of operation for the public and for employees, number of employees, and all site improvements.
2. Testimony regarding compliance with §109-6.A should be provided including but not limited to the following:
   a. Architectural Style and building design including materials and colors.

b. Building placement considering pedestrian friendly, attractive, and accessible siting, including development as close to the street as may be permitted by the Zoning Code.
c. Parking should be unobtrusive and shared parking should be maximized. Testimony should be provided regarding shared parking opportunities at the train station or across Harrison Street.
d. Hardscaping should be of varied materials such as exposed aggregated, concrete, brick, bluestone, and similar.
e. Exterior lighting should be minimal and post mounted. Parking area lights are not permitted to be higher than 12 feet above grade to the base of the fixture. The mounting heights should be provided.
f. Pedestrian lighting should not be higher than 8 feet above grade. Pedestrian lighting is provided at 42 inches high and complies.
g. Building signs should be face-lit and painted signs with gooseneck lighting directed downward. Internally illuminated signs are not permitted. Typography and icon signs are encouraged. The visibility of the proposed signs should be evaluated.
h. Fences should be used for screening and protection of parking areas in wrought iron or similar and not higher than four (4) feet above grade.
i. Cornices are required and mechanical equipment located on the roof should be screened from view.
j. Parapet walls are required on flat-roofed buildings.
k. The existing building has limited glazed windows. The proposal converts the garage doors to glass, which is an improvement.

3. We offer that there are conflicts between the loading area and the five (5) parking spaces located between the loading area, brewery building, and exterior seating recreation area. If the interior and exterior spaces were flipped, the loading area could be located along the northernmost portion of the building; and the exterior seating and recreation located at the corner of the property at the intersection of Lippincott and Harrison, complying with ordinance standards (see §109-6.A). The solution would enhance pedestrian safety and connectivity to the train station, neighborhood, and street.
   a. Place loading, HVAC, and a trash/recycling enclosure against the parking and services areas of adjoining Lot 2.03 and remove the conflicts.
   b. Provide the food truck parking between the loading area and public areas, creating a boundary between the public portions and work areas of the site and building.
   c. Reduce the aisle width between the parking stalls to a more typical 24 feet wide, rather than the 56 feet wide unrestricted aisle, which has been provided.
4. There is an existing surface masonry area with manhole at the corner of Lippincott Avenue and Harrison Street, which is unsightly and should be removed. A more sensitive design incorporating the site should be provided at the intersection, including landscaping.
5. To reduce lot coverage, a variance should be sought to provide parking stalls at a more typical and efficient layout at 9 feet wide by 18 feet deep, with 24-feet wide drive aisles, as may be practical. Any remaining areas of stone outside of improvement areas, should be removed, the soil scarified, topsoil added and planted with landscape material. If standalone landscaped parking lot islands could be used to confine aisle widths, they should be provided.
6. Testimony should be provided upon the following:
   a. Parking lot dust control measures.

b. Brewing fluid spills and waste disposal; and whether cleaning of trucks and containers will be conducted indoors or outdoors.

7. Testimony should be provided regarding the number and scheduling of anticipated deliveries of materials or distribution of finished products per day or week, and the typical on-site movement of trucks and equipment, including forklifts or similar.
8. Testimony should be provided regarding the adequacy of the refuse storage including pallets, crates, cardboard, etc. Testimony regarding trash and recycling areas, as well as disposal of waste materials from brewing should be provided. Given the proximity of residential uses, in concert with existing setbacks, trash pick-up, deliveries, and distribution should be limited to daytime hours only to minimize impacts to nearby residents such as 7 am to 7 pm.
9. If a trash enclosure is warranted, then it should be provided. We suggest that a durable masonry enclosure satisfying the needs of the facility, be provided, as required, with exterior finishes to complement the façade. WE recommend that the trash enclosure gates be constructed of a metal frame for durability, with an applied vinyl fence panel or similar, in colors to complement the building.
10. The height, materials, and colors of the fences complementing the building architecture should be provided; and should be consistent between the architecture and engineering plans. Details should be provided.
11. A note should be added to the plan that any sidewalks damaged during construction should be replaced.
12. The widened driveway flush curb is located at the Lippincott Avenue crosswalk. We suggest that the driveway be shifted south, further away from the intersection and narrowed. An accessible depressed curb should be installed in this location for improved safety and accessibility. If at all practical the entry/ exit driveway width should be reduced to the narrowest possible to accommodate trucks, and an efficient parking layout. A truck turning template should be provided.
13. Testimony should be provided that all light fixtures are full cutoff to reduce off-site and skyward glare.
14. The applicant proposes that some of the lighting is 4,000° Kelvin, which emit a cooler, more blueish light. We suggest that the LED lights correlated color temperature (CCT) should be between 3,000° to 3,500° Kelvin.
15. We are concerned regarding the light levels proposed. The applicant proposes an average light level of 2.40 foot-candles in the parking area, 4.88 foot-candles at the outdoor terrace, and 5.97 at the walkway. An average light level of 2.0 to 2.5 would be more appropriate except at the recreation and loading areas. The average to minimum and max to minimum at the new walkway is not acceptable.
16. The mounting height of the parking lot lighting should be provided. A maximum 12 feet high mounting height is permitted. The exposed foundation should be reduced to 6 inches above grade and the poles moved 4 feet from the edge of paving/ curbing.
17. All proposed recreation areas should be detailed, including fencing, gates, surfacing, and pavements.
18. Consistent with the NJ Electric Vehicle Charging Station Law, the applicant is required to provide one (1) Electric Vehicle Charging or Make-Ready Station.
19. Tree protection fencing should be shown on the site and grading plans at the limit of grading/ clearing adjacent to all vegetation to remain. A note should be added stating the fence location will be staked in the field and approved prior to any clearing.

20. The applicant proposes a minimal level of landscaping. We suggest that additional efforts be made in this regard throughout the site, particularly with regard to providing shade trees.
21. It appears that there is an additional street tree located along Lippincott Avenue that is not shown on the plans. This should be addressed.
22. Arborvitae are particularly susceptible to damage from wind, snow, and ice loading. We suggest that a more durable, large scale evergreen tree species be utilized to provide more effective long-term buffering.
23. Additional plantings should be provided along Lippincott Avenue buffer to screen the use from nearby residences. In addition, the buffer should extend south along Harrison Street.
24. We suggest that a larger, longer lived shade tree species be utilized in lieu of the proposed Kwanzan Cherry.
25. Green Lustre Holly is proposed at the entry drive at Lippincott Avenue. We suggest that these be shifted back into the site, or lower material be used to provide adequate vehicular access and visibility.
26. We suggest that all street trees and buffer plantings be bonded as permitted by State Law. A note to this effect should be added to the plans.
27. The following landscaping notes should be added to the plans:
    - *Street trees and parking lot trees shall have no branches lower than 7' above grade.*
    - *Burlap and twine should be removed from the top of the root ball.*
    - *All dead or severely declining plants shall be replanted within the next growing season for 1 year from the time of planting.*
    - *All stakes and guys shall be removed after one growing season.*
    - *6" of topsoil shall be provided in all lawn and planting areas.*
28. Any approval should be conditioned upon the applicant providing 2 affordable housing units on site or in another location, or seek approval for a mixed-use building including commercial and residential uses within 3 years after an issuance of a Certificate of Occupancy or by January 2024, whichever is sooner.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Respectfully submitted,
Taylor Design Group, Inc.



Michelle Taylor, AICP, PP
Board Planner

Ec: Thomas J. Coleman, III, Esq., Borough Attorney
Charles D. Petrone, Esq., Board Attorney
G. Jeffrey Hanson, PE, CME Board Engineer jhanson@erinj.com
Thomas Cimino, Jr., Applicant's Representative
Richard T. Wells, Esq. Applicant's Attorney
Michael Galante, PE, CME, PP, Applicant's Engineer
Kent M. Werner, AIA, ASID, NCARB, Applicant's Architect

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J. Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CPSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, Jr. CET
Marc H. Selover, LSRP, PG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

November 19, 2021
38129 00

Re: Brewery 33, LLC
Preliminary & Final Major Site Plan
601 Lippincott Avenue
Block 1100, Lot 1
Riverton Borough

Borough of Riverton Planning Board
505A Howard Avenue
Riverton, NJ 08077

Attn: Michelle Hack, Board Secretary

Dear Board Members,

Our office is in receipt of an application for Preliminary & Final Major Site Plan.

Submitted Documents

The following documents were reviewed by our office:

1. Application Cover Letter, dated October 6, 2021, prepared by Richard T. Wells, Esquire, Applicant's Attorney.
2. Borough of Riverton Planning Board Application, dated October 8, 2021, prepared by Richard T. Wells, Esquire, Applicant's Attorney.
3. Borough of Riverton Application for a Variance, prepared by Richard T. Wells, Esquire, Applicant's Attorney.
4. Application Addendum, undated, prepared by Richard T. Wells, Esquire, Applicant's Attorney.
5. Affidavit of Ownership and Consent, dated July 27, 2021, prepared by 601 Lippincott, LLC, Property Owner.
6. Traffic Engineering Assessment, dated September 29, 2021, prepared by MG Engineering Associates, LLC.
7. "Boundary and Topography Plan", dated August 5, 2021, prepared by JTS Engineers and Land Surveyors, Inc.
8. "Preliminary and Final Site Plan", dated September 27, 2021, prepared by MG Engineering Associates, LLC consisting of the following sheets:
   a. Cover Sheet, sheet 1 of 9.
   b. Demolition Plan, sheet 2 of 9.
   c. Site Plan, sheet 3 of 9.

d. Grading & Utility Plan, sheet 4 of 9.
e. Lighting & Landscaping Plan, sheet 5 of 9.
f. Soil Erosion & Sediment Control Plan, sheet 6 of 9.
g. Soil Erosion & Sediment Control Notes & Details, sheet 7 of 9.
h. Construction Details, sheet 8 of 9.
i. Construction Details, sheet 9 of 9.

9. Architectural Plans & Renderings, dated September 14, 2021, prepared by JRP Architects.
10. Planning Review Letter #1, dated November 17, 2021, prepared by Michelle Taylor, AICP, PP, Board Planner.

General Information

Applicant:	Brewery 33, LLC, c/o Thomas Cimino, Jr. 58 Wesley Avenue Cherry Hill, NJ 08002
Owner:	601 Lippincott, LLC, c/o Faith M. Reilly 17 Abbotsford Drive Marlton, NJ 08053
Engineer / Planner:	Michael Galante, PE, PP MG Engineering Associates, LLC 79 Argyle Avenue Blackwood, NJ 08012
Architect:	J. Randolph Perry Architects, PC 613 Main Street Riverton, NJ 08077
Attorney:	Richard T. Wells, Esquire Archer & Greiner, PC One Centennial Square, 33 East Euclid Avenue Haddonfield, NJ 08033

Proposal

The Applicant is seeking Preliminary & Final Major Site Plan Approval and a Use Variance to convert an existing approximately 4,000 square feet (SF) single story building into a microbrewing facility. The site currently contains a stone surfaced area to the rear of the building with chain link fence and gated entrance along Lippincott Avenue, near its intersection with South Broad Street.

Within the building will be a beer brewing area, an office, restroom, a cold room and a bar area with beer taps to serve customers. Forty-eight (48) indoor seats are proposed. A fenced enclosure is proposed on the west side of the building to house the HVAC / chiller equipment. Also proposed is an outdoor seating area, including sixty-four (64) seats and a fire pit / recreation area. Thirty (30) off-street parking spaces, including two (2) handicapped accessible spaces, are proposed within the exterior portion of the site. An area has also been designated for food truck parking stalls. Also proposed is a loading area, new fencing, stormwater control measures, lighting and landscaping improvements and other associated work. The existing curb cut / driveway apron along Lippincott Avenue near its intersection with South Broad Street will remain as the means of ingress and egress to the site.

The site comprises approximately 42,950 SF (0.986 Acres) and is located within the Neighborhood Business (NB) Zoning District. The site lies within the Borough's Historic Preservation District and is included in an Affordable Housing Overlay Zone. The site was most recently occupied by a waste disposal business use.

We have reviewed the documents listed above for conformance to the Ordinances of the Borough of Riverton and offer the following comments:

Zoning / Use Comments

We are in receipt of the Board Planner's Review Letter dated November 17, 2021, which thoroughly discusses the various zoning components of the application (i.e. use, bulk variances, pre-existing non-conformities; affordable housing overlay, etc.). We defer to the Board Planner regarding these aspects of the Application.

Site Plan Comments

We have reviewed the site plan related comments contained within the Board Planner's review letter dated November 19, 2021 and support each of the recommendations / requirements in that letter. We offer the following additional comments:

1. The proposal results in an overall disturbance of less than one-half acre. The proposed net increase in impervious surfaces has not been provided. This information should be provided via testimony or supplemental information. Should the net increase in impervious surfaces exceed one-quarter acre then the project is subject to the water quality and runoff attenuation standards for major development as per NJAC 7:8.

2. The Site Plan includes the installation of two (2) Type 'E' Inlets within the southern portion of the parking area that ultimately discharge to the existing storm sewer at the intersection of Lippincott Avenue and Broad Street, adjacent to the rail station. Clarification should be provided regarding whether a sump will also be constructed for 'E' Inlet #1, as it is proposed for 'E' Inlet #2. If not, we recommend that a sump also be

included in Inlet #1, as it will provide for a greater degree of runoff infiltration prior to reaching the existing storm sewer at Lippincott / Broad.

3. We recommend that the proposed 15" HDPE storm sewer pipe originating from the yard inlets and continuing out to the existing storm sewer at the Lippincott Ave. / S. Broad St. intersection be replaced with perforated pipe, in order to promote additional runoff infiltration within the site.

4. The Type 'E' Inlet detail on Sheet 9 of the Site Plans (Construction Details) should be amended to illustrate and detail the proposed sump within the inlet bottom(s).

5. A "water filled manhole" is illustrated on the plans at the southerly corner of the site, near the intersection of Lippincott Avenue and Harrison Street. The Applicant should provide testimony / supplemental information regarding the condition and the purpose of the manhole.

6. Testimony / supplemental information should be provided regarding how the proposed parking spaces will be delineated throughout the site (striping or just bumper blocks or both?).

7. Details should be provided on the Site Plans for the various fencing and gates proposed throughout the site.

8. Sight triangles shall be added to the Site Plans for all points of ingress and egress from the site.

9. In order to illustrate that all anticipated movements within the site can be accommodated, turning templates for all trucks, emergency services vehicles (i.e. fire trucks) and any other large vehicles expected to enter the site should be illustrated on the Plans.

10. The Plans should be submitted to the Borough Fire Marshal and EMS for their review and approval for emergency access considerations.

11. The Applicant should discuss proposed security and surveillance measures for the site. It is recommended that any Board approval be conditioned upon these proposed measures being submitted by the Applicant to the Borough Police Department for their review and comment.

Permits and Approvals

The following permits and approvals are required:

1. Borough Police Department
2. Borough Fire Marshal / EMS

3. Riverton Borough Construction Department
4. All others as required

Should you have any questions or require any additional information please contact m

Sincerely yours,

G. Jeffrey Hanson, PE, CME
Planning Board Engineer

Cc: Brewery 33, LLC, c/o Thomas Cimino, Applicant
601 Lippincott, LLC, c/o Faith M. Reilly, Property Owner
Michael Galante, PE, PP, MG Engineering Assoc., LLC, Applicant's Engineer / Planner
Jack Parry, JRP Architects, PC, Applicant's Architect
Richard T. Wells, Esquire, Applicant's Attorney
Charles D. Petrone, Esquire, Board Solicitor
Thomas J. Coleman, III, Esquire, Borough Solicitor
Michelle Taylor, AICP, PP, Board Planner
Peter D. Clifford, Borough of Riverton Zoning Officer

File: G:\38000 - Riverton Borough\38129 00 - Review #1 - 11-19-21

Richard T. Wells
Member of New Jersey and Pennsylvania Bars
rwells@archerlaw.com
856-616-2689 Direct

Archer & Greiner, P.C.
One Centennial Square
Haddonfield, NJ 08033-2374
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

October 6, 2021

VIA EMAIL & HAND DELIVERY
Borough of Riverton Planning Board
ATTN: Michelle Hack – Board Secretary
505A Howard Street
Riverton NJ 08077

Re: Brewery 33, LLC
Application for Preliminary and Final Major Site Plan Approval, with Bulk Variance Relief
Block 1100, Lot 1 / 601 Lippincott Avenue
Borough of Riverton, Burlington County, New Jersey
Our File No.: BRE.176.0001

Dear Ms. Hack:

On behalf of our client, Brewery 33, LLC ("Applicant"), we are submitting the following in connection with the above-referenced Application:

1. Development Application, Variance Application, Application Checklist, Affidavit of Ownership & Consent, and Application Addendum – one (1) original and seventeen (17) copies;

2. Tax Payment Certification – one (1) original;

3. Acknowledgement of Escrow and Form W-9 – one (1) original;

4. Existing Conditions Site Survey, prepared by JTS Engineers and Land Surveyors, Inc., dated August 5, 2021 – seventeen (17) copies;

5. Preliminary and Final Site Plans entitled, "Proposed Brewery," prepared by MG Engineering Associates, LLC, dated September 27, 2021, consisting of nine (9) sheets – seventeen (17) copies;

6. Architectural Floorplans & Exterior Renderings, prepared by JRP Architects, P.C., dated September 14, 2021, consisting of four (4) sheets – seventeen (17) copies;

7. Traffic Engineering Assessment, prepared by MG Engineering Associates, LLC, dated September 29, 2021 – seventeen (17) copies;

8. Our firm's check (No. 412100) in the amount of $500.00, made payable to the "Borough of Riverton," that is intended to address the Application fee for this matter;

9. Our firm's check (No. 412101) in the amount of $3,350.00, made payable to the "Borough of Riverton," that is intended to address the Escrow Review fee for this matter;

The Applicant requests that the Borough of Riverton Planning Board grant Preliminary Major Site Plan Approval and Final Major Site Plan Approval for the renovation of an existing 4,073 +/- square-foot commercial structure and associated site improvements to operate a licensed limited brewery as permitted by Sec. 128-31(W) of the Borough's Zoning Ordinance.

In addition to Preliminary Major Site Plan Approval and Final Major Site Plan Approval, the Applicant is requesting Bulk Variance Approval to provide 30 parking spaces where 41 spaces is otherwise required, and Bulk Variance Approval for a façade sign area of 58 +/- square feet where 30 square feet is otherwise permitted. The Applicant is also requesting any and all other variances, waivers, or relief which may be applicable.

We would appreciate it if you could please place this Application on the Planning Board's **October 26, 2021** meeting agenda. Unless we hear from you otherwise, we will plan to attend the October 26, 2021, Planning Board meeting. We will also arrange to serve and publish the appropriate notice of that hearing and, thereafter, will provide you with our Affidavit of Service of Notice and an Affidavit of Publication from *The Burlington County Times* newspaper.

Via e-mail, we have also provided digital copies of the complete contents of this Application Package to your office, as well as the Board Professionals. Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

ARCHER & GREINER
A Professional Corporation

By:_____
Richard T. Wells

Enclosures
cc: Thomas J. Coleman, III, Esq. (via email w/ encs)
G. Jeffrey Hanson, PE, CME (via email w/ encs)
Michelle M. Taylor, AICP, PP (via email w/ encs)
Kent M. Werner, AIA, ASID, NCARB (via email w/ encs)
Michael Galante, PE, CME, PP (via email w/ encs)
Thomas Cimino, Jr. (via email w/ encs)

A P P L I C A T I O N

PLANNING BOARD

BOROUGH OF RIVERTON
505A HOWARD STREET
RIVERTON, NJ 08077
TELEPHONE: (856) 829-0120

This application, with supporting documentation, must be filed with the Secretary of the Planning Board at the above referenced address, for a review and determination as to completeness **prior** to a hearing date being set or an applicant advertising for, or mailing notices regarding a hearing date. Hearing dates are only set by the Board Secretary and/or Chairman.

This Section to be completed by Planning Board Staff Only

Date File (Received):_____ Application No.:_____

Application Fee: $_____ Date of Check: _____ Check No.: _____

Escrow Deposit: $_____ Date of Check: _____ Check No.: _____

Review for Completeness Completed: _____Hearing Date Set For: _____

TO BE COMPLETED BY THE APPLICANT

1. SUBJECT PROPERTY:

Location (Street Address): 601 Lippincott Avenue

Tax Map: Block 1100 Lot(s) 1

Dimensions: Frontage 200' +/- Depth 261' +/- Total Area 42,958sf +/- (0.986 ac +/-)

Zoning District (See Zoning Map): NB

2. APPLICANT INFORMATION:

Name: Brewery 33, LLC

Address 601 Lippincott Avenue (Street) Riverton (City) NJ (State) 08077 (Zip Code)

Telephone Number(s): DAY (856) 795-2121 EVENING (____)

Applicant is a (please check one): Corporation X Partnership ____ Sole Proprietor ____ Resident ____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporation that is an applicant, or 10% or greater interest in a partnership that is an applicant, must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any stockholder in a corporation that is the applicant, or partner in a partnership that is an applicant, who owns or holds 10% or more of its stock, or 10% or greater interest in the partnership, until the names and addresses of the non-corporate stockholders and individual partners, at or exceeding the 10% ownership criterion, have been listed. [**Attach pages as necessary to fully comply with the following information requested for each individual.**]

Name: Thomas Cimino, Jr. Percentage of Interest Held: 100 %

Address: 56 Wesley Avenue (Street) Cherry Hill (City) NJ (State) 08002 (Zip Code)

4. OWNER IF DIFFERENT FROM THE APPLICANT **□ Check here if same**

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: 601 Lippincott, LLC

Address: 17 Abbotsford Drive (Street) Marlton (City) NJ (State) 08053 (Zip Code)

Telephone Number: DAY (856) 630-4506 EVENING: (___) _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, either existing or proposed on the property:

[ ] YES (Attach copies) [X] NO [ ] PROPOSED (Attach Description)

NOTE: All deed restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises: 2020: Construction waste hauler & associated equipment storage

2017-2019: Environmental contamination clean-up & associated equipment storage

1995-2016: Paving contractor & associated heavy equipment / vehicle storage

Pre-1995: Electrical contractor & associated equipment vehicle / storage

6. APPLICANT'S EXPERTS/REPRESENTATIVES:

Applicant's Attorney Richard T. Wells, Esq. - Archer & Greiner, P.C.
(Name)

Address One Centennial Square, 33 East Euclid Avenue, Haddonfield, NJ 08033
(Street) (City) (State) (Zip Code)

Telephone Number (856) 795-2121 Fax Number (___)_____

Applicant's Engineer Michael Galante, PE, CME, PP - MG Engineering Associates, LLC
(Name)

Address 76 Argyle Avenue Blackwood NJ 08012
(Street) (City) (State) (Zip Code)

Telephone Number (856) 404-0540 Fax Number (___)_____

Applicant's Planning Consultant Michael Galante, PE, CME, PP - MG Engineering Associates, LLC
(Name)

Address 76 Argyle Avenue Blackwood NJ 08012
(Street) (City) (State) (Zip Code)

Telephone Number (856) 404-0540 Fax Number (___)_____

Applicant's Traffic Engineer _____
(Name)

Address _____
(Street) (City) (State) (Zip Code)

Telephone Number (___)_____ Fax Number (___)_____

7. OTHER EXPERTS

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets, as may be necessary, with the following information):

Name JRP Architects, P.C. Field of Expertise Architecture

Address 613 Main Street Riverton NJ 08077
(Street) (City) (State) (Zip Code)

Telephone Number (856) 829-9500 Fax Number (___)_____

8. RELIEF BEING REQUESTED

The applicant is requesting the following relief from the Planning Board; (List as many forms of relief that are applicable):

SUBDIVISION:

[ ] Major Subdivision Approval

[ ] Minor Subdivision Approval

[ ] Subdivision Approval (Preliminary)

[ ] Subdivision Approval (Final)

Number of Lots to be created _____

Number of proposed dwelling units ____

SITE PLAN:

[X] Major Site Plan Approval

[ ] Minor Site Plan Approval

[X] Preliminary Site Plan Approval (phases- if applicable) 1

[X] Final Site Plan Approval (phases- if applicable) 1

[ ] Amendment of Revision to an Approved Site Plan (Area to be disturbed-square feet)

Total number of proposed dwelling units 0

[ ] Request for Waiver from Site Plan Review and Approval

Reason for request: N/A

[ ] Informal Review of N/A

[ ] Appeal decision of an Administrative Officer (N.J.S.A. 40-55D-70a); Describe nature of appeal:

N/A

[ ] Map or Ordinance Interpretation of Special Question (N.J.S.A. 40:55D-70b); Description:

N/A

[ ] Variance Relief – "Hardship" (N.J.S.A. 40:55d-70c(1)); Provide Reasons:

N/A

[X] Variance Relief – "Substantial Benefit" (N.J.S.A. 40:55D-70c(2); Provide Reasons:

Bulk Variance to provide 30 parking spaces, where 41 are required; please see the attached Application Addendum. Any and all other variances which may be required.

[ ] Variance Relief – "Use" (N.J.S. 40:55d-70d); Provide Reasons:

N/A

[ ] Conditional Use Approval (N.J.S. 40:55D-67). Site applicable section of the Riverton Land Use Ordinance: N/A

[ ] Direct issuance of a permit for a structure in a bed of mapped street, public drainage way, or flood control basin (N.J.S. 40:55D-34). Describe: N/A

[ ] Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35) Blk _____Lot _____

Reason for request: N/A

Section(s) of Ordinance from which a variance requested: Sec. 128-64

Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed): Please see the attached Application Addendum.

9. SUBMISSION REQUIREMENTS

Attach a copy of the Notice to appear in the official newspaper of the Borough of Riverton (*Burlington County Times) – see* **Form #2**, and the Notice to be mailed to the owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is the subject of this application- *see* **Form #1. NOTE:** Both notices must specify the sections of the Ordinance from which relief is sought, if applicable. Attach a Certification from the Riverton Tax Collector that all taxes on the subject property have been paid up to date- *see* **Form #4**. Also, attach hereto (or provide at least five days prior to the hearing date) an Affidavit of Service- *see* **Form #3. The publication and the service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled for the hearing. Only an official notice from the Secretary of the Planning Board shall be relied on as to the scheduled hearing date.**

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises, *if applicable*: (attach pages as needed)

Renovating the existing commercial structure to facilitate a licensed limited brewery, with associated site improvements including landscaping, lighting, and stormwater improvements, as shown in the proposed site plan. Please see attached Addendum.

Please check each of the following that are applicable to this application:

□Check here if NONE

[X] Is a public water line available? [X] Is public sanitary sewer available?

[ ] Does the applicant propose a well and septic system?

[ ] Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot & block numbers? □ YES □ NO N/A

[X] Are any off-tract improvements required or proposed? Explain: Connection of proposed on-site storm water inlet to existing inlet on Lippincott Avenue.

[ ] Is the subdivision to be filed by Deed or Plat? Deed: _____ Plat: _____

[ ] What form of security does the applicant propose to provide as performance and maintenance guarantees? Explain: N/A

[X] Other approvals which may be required, and the dates that plans were submitted:

AGENCY OR PERMIT	DECISION		DATE PLANS SUBMITTED
Burlington County Health Department	□ YES	X NO	_____
Burlington County Planning Board	□ YES	X NO	_____
Burlington County Soil Conservation	X YES	□ NO	10/8/21
NJ Department of Environmental Protection	□ YES	X NO	_____
PSE&G	□ YES	X NO	_____
Other_____	□ YES	□ NO	_____

Check nature of approvals needed:

[ ] Sewer extension permit;

[ ] Sanitary Sewer Connection Permit;

[ ] Stream Encroachment Permit;

[ ] Wetlands Permit; [ ] Tidal Wetlands Permit;

[ ] Potable Water Construction Permit;

[X] List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing): Please see the attached Cover Letter submitted with this Application.

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

_____day of _____, 2_____

_____ _____

NOTARY PUBLIC SIGNATURE OF APPLICANT

Archer & Greiner, P.C. - Attorneys for Applicant

BY: Richard T. Wells, Esq.

OWNER (IF DIFFERENT FROM APPLICANT) □ **Check here if not applicable**

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application , the representations made and the decision in the same manner as if I were the applicant(s). (If the owner is a corporation, this must be signed by an authorized corporate officer as indicated in a corporate resolution which must be attached hereto. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

_____day of _____, 2_____

_____ Please see the attached Affidavit of Ownership & Consent

NOTARY PUBLIC SIGNATURE OF OWNER

CHECKLIST FOR SUBMISSION

Please call for Deadlines
PUBLIC NOTICES DEPARTMENT
Burlington County Times (NJ)
215-949-4112
Fax: 215-259-0603
EMAIL: legals@calkins.com

_X_	17 Copies of application and plan with the original being certified and notarized 20 days prior to hearing
_X_	200 Ft List Request form completed
_X_	**Application Fee CHECK NUMBER** 412100 (check all that apply) ☒ $100 Variance Application ☒ $50 Change of Use for Non-Residential ☒ $350 Site Plan Application □ $200 Minor Subdivision □ $500 Major Subdivision
_X_	**Escrow Paid (amount) CHECK NUMBER** 412101 (check all that apply) ☒ $350 Variance □ $500 Minor Subdivision □ $4,000 Major Subdivision □ $1,000 floor area less than 1,000 sq. feet Site Plan ☒ $3,000 floor area between 1,000 – 9,999 sq. feet Site Plan □ $5,000 floor area 10,000 sq. feet and over Site Plan
_____ Secretary Initials	Board Secretary confirm date for application hearing _____
TBP	Publication in Official Newspaper MUST BE DONE AT LEAST 10 DAYS PRIOR TO HEARING DATE
	Form 2
TBP	Public Notice to 200 foot list with Affidavit Form 3
_X_	Tax Certification Form 4

TO THE HEARING BRING FORMS 2, 3, 4 with all receipts, proof of mailing, and Affidavits.

221811979v1

128 Attachment 4

Borough of Riverton

Application for a Variance

EFFECTIVE JANUARY 1, 2012, ALL ZONING BOARD VARIANCE APPLICATIONS WILL BE HEARD BY THE NEWLY CONSTITUTED RIVERTON PLANNING BOARD

APPLICANT'S NAME(S) Brewery 33, LLC

ADDRESS 601 Lippincott Avenue, Riverton, NJ 08077

TELEPHONE 856-795-2121

Note: If applicant is a corporation or partnership, attach a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq.

If other than above, Name, Address and Phone Number of present owner:

OWNER'S NAME(S) Thomas Cimino, Jr.

ADDRESS 56 Wesley Avenue, Cherry Hill, NJ 08002

TELEPHONE 856-795-2121

Interest of applicant if other than owner. Contract Purchaser

Street address of property 601 Lippincott Avenue

Tax Map Sheet, Lot and Block Number Block 1100, Lot 1

Residential/Business Zone (R4, NB, etc.) NB

Request is hereby made for permission to erect, alter, convert, use, a (insert type structure) contrary to the requirements of section(s) of the Zoning Ordinance, or for relief as follows:

(list all applicable sections and provide description of relief requested)

Providing 30 parking spaces where Sec. 128-64 requires 41 spaces; any and all other variance relief or waivers required.

Complete the following sections as applicable to the type of variance being requested

1. Said property is (give dimensions and area) 42,958sf +/- (0.986 ac +/-); irregular lot; please see attached Site Plans.

and has the following structures: Existing 4,073sf +/- commercial structure; please see attached Site Plans.

2. If less than the entire lot is to be utilized for the purpose set forth, the dimensions of the portion of the lot to be utilized are: N/A

3. Size of proposed construction: N/A (renovating existing commercial structure)

   Overall dimensions (length & width) *

   Height *

   Number stories * Please see the attached Site Plans.

4. Setbacks of the construction: * Front * Rear *

   * Please see the attached Site Plans.

   Side * Side *

   % Lot Coverage *

5. Date the property was acquired: To be acquired; Applicant is Contract Purchaser

6. What are the EXCEPTIONAL conditions of the property that prevent the applicant from complying with the Zoning Ordinance? (Be specific):

Please see the attached Application Addendum.

7. Supply evidence showing why the relief can be granted without a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance.

Please see the attached Application Addendum.

8. All applicants must attach (as applicable) to this application a schedule showing the following information:

   a. Type of construction (frame, stone, brick, cement, etc.): X

   b. Present use of existing building(s) and premises: X

   c. Total proposed dwelling units: N/A

   d. Total proposed professional offices: N/A

   e. Total proposed floor area: X

   f. Total proposed parking spaces: X

   g. Photograph(s) of land and buildings involved in the application. X (renderings attached)

   h. Proof of payment of all taxes. X

   i. A legible plot plan or survey (not less than one inch equals 100 feet) of the property, **indicating the relation of the existing and/or proposed structure with adjoining property** X

   j. Scale (of not less than 1/8 inch equals one foot) drawings or suitable renderings as relevant of the proposed buildings or structures, indicating the changes, alterations or additions contemplated. (The Zoning Board Chairman shall determine whether or not architectural plans and elevations and/or other documentation is required to inform the Board for the purposes of its review.) X

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.
[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]
Sworn to and subscribed before me this
_____ day of _____, _____

_____ _____
NOTARY PUBLIC SIGNATURE OF APPLICANT
Archer & Greiner, P.C. - Attorneys for Applicant
BY: Richard T. Wells, Esq.

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.
[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]
_____ day of _____, _____

_____ Please see the attached Affidavit of Ownership & Consent
NOTARY PUBLIC SIGNATURE OF APPLICANT

Applicant: DO NOT WRITE BELOW
Application No. _____ Filed _____ 20 _____

This variance was heard on _____ 20 _____ and a decision, rendered on _____ 20 _____. The decision was:

_____

_____

22 Attachment 1

Riverton Borough Planning Board
Submission Requirements Checklist

Applicant: Brewery 33, LLC

Project Name: Brewery 33 / Lippincott Ave

Application Number: _____

Type of Application

		Concept Plan	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
						Preliminary	Final	Preliminary	Final
1	Development review application	X	**	X	X	X	X	X	X
2	Affidavit of ownership or consent of owner	X	**	X	X	X	X	X	X
3	Variance application form, if applicable	X	**	X	X	X	X	X	X
4	Application and escrow fees	X	**	X	X	X	X	X	X
5	Tax and assessment payment		**	X	X	X	X	X	X
6	Name and address of owner and applicant		**	X	X	X	X	X	X
7	Title block denoting type of application, Tax Map sheet, county, municipality, block and lot and street address		**	X	X	X	X	X	X
8	Key map from official Tax Map showing location of tract to surrounding streets, municipal boundaries, etc., within 1,000 feet	(General) X	**	X	X	X	X	X	X
9	Schedule of required and proposed zone(s) requirements for lot area, frontage, setbacks, impervious coverage, parking, etc.		**	X	X	X	X	X	X
10	North arrow to top of sheet, scale and graphic scale		**	X	X	X	X	X	X

X = Submitted
N/A = Not Applicable
TBP = To Be Provided if Required

		Concept	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
						Preliminary	Final	Preliminary	Final
11	Signature for Board Chairman, Secretary, Engineer and Municipal Clerk		**	X	X	X	X	X	X
12	Certification block as required by Map Filing Law		**		X	X	X	X	X
13	Monumentation as required by Map Filing Law		**		X		X	N/A	N/A
14	Date of property survey		**	X	X	X	X	X	X
15	One (1) of four (4) standard sheet sizes as required by map filing law		**	X	X	X	X	X	X
16	Acreage of tract to nearest one tenth of an acre		**	X	X	X	X	X	X
17	Date of original/all revisions	X	**	X	X	X	X	X	X
18	Size and location of existing or proposed structures and their dimensioned setbacks	(General) X	**	X	X	X	X	X	X
19	Minimum zoning setback lines and lot frontage dimensions for principal buildings to be shown on all lots	X	**	X	X	X	X	X	X
20	Location and dimensions of any existing or proposed right-of-way and cartways	(General) X	**	X	X	X	X	X	X
21	All proposed lot lines and area of lots in square feet			X	X	X	X	X	X
22	Copy and plan delineation of any existing or proposed deed restrictions	(Existing) X	**	X	X	X	X	N/A	N/A
23	Any existing or proposed easement or land reserved or dedicated for public use	X	**	X	X	X	X	N/A	N/A
24	Plan delineation of any proposed development phasing		**			X	X	N/A	N/A
25	Property owners and lot lines within 200 feet and in correct scale to subject parcel		**	X	X	X	X	X	X

X = Submitted
N/A = Not Applicable
TBP = To Be Provided if Required

		Concept	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
						Preliminary	Final	Preliminary	Final
26	Existing streets, other rights-of-way or easements, watercourses, wetlands, soils, floodplains or other environmentally sensitive areas within 200 feet of tract	(General) X	**	(Within 50 feet) X	X	X	X	X	X
27	Topographical features of subject property		**			**		X	X
28	Existing drainage system, including any larger tract of which the site is a part and drainage divide map		**			X	X	X	X
29	Drainage calculations for all existing and proposed inlets, piping, swales and stormwater management facilities		**	X		X	X	X	X
30	Existing and proposed utilities: sanitary sewer, water, stormwater management, cable and electric		**	X	X	X	X	X	X
31	Soil erosion and sediment control plan (as required by Soil Conservation District)		**	X		X	X	X	X
32	Construction details, road and paving cross-sections and profiles		**			X	X	X	X
33	Proposed street names		**			X	X	N/A	N/A
34	New block and lot numbers confirmed by Tax Assessor			X		X		N/A	N/A
35	Lighting plan and details		**	X		X	X	X	X
36	Landscape plan and details		**	X		X	x	X	X
37	Location and details of site identification signs, traffic control signs and directional signs		**	X		X	X	X	X
38	Sight triangles		**	X		X	X	TBP	TBP
39	Vehicular and pedestrian circulation patters	(General) X	**	X		X	X	TBP	TBP

X = Submitted
N/A = Not Applicable
TBP = To Be Provided if Required

		Concept	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
						Preliminary	Final	Preliminary	Final
40	Parking plan indicating spaces, size and type, aisle width, internal collectors, curb cuts, drives and driveways and all ingress and egress areas with dimensions, if applicable			X				X	X
41	Preliminary architectural plan and elevations		**	X				X	X
42	Traffic impact report			X		**		X	X
43	Existing and proposed signs and/or fences, details, sign areas and locations must be shown		**	X	X	X	X	X	X
44	All applicable outside agency approvals, including but not limited to County Planning Board, NJDEP, Soil Conservation District		**	X	X		X	X	X
45	Public notice required (note: any application which requires a variance must provide public notice of the proposed application by publication within The Burlington County Times or other newspaper circulating within the Borough and by return receipt registered mail to each property owner within 200 feet of the applicants property; both notices need to be published and mailed no later than ten (10) days prior to the actual meeting date of the Planning Board scheduled to hear the application)		**	(When requesting a variance) X	(When requesting a variance) X	X		X	X
**** Conditional use applications also must obtain site plan approval. If the development fits the description of a minor site plan, then those requirements should be followed. If it does not, then preliminary and final site plan requirements apply.**									
NOTE: Wooded areas, significant trees and significant physical features should at a minimum be shown on the grading plan.									

X = Submitted
N/A = Not Applicable
TBP = To Be Provided if Required

Special Notes:

1. Land applications can be rather complicated to prepare, present and defend before any planning board. So that each land use application is handled thoroughly and efficiently, the Riverton Borough Planning Board would strongly recommend that each applicant seek professional advice prior to the submission of a land use application.

2. Applicants are required to submit 15 copies of the application, plan(s) and other documents required to be submitted at the time of formal application within 15 days of the scheduled hearing.

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF New Jersey :
: ss.
COUNTY OF Burlington :

I, Faith M. Reilly, of full age, being duly sworn according to law, appeared and on oath deposes and says as the Owner of **601 Lippincott, LLC**, a New Jersey Limited Liability Company, having an address of 17 Abbotsford Drive, Marlton, NJ 08053, as the **OWNER** of that land situated, lying, and being in the Borough of Riverton, Burlington County, New Jersey, known as 601 Lippincott Avenue, and designated as Block 1100, Lot 1, on the Riverton Borough Tax Map (the "Property"), that the Owner hereby consents to **Brewery 33, LLC**, filing application forms, maps, plans, plats, and other related, supporting documents and reports, as required for any local, County, State, or Federal regulatory and/or licensing approval applications pertaining to the use of the Property as a licensed brewery, or for any authorizations for the installation of utilities and related improvements on the Property, and further consents to any surveys and inspections required in the course of any local, County, State or Federal regulatory approval applications or utility authorization requests filed by **Brewery 33, LLC**, at **Brewery 33, LLC's** sole cost and expense, that pertain to the Property and its intended use. Owner hereby affirms that Owner shall execute any additional application and/or licensing forms and application related documents as needed to further the consent hereby given.

601 Lippincott, LLC
a New Jersey Limited Liability Company

Faith M. Reilly
BY:

Sworn and subscribed to
before me on this 27 day
of July, 2021.

D S.
Notary Public

DANNY S. ROBERTS
NOTARY PUBLIC OF NEW JERSEY
ID # 50050073
My Commission Expires Dec. 6, 2021

221699186v1

APPLICATION ADDENDUM

Brewery 33, LLC
Application for Preliminary Major Site Plan Approval,
Final Major Site Plan Approval, and Bulk Variance Relief

Block 1100, Lot 1 / 601 Lippincott Avenue
Borough of Riverton, Burlington County, New Jersey

NATURE OF APPLICATION

The Applicant requests that the Borough of Riverton Planning Board grant Preliminary Major Site Plan Approval, Final Major Site Plan Approval, and Bulk Variance Relief, as well as any other variances, waivers, or other relief which may be required, for the renovation of an existing 4,073 +/- square-foot commercial structure and associated site improvements to operate a licensed limited brewery as permitted by Sec. 128-31(W) of the Borough's Zoning Ordinance.

This Application is made with respect to a 0.986 +/- acre parcel known as 601 Lippincott Avenue, identified on the Riverton Borough Tax Maps as Lot 1100, Block 1, within the Neighborhood Business (NB) Zoning District and Lippincott Affordable Housing Overlay Zoning District (the "Property").

The Property contains an existing one-story, 4,073 +/- square-foot masonry commercial structure, a milled gravel parking lot, and chain link perimeter fencing. The Applicant's proposed use is a by-right permissible use pursuant to Sec. 128-31(W) of the Borough's Zoning Ordinance, and no changes to the layout, drive access, or functionality of the site are proposed. Similarly, with the exception of installing an 8' x 12' +/- entrance vestibule, no changes to the existing commercial building's footprint are proposed. The Applicant's site improvements include parking area grading, removal of the chain link fence, landscaping, storm water management, lighting, and an exterior patio with a permeable recreational area, all while remaining within impervious coverage limitations.

JUSTIFICATION FOR REQUESTED VARIANCE RELIEF

Summary of Requested Relief

The Applicant is requesting that the Planning Board grant Bulk Variance Approval to allow for a total of 30 parking spaces to be provided, where Ordinance Sec. 128-64 otherwise requires 41 parking spaces. The Applicant is also requesting approval for the installation of one (1) façade sign with an area of 58 +/- square feet, where an area of 30 square feet is otherwise permitted by Ordinance Sec. 128-69.[1] Other existing non-conforming conditions at the property will not be altered or exacerbated by the proposed improvements.

[1] As detailed on the Architectural Renderings submitted with this Application, the Applicant also proposes to install one (1) door decal of the brewery logo on the existing, front-facing loading bay, and one (1) painted mural of the brewery logo on the left, eastern elevation of the building. The Borough of Riverton's Zoning Ordinance and associated Design Standards do not define painted murals and door decals as signage.

Bulk Variance Standard

Pursuant to the New Jersey Municipal Land Use Law ("MLUL"), at N.J.S.A. 40:55D-70(c), the Planning Board has authority to grant bulk or "c" variances in connection with its review and approval of site plan applications such as this one. Specifically, the Planning Board has power to:

> …(c)(2) where in an application…relating to a specific piece of property the purposes of [this act] would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation which would substantially outweigh any detriment, . . . grant a variance to allow departure from regulations…. N.J.S.A. 40:55D-70(c).

To obtain the requested (c)(2) variances related to the number of parking spaces and area of the proposed façade sign, the Applicant must show that the benefits associated with the requested deviation from strict compliance with the requirements of the zoning ordinance would substantially outweigh any detriments associated with the proposed deviation. The Applicant must also demonstrate that the requested relief can be granted without substantial detriment to the public good, and that granting the requested relief will not substantially impair the intent and the purpose of the Borough's zone plan and zoning ordinance. N.J.S.A. 40:55D-70.

Purposes of the Municipal Land Use Law Advanced by this Application

Here, this Application proposes to renovate an existing commercial structure and operate a proposed permissible use that complements the existing Borough downtown. As detailed herein and as will be further supplemented by testimony, at a minimum this Application advances the following purposes of the Municipal Land Use Law:

Purpose (a): "To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare." N.J.S.A. 40:55D-2(a). As demonstrated by the proposed plans, the Applicant's proposal substantially improves the aesthetics of the site, while integrating the underutilized lot into the existing walkable downtown business district. Cleaning up the site and expanding walkable options for the downtown business district will also improve public safety in the area, as opposed to the underutilized, and currently vacant lot that was previously associated with heavy equipment uses.

Purpose (c): "To provide adequate light, air and open space." N.J.S.A. 40:55D-2(c). The Applicant's proposal provides for outdoor permeable recreational areas, outdoor seating, and improvements to landscaping, without adding building coverage or building height. By not expanding or paving the gravel parking area, and remaining within impervious coverage limitations, the proposal also provides for a more natural environment that allows for adequate storm water management.

Purpose (e): "To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment." N.J.S.A. 40:55D-2(e). The Applicant's proposed improvements promote and advance the walkable downtown business district in which it is located, by improving pedestrian access from South Broad and Harrison Streets, and encouraging patrons to support a variety of local businesses in conjunction with their visit to the brewery. The size of the existing structure and proposed seating capacity is complementary to other businesses within the Borough, such that the operation will not be oversized and detrimental to the surrounding neighborhood. Instead, the small size of the brewery, and its ability to attract visitors from both in-state and out-of-state, actively contributes to the vibrancy of the Property's downtown-style business district.

Purpose (g): "To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens." N.J.S.A. 40:55D-2(g). Compared to other commercial lots in the area, the subject lot can be considered oversized. The lot therefore supports providing a parking area that is larger than what is available to most businesses along Main and Broad Streets. Notwithstanding the temptation to pave as much area as possible in order to provide the level of parking required by the Borough Ordinance, this Application draws an appropriate balance between providing parking for patrons, and taking advantage of the lot size to provide outdoor recreation and seating areas. The location of the parking access area – adjacent to the River Line and existing on-street parking along Broad Street – appropriately separates vehicle parking from outdoor seating areas, while using the existing access drive on Lippincott Avenue, and improving pedestrian access along Harrison Street.

Purpose (i): To promote a desirable visual environment through creative development techniques and good civic design and arrangement." N.J.S.A. 40:55D-2(i). As part of the overall aesthetic improvements to the site as a whole, the proposed façade signage is of a scale that is proportional to the existing building. Similarly, because the building façade is over 150 feet from the property frontage it faces on Broad Street, the size of the proposed façade sign will allow for visibility from patrons on Broad Street and the River Line, without appearing large, out of place, or inconsistent with signage in the immediate area. The signage styling is also consistent with the overall aesthetics of the site, which blends the plain face of the existing building into the more classic design elements featured throughout the site, further complementing surrounding commercial uses.

The Benefits Substantially Outweigh Any Perceived Detriments

As a whole, the substantial improvements proposed as part of this Application only result in two (2) minor deviations from the Borough's zoning code. The benefits associated with the proposed improvements substantially outweigh the detrimental impact, if any, of the variance relief requested within this Application.

With respect to the proposed façade sign area, the proposed façade sign will not face nearby residences on Lippincott Avenue or Harrison Street. The proposed façade sign faces Broad Street, which is shielded from residences on River Road by existing vegetation, as well as existing River Line infrastructure which includes pedestrian and platform lighting. The additional area of the proposed façade sign will therefore not have any identifiable negative impact on the surrounding area.

With respect to the number of parking spaces proposed, the few additional parking spaces potentially gained by removing the outdoor seating area would not outweigh the benefits associated with this open space, outdoor area. Due to the availability of on-street parking along Broad Street, the immediately adjacent River Line platform, the increasingly common use and availability of ride-share services, and the walkability of the downtown business district, the Applicant's proposed parking area will be more than sufficient to meet its anticipated demand.

Specifically, the brewery is unlikely to be operating at full capacity on a consistent basis; the Applicant anticipates that outdoor areas will be favored in warmer weather, and the indoor area will be favored during colder weather. Additionally, the brewery is centrally located between the businesses along Main and Broad Streets, as well as the River Line, further encouraging a "park once" neighborhood wherein patrons park at one destination and visit multiple locations. Given Riverton's walkable neighborhood full of restaurants, shops, and services immediately surrounding the Property, these "park once" stops – whether generated by the brewery or expanding to include the brewery – will benefit the business district as a whole.

The Applicant's proposal to provide 30, rather than 41 parking spaces, is therefore unlikely to have any identifiable negative impact on the surrounding area. Instead, the improvements associated with the Application substantially outweigh any potential detriments associated with the requested parking variance.

<u>The Requested Relief Does Not Impair the Intent and Purpose of the Borough Zoning Plan</u>

The Applicant's proposed site improvements bring this property into conformance with the purpose and intent of the Borough's Master Plan. In addition to being a by-right permitted use within the NB Zoning District, this Application advances the purpose and intent of the Master Plan where prior uses of this parcel were incompatible with the surrounding community (***e.g.***, circa 1995: electrical contractor & associated equipment / vehicle storage; 1995-2016: paving contractor & associated heavy equipment / vehicle storage; 2017-2019: environmental contamination clean-up & associated equipment storage; 2020 (impermissibly): construction waste hauler & associated equipment storage).

Instead of continuing to utilize the subject property in a manner that conflicts with the Borough's Master Plan and the intent of the Neighborhood Business Zoning District, the Application proposes to bring the Property into conformance with the objectives consistently outlined by the Borough. Specifically, the first goal within the Borough's 2018 Master Plan Reexamination Report details that the Borough's Master Plan seeks to "[p]reserve and enhance

Riverton's small-town character and strong sense of community." The fourth goal also focuses on "[s]trengthen[ing] the Borough's economic vitality."

Breweries are a destination in themselves, each being unique and influenced by both the region and neighborhoods in which they're located. They serve as small, local social hubs where food from neighboring restaurants is enjoyed, and they attract patrons from nearby towns and nearby states who are interested in learning about the history and characteristics of each community they visit.

Based upon the readily available options for multi-modal transportation, the "park-once" nature of brewery visits, and the walkability of businesses along Main and Broad Streets, the variances associated with this Application cannot reasonably be determined to be detrimental, or inconsistent in any way with the purpose and intent of the Borough's Master Plan and the Neighborhood Business District. The requested variances themselves result in no identifiable negative impact, and the requested deviations are substantially supported by the overall beneficial impact of the Application and the associated site improvements.

Submission & Design Waivers

The Applicant requests waivers from the following submission requirements of the Riverton Planning Board's Submission Requirements Checklist, as follows:

- 38 (Sight Triangles): The Applicant will provide all requested sight triangles, as may be applicable, in revised site plans as part of resolution compliance.

- 39 (Vehicular and Pedestrian Circulation Patterns): testimony as to circulation and site access will be provided during the hearing, and to the extent a circulation plan is still requested, the Applicant will provide a circulation plan within revised site plans as part of resolution compliance.

To the extent any additional submission and/or design waivers are identified during the course of review of this Application, the Applicant hereby requests a waiver from those requirements, and submits that the thorough and detailed submission package represents good cause to justify any applicable waivers. If any information or plan revisions for which waivers are requested are ultimately required by the Board and its Professionals, the Applicant submits that good cause has been demonstrated to justify the applicable waivers as to completeness only; any requested information will then be provided to the Board and its Professionals, including plan revisions, notes, or other details, as part of revised plans for resolution compliance, to be submitted as a condition of approval.

The Requested Relief, and Any Other Relief Required, is Supported by the Application

For the reasons provided herein, and based upon the testimony to be set forth by the Applicant and its Professionals during the hearing for this Application, the Planning Board has the authority to and should grant the requested variance and waiver relief.

ADDITIONAL RELIEF REQUESTED

The Applicant is also requesting that the Planning Board grant any and all other approvals, variances, waivers, ordinance exceptions, interpretations and/or other such relief necessary to allow for the development proposed by the Applicant, as set forth in this Application.

Form #4

TAX PAYMENT CERTIFICATION

Pursuant to the New Jersey State Law, Chapter 174 or 1987, N.J.S. 40:55D-39c and N.J.S. 40:55D-65-h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Planning Board. An applicant must complete Section I of this form and request the Riverton Tax Office to Complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the application that is to be submitted to the Planning Board.

SECTION I (To be Completed by Applicant):

I Brewery 33, LLC residing at 601 Lippincott Avenue
(Name of Applicant-Print) (Street Address)

Riverton NJ 08077 am making an application for the
(City) (State) (Zip Code)

following relief before the Planning Board of the Borough of Riverton: Preliminary and final major site plan, bulk variance relief, and any/all other approvals,

regarding property known as Block 1100, Lot(s) 1 on the Tax Maps of the Borough of Riverton, l located at: 601 Lippincott Avenue whose owner of record is
(Street Address)

601 Lippincott, LLC, who resides at 17 Abbotsford Drive
(Print Name) (Street Address)

Marlton NJ 08053. I request the Tax Collector of the Borough
(City) (State) (Zip Code)

of Riverton to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 10/5/21

_____
(Applicant's signature)

Archer & Greiner, P.C. - Attorneys for Applicant
BY: Richard T. Wells, Esq.

SECTION II (To be completed by Tax Collector)

I certify that : [ ] All taxes are paid up to date on the above referenced property
[ ] All assessments due have been paid
[ ] The following are delinquent and past due: _____

{Affix Stamp Here & Sign}

Date: _____

ACKNOWLEDGEMENT OF ESCROW

I understand that the sum of $___3,350.00_____ has been deposited in an escrow account specifically maintained by the Borough of Riverton for applications before the Planning Board. I have read and understand Riverton Borough Chapter 128, as amended, governing the required fees, escrow deposits and procedures regarding this application. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials, and publication of the decision of the Board with regard to the application. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I ALSO UNDERSTAND, ACKNOWLEDGE AND AGREE THAT ANY DECISION MADE REGARDING MY APPLICATION SHALL BE SUBJECT TO THE PAYMENT OF ALL ESCROWS DUE AND OWING UPON A FINAL DETERMINATION OF THIS APPLICATION, AND THAT A FAILURE TO PAY ALL ESCROW SUMS DUE WILL RESULT IN LEGAL ACTION BEING TAKEN AGAINST ME, INCLUDING LIENS AGAINST ANY PROPERTY THAT I MAY OWN (IF PERMISSABLE), AND THAT I WILL BE FURTHER RESPONSIBLE FOR THE PAYMENT OF ALL LEGAL FEES OR OTHER COSTS OF COLLECTION INCURRED BY THE BOROUGH OF RIVERTON ASSOCIATED WITH THE BOROUGH'S EFFORTS TO OBTAIN ALL SUCH AMOUNTS OWED BY ME.

Date: _____ _____

Signature of Applicant

Archer & Greiner, P.C. - Attorneys for Applicant

BY: Richard T. Wells, Esq.

Sworn to and subscribed before me this

_____day of _____, 2_____

_____

NOTARY PUBLIC

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

ARCHER & GREINER, PC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) N/A

Exemption from FATCA reporting code (if any) N/A

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

ONE CENTENNIAL SQUARE

Requester's name and address (optional)

6 City, state, and ZIP code

HADDONFIELD, NJ 08033

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

2	2	–	2	0	9	2	9	4	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ [signature] **Date** ▶ 1/8/21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

NOTES:

1.) BEING LOT 1, BLOCK 1100, PLATE 11 AS SHOWN ON THE BOROUGH TAX MAP.

2.) CONTAINNING 42,958 S.F..

3.) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4.) VERTICAL DATUM IS REFERENCED TO NAVD 1988.

5.) DETERMINATION AND DELINEATION OF WETLAND BOUNDARIES AND OR BUFFERS IS BEYOND THE SCOPE OF THIS PROJECT.

6.) 100X00 INDICATES TYPICAL SPOT ELEVATION.

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR

BOUNDARY AND TOPOGRAPHY PLAN

#601 LIPPINCOTT AVENUE

LOT: 1 BLOCK: 1100 PLATE: 11

SITUATE:

BOROUGH OF RIVERTON
COUNTY OF BURLINGTON, NEW JERSEY

DATE: 8-5-2021	DRAWN BY: JS	SHEET No. 1 OF 1
SCALE: 1"=20'	CHECKED BY: PJS	PROJECT No. 21-321

PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 34498

9-6-2019
DATE

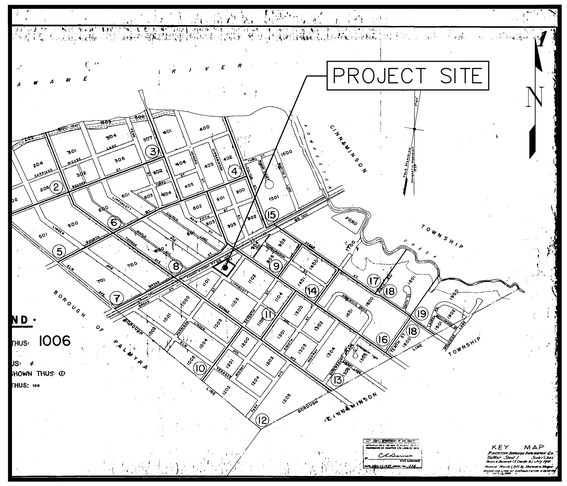
JTS ENGINEERS AND LAND SURVEYORS, INC.
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2022
19 STRATFORD AVENUE STRATFORD, N.J. 08084
(856) 783-0055
JTSPLS@VERIZON.NET

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR:

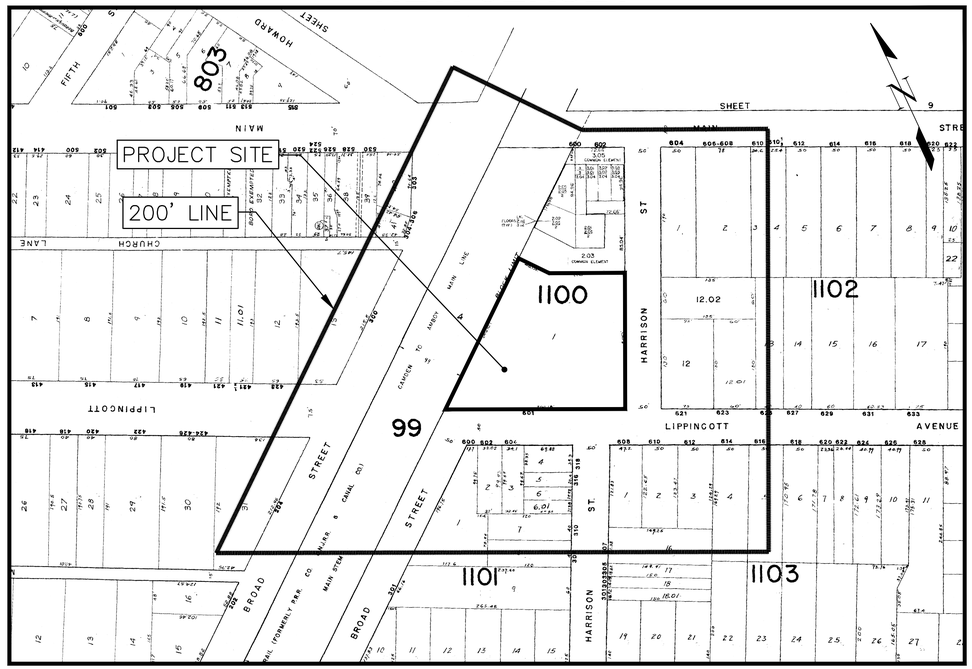
601 LIPPINCOTT LLC.
PROPOSED BREWERY

PLATE 11, BLOCK 1100, LOT 1
601 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY



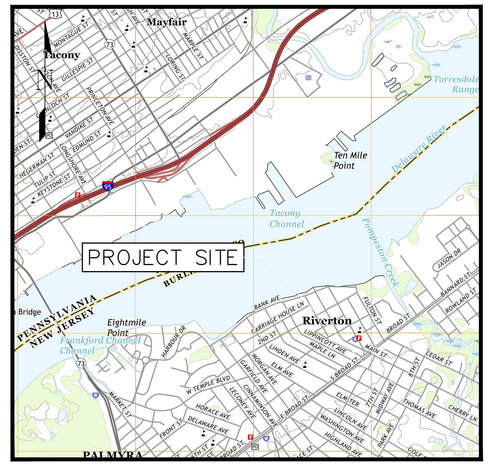
KEY MAP

SCALE: 1"=1000'



TAX MAP

SCALE: 1" = 100'



AERIAL MAP

SCALE: N.T.S.

200' PROPERTY OWNER LIST

PROPERTY ID	PROPERTY LOCATION	OWNERS NAMES & ADDRESS
BLOCK 99 LOT 6	BROAD ST 1, 2, 3, 4 & 5	NEW JERSEY TRANSIT CORP ONE PENN PLAZA E NEWARK, NJ 07105
BLOCK 800 LOT 31	204 BROAD ST	COX, JESSICA 204 BROAD ST RIVERTON, NJ 08077
BLOCK 801 LOT 13	300 BROAD ST	RAINER, JOSEPH & KELLY 1011 BEECHWOOD RD RIVERTON, NJ 08077
BLOCK 801 LOT 40	308 BROAD ST	BONN, MARK & PALAIT, ALBERT 2204 BEVERLY RD CINNAMINSON, NJ 08077
BLOCK 801 LOT 41	304-6 BROAD ST	RAINER, JOSEPH & KELLY 1011 BEECHWOOD RD RIVERTON, NJ 08077
BLOCK 1100 LOT 2.01	600 MAIN ST UNIT 1	MCKAY, JO ANN % RIVERTON HEALTH 600 MAIN ST., UNIT 1 RIVERTON, NJ 08077
BLOCK 1100 LOT 2.02	600 MAIN ST UNIT 2	MCKAY, JO ANN % RIVERTON HEALTH 600 MAIN ST., UNIT 1 RIVERTON, NJ 08077
BLOCK 1100 LOT 2.03	600 MAIN ST #3-4-7-8-9-10 2.04, 2.06, 2.07-2.09	CIOCI ENTERPRISE, LLC PO BOX 71 RIVERTON, NJ 08077
BLOCK 1100 LOT 3.05	600 MAIN ST SUITE 1 3.01	CIOCI ENTERPRISE, LLC PO BOX 71 RIVERTON, NJ 08077
BLOCK 1100 LOT 3.07	600 MAIN ST SUITE 3 3.03	600 MAIN STREET SUITE 3 LLC 103 MARYLAND AVE PALMYRA, NJ 08065
BLOCK 1100 LOT 3.09	600 MAIN ST SUITE 5 2ND FL	WHEELHOUSE, KATHRYN & THOMAS 600 MAIN STREET, SUITE 5 RIVERTON, NJ 08077
BLOCK 1101 LOT 2	602 LIPPINCOTT AVE	VANHORN, MATTHEW S & VENABLES, R 602 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1101 LOT 4	318 HARRISON ST	LEON, CLETUS, EVERETT, DALILA 318 HARRISON ST RIVERTON, NJ 08077
BLOCK 1101 LOT 6.01	312 HARRISON ST	CLAUSEY, RENEE P 312 HARRISON STREET RIVERTON, NJ 08077
BLOCK 1101 LOT 7	310 HARRISON ST	SCHOCK, TRACI 310 HARRISON ST RIVERTON, NJ 08077
BLOCK 1102 LOT 1	604 MAIN ST	ANTONUCCI VENTURES, LLC 701 BANK AVE RIVERTON, NJ 08077
BLOCK 1102 LOT 3	610 MAIN ST	WINTERS, BARBARA C & DEPEW, SANDRA 610 MAIN ST RIVERTON, NJ 08077
BLOCK 1102 LOT 12	621 LIPPINCOTT AVE	WHITLOCK, DEBORAH L 621 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1102 LOT 13	625 LIPPINCOTT AVE	RAINER, JOSEPH E JR & KELLY J 1011 BEECHWOOD RD RIVERTON, NJ 08077
BLOCK 1103 LOT 2	610 LIPPINCOTT AVE	JULTON, LEONARD C & KAREN L 610 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1103 4	614 LIPPINCOTT AVE	COVERLY, ANN MARIE 614 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1103 LOT 16	307 HARRISON ST	MACQUAID, RICHARD C 307 HARRISON ST RIVERTON, NJ 08077

Know what's at stake- Call 811 BEFORE YOU DIG

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SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LIGHTING AND LANDSCAPE PLAN
6	SOIL EROSION AND SEDIMENT CONTROL PLAN
7	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
8-9	CONSTRUCTION DETAILS

PREPARED BY
MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, NEW JERSEY 08012
WWW.MGEASSOCIATES.COM

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RIVERTON WHICH IS THE PROPER AUTHORITY TO APPROVE THIS PLAN.

MUNICIPAL CLERK — DATE

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RIVERTON WHICH IS THE PROPER AUTHORITY TO APPROVE THIS PLAN.

PLANNING BOARD SECRETARY — DATE

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RIVERTON WHICH IS THE PROPER AUTHORITY TO APPROVE THIS PLAN.

PLANNING BOARD CHAIRMAN — DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

ENGINEER — DATE

ENGINEER:
MICHAEL GALANTE PE

76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:

601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021

MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, N.J.
08012 PHONE:
1-856-404-0540
WWW.MGEASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION
24GA28279000

NOT FOR CONSTRUCTION

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NO.	REVISION	DATE	BY	CHK

COVER SHEET

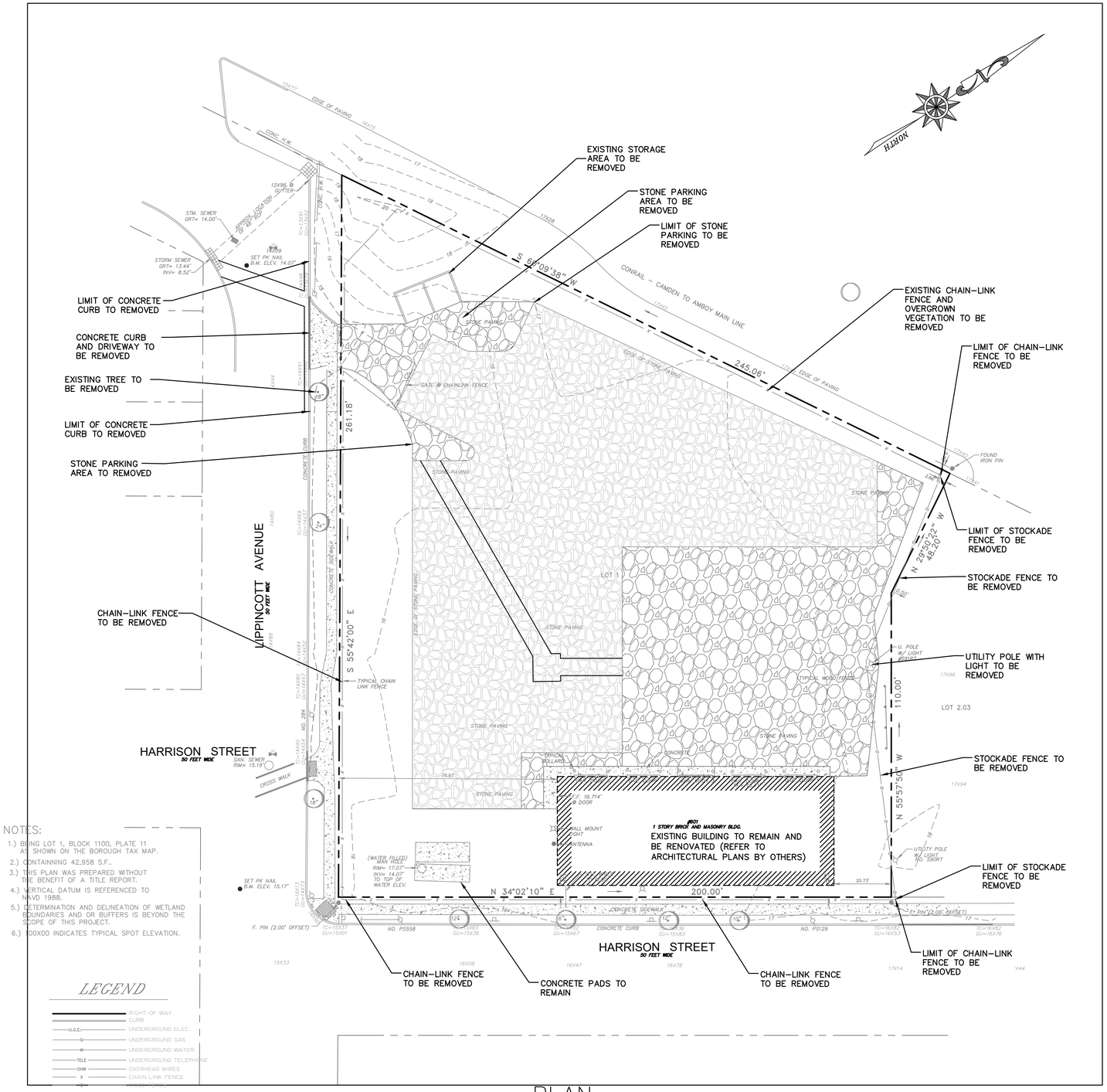
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED

DATE :
SEPTEMBER, 2021

JOB No. :
2021-885

SHEET No. :
1



NOTES:

1.) BEING LOT 1, BLOCK 1100, PLATE 11 AS SHOWN ON THE BOROUGH TAX MAP.

2.) CONTAINNING 42,958 S.F..

3.) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4.) VERTICAL DATUM IS REFERENCED TO NAVD 1988.

5.) DETERMINATION AND DELINEATION OF WETLAND BOUNDARIES AND OR BUFFERS IS BEYOND THE SCOPE OF THIS PROJECT.

6.) 00X00 INDICATES TYPICAL SPOT ELEVATION.

LEGEND

- RIGHT-OF-WAY
- CURB
- U.G.E. UNDERGROUND ELEC.
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- TELE UNDERGROUND TELEPHONE
- OHW OVERHEAD WIRES
- X CHAIN LINK FENCE
- UNDERGROUND PIPE
- P.S.E & G. MANHOLE
- SEWER MANHOLE
- W WATER MANHOLE
- MANHOLE
- BELL MANHOLE
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- VALVE
- TREE
- A.D.A. TILE
- SAN. SEWER VENT
- CLEAN-OUT
- FIRE HYDT.
- "A" SEWER INLET
- "B" SEWER INLET
- TRAFF. LIGHT STANDARD
- D.O.T. BOX
- DEPRESSED CURB
- TRAFF. SIGN
- UTILITY POLE
- OVERHEAD LIGHT
- ROOF DRAIN

PLAN

SCALE: 1"= 20'

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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ASPHALT PAVEMENT, CONCRETE CURB, STONE, SITE FEATURES, AND VEGETATION FOR THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS AND BUILDING ADDITION WITHIN THE LIMITS OF THE PROPERTY BOUNDARIES AS INDICATED ON THE PLANS. ALL FEATURES WITHIN THE BOUNDARIES OF THE SITE SHALL BE REMOVED UNLESS OTHERWISE INDICATED. ALL DISCREPANCIES SHALL BE COORDINATED WITH THE ENGINEER, PRIOR TO THE START OF THE CONSTRUCTION,
2. WITHIN THE TOWNSHIP R.O.W. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONCRETE CURB AS WELL AS FEATURES INDICATED ON THE PLANS. THE CONTRACTOR SHALL REMOVE CONCRETE CURB TO THE NEAREST JOINT. CONTRACTOR IS RESPONSIBLE FOR ANY COUNTY ROAD OPENING PERMITS.
3. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE SITE AND OFFSITE AREAS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
4. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AUTHORITIES PRIOR TO UNDERGROUND EXCAVATIONS AND CALL IN A NJ-ONE CALL PRIOR TO START OF CONSTRUCTION AND DURING THE DURATION OF CONSTRUCTION AS NECESSARY TO LAWFULLY EXCAVATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL UTILITY COMPANIES PRIOR TO REMOVAL OF ANY EXISTING ONSITE UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR BACKFILLING AND COMPACTING ALL TRENCHES. NO TRENCHES SHALL BE LEFT OPEN AFTER COMPLETION OF WORK FOR THE DAY. TRENCH COMPACTION SHALL BE COMPLETED IN 8 INCH LIFTS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS, LATEST EDITION.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER, COUNTY AND BOROUGH A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC.
10. MG ENGINEERING ASSOCIATES, LLC MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE DEPTH OF THE EXISTING UTILITIES; IN THE EVENT OF A UTILITY CONFLICT, THE ENGINEER SHALL BE NOTIFIED.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE MUNICIPAL UTILITIES AUTHORITY FOR ANY WORK ASSOCIATED WITH THE CONNECTION OF THE WATER OR SEWER SERVICES TO THE PROPOSED STRUCTURE.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH PSE&G FOR GAS AND ELECTRIC SERVICE.
13. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ROAD OPENING, CONCRETE CURB, AND BUILDING PERMITS NECESSARY FOR CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR RESETTING VALVE BOXES, MANHOLES, ETC.. NECESSARY FOR THE CONSTRUCTION OF PROPOSED IMPROVEMENTS.
15. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISCONNECTING ELECTRICAL UTILITIES TO ANY ONSITE FEATURES. CONTRACTOR SHALL BARE ALL COSTS FOR ELECTRICAL UTILITIES REMOVAL. ELECTRICAL UTILITIES DISCONNECTS SHALL BE COORDINATED WITH LOCAL UTILITY AUTHORITY OR A LICENSED ELECTRICIAN IN THE STATE OF NEW JERSEY.
16. CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR TO STAKE OUT PROPOSED IMPROVEMENTS AS WELL AS LIMITS OF DISTURBANCE.
17. CONTRACTOR IS RESPONSIBLE FOR PERFORMING TEST PITS AS NECESSARY TO DETERMINE LOCATION AND DEPTH OF EXISTING UTILITIES.
18. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ONSITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OF OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT A PROPER FACILITY.
19. CONTRACTOR SHALL PROVIDE CURB STAKEOUT, STRUCTURE STAKEOUT, AND SUBMITTALS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS ANY PROPOSED UTILITY CONNECTIONS AS PART OF THE PROPOSED CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

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CERTIFICATE OF AUTHORIZATION
24GA28279000

NOT FOR CONSTRUCTION

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No.	REVISION	DATE	BY

DEMOLITION PLAN

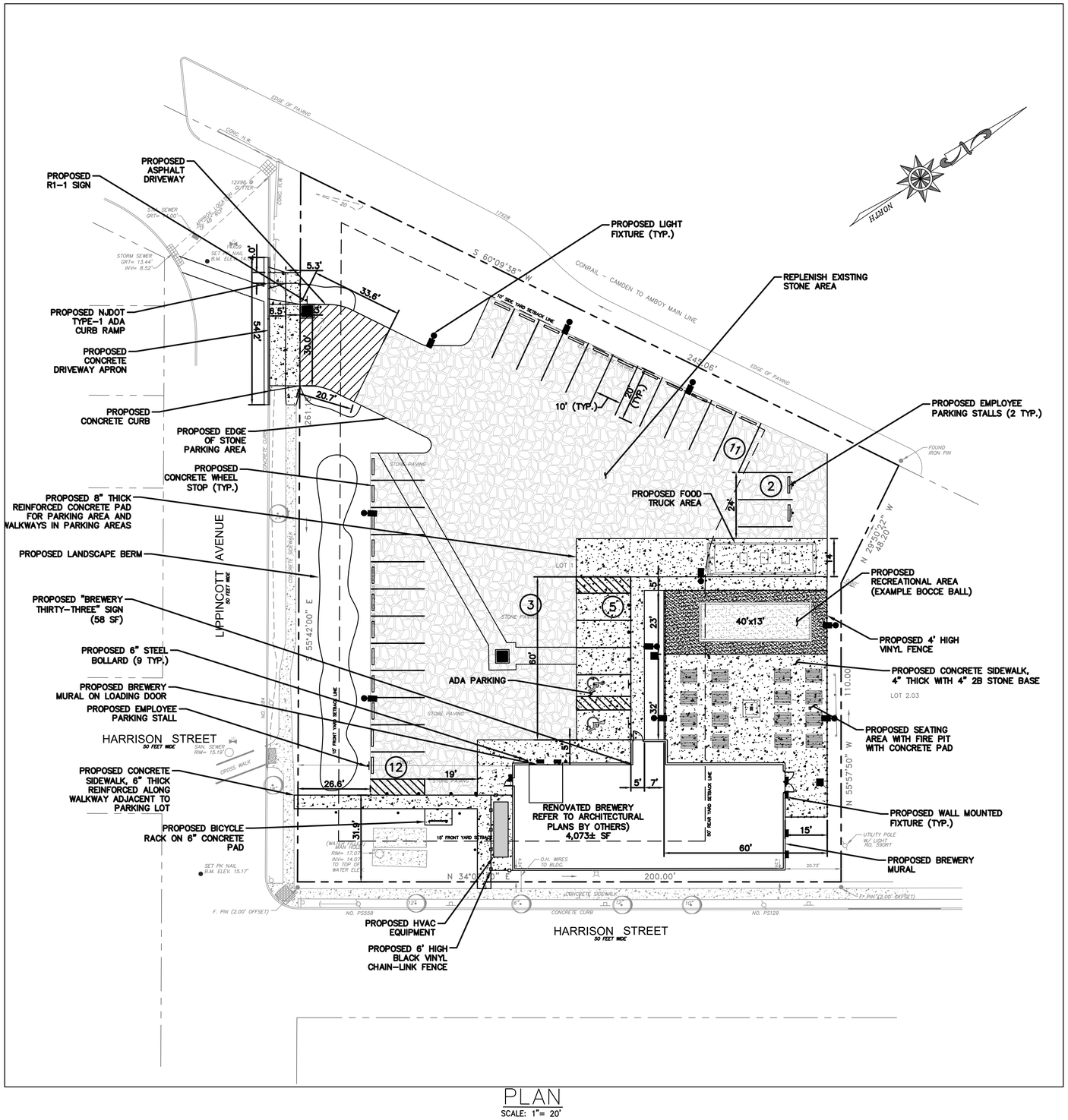
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED

DATE :
SEPTEMBER, 2021

JOB No. :
2021-885

SHEET No. :
2



PLAN
SCALE: 1"= 20'

ZONING NOTES:

1. THIS PLAN HAS BE PREPARED BASED ON REFERENCED INCLUDING:
   BOUNDARY AND TOPOGRAPHIC SURVEY AS PREPARED BY
   JTS ENGINEERING AND LAND SURVEYORS
   19 STRATFORD AVENUE
   STRATFORD, NJ 08084
   PROJECT# 21-321
   DATED: 8/5/2021
2. OWNER: 801 LIPPINCOTT, LLC
   17 ABBOTSFORD ROAD
   MARLTON, NJ 08053
3. APPLICANT: 801 LIPPINCOTT, LLC
   17 ABBOTSFORD ROAD
   MARLTON, NJ 08053
4. PARCEL DATA: PLATE 11, BLOCK 1100, LOT 1
   601 LIPPINCOTT AVENUE
   BOROUGH OF RIVERTON
   BURLINGTON COUNTY, N.J. 08077
5. ZONING: NB (NEIGHBORHOOD BUSINESS DISTRICT)

   PROPOSED USE: LIMITED BREWERY – PERMITTED USE
6. BULK TABLE

ZONE REQUIREMENT (NB)	REQUIRED	PROPOSED
MIN. LOT SIZE	4,000 SF	42,958 SF (0.986 ACRE)
MIN. FRONT YARD	15'	4.24' (EN)
MIN. SIDE YARDS	10' EACH/20' TOTAL	128.14
MIN. REAR YARDS	25% MEAN DEPTH OF LOT; 50'	20.73' (EN)
MAX. BUILDING HEIGHT	35'	TBD
MIN. FRONTAGE	50'	200'
MAX. LOT COVERAGE	75%	72.6%
MIN. BUFFER TO RESIDENTIAL USE.	10'	4.24' (EN)

7. PARKING REQUIREMENTS (ARTICLE XIV)
   – PARKING SPACES SHALL BE TEN (10) FEET WIDE AND TWENTY (20) FEET LONG. 10' X 20' PROPOSED
   – RESTAURANTS OR SIMILAR ESTABLISHMENTS: 1 PER 3 SEATS
   LIMITED BREWERY – 112 SEATS/3 SEATS PER SPACE = 38 PARKING SPACES REQUIRED
   EMPLOYEE PARKING – 6 EMPLOYEES/1 SPACE PER 2 EMPLOYEES – 3 SPACES REQUIRED
   41 SPACES REQUIRED, 30 PARKING SPACES PROPOSED (V)
   – ACCESS AISLES AND DRIVEWAYS TO PARKING AREAS SHALL BE NO LESS THAN 25' IN WIDTH.(C)
   – A LANDSCAPE BUFFER PURSUANT TO 128-67 SHALL BE REQUIRED FOR ALL PARKING AREAS.(C)
8. BUFFERS (ARTICLE XV)
   – A PLANTED, LANDSCAPED BUFFER SHALL BE PROVIDED AND MAINTAINED BY THE OWNER OR LESSEE OF THE NONRESIDENTIAL PROPERTY AND A CONTIGUOUS RESIDENTIALLY USED OR ZONED PROPERTY, EXCEPT WHERE NATURAL VISUAL BARRIERS EXIST. (C)
   – BUFFERS SHALL BE ONE-HUNDRED PERCENT EVERGREEN, PLANTED SIX FEET IN TWO ROWS WITHIN A TEN-FOOT WIDTH, AND SHALL BE SIX FEET TO EIGHT FEET HIGH AT THE TIME OF INITIAL PLANTING. SUCH PLANTINGS SHALL PROVIDE A THICK, DENSE VISUAL BUFFER FROM THE GROUND TO A HEIGHT OF EIGHT FEET. (C)
9. FENCES (ARTICLE XIII)
   – ALL FENCES AND/OR SHRUBBERY MUST BE ERECTED WITHIN PROPERTY LINES. NO FENCE AND/OR SHRUBBERY SHALL BE ERECTED SO AS TO ENCROACH ON A PUBLIC RIGHT-OF-WAY.(C)
   – FENCES (EXCEPT FOR CORNER PROPERTIES OR THROUGH LOTS) SHALL NOT BE ERECTED, INSTALLED, PLACED OR PERMITTED BEYOND THE FRONT FOUNDATION LINE OF THE MAIN HOUSE STRUCTURE OR BEYOND THE FRONT SETBACK, WHICHEVER IS THE GREATER SETBACK. (C)
   – FENCES MAY BE ERECTED, ALTERED OR CONSTRUCTED TO A HEIGHT NOT TO EXCEED SIX FEET ABOVE GROUND LEVEL.(C)

SIGNAGE TABLE

SIGN TYPE	REQUIREMENTS		PROPOSED	
WALL SIGNS	PERMITTED NUMBER OF FACADE SIGNS	1 PER PERMITTED BUSINESS	NUMBER OF SIGNS:	1 SIGN PROP.
	MAX. SIGN AREA:	30 SF (TOTAL)	SIGN AREA PER SIGN:	58 SF PROP. (V)

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(IN FEET)
1 inch = 20 ft.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

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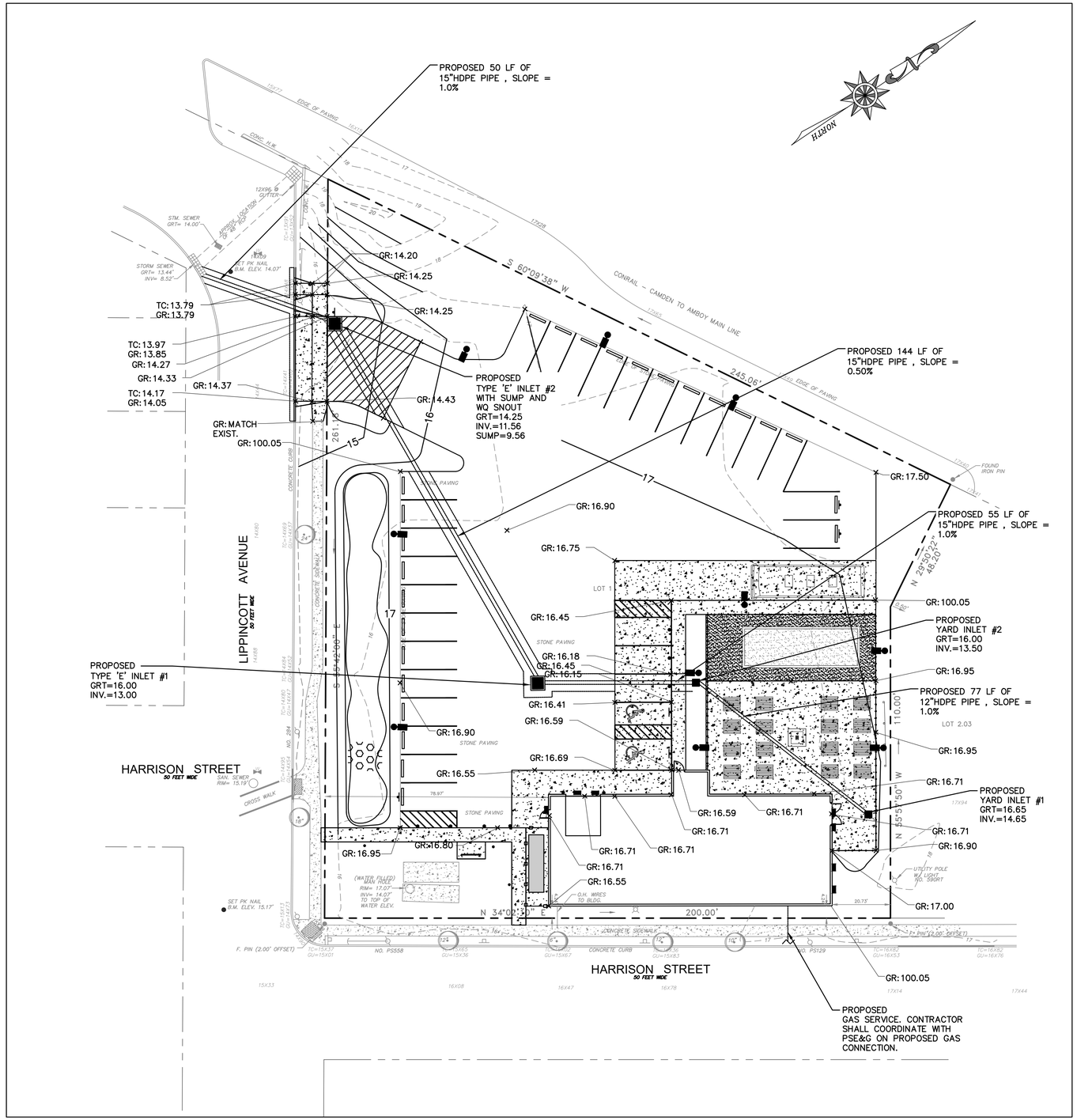
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NO.	REVISION	DATE	BY	CHK.

SITE PLAN

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021			SHEET No. : 3
JOB No. : 2021-885			



PLAN
SCALE: 1"= 20'

GRADING NOTES

1. CONTRACTOR SHALL MAINTAIN A MAX. 2.0% CROSS SLOPE AND 5.0% FORWARD SLOPE IN ALL ADA AREAS. ADA PARKING STALLS AND PATH SHALL MAINTAIN A MAX. 2.0% SLOPE IN ALL DIRECTIONS.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL UNSUITABLE MATERIALS SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE AND BACKFILL MATERIALS SHALL CONSIST OF CONTROLLED AGGREGATE FILL. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D–1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUB–GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS IN THE SOILS REPORT.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1–1/2% MIN. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE AT THE CONTRACTORS OWN RISK.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL THAT IS COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
5. CONTRACTOR SHALL SUBMIT CURB CUT SHEETS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION. IF CURB CUT SHEETS ARE NOT SUBMITTED, CONTRACTOR IS PROCEEDING AT THEIR OWN RISK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS–BUILTS UNLESS OTHERWISE DIRECTED WITHIN THE CONTRACT.
7. REFER TO SITE PLAN AND GENERAL NOTES FOR ADDITIONAL DETAILS.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINT (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY UTILITY "ONE CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE AND WITHIN ANY R.O.W. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. IF A CONFLICT EXISTS WITH THE SITE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. THE MINIMUM DOMESTIC WATER SERVICE SIZE SHALL BE 1–1/4 INCH.
6. SEWER MAINS SHALL BE SEPARATED FROM WATER MAIN BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR–35 PVC PIPE UNLESS OTHERWISE NOTED.
7. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CL.52.
8. ALL SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL UTILITY COMPANIES RULES AND REGULATIONS.
9. ROOF LEADER COLLECTION PIPING SHALL BE COORDINATED WITH ARCHITECTURAL PLANS PRIOR TO INSTALLATION.
10. MANUFACTURED REINFORCED CONCRETE STORM PIPE AND HDPE PIPE SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS. SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL.

WATER SERVICE NOTES

1. THE PROJECT PROPOSES TO UTILIZE EXISTING WATER SERVICE. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL WATER COMPANY ON REUSE OF EXISTING WATER SERVICE.

SEWER SERVICE NOTES

1. THE PROJECT PROPOSES TO UTILIZE EXISTING SEWER SERVICE. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL SEWER COMPANY ON REUSE OF EXISTING SEWER SERVICE.

GAS AND ELECTRIC SERVICE NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH PSE&G TO OBTAIN ELECTRIC AND GAS SERVICE FOR THE PROPERTY. UTILITY COORDINATION WILL BE COMPLETED BY THE CONTRACTOR.

Know what's at stake. Call 811 BEFORE YOU DIG

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MARLTON, NJ 08053

DATE: 9/27/2021
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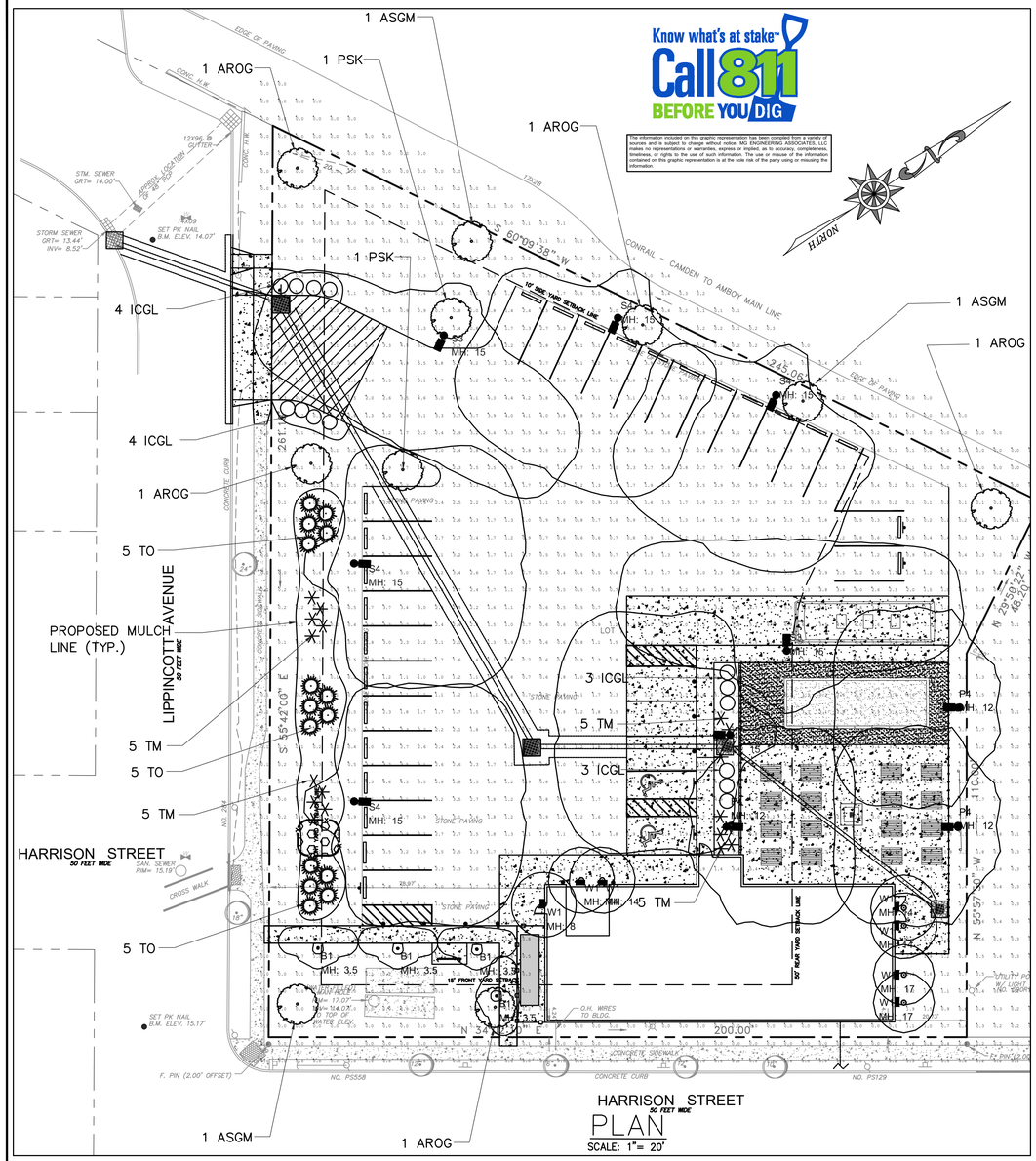
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No.	REVISION	DATE	BY

GRADING PLAN
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

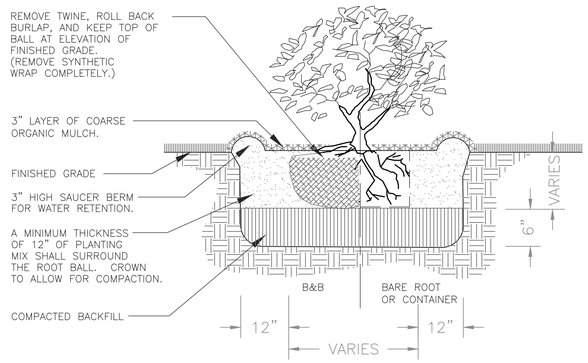
DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021			SHEET No. : 4
JOB No. : 2021–885			



PLAN
SCALE: 1"= 20'

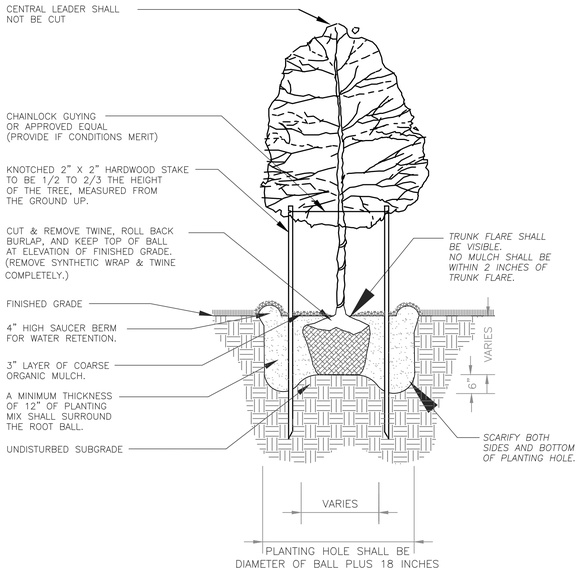
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SHRUB PLANTING DETAIL

NOT TO SCALE



SHADE TREE PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES:

1. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES, AND OTHER REQUIREMENTS IS SHOWN ON THE PLANT LIST. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE PLANT QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH WRITTEN PERMISSION OF THE DESIGN ENGINEER.
3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND ESTABLISHED ROOT SYSTEMS. THEY SHALL BE FREE FROM DEFECTS, DISFIGURING KNOTS, BARK ABRASIONS, INJURIES FROM SUNSCALD, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTIONS. ALL PLANT MATERIAL INSTALLED BETWEEN OCTOBER 15 AND MARCH 15 SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPIRANT UPON DELIVERY OF THE MATERIAL TO THE SITE.
4. QUALITY AND SIZE OF PLANT, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. THE TRANSPLANTING AND PLANTING OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "ANSI A300 PART 6: TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES (TRANSPLANTING)."
6. CONTRACTOR IS RESPONSIBLE FOR PLANTING IN ACCORDANCE WITH APPROVED PLANS.
7. DECIDUOUS AND EVERGREEN TREES SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM ANY OVERHEAD UTILITY WIRES AND/OR UNDERGROUND UTILITIES.
8. DECIDUOUS AND EVERGREEN TREES SHALL BE PLANTED AT LEAST TWO (2) FEET FROM ANY CURBING, PAVING, OR SIDEWALK. WHENEVER POSSIBLE THIS DIMENSION SHOULD BE INCREASED TO FOUR (4) FEET. ALL PLANTINGS, EXCEPT GROUND COVERS, SHOULD BE PLANTED AT LEAST TWO (2) FEET FROM ANY BUILDING AND FIVE (5) FEET FROM ABOVE AND BELOW GROUND UTILITIES.
9. PLANTING MIXTURE SHALL CONSIST OF 70% EXISTING SOIL FROM THE PLANTING SITE AND 30% HUMUS OR MUSHROOM SOIL. PRIOR TO USING EXISTING TOPSOIL, REMOVE ALL FOREIGN DEBRIS AND ALL ROCKS OR STONES LARGER THAN 2 INCHES. EACH CUBIC YARD SHALL BE ADDED AND INCORPORATED BY THOROUGHLY MIXING, FOUR POUNDS OF COMMERCIAL FERTILIZER HAVING AN ANALYSIS OF 6-6-6.
10. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS AND SECURELY ATTACHED THERETO BEFORE DELIVERY TO THE PROJECT SITE.
11. ALL PLANT BEDS SHALL BE MULCHED WITH THREE (3) INCHES OF DOUBLE SHREDDED HARDWOOD BARK MULCH OR OTHER MATERIAL APPROVED BY THE OWNER OR ENGINEER. THE LIMIT OF THE MULCH FOR TREES SHALL EXTEND 12 INCHES BEYOND THE PLANTING HOLE, AND FOR SHRUBS AND BEDS, THE ENTIRE SHRUB OR BED AREAS AS INDICATED ON THE PLAN OR APPROVED IN THE FIELD. NO MULCH SHALL BE PLACED WITHIN THREE (3) INCHES OF THE TRUNK OR TRUNK FLARE. NO SEPARATE PAYMENT SHALL BE MADE FOR MULCH, BUT THE COST SHALL BE INCLUDED IN VARIOUS ITEMS OF THE PROPOSAL.
12. ALL PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF TEN (10) INCHES PRIOR TO ANY PLANTING. ALL STONES, WIRE, CONCRETE AND UNSUITABLE MATERIALS SHALL BE REMOVED. ALL SHRUB PLANTINGS SHALL BE INSTALLED IN MULCHED PLANTING BEDS EXTENDING AT LEAST TWO (2) FEET FROM THE PLANTS OR AS INDICATED ON THE APPROVED PLANS.
13. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 1 YEAR. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING PLANT MATERIAL. ONCE PLANTING MATERIAL IS ESTABLISHED AND ACCEPTED. THE OWNER WILL BE RESPONSIBLE FOR CONTINUAL MAINTENANCE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATING. ANY RELOCATED PLANT MATERIALS SHALL BE COORDINATED WITH THE ENGINEER.
15. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, AND EQUIPMENT, INCIDENTALS AND CLEAN UP.
16. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
17. PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. ALL PLANT MATERIALS SHALL REMAIN PROTECTED IF IT IS NOT PLANTED WITHIN DAY OF DELIVERY, BUT SHALL NOT EXCEED TWO (2) DAY PERIOD AFTER DELIVERY.
18. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
19. ALL NON-BIODEGRADABLE ROOT WRAPPINGS (INCLUDING WIRE BASKETS) ARE TO BE REMOVED COMPLETELY BEFORE PLANTING.
20. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. SHEARS ARE TO BE STERILIZED BETWEEN TREES.
21. ALL INJURED ROOTS SHALL BE PRUNED BEFORE PLANTING, AND OBVIOUS GIRDLING ROOTS REMOVED, PRUNED OR EXTENDED AS APPROPRIATE. PRUNE BRANCHES THAT CROSS. THE MAIN LEADER OF DECIDUOUS TREES SHOULD NOT BE CUT BACK. LONG SIDE BRANCHES MUST BE SHORTENED.
22. TREES ARE TO BE SUPPORTED IMMEDIATELY AFTER PLANTING. TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE AS INDICATED.
23. UNLESS OTHERWISE NOTED, ALL DECIDUOUS AND EVERGREEN TREES SHALL HAVE A SINGLE TRUNK.
24. DECIDUOUS AND EVERGREEN TREES WHICH ARE B&B SHALL BE DRUM LACED IN LIEU OF WIRE BASKETS.

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Filename
⊕	4	Single	B1	42 INCH LED BOLLARD WITH NO UPLIGHT, NOM 1000 LUMENS 40K	KIM LIGHTING	PA7R-NU2-12L-010-4K7	40K	0.900	14	936	PA7R-NU2-12L-010-4K7.ies
○	4	Single	P4	LED SIDE-ARM POST LIGHT, 18 IN DIA SHADE, FORWARD THROW OPTIC, NOM 7300 LUMENS, 3000K	LSI INDUSTRIES, INC.	XDLS-FT-LED-HO-WW	35K	0.900	106	7380	XDLS-FT-LED-HO-WW.ies
▭	2	Single	S3	LED POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, NOM 9200 LUMENS	Hubbell Lighting Inc, dba Beacon Products	VP-S-36L-80-4K7-3	40K	0.900	81	9206	VP-S-36L-80-4K7-3.ies
▭	5	Single	S4	LED POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, NOM 9200 LUMENS	Hubbell Lighting Inc, dba Beacon Products	VP-S-36L-80-4K7-4	40K	0.900	81	9052	VP-S-36L-80-4K7-4.ies
⊙	7	Single	W1	LED GOOSENECK WALL-BRACKET LUMINIARE, FROSTED GLASS GLOBE	LSI INDUSTRIES, INC.	WAR-616-17L-35-FGG6-GWT	35K	0.900	12.8	1232	WAR-616-17L-35-FGG6-GWT.ies

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Calc points to Zero	Illuminance	Fc	1.64	14.2	0.0	N.A.	N.A.	5	5
NEW WALKWAY	Illuminance	Fc	5.97	14.2	0.4	14.93	35.50		
Outdoor Terrace	Illuminance	Fc	4.88	12.1	1.4	3.49	8.64		
PARKING	Illuminance	Fc	2.40	6.8	0.4	6.00	17.00		

REFER TO DETAIL SHEET 9 FOR LIGHTING DETAILS

LIGHTING NOTES

1. THIS PLAN SHALL BE UTILIZED FOR LIGHTING PURPOSES ONLY. CONTRACTOR SHALL REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
2. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER WITH A COMPLETE LIGHTING DESIGN FOR REVIEW AND APPROVAL.
3. FREESTANDING LUMINAIRE MOUNTING HEIGHT SHALL BE 12' AND 15' AS INDICATED ON PLANS
4. FREESTANDING LIGHT FIXTURES SHALL BE BLACK.
5. WRITTEN APPROVAL IS REQUIRED FROM MG ENGINEERING ASSOCIATES FOR AND SUBSTITUTIONS ARE MODIFICATIONS TO THE APPROVED LIGHTING PLAN.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	5	3-1/2" CAL. MIN.	B&B 'SHADE TREE'
ASGM	ACER SACCBARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3	3-1/2" CAL. MIN.	B&B 'SHADE TREE'
PSK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2	2-2-1/2" CAL. MIN.	B&B 'ORN. TREE'
ICGL	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	14	24-30"	#3 CAN EVERGREEN SHRUB
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	15	24-30"	#3 CAN EVERGREEN SHRUB
TO	THUJA ACCIDENTALIS 'NIGRA'	DARK GREEN AMER. ARBORVITAE	15	6' B&B	EVERGREEN TREE

NOTES:
1. ALL EXTERIOR GROUND AREAS NOT OCCUPIED BY BUILDINGS, STRUCTURES AND PAVING (EXCEPT AREAS INDICATED TO BE UNDISTURBED AND PLANTING BEDS) SHALL BE LAWN AREAS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MARLTON, NJ 08053

DATE: 9/27/2021
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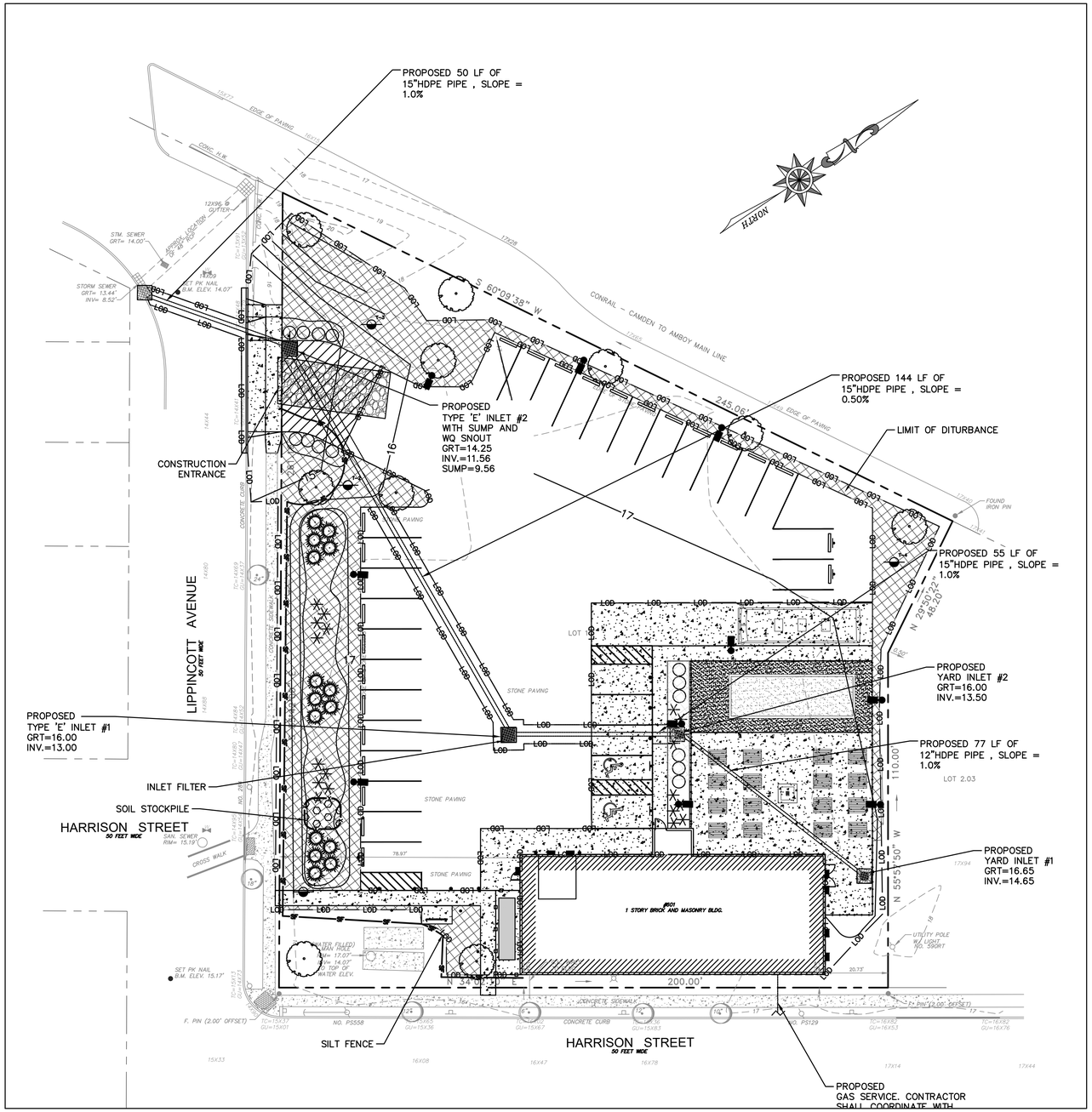
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No.	REVISION	DATE	BY	CHK'D

LANDSCAPE AND LIGHTING PLAN
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021		SHEET No. :	5
JOB No. : 2021-885			



SOIL COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION AND TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLANS.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATION OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT THE TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

B. COMPACTION TESTING METHODS

1 PROBING WIRE TEST (SEE DETAIL)

2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
5. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO THE ASTM STANDARDS AND SPECIFICATION AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
7. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SOIL RESTORATION PLAN KEY

= SOIL COMPACTION TESTING AREAS (N/A) PROPOSED LANDSCAPE AREAS TO BE SCARIFIED 12' OUTSIDE OF EXISTING AND PROPOSED FOUNDATIONS.

T-X = RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 PER/.5 ACRE)

TOTAL SOIL RESTORATION AREA = 7,468 SF (0.17 ACRES)

EARTH DISTURBANCE

TOTAL LIMIT OF EARTH DISTURBANCE = 20,049 SF (0.460 ACRES)

EROSION AND SEDIMENT CONTROL PLAN NOTES AND LEGEND

= DENOTES STABILIZED CONSTRUCTION ACCESS	LOD = PROPOSED LIMIT OF DISTURBANCE LINE
	= PROPOSED SILT SOCK
= INLET FILTER	= DENOTES SOIL STOCKPILE

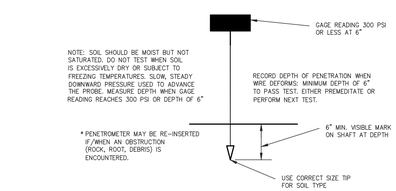
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

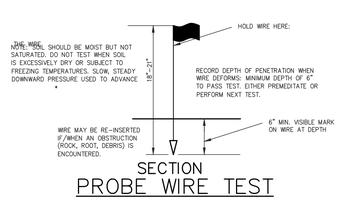
Know what's at stake- Call 811 BEFORE YOU DIG

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HANDHELD SOIL PENETROMETER TEST

N.T.S.



SECTION

PROBE WIRE TEST

15.5 GA. STEEL WIRE (SURVEY FLAG)

N.T.S.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
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No.	REVISION	DATE	BY	CHK

SESC PLAN

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

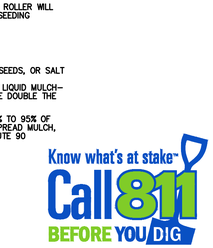
DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021			SHEET No. : 6
JOB No. : 2021-885			

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. ALL CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16. NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO ENSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
18. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
20. THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTFIED 48 HOURS PRIO TO ANY LAND DISTURBANCE
21. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
22. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT BE BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
23. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
24. METHODS FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A PH OF 4 OR LESS.
25. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS OF THE PROPOSED SITE.
29. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30. ALL VEGETATIVE MATERIALSHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
32. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
33. NJSA 4:24-39, ET SEQ. REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
34. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. SEE DETAILS.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
   - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER OF UNDERGROUND UTILITIES.
2. SEEDBED PREPARATION
   - A. APPLY GROUND LIMESTONE AND FERTILIZER. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGREN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
   - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AS ABOVE.
   - D. SOILS HIGH ON SULFIDES OR HAVING A pH OF 4 OR LESS REFER TO STANDARD FOR. FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.
3. SEEDING
   - A. SEE TEMPORARY SEED MIXTURE FOR SPECIES AND APPLICATION RATES.
   - B. APPLY SEED UNIFORMLY BY HAND, CYCLONE(CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. MULCH SHALL NOT BE INCLUDED IN A HYDRO-SEEDER TANK WITH SEED. SEED SHALL BE INCORPORATED INTO THE SOIL BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COURSE TEXTURED SOIL.
   - C. AFTER SEEDING, FIRMING THE SOIL SHALL BE PERFORMED WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING EMERGENCE.
4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING.
   - A. MULCH MATERIALS SHOULD BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLE THE LOWER RATE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MATERIAL.
   - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 90 POUNDS WITHIN EACH SECTION.



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4. MULCHING (CONTINUED)
   - C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
     1. PEG AND TWINE- DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
     2. MULCH NETTING- STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
     3. CRIMPER(MULCH ANCHORING TOOL)- A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
   - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

TEMPORARY SEEDING MIXTURE

THIS SEEDING MIXTURE IS COMPOSED OF A SINGLE SPECIES WHICH GERMINATES QUICKLY IN ORDER TO REDUCE SOIL EROSION UNTIL A PERMANENT VEGETATIVE COVER CAN BE COVER ESTABLISHED. A MIXTURE OF EQUAL QUALITY MAY BE SUBSTITUTED IF APPROVED BY OUR OFFICE.

%	COMMON NAME	BOTANICAL NAME
100%	PERENNIAL RYE GRASS	LOLIUM PERENNE

THE MINIMUM APPLICATION RATE FOR THIS SEEDING MIXTURE SHALL BE ONE (1) POUND/1000 SQUARE FEET OR 100 POUNDS/ACRE.

RECOMMENDED SEEDING PERIODS ARE MARCH 1-MAY 15 AND AUGUST 15-OCTOBER 1. SUMMER SEEDING SHALL BE PERFORMED ONLY IF ADEQUATE IRRIGATION IS PROVIDED TO ENSURE SUCCESSFUL GERMINATION

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
   - C. TOPSOIL SHALL BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
   - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
   - A. APPLY LIMESTONE AND FERTILIZER. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGREN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
   - C. SOILS HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION.
3. SEEDING
   - A. TYPE A-3 SEED MIX SHALL BE USED IS ALL AREAS OUTSIDE OF THE FARMING AREA APPLICATION RATE SHALL CONFORM WITH THE NJDOT SPECIFICATIONS. THE FARMING AREA SHALL BE PLANTED AS NECESSARY BY THE OWNER IN ORDER TO ESTABLISH CROPS.
   - B. APPLY SEED UNIFORMLY BY HAND, CYCLONE(CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. MULCH SHALL NOT BE INCLUDED IN A HYDRO-SEEDER TANK WITH SEED. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDING, SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COURSE TEXTURED SOIL.
   - C. AFTER SEEDING, FIRMING THE SOIL SHALL BE PERFORMED WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING EMERGENCE.
4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING.
   - A. MULCH MATERIALS SHOULD BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLE THE LOWER RATE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MATERIAL.
   - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 90 POUNDS WITHIN EACH SECTION.
   - C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
     1. PEG AND TWINE- DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
     2. MULCH NETTING- STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
     3. CRIMPER(MULCH ANCHORING TOOL)- A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
   - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
5. IRRIGATION
   - A. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH ONCE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOP DRESSING *
   - A. SPRING SEEDING WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
   - B. FALL SEEDING WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.
   - C. MIXTURES DOMINATED BY WEEPING LOVEGRASS OR LEGUMES MAY NOT NEED TOPDRESSING.

   * IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THIS FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.

PERMANENT STABALIZATION WITH SOD

METHODS AND MATERIALS

- A. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- B. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COURSE WEEDY GRASSES.
- C. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING (EXCLUDES TOP GROWTH).
- D. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- E. FOR DROUGHTY SITES, A SOD OF TURF-TYPE TALL FESCUE AND BLUEGRASS IS PREFERRED OVER STRAIGHT BLUEGRASS SOD.
- F. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS OR LESS DURING SUMMER MONTHS.

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING..
   - B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS DIVERSION DITCHES, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.
2. SOIL PREPARATION
   - A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. TABLE 6-1 IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

TABLE 6-1

LIMESTONE* APPLICATION RATE BY SOIL TEXTURE

SOIL TEXTURE	TONS/ACRES	LBS./1000 SQ. FT.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

* PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.

PERMANENT STABALIZATION WITH SOD (CONT.)

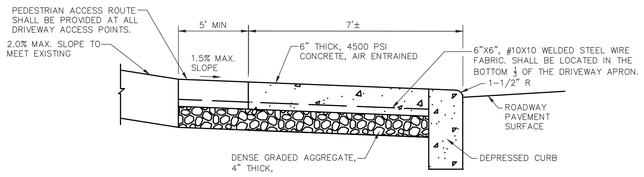
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
- C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO TOPSOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH THE ABOVE.

3. SOD PLACEMENT
   - A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
   - B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
   - C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS S SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF ROOTS.
   - D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES (8 TO 10 INCES LONG BY 3/4 INCH WIDE).
   - E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
   - F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 1 INCH. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
4. TOPDRESSING – SINCE SLOW RELEASE NITORGEN FERTILIZER (WATER INSOLUBLE) IS PRESCRIBED IN SECTION 2, "SEEDBED PREPARATION" IN THIS STANDARD, A FOLLOW-UP TOPDRESSING IS NOT MANDATORY, EXCEPT WHERE A GROSS NITROGEN DEFICIENCY EXISTS TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. TOPDRESSING SHALL THEN BE APPLIED. TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET.

TOP SOILING

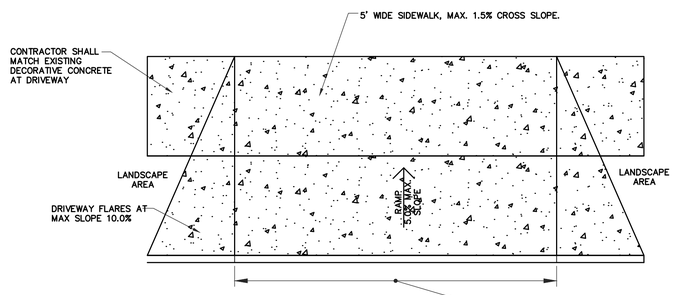
TOPSOIL SHOULD BE USED WHERE SOILS ARE: SANDS, GRAVELY SOILS, CLAYS, SILTY CLAYS, VERY SHALLOW, OR WHERE THEY ARE EXTREMELY ACID (LESS THAN pH4.0) OR SALTY (COND-ACTIVITY GREATER THAN 1.0 MILLIMHOS PER CENTIMETER), OR WHERE TOPSOIL IS AVAILABLE ON SITE AND ASSURANCE OF IMPROVED VEGETATIVE GROWTH IS DESIRED.

1. MATERIALS
   - A. TOPSOIL SHOULD BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE THAT MAY BE HARMFUL TO PLANT GROWTH. A pH RANGE OF 5.0-7.5 IS ACCEPTABLE. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER). TOPSOIL HAULED IN FROM OFF SITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTTER CONTENT MAY BE RAISED BY ADDITIVES.
2. STRIPPING AND STOCKPILING
   - A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND/OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   - B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   - C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL pH TO 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER.
   - D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   - E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   - F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH TEMPORARY SEEDING STANDARDS PREVIOUSLY DESCRI

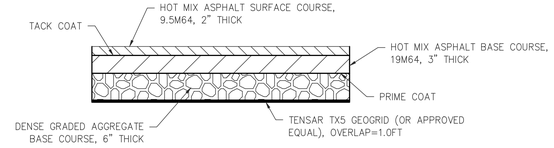


TRANSVERSE EXPANSION JOINTS, 1/2" WIDE SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 8' AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER. LONGITUDINAL JOINTS, 1/2" WIDE, SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/2" BELOW THE TOP OF THE SIDEWALK AND FILLED WITH JOINT SEALER (SIKAFLEXIA, OR AN APPROVED EQUAL). NO SEPARATE PAYMENT WILL BE MADE FOR DENSE-GRADED AGGREGATE BASE COURSE OR WELDED WIRE FABRIC

REINFORCED CONCRETE DRIVEWAY, 6" THICK

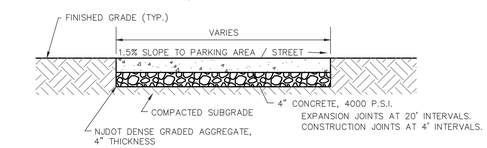


DRIVEWAY PLAN VIEW



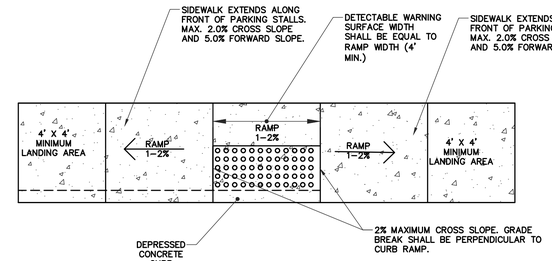
TYPICAL ONSITE PAVEMENT DETAIL

N.T.S.

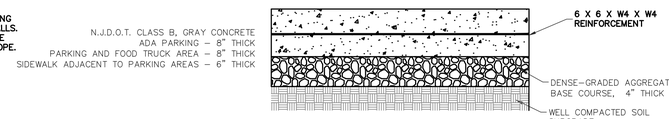


TYPICAL CONCRETE SIDEWALK DETAIL

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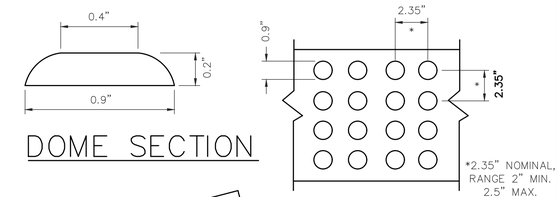


ADA RAMP AT PARKING STALL



REINFORCED CONCRETE PAD DETAIL

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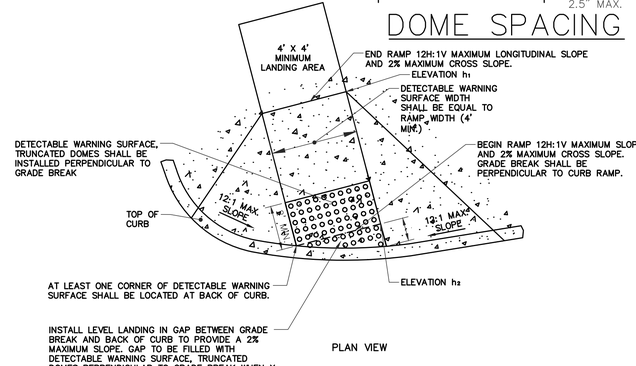
DOME SECTION

DOME SPACING

R1-1
30"X30"

SIGN DETAILS

N.T.S.



PLAN VIEW

ADA CURB RAMP & DETECTABLE WARNING SURFACE GENERAL DETAIL (TYPE 1 RAMP)

N.T.S.

NOTES:

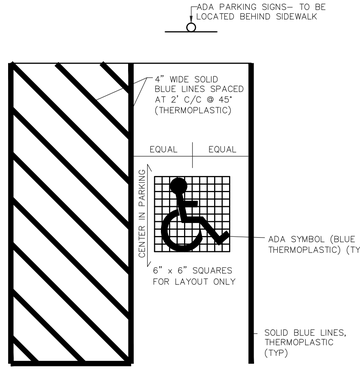
1. ALL PEDESTRIAN ACCESS TO SIDEWALKS AND STREETS, INCLUDING CROSSWALKS, CURB RAMPS, STREET FURNISHINGS, PEDESTRIAN SIGNALS, PARKING AND OTHER COMPONENTS OF PEDESTRIAN ACCESS IN THE RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF WAY GUIDELINES PROPOSED BY THE ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD (ACCESS BOARD). ADDITIONALLY, THE ADA RAMPS SHALL BE IN ACCORDANCE WITH THE 2010 ADA GUIDELINES.
3. CONTRACTOR SHALL COORDINATE WITH ENGINEER PRIOR TO INSTALLATION OF ADA RAMPS.
2. GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF RAMP RUN. AT LEAST ONE END OF THE BOTTOM GRADE BREAK SHALL BE AT THE BACK OF CURB. WHEN INSTALLING A CURB RAMP ON A CURB RADIUS, THE AREA BETWEEN THE GRADE BREAK AND THE BACK OF CURB SHALL MEET THE SLOPE REQUIREMENTS FOR LANDINGS AND PROVIDE ADEQUATE DRAINAGE TO PREVENT THE ACCUMULATION OF WATER OR DEBRIS ON OR AT THE BOTTOM OF THE RAMP. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMPS, BLENDED TRANSITIONS, LANDINGS, AND GUTTER AREAS WITHIN THE PEDESTRIAN ACCESS ROUTE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH. THE ROWS OF TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP AND THE LANDING
3. H=CURB HEIGHT. VOID NJDOT DETAIL CD-606-1. H= h_1-h_2



NOTES: 1. WHITE LEGEND ON BLUE REFLECTORIZED BACKGROUND.
2. 6" x 12" SIGN
3. TO BE INSTALLED WHEN NOTED ON PLANS

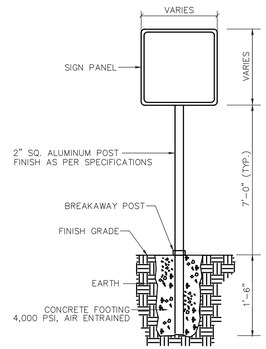
VAN ACCESSIBLE SIGN DETAIL

N.T.S.



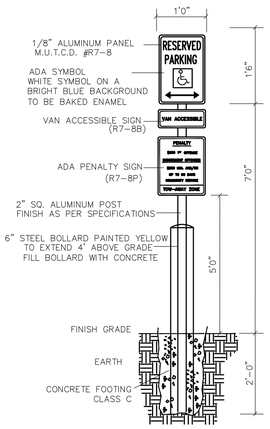
ADA PARKING DETAIL

N.T.S.

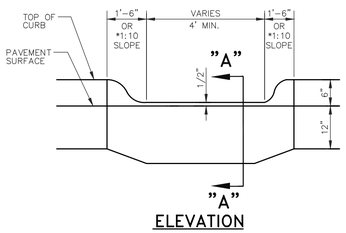


SIGN AND POST DETAIL

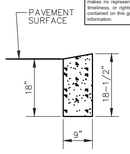
N.T.S.



ADA PARKING SIGN



ELEVATION



SECTION "A-A"

DEPRESSED CURB DETAIL

N.T.S.

ADA PENALTY SIGN

N.T.S.

Know what's at stake- Call 811 BEFORE YOU DIG

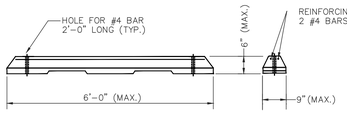
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GRID LAYOUT 6" X 6"

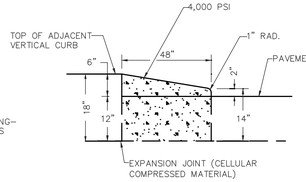
ADA SYMBOL DETAIL

N.T.S.



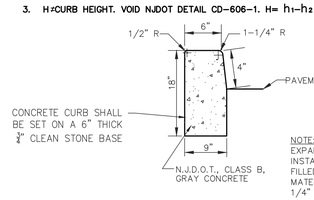
PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.



CURB TAPER DETAIL

NTS



NOTE:
EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10' APART AND FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED, AND RECESSED 1/4" FROM FACE AND TOP OF CURB.

9" x 18" CONCRETE VERTICAL CURB

N.T.S.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, N.J.
08012 PHONE:
1-856-404-0540
WWW.MGEASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION
24GA28279000

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NO.	REVISION	DATE	BY	CHK

CONSTRUCTION DETAILS

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED

DATE : SEPTEMBER, 2021
JOB No. : 2021-885
SHEET No. : 8

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Warwick (WAR)

LSI Abolite® LED Warwick



OVERVIEW	
Lumen Range	1,250 - 1,700
CCT	27/30/35/40/50K
Wattage Range	9.3 - 12.8

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Heavy gauge spun aluminum with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

Optical System

- Available in 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures
- Minimum CRI of 80

Electrical

- Standard Universal Voltage (120-277 Vac) input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30°C to +50°C (-22°F to +122°F)

Installation

- Fixture can be top or side mounted using a 3/4" gooseneck or stem.
- Pre-wired with 96" leads standard.
- Fixed hub tapped for 3/4" NPT conduit.
- Glass globe is required.
- Not designed for uplight applications.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- Suitable for wet locations

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



US patent 7,828,456 8,002,428, 8,177,386 8,434,893 8,967,823 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE – -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA | cULus | RoHS | FC

LIGHT OUTPUT - XDLS

		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White 5000K	SS	7100	6040	6220	71
	HO	9000	8000	8300	106
Neutral White 4000K	SS	6510	5940	5680	71
	HO	8810	7890	7780	106
Warm White 3500K	SS	4790	5170	5010	71
	HO	6460	6860	6740	106

LED Chips are frequently updated therefore values may increase.

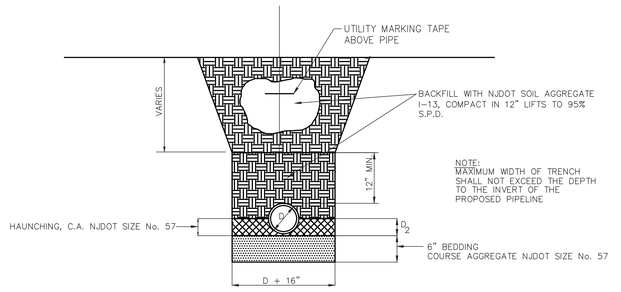
Project Name _____ Fixture Type _____

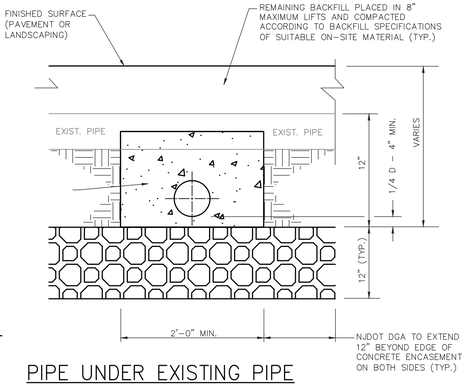
Catalog # _____

9/09/19
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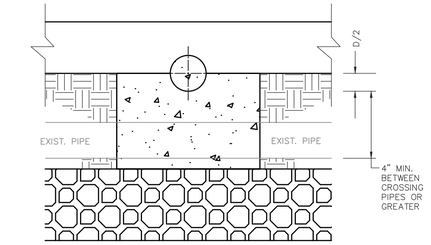
TRENCH DETAIL FOR HDPE/P.V.C. PIPE (ONSITE)

N.T.S.





PIPE UNDER EXISTING PIPE

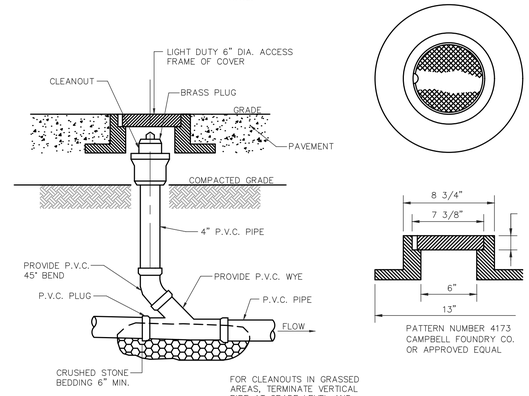


NOTES:
LENGTH OF ENCASEMENT SHALL BE 10 FEET FROM CENTERLINE OF INTERSECTION IN EACH DIRECTION.

PIPE OVER EXISTING PIPE

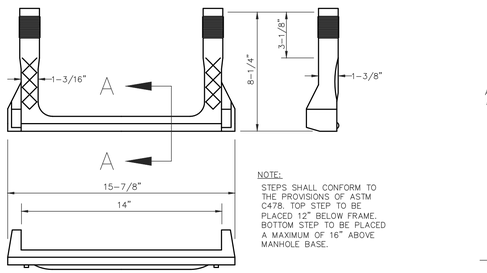
CONCRETE ENCASEMENT DETAIL FOR PIPE CROSSINGS

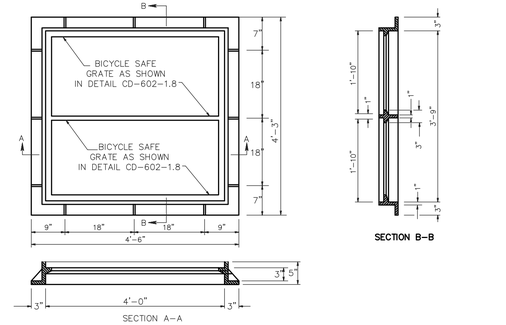
N.T.S.



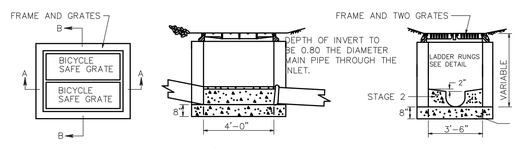
SANITARY LATERAL/ROOF DRAIN CLEANOUT DETAIL

N.T.S.





FRAME FOR INLET, TYPE E



INLET, TYPE E DETAIL

NOTES:
PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL.

Know what's at stake- Call 811 BEFORE YOU DIG

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ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, N.J.
08012 PHONE:
1-856-404-0540
WWW.MGEASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION
24GA28279000

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No.	REVISION	DATE	BY

CONSTRUCTION DETAILS

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021		SHEET No. : 9	
JOB No. : 2021-885			

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

Alno | Cimarron LED | Ratio Family

IP66 | DLC | DLC Premium | Rev Certification Specifications

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE | wiSCAPE

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device (SPD) protects the luminaire to ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync® wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in-fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solution

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (61-10.9)

KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

PA7R

BOLLARD

Pavilion™



RELATED PRODUCTS

Pavilion Square | Pavilion Round, Impact Rated

FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent

cULus LISTED | DLC | IK10

CONTROL TECHNOLOGY

Bluetooth | DMX | SiteSync | phorus

SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

SHAFT:

- Aluminum shaft(s) is 325" thick extruded aluminum 6061 alloy
- Concrete shaft(s) conforms to current specifications for "Portland Cement." ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D
- Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi
- Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA-acrylic
- UO configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

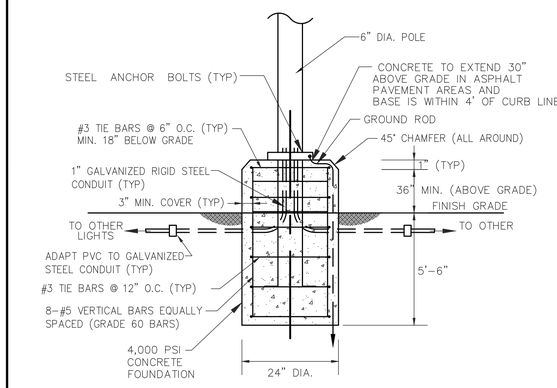
- Aluminum shaft configurations will have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four steel mounting tabs for installation on four 1/2" x 10" x 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with ± 10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

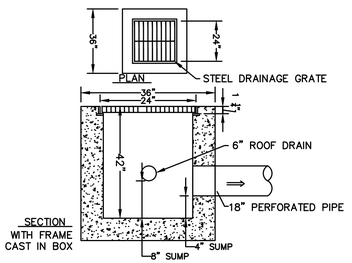
(Specifications continued on page 3)

KEY DATA	
Lumen Range	397–2350
Wattage Range	14–22
Efficacy Range (LPW)	29–108
Reported Life (Hours)	L70/60,000



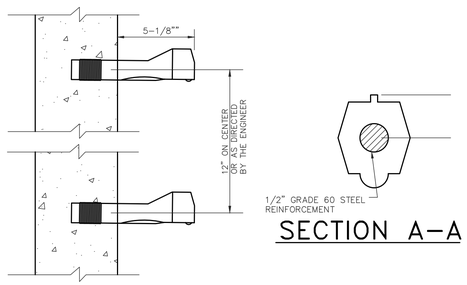
LIGHT POST FOUNDATION DETAIL

N.T.S.



24" x 24" YARD DRAIN DETAIL

NOT TO SCALE



SECTION A-A

COPOLYMER POLYPROPYLENE PLASTIC STEEL REINFORCED MANHOLE STEP

N.T.S.



1 A-001 ARCHITECTURAL SITE PLAN

Scale: 1" = 20'-0"

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BREWERY THIRTY-THREE
RIVERTON, NEW JERSEY

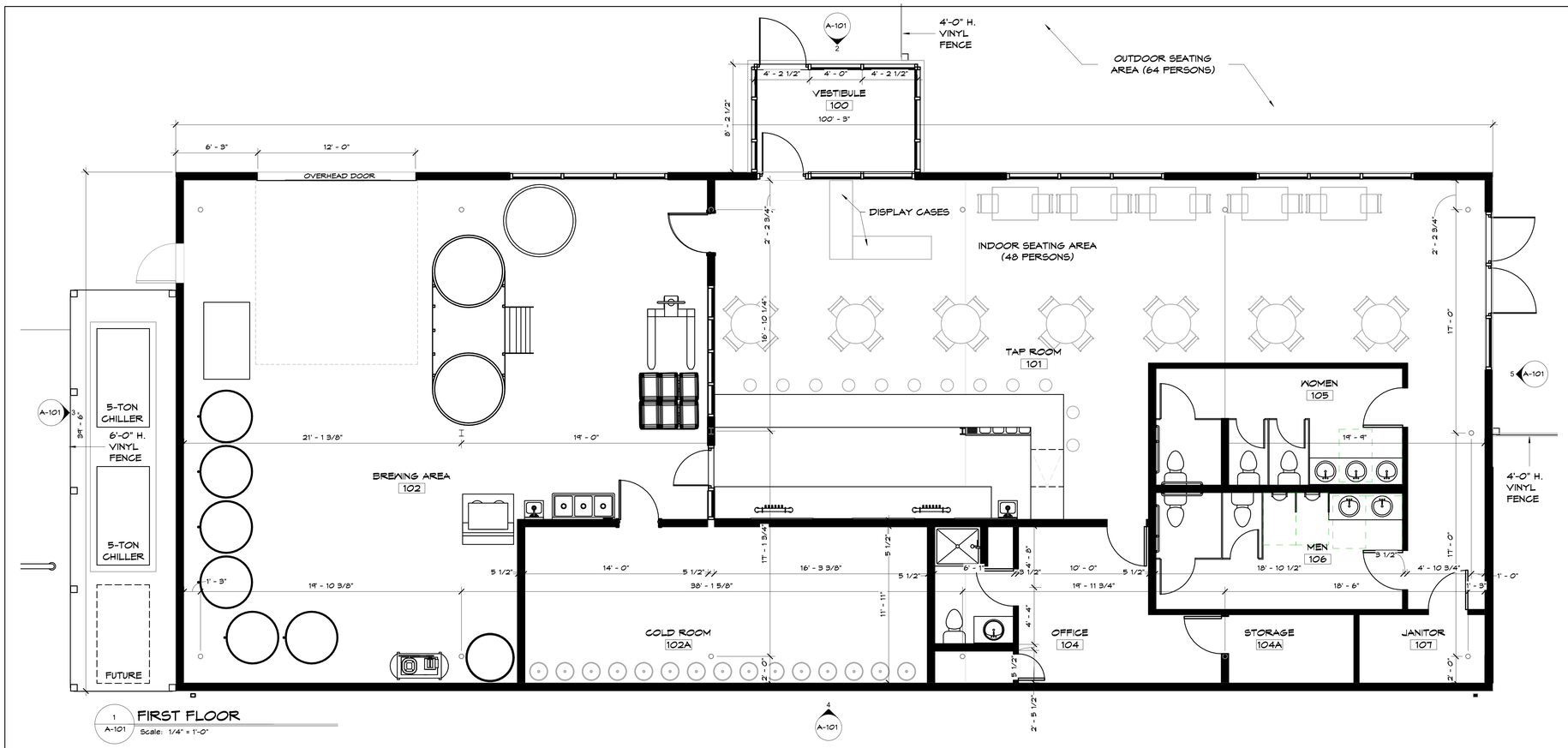
J. Randolph Parry Architects, PC
613 Main Street Riverton, New Jersey, 08077

A-001

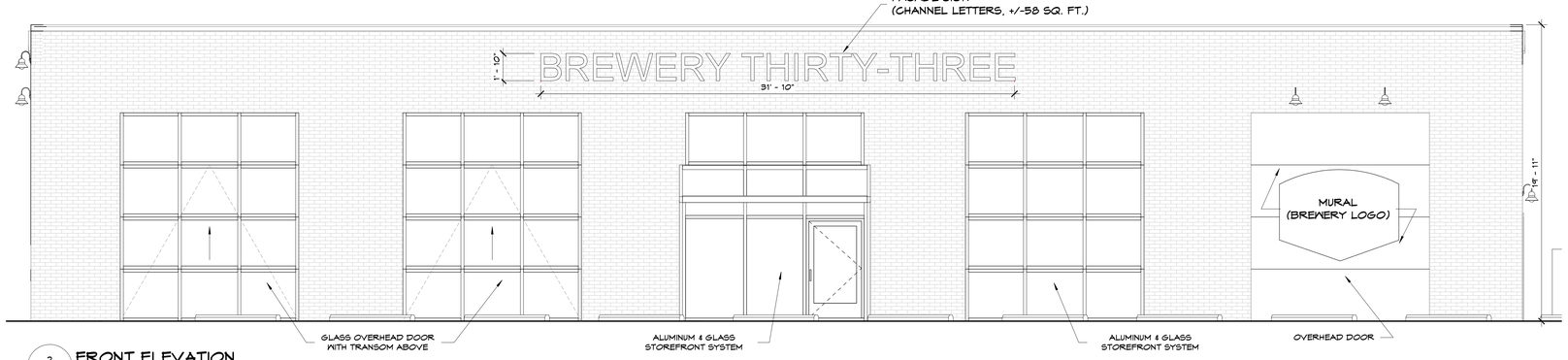
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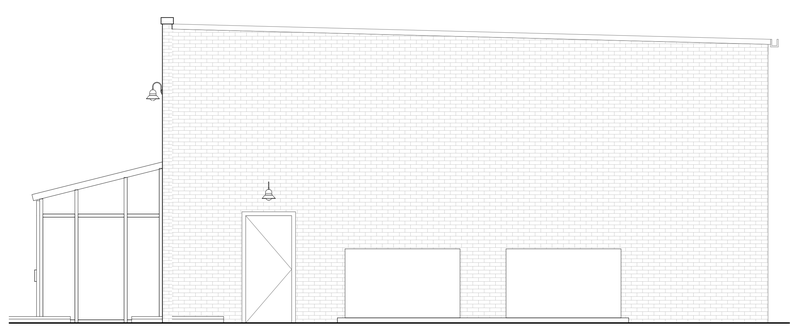
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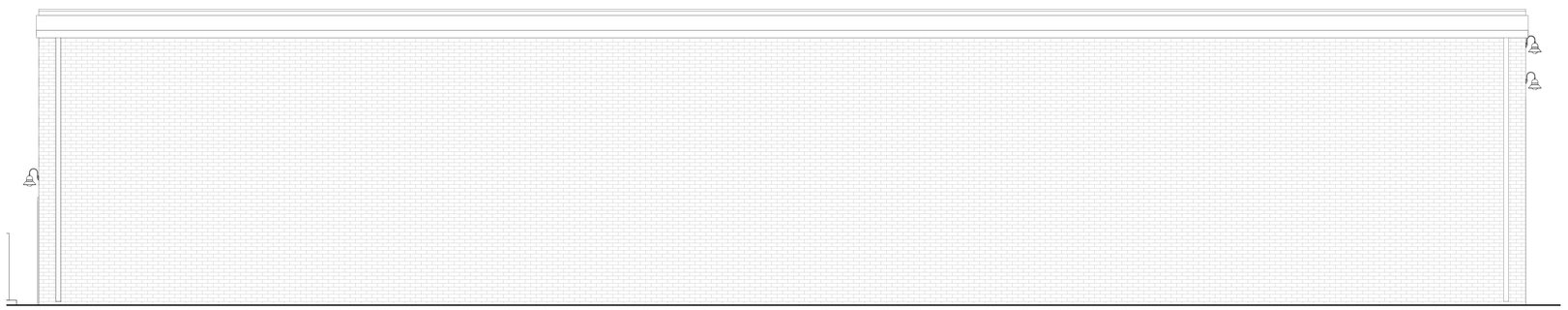
1 A-101 **FIRST FLOOR**
Scale: 1/4" = 1'-0"



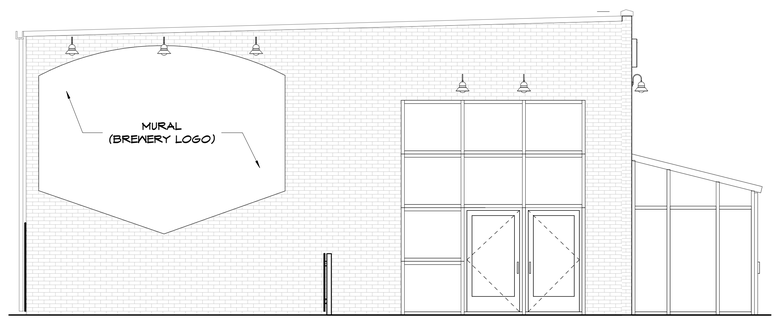
2 A-101 **FRONT ELEVATION**
Scale: 1/4" = 1'-0"



3 A-101 **RIGHT SIDE ELEVATION**
Scale: 1/4" = 1'-0"



4 A-101 **REAR ELEVATION**
Scale: 1/4" = 1'-0"



5 A-101 **LEFT SIDE ELEVATION**
Scale: 1/4" = 1'-0"

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MG Engineering Associates, LLC
334 W. Front Street
Media, PA 19063

MG Engineering

September 29, 2021

Thomas Cimino
56 Wesley Avenue
Cherry Hill, NJ 08002

Re: **Traffic Engineering Assessment**
Proposed Brewery
601 Lippincott Avenue
Borough of Riverton, Burlington County, New Jersey

Dear Mr. Thomas Cimino:

At your request, MG Engineering Associates, LLC prepared this Traffic Engineering Assessment for the proposed 4,073 square foot (SF) brewery with 112 seats. The purpose of this traffic engineering assessment is to estimate the amount of additional traffic expected to be generated by the proposed use.

The site is located northerly quadrant of the intersection of Lippincott Avenue & Harrison Street in a NB – Neighborhood Business District Zone. The site will be accessed via an existing full-movement driveway along Lippincott Avenue.

Trip Generation - Proposed Condition:

The amount of traffic estimated to be generated by the proposed 4,073 SF brewery was calculated based on data published by the Institute of Transportation Engineers (ITE) in Trip Generation, 10th Edition. Please note, no professionally recognized trip generation rates exist for breweries. However, upon review of the ITE trip generation data, Land Use Code 925 - Drinking Place, is appropriate to estimate the number of expected trips from this site. Based on ITE data, the trips to be generated by the proposed brewery use during the weekday PM peak hour are summarized in Table 1 below.

Table 1 - Additional Trips, 4,073 SF			
Development	PM Peak Hour		
ITE Data: Drinking Place (LU 925);	In	Out	Total
4,073 SF	31	16	47

Please note that this site is in proximity to residential dwellings and the Riverton New Jersey Transit Light Rail Station. Due to this site's location, we expect a portion of the above referenced vehicular trips to be replaced with pedestrian trips to this site thereby reducing this site's overall vehicular impact on the adjacent intersections and roadways.

MG Engineering Associates, LLC
334 W. Front Street
Media, PA 19063

Traffic Impact

This site is expected to add less than 100 trips to the adjacent roadway network during the peak periods. It should also be noted that the number of new trips falls below the industry-accepted standard of a significant increase in traffic of 100 trips. Based on the Transportation Impact Analysis for Site Development, published by the Institute of Transportation Engineers (ITE) "it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways' peak hour or the development's peak hour."

Additionally, NJDOT has determined that the same 100-vehicle threshold is considered a "significant increase in traffic;" hence, it is not anticipated that the proposed use will result in a significant degradation of operating conditions.

Therefore, the adjacent intersections and roadways are expected to operate in a similar manner as they do today.

If you have any questions, please do not hesitate to contact me at 1-856-404-0540.

Very truly yours,

Michael Galante, PE, CME
MG Engineering Associates, LLC

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

412100

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ONE CENTENNIAL SQUARE
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505A HOWARD STREET
RIVERTON, NJ 08077

ATTORNEY BUSINESS ACCOUNT

BY: _____
AUTHORIZED REPRESENTATIVE
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412101	October 01, 2021	$********3,350.00

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RIVERTON, NJ 08077

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HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

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RTW093021-7	09/30/2021		BRE176.00001	3,350.00

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Invoice#	Invoice Date	GL Accounts	Matter Allocations	Invoice Amount
RTW093021-7	09/30/2021		BRE176.00001	3,350.00



1 A-001 ARCHITECTURAL SITE PLAN

Scale: 1" = 20'-0"

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BREWERY THIRTY-THREE
RIVERTON, NEW JERSEY

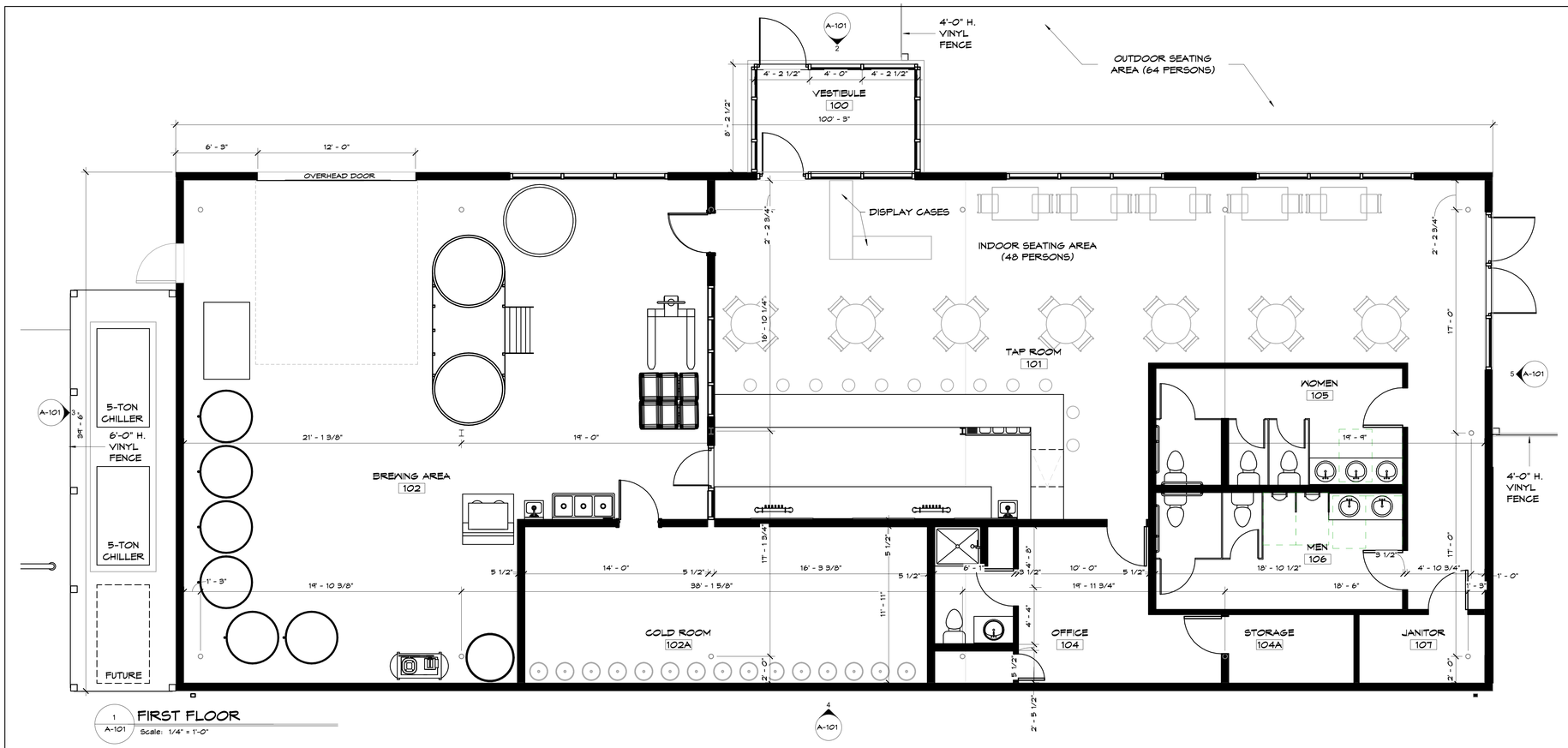
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613 Main Street Riverton, New Jersey, 08077

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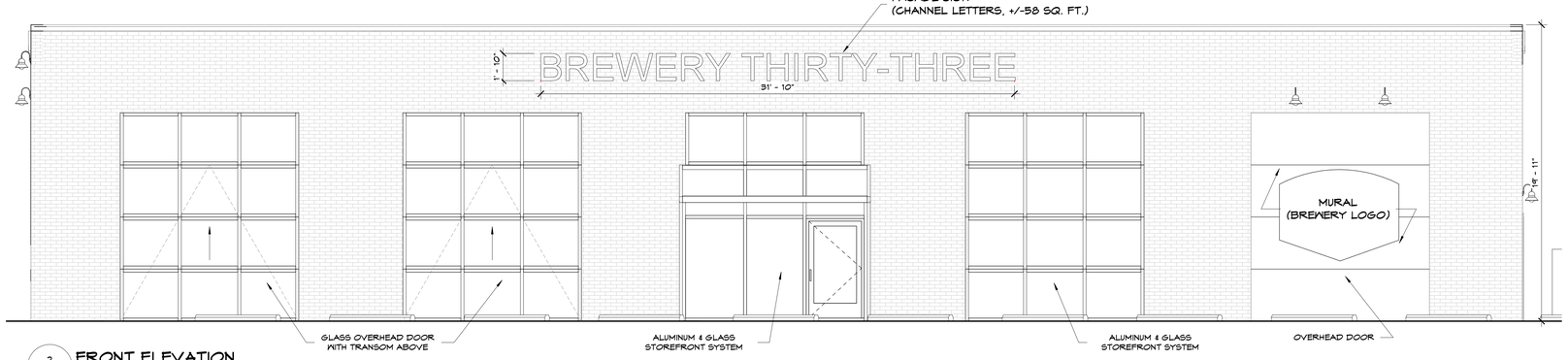
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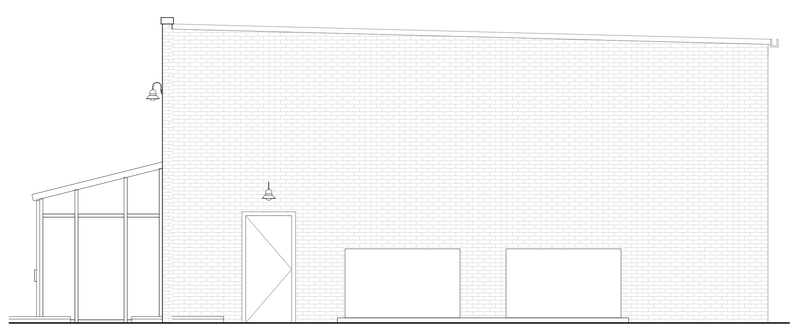
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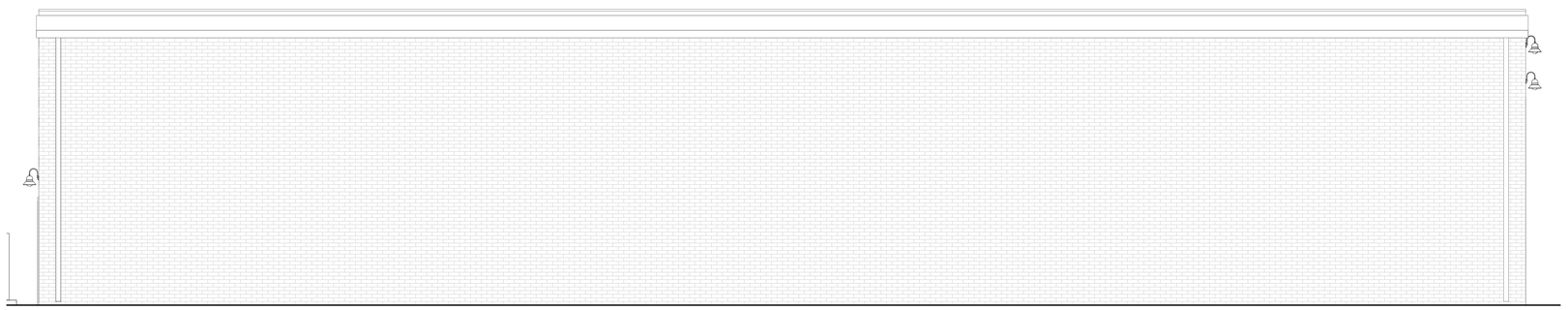
1 A-101 **FIRST FLOOR**
Scale: 1/4" = 1'-0"



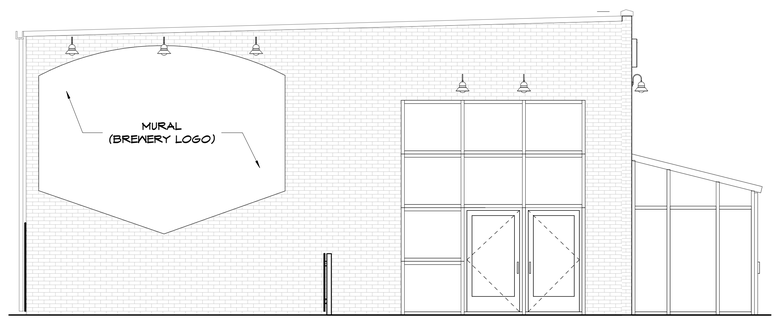
2 A-101 **FRONT ELEVATION**
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3 A-101 **RIGHT SIDE ELEVATION**
Scale: 1/4" = 1'-0"



4 A-101 **REAR ELEVATION**
Scale: 1/4" = 1'-0"



5 A-101 **LEFT SIDE ELEVATION**
Scale: 1/4" = 1'-0"

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BREWERY THIRTY-THREE

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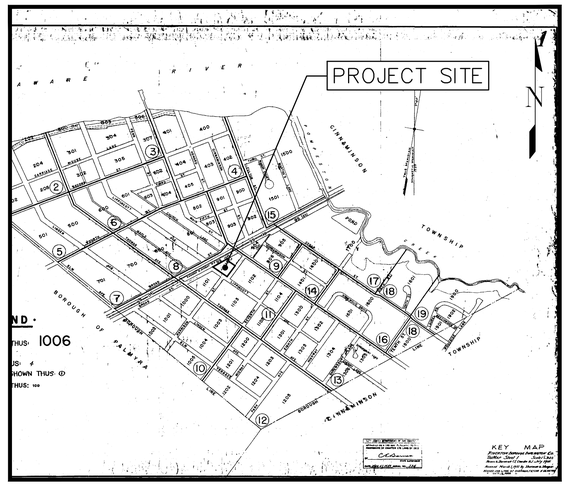
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PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR:

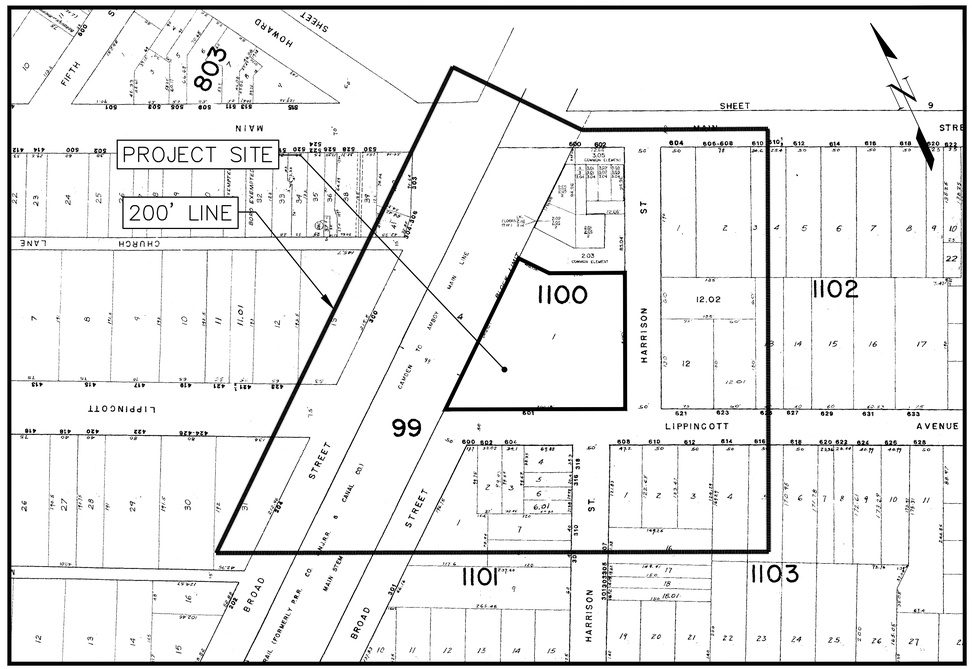
601 LIPPINCOTT LLC.
PROPOSED BREWERY

PLATE 11, BLOCK 1100, LOT 1
601 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY



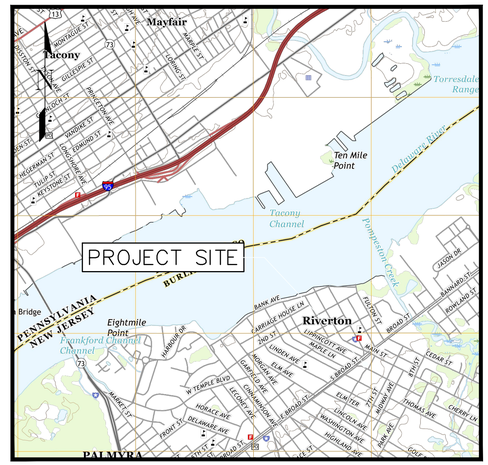
KEY MAP

SCALE: 1"=1000'



TAX MAP

SCALE: 1" = 100'



AERIAL MAP

SCALE: N.T.S.

200' PROPERTY OWNER LIST

PROPERTY ID	PROPERTY LOCATION	OWNERS NAMES & ADDRESS
BLOCK 99 LOT 6	BROAD ST 1, 2, 3, 4 & 5	NEW JERSEY TRANSIT CORP ONE PENN PLAZA E NEWARK, NJ 07105
BLOCK 800 LOT 31	204 BROAD ST	COX, JESSICA 204 BROAD ST RIVERTON, NJ 08077
BLOCK 801 LOT 13	300 BROAD ST	RAINER, JOSEPH & KELLY 1011 BEECHWOOD RD RIVERTON, NJ 08077
BLOCK 801 LOT 40	308 BROAD ST	BONN, MARK & PALAIT, ALBERT 2204 BEVERLY RD CINNAMINSON, NJ 08077
BLOCK 801 LOT 41	304-6 BROAD ST	RAINER, JOSEPH & KELLY 1011 BEECHWOOD RD RIVERTON, NJ 08077
BLOCK 1100 LOT 2.01	600 MAIN ST UNIT 1	MCKAY, JO ANN % RIVERTON HEALTH 600 MAIN ST., UNIT 1 RIVERTON, NJ 08077
BLOCK 1100 LOT 2.02	600 MAIN ST UNIT 2	MCKAY, JO ANN % RIVERTON HEALTH 600 MAIN ST., UNIT 1 RIVERTON, NJ 08077
BLOCK 1100 LOT 2.03	600 MAIN ST #3-4-7-8-9-10 2.04, 2.06, 2.07-2.09	CIOCI ENTERPRISE, LLC PO BOX 71 RIVERTON, NJ 08077
BLOCK 1100 LOT 3.05	600 MAIN ST SUITE 1 3.01	CIOCI ENTERPRISE, LLC PO BOX 71 RIVERTON, NJ 08077
BLOCK 1100 LOT 3.07	600 MAIN ST SUITE 3 3.03	600 MAIN STREET SUITE 3 LLC 103 MARYLAND AVE PALMYRA, NJ 08065
BLOCK 1100 LOT 3.09	600 MAIN ST SUITE 5 2ND FL	WHEELHOUSE, KATHRYN & THOMAS 600 MAIN STREET, SUITE 5 RIVERTON, NJ 08077
BLOCK 1101 LOT 2	602 LIPPINCOTT AVE	VANHORN, MATTHEW S & VENABLES, R 602 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1101 LOT 4	318 HARRISON ST	LEON, CLETUS, EVERETT, DALILA 318 HARRISON ST RIVERTON, NJ 08077
BLOCK 1101 LOT 6.01	312 HARRISON ST	CLAUSEY, RENEE P 312 HARRISON STREET RIVERTON, NJ 08077
BLOCK 1101 LOT 7	310 HARRISON ST	SCHOCK, TRACI 310 HARRISON ST RIVERTON, NJ 08077
BLOCK 1102 LOT 1	604 MAIN ST	ANTONUCCI VENTURES, LLC 701 BANK AVE RIVERTON, NJ 08077
BLOCK 1102 LOT 3	610 MAIN ST	WINTERS, BARBARA C & DEPEW, SANDRA 610 MAIN ST RIVERTON, NJ 08077
BLOCK 1102 LOT 12	621 LIPPINCOTT AVE	WHITLOCK, DEBORAH L 621 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1102 LOT 13	625 LIPPINCOTT AVE	RAINER, JOSEPH E JR & KELLY J 1011 BEECHWOOD RD RIVERTON, NJ 08077
BLOCK 1103 LOT 2	610 LIPPINCOTT AVE	JULTON, LEONARD C & KAREN L 610 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1103 4	614 LIPPINCOTT AVE	COVERLY, ANN MARIE 614 LIPPINCOTT AVE RIVERTON, NJ 08077
BLOCK 1103 LOT 16	307 HARRISON ST	MACQUAID, RICHARD C 307 HARRISON ST RIVERTON, NJ 08077

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SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LIGHTING AND LANDSCAPE PLAN
6	SOIL EROSION AND SEDIMENT CONTROL PLAN
7	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
8-9	CONSTRUCTION DETAILS

PREPARED BY
MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, NEW JERSEY 08012
WWW.MGEASSOCIATES.COM

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RIVERTON WHICH IS THE PROPER AUTHORITY TO APPROVE THIS PLAN.

MUNICIPAL CLERK — DATE

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF RIVERTON WHICH IS THE PROPER AUTHORITY TO APPROVE THIS PLAN.

PLANNING BOARD SECRETARY — DATE

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PLANNING BOARD CHAIRMAN — DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

ENGINEER — DATE

ENGINEER:
MICHAEL GALANTE PE

76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:

601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021

MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

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CERTIFICATE OF AUTHORIZATION
24GA28279000

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NO.	REVISION	DATE	BY	CHK

COVER SHEET

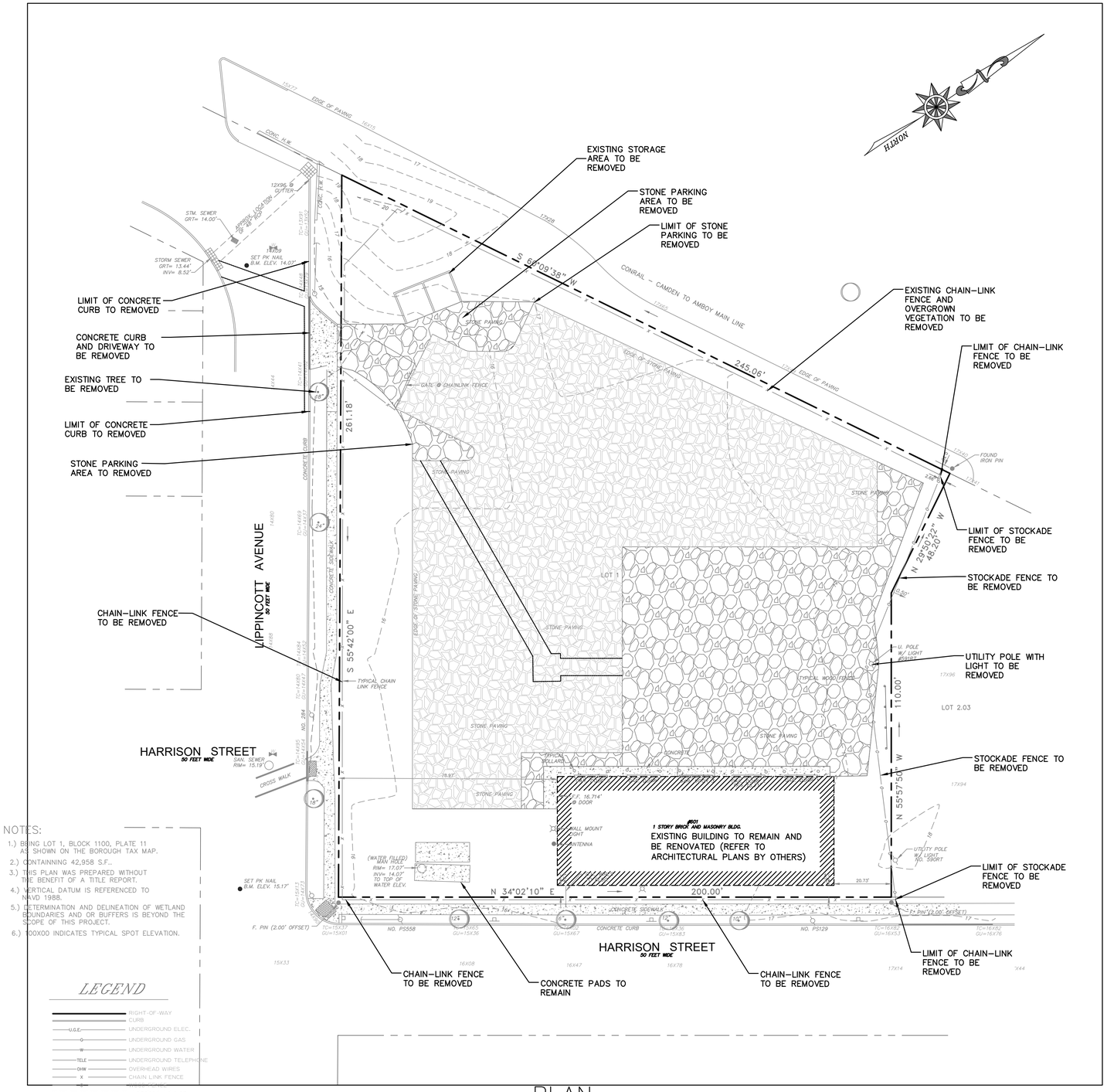
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED

DATE :
SEPTEMBER, 2021

JOB No. :
2021-885

SHEET No. :
1



NOTES:

1.) BEING LOT 1, BLOCK 1100, PLATE 11 AS SHOWN ON THE BOROUGH TAX MAP.

2.) CONTAINNING 42,958 S.F..

3.) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4.) VERTICAL DATUM IS REFERENCED TO NAVD 1988.

5.) DETERMINATION AND DELINEATION OF WETLAND BOUNDARIES AND OR BUFFERS IS BEYOND THE SCOPE OF THIS PROJECT.

6.) 00X00 INDICATES TYPICAL SPOT ELEVATION.

LEGEND

- RIGHT-OF-WAY
- CURB
- U.G.E. UNDERGROUND ELEC.
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- TELE UNDERGROUND TELEPHONE
- OHW OVERHEAD WIRES
- X CHAIN LINK FENCE
- UNDERGROUND PIPE
- P.S.E & G. MANHOLE
- SEWER MANHOLE
- W WATER MANHOLE
- MANHOLE
- BELL MANHOLE
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- VALVE
- TREE
- A.D.A. TILE
- SAN. SEWER VENT
- CLEAN-OUT
- FIRE HYDT.
- "A" SEWER INLET
- "B" SEWER INLET
- TRAFF. LIGHT STANDARD
- D.O.T. BOX
- DEPRESSED CURB
- TRAFF. SIGN
- UTILITY POLE
- OVERHEAD LIGHT
- ROOF DRAIN

PLAN

SCALE: 1"= 20'

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GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ASPHALT PAVEMENT, CONCRETE CURB, STONE, SITE FEATURES, AND VEGETATION FOR THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS AND BUILDING ADDITION WITHIN THE LIMITS OF THE PROPERTY BOUNDARIES AS INDICATED ON THE PLANS. ALL FEATURES WITHIN THE BOUNDARIES OF THE SITE SHALL BE REMOVED UNLESS OTHERWISE INDICATED. ALL DISCREPANCIES SHALL BE COORDINATED WITH THE ENGINEER, PRIOR TO THE START OF THE CONSTRUCTION,
2. WITHIN THE TOWNSHIP R.O.W. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONCRETE CURB AS WELL AS FEATURES INDICATED ON THE PLANS. THE CONTRACTOR SHALL REMOVE CONCRETE CURB TO THE NEAREST JOINT. CONTRACTOR IS RESPONSIBLE FOR ANY COUNTY ROAD OPENING PERMITS.
3. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE SITE AND OFFSITE AREAS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
4. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AUTHORITIES PRIOR TO UNDERGROUND EXCAVATIONS AND CALL IN A NJ-ONE CALL PRIOR TO START OF CONSTRUCTION AND DURING THE DURATION OF CONSTRUCTION AS NECESSARY TO LAWFULLY EXCAVATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL UTILITY COMPANIES PRIOR TO REMOVAL OF ANY EXISTING ONSITE UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR BACKFILLING AND COMPACTING ALL TRENCHES. NO TRENCHES SHALL BE LEFT OPEN AFTER COMPLETION OF WORK FOR THE DAY. TRENCH COMPACTION SHALL BE COMPLETED IN 8 INCH LIFTS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS, LATEST EDITION.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER, COUNTY AND BOROUGH A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC.
10. MG ENGINEERING ASSOCIATES, LLC MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE DEPTH OF THE EXISTING UTILITIES; IN THE EVENT OF A UTILITY CONFLICT, THE ENGINEER SHALL BE NOTIFIED.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE MUNICIPAL UTILITIES AUTHORITY FOR ANY WORK ASSOCIATED WITH THE CONNECTION OF THE WATER OR SEWER SERVICES TO THE PROPOSED STRUCTURE.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH PSE&G FOR GAS AND ELECTRIC SERVICE.
13. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ROAD OPENING, CONCRETE CURB, AND BUILDING PERMITS NECESSARY FOR CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR RESETTING VALVE BOXES, MANHOLES, ETC.. NECESSARY FOR THE CONSTRUCTION OF PROPOSED IMPROVEMENTS.
15. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISCONNECTING ELECTRICAL UTILITIES TO ANY ONSITE FEATURES. CONTRACTOR SHALL BARE ALL COSTS FOR ELECTRICAL UTILITIES REMOVAL. ELECTRICAL UTILITIES DISCONNECTS SHALL BE COORDINATED WITH LOCAL UTILITY AUTHORITY OR A LICENSED ELECTRICIAN IN THE STATE OF NEW JERSEY.
16. CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR TO STAKE OUT PROPOSED IMPROVEMENTS AS WELL AS LIMITS OF DISTURBANCE.
17. CONTRACTOR IS RESPONSIBLE FOR PERFORMING TEST PITS AS NECESSARY TO DETERMINE LOCATION AND DEPTH OF EXISTING UTILITIES.
18. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ONSITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OF OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT A PROPER FACILITY.
19. CONTRACTOR SHALL PROVIDE CURB STAKEOUT, STRUCTURE STAKEOUT, AND SUBMITTALS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS ANY PROPOSED UTILITY CONNECTIONS AS PART OF THE PROPOSED CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

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CERTIFICATE OF AUTHORIZATION
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No.	REVISION	DATE	BY

DEMOLITION PLAN

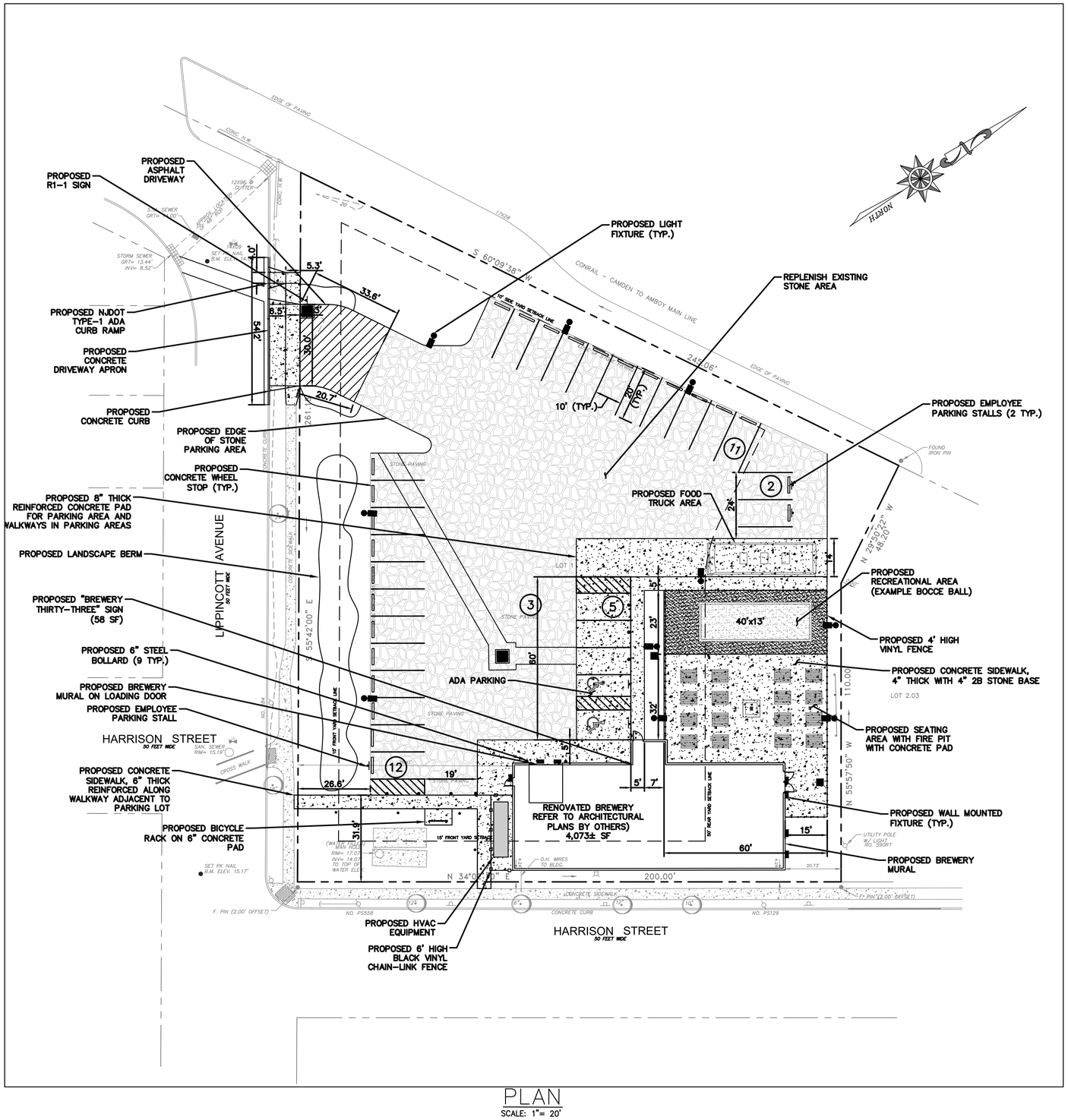
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED

DATE :
SEPTEMBER, 2021

JOB No. :
2021-885

SHEET No. :
2



PLAN
SCALE: 1"= 20'

ZONING NOTES:

1. THIS PLAN HAS BE PREPARED BASED ON REFERENCED INCLUDING:
   BOUNDARY AND TOPOGRAPHIC SURVEY AS PREPARED BY
   JTS ENGINEERING AND LAND SURVEYORS
   19 STRATFORD AVENUE
   STRATFORD, NJ 08084
   PROJECT# 21-321
   DATED: 8/5/2021
2. OWNER: 801 LIPPINCOTT, LLC
   17 ABBOTSFORD ROAD
   MARLTON, NJ 08053
3. APPLICANT: 801 LIPPINCOTT, LLC
   17 ABBOTSFORD ROAD
   MARLTON, NJ 08053
4. PARCEL DATA: PLATE 11, BLOCK 1100, LOT 1
   601 LIPPINCOTT AVENUE
   BOROUGH OF RIVERTON
   BURLINGTON COUNTY, N.J. 08077
5. ZONING: NB (NEIGHBORHOOD BUSINESS DISTRICT)

   PROPOSED USE: LIMITED BREWERY – PERMITTED USE
6. BULK TABLE

ZONE REQUIREMENT (NB)	REQUIRED	PROPOSED
MIN. LOT SIZE	4,000 SF	42,958 SF (0.986 ACRE)
MIN. FRONT YARD	15'	4.24' (EN)
MIN. SIDE YARDS	10' EACH/20' TOTAL	128.14
MIN. REAR YARDS	25% MEAN DEPTH OF LOT; 50'	20.73' (EN)
MAX. BUILDING HEIGHT	35'	TBD
MIN. FRONTAGE	50'	200'
MAX. LOT COVERAGE	75%	72.6%
MIN. BUFFER TO RESIDENTIAL USE.	10'	4.24' (EN)

7. PARKING REQUIREMENTS (ARTICLE XIV)
   – PARKING SPACES SHALL BE TEN (10) FEET WIDE AND TWENTY (20) FEET LONG. 10' X 20' PROPOSED
   – RESTAURANTS OR SIMILAR ESTABLISHMENTS: 1 PER 3 SEATS
   LIMITED BREWERY – 112 SEATS/3 SEATS PER SPACE = 38 PARKING SPACES REQUIRED
   EMPLOYEE PARKING – 6 EMPLOYEES/1 SPACE PER 2 EMPLOYEES – 3 SPACES REQUIRED
   41 SPACES REQUIRED, 30 PARKING SPACES PROPOSED (V)
   – ACCESS AISLES AND DRIVEWAYS TO PARKING AREAS SHALL BE NO LESS THAN 25' IN WIDTH.(C)
   – A LANDSCAPE BUFFER PURSUANT TO 128-67 SHALL BE REQUIRED FOR ALL PARKING AREAS.(C)
8. BUFFERS (ARTICLE XV)
   – A PLANTED, LANDSCAPED BUFFER SHALL BE PROVIDED AND MAINTAINED BY THE OWNER OR LESSEE OF THE NONRESIDENTIAL PROPERTY AND A CONTIGUOUS RESIDENTIALLY USED OR ZONED PROPERTY, EXCEPT WHERE NATURAL VISUAL BARRIERS EXIST. (C)
   – BUFFERS SHALL BE ONE-HUNDRED PERCENT EVERGREEN, PLANTED SIX FEET IN TWO ROWS WITHIN A TEN-FOOT WIDTH, AND SHALL BE SIX FEET TO EIGHT FEET HIGH AT THE TIME OF INITIAL PLANTING. SUCH PLANTINGS SHALL PROVIDE A THICK, DENSE VISUAL BUFFER FROM THE GROUND TO A HEIGHT OF EIGHT FEET. (C)
9. FENCES (ARTICLE XIII)
   – ALL FENCES AND/OR SHRUBBERY MUST BE ERECTED WITHIN PROPERTY LINES. NO FENCE AND/OR SHRUBBERY SHALL BE ERECTED SO AS TO ENCROACH ON A PUBLIC RIGHT-OF-WAY.(C)
   – FENCES (EXCEPT FOR CORNER PROPERTIES OR THROUGH LOTS) SHALL NOT BE ERECTED, INSTALLED, PLACED OR PERMITTED BEYOND THE FRONT FOUNDATION LINE OF THE MAIN HOUSE STRUCTURE OR BEYOND THE FRONT SETBACK, WHICHEVER IS THE GREATER SETBACK. (C)
   – FENCES MAY BE ERECTED, ALTERED OR CONSTRUCTED TO A HEIGHT NOT TO EXCEED SIX FEET ABOVE GROUND LEVEL.(C)

SIGNAGE TABLE

SIGN TYPE	REQUIREMENTS		PROPOSED	
WALL SIGNS	PERMITTED NUMBER OF FACADE SIGNS	1 PER PERMITTED BUSINESS	NUMBER OF SIGNS:	1 SIGN PROP.
	MAX. SIGN AREA:	30 SF (TOTAL)	SIGN AREA PER SIGN:	58 SF PROP. (V)

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MICHAEL GALANTE PE
76 ARGYLE AVENUE
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PHONE: 1-856-404-0540

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DATE: 9/27/2021
MICHAEL D. GALANTE
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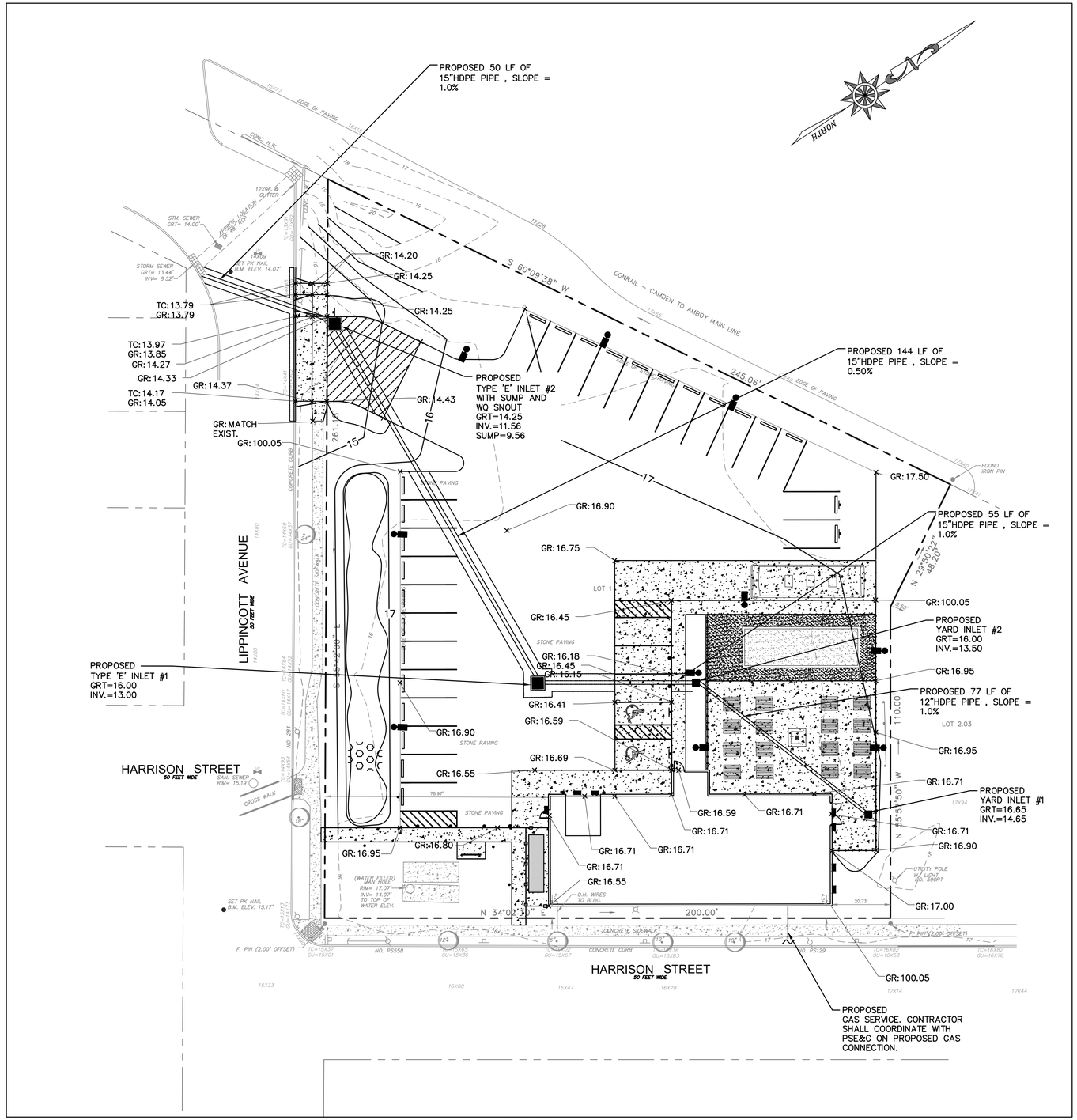
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NO.	REVISION	DATE	BY	CHK.

SITE PLAN

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021			SHEET No. : 3
JOB No. : 2021-885			



PLAN
SCALE: 1"= 20'

GRADING NOTES

1. CONTRACTOR SHALL MAINTAIN A MAX. 2.0% CROSS SLOPE AND 5.0% FORWARD SLOPE IN ALL ADA AREAS. ADA PARKING STALLS AND PATH SHALL MAINTAIN A MAX. 2.0% SLOPE IN ALL DIRECTIONS.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL UNSUITABLE MATERIALS SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE AND BACKFILL MATERIALS SHALL CONSIST OF CONTROLLED AGGREGATE FILL. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D–1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUB–GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS IN THE SOILS REPORT.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1–1/2% MIN. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE AT THE CONTRACTORS OWN RISK.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL THAT IS COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
5. CONTRACTOR SHALL SUBMIT CURB CUT SHEETS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION. IF CURB CUT SHEETS ARE NOT SUBMITTED, CONTRACTOR IS PROCEEDING AT THEIR OWN RISK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS–BUILTS UNLESS OTHERWISE DIRECTED WITHIN THE CONTRACT.
7. REFER TO SITE PLAN AND GENERAL NOTES FOR ADDITIONAL DETAILS.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINT (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY UTILITY "ONE CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE AND WITHIN ANY R.O.W. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. IF A CONFLICT EXISTS WITH THE SITE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. THE MINIMUM DOMESTIC WATER SERVICE SIZE SHALL BE 1–1/4 INCH.
6. SEWER MAINS SHALL BE SEPARATED FROM WATER MAIN BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR–35 PVC PIPE UNLESS OTHERWISE NOTED.
7. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CL.52.
8. ALL SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL UTILITY COMPANIES RULES AND REGULATIONS.
9. ROOF LEADER COLLECTION PIPING SHALL BE COORDINATED WITH ARCHITECTURAL PLANS PRIOR TO INSTALLATION.
10. MANUFACTURED REINFORCED CONCRETE STORM PIPE AND HDPE PIPE SHALL CONFORM TO NJDOT STANDARD SPECIFICATIONS. SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL.

WATER SERVICE NOTES

1. THE PROJECT PROPOSES TO UTILIZE EXISTING WATER SERVICE. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL WATER COMPANY ON REUSE OF EXISTING WATER SERVICE.

SEWER SERVICE NOTES

1. THE PROJECT PROPOSES TO UTILIZE EXISTING SEWER SERVICE. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LOCAL SEWER COMPANY ON REUSE OF EXISTING SEWER SERVICE.

GAS AND ELECTRIC SERVICE NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH PSE&G TO OBTAIN ELECTRIC AND GAS SERVICE FOR THE PROPERTY. UTILITY COORDINATION WILL BE COMPLETED BY THE CONTRACTOR.

Know what's at stake. Call 811 BEFORE YOU DIG

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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DATE: 9/27/2021
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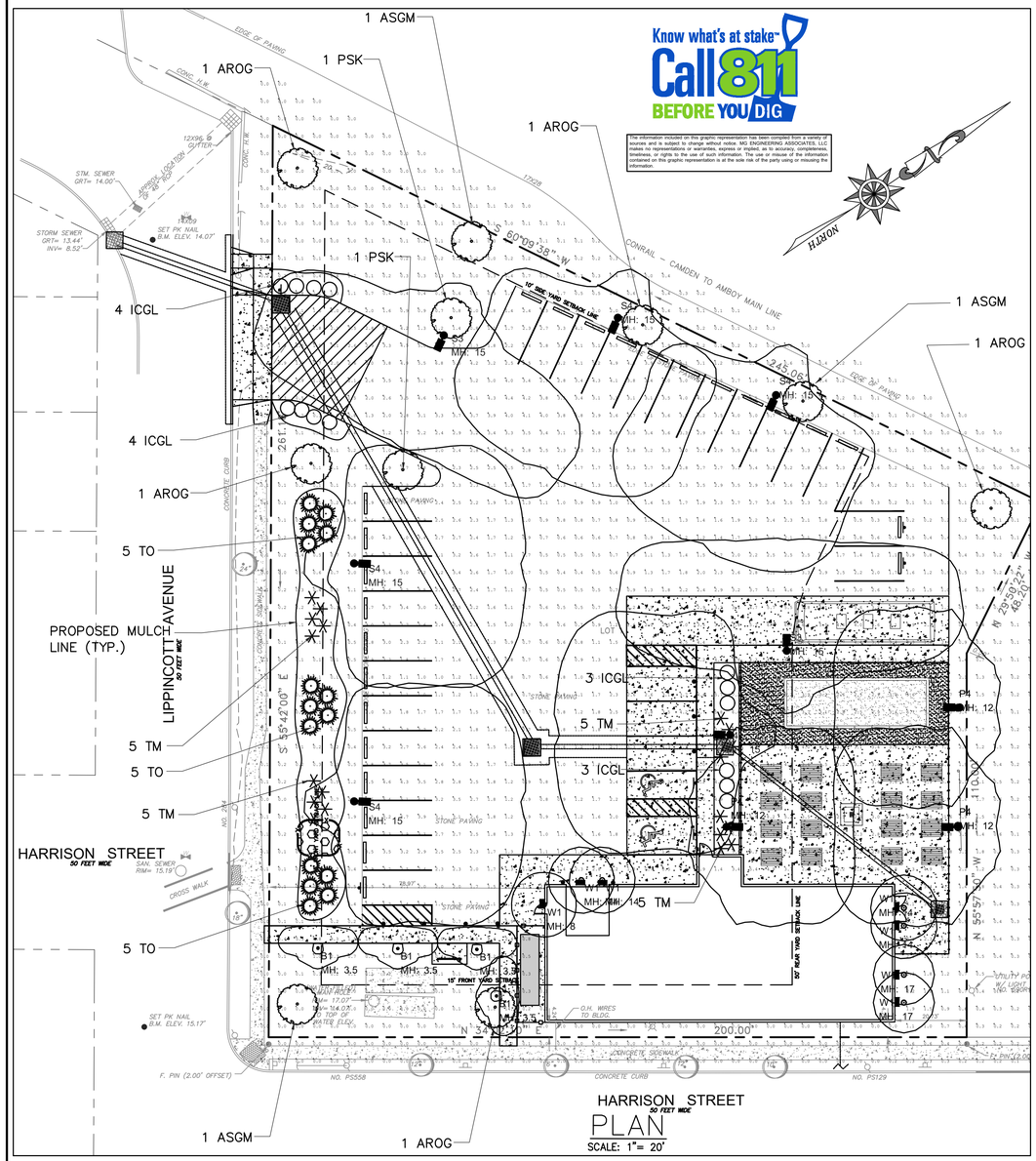
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No.	REVISION	DATE	BY

GRADING PLAN
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

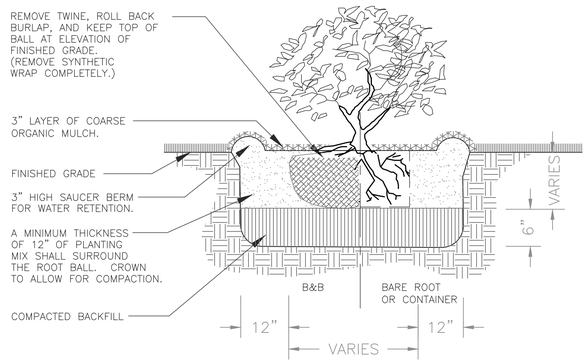
DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021			SHEET No. : 4
JOB No. : 2021–885			



PLAN
SCALE: 1"= 20'

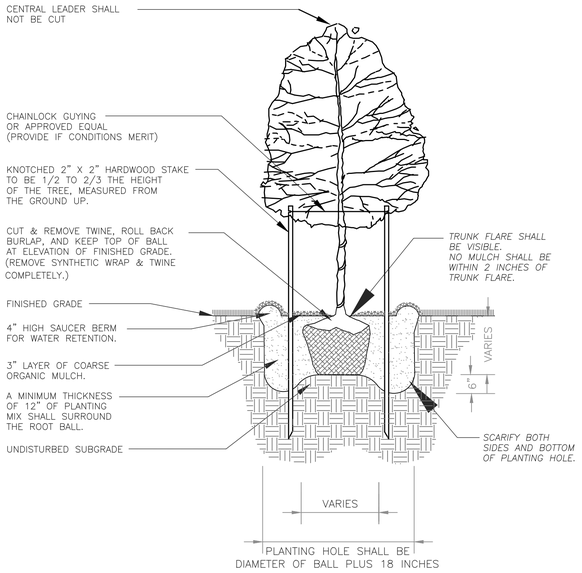
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SHRUB PLANTING DETAIL

NOT TO SCALE



SHADE TREE PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES:

1. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES, SIZES, AND OTHER REQUIREMENTS IS SHOWN ON THE PLANT LIST. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE PLANT QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH WRITTEN PERMISSION OF THE DESIGN ENGINEER.
3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND ESTABLISHED ROOT SYSTEMS. THEY SHALL BE FREE FROM DEFECTS, DISFIGURING KNOTS, BARK ABRASIONS, INJURIES FROM SUNSCALD, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTIONS. ALL PLANT MATERIAL INSTALLED BETWEEN OCTOBER 15 AND MARCH 15 SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPIRANT UPON DELIVERY OF THE MATERIAL TO THE SITE.
4. QUALITY AND SIZE OF PLANT, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. THE TRANSPLANTING AND PLANTING OF TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "ANSI A300 PART 6: TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES (TRANSPLANTING)."
6. CONTRACTOR IS RESPONSIBLE FOR PLANTING IN ACCORDANCE WITH APPROVED PLANS.
7. DECIDUOUS AND EVERGREEN TREES SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM ANY OVERHEAD UTILITY WIRES AND/OR UNDERGROUND UTILITIES.
8. DECIDUOUS AND EVERGREEN TREES SHALL BE PLANTED AT LEAST TWO (2) FEET FROM ANY CURBING, PAVING, OR SIDEWALK. WHENEVER POSSIBLE THIS DIMENSION SHOULD BE INCREASED TO FOUR (4) FEET. ALL PLANTINGS, EXCEPT GROUND COVERS, SHOULD BE PLANTED AT LEAST TWO (2) FEET FROM ANY BUILDING AND FIVE (5) FEET FROM ABOVE AND BELOW GROUND UTILITIES.
9. PLANTING MIXTURE SHALL CONSIST OF 70% EXISTING SOIL FROM THE PLANTING SITE AND 30% HUMUS OR MUSHROOM SOIL. PRIOR TO USING EXISTING TOPSOIL, REMOVE ALL FOREIGN DEBRIS AND ALL ROCKS OR STONES LARGER THAN 2 INCHES. EACH CUBIC YARD SHALL BE ADDED AND INCORPORATED BY THOROUGHLY MIXING, FOUR POUNDS OF COMMERCIAL FERTILIZER HAVING AN ANALYSIS OF 6-6-6.
10. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS AND SECURELY ATTACHED THERETO BEFORE DELIVERY TO THE PROJECT SITE.
11. ALL PLANT BEDS SHALL BE MULCHED WITH THREE (3) INCHES OF DOUBLE SHREDDED HARDWOOD BARK MULCH OR OTHER MATERIAL APPROVED BY THE OWNER OR ENGINEER. THE LIMIT OF THE MULCH FOR TREES SHALL EXTEND 12 INCHES BEYOND THE PLANTING HOLE, AND FOR SHRUBS AND BEDS, THE ENTIRE SHRUB OR BED AREAS AS INDICATED ON THE PLAN OR APPROVED IN THE FIELD. NO MULCH SHALL BE PLACED WITHIN THREE (3) INCHES OF THE TRUNK OR TRUNK FLARE. NO SEPARATE PAYMENT SHALL BE MADE FOR MULCH, BUT THE COST SHALL BE INCLUDED IN VARIOUS ITEMS OF THE PROPOSAL.
12. ALL PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF TEN (10) INCHES PRIOR TO ANY PLANTING. ALL STONES, WIRE, CONCRETE AND UNSUITABLE MATERIALS SHALL BE REMOVED. ALL SHRUB PLANTINGS SHALL BE INSTALLED IN MULCHED PLANTING BEDS EXTENDING AT LEAST TWO (2) FEET FROM THE PLANTS OR AS INDICATED ON THE APPROVED PLANS.
13. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 1 YEAR. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING PLANT MATERIAL. ONCE PLANTING MATERIAL IS ESTABLISHED AND ACCEPTED. THE OWNER WILL BE RESPONSIBLE FOR CONTINUAL MAINTENANCE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATING. ANY RELOCATED PLANT MATERIALS SHALL BE COORDINATED WITH THE ENGINEER.
15. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, AND EQUIPMENT, INCIDENTALS AND CLEAN UP.
16. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
17. PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. ALL PLANT MATERIALS SHALL REMAIN PROTECTED IF IT IS NOT PLANTED WITHIN DAY OF DELIVERY, BUT SHALL NOT EXCEED TWO (2) DAY PERIOD AFTER DELIVERY.
18. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE.
19. ALL NON-BIODEGRADABLE ROOT WRAPPINGS (INCLUDING WIRE BASKETS) ARE TO BE REMOVED COMPLETELY BEFORE PLANTING.
20. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. SHEARS ARE TO BE STERILIZED BETWEEN TREES.
21. ALL INJURED ROOTS SHALL BE PRUNED BEFORE PLANTING, AND OBVIOUS GIRDLING ROOTS REMOVED, PRUNED OR EXTENDED AS APPROPRIATE. PRUNE BRANCHES THAT CROSS. THE MAIN LEADER OF DECIDUOUS TREES SHOULD NOT BE CUT BACK. LONG SIDE BRANCHES MUST BE SHORTENED.
22. TREES ARE TO BE SUPPORTED IMMEDIATELY AFTER PLANTING. TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE AS INDICATED.
23. UNLESS OTHERWISE NOTED, ALL DECIDUOUS AND EVERGREEN TREES SHALL HAVE A SINGLE TRUNK.
24. DECIDUOUS AND EVERGREEN TREES WHICH ARE B&B SHALL BE DRUM LACED IN LIEU OF WIRE BASKETS.

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Filename
⊕	4	Single	B1	42 INCH LED BOLLARD WITH NO UPLIGHT, NOM 1000 LUMENS 40K	KIM LIGHTING	PA7R-NU2-12L-010-4K7	40K	0.900	14	936	PA7R-NU2-12L-010-4K7.ies
○	4	Single	P4	LED SIDE-ARM POST LIGHT, 18 IN DIA SHADE, FORWARD THROW OPTIC, NOM 7300 LUMENS, 3000K	LSI INDUSTRIES, INC.	XDLS-FT-LED-HO-WW	35K	0.900	106	7380	XDLS-FT-LED-HO-WW.ies
▭	2	Single	S3	LED POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, NOM 9200 LUMENS	Hubbell Lighting Inc, dba Beacon Products	VP-S-36L-80-4K7-3	40K	0.900	81	9206	VP-S-36L-80-4K7-3.ies
▭	5	Single	S4	LED POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, NOM 9200 LUMENS	Hubbell Lighting Inc, dba Beacon Products	VP-S-36L-80-4K7-4	40K	0.900	81	9052	VP-S-36L-80-4K7-4.ies
⊙	7	Single	W1	LED GOOSENECK WALL-BRACKET LUMINIARE, FROSTED GLASS GLOBE	LSI INDUSTRIES, INC.	WAR-616-17L-35-FGG6-GWT	35K	0.900	12.8	1232	WAR-616-17L-35-FGG6-GWT.ies

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Calc points to Zero	Illuminance	Fc	1.64	14.2	0.0	N.A.	N.A.	5	5
NEW WALKWAY	Illuminance	Fc	5.97	14.2	0.4	14.93	35.50		
Outdoor Terrace	Illuminance	Fc	4.88	12.1	1.4	3.49	8.64		
PARKING	Illuminance	Fc	2.40	6.8	0.4	6.00	17.00		

REFER TO DETAIL SHEET 9 FOR LIGHTING DETAILS

LIGHTING NOTES

1. THIS PLAN SHALL BE UTILIZED FOR LIGHTING PURPOSES ONLY. CONTRACTOR SHALL REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
2. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER WITH A COMPLETE LIGHTING DESIGN FOR REVIEW AND APPROVAL.
3. FREESTANDING LUMINAIRE MOUNTING HEIGHT SHALL BE 12' AND 15' AS INDICATED ON PLANS
4. FREESTANDING LIGHT FIXTURES SHALL BE BLACK.
5. WRITTEN APPROVAL IS REQUIRED FROM MG ENGINEERING ASSOCIATES FOR AND SUBSTITUTIONS ARE MODIFICATIONS TO THE APPROVED LIGHTING PLAN.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	5	3-1/2" CAL. MIN.	B&B 'SHADE TREE'
ASGM	ACER SACCBARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3	3-1/2" CAL. MIN.	B&B 'SHADE TREE'
PSK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2	2-2-1/2" CAL. MIN.	B&B 'ORN. TREE'
ICGL	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	14	24-30"	#3 CAN EVERGREEN SHRUB
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	15	24-30"	#3 CAN EVERGREEN SHRUB
TO	THUJA ACCIDENTALIS 'NIGRA'	DARK GREEN AMER. ARBORVITAE	15	6' B&B	EVERGREEN TREE

NOTES:
1. ALL EXTERIOR GROUND AREAS NOT OCCUPIED BY BUILDINGS, STRUCTURES AND PAVING (EXCEPT AREAS INDICATED TO BE UNDISTURBED AND PLANTING BEDS) SHALL BE LAWN AREAS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MARLTON, NJ 08053

DATE: 9/27/2021
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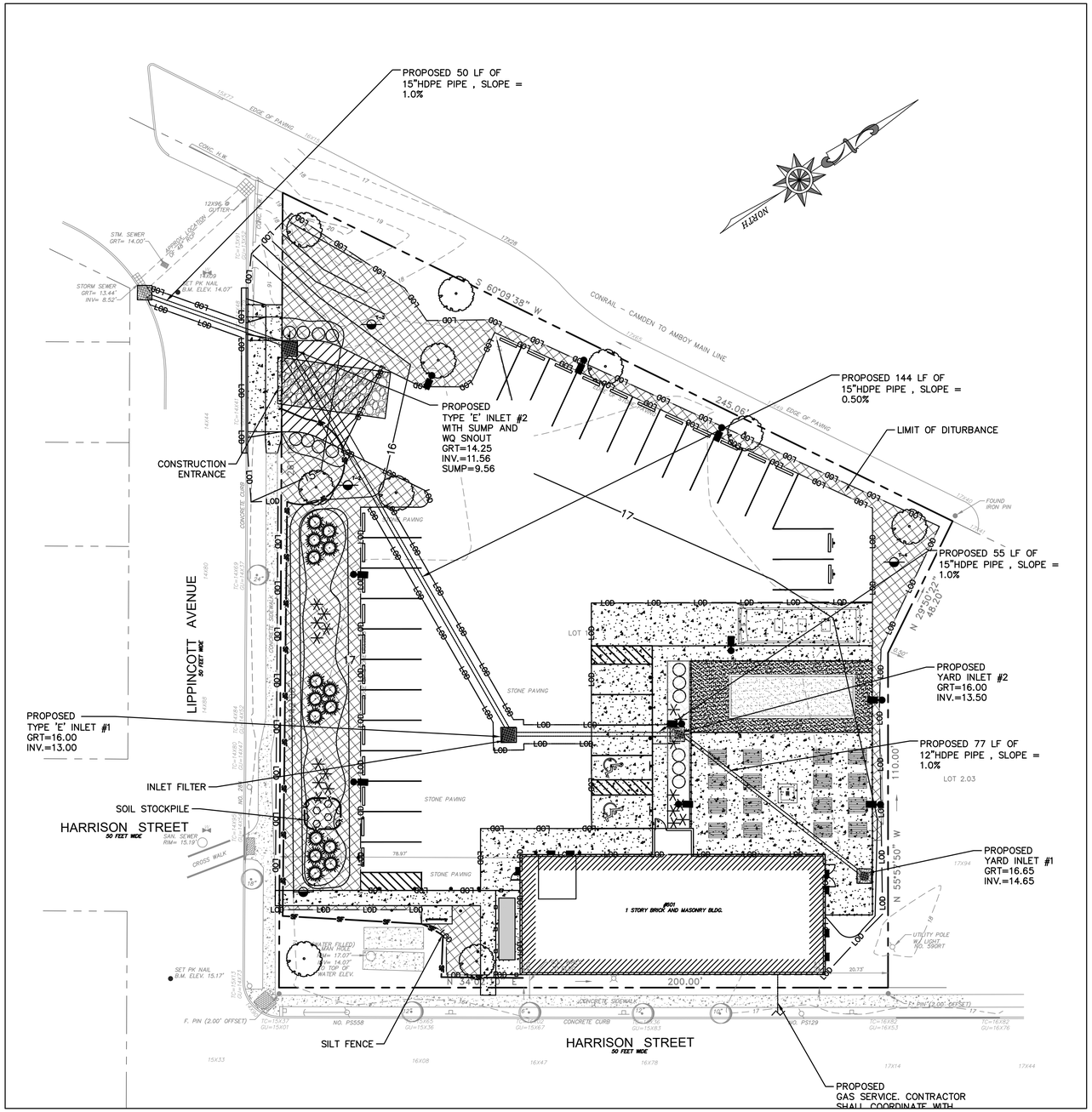
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No.	REVISION	DATE	BY	CHK'D

LANDSCAPE AND LIGHTING PLAN
PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021		SHEET No. :	5
JOB No. : 2021-885			



SOIL COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION AND TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLANS.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATION OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT THE TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

B. COMPACTION TESTING METHODS

1 PROBING WIRE TEST (SEE DETAIL)

2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
5. NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO THE ASTM STANDARDS AND SPECIFICATION AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION.
7. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SOIL RESTORATION PLAN KEY

= SOIL COMPACTION TESTING AREAS (N/A) PROPOSED LANDSCAPE AREAS TO BE SCARIFIED 12' OUTSIDE OF EXISTING AND PROPOSED FOUNDATIONS.

T-X = RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 PER/.5 ACRE)

TOTAL SOIL RESTORATION AREA = 7,468 SF (0.17 ACRES)

EARTH DISTURBANCE

TOTAL LIMIT OF EARTH DISTURBANCE = 20,049 SF (0.460 ACRES)

EROSION AND SEDIMENT CONTROL PLAN NOTES AND LEGEND

= DENOTES STABILIZED CONSTRUCTION ACCESS	LOD = PROPOSED LIMIT OF DISTURBANCE LINE
	= PROPOSED SILT SOCK
= INLET FILTER	= DENOTES SOIL STOCKPILE

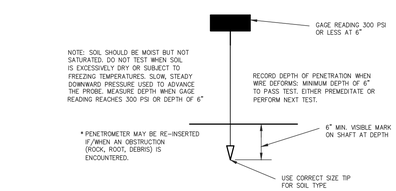
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

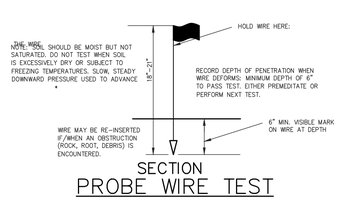
Know what's at stake- Call 811 BEFORE YOU DIG

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HANDHELD SOIL PENETROMETER TEST

N.T.S.



SECTION

PROBE WIRE TEST

15.5 GA. STEEL WIRE (SURVEY FLAG)

N.T.S.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
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CERTIFICATE OF AUTHORIZATION
24GA28279000

NOT FOR CONSTRUCTION

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No.	REVISION	DATE	BY	CHK

SESC PLAN

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

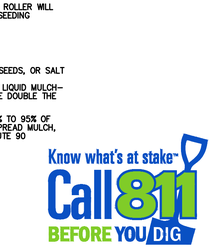
DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021			SHEET No. : 6
JOB No. : 2021-885			

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE NEW JERSEY STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NEW JERSEY STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. ALL CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16. NJSA 4:24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
17. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO ENSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
18. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
20. THE BURLINGTON COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTFIED 48 HOURS PRIO TO ANY LAND DISTURBANCE
21. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
22. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT BE BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
23. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
24. METHODS FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS SHALL BE IN ACCORDANCE WITH THE STANDARDS. HIGH ACID PRODUCING SOILS ARE THOSE FOUND TO CONTAIN IRON SULFIDES OR HAVE A PH OF 4 OR LESS.
25. TEMPORARY AND PERMANENT SEEDING MEASURES MUST BE APPLIED ACCORDING TO THE NEW JERSEY STANDARDS, AND MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
26. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
27. DUST IS TO BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO THE NEW JERSEY STANDARDS AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
28. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS OF THE PROPOSED SITE.
29. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
30. ALL VEGETATIVE MATERIALSHALL BE SELECTED IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF THE NURSERYMAN AND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS.
31. NATURAL VEGETATION AND SPECIES SHALL BE RETAINED WHERE SPECIFIED ON THE LANDSCAPING PLAN.
32. THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
33. NJSA 4:24-39, ET SEQ. REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
34. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. SEE DETAILS.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
   - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER OF UNDERGROUND UTILITIES.
2. SEEDBED PREPARATION
   - A. APPLY GROUND LIMESTONE AND FERTILIZER. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGREN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
   - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AS ABOVE.
   - D. SOILS HIGH ON SULFIDES OR HAVING A pH OF 4 OR LESS REFER TO STANDARD FOR. FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.
3. SEEDING
   - A. SEE TEMPORARY SEED MIXTURE FOR SPECIES AND APPLICATION RATES.
   - B. APPLY SEED UNIFORMLY BY HAND, CYCLONE(CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. MULCH SHALL NOT BE INCLUDED IN A HYDRO-SEEDER TANK WITH SEED. SEED SHALL BE INCORPORATED INTO THE SOIL BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COURSE TEXTURED SOIL.
   - C. AFTER SEEDING, FIRMING THE SOIL SHALL BE PERFORMED WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING EMERGENCE.
4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING.
   - A. MULCH MATERIALS SHOULD BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLE THE LOWER RATE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MATERIAL.
   - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 90 POUNDS WITHIN EACH SECTION.



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4. MULCHING (CONTINUED)
   - C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
     1. PEG AND TWINE- DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
     2. MULCH NETTING- STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
     3. CRIMPER(MULCH ANCHORING TOOL)- A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
   - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

TEMPORARY SEEDING MIXTURE

THIS SEEDING MIXTURE IS COMPOSED OF A SINGLE SPECIES WHICH GERMINATES QUICKLY IN ORDER TO REDUCE SOIL EROSION UNTIL A PERMANENT VEGETATIVE COVER CAN BE COVER ESTABLISHED. A MIXTURE OF EQUAL QUALITY MAY BE SUBSTITUTED IF APPROVED BY OUR OFFICE.

%	COMMON NAME	BOTANICAL NAME
100%	PERENNIAL RYE GRASS	LOLIUM PERENNE

THE MINIMUM APPLICATION RATE FOR THIS SEEDING MIXTURE SHALL BE ONE (1) POUND/1000 SQUARE FEET OR 100 POUNDS/ACRE.

RECOMMENDED SEEDING PERIODS ARE MARCH 1-MAY 15 AND AUGUST 15-OCTOBER 1. SUMMER SEEDING SHALL BE PERFORMED ONLY IF ADEQUATE IRRIGATION IS PROVIDED TO ENSURE SUCCESSFUL GERMINATION

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
   - C. TOPSOIL SHALL BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
   - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
   - A. APPLY LIMESTONE AND FERTILIZER. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGREN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
   - C. SOILS HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION.
3. SEEDING
   - A. TYPE A-3 SEED MIX SHALL BE USED IS ALL AREAS OUTSIDE OF THE FARMING AREA APPLICATION RATE SHALL CONFORM WITH THE NJDOT SPECIFICATIONS. THE FARMING AREA SHALL BE PLANTED AS NECESSARY BY THE OWNER IN ORDER TO ESTABLISH CROPS.
   - B. APPLY SEED UNIFORMLY BY HAND, CYCLONE(CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. MULCH SHALL NOT BE INCLUDED IN A HYDRO-SEEDER TANK WITH SEED. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDING, SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COURSE TEXTURED SOIL.
   - C. AFTER SEEDING, FIRMING THE SOIL SHALL BE PERFORMED WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING EMERGENCE.
4. MULCHING
   MULCHING IS REQUIRED ON ALL SEEDING.
   - A. MULCH MATERIALS SHOULD BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLE THE LOWER RATE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MATERIAL.
   - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 90 POUNDS WITHIN EACH SECTION.
   - C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
     1. PEG AND TWINE- DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
     2. MULCH NETTING- STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
     3. CRIMPER(MULCH ANCHORING TOOL)- A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
   - D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
5. IRRIGATION
   - A. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH ONCE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOP DRESSING *
   - A. SPRING SEEDING WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
   - B. FALL SEEDING WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.
   - C. MIXTURES DOMINATED BY WEEPING LOVEGRASS OR LEGUMES MAY NOT NEED TOPDRESSING.

   * IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THIS FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.

PERMANENT STABALIZATION WITH SOD

METHODS AND MATERIALS

- A. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- B. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COURSE WEEDY GRASSES.
- C. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING (EXCLUDES TOP GROWTH).
- D. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- E. FOR DROUGHTY SITES, A SOD OF TURF-TYPE TALL FESCUE AND BLUEGRASS IS PREFERRED OVER STRAIGHT BLUEGRASS SOD.
- F. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS OR LESS DURING SUMMER MONTHS.

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING..
   - B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS DIVERSION DITCHES, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND WATERWAYS.
2. SOIL PREPARATION
   - A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. TABLE 6-1 IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION RATES.

TABLE 6-1

LIMESTONE* APPLICATION RATE BY SOIL TEXTURE

SOIL TEXTURE	TONS/ACRES	LBS./1000 SQ. FT.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

* PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.

PERMANENT STABALIZATION WITH SOD (CONT.)

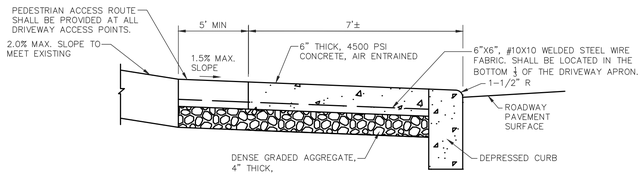
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
- C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO TOPSOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH THE ABOVE.

3. SOD PLACEMENT
   - A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
   - B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
   - C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS S SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF ROOTS.
   - D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES (8 TO 10 INCES LONG BY 3/4 INCH WIDE).
   - E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
   - F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 1 INCH. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
4. TOPDRESSING – SINCE SLOW RELEASE NITORGEN FERTILIZER (WATER INSOLUBLE) IS PRESCRIBED IN SECTION 2, "SEEDBED PREPARATION" IN THIS STANDARD, A FOLLOW-UP TOPDRESSING IS NOT MANDATORY, EXCEPT WHERE A GROSS NITROGEN DEFICIENCY EXISTS TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. TOPDRESSING SHALL THEN BE APPLIED. TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET.

TOP SOILING

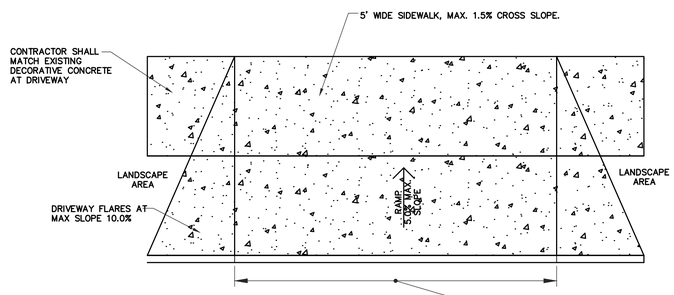
TOPSOIL SHOULD BE USED WHERE SOILS ARE: SANDS, GRAVELY SOILS, CLAYS, SILTY CLAYS, VERY SHALLOW, OR WHERE THEY ARE EXTREMELY ACID (LESS THAN pH4.0) OR SALTY (COND-ACTIVITY GREATER THAN 1.0 MILLIMHOS PER CENTIMETER), OR WHERE TOPSOIL IS AVAILABLE ON SITE AND ASSURANCE OF IMPROVED VEGETATIVE GROWTH IS DESIRED.

1. MATERIALS
   - A. TOPSOIL SHOULD BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE THAT MAY BE HARMFUL TO PLANT GROWTH. A pH RANGE OF 5.0-7.5 IS ACCEPTABLE. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER). TOPSOIL HAULED IN FROM OFF SITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTTER CONTENT MAY BE RAISED BY ADDITIVES.
2. STRIPPING AND STOCKPILING
   - A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND/OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   - B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   - C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL pH TO 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER.
   - D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   - E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   - F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH TEMPORARY SEEDING STANDARDS PREVIOUSLY DESCRI

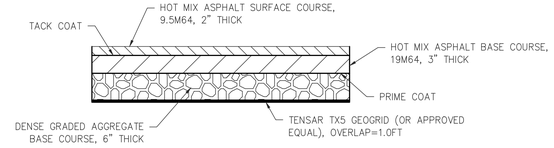


TRANSVERSE EXPANSION JOINTS, 1/2" WIDE SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 8' AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER. LONGITUDINAL JOINTS, 1/2" WIDE, SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/2" BELOW THE TOP OF THE SIDEWALK AND FILLED WITH JOINT SEALER (SIKAFLEXIA, OR AN APPROVED EQUAL). NO SEPARATE PAYMENT WILL BE MADE FOR DENSE-GRADED AGGREGATE BASE COURSE OR WELDED WIRE FABRIC

REINFORCED CONCRETE DRIVEWAY, 6" THICK

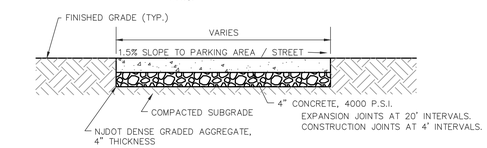


DRIVEWAY PLAN VIEW



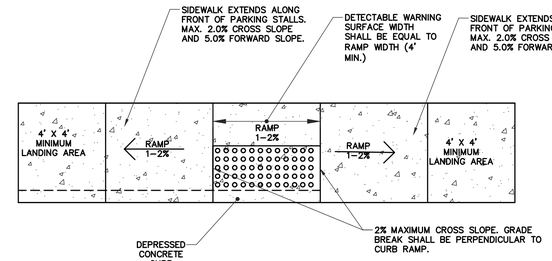
TYPICAL ONSITE PAVEMENT DETAIL

N.T.S.

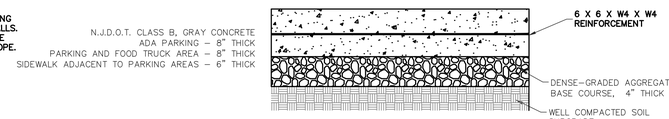


TYPICAL CONCRETE SIDEWALK DETAIL

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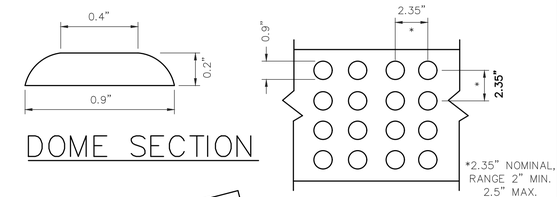


ADA RAMP AT PARKING STALL



REINFORCED CONCRETE PAD DETAIL

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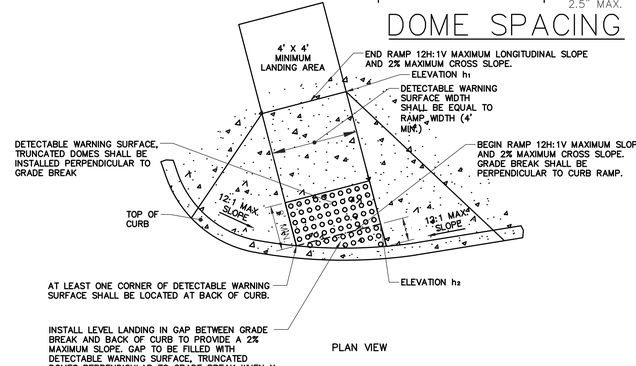
DOME SECTION

DOME SPACING

R1-1
30"X30"

SIGN DETAILS

N.T.S.



PLAN VIEW

ADA CURB RAMP & DETECTABLE WARNING SURFACE GENERAL DETAIL (TYPE 1 RAMP)

N.T.S.

NOTES:

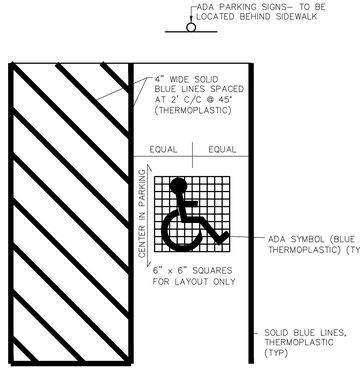
1. ALL PEDESTRIAN ACCESS TO SIDEWALKS AND STREETS, INCLUDING CROSSWALKS, CURB RAMPS, STREET FURNISHINGS, PEDESTRIAN SIGNALS, PARKING AND OTHER COMPONENTS OF PEDESTRIAN ACCESS IN THE RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF WAY GUIDELINES PROPOSED BY THE ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD (ACCESS BOARD). ADDITIONALLY, THE ADA RAMPS SHALL BE IN ACCORDANCE WITH THE 2010 ADA GUIDELINES.
3. CONTRACTOR SHALL COORDINATE WITH ENGINEER PRIOR TO INSTALLATION OF ADA RAMPS.
2. GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF RAMP RUN. AT LEAST ONE END OF THE BOTTOM GRADE BREAK SHALL BE AT THE BACK OF CURB. WHEN INSTALLING A CURB RAMP ON A CURB RADIUS, THE AREA BETWEEN THE GRADE BREAK AND THE BACK OF CURB SHALL MEET THE SLOPE REQUIREMENTS FOR LANDINGS AND PROVIDE ADEQUATE DRAINAGE TO PREVENT THE ACCUMULATION OF WATER OR DEBRIS ON OR AT THE BOTTOM OF THE RAMP. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMPS, BLENDED TRANSITIONS, LANDINGS, AND GUTTER AREAS WITHIN THE PEDESTRIAN ACCESS ROUTE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH. THE ROWS OF TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP AND THE LANDING
3. H=CURB HEIGHT. VOID NJDOT DETAIL CD-606-1. H= h_1-h_2



NOTES: 1. WHITE LEGEND ON BLUE REFLECTORIZED BACKGROUND.
2. 6" x 12" SIGN
3. TO BE INSTALLED WHEN NOTED ON PLANS

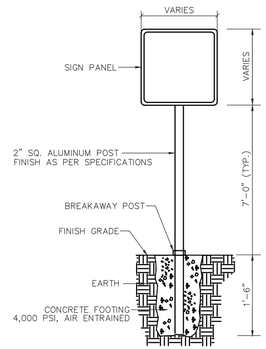
VAN ACCESSIBLE SIGN DETAIL

N.T.S.



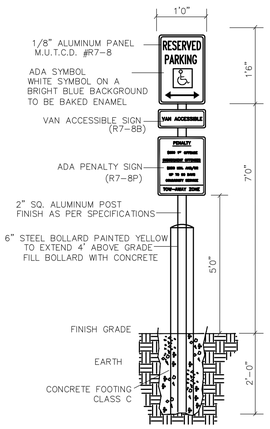
ADA PARKING DETAIL

N.T.S.

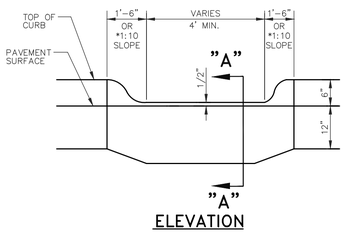


SIGN AND POST DETAIL

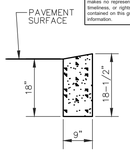
N.T.S.



ADA PARKING SIGN



ELEVATION



SECTION "A-A"

DEPRESSED CURB DETAIL

N.T.S.

ADA PENALTY SIGN

N.T.S.

Know what's at stake- Call 811 BEFORE YOU DIG

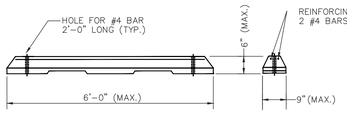
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GRID LAYOUT 6" X 6"

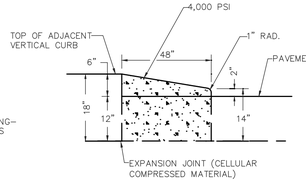
ADA SYMBOL DETAIL

N.T.S.



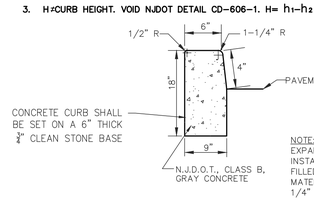
PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.



CURB TAPER DETAIL

NTS



NOTE:
EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10' APART AND FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED, AND RECESSED 1/4" FROM FACE AND TOP OF CURB.

9" x 18" CONCRETE VERTICAL CURB

N.T.S.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, N.J.
08012 PHONE:
1-856-404-0540
WWW.MGEASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION
24GA28279000

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NO.	REVISION	DATE	BY	CHK

CONSTRUCTION DETAILS

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED

DATE : SEPTEMBER, 2021
JOB No. : 2021-885
SHEET No. : 8

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Warwick (WAR)

LSI Abolite® LED Warwick



OVERVIEW	
Lumen Range	1,250 - 1,700
CCT	27/30/35/40/50K
Wattage Range	9.3 - 12.8

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Heavy gauge spun aluminum with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

Optical System

- Available in 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures
- Minimum CRI of 80

Electrical

- Standard Universal Voltage (120-277 Vac) input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30°C to +50°C (-22°F to +122°F)

Installation

- Fixture can be top or side mounted using a 3/4" gooseneck or stem.
- Pre-wired with 96" leads standard.
- Fixed hub tapped for 3/4" NPT conduit.
- Glass globe is required.
- Not designed for uplight applications.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- Suitable for wet locations

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)



US patent 7,828,456 8,002,428, 8,177,386 8,434,893 8,967,823 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE – -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA | cULus | RoHS | FC

LIGHT OUTPUT - XDLS

		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White 5000K	SS	7100	6040	6220	71
	HO	9000	8000	8300	106
Neutral White 4000K	SS	6510	5940	5680	71
	HO	8810	7890	7780	106
Warm White 3500K	SS	4790	5170	5010	71
	HO	6460	6860	6740	106

LED Chips are frequently updated therefore values may increase.

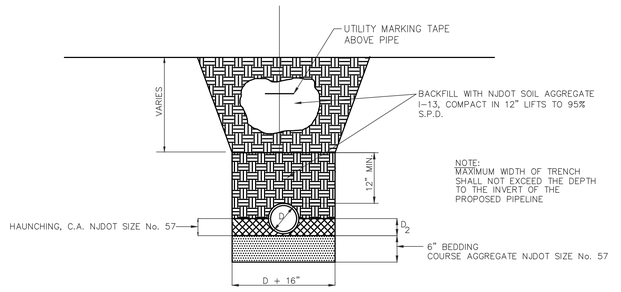
Project Name _____ Fixture Type _____

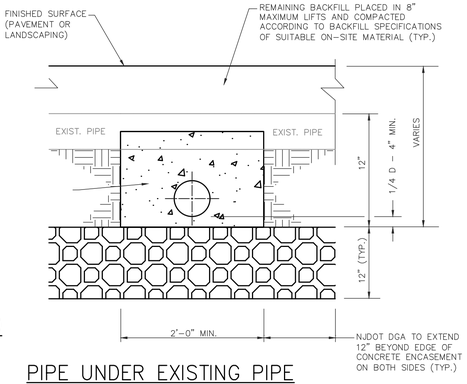
Catalog # _____

9/09/19
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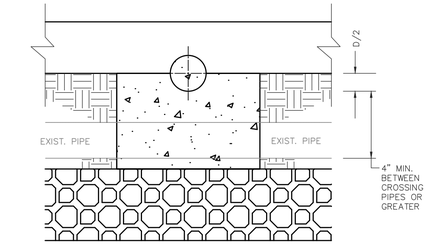
TRENCH DETAIL FOR HDPE/P.V.C. PIPE (ONSITE)

N.T.S.





PIPE UNDER EXISTING PIPE

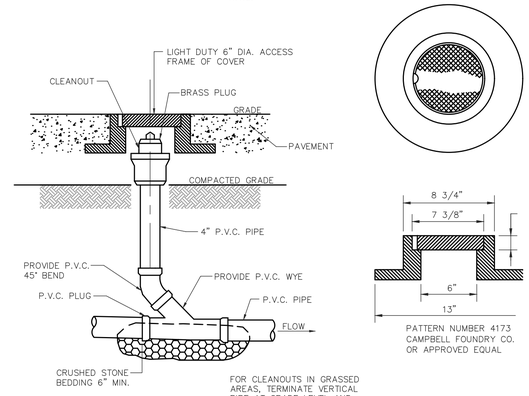


NOTES:
LENGTH OF ENCASEMENT SHALL BE 10 FEET FROM CENTERLINE OF INTERSECTION IN EACH DIRECTION.

PIPE OVER EXISTING PIPE

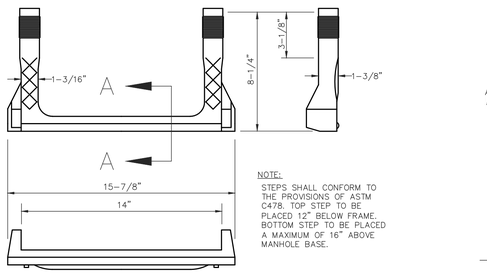
CONCRETE ENCASEMENT DETAIL FOR PIPE CROSSINGS

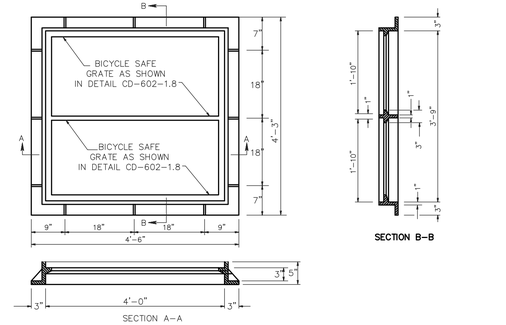
N.T.S.



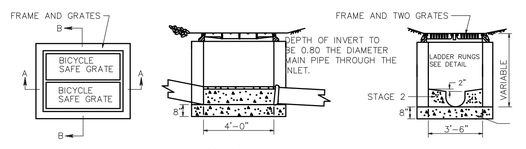
SANITARY LATERAL/ROOF DRAIN CLEANOUT DETAIL

N.T.S.





FRAME FOR INLET, TYPE E



INLET, TYPE E DETAIL

NOTES:
PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL.

Know what's at stake- Call 811 BEFORE YOU DIG

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. MG ENGINEERING ASSOCIATES, LLC makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.

ENGINEER:
MICHAEL GALANTE PE
76 ARGYLE AVENUE
BLACKWOOD, N.J. 08012
PHONE: 1-856-404-0540

APPLICANT/OWNER:
601 LIPPINCOTT LLC.
17 ABBOTSFORD ROAD
MARLTON, NJ 08053

DATE: 9/27/2021
MICHAEL D. GALANTE
NJ PROFESSIONAL ENGINEER LIC. No. PE 48374

MG ENGINEERING ASSOCIATES, LLC
76 ARGYLE AVENUE
BLACKWOOD, N.J.
08012 PHONE:
1-856-404-0540
WWW.MGEASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION
24GA28279000

NOT FOR CONSTRUCTION

ALL DOCUMENTS PREPARED BY MG ENGINEERING ASSOCIATES LLC, ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE, NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT.

ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY MG ENGINEERING ASSOCIATES, LLC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MG ENGINEERING ASSOCIATES, LLC. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS MG ENGINEERING ASSOCIATES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

No.	REVISION	DATE	BY

CONSTRUCTION DETAILS

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR:
601 LIPPINCOTT LLC.
PROPOSED BREWERY
PLATE: 11, BLOCK: 1100, LOT 1
610 LIPPINCOTT AVENUE
BOROUGH OF RIVERTON, BURLINGTON COUNTY, NEW JERSEY

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
J.J.M.	M.D.G.	M.D.G.	AS NOTED
DATE : SEPTEMBER, 2021		SHEET No. : 9	
JOB No. : 2021-885			

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

Alno | Cimarron LED | Ratio Family

IP66 | DLC | DLC Premium | Rev Certification Specifications

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE | wiSCAPE

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device (SPD) protects the luminaire to ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync® wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in-fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solution

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (61-10.9)

KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

PA7R

BOLLARD

Pavilion™



RELATED PRODUCTS

Pavilion Square | Pavilion Round, Impact Rated

FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent

cULus LISTED | DLC | IK10

CONTROL TECHNOLOGY

Bluetooth | DMX | SiteSync | phorus

SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

SHAFT:

- Aluminum shaft(s) is 325" thick extruded aluminum 6061 alloy
- Concrete shaft(s) conforms to current specifications for "Portland Cement." ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D
- Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi
- Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA-acrylic
- UO configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

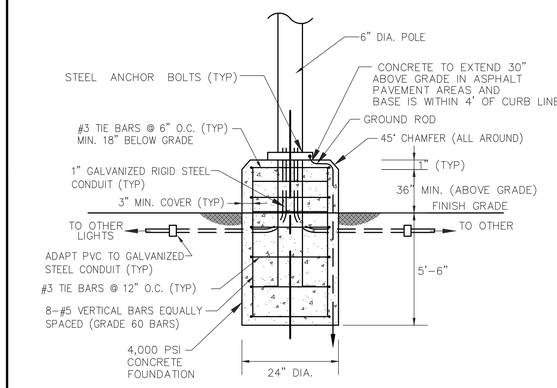
- Aluminum shaft configurations will have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four steel mounting tabs for installation on four 1/2" x 10" x 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with ± 10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

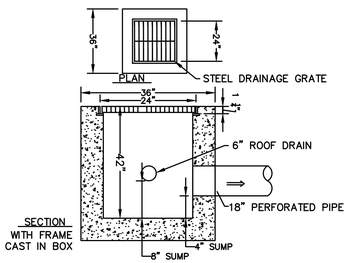
(Specifications continued on page 3)

KEY DATA	
Lumen Range	397–2350
Wattage Range	14–22
Efficacy Range (LPW)	29–108
Reported Life (Hours)	L70/60,000



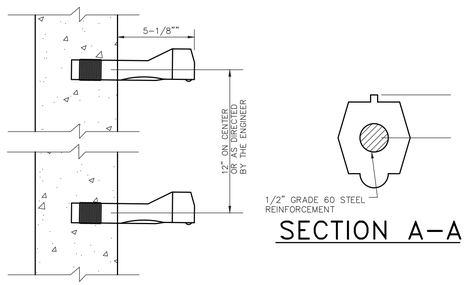
LIGHT POST FOUNDATION DETAIL

N.T.S.



24" x 24" YARD DRAIN DETAIL

NOT TO SCALE



SECTION A-A

COPOLYMER POLYPROPYLENE PLASTIC STEEL REINFORCED MANHOLE STEP

N.T.S.

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

I, Kristin M. Clark, of full age, being duly sworn, according to law, upon her oath, deposes and says:

On November 12, 2021, I mailed certified mail, return receipt requested, a copy of the attached Notice to the below-named property owners located within two hundred (200) feet of the property mentioned in said Notice.

NAME AND ADDRESS	CERTIFIED MAIL NO.
NEW JERSEY TRANSIT CORP ONE PENN PLAZA E NEWARK, NJ 07105	9414 7266 9904 2190 9671 75
COX, JESSICA 204 BROAD ST RIVERTON, NJ 08077	9414 7266 9904 2190 9671 68
RAINER, JOSEPH & KELLY 1011 BEECHWOOD RD RIVERTON, NJ 08077	9414 7266 9904 2190 9671 51
BONN, MARK & PALAIT, ALBERT 2204 BEVERLY RD CINNAMINSON, NJ 08077	9414 7266 9904 2190 9671 44
RAINER, JOSEPH & KELLY 1101 BEECHWOOD RD RIVERTON, NJ 08077	9414 7266 9904 2190 9671 37
MCKAY, JO ANN % RIVERTON HEALTH 600 MAIN ST., UNIT 1 RIVERTON, NJ 08077	9414 7266 9904 2190 9671 20
MCKAY, JO ANN % RIVERTON HEALTH 600 MAIN ST UNIT 1 RIVERTON, NJ 08077	9414 7266 9904 2190 9671 13
CIOCI ENTERPRISE, LLC PO BOX 71 RIVERTON, NJ 08077	9414 7266 9904 2190 9671 06

NAME AND ADDRESS	CERTIFIED MAIL NO.
BC1 LLC 2465 KUSER RD STE 101 HAMILTON, NJ 08690	9414 7266 9904 2190 9670 90
CIOCI ENTERPRISE, LLC PO BOX 71 RIVERTON, NJ 08077	9414 7266 9904 2190 9670 83
GC VENTURES, LLC 100 PARK AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9670 76
600 MAIN STREET SUITE 3 LLC 103 MARYLAND AVE PALMYRA, NJ 08065	9414 7266 9904 2190 9670 69
CAVACINI, GUIDO & PATRICIA L 2105 NEW ALBANY RD CINNAMINSON, NJ 08077	9414 7266 9904 2190 9670 52
WHEELHOUSE, KATHRYN & THOMAS 600 MAIN STREET, SUITE 5 EIVERTON NJ 08077	9414 7266 9904 2190 9670 45
RAINER, JOSEPH E JR & KELLY J 1011 BEECHWOOD RD RIVERTON NJ 08077	9414 7266 9904 2190 9670 38
VANHORN, MATTHEW S & VENABLES, R 602 LIPPINCOTT AV RIVERTON, NJ 08077	9414 7266 9904 2190 9670 21
KAUFFMANN, CHRISTIAN 604 LIPPINCOTT AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9670 14
LEON, CLETUS & EVERETT, DALILA 318 HARRISON ST RIVERTON, NJ 08077	9414 7266 9904 2190 9670 07

NAME AND ADDRESS	CERTIFIED MAIL NO.
FERRY, SUSAN 316 HARRISON ST RIVERTON, NJ 08077	9414 7266 9904 2190 9669 94
CLAUSEY, RENEE P 312 HARRISON STREET RIVERTON, NJ 08077	9414 7266 9904 2190 9669 87
BRANDT, CALEB J 314 HARRISON ST RIVERTON, NJ 08077	9414 7266 9904 2190 9669 70
SCHOCK, TRACI 310 HARRISON ST RIVERTONO, NJ 08077	9414 7266 9904 2190 9669 63
MILLER, ROSS & BALKOVIC, PAIGE 308 HARRISON ST RIVERTON, NJ 08077	9414 7266 9904 2190 9669 56
ANTONUCCI VENTURES, LLC 701 BANK AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9669 49
NEW LEAF OF RIVERTON, LLC 405 LIPPINCOTT AVE RIVERTON NJ 08077	9414 7266 9904 2190 9669 32
WINTERS, BARBARA C & DEPEW, SANDRA 610 MAIN ST RIVERTON, NJ 08077	9414 7266 9904 2190 9669 25
BILLETDOUX PROPERTIES, LLC P.O. BOX 794 MT LAUREL NJ 08054	9414 7266 9904 2190 9669 18
WHITLOCK, DEBORAH L 621 LIPPINCOTT AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9669 01

NAME AND ADDRESS	CERTIFIED MAIL NO.
MARTIN, ANN N 623 LIPPINCOTT AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9668 95
RAINER, JOSEPH E JR & KELLY J 1011 BEECHWOOD RD RIVERTON, NJ 08077	9414 7266 9904 2190 9668 88
608 LIPPINCOTT LLC 2415 CHESTNUT HILL DR CINNAMINSON, NJ 08077	9414 7266 9904 2190 9668 71
HULTON, LEONARD C & KAREN L 610 LIPPINCOTT AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9668 64
FENCL, MICHELLE C 101 LIPPINCOTT AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9668 57
COVERLY, ANN MARIE 614 LIPPINCOTT AVE RIVERTON, NJ 08077	9414 7266 9904 2190 9668 40
DIMPTER, NELSON & LISA 616 LIPPINCOTT AVENUE RIVERTON, NJ 08077	9414 7266 9904 2190 9668 33
MACQUAID, RICHARD C 307 HARRISON ST RIVERTON, NJ 08077	9414 7266 9904 2190 9668 26
Michelle Hack, Municipal Clerk Riverton Borough Borough Hall 505A Howard Street Riverton, NJ 08077	9414 7266 9904 2190 9668 19
Michelle Hack, Planning Board Secretary/Administrative Officer Riverton Borough Borough Hall 505A Howard Street Riverton, NJ 08077	9414 7266 9904 2190 9668 02

NAME AND ADDRESS	CERTIFIED MAIL NO.
Verizon PO Box 16801 Newark, NJ 07101-6801	9414 7266 9904 2190 9667 96
Consumer N.J. Water Company Attn: Manager 2875 New Brooklyn-Erial Road Sicklerville, N.J.08081-1242	9414 7266 9904 2190 9667 89
Conectiv Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, New Jersey 08330	9414 7266 9904 2190 9667 72
Public Service Electric & Gas Co. Attn: General Manager Real Estate Office 80 Park Plaza Newark, New Jersey 07102	9414 7266 9904 2190 9667 65
South Jersey Gas Company 1 South Jersey Plaza Folsom, New Jersey 08037	9414 7266 9904 2190 9667 58
New Jersey American Water Co. 1 Water Street Camden, NJ 08102-1658	9414 7266 9904 2190 9667 41
Transcontinental Gas Pipe Line Co. 3200 South Wood Avenue Linden, NJ 07036	9414 7266 9904 2190 9667 34
Colonial Pipeline Co. 696 Mantua Grove Road West Deptford, NJ 08066	9414 7266 9904 2190 9667 27
Commissioner NJ Dept. of Transportation P.O. Box 600 1035 Parkway Avenue Trenton, NJ 08625	9414 7266 9904 2190 9667 10

NAME AND ADDRESS	CERTIFIED MAIL NO.
NJ Turnpike P.O. Box 5042 581 Main Street Woodbridge, NJ 07095	9414 7266 9904 2190 9667 03
New Jersey Transit Corp. One Penn Plaza, East Newark, NJ 07105-2246	9414 7266 9904 2190 9666 97
Conrail Real Estate Department 1000 Howard Boulevard Mount Laurel, NJ 08054	9414 7266 9904 2190 9666 80
NJ Department of Transportation Region South Headquarters One Executive Campus, Rt. 70 W. Second Floor, Permits Cherry Hill, NJ 08002	9414 7266 9904 2190 9666 73
Burlington County Planning Board PO Box 6000 Mt. Holly, NJ 08060	9414 7266 9904 2190 9666 66

Kristin M Clark
KRISTIN M. CLARK

Sworn to and subscribed
before me on this 12th
day of November, 2021.

Susan E. DeRose
NOTARY PUBLIC

221704785v1

SUSAN E. DeROSE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 25, 2024

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that upon the Application of Brewery 33, LLC (the "Applicant"), the Borough of Riverton Planning Board (the "Board") shall conduct a virtual public hearing on Tuesday, November 23, 2021, commencing at 7:00PM, via the Zoom online meeting platform, to consider an application for Preliminary Major Site Plan Approval, Final Major Site Plan Approval, and Bulk Variance Relief, for the renovation of an existing 4,073 +/- square-foot commercial structure and associated site improvements, to operate a licensed limited brewery as permitted by Sec. 128-31(W) of the Borough's Zoning Ordinance. This Application is being made with respect to the 0.986 +/- acre parcel known as 601 Lippincott Avenue, identified on the Riverton Borough Tax Maps as Lot 1100, Block 1, within the Neighborhood Business (NB) Zoning District and Lippincott Affordable Housing Overlay Zoning District (the "Property").

As part of the proposed site improvements, the Applicant is requesting the following bulk variance relief: (i) to allow for a total of 30 parking spaces to be provided, where Ordinance Sec. 128-64 otherwise requires 41 parking spaces; (ii) for the installation of one (1) façade sign with an area of 58 +/- square feet, where an area of 30 square feet is otherwise permitted by Ordinance Sec. 128-69; and (iii) to the extent deemed necessary by the Board, to allow any existing non-conforming conditions to remain.

During the course of review of the Application and/or presentation of the Application it is possible that variances, submission waivers, design waivers and/or other exceptions from the requirements of the Riverton Borough Code may be identified or deemed to be necessary to permit approval of the Application as submitted, or with such changes as may be requested or accepted by the Board. This notice is to advise you that such additional variance, exception, and/or waiver relief may be requested by the Applicant at the time of the hearing.

During the Board hearing on the Application, the Applicant will request that the Board grant any and all approvals, submission waivers, design waivers, variances, de minimus exceptions, interpretations, or other relief necessary to allow for the improvement of the Property as proposed by the Applicant in the Application as submitted, or with such changes as may be requested or accepted by the Board. This notice is also to advise you that such additional variance, exception, and/or waiver relief may be granted by the Board at the time of the hearing.

Anyone affected by this Application will have the opportunity to appear virtually at a meeting of the Planning Board to be held on Tuesday, November 23, 2021, commencing at 7:00PM via the Zoom meeting platform, to present any support or objection they may have for the approval of this Application. Please find the Zoom meeting link, as well as an alternative dial-in number, below:

https://zoom.us/j/99667220214?pwd=eGMyc1NCM0tMTWRUajB6b29Dak9ZUT09
Meeting ID: 996 6722 0214
Passcode: 813512

Dial-in Number:
1-646-558-8656
Meeting ID: 996 6722 0214
Passcode: 813512

Meeting information can be found at www.riverton-nj.com, by clicking the "Planning Board 2021 Meeting Dates, Notice & Zoom Instructions" link under the "Public Notices" section of the Borough's home page. The public may also submit questions or comments via e-mail to mhack@riverton-nj.com no later than 4:00PM on the day of the scheduled meeting. For questions about virtual meeting attendance instructions, please contact Michelle Hack, Board Secretary, by emailing mhack@riverton-nj.com or by calling (856) 829-0120.

ACTION WILL BE TAKEN AT THIS MEETING. THIS MEETING WILL BE HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT pursuant to N.J.S.A. 10:4-8(b).

The Planning Board may at its discretion, adjourn, postpone, or continue this hearing from time to time, and you are hereby notified that you should make diligent inquiry of the Board Secretary concerning any such adjournments, postponements, or continuations.

Digital copies of the Application, plans, reports and supporting documentation are available for inspection, and can be obtained by contacting Michelle Hack, Board Secretary, at mhack@riverton-nj.com or by calling (856) 829-0120. If you have any questions or seek additional information, prior to the date of the hearing please contact Michelle Hack, Board Secretary, at mhack@riverton-nj.com or by calling (856) 829-0120.

RICHARD T. WELLS, ESQUIRE
ARCHER & GREINER, P.C.
One Centennial Square
Haddonfield, New Jersey 08033
Attorneys for Applicant
856-795-2121