



# MARATHON

Engineering & Environmental Services

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January 6, 2021

IA2 001.01

**Debora Simone, Land Use Board Administrator  
Waterford Township Joint Land Use Board**

2131 Auburn Avenue  
Atco, NJ 08004

**Re: Summary of Plan Revisions - Modified Site Access  
Conditional Use, Preliminary & Final Site Plan Application  
Insurance Auto Auctions Corp.  
Block 5201, Lot 8; Block 5302, Lot 1; Block 5402, Lots 2, 3, and 4  
Township of Waterford, Camden County, New Jersey**

Dear Ms. Simone:

In follow-up to our initial site plan application that was submitted on November 6, 2020, and discussions with the Board Solicitor and Key Engineers, we are providing this supplemental submission to the existing proposed site plan showing an onsite access driveway, as opposed to using the existing driveway which is located offsite. Additionally, a second basin location is shown in order to address the comments in the Pinelands Inconsistent Certificate of Filing.

At the suggestion of the Solicitor, we are providing this summary of this supplement for ease of reference. See the attached site plan sheets for reference.

Sheet C0102 (Detail Site Plan)

1. The entrance driveway is now located onsite.
2. A minimum 10' wide vegetated area is provided along the eastern property line.
3. A vehicle turning simulation was added for a car carrier vehicle.
4. Proposed fence was revised as needed.
5. An existing utility pole is noted to be relocated at the driveway entrance.
6. County curb is proposed for the entrance radii. Standard curb is proposed for the landscape island near the proposed monument sign. The monument sign was relocated and is still 20' from the proposed County right-of-way. Additional details will be added to the plan as necessary.
7. The proposed office building and the two accessory structures were not relocated. The number of parking stalls remains the same as originally proposed.

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8. A second stormwater management basin is shown for illustrative purposes only at this time. The basin will be designed in accordance with all applicable regulations.
9. The previously proposed basin was reduced in size due to the addition of the second basin. The area that was reduced is now proposed to be paved and used as vehicle storage area.
10. The previously submitted site plans provided an overall impervious coverage of less than 20%, which complies with the conditional use requirements. The zoning chart will be revised to reflect the revisions due to the modified access driveway, and the final overall impervious coverage will be less than 20% in order to comply with the conditional use requirements.

Sheet C0302 (Grading & Utility Plan)

1. Spot grades are provided for the curb at the modified driveway entrance. Additional spot grades will be provided in the future.
2. The far eastern portion of the employee parking area required minor grading adjustments due to the new entrance driveway. The majority of the parking lot and grading around the building did not require modifications.
3. Storm pipes were adjusted as necessary due to the new Basin 2. The storm report will be revised as required.
4. The detailed view of the employee parking lot (Detail A) was enlarged and the scale was revised from 1"=20' to 1"=30'.
5. For simplicity, the contours for Basin 1 were trimmed at the new basin limits. Revised grading will be provided on the revised plans in order to address Pinelands and Waterford Township comments.
6. The existing inlet within the County Road at the location of the modified entrance is noted to be converted from a Type B to a Type E. The County will have jurisdiction on the modifications to the inlet.

Sheet C0702 (Landscape & Lighting Plan)

1. Due to the driveway shift, one (1) street tree was removed (Species Black Gum).
2. The two (2) trees in the employee parking lot were removed (Species Red Maple).
3. The Landscape Schedule on Sheet C0701 was revised to reduce the number of Black Gum Trees from 18 to 17, and the number of Red Maples from 19 to 17. (Sheet C0701 is not provided with this submission due to the minor revision).

The following documents are attached:

1. Twelve (12) copies of the revised plans (Sheets C0102, C0302 and C0702), revised January 6, 2021;

2. Twelve (12) copies of a reduced size plan titled "Modified Access Exhibit", revised January 4, 2021. This plan is for informational purposes and depicts the originally submitted layout and the modified access highlighted in red in order to easily identify the modifications.
  - Additionally, two (2) additional copies of the above referenced plans will be provided to both Key Engineers and Camden County Planning Board.

Should you have any questions or require additional information, please contact myself at our office at (856) 241-9705 or by email at [Dave.fleming@marathonconsultants.com](mailto:Dave.fleming@marathonconsultants.com)

Sincerely,

**Marathon Engineering & Environmental Services, Inc.**



David J. Fleming, P.E.  
Director of Engineering



Rick Ricciardi, P.P., A.I.C.P.  
President

**Enclosures**

cc: **Greg Fusco, Key Engineers (via hand delivery)**  
Scott Smith, PP, Key Engineers (via hand delivery)  
David J. Domen, PE – Marathon Engineering (via email)  
Matthew Wait, Esq - (via email)  
Andrew Levecchia, PP, AICP, Director of Planning, Camden County (via hand delivery)  
Rich Hoopis – IAA Corp (via email)