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December 7, 2020

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
Conditional Use, Preliminary & Final Site Plan Application
Insurance Auto Auctions Corp.
Proposed Automobile Auction Facility
Block 5201, Lot 8; Block 5302, Lot 1; Block 5402, Lots 2-3
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 our subsequent conversations with Key Engineers on November 23rd, we have provided revised site plans for the proposed automobile auction facility at the above referenced property. Plan revisions include the addition of landscaping along Jackson Road, additional non-structural stormwater management facilities, proposed monument and building mounted signage, as well as reports for flood hazard determination report and outlining the proposed operations at the site.

The following is a summary of the plan revisions. See the attached site plans for reference.

1. Landscaping and trees (Trident Red Maple and Black Gum) have been added along the frontage of Jackson Road. The trees are spaced at 40' O.C. This landscape area will reduce the onsite impervious coverage by 12,596 SF (0.289 acres) and overall impervious coverage by 32,673 SF (0.750 Ac). The proposed landscape area extends onsite nine feet beyond the proposed right-of-way. Details and a planting schedule have been provided on the Landscape & Lighting plans.
2. The Office Building was rotated 90 degrees and the employee parking lot was adjusted as needed. The proposed building and parking area are in the same general location. Additional landscape areas have been provided which will reduce the onsite impervious coverage by 12,218 sf (0.280 Ac). Two trees have been added to the employee parking lot.

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3. Due to the addition of the landscaping along Jackson Road and within the employee parking lot, the onsite impervious coverage was reduced from 35.806 ac to 35.237 ac (35.806 ac - 0.289 ac - 0.280 ac = 35.237 ac). The onsite impervious coverage percentage was reduced from 19.95% to 19.64%.
4. Proposed infiltration areas are now provided in the employee parking lot. These areas will act as rain gardens and store less than 12" of stormwater runoff.
5. A note was added to the Grading & Utility Plan for the infiltration trenches and the newly proposed infiltration areas to state that no stormwater credit is taken for water quantity, water quality or groundwater recharge - these infiltration areas are provided as a non-structural stormwater management measure which will allow for impervious areas to flow across pervious areas.
6. The perimeter fence was removed from the south-eastern corner of the site.
7. A monument sign was added at the south-eastern corner of the site. A building mounted sign is also proposed. Details have been added to the plan.

Twelve (12) sets of the revised site plans are attached, and two (2) copies of the plans have been delivered to Key Engineers. Additionally, the following documents are also attached for review:

1. 12 copies of a report titled "Flood Hazard Area Determination Report for Proposed Automobile Auction Facility, Township of Waterford, Camden County, NJ", prepared by Marathon Engineering and dated December 7, 2020 (2 copies to Key Engineers)
2. 12 copies of a report titled "Operational Statement for Proposed Automobile Auction Facility, 1000 Jackson Road, Township of Waterford, Camden County, NJ", prepared by Marathon Engineering and dated December, 2020. (2 copies to Key Engineers)
3. 12 copies of the Inconsistent Certificate of Filing from the Pinelands Commission, dated November 6, 2020. (2 copies to Key Engineers)
4. Please note that the proposed additional non-structural stormwater management facilities (infiltration areas, infiltration trenches, etc.) are not designed to take credit for providing water quantity, water quality or groundwater benefits. All stormwater requirements are provided by the proposed stormwater management basin. The stormwater management report will be revised upon receipt of comments from the Township's professionals, the County and the Soil Conservation District.

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

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 email)
Scott Smith, PP, Key Engineers (via email)
David J. Domen, PE – Marathon Engineering (via email)
Matthew Wait, Esq - (via email)
Rich Hoopis – IAA Corp (via email)