



September 22, 2025

City of Millville Planning Board
12 High Street South
Millville, NJ 08332

**Re: Preliminary & Final Major Site Plan
Stormwater and Traffic Review #4
Block 233, Lots 15 and 16
2119 and 2121 N. 2nd Street (NJSH Route 47)
City of Millville, Cumberland County, New Jersey
Applicant: Millville 47 Developers, LLC
1195 Route 70, Suite 2000
Lakewood, NJ 08701
Our File: 115.MVCP233.V01**

Dear Planning Board Members:

Our office has received for review the following information which was submitted by the Applicant to address the stormwater management and traffic comments in our February 20, 2025 review letter and to demonstrate compliance with the conditions set forth in the Resolution of Approval (Resolution No, 06-2025PB) granting Preliminary Major Site Plan approval for this project. In addition, the Applicant has applied to the Planning Board for Final Major Site Plan approval .:

- A set of Preliminary and Final Site Plan drawings (42 sheets) prepared by Mark A. Whitaker, PE and Marla A. Roller, LLA with Dynamic Engineering Consultants, PC of Lake Como, New Jersey and bearing a latest revision of June 27, 2025.
- A set of architectural plans (3 sheets) for the proposed 10,082 sf retail strip building and the proposed 4,418 sf retail building prepared by Alexander B. Fazio, RA with EP Design Services, LLC of Piscataway, New Jersey and bearing a latest revision date of June 20, 2025.
- A set of architectural plans (2 sheets) for the proposed Raising Cane's Restaurant prepared by James Kassay, RA, with ADA Architects, Inc. of Lakewood, Ohio and bearing a latest preparation date of June 10, 2025.
- A set of unsigned architectural plans (3 sheets) for the proposed Automotive Service Center prepared by Wayne G. Napolitano, RA with PS&S Architecture & Engineering, PC of Wall, New Jersey and bearing a latest revision date of June 25, 2025.
- A print of a Tree Location and Removal Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC dated June 27, 2025.
- A set of Drainage Area Maps (3 sheets) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision of June 27, 2025.



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- A print of a drawing entitled “Groundwater Mounding Impact Review – Underground Infiltration Basin A” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Underground Infiltration Basin B” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Pervious Pavement System R1-A” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Pervious Pavement System R1-B” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Pervious Pavement System R2-A” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Pervious Pavement System R2-B” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Pervious Pavement System V” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A print of a drawing entitled “Groundwater Mounding Impact Review – Pervious Pavement System O” (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of June 27, 2025.
- A Stormwater Management, Water Quality and Groundwater Recharge Analysis prepared by Mark A. Whitaker, PE and bearing a latest revision date of June 2025.
- A Stormwater Management Operation and Maintenance Manual prepared by Mark A. Whitaker, PE and bearing a latest revision date of July 2025.
- A Phase I Environmental Site Assessment Report prepared by Brad Smyth, PWS and Lawrence Galiano, PG, CHMM with Sovereign Consulting Inc. of Cherry Hill, New Jersey dated November 18, 2024.
- An Infiltration Testing Report prepared by Eric J Seksinsky, PG, PE with GeoStructures, Inc. of King of Prussia, Pennsylvania dated May 8, 2025.
- A Sanitary Sewer & Potable Water Engineer's Report prepared by Mark A. Whitaker, PE and bearing a latest revision date of June 2025.
- A document entitled “Major Plan Revisions – Site Plan Revision 2” prepared by Dynamic Engineering Consultants, PC dated June 27, 2025.



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- A copy of a March 18, 2025 email from the Millville Fire Department Chief, John F. Wettstein III, which states that the proposed fire apparatus access and the proposed fire hydrant locations appear to be acceptable.
- A copy of a July 14, 2025 letter from Mark A. Whitaker, PE and Abigail L. Paterno, PE to the City of Millville Planning Board which addresses the comments in the City's December 4, 2024 Engineering and Planning Report, the February 20, 2025 stormwater and traffic review letter from our office and the City of Millville Planning Board Resolution No. 06-2025PB which was memorialized on February 10, 2025.

In addition, our office previously received the following information as part of the prior submissions for this application:

- A proposed Stormwater Management Analysis Amendment prepared by Mark A. Whitaker, PE dated January 2025.
- A set of Flood Hazard Verification Plans (7 sheets) prepared by Christopher Crane, PE with Dynamic Engineering Consultants, PC and bearing a latest revision date of July 30, 2024.
- A set of ATLA/NSPS Land Title Survey plans (4 sheets) prepared by Joesph J. Wright, PLS with Blue Marsh Associates, Inc. of Toms River, New Jersey and bearing a latest revision date of September 6, 2023.
- A print of a Major Subdivision Plan (1 sheet) prepared by Joesph J. Wright, PLS and bearing a latest revision date of August 28, 2024.
- A print of a NJDOT Location Plan (1 sheet) prepared by Joseph J. Wright, PLS and bearing a latest revision date of September 6, 2023.
- A Preliminary Geotechnical and Stormwater Investigation Report prepared by Brad Smyth, PWS and Lawrence Galiano, PG, CHMM with Sovereign Consulting Inc. of Cherry Hill, New Jersey dated April 28, 2023.
- A Flood Hazard Area Engineering Report prepared by Christopher Crane, PE with Dynamic Engineering Consultants, PC dated April 2024.
- A Traffic Study for Major Access Application with Planning Review prepared by Nick Verderese, PE and Justin Taylor, PE, PTOE with Dynamic Traffic of Lake Como, New Jersey dated August 27, 2024.
- An Environmental Impact Statement prepared by Mark A. Whitaker, PE dated August 2024.
- A copy of a July 31, 2024 letter from Damian T. Friebel, PE with the NJ Department of Environmental Protection Division of Land Resource Protection to Millville 47 Developers LLC which grants Flood Hazard Area Verification Approval for this application.
- A Variance & Waiver List prepared by Dynamic Engineering Consultants, PC and bearing a latest revision date of January 2025.



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- A print of an unsigned Parcel A Signage Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision of January 3, 2025.
- A print of an unsigned Parcel D Signage Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC and bearing a latest revision of January 3, 2025.
- A print of an unsigned Consolidated Parcel – Site Plan Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC dated January 3, 2025.
- A print of an unsigned Landscape Buffer Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC dated January 3, 2025.
- A print of an unsigned NJDOT Drainage Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC dated January 3, 2025.
- A print of an unsigned Pedestrian Access Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC dated January 3, 2025.
- A print of an unsigned Trash Enclosure Exhibit (1 sheet) prepared by Dynamic Engineering Consultants, PC dated January 3, 2025.
- A completed Planning Board Application Package.
- A certified list of property owners within 200 feet of Block 233, Lots 15 and 16 prepared by the City of Millville Assessor, Brian P Rosenberger, CTA, dated March 19, 2024.

We have reviewed the information submitted in support of this application, as well as the Resolution of Approval granting Preliminary Major Site Plan approval, and offer the following comments:

A. GENERAL COMMENTS

The property in question is an irregularly shaped tract located on the southeast corner of the intersection of North 2nd Street (NJSH 47) and Cumberland Crossing. The tract contains two existing lots (Lots 15 and 16) and has an area of approximately 17.92 acres. It is located in the RC - Regional Commercial Zoning District and is currently vacant and wooded. The Petticoat Stream flows through the site along the eastern side of the tract.

On February 10, 2025, the Planning Board memorialized Resolution No. 06-2025PB which granted the Applicant Preliminary Major Site Plan approval for the following improvements at the site:

- A 3,355 sf Raising Cane's restaurant with drive-thru and an impervious parking lot with 33 parking spaces including two underground infiltration basins within the parking lot.
- A 9,795 sf building which will contain four tenants including a Starbucks and an Aspen Dental, including a drive-thru for the Starbucks and a pervious parking lot containing 51 spaces.



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- A ±1,800 sf Valvoline automotive service center with a pervious parking lot containing 9 parking spaces.
- A ±5,040 sf retail building with a pervious parking lot containing 25 parking spaces.
- Access will be provided to the site via an impervious ingress off of Route 47, an impervious divided ingress/egress to Cumberland Crossing and a pervious access road from the Cumberland Crossing access road. All of the pervious roadways on the site are proposed as stormwater management measures.

The Applicant is now seeking Final Major Site Plan approval to construct the previously approved improvements at the site. We note the following changes have been made to the application:

- The project is proposed to be constructed in phases. The first phase consists of the improvements associated with the Raising Cane's restaurant, the building containing four tenants and the Valvoline automotive service center. The second phase consists of the improvements associated with the previously approved ±5,040 sf retail building.
- The area of the Raising Cane's restaurant was increased from 3,355 sf to 3,618 sf.
- The area of the building which will contain four tenants was increased from 9,795 sf to 10,082 sf.
- The area of the Valvoline automotive service center was increased from ±1,800 sf to 1,921 sf.
- The area of the retail building was decreased from ±5,040 sf to 4,418 sf.

B. TRAFFIC COMMENTS

1. Site Plan Comments:

- a. The plans should be revised to include a detail of the 'No Tractor Trailers' sign.

2. Traffic Study

- a. The Applicant is requesting a waiver for not meeting the NJDOT traffic degradation criteria at the Route 47 and Bluebird Lane/Cumberland Crossing intersection. The allowable delay for the westbound through movement during the Saturday peak hour is 72.4. The Applicant is proposing 115.1 without mitigation and 85.5 with mitigation. In their July 14, 2025 letter, Mark A. Whitaker, PE and Abigail L. Paterno, PE state that the NJDOT has conceptually approved the access application and taken no exception to the required waiver. The Applicant must submit this approval to the Board.
- b. Without mitigation, the following locations do not meet the NJDOT degradation criteria at the Route 47 and Bluebird Lane/Cumberland Crossing intersection:
 - I. The allowable delay for the westbound left movement during the Morning peak hour is 62.5. The Applicant is proposing 62.6 without mitigation.



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- II. The allowable delay for the westbound through movement during the Morning peak hour is 60.6. The Applicant is proposing 64.2 without mitigation.
- III. The allowable delay for the westbound through movement during the Evening peak hour is 65.8. The Applicant is proposing 73.1 without mitigation.
- IV. The allowable delay for the westbound left movement during the Saturday peak hour is 74.3. The Applicant is proposing 84.5 without mitigation.

In their July 14, 2025 letter, Mark A. Whitaker, PE and Abigail L. Paterno, PE state that the NJDOT has conceptually approved the access application and taken no exception to the required waiver. The Applicant must submit this approval to the Board.

- c. Should the NJDOT require any changes to the plans, the Applicant would have to reappear before the Board for amended Site Plan approval.

C. STORMWATER COMMENTS

1. General Comments:

- a. It remains for the Valvoline architectural plans to be revised to note the elevation of the basement to confirm that it will not be negatively impacted by groundwater mounding.

2. Site Plans

- a. The plans should be revised to include a detail of the trench drain.
- b. Sheet 6 shows a typical callout stating "Prop. flush conc. curb and geotextile liner to be installed at pervious pavement system interface". As it is difficult to identify these locations on the plan, it is recommended that each location of this work have a callout. In addition, this callout should be revised to state that the liner is impervious and the plans should be revised to include a detail of this work.
- c. The plans should be revised to include the following stormwater profiles as stipulated in §30-45C(8)(g)[1]:
 - i. Yard Inlet #198 to B Inlet #190
 - ii. Roof leaders from Prop Retail C to B Inlet #53.
- d. The profiles should be revised to include all crossing pipes.
- e. Sheet 13 shows that the 36" Perf. HDPE pipe will have an invert elevation of 45.48 whereas the '36" HDPE Schematic Underground DOT Basin Detail' on sheet 35 shows the invert elevation to be 46.23. This discrepancy must be resolved.
- f. The '36" HDPE Schematic Underground DOT Basin Detail' on sheet 35 must be revised to depict only one pipe to reflect what is shown on sheet 13.
- g. The profile view of Storm Str. #0-100 to Headwall on sheet 14 should be revised to delete the grate elevation at the headwall.



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- h. The profile view of Yard Inlet #94 to MH Str. #10 on sheet 15 should be renamed as "Profile view of Yard Inlet #194 to MH Str. #10."
 - i. The "Perforated Pipe (in grass areas)" detail on sheet 30 should be revised to include a cross-section of the pipe and bedding and to specify the stone size. In addition, the detail should be revised to show that filter fabric will be installed between the stone bedding and the surrounding earth.
3. Stormwater Report
- a. The Applicant has designed the 36" HDPE underground DOT basin by utilizing exfiltration. Therefore, a mounding analysis must be performed on this system.
4. Operations and Maintenance Manual
- a. The BMP Location Map should be revised to call out the 36" HDPE underground DOT basin.
 - b. The '36" HDPE Schematic Underground DOT Basin Detail' must be revised to depict only one pipe to reflect what is shown on the plans.
 - c. Our office has reviewed the Operation and Maintenance Manual and finds it to be acceptable.
 - d. The Operation and Maintenance Manual and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the plan must be undertaken. Prior to recording, the form of the deed must be approved by the Planning Board Attorney and office of the City Engineer.

If you have any questions regarding this application, please feel free to call.

Very truly yours,

CME Associates

A handwritten signature in blue ink, appearing to read 'John J. Hess', is written over the printed name.

John J. Hess, PE, PP, CME
Vice President

JJH/ZMJ/cc

cc: Millville 47 Developers, LLC, Applicant
Duncan M. Prime, Esq., Applicant's Attorney
Mark A. Whitaker, PE, Applicant's Engineer
Justin Taylor, PE, PTOE, Applicant's Traffic Engineer
Wayne E. Johnson, PE, CPWM, Municipal Engineer
Michelle A. Nothhaft, Assistant Municipal Engineer