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- Community Planning
- Landscape Architecture
- Municipal Consulting
- Streetscape Design
- Economic Development
- Parks and Recreation

October 21, 2024

Stafford Township Planning Board
260 East Bay Avenue
Manahawkin, NJ 08050

**Re: Pinnacle Sports
Block(s) 129, 130.01 Lots 8 & 9, 1
930 South Main Street
Preliminary & Final Major Site Plan with Bulk Variances
Stafford Township, Ocean County, NJ
Review Letter #1
TDG File #2001-121.112P**

Dear Chairman & Board Members,

Our office has reviewed the following:

- **Land Development Application**, submitted by Scott Peterka, dated July 10, 2024.
- **Preliminary and Final Major Site Plan**, prepared by Van Cleef Engineering, consisting of 15 sheets, dated May 9, 2024.
- **Architecture Plan**, prepared by Schlosser Steel Buildings, INC., consisting of 11 sheets, dated August 1, 2024.
- **Floor Plan**, prepared by Pinnacle Indoor Sports, no date has been provided.

At this time, we offer the following comments:

A. Proposal

1. The subject site is a 13.19-acre parcel located at 930 South Main Street (Route 9), within the RA-4 Residential Zoning District. The site is made up of 3 different lots (1, 8 & 9) and 2 blocks (130.01, 129).
2. The site is bordered by single-family residential homes, which front on Route 9 and Polly Pod Road, along the entire eastern property line and partially to the North. Additionally, to the north the site is bordered by vacant wooded lots. To the west there is an existing unnamed road/trail which separates Lots 8/9 from Lot 1. Lot 1 is a vacant wooded lot. The site fronts on Route 9 to the south. Across Route 9 are single family homes and contractor warehouses. All adjacent and surrounding lots are within the RA-4 Zoning District. See image below courtesy of Google Earth.
3. The applicant proposes to construct a 39,680 SF sports training facility and baseball field. Additionally, the applicant proposes parking, 4 stormwater management basins, landscaping, and other related improvements.
4. The applicant seeks Preliminary and Final Site Plan approval with several variances including impervious coverage, building coverage, multiple sign variances as well as waivers for buffers as discussed below.

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B. General Comments

1. The Applicant should provide testimony regarding the sports training facility uses and operations, hours of operation for the public and for employees, number of employees, and all site improvements. Detailed testimony should be provided regarding the timing, route of travel, and frequency of deliveries and refuse pickups, and truck parking.

This should include testimony regarding whether there will be games and/or tournaments played at the facility, and if so, how will parking for multiple teams be accommodated, and concurrent indoor and outdoor field use, and the maximum capacity of the site.

2. Given the proximity to adjacent residential uses, in concert with the limited buffers, we suggest that trash pickup and deliveries be limited to daytime hours only to minimize impacts to nearby residents, such as 7 AM to 7 PM.
3. An accessible route must be provided from the accessible parking area to the baseball field, as required by the New Jersey Barrier Free Subcode. The plans should be revised to demonstrate compliance.
4. The statement of operations indicates that the field surface will be synthetic turf. Complete details should be provided.
5. All field details should be provided, including backstop, dugouts, bleachers, field fencing top rail safety caps, etc. If permanent bleachers are proposed for more than 50 spectators, they must be on an accessible route.
6. The Chain-link gate locations should be shown on the plans.
7. The chain link fence detail should be revised to include a proposed color. We note the detail has been provided twice in the construction detail sheets. This should be corrected.
8. A baseball field configuration is shown, but the fencing is in a rectangular configuration. Testimony should be provided as to whether other sports will be training and accommodated here.
9. Sidewalks should be provided along all street frontages as required by ordinance. A waiver has been requested for relief. Testimony should be provided.
10. The materials, colors, complete dimensions, method of illumination and proposed sign graphic, should be specified in the proposed site I.D sign detail, and should match or complement those utilized on the sports training facility.



Additionally, note #2 of the sign detail should be removed/revise, as the applicant has requested multiple variances to not comply with the sign area and height requirements.

11. 2 of the proposed parking stalls are missing striping. This should be corrected.
12. Given the nature of the use on site, we suggest that the applicant consider providing a bicycle rack as required by ordinance.
13. The trash enclosure detail should be revised to specify the color of the proposed block wall and the board-on-board gate. We suggest a color to match the architecture.

We note there is a discrepancy between the width of the trash enclosure shown on the plans and width included in the detail. This should be corrected.

14. The colors of all metal fencing and site amenities should be coordinated with each other and with the building colors. This includes light poles and fixtures, metal fencing, trash enclosure wall/gate, bike racks, etc.

C. Building Design

1. The applicant should provide testimony regarding the materials, colors and forms of the proposed architecture, including all elevations of all buildings.
2. The elevations should be revised to provide all proposed colors and materials. We note colors are provided by number; however, no key has been provided to indicate a corresponding color.

Given the mass of the building and its location on the Route 9 corridor, and within a residential zoning district, we suggest that a warm muted earth tone color scheme be utilized. Door colors should also be shown.

We also suggest that some additional detailing be provided to the facade facing Route 9.

3. We note there are numerous discrepancies between the door locations shown on the elevations and the site plan. This should be addressed.
4. Testimony should be provided regarding the proposed party room, café, and storage area.
5. Testimony should be provided regarding the location and screening of building mechanicals.

D. Lighting Comments

1. The Applicant should provide testimony regarding all site lighting, building lighting, baseball field lighting and sign lighting.
2. The applicant proposes 5,700° Kelvin LED field lights, which emit a cooler, more bluish white light, similar to that used for car dealerships. We suggest that the field lights be 4,500° Kelvin to minimize impacts to neighbors, and passing motorists, which is still a Musco standard luminaire.

We also suggest that the parking lot and building lights be 3,000° Kelvin to minimize glare impacts.

3. We suggest that the Board and the applicant discuss the hours that the lights will operate, and consider a potential reduction overnight to security levels and/or the utilization of timers and/or motion sensors to activate the lights only when necessary after hours.

We suggest that lights be turned off 30 minutes after closing and the utilization of timers and/or motion sensors to activate the lights only when necessary, overnight.

4. We suggest that the lighting fixtures provide directional controls to minimize potential glare impacts on the adjacent properties.
5. Complete lighting details should be provided.
6. The color of the poles and fixtures should be provided.
7. All lights should be set back 3- 4' from parking to avoid conflicts.



8. The lighting of the freestanding sign should be detailed.

E. Landscape Comments

1. The applicant proposes a limited amount of landscape plantings for this site. As proposed, the applicant requires additional waivers for **Residential Buffers, Filtered Buffers, Basin Plantings, Street Trees, and Reforestation.**

We recommend that the planting design be revised to comply with the ordinance. The Landscape Requirements table should also be corrected to show the requirements of the ordinance and revised accordingly.

2. Detailed testimony should be provided regarding the numerous design waivers required for buffering.

The applicant is required, per §130–50.F, to provide 50’ wide residential/nuisance buffers, designed in accordance with §130–51.F.1, between the abutting residential uses/zone and this proposed nonresidential use. This 50’ buffer is required for the entire northern property line. The applicant proposes to construct various improvements in the required buffer areas.

The applicant is required, per §130–50.G, to provide a 50’ wide filtered buffer, designed in accordance with §130–51.F.2, along the southern property line which abuts Route 9.

We suggest that additional buffer plantings be provided, and a greater proportion of Evergreen trees be utilized in the buffer areas where the existing vegetation is not preserved.

3. Testimony should be provided regarding the proposed buffer plantings in the overlap area north of the site.
4. All evergreen trees proposed within the provided buffers should be sized at 8-10’ per §130-51.F.1(b).
5. Recently adopted Ordinance 2023-21 of Chapter 194, as required to be adopted by the State of NJ, requires replacement trees for removals based upon actual caliper sizes. All 6” caliper trees are required to be located and identified. Relief is required, as a 100’ x100’ sampling area was surveyed. We take no exception to this relief.

The applicant proposes to remove 1,983 trees, which requires the planting of 3,922 trees based upon the caliper sizes.

The applicant proposes to plant approximately 129 trees.

If the applicant does not provide all required trees on site, an off-site municipal location may be considered, or the applicant may provide a payment in lieu of planting at \$300.00 per tree removed, per Chapter 194. The applicant would be required to pay a fee of approximately \$594,900, for, based upon 1,983 trees @\$300.00 per tree.

The applicant has requested relief from this requirement.

We suggest the board and applicant discuss a more reasonable payment in lieu of planting cost, in addition to the applicant to providing more substantial plantings on site.

6. 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.
7. Street trees are required to be 3” caliper Shade trees planted 30-50’ on center. The plans should be revised accordingly.
8. Basin plantings should be provided in accordance with §130–51.D.
9. Parking lot trees are required to be 13–15’ in height and parking lot shrubs are required to be 2-2.5’ in height.
10. There are numerous conflicts with underground utilities where less than 10’ of separation is proposed. Trees should be shifted accordingly. Where only 5’ to 10’ of separation can

be achieved, a root barrier should be utilized for at least 15' along the utility to be protected, adjacent to the root ball.

11. There are numerous trees proposed directly on top of stormwater pipes. This should be corrected.
12. The light pole, adjacent to the ingress/egress, is proposed in the canopy of a Black Gum Tree. The tree and pole should be shifted to eliminate this conflict.
13. All utility lines should be shown on the landscape plan to ensure no additional conflicts exist with the proposed vegetation.
14. White Oak can be particularly difficult to establish. An alternate species should be considered.
15. Sight triangles should be shown on the landscape plan.
16. The ground treatment of all landscaped areas should be labelled.
17. We suggest that additional foundation plantings be provided to break up the mass of the building.
18. The applicant should consider sodding the site, particularly the frontage, to ensure immediate stabilization of the area and for improved aesthetics.
19. Testimony should be provided regarding irrigation. We suggest that an automatic, water conserving system be considered to ensure the establishment and long-term health of the plantings.
20. Planting bed lines should be shown for all planting areas, and large expanses of mulch should be reduced or filled with a low maintenance groundcover.
21. 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.*
 - *The Contractor/Applicant shall Contact the Township Landscape Architect to conduct a preconstruction meeting and to coordinate site clearing and landscape work.*
22. 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.

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.


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