

May 21, 2020
Via FedEx Overnight

Township of Toms River Planning Board
33 Washington Street
Toms River, NJ 08753

Attn: Lucia Lynch
Planning Board Secretary

A-6
WHITE CASTLE
TOMS RIVER PB
JUNE 3, 2020

RE: White Castle System, Inc.
Proposed White Castle Remodel
132 Route 37 East
Block 636, Lot 2
Township of Toms River
Ocean County, NJ
DEC # 0118-15-023
Planning Board # PB20-007

Dear Ms. Lynch,

On behalf of White Castle System, Inc., enclosed please find the following information for the above referenced project:

- Two (2) signed and sealed copies of the Minor Site Plan drawings prepared by our office, dated February 18, 2020, last revised May 21, 2020;
- Two (2) copies of the Pedestrian Fund Estimate prepared by Wendy A. Birkhead, PE, CME dated October 11, 2016;
- Two (2) copies of a check in the amount of \$10,600.00 made payable to the Township of Toms River dated October 20, 2016 to satisfy the Pedestrian Fund.

The above information has been provided to address the following review letters:

- Bureau of Fire Prevention Project Official Review, prepared by Kevin Esposito, dated March 4, 2020;
- Minor Site Plan – Review #1, prepared by Douglas F. Klee, PE, PP, CME, dated March 10, 2020;
- Township/Board Planner review letter prepared by David Glynn Roberts, PP, AICP, LLA, LEED AP ND, dated March 16, 2020;

In order to facilitate your review, we have provided the following itemized response to each of the above referenced review letters:

Bureau of Fire Prevention Project Official Review, prepared by Kevin Esposito, dated March 4, 2020;

The enclosed site plan drawings have been revised to include additional fire lane pavement striping as indicated on the plan markups provided. An additional check in the amount of \$50.00 to satisfy the fire prevention review fee will be submitted under separate cover by the applicant or their counsel.

Minor Site Plan – Review #1, prepared by Douglas F. Klee, PE, PP, CME, dated March 10, 2020

- A. Use Considerations – Information, no response required.
- B. Zoning – Information, no response required.
- C. General Comments:
 - 1. Information, no response required.
 - 2. Information, no response required.
 - 3. Information, no response required.
 - 4. Testimony will be provided as necessary to discuss site operations and proposed 24 hour operations.
 - 5. Site Access, Circulation, Loading, Required Parking, and Existing Road Improvements
 - a. Information, no response required.
 - b. Information, no response required.
 - c. Testimony will be provided as necessary to discuss anticipated deliveries and handling thereof.
 - d. Information, no response required.
 - e. The applicant contributed to the Township Pedestrian Safety Fund in conjunction with the previous Site Plan approval in 2016. A copy of the estimate and contribution are enclosed with this letter.
 - 6. Information, no response required.
 - 7. Lighting and Landscaping
 - a. Testimony will be provided as necessary. A note has been added to the lighting plan as requested.

b. Additional plantings have been provided along the northern portion (rear) of the site as requested. A note has been added to the Landscaping Plan indicating the existing irrigation system will be maintained.

8. No signage is proposed as part of this application. Future signage modifications may be provided by the applicant under separate zoning permit applications.

9. Grading and Drainage

a. Information, no response required.

b. Information, no response required.

10. Information, no response required.

11. Design Waivers Required

a. Testimony will be required as necessary.

b. Testimony will be required as necessary.

c. Testimony will be required as necessary.

D. Technical Revisions and/or Corrections

1. A note has been added to the Lighting Plan as requested.

2. Additional planting have been provided as requested.

3. No signage is proposed as part of this application.

E. Recommendations

1. Information, no response required.

2. Information, no response required.

3. Information, no response required.

4. As already noted in the Application Addendum submitted by the applicant's attorney as part of the initial Minor Site Plan submittal package, the site plan revisions will not appreciably alter the present White Castle operations at the subject parcel. In addition, at present the drive-thru is closed daily from 12:00 a.m. (midnight) to 7:00 a.m. The Applicant is requesting that the drive-thru operation be extended to 24 hours a day. However, this would simply be consistent with the present indoor restaurant operation, which is already 24 hours a day. Additional operational testimony will be provided at the Hearing as required.

5. Information, no response required.

Township/Board Planner review letter prepared by David Glynn Roberts, PP, AICP, LLA, LEED AP ND, dated March 16, 2020

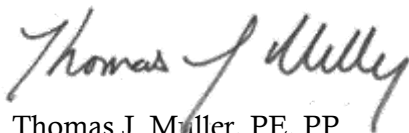
1. The previously proposed crabapple trees located along Hardenbrook Avenue and Boyd Street have been replaced with Cercis Canadensis trees. Acer campestre trees are proposed along the Route 37 frontage. Please note Ginko biloba are not suitable for this location as there are existing utilities in the landscape island and site visibility considerations.
2. Additional plantings have been provided along the northern portion (rear) of the site to supplement the existing buffer as requested. A note has been revised stating that the existing portions buffer that will remain shall be analyzed by a licensed landscape architect.
3. The enclosed Landscape Plan has been revised so the proposed street trees are incorporated into plantings beds which also include additional shrubs, perennials and groundcovers. There are existing utilities and signage in these areas and therefore berming is not feasible.
4. The enclosed Landscape Plan has been revised to include a grouping of Crabapple trees and shrubs in the interior turf area along the rear of the site.
5. A contribution to the Pedestrian Safety Fund was submitted following the last site plan approval in August 2016 and therefore this comment is not applicable. Enclosed please find documentation with proof of the same.

We request you please review the enclosed information and have the mylars signed at your earliest convenience.

Should you have any questions or comments please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Thomas J. Miller, PE, PP
Enclosures



Luiza P. Guazzelli

cc: Louis D'Arminio, Esq. (w/ Enc. – via Email)
Craig Eilers (w/ Enc. – via Email)
Erik DeLine (w/ Enc. – via Email)
Douglas F. Klee, PE, PP, CME (w/ Enc. – via Email)
David Glynn Roberts, PP, AICP, LLA, LEED AP ND (w/ Enc. – via Email)

TOWNSHIP OF TOMS RIVER

33 Washington Street, P.O. Box 728
Toms River, NJ 08754



Robert J. Chankalian, PE, CME
Township Engineer

Wendy A. Birkhead, PE, CME
Assistant Township Engineer

Toms River Township
Division of Engineering
(732) 341-1000 Extension 8335
732-341-0828 Engineering Fax
Engineering@TomsRiverTownshlp.com

October 11, 2016

VIA FIRST CLASS MAIL

White Castle System, Inc.
555 West Goodale Street
Columbus, OH 43215-1158

**Re: Pedestrian Safety Fund Estimate – Major Site Plan
132 NJSH Route 37 West – Hardenbrook Avenue and Boyd Street
Block 636, Lot 2
Township of Toms River, New Jersey**

To Whom It May Concern:

Please be advised that I have revised the estimate for the cost of the required public improvements required for Block 636, Lot 2. The total estimated cost of improvements required is \$10,600.00.


The Township Board has granted a waiver of the installation of certain improvements and to permit the deposit of funds for the cost of these engineering improvements into the Township Curb and Sidewalk Fund.

Note: Subsurface condition which may be encountered during construction activities and may require dewatering, rock excavation, stone or select bedding, or temporary or permanent sheeting, are not included in Schedule A.

A copy of this cost estimate, known as Schedule "A" is attached.

If you have any questions or require additional information please do not hesitate to contact me.

Sincerely,


Wendy A. Birkhead, PE, CME
Assistant Township Engineer

TOWNSHIP OF TOMS RIVER

33 Washington Street, P.O. Box 728

Toms River, NJ 08754

732-341-1000

Fax 732-341-0828

Department of Engineering and Community Development

Fax 732-341-0828



PEDESTRIAN SAFETY FUND ESTIMATE

DATE: October 11, 2016

TOWNSHIP: Toms River
NAME: White Castle System, Inc.
LOCATION: 132 NJSH Route 37 West
Hardenbrook Avenue/Boyd Street
BLOCK: 636
LOT(S): 2

QTY	UNIT	ITEM	UNIT COST	PRICE
PAVING & CONCRETE				
2120	SF	4" Thick Concrete Sidewalk	\$5.00	\$10,600.00

TOTALS

CONSTRUCTION COST: \$10,600.00

This Estimate of the Costs of Improvements has been prepared Pursuant to Section 40:55D-53.4 of the Municipal Land use Law and is based on Documented Construction Cost for Public Improvements which prevail in the vicinity of the Municipality.

WATERMARKED PAPER - DO NOT ACCEPT WITHOUT NOTING WATERMARK - HOLD TO LIGHT TO VERIFY WATERMARK

White Castle

PURCHASING CO.
COLUMBUS, OHIO

JPMorgan Chase Bank, N.A.
Columbus, OH

56-1544/441

1907279

10/20/2016

PAY *One Thousand and 00/100 Dollars*

Check Amount

\$ **1,000.00

Void After 120 Days

PAY TO THE ORDER OF
**TOWNSHIP OF TOMS RIVER
33 WASHINGTON ST
TOMS RIVER NJ 08754**

Russell J. Trigg
AUTHORIZED SIGNATURE

⑈0001907279⑈ ⑆044115443⑆

986617730⑈

WATERMARKED PAPER - DO NOT ACCEPT WITHOUT NOTING WATERMARK - HOLD TO LIGHT TO VERIFY WATERMARK

White Castle

PURCHASING CO.
COLUMBUS, OHIO

JPMorgan Chase Bank, N.A.
Columbus, OH

56-1544/441

1907278

10/20/2016

PAY *Ten Thousand Six Hundred and 00/100 Dollars*

Check Amount

\$ **10,600.00

Void After 120 Days

PAY TO THE ORDER OF
**TOWNSHIP OF TOMS RIVER
33 WASHINGTON ST
TOMS RIVER NJ 08754**

Russell J. Trigg
AUTHORIZED SIGNATURE

⑈0001907278⑈ ⑆044115443⑆

986617730⑈