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February 8th, 2023

Narrative Summary
Chester Mall Tractor Supply
Section 107 Block 3 Lot 3

This project is being submitted at this time for discussion with the Planning Board.

The subject property is a 27.4974-acre parcel located on the easterly side of Brookside Avenue known as the Chester Mall. The property is located in the B-2 zoning district under permitted use 6. Under the proposed project, "Tractor Supply Co." will be acquiring the formerly known "Colonial Lanes" bowling alley space within the Chester Mall. Minor site modifications are proposed for the Chester Mall around the Tractor Supply Co. vicinity.

The wood stockade fence with brick pillars, located in the northwest parking area is to be removed under the proposed project. With the removal of the fence, 36 additional parking spaces are proposed. Two designated areas of permanent trailer equipment display areas are proposed and will eliminate 9 existing parking spaces. The parking calculations have been updated to reflect the additional area acquired by Tractor Supply Co. and new tenants throughout Chester Mall. The total amount of spaces required is 1,196 and the proposed total parking spaces provided is 938. A parking study dated June 25, 2012 prepared by John Collins Engineers, P.C. addresses the required parking and the available parking for this project. The project presented by this site plan is in conformance with the needs identified by the parking study.

Under the proposed project, a premanufactured 2,592 square foot greenhouse will be installed on the north western portion of Chester Mall, adjacent to Tractor Supply Co. The proposed greenhouse will be located within the existing wood stockade fence with brick pillars. A 1,000-gallon propane storage tank is proposed and will be located within the existing wood stockade fence with brick pillars. The propane tank will be enclosed by a 5' fence and will have concrete bollards around the perimeter. A permanent sidewalk display area is proposed in the sidewalk frontage of Tractor Supply Co. A 5-foot sidewalk clearance is shown on the site plan. There are no additional bathrooms proposed in Tractor Supply. The existing shipping containers located in the rear of Tractor Supply will be removed once the project is complete. The items within the containers and the removed wood stockade fence will be relocated within Tractor Supply.

The pylon signs along Brookside Avenue are proposed to be updated under the proposed project. Sign details have been provided on the site plans. A gabled façade mounted Tractor Supply Co. sign is proposed to be mounted onto the existing façade of Chester Mall in between two existing overhangs as depicted on the site plans. A garden center sign is proposed to be mounted onto the front of the premanufactured greenhouse.

No new light poles are proposed for this project. The proposed parking area striping will match the existing Chester Mall parking striping. There are no changes in impervious coverages under this project.

This submitted site plan is a modification to the previously approved Chester Mall Overall Site Plan by AFR Engineering and Land Surveying, P.C. dated 5/29/12. The existing site plan except as modified in the submitted modified site plan.

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Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M. Anthony Riggi, P.E.
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Joseph J. Moran, P.E. Joseph Nyitray, P.E. Matthew Trainor, P.E. Nestor Celiz, P.E. Shardul Patel, P.E. Vincent Kane, P.E.

With this submittal, we are requesting to have the project placed on the February 28th, 2023 Planning Board agenda.

Thank you for your review and consideration, please contact me with any questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Brooker". The signature is fluid and cursive, with the first name "Brian" and last name "Brooker" clearly distinguishable.

Brian A. Brooker, P.E., Managing Member
BROOKER ENGINEERING, P.L.L.C.