

Questions for the Applicant from the March 2, 2022, Planning  
Board Diamond Chip Realty Site Plan Application

Submitted through the ZOOM Application: The Applicant will be  
asked to have its witnesses answer the questions in the hearing  
on April 6, 2022 at 7:00 p.m. at the Municipal Building

1. Since non-residential, does this project fall under PILOT (Payment in Lieu of Taxes)?
2. What is the difference in truck traffic coming and going now with the current use, compared to the proposed use for Route 15 and local roads?
3. Does box car loading refer to the actual train loading and unloading area?
4. Where will the trains travel to and from?
5. How many additional trucks are expected to use local roads? At what hours?
6. How many additional train cars are expected to come through and at what hours?
7. How much more noise will be generated? Has that been given any attention/study?
8. Will the trucks be expected/required to exit onto Limecrest and directly to Route 15 and points south?
9. Will the traffic light at Route 15 be changed to allow for more trucks to exit onto Route 15? Will this generate additional traffic on 15?
10. Will the trucks be lined up waiting to enter Route 15, preventing any Limecrest drivers from getting to Route 15?
11. What is the proposed use of the warehouse?
12. What type of products will be shipped to and from the warehouse?
13. How much will the use increase the traffic and burdens on the Township for water and other police and fire related work? How much tax revenue will be paid to Sparta Township?
14. Has there been a projected traffic study about how much truck traffic and its impact on the area?
15. What delays are anticipated as the trucks block traffic to make the left onto Limecrest Road off Route 15?
16. Will the tenants be restricted from sending their trucks to exit Route 15 earlier on Route 517?

17. Will a private fuel station be needed at this point? Any environmental issues?
18. How are you planning to manage traffic?
19. What will the property tax impact be from the use?
20. What is the expected increase in rail traffic on the main NYW&S rail line?
21. Does this main rail line cross Route 15 where Route 15 goes from dual lane highway to single lane?
22. If a train is on the tracks, will there still be access to the buildings from the emergency road?
23. What is the distance of the property from Route 15?
24. Impervious cover and run off – has environmental impact been assessed on the change in impervious cover?
25. How can you have a traffic study without knowing the tenants and their intended usage?
26. Looking at the traffic study, is there any indication listed of the additional train cars to the site, frequency, times, storage and effects on surrounding sites?
27. Is there an elevation artist's rendering so that the public can see what this complex will actually look like?
28. How will the vehicle emissions affect people living in the area?
29. How will it affect the environment and wildlife?
30. With so many trucks, how will the noise level be calculated?
31. What is the anticipated traffic pattern going to be like given the congestion that exists currently?
32. Will there be testimony in the hearing on the traffic study?
33. How many tractor trailers per day will drive through Sparta daily considering there are 190 loading docks?
34. How many trucks ingress and egress per day are planned for, considering 240 truck parking spots?
35. The civil engineer mentions a yard truck, where is the transfer between incoming trailers to the yard truck?
36. During peak unloading hours could there be an issue with trucks backing up onto Demarest Road?

37. Is this project already approved?
38. How will the increased trucking affect the residences in the area?
39. Question for the Applicant's civil engineer, looking at the site plan included in the traffic study (page 5) and the colorized plan shown, is there a retaining wall located on the north and east elevation?
40. What are the proposed heights of the retaining walls?
41. Overall, how do the retaining walls impact sightlines from the surrounding streets?
42. Will any trucks be spending the night with cabs as sleeping quarters?
43. What is the proposed roofing material? TPO or EPDM? If EPDM is used there any concerns in regards to sustainability for such a large size building with heat island/increased HVAC systems usage?
44. Are you aware that across from this development there is a BIG hazmat/Propane/Natural Gas storage facility?
45. Would this facility increase rail traffic resulting in additional crossings on Route 15 and main street in Sparta coming up to Rt 517?
46. If so, did the traffic studies incorporate the impact of the additional rail crossings?
47. Will there be "storefronts"? Will there be retail "stores" in the buildings?
48. Will this be a "last mile" warehouse? If it is, wouldn't that increase vehicle traffic on Rt 15 in addition to the tractor trailers?
49. Are restaurants proposed for this site? What exactly is planned for this site?
50. What kind of traffic is going to be added to Route 15?
51. If warehouse and some sort of shipping, will we have a lot of truck traffic added to our town 24/7?
52. Why does it have to be 50 feet high?
53. Will they have a security team on site or rely on Township police?
54. What are the intended use and operational details?
55. Does Sparta Township have a fire truck (ladder trucks) which can go up 50 feet?
56. Based on the amount of trucks coming in and out of facility, are there any plans for an on-site fueling station?
57. So it's not a warehouse, you said it's a distribution center?
58. How is the facility going to manage all the transient individuals that will be passing through as factory workers, truckers and rail workers? Our safety and that of our children? Traffic?

59. If it is “local/regional play”, have local businesses expressed a need for this additional warehousing? I assume there was a market needs analysis? What service region did that study consider?
60. Will the trucks be in and out 24/7?
61. If you can only unload 12 trucks at a time, and don’t want drivers waiting the four hours while other trucks are unloaded, roughly 178 doors will be unused; is that correct?
62. Isn’t 28% of the US freight shipped via rail (via railroads.dot.gov)?
63. How would a facility this size survive on that little of business?
64. How does this warehouse benefit Sparta?
65. What will be the tax benefit to average household?
66. What percentage of inbound freight is intended to be rail fed or is it merely a prospective option?
67. Is it intended to be similar to the Harry Shupe industrial park in Wharton, NJ?
68. Jim Ford mentioned being a "prominent for sustainability"; will this site development/building if approved go for LEED Gold/Platinum certification?
69. Will the applicant be required to obtain a Major Access permit? The State DOT requires a major access permit for more than 500 trips per day. The proposed is 1,400 plus; will the applicant be required to pay its fair share obligation costs for mitigation on Route 15, 181, Limecrest, etc. that cannot handle the level of service on these roads?
70. Would the rail be running nonstop?
71. Has a sound study been done on this project? Rail cars-metal banging together, forklifts. Is this operational 24-7? Will the warehouse comply with all current Sparta sound/night regulations?
72. Are you selling this property after development?