

## **Operations Statement**

### **NE Willingboro LLC / Short Term Commercial Vehicle Parking Facility Block 2, Lot 7.01 / 4340 U.S. Route 130 Willingboro Township, Burlington County, New Jersey**

November 19, 2020

The purpose of this Operations Statement is to describe the aspects of the anticipated operation of the proposed use short-term commercial vehicle parking facility.

Approvals are being requested from the Willingboro Township Zoning Board of Adjustment to allow for the development and operation of short-term commercial vehicle (trailer) parking and storage facility as a conditionally permitted use of the surface parking lot of an existing commercial property known as The Grand Marketplace, located at 4340 U.S. Route 130, within a B-1 Primary Business Zoning District, the RZO Route 130 Redevelopment Zone Overlay Area, owned by the Applicant, and more particularly known as Block 2, Lot 7.01 on the Official Willingboro Township Tax Maps (the "Property").

The proposed improvements for the Property, in connection with the short-term commercial vehicle parking and storage facility, include 190 trailer parking spaces, ten (10) employee parking spaces, a security building, perimeter landscaping and a security fence.

The facility will employ a total of four security personnel and two trailer management personnel.

This Operations Statement describes the anticipated operations of the proposed commercial vehicle parking facility to support a finding that the project will not result in any significant adverse impacts to the community.

#### **1. Hours of Operation**

The facility will operate on a 24 hours per day, seven days per week schedule. The facility will have two security personnel and one on-site trailer management employee on site at any time.

#### **2. On-Site Security**

The facility will have 24 hours per day, seven days per week on-site security that includes at least two on-site security personnel at any time. The facility will employ up to a total of four security personnel, with two security personnel on one work shift at a time.

In addition, site lighting and a security fence will be maintained for the facility.

### **3. On-Site Vehicles and Trailers**

The facility will provide parking spaces for trailers. Trucks will access the site to park trailers for storage and then leave. Trucks will also access the site to connect with parked trailers before leaving the site.

The types of trucks and trailers on site will consist of:

- a. a yard tractor;
- b. 53 foot standard dry box trailers;
- c. 53 foot Intermodal trailers; and
- d. 23 foot Pup trailers.

Facility employees will have a designated parking area for their passenger vehicles.

No refrigerated trailers will be parked or operated on the site.

### **4. Vehicle Maintenance or Fueling**

No vehicle maintenance or fueling operations are proposed, or will be allowed, on the site.

### **5. Emergency Response Planning**

An on-site facility emergency response plan will be prepared and, then, maintained in the on-site security building. The purpose of the facility emergency response plan is to provide guidance to the on-site security personnel and facility trailer maintenance personnel in the event of a vehicle accident or other unexpected emergency.

### **6. Hazardous Materials**

No hazardous materials will be stored or maintained on-site, with the exception of any consumer quantity sized containers of cleaning products used to maintain the security building, bathrooms or break room.

No hazardous materials will be stored on trailers parked on-site.

### **7. Security Office Solid Waste and Recyclable Materials**

All solid waste and recyclable materials generated by the security office, bathrooms or breakroom will be placed in containers for collection for off-site disposal by an appropriately licensed solid waste transporter.