March 6, 2020

City of Long Branch Planning Board
344 Broadway Avenue
Long Branch, NJ 07740

Attn: David Brown, Planning Board Chairman

Re: Rene Anjoubault (LBP File No. PB 20-A)
Preliminary & Final Major Site Plan with Variances
Engineering and Planning Review #2
Location: 124 Franklin Avenue
Block 229, Lot 10
City of Long Branch, Monmouth County, NJ
Our File: HLBP0229.01

Dear Chairman Brown and Planning Board Members:

In accordance with your authorization, our office has reviewed the following documents which were submitted in support of the above-referenced application for Preliminary and Final Major Site Plan approval:

- Plan entitled “Boundary and Topographic Survey; 124 Franklin Avenue; Tax Block 229, Tax Lot 10; City of Long Branch, Monmouth County, New Jersey,” consisting of 1 sheet, prepared by Robert H. Morris, PLS with Nelson Engineering Associates, Inc. of Ocean, New Jersey dated February 27, 2018.


In addition to the above, our office previously received the following information as part of the original submission for this application:

- Plans entitled “Preliminary and Final Site Plans; 124 Franklin Avenue; Tax Block 229, Tax Lots 4; City of Long Branch, Monmouth County, NJ,” consisting of 10 sheets, prepared by David H. Boesch, LLA and Matthew R. DuBois, PE with Nelson Engineering Associates, Inc. of Ocean, New Jersey, dated November 13, 2019, last revised November 25, 2019;


- Completed Long Branch Development Plan Application package including Contact Form, Contribution Disclosure Statement, Checklist and Green Development Checklist.

Based upon our review, we offer the following comments:

S:\Long Branch City\Project Files\HLBP0229.01 - Anjoubault, Rene\Review Phased\CME & Board Prof Review Reports & Correspondence\B229_L10_Anjoubault_124 Franklin Awe_PB_EngPrgRvw2_3-6-20.doc

CONSULTING AND MUNICIPAL ENGINEERS
1480 ROUTE 8 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 408-0768
1. The applicant, Rene Anjoubault, is seeking Preliminary and Final Major Site Plan approval with variances to demolish an existing multi-family residential structure and to construct 5 townhomes with associated utilities, parking and site amenities. The townhomes will be 3-story units containing 3 bedrooms each. Two of the townhomes will have a floor area of 2,803 sf each (Units 1 & 5) while the remaining three townhomes will have a floor area of 2,767 sf each (Units 2, 3 & 4).

2. The project site is known as Lot 10, Block 229, has an area of 19,546 sf (0.449 acres) and is located on the southerly side of Franklin Avenue. The site is located in the Higher-Density Medical-Residential Transition Sub-District of the Transit Village District (TVD-HD) Zone and is currently occupied by a multi-family structure. The surrounding properties are occupied by a mix of single family residential, multi-family residential and condominium uses. The property is situated within Zone X, an area of minimal flood hazard. Based on the NJDEP NJ-GeoWeb online resource, no wetlands are identified on or near the site.

3. The applicant must address the following submission requirements which are stipulated in the Development Plan application Cover:
   a) Certification by the Tax Collector that all taxes are current.
   b) Completed State of New Jersey W-9 form (with Original signature).
4. The applicant has requested the following submission waivers from the City of Long Branch Development Plan Checklist.

   a) From showing the names of all adjacent property owners within 200-foot radius with lot and block numbers.

   b) From showing the limits of cut and fill areas.

   c) From showing city topography on site and adjacent streets.

   d) From providing signed contract for water and letters of service from other utilities.

   e) From providing a letter from Sewer Authority stating service is available.

   f) From providing an analysis of parking, including trips generated by existing conditions and proposed development.

   g) From providing barrier free accessible parking stalls, signs, striping and curb cuts.

   h) From providing cross sections and profiles of all existing and proposed streets within 250 feet, if required.

   i) From providing an Environmental Impact Report.

   j) From providing Soil Erosion and Sediment Control Plan and Soil Conservation District approval. Applicant states that this information will be provided prior to building permit.

   k) From providing County Planning Board Review and Approvals. Applicant states that this information will be provided prior to building permit.

5. The Development Plan Checklist is incomplete. Sections C6 & C7 must be completed.

6. The Contribution Disclosure Statement is incomplete. It remains for Section I (Landowner Information) and Section II (Applicant/Developer Information) to be completed. In addition, Section III (Professional Information) must be revised to include the Architect and the Surveyor.

7. It states in Section C of the Development Plan Checklist that storm drainage calculations were submitted. However, our office was provided with a copy of the application package which did not include storm drainage calculations. The applicant must ensure that the required storm drainage calculations are submitted to the Board, in order for our office to perform a complete review.

8. The Green Building portion of the Green Development Checklist is incomplete. Sections 3, 4, 5 & 6 must be completed.

9. The Architectural Drawings submitted to the Board are unsigned and unsealed. Therefore, the applicant must submit signed and sealed Architectural Drawings to the Board.
10. The applicant has requested the following variances with this application:

a) **Section 345-42A(4)** – Parking areas, driveways and access aisles shall not be closer than 10 feet to any street line or property line; 5 feet is proposed to driveway along the westerly side property line.

b) **Section 345-42D(2)** – Aisle widths for two-way traffic along 90 degree parking shall be 25 feet; 22 foot driveway width is proposed.

i) **Section 345-53A(1)** – The minimum frontage of a townhouse parcel upon a duly-accepted public street shall be 150 feet; 100 feet is provided.

j) **Section 354-53A(3)** – The minimum parcel site to be developed as townhouse dwelling units shall consist of 30,000 SF.; 19,546 SF. is provided.

k) **Section 354-53A(8)** – 2-1/2 parking spaces per townhouse dwelling unit (13 required); two (2) spaces per unit proposed (10 total). It should be noted that per the Residential Site Improvement Standards (RSIS), NJAC 5:21-4.14(f), the required number of parking spaces for a 3-bedroom townhouse is 2.4 spaces per unit.

As per 345-39H(3) – At the discretion of the Planning Board, the minimum parking requirements...may be reduced within the TVD zone in accordance with Table 3, which for residential uses means a reduction in parking may be permitted for up to 25%.

Pursuant to Section 345-39H(6)(e), up to 50% of a parking requirement for a project on a parcel that is insufficient to accommodate sufficient parking as required for the proposed uses may be satisfied through the payment of $15,000 per required parking space into a fund to be used by the City of Long Branch to construct public parking.

l) **Section 345-53A(11)** – All interior roads and driveways for townhouse development shall be setback a minimum of 10 feet from any side or rear property boundary and an additional 10 feet from any interior development; 5 feet is proposed to driveway along the westerly side property line.

11. In addition to the above, the following variances appears necessary:

a) **Section 345-39K(1)(d)** – Provide at least one (1) secured, enclosed bike storage pace per residential unit; none provided.

b) **Section 345-39K(1)(e)** – Bike racks shall be provided at a rate of four (4) bike spaces per building for nonretail use; none provided.
c) **Section 345-39K(2)(a)** – Each project shall employ a variety of amenities such as benches and bike racks; none provided.

d) **Section 345-39K(3)(a)** – Townhouses will be arranged to face the street; facing easterly side property line.

e) **Section 345-39K(3)(p)** – The front doors of all buildings shall be visible from the street; facing westerly side property line.

f) **Section 345-39K(4)(a)** – Lighting levels along paved portions of public walks shall be an average of no less than 0.5 foot candle for residential areas; it does not appear this has been provided.

g) **Section 345-53B(1)** – Each townhouse dwelling shall have a private ground area or areas accessible from within the dwelling unit and to adjacent open space, having a total area of at least 400 square feet.

h) **Section 345-53C(2)** – Offsets between front façade planes shall be at least 4 feet; 2 foot offset is proposed.

i) **Section 345-53C(3)** – Identical front faces for townhouse units shall not be repeated at a closer interval than every third dwelling unit and each townhouse unit shall have at least two (2) shade trees; identical front facades are provided on each unit and no shade trees are provided at the units.

j) **Section 345-53D(5)** – Each dwelling unit shall contain a minimum of 300 cubic feet of storage area. This area may be within the confines of the garage (if one is proposed). The storage may not interfere upon the ten-foot-by-twenty-foot area within the garage designated as the parking space. We note that the architectural drawings show that the garages will only be 19 feet 2 inches deep. In addition, no storage area is shown.

12. This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1 et. seq. The applicant has not requested any waivers or de minimus exceptions from the RSIS requirements, however, relief appears necessary for the number of parking stalls as outlined above, as well as planting of street trees.

13. **Planning Comments:**

   a) The applicant shall provide testimony that the proposed development and density is consistent with the goals of TVD-HD Zoning District.

   b) The applicant shall provide testimony in support of all variances and waivers requested.
c) The applicant should address the Board regarding their plans to comply with the Condominium Act of 1970, NJSA 46:8B-1, as stipulated in Section 345-53A(4).

d) The applicant is subject to Section 345-47.2.D.(1)(a) regarding residential development fee.

14. General Comments:

a) A Traffic Circulation Plan should be provided to demonstrate that adequate access will be provided to the site for residents, trash collection, delivery vehicles and emergency vehicles.

b) All required Fire Zones shall be indicated on plans and identified with striping and signage. We refer to City Fire Official for final comments.

c) The applicant should address the Board regarding their plans for trash collection at the site. If City collection is proposed, the applicant must demonstrate that their plan has been approved by the Department of Public Works.

d) The architectural drawings show that balconies are proposed on the rear of each unit. The architectural drawings must be revised to dimension the balconies. In addition, the balconies must be shown on the site plan drawings. We note that the balconies appear to encroach into the required side yard setback.

e) Sheet 1 must be revised to include a statement of compliance as stipulated in Section 345-14.A.(4)(b).

f) Sheet 2 must be revised to dimension the proposed patios at the rear of each unit. In addition, we note that Section 345-11.V.(2)(c) stipulates that “Deck/patio cannot extend greater than 10 feet from structure.”

g) Sheet 2 must be revised to dimension the width of the proposed driveways to each unit.

h) Sheet 2 must be revised to dimension the proposed porches on each unit, as well as porch elevations. We note proposed elevation contour 101 is shown going through proposed porches, and must be revised.

i) Revise grading plan to provide side yard swales to Franklin Avenue along easterly property line, to prevent runoff to adjoining property.

j) Sheet 2 must be revised to dimension the width of the sidewalk to each unit.

k) Sheet 2 shows that a concrete apron is proposed at the entrance to the site. Therefore, a concrete apron detail must be added to the plans.

l) Sheet 3 shows that a common water service lateral is proposed to service the 5 townhouse units. The size of the water service lateral must be shown on the plans.
addition, it is our recommendation that the common water service lateral be replaced with a water main located within the driveway and terminating at a fire hydrant at the southerly end of the driveway.

m) Sheet 8 includes a water service detail. The water service detail does not agree with the installation that is presently proposed.

n) Indicate proposed locations of individual AC units.

o) The applicant shall provide testimony as to adequate sight distances provided from the new driveway; sight triangle easements may be required.

11. Stormwater Management:

a) For stormwater purposes, Major Development is defined in Section 300-24 as "Any development that provides for ultimately disturbing one or more acres of land." Since the property in question has an area of only 0.449 acres, the proposed development is not classified as a Major Development and therefore does not have to comply with the water quality, water quantity and groundwater recharge requirements in the Residential Site Improvement Standards (RSIS).

b) The applicant proposes to install a roof drain recharge field to mitigate the increase in stormwater runoff from the site. According to the Drainage Study, under the post-development condition both the rate of runoff and the runoff volume will be reduced for the 2, 10, 25 and 100 year, 24 hour storm events.

c) The roof drain recharge field will be constructed using a series of Stormtech Chambers installed in parallel. The applicant should clarify how maintenance of the system will be performed when it becomes necessary to remove the accumulated dirt and debris. We would suggest that 12 inch cleanouts be provided on each end of each row of the Stormtech Chambers to allow access for cleaning purposes. In addition, the HDPE roof drainage system shall provide cleanouts, and in addition, may require relocation to not be located under proposed porches.

d) It shows on sheet 3 that the bottom of the stone beneath the roof drain recharge field will be at elevation 96.90. All three soil boring logs on sheet 3 show that sandy clay loam was encountered at the elevation of the bottom of the site. Therefore, a note should be added to sheet 3 which states that all unsuitable materials beneath the roof drain recharge field will be removed and replaced with suitable soil as directed by the City Engineer.

e) Sheet 3 must be revised to show the slope of the 12 inch pipe that is proposed from Inlet #1 to the roof drain recharge field and from Manhole #2 to the roof drain recharge field.

f) Sheet 3 should be revised to label the contour that is proposed in front of units #4 & #5.
g) The types of pipe and the slopes of the roof drain lines must be shown on sheet 3.

h) Provide clarification as to the proposed stormwater manhole, and whether a Shallow Manhole detail is required.

i) The applicant shall provide testimony as to maintenance responsibilities of the proposed sanitary lateral system, and whether a utility easement will be provided.

12. Landscape and Lighting Comments:

a) In accordance with Section 345-39K.(2)(c), rain barrels and rain gardens to collect rainwater for irrigation or recharge shall be utilized to the greatest extent feasible. This should be discussed.

b) In accordance with Section 345-39K.(2)(d), only soil moisture sensing irrigation systems using non-potable water shall be permitted. The applicant shall indicate if an irrigation system is proposed and provide details.

c) Revise the plans to provide foundation landscaping for the frontage of the proposed townhome buildings, for further review.

d) Revise the planting details, sheet 4 of 10 to indicate two (2) tree stakes are required. Currently, three (3) are indicated.

e) Proposed TO (Green Giant Arborvitae) graphics should be indicated at a semi-mature size like the other proposed evergreen trees on the plans. Also, TO should be provided at ten (10) foot on-center to allow for the trees to mature.

f) Revise the plans to provide an under utility line approved street tree to be located left of the driveway, for further review.

g) Revise the “Landscaping and Planting Notes,” sheet 4 of 10, Note #7, to remove the reference to tree wrap, as current industry standards does not endorse the use of such. Also, indicate watering responsibilities in Note #10.

h) Revise the plans to indicate proposed light color temperature, for further review.

i) Revise the plans to provide isolux pattern details with a scale and graph. Also, provide the manufacturer’s catalog cut and ordering information for the proposed light pole.

j) The applicant has proposed an average of 0.93 foot candles throughout the pavement surface. It also appears levels over 0.30 foot candles spill onto the adjacent property. This should be reviewed to reduce spillage.

13. The applicant should indicate the status of all required outside agency approvals as required, including but not limited to, the following:
City of Long Branch Planning Board
Re: Rene Anjoubault (PB 20-A)
P&F Major Site Plan; Eng. and Plng. Review #2

i. County of Monmouth Planning Board
ii. Freehold Soils Conservation District
iii. City of Long Branch Road Opening Permits
iv. City of Long Branch Fire Official
v. City of Long Branch Police Department
vi. City of Long Branch Sewerage Authority
vii. New Jersey American Water Company

We reserve the right to present additional comments, pending the receipt of revised plans and/or the testimony by the applicant, before the Board.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

CME Associates

Kurt Otto, PE, CME, CFM
Planning Board Engineer

Laura Neumann, PE, PP
Planning Board Planner

KO:LN:JJH:lr

cc: Courtney Lopez, Board Secretary
Rene Anjoubault, Applicant
Matthew R. DuBois, PE, Applicant’s Engineer
David H. Boesch, LLA, Applicant’s Landscape Architect
Thomas F. Lavin, RA, Applicant’s Architect
Robert Morris, PLS, Applicant’s Surveyor
Ronald Cucchiaro, Esq., Board Attorney