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 #3
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:

- 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 March 5, 2020;


- Supplemental application documents, including updated application, contribution disclosure statement, checklist, and green development checklist.

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;


- 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

- Report entitled “Drainage Study; 124 Franklin Avenue; Tax Block 229, Tax Lot 10: City of Long Branch, Monmouth County, New Jersey” prepared by Matthew R/ DuBois, PE with Nelson Engineering Associates, Inc. dated November 26, 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:

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.

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.

l) From providing construction details within the Architectural Plans.

5. 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 345-53A(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 345-53A(8)** – 2-½ 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), N.J.A.C. 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.
6. In addition to the above, the following variances appear necessary:

a) **Section 345-39K(1)(d)** – Provide at least one (1) secured, enclosed bike storage space 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 footcandles for residential areas; it does not appear this has been provided. Applicant shall provide locations of existing street lights to confirm.

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. We defer this comment to applicable testimony from the applicant’s professionals, as most recent architectural plans now show a new storage area, as well as relocated mechanical room.

7. This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as N.J.A.C. 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.

8. **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, N.J.S.A. 46:8B-1, as stipulated in Section345-53A(4).

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

9. **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 defer 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) As per the updated Grading Plan, Sheet 3, we note proposed swale of elevation 100 along the easterly property line is shown as approximately 2.5 feet lower than patio elevation.

e) Sheet 3 shows that a common 4" water service lateral is proposed to service the 5 townhouse units. 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.

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

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

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. Testimony shall be provided.

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.

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. A note has been 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.

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 “Landscaping and Planting Notes,” sheet 4 of 10, Note #10, to indicate watering responsibilities, to prevent confusion.

d) The Applicant has indicated proposed light fixtures with a light temperature of 4500 Kelvins. However, our office recommends fixtures to be between 3000K-4000K due to the unnatural bluish color of the higher color temperatures.

e) 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.

13. The applicant should indicate the status of all required outside agency approvals as required, including but not limited to, the following:

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 Sewerage Authority

vi. 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

[Signature]
Kurt Otto, PE, CME, CFM
Planning Board Engineer

[Signature]
Laura Neumann, PE, PP
Planning Board Planner

KO:LN:jr

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
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