



YOUR GOALS. OUR MISSION.

RBPB-R6072

January 13, 2017  
*Via Facsimile and First Class Mail*

Glenn Carter, Administrative Officer  
Borough of Red Bank  
90 Monmouth Street  
Red Bank, New Jersey 07701

**Re: 55 West Front Street Partners, LLC  
55 West Front Street  
Major Site Plan  
Block 30, Lot 10.01  
Application No. 12107 (CCD-2 Underlying Zone)  
Redevelopment Plan District  
First Engineering Review**



Dear Mr. Carter:

As requested, we have reviewed the Major Site Plan application for the above-referenced project. The applicant has submitted the following documents for review:

- Preliminary and Final Major Plat – Major Site Plan, prepared by Joseph D. Hanrahan, PE, Hammer Land Engineering, dated December 5, 2016, consisting of ten (10) sheets.
- Stormwater Management Report, prepared by Joseph D. Hanrahan, PE, Hammer Land Engineering, dated December 5, 2016.
- Architectural Floorplan, prepared by Lance Blake, R.A., Rotwein & Blake, dated December 5, 2016, consisting of eight (8) sheets.
- Property Survey, prepared by Charles V. Bell, PLS, PP, Charles V. Bell Associates Inc., dated February 19, 2004, consisting of one (1) sheet.
- Development Permit Application, dated November 30, 2016.
- Denial of Development Permit Application, dated December 5, 2016.
- Traffic Impact Assessment, prepared by Justin Taylor, PE, PTOE, and Nicholas Verderese, PE, PTOE, Dynamic Traffic, LLC, dated December 5, 2016.
- Letter from applicant's attorney, Chad Warnken, of Archer & Greiner, dated December 2, 2016.
- Letter from applicant's attorney, Chad Warnken, of Archer & Greiner, dated December 6, 2016.
- Redevelopment Plan, Block 30 Lot 10.01, prepared by Jennifer C. Beahm, PP, AICP and Anthony R. Rodriguez, PP, AICP, of CME Associates, dated September 2016.
- Resolution 2016-21

The applicant proposes a 42,823 square foot, four-story residential apartment use containing thirty-five (35) units with first floor parking underneath the building, at grade. The subject property is contained entirely within the Redevelopment Plan District (CCD-2 underlying zone) and is located to the west of the Hamilton Building. Prior site use was a three-story nursing home which has since been demolished. Applicant sought prior approval in 2007 for a five-story condominium dwelling at street level which was approved; however, conditions of the approval were not satisfied and application was not pursued.



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The applicant then submitted for Zoning Board approval for the currently proposed use. Multiple hearings were held in 2015 and 2016, and the applicant was denied on March 17, 2016. On March 23, 2016, the Borough Council adopted resolution 16-90 directing the Planning Board to include the subject lot in an investigation to determine if the lot meets the criteria of a “Non-Condensation Area in Need of Redevelopment”. Based on the findings of this investigation, on July 13, 2016 the Borough Council designated this lot as a “Non-Condensation Area in Need of Redevelopment” and, subsequently, a Redevelopment Plan was then prepared by CME Associates. This plan establishes the permitted uses, bulk and area requirements, and design standards for any proposed development in the Redevelopment Area. This letter has been prepared based on the findings of this Redevelopment Plan which was adopted on November 21, 2016.

**1. Off-Tract and Off-Site**

- 1.1 The applicant is proposing utility and storm drainage connections within White Street, with these areas noted for full depth pavement trench repair. The applicant shall also mill and resurface 2” of top course on White Street from curb to curb for the length of the property frontage or to the limit of the proposed pavement disturbance, whichever is greater. The plans should be revised to show and note this. We defer to Monmouth County to assess if improvements will be required on West Front Street (CR-10).
- 1.2 Applicant is currently proposing a sanitary sewer connection into the 10” clay main in White Street; applicant should confirm the condition of the existing line by televising the main from manholes adjacent to the connection.
- 1.3 Applicant is currently proposing domestic and fire service line connections into the 8” water main in West Front Street; applicant should confirm that the existing line has adequate flow and pressure for the proposed use. It should be noted that West Front Street is a County road and we defer review of improvements within the County R.O.W. to the Monmouth County Planning Board for approval.
- 1.4 The applicant proposes a gas connection on adjacent Lot 12.01 within a NJNG easement. The applicant shall obtain approval from NJNG for the proposed connection and an access easement from the owner of Lot 12.01. A note should be added to the plan regarding restoration of the area as part of the agreement.
- 1.5 As a condition of any approval, the applicant must post an off-site water vulnerabilities contribution in the amount of \$320.00 per service unit.



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## 2. On Site Improvements

- 2.1 Section 490-140.B.1 of the Ordinance requires the following parking for the proposed use:

**Proposed Use (Redevelopment Ordinance):**

Dwelling Unit (35 Units x 1.5 Spaces / Unit) = 52.5 spaces  
**53.0 spaces**

**Proposed Use (R.S.I.S.):**

One-Bedroom Apartment (16 Units x 1.8 Spaces / Unit) = 28.8 spaces  
Two-Bedroom Apartment (19 Units x 2 Spaces / Unit) = 38.0 spaces  
**67.0 spaces**

The applicant is now proposing fifty-four (54) spaces with this application; therefore, adequate parking is provided per the Redevelopment Ordinance and a thirteen (13) space deficiency is proposed based on R.S.I.S. A de minimis exception shall be obtained from the New Jersey Department of Consumer Affairs.

The applicant should provide testimony regarding the allocation of spaces and availability of guest parking.

- 2.2 The architectural plan should document unit sizes for confirmation that minimum gross habitable floor areas are met.
- 2.3 The redevelopment plan allows for cupolas not higher than 24 ft. above the maximum height, as long as the feature does not contain habitable floor area. The architectural plan should be revised to indicate that the cupola is "Not habitable".
- 2.4 It appears there are various inconsistencies between the site plan and architectural plan for the proposed parking lot layout. The site plan indicates 47 spaces are proposed within the parking garage and the architectural plans indicate 48 are proposed. In addition, the ADA parking spaces within the garage do not appear to be "van accessible" based on the architectural plan layout. The applicant shall review the plans for consistency and revise as needed.
- 2.5 Applicant is proposing a trash and recycling staging area on the southern side of the building. The applicant shall provide testimony on staging times and time limits of dumpsters being outside.



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- 2.6 The applicant is proposing a “garbage and recycling access easement” to Lot 43. Terms of the easement and details including metes and bounds descriptions shall be provided.
- 2.7 The applicant is proposing a “5 ft. wide emergency pedestrian access easement” to Lot 43. Details including metes and bounds descriptions of the proposed easement shall be provided. The easement lies within a proposed vehicular access aisle. We defer to the Fire Official for further review.
- 2.8 Applicant should provide testimony regarding times and frequency of garbage and recycling pickup and confirm that a private hauler will be utilized.
- 2.9 Applicant is proposing exposed columns in the parking area, testimony should be provided regarding the method of protecting these columns.
- 2.10 The applicant is proposing three (3) “compact parking” stalls in the parking area, these stalls are 9 ft. wide by 16 ft. in length with an aisle width of 22.5 ft. The applicant shall provide testimony regarding access to and from these parking stalls. The applicant shall provide signage designating those spaces for compact cars only.
- 2.11 The applicant shall provide testimony regarding the two parking stalls along the northern wall in the parking lot. It appears vehicles in these stalls will be forced to back up roughly 60 ft. to turn and exit the garage.
- 2.12 Section 490-98.D.7. of the Ordinance requires 3 ft. between all aprons, curbs, drives and aisles to property lines. The applicant does not meet this standard in the following locations; therefore, design waivers are required.
  - a. Northwestern parking area, 1.5’ provided between curb and western property line.
  - b. Southwestern parallel parking area curb is 2.6 ft. away from the western property line.
  - c. Driveway along White Street is 0 ft. from the southeastern property line.
  - d. Access aisle and curb on the southeastern side are 0 ft. from the southeastern side property line.
- 2.13 The arrangement of the parking stalls adjacent to the site driveway on West Front Street may cause conflicts with driveway vehicles. The applicant should demonstrate that adequate circulation is available to these spaces.



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- 2.14 The arrangement of the parking stalls in the garage makes circulation through the eastern portion of the garage difficult. If there are no available parking spaces on the eastern half of the garage and a vehicle enters that side, that vehicle will likely need to back out of the area. Testimony should be provided to address this concern.
- 2.15 The applicant shall provide testimony as to the frequency and type of trucks that will access the site including deliveries and garbage collection. The applicant shall provide truck turning templates to ensure that trucks can adequately access the proposed location of the refuse area.
- 2.16 The applicant shall provide testimony as to how parking will be regulated on the site and how the garage doors will be accessed by residents and/or visitors. In addition, the applicant should consider regulatory signage for the non-garage spaces at the driveways to prevent public vehicles from parking in those spaces. The applicant should also consider signage to indicate the site is private and not for through traffic.
- 2.17 A concrete stairway exists on the western side of the property which provides access to the church building on adjacent Lot 9. The stair is located partially on the subject property. The applicant shall provide testimony regarding access and the manner in which it will be resolved.
- 2.18 The applicant proposes a transformer pad in the rear of the building. The applicant should provide testimony regarding the viability of screening options.

### **3. Traffic**

- 3.1 The applicant has shown that the driveway from West Front Street only allows right movements into and out of the site. Left turns will be prohibited at this intersection. The intersection at White Street is a full movement driveway. The applicant shall provide testimony regarding how left turn movements from West Front Street into the site will be discouraged.
- 3.2 The applicant conducted traffic counts of West Front Street and White Street at the location of the site driveways in September 2014 and projected them to 2018 to simulate the build condition. The traffic study indicated that the site generated trips would have a distribution that appears reasonable for the site. 70% of the site generated traffic is assigned to westbound traffic and 30% is assigned to eastbound traffic, which coincides with the existing conditions. All westbound movements from the site occur at the White Street intersection and the remaining eastbound traffic is split 50/50 between West Front Street and White Street. The applicant shall provide testimony regarding trips generated to the site and the overall impact on the Borough roadways.



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#### **4. Grading & Drainage**

- 4.1 The applicant previously obtained a CAFRA Individual Permit on March 25, 2015 for the prior application. Since the plans and documents have been revised under the current application, the applicant will be required to obtain an amended approval from the NJDEP. A copy of the approval shall be provided upon receipt.
- 4.2 Applicant is proposing a large multi-tier roof; however, no roof leaders are shown on the site plans. Applicant should provide all downspout locations on the plans, including the location and direction of overflow. No stormwater discharge onto adjacent lots will be permitted.
- 4.3 The applicant has designed the onsite stormwater system to convey the 25-year storm into the municipal stormwater system in White Street. The applicant shall provide testimony and documentation regarding their plan for management of stormwater for events exceeding this design storm, and confirm that there will be no impact to adjacent properties.

#### **5. Landscaping**

- 5.1 The plans depict a paperbark maple tree adjacent to the western property line, abutting the rear church building. The tree is located less than 2 ft. from the adjacent building. Adequate space is not provided for the proposed tree. The proposed tree shall be relocated or removed.
- 5.2 Several trees and shrubs appear to be placed on, or immediately adjacent to, storm sewer manholes and underground pipes. The applicant shall provide all proposed underground utilities on the landscape plan to confirm that no conflicts exist.
- 5.3 Minimal plantings are proposed along the west side of the White Street driveway and parking area. Under the current conditions, a chain link fence and concrete curb serve as the only separation between the subject tract and adjacent Lot 9. These features will be removed with the proposed improvements. We recommend planting additional shrubs, or ground cover, in this area to provide a visual separation between the lots.
- 5.4 Section 490-98.J.6. of the Ordinance requires that a minimum of 0.5 horizontal footcandles of light be provided in all parking areas and access drives from dusk until dawn for multifamily uses. In order to confirm that there is adequate site lighting, a point-by-point lighting analysis shall be provided for review.



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**6. Miscellaneous**

- 6.1 The applicant must comply with all applicable COAH requirements for the proposed multifamily use, pursuant to Borough Ordinances and the Redevelopment Plan and Agreement.
- 6.2 The applicant will be responsible for paying water and sewer connection fees based on the prevailing ordinance requirements at the time of issuance of a development permit.
- 6.3 A gas easement currently exists along the south side of the property. Details of this easement shall be provided. The applicant is proposing a sanitary sewer pipe through the existing easement. Approval from the gas company may be required.
- 6.4 Approvals or letters of no interest should be obtained from the following:
  - Fire Official
  - NJDEP – CAFRA
  - Building Department
  - FSCD
  - Monmouth County Planning Board
  - New Jersey Natural Gas
  - All other agencies having jurisdiction

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., C.M.E.  
BOARD ENGINEER

cc: Stanley Sickels, Administrator  
Dina Anastasio, Planning Board Secretary  
Michael Leckstein, Planning Board Attorney  
Chad Warnken, of Archer & Greiner, Applicant's Attorney ([cwarnken@archerlaw.com](mailto:cwarnken@archerlaw.com))  
Joe Hanrahan, P.E., Hammer Engineering, ([jhanrahan@hammerengineering.com](mailto:jhanrahan@hammerengineering.com))