

Via E-Mail

CGC-201

Borough of Point Pleasant
Zoning Board of Adjustment
2333 Bridge Ave
Pt. Pleasant, NJ 08742

7/28/2020

Attn: Ms. Sharon Morgan

Re: *Whalers Point*
P/F Site Plan Application
Block 45, Lot 1

Dear Ms. Morgan:

In response to the T&M engineering review letter revised dated July 20th, I offer the following in response on behalf of the applicant:

Site Plan

1. *We note that internal and perimeter sidewalks are proposed, however, the perimeter sidewalk is disjointed owing to the location of the parking and proposed dumpster. The grade of the sidewalk adjacent to the handicapped parking does not meet ADA requirements.*

The sidewalk grades adjacent to the handicapped parking will be revised to comply with ADA requirements to the satisfaction of the board engineer.

2. *Curbing and sidewalks should be provided along the Route 88 frontage.*

NJDOT have issued a letter of no interest in the project, however, improvement within their ROW would require issuance of a permit. An application will be made to the NJDOT for the installation of curb and sidewalk within their ROW along the property frontage and shall be installed subject to their approval. If not approved a contribution will be made to the municipal sidewalk fund.

3. *The applicant should consult with the NJDOT regarding any right of way dedication required along the Route 88 frontage.*

The NJDOT have been contacted and have issued a letter of no interest in the project.

4. *The applicant proposed 48 parking stalls to be associated with the proposed development. Proposed are both off-street and on-street parking to accommodate the demand of 46 parking stalls. 31 stalls are proposed to be 90-degree stalls that will project approximately halfway into the right of way. The applicant thereby proposes to utilize a portion of the right of way for private parking. The applicant should provide testimony...*

Testimony will be provided.

5. *We note that parking is proposed 2.5 feet off the Route 88 frontage and very close to the corner with Curtis Ave. The applicant should provide testimony regarding the required stopping sight distances. Vehicles parked in these spaces will infringe on the appropriate stopping site distance.*

Sight distances will be improved by the project due to the removal of the existing pool / wall located at the Curtis / 88 intersection. There is a slight conflict with the last parking space along the property frontage adjacent to Curtis Ave which will be resolved by shifting the parking to the east. Testimony will be provided.

6. *The following design waivers are required*
 - a. *19028.4b1 Size of Parking Stall – 10x20 is required where 9x18 is proposed*
 - b. *19-28.5a Location of Curb Cuts – Parking is located within 25 feet of an intersection*
 - c. *19.28.4c General Location – no off street parking shall be located in the front yard setback area or within 5 feet of any property line, the applicant proposes both parking in the front yard area, and within 2 feet of the Route 88 property line and over the property line on Curtis Ave and Austin Ave.*

Design waiver requirements noted / requested.

7. *Parking Requirement – We note that the applicant has calculated the parking requirement using RSIS standards which trumps the Borough Ordinance. The Building fits under the category of “Garden Apartment”, where 46 total spaces are required, the applicant provides 48 spaces including two handicapped spaces.*

No response required.

8. *Stormwater – A Grading Plan has been prepared to demonstrate that the proposed runoff will be adequately captured and directed to a series of internal yard inlets that will ultimately be discharged to the adjacent system within Curtis Avenue. Existing drainage patterns appear to be maintained. We note that no stormwater quality or quantity is required per NJDEP regulations.*
 - a. *We would recommend the use of perforated piping within the yard drain area*
 - b. *Provide testimony whether all down spouts will be tied to the drainage system*
 - c. *Provide testimony on the capacity of the proposed on-site system as well as the capacity of the off-site system being tied into.*
 - d. *The applicant proposed to tie indirectly into the NJDOT storm drainage system located on the corner of Curtis Ave and Rt. 88 which may require NJDOT approval.*
 - e. *Yard inlet elevation will have to be reviewed and adjusted as it appears that steep slopes are proposed given the grate elevations shown.*

Roof drain connections will be determined at time of building permit when final architectural construction drawings are prepared, it is anticipated that a combination of direct connection and splash blocks will be utilized to direct runoff from roof leaders. Overall impervious coverage has been slightly reduced and so runoff from the site will also be slightly reduced and

therefore there will be no impact to the present capacity of the existing collection system. The plans will be revised to note that perforated piping will be utilized within the yard drain area and grades / grate elevations will be clarified to ensure that no steep slopes are created. Capacity calculations can also be provided for the onsite system. The NJDOT have been contacted and have issued a letter of no interest in the overall project, while there is no direct connection or impact to the NJDOT drainage system a formal submission has also been made to NJDOT for drainage review of the project which is currently underway.

9. *The Potable Water to the proposed development is provided via a 2" domestic service and 4" fire service to each of the proposed buildings. Correct the water service size to indicate 2". The water service shall tie into the existing water main owned by the Borough of Point Pleasant in the adjoining streets. Water service locations and details shall be coordinated through the Borough f Public Works Department.*

Utility services will be coordinated within final building construction documents and the Borough Public Works Department. A site meeting was held with Mr. Forsyth, P.E. who is reviewing the proposed service connections and will be providing comments / suggestions for potential adjustments to the connection locations etc. The project will comply with Borough requirements.

10. *The Sanitary Sewer collection system has been designed as a private lateral connection serving each of the proposed buildings. Sanitary Sewer service locations and details shall be coordinated through the Borough Public Works Department. Provide a detail for external drop connection manhole. Remove any reference to LBSA.*

Utility services will be coordinated within final building construction documents and the Borough Public Works Department. A site meeting was held with Mr. Forsyth, P.E. who is reviewing the proposed service connections and will be providing comments / suggestions for potential adjustments to the connection locations etc. The project will comply with Borough requirements and the requested details will be provide / updated.

11. *Provide testimony on the existing sewer and water services to the motel and cottages to be removed. If any services connect to mains in the public right of way they should be abandoned at the main.*

A site meeting was held with Mr. Forsyth, P.E. who is reviewing the proposed service connections and will be providing comments / suggestions for potential adjustments to the connection locations which may include utilizing the present connections etc. All mains / service connections will be installed / abandoned per the requirements of the Department of Public Works.

12. *Provide testimony on the monument sign proposed and how the residential dwellings shall be identified for mail and emergency services. No dimensions or detail has been provided.*

The project architect will provide testimony on the sign, mail service, and building numbering.

13. *Provide sight triangle easement as required by NJDOT*

Sight triangle easements will be provided if requested by NJDOT.

14. *19-28.5k.1(e) Garbage dumpsters – requires dumpster to be located in off-street areas of sufficient size. The dumpster is located nearly on the property line near the corner of Curtis Ave and Rt. 88. In order to access the dumpster the garbage truck will project into the travel way. No detail is provided for the trash enclosure.*

A trash enclosure detail will be provided to indicate that a 6 ft. solid screen fence and gate will be provided along with a concrete pad.

15. *Lighting is proposed around the perimeter of the site. However, lighting is proposed within sidewalk areas limiting the walking surface. Lighting levels should be tabulated. There is a conflict in the mounting height proposed. Mounting height should be confirmed, and lighting levels calculated accordingly. There is no indication of the color temperature proposed and we recommend a maximum of 3000K be used. Lighting will remain the property of the owner.*

A revised lighting plan will be provided including a tabulation of the lighting levels utilizing a maximum color temperature of 3000K. Placement of poles has been proposed within 6 ft. wide sidewalk areas to avoid placement directly against the face of the proposed buildings, however, where possible pole locations will be reviewed and adjusted to be placed behind the sidewalk.

16. *A Landscaping plan has been provided. We believe the arborvitae proposed around the dumpster will grow to encroach on the sidewalk.*

The proposed landscaping selections will be reviewed and adjusted in the area of the proposed trash enclosure as per the recommendation of the board engineer.

17. *Provide testimony on communal space within the development for the residents if any are proposed.*

Testimony will be provided.

18. *The architectural plan calls for 10 by 10 patios at first floor level. These are not depicted on the site plan and it does not appear that some of these can be installed given the building to building setback. AC locations, and drainage layout. Provide testimony whether the patios were calculated in impervious coverage calculations.*

The patios have been removed from the architectural plans.

19. *Note 6 on the cover sheet indicates the property is located in flood zone AR and X. It is located wholly within Zone X and the note should be amended.*

Note 6 will be revised as requested.

Should you have any questions related to the application please do not hesitate to call.

Sincerely,



Matthew Robinson, P.E.
Principal

CC: Ray Savacool, PE
Sean Gertner, Esq.
Matthew Ceres, Esq.
Ryan Sansone
Andrew Janiw, PP
John Burgdorfer, RA, NCARB