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June 10, 2021  
Via Hand Delivery & Fed-Ex

Borough of Point Pleasant  
Zoning Board of Adjustment  
2233 Bridge Avenue  
Point Pleasant, NJ 08742

Attn: Sharon Morgan  
Board Secretary

**RE: NorthStar Capital, LLC  
Proposed Multi-Family Residential  
Block 113, Lots 41, & 43  
842 & 850 Arnold Avenue  
Borough of Point Pleasant  
Ocean County, NJ  
Job # 3639-99-001  
File No. PBZB-R0330**

Dear Ms. Morgan,

On behalf of our client, NorthStar Capital LLC, enclosed please find the following documents constituting our formal submission to the Borough Zoning Board of Adjustment for continued review for the above referenced project:

- Thirteen (13) signed & sealed copies of the Preliminary & Final Site Plan drawings, prepared by Dynamic Engineering Consultants, PC, dated December 4, 2020, last revised May 26, 2021 (Rev 2);
- Thirteen (13) signed and sealed copies of the Drainage Statement, prepared by Dynamic Engineering Consultants, dated December 2020, last revised June 2021;
- Thirteen (13) signed and sealed copies of the ALTA/NSPS Survey prepared by Dynamic Survey, LLC, dated May 7, 2021;
- Thirteen (13) signed and sealed copies of the preliminary architectural plans (Sheets A-1 through A-8) prepared by Shore Point Architecture, PA dated December 10, 2020 last revised May 26, 2021; and
- Thirteen (13) copies of the Ocean County Planning Board's approved Meeting Minutes from the February 2021 meeting at which final site plan approval was granted with contingencies for the NorthStar Capital, LLC project.

Please note, as discussed one (1) of the thirteen (13) copies of the above referenced documents has also been sent directly to Raymond W. Savacool, PE, PP, at T&M Associates, for his review.

In response to initial review comments provided by the Board and Board professionals at the May 12<sup>th</sup> Zoning Board hearing as well as the project review letter prepared by Raymond W. Savacool, PE, PP, of T&M Associates, dated March 24, 2021, we have provided itemized responses to the review comments as they relate to the Site Plans below.

**General Site Plan Revisions:**

- Incorporation of a new trash room building to replace the former trash enclosure area along the eastern side of the proposed residential building. The proposed setback of the new trash room building from the eastern property line was increased to 28.7 feet versus the prior 25 feet. The new trash room building also fully encloses the trash and recycling dumpsters within minimizing any negative visual impacts as well as potential odors. Refer to the architectural plans provided with the resubmission for the trash room building details.
- A total of sixteen (16) residential units are still proposed but the architectural plans have been revised to identify one (1) – one bedroom, one (1) – three bedroom and fourteen (14) – two bedroom units as being provided within the proposed building. The new bedroom mix is required to address the applicant's offer to provide a 20% affordable housing set aside. Thus, the one bedroom and three bedroom units as well as one of the two bedroom units will be available to households qualifying for the low and moderate income housing consistent with the UHAC rules.
- The proposed stormwater management design has been revised to address review comments provided by the Board Engineer. As part of these revisions, the underground stormwater basin has also been relocated to the area beneath the parking lot in front of the building and an additional small rain garden pre-treatment facility has been provided in the southeast corner of the site along with associated plantings.
- The proposed site lighting design has been revised to address review comments provided by the Board Engineer. Site lighting consists of low-profile LED pole mounted fixtures utilizing the 3000 K color temperature with house side shielding provided where needed to minimize spillage onto adjacent properties. The proposed site lighting design meets minimum lighting design requirements within the parking areas including pole heights of 20 feet where 20 feet maximum is permitted and maximum lighting level ratio of 11.67:1 where 15:1 is permitted.
- The proposed landscaping has also been revised to address review comments provided by the Board Engineer. Alternative species as well as additional plantings have been provided along the eastern and southern property lines to enhance buffering/screening along these sides of the site. In addition, a new 6' high vinyl fence will be installed to replace the existing board-on-board wooden fence along the eastern property line.

**Review Letter, prepared by Raymond W. Savacool, PE, PP, of T&M Associates, dated March 24, 2021:**

**Board Considerations**

1. Informational. No response required.
2. Testimony will continue to be provided with regard to the required use variance and other associated variance relief being sought.
3. Applicant acknowledges the variance relief required for the proposed development sign.
4.
  - a. Variance required for maximum number of building stories. Testimony will be provided.
  - b. Testimony has been provided that the Building Height measurement of 33.93 feet is to the top of the parapet that is utilized to screen the roof top mechanical equipment. As noted under Section 19-3 – Definitions for Building Height, it states that, “Parapets shall also not be included in the height calculation as long as they are used to shield mechanical equipment and do not exceed four feet above the baseline roof elevation”. This is noted accordingly on the Site Plans and therefore variance relief would not be necessary.
  - c. Variance required for maximum impervious coverage. Testimony will be provided.
5. Testimony will continue to be provided with regard to the number of dwelling units.
6. The Applicant would agree to consolidate lots as a condition of approval.
7. Testimony will be provided with regard to Affordable Housing provisions for the project.
8.
  - a. Testimony will be provided with regard to how the proposed development compares to other multi-family uses in the area.
  - b. Testimony will be provided as to the residential project functioning as Apartment units versus a Condominium Association.

**Site Plan**

1.
  - a. Design Waiver requested for parking stall size. Testimony will be provided.
  - b. The parking spaces along the Arnold Avenue frontage have been provided with the minimum five (5) foot setback to the front property line to eliminate the design waiver for these parking spaces. A design waiver is required for the parking spaces within three (3) feet of the eastern side property line. Testimony will be provided.

- c. Design Waiver requested for drive aisle circulation width. Testimony will be provided.
  - d. The prior Design Waiver requested for lighting level ratio will no longer be required based on the revised site lighting design. Testimony will be provided.
2. Informational for number of proposed parking spaces. No response required.
  3. Testimony will continue to be provided regarding the proposed driveways along Arnold Avenue.
  4. The site plan set has been revised with a new updated survey which includes the location of the existing driveway for Clark's Landing on the opposite side of the street. Testimony will be provided with regard to its location in relation to the proposed egress driveway from the site.
  5. Testimony will be provided with regard to the traffic impact study and trip generation calculations.
  6. Stormwater: As noted, since the project is not considered a major development, it is not required to meet NJDEP requirements for stormwater quality, quantity or recharge. However, the proposed stormwater systems will reduce the runoff generated by the site for the 2, 10 and 100 year storm events in accordance with standard practice to ensure that the proposed development will not adversely impact existing drainage patterns of the site.
    - a. Testimony has been provided in regard to NJPDES permit associated with Lot 41 that was previously associated with the former dentist use and has since expired as that business is no longer in operation.
    - b. Revised routing calculations which utilize the 6-minute minimum time of concentration have been provided in the Drainage Statement included with this submission.
    - c. A groundwater mounding analysis has been provided within the Drainage Statement included with this submission.
    - d. Basin drain time calculations have been provided with the Drainage Statement to demonstrate that the proposed basin systems will drain within 72 hours.
    - e. The Drainage Statement has been revised to provide the routing calculations for the 100 year storm, as requested.
    - f. The Drainage Statement has been revised to include the pond report for each basin which remains unchanged for all design storms, including the 2, 10, 25 and 100 year storm events.

- g. The Construction Details (Sheet 12) have been revised to provide a detail for the proposed above ground infiltration basin with the required 6" sand bottom.
  - h. Although no stormwater discharge is proposed during normal operating conditions, in the event of a basin overflow condition, it will surcharge through the yard drain near Arnold Avenue. Any overflow would be conveyed into the existing collection system within Arnold Avenue, maintaining existing drainage patterns of the site.
  - i. The curb cut in the eastern parking lot has been re-oriented/re-configured to provide for pre-treatment of stormwater runoff through a small rain garden facility prior to discharging into the underground stormwater basin.
  - j. The Underground Infiltration Basin Detail on the Construction Details (Sheet 12) has been revised to provide the basin design elevations as well as the water surface elevations for the various storm events. The detail has also been revised to remove the filter fabric along the bottom of the basin.
  - k. The Drainage Statement has been revised to provide the proper proposed pipe elevation for the underground infiltration basin.
  - l. The Curb Cut detail on the Construction Details (Sheet 11) has been revised to provide a 3 foot rip-rap cut off trench for the purpose of soil stabilization to prevent scouring.
  - m. All collector pipes that convey runoff are proposed to be a minimum of 15 inches, except for building roof leaders.
  - n. The Applicant agrees to provide for an O&M Manual in accordance with BMP Manual requirements as a condition of approval.
7. The Drainage and Utility Plan (Sheet 6) has be revised to provide for the proposed water and fire service connection locations. Construction details will be coordinated with the Borough Public Works Department as a condition of approval.
8. The Drainage and Utility Plan (Sheet 6) has be revised to provide for the sanitary sewer service connection location. Construction details will be coordinated with the Borough Public Works Department as a condition of approval.
- 9.
- a. Testimony will be provided with regard to the proposed monument sign and address identification for mail and/or emergency services.
10. Testimony will continue to be provided regarding garbage and recycling pick-up including anticipated truck circulation movements.
11. The site plan set has been be revised to identify the removal of all existing concrete driveway aprons and new proposed sidewalk along Arnold Avenue.

12. The site plan set has been revised to identify the existing utility mains and services within Arnold Avenue as well as any associated pavement repairs in accordance with Ocean County requirements.
13. The proposed site lighting design meets minimum lighting requirements within the parking areas and the pole height remains at 20 feet where 20 feet is maximum permitted. House side shielding is provided where needed to minimize spillage onto adjacent properties.
14. The proposed site lighting design has been revised to utilize 3000 K lights versus 4000 K.
15. The Landscaping Plan (Sheet 7) has been revised to provide skip laurel plantings in lieu of the arborvitae species between the back of curb and property line to serve as the buffer screen (hedge) along the eastern property line. Additional screening in the form of Emerald Green Arborvitae evergreen trees are provided in the southeast corner of the site.
16. Testimony will be provided as to communal space for the residents.
17. Informational. No response required.
18. Plat Comments
  - a. The Demolition Plan (Sheet 3) has been revised to identify the existing vegetation and/or trees on site to remain or to be removed.
  - b. The Paving Detail on the Construction Details (Sheet 11) has been revised with the proposed thicknesses for DGA, HMA base course and HMA surface course.

General Conditions of Approval

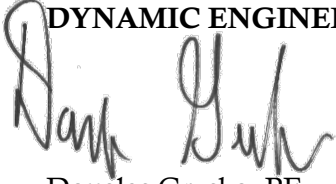
The Applicant understands they shall be responsible for the following as conditions of approval.

1. Payment to the Borough of Point Pleasant for all legal, engineering and administrative costs incurred by the Zoning Board related to the development application.
2. Publication of the Notice of Decision.
3. Affordable Housing Requirements of the Borough of Point Pleasant.
4. Performance bond and inspection fees as required by Ordinance and determined by the Borough Engineer.
5. Outside agency permits, approvals or conditions including the Ocean County Planning Board and Freehold Soil Conservation District.

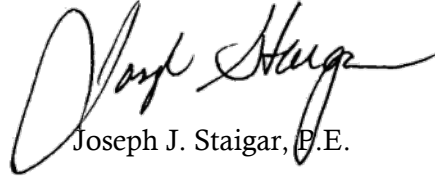
Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**DYNAMIC ENGINEERING CONSULTANTS, PC**



Douglas Grysko, PE



Joseph J. Staigar, P.E.

Enclosures

cc: Raymond W. Savacool P.E., P.P. (w/enc)  
Donna M. Jennings, Esq. (w/enc)  
Christine A. Nazzaro-Cofone, P.P. (w/enc)  
Stephen Carlidge, AIA (w/enc)