

April 21, 2021

Maria Graziano, Board Secretary
Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

RE: **Park Valley Monmouth, LLC**
120 Monmouth Street
Block 33, Lot 9.01
Application No. P13547
TRE Project # 19079

Dear Ms. Graziano:

Enclosed, please find four (4) copies of revised Preliminary and Final Major Site Plans.

In accordance with Mr. Edward Herrman's review letter dated February 4, 2021, the following revisions have been made:

1. Planning and Zoning

2. Off Site and Off Tract Improvements

2.1

- a. It is noted on the plans that all water and sewer improvements shall be coordinated with Borough DPU.
- b. The plans have been revised to note limit of pavement repair. It is noted on the plans that the applicant will be responsible to mill and overlay the pavement from curb to curb if required.
- c. It is noted on the plans that the all curb and sidewalk shall be repaired or replaced as directed by the Borough Engineer.
- d. It is noted on the plan that any disturbance within the roadway must be approved by the Borough Council.

2.2 It is noted on the plan that the applicant shall coordinate with the Borough the relocation of any utility pole to confirm there is no conflict with any other Borough utilities.

2.3 The plans have been revised to show the full limits of curb replacement.

2.4 It is noted on the plans that the all curb and sidewalk shall be repaired or replaced as directed by the Borough Engineer.

2.5 It is noted on the plans that all limits of sidewalk/apron replacement shall conform to compliance with ADA/PROWAG standards.

2.6 No comment.

2.7 No comment.

3. On-Site Improvements

3.25 The plans have been revised to show directional arrow pavement markings inside the parking garage. A counter-clockwise one way flow is proposed.

3.28 It is noted on the plans that all limits of sidewalk/apron replacement shall conform to compliance with ADA/PROWAG standards.

4. Multifamily Requirements

5. Grading and Drainage

5.2 The applicant will contribute their fair share to any off site storm sewer improvements the Borough might be considering.

5.4 Additional spot shots have been provided.

5.5 Additional spot shots have been provided.

5.6 Additional spot shots have been provided.

6. Traffic, Circulation, and Layout

7. Sanitary Sewer, Water Service, and Utilities

8. Landscaping and Lighting

8.1 A design waiver is requested.

8.2 A design waiver is requested.

8.3 A design waiver is requested.

8.4 A design waiver is requested.

8.5 A design waiver is requested.

8.6 Note 16 has been removed.

8.7 Note 11 has been revised.

8.8 See architectural plans.

8.9 No comment.

8.10 See revised lighting plan.

8.11 See revised lighting plan.

8.12 See revised lighting plan.

8.13 No comment.

8.14 See revised lighting plan.

8.15 See revised lighting plan.

8.16 See revised lighting plan.

8.17 No comment.

9. Miscellaneous

9.5 The requested details have been provided on the detail sheet.

9.6 A signed sealed survey is included in this submission.

9.8 The signature block has been revised on the Cover Sheet.

9.11 The signature block has been revised on the Cover Sheet.

9.12 All outside agency approvals shall be obtained.

Should you have any questions or require additional information, please do not hesitate to contact me at the number above.

Very truly yours,

TWO RIVER ENGINEERING

A handwritten signature in blue ink, appearing to be 'A.J. Garito, Jr.', written in a cursive style.

A.J. Garito, Jr. PE, CME

cc: Michael Netta (owner / applicant)
Edward McKenna, Esq (project attorney)
Michael Simpson (project architect)