



YOUR GOALS. OUR MISSION.

RBZB-R8870

January 13, 2020
Via Email and Regular Mail

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

**Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z133556; BR-1 Zone
Bifurcated Use Application
First Engineering Review**

Dear Mr. Carter:

As requested, we have reviewed the above-referenced site plan application for engineering items only. The applicant submitted the following documents in support of this application:

- Bifurcated Use Variance Site Plan for 141 West Front Street, Block 34, Lots 3.01, 25 & 26 Borough of Red Bank Monmouth County, New Jersey, prepared by Jeromie P. Lange, P.E., of Maser Consulting, dated November 14, 2019, consisting of nine (9) sheets.
- Traffic Impact Study, 141 West Front Street Block 34, Lots 3.01, 25 and 26, Borough of Red Bank, Monmouth County, New Jersey. Prepared by Maser Consulting P.A., dated November 14, 2019.
- Architectural Plan for Multifamily Expansion 141 West Front Street, Red Bank New Jersey, prepared by Feinberg & Associates, P.C., Dated April 30, 2019, latest revision November 11, 2019, consisting of fourteen (14) sheets.
- Pre-vs. Post-Development Stormwater Runoff Analysis, Maser Consulting P.A., dated November 14, 2019.
- Boundary & Topographic Survey for 141 West Front St. Block 34 Lots 3.01, 25 & 26 Borough of Red Bank Monmouth County New Jersey prepared by Eric V. Wilde of Maser Consulting dated October 18, 2019, consisting of one (1) sheet.
- Stormwater Memo, prepared by Jeromie P. Lange P.E., of Maser Consulting, dated November 14, 2019.

The property in question is located at 141 West Front Street. The existing site, located at Block 34, Lots 3.01, 25 and 26 is comprised of multiple existing structures including an office building, restaurant, parking garage, and an auto body shop. The total area of the site is 1.3 acres.

The applicant proposes to develop a 150-unit residential apartment structure over the existing restaurant and adjacent to the parking garage. The applicant also proposes to expand the existing parking garage and proposes various site work including paved driveways and walkways and concrete curb.

Please note that this review does not constitute a full site plan review. Our office was only asked to conduct a review limited to Stormwater Management, Traffic, Circulation, Water and Sewer. Further comments outside of the scope of this review will be provided during site plan review.



Le: Glenn Carter, Administrative Officer
Borough of Red Bank

Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z13556; BR-1 Zone
Bifurcated Use Application
First Engineering Review

Based on our recent site visit and review of the plans, we offer the following for Board consideration:

1. **On-Site Improvements**

1.1 Section 490-98.O. of the Ordinance requires the following parking for the proposed use:

Existing Office Space

Office: 5 Spaces/1000 SF x 83,950 SF = 419.8 spaces

Existing Restaurant

Restaurant: 14 Spaces/ 1000 SF x 6,153 SF = 86.1 spaces

Proposed Apartments (Ordinance)

1 bedroom 2.0 spaces/unit x 110 units = 220 spaces

2 bedroom 2.0 spaces/unit x 36 units = 72 spaces

3 bedroom 2.5 spaces/unit x 4 units = 10 spaces

Total Required: **808 Spaces**

The applicant proposes a total of 556 parking spaces, therefore, a variance is required for a deficiency of 252 spaces based on the Ordinance.

1.2 Section 5:21-4.14.f. of the Residential Site Improvement Standards (RSIS) requires the following parking for the proposed use:

Existing Office Space (Red Bank Ordinance)

Office: 5 Spaces/1000 SF x 83,950 SF = 419.8 spaces

Existing Restaurant (Red Bank Ordinance)

Restaurant: 14 Spaces/ 1000 SF x 6,153 SF = 86.1 spaces



**Le: Glenn Carter, Administrative Officer
Borough of Red Bank**

**Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z13556; BR-1 Zone
Bifurcated Use Application
First Engineering Review**

Proposed Apartments (RSIS)

1 bedroom	1.8 spaces/unit x 110 units =	198 spaces
2 bedroom	2.0 spaces/unit x 36 units =	72 spaces
3 bedroom	2.1 spaces/unit x 4 units =	8.4 spaces
Total Required:		784 Spaces

The applicant proposes a total of 556 parking spaces, therefore, the applicant must seek a de minimis exception from the New Jersey Department of Community Affairs.

- 1.3 The applicant has not identified any ADA accessible spaces; these spaces shall be provided with the required pavement markings, dimensions, and signage. The plans shall be revised to demonstrate compliance.

Total parking spaces: 556 spaces; therefore 12 handicapped spaces must be provided including two (2) van accessible spaces.

- 1.4 The applicant shall provide a note on the plans indicating that all improvements shall be in accordance with all applicable ADA and PROWAG Standards.
- 1.5 The applicant shall provide testimony regarding refuse and recycling pickup including access for refuse vehicles, clearance height, frequency of pickup, and by whom.

2. Grading and Drainage

- 2.1 Applicant shall ultimately provide the drainage report including all backup calculations and supplemental maps demonstrating compliance with all applicable stormwater rules for review. The applicant indicates a proposed increase in impervious coverage of approximately 5%, which they will propose mitigation to accommodate.
- 2.2 At the time of site plan, further detailing of any impacts to the Borough's stormwater infrastructure will be required.
- 2.3 We note that the site is approximately 2.64 acres. The applicant notes they will disturb approximately 1.3 acres, therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8 and the Borough Ordinance. Pursuant to Ordinance #2019-37, a Major Development is considered any development which ultimately disturbs a half acre of land or more. The applicant shall ultimately document compliance with the NJDEP stormwater requirements for quantity, quality and recharge.
- 2.4 Pursuant to Section 490-98.Q. of the Ordinance (As amended by Ordinance #2019-38), the



**Le: Glenn Carter, Administrative Officer
Borough of Red Bank**

**Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z13556; BR-1 Zone
Bifurcated Use Application
First Engineering Review**

applicant is proposing an additional 10 or more parking spaces, therefore, the applicant is required to provide at least two of the following; pervious pavement, tree filter boxes, rain gardens, bioswales, or stormwater planters. The applicant shall revise the plans to incorporate these features or a waiver will be required.

- 2.5 Section 490-40.1 of the Ordinance (As amended by Ordinance #2019-36) requires new buildings or building additions with more than 5,000 SF of new roof area shall provide a minimum of 25% of the roof area as a green roof. We note that a “green roof deck” is proposed, however, the applicant shall document that the green roof meets the requirements of the Ordinance.
- 2.6 The applicant shall document the limit of disturbance on the site plans.
- 2.7 The applicant shall ultimately show the proposed roof leaders on the plans with size, slope and pipe material.

3. Traffic, Circulation, and Layout

- 3.1 The proposed development includes the construction of a 150-unit Multi-Family Housing (Mid-Rise) building along with structured parking levels. The parking structures are intended to service the proposed development as well as an existing 83,950 SF office building and a 6,153 SF restaurant. The existing auto repair shop located in the southwest corner of the site will be eliminated.
- 3.2 The applicant is proposing to close off the existing parking garage ingress/egress on West Front Street, while maintaining access along Wall Street, and also adding a new ingress/egress on West Street.
- 3.3 Seemingly, a portion of the site related trips will interact with the signalized intersection of Pearl Street (Route 35) and West Front Street at the northeast corner of the site. The engineer should explain why he/she believes that analysis of this intersection is unnecessary.
- 3.4 The AM and PM peak hour trip generation rates for the 150-unit residential addition coincide with accepted rates in the ITE *Trip Generation Manual*.
- 3.5 The report mentions that the existing auto repair shop will be razed. The engineer should consider removal of the existing trips associated with this facility. The removal of these trips may have been intentionally excluded from the analysis to produce a “worst-case” scenario, which would also be beneficial to note in the report.



**Le: Glenn Carter, Administrative Officer
Borough of Red Bank**

**Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z13556; BR-1 Zone
Bifurcated Use Application
First Engineering Review**

- 3.6 The Trip distribution in Table 3 appears to account for three of the four cardinal directions. The engineer should discuss what percentage of the total trips originate from the north on Pearl Street (Route 35) even if all trips eventually converge on the site from the east, west, and south based on access points.
- 3.7 Analysis indicates a good to excellent level of service at most of the studied intersections except for the southbound Pearl Street approach at the Wall Street/Water Street intersection which produces an existing LOS D. This approach is currently unfavorable but maintains the same level of service during the Build condition.
- 3.8 On page 12 of the report, the engineer stated that the maximum parking demand of 77 spaces occurred at approximately 7:30 PM. The engineer should testify as to why the demand lingered well into the evening instead of the normal reduction in office parking demand around 5:00 to 5:30 PM. Seemingly, this could be related to the restaurant on this block but if the generation is more related to the office complement, then there may be an overlap of demand between the office and residential use between 7:00 and 8:00 PM on a typical weeknight.
- 3.9 The Shared Parking Summary Table in Appendix E of the report indicates that the number of guests is estimated at zero vehicles during the peak parking period. The engineer should testify as to how no guest parking is anticipated during this period. Additionally, no restaurant employees are anticipated to use their vehicles during this same period, making for a most efficient assumption, but perhaps an unrealistic one.
- 3.10 The applicant shall provide turning templates for refuse and recycling, emergency and delivery vehicles.

4. Sanitary Sewer & Water Service

- 4.1 The applicant should submit proposed water and sanitary sewer flow calculations for review. We defer to the Borough DPU/DPW and Tom Branch to determine if adequate water flow and sanitary sewer capacity is provided for the proposed use. In addition, the Borough shall confirm that adequate water supply "FIRM" capacity is available to support the proposed development. Any improvements required to service the project would be borne by the developer.
- 4.2 The applicant shall obtain all required NJDEP permits including Treatment Works Approval and water main extension permit, as applicable.
- 4.3 The applicant shall coordinate with Borough DPU/DPW regarding the proposed sanitary sewer and water connections points, and the ability of the existing infrastructure to handle the proposed flows.



**Le: Glenn Carter, Administrative Officer
Borough of Red Bank**

**Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z13556; BR-1 Zone
Bifurcated Use Application
First Engineering Review**

- 4.4 The applicant does not appear to show any new water or sewer connections with the proposed application. The applicant shall document if they intend to use existing water and sewer services within their site and confirm if they are adequate in size and condition for the proposed use.
- 4.5 As a condition of any approval, the applicant must post off-site water vulnerabilities contribution in the amount of \$320.00 per service unit.
- 4.6 If the applicant is proposing a new water or sewer connection, the applicant must post water connection and sewer connection fees based on the Ordinance in effect at the time of application for the connections.

5. **Miscellaneous**

- 5.1 The applicant shall provide testimony regarding CAFRA or other NJDEP permits which may be required for this project.
- 5.2 The applicant shall comply with any applicable COAH obligations.
- 5.3 Applicant should provide testimony as to the proposed locations of any mechanical equipment including but not limited to A/C units and backup power generators.
- 5.4 The Building Department should review the plans for ADA compliance.
- 5.5 The Fire Official should review the plans for emergency access.
- 5.6 The applicant shall provide a note on the plans indicating that all improvements shall be in accordance with the 2007 NJDOT Standard Specifications for Road and Bridge Construction.
- 5.7 Approvals or waivers should be obtained from the following agencies/departments:
 - Fire Official
 - Building Department
 - Freehold Soil Conservation District
 - Monmouth County Planning Board
 - NJDEP
 - Borough DPU/DPW



**Le: Glenn Carter, Administrative Officer
Borough of Red Bank**

**Re: 141 West Front Street
Block 34, Lot(s) 3.01, 25 & 26
Application No. #Z13556; BR-1 Zone
Bifurcated Use Application
First Engineering Review**

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

Very truly yours,

T&M ASSOCIATES

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

EWH:GTG:dk

cc: Ziad Shehady, Administrator
Maria Graziano, Board Secretary
Fred Corcione, Construction Official
Kevin Kennedy, Zoning Board Attorney
Jeromie P. Lange, P.E., Maser Consulting, Applicant's Engineer
331 Newman Springs Road, Suite 203, Red Bank, NJ 07701
William A. Feinberg, RA, Feinberg & Associates, P.C., Applicant's Architect
1010 Haddonfield-Berlin Road, Suite 411, Voorhees, NJ 08043
Red Bank Corporate Plaza, LLC, Applicant,
40 Monmouth Park Highway, P.O. Box 70, West Long Branch, NJ 07764