

April 16, 2021
Job # 039 Shrewsbury Manor
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Maria Graziano, Board Secretary
Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701

**RE: Borough of Red Bank
Shewsbury Manor Site Plan
Block 5, Lots 5, 6.01, 8, and 9.02
Application No. #P13492; BR-1 Zone**

Dear Ms. Graziano,

Outlined below is our response to the review letter from T&M Associates, dated September 4, 2020. Our response is numbered in accordance with the review items that are entitled in the T&M review. Enclosed are the amended plans, reflecting the changes set forth below.

Technical Engineering Review

1. Planning and Zoning

- 1.1. A variance is required for minimum lot size. 45,000 s.f. is required and 40,947.1 s.f. proposed.
- 1.2. A variance is required for minimum lot frontage. 150' is required and 46.75' of frontage is in variance for the existing property frontage on Morford Place.
- 1.3. A variance is required for front yard building setback on Allen Place. 25' is required and 11.2' has been proposed. The proposed front yard setback on Riverside Avenue is 78.9', and complies.
- 1.4. A variance is required for the building side yard setback. 15' is required and 11.3' is proposed.
- 1.5. A variance is required for minimum unit floor area. 1,000 s.f. is required and 855 s.f. is proposed for 2 units and 866 s.f. is proposed for 1 unit, within the 10-unit building.
- 1.6. The plan has been amended to provide one (1) ground sign.
- 1.7. The ground sign has been removed from the property frontage on Morford Place.
- 1.8. A variance is required for the maximum height of the proposed ground sign. A ground sign height of 2.5' is required and a ground sign height of 4' is proposed.

1.9. The building is proposed with a gabled end pitched roof with dormer windows associated with the overall architectural appearance of the building that is proposed. A variance from providing a green roof is required.

2. Off Site and Off Tract Improvements

- 2.1. A road opening permit will be obtained from the NJDOT for the removal of the entrance drive, new curb and sidewalk that is proposed on Riverside Avenue.
- 2.2. Sanitary sewer and water connection service permits will be obtained from the Red Bank MUA, that are required for the new service connections on Allen Place.
- 2.3. A 3' wide pavement repair has been added for all proposed construction along the property frontages of Allen Place, Morford Place and Riverside Avenue.
- 2.4. Curb and sidewalk will be replaced on Allen Place, Morford Place and Riverside Avenue.
- 2.5. A fee of \$320.00 will be provided for each new water service.
- 2.6. Prior to a certificate of occupancy, water and sewer connection fees will be provided.
- 2.7. An on-site inspection of the sanitary sewer on Allen Place indicated that flows through the existing manholes were not impeded or blocked. The existing clay pipe will be replaced with PVC at the location of the new service connection. The applicant requests a waiver from televising the existing sewer main based upon the minimum new flows that are proposed for this development. Based upon the existing units on Allen Place, the calculated existing daily flow is 1150 GPD, based upon NJDEP criteria. The proposed 10 apartments will generate 1800 GDP, thereby increasing the daily flow by 650 GPD, which is considered negligible. Attached is a sanitary sewer report which documents the proposed flows.

3. On-Site Improvements

- 3.1. Based upon the proposed 10-unit apartment building, 20 parking spaces are required, and 50 spaces are proposed.
- 3.2. The additional parking spaces will be utilized by the existing Shrewsbury Manor apartment complex located on the North side of Riverside Avenue. Parking spaces will be designated to the specific occupants from each building.
- 3.3. A design waiver is being requested from providing three electrical vehicle spaces. Based upon the 20 new spaces that are required for the proposed development, only one space is required, and provided.
- 3.4. The parking spaces have been amended to provide the required length of 18'.
- 3.5. A design waiver is requested from providing a 3' setback for curbing and driveway aisles adjacent to lots 4.01 and 9.01. A 3' setback is required, and a 2' setback has been provided, based upon the narrow property frontage at the existing driveway entrance from Morford Place.

- 3.6. A design waiver is requested for providing parking in the front yard of Allen Place and Riverside Avenue.
- 3.7. One parking space has been removed from the parking which fronts on Allen Place, in order to provide an adequate safety island. The remaining 4 parking spaces are to be utilized for two residents and two off-site shared easement spaces.
- 3.8. A design waiver is requested from providing 100' long entry drives from Morford Place and Allen Place. A 50' long driveway has been provided from Morford Place and a 40' long driveway has been provided from Allen Place.
- 3.9. A design waiver is requested from providing 60' long exit drives from Morford Place and Allen Place. A 50' long driveway has been provided from Morford Place and a 40' long driveway has been provided from Allen Place.
- 3.10. A design waiver is requested for the entry drive location from Morford Place. A 10' setback from the side yard of lot 9.01 is required and 9' has been provided, in order to provide an adequate turning angle at this location.
- 3.11. Trash Enclosure
 - a. The location of the proposed trash enclosure has been amended to be out of the front yard of Morford Place. The trash enclosure location has been amended to provide additional landscape screening within the front yard.
 - b. The trash enclosure location has been amended to provide a minimum 5' wide landscape area around the enclosure.
 - c. The trash enclosure location has been revised so that it will not be visible from Morford Place.
 - d. The trash enclosure location has been revised to minimize the impact on traffic circulation which may enter the site from Morford Place during trash pickup.
 - e. One 3-yard container is to be provided for trash material and one 3 yard container is to be provided for recycling material within the trash enclosure.
 - f. The trash enclosure location has been amended to allow the refuse vehicle to operate within the exit drive of the proposed roadway. The dumpsters will be manually rolled to the refuse vehicle and mechanically emptied within one lane of the exit drive. This would be the same operation that is provided along most public roadways. If dumpsters are not positioned for mechanical pick-up, drivers often need to exit the truck and position the dumpster. This operation will be within a parking lot.
- 3.12. Two parking spaces have been provided within a proposed easement in the parking area adjacent to Allen Place.

- 3.13. Parking is to be assigned to the tenants of the existing Shrewsbury Manor apartments located on the north side of Riverside Avenue. 20 spaces will be assigned to the residents of the proposed 10-unit apartment building. The spaces will be designated to each specific tenant.
- 3.14. The walkway access from Riverside Avenue is provided for the purpose of allowing pedestrian access into the parking area, from the existing Shrewsbury Manor apartments, located on the north side of Riverside avenue. A crosswalk is not required at this location.
- 3.15. The walkway access to Allen Place has been amended to provide adequate ramps and turning movement at the crosswalk into the development entry.
- 3.16. Additional spot elevations have been added at the walkway ramps to confirm ADA compliance.

4. Multifamily Requirements

- 4.1. A design waiver is requested for site improvements that are located within 25' of Allen Place and Riverside Avenue.
- 4.2. A design waiver is requested for site improvements that are located within 20' of the side yards of lots 4.01 and 9.01.
- 4.3. A design waiver is requested for the portion of the building that is within 25' of the access drive.
- 4.4. A design waiver is requested for the portion of the building that is within 20' of the parking area.

5. Grading and Drainage

- 5.1.
 - a. The proposed improvements will reduce the amount of impervious surface. Drainage calculations have been prepared to indicate the 2, 10, 100-year runoff hydrographs do not exceed existing pre-construction values.
 - b. Water Quality standards are not required since we are decreasing the amount of impervious on the site.
 - c. All building roof drains have been removed from Allen Place and have been directed to on-site recharge inlets.
- 5.2. A soils map has been provided based upon a soil analysis of the site.
- 5.3. A breakdown of the impervious, pervious area, as well as their runoff coefficients has been provided.
- 5.4. A separate hydrograph has been provided for each area and then hydraulically added.
- 5.5. The drainage area map includes the runoff from Allen Place roadway.
- 5.6. The western overland lawn runoff has been included in Area #1.

- 5.7. There has been no increase in flows to the existing inlets on Allen Place.
- 5.8. Roof drains have been redirected to on-site recharge basins. There are no connections to the Allen Place storm drainage system.
- 5.9. Based upon our on-site meeting with the Borough Engineer the plans have been amended to replace the existing 24" R.C.P. that currently flows into the applicant's property. The new storm drainage system will replace the existing Borough storm drainage system that connects Allen Place and Morford Place. Storm drainage easements will be provided as required by the Borough of Red Bank.
- 5.10. Storm Drainage easements currently do not exist for the storm drainage system that passes through the project development property. Easements will be provided as required by the Borough of Red Bank.
- 5.11. A low impact checklist has been provided.
- 5.12. A waiver is requested from providing stormwater recharge elements.
- 5.13. A design waiver is requested from providing a green roof based upon the architectural design of the building.
- 5.14. A preliminary "Tier A MS4 NJPDES Permit – Attachment D – Major Development Stormwater Summary" has been provided.

6. Traffic Circulation

- 6.1. The proposed redevelopment of the site will be a 2-story, 10-unit apartment building. The site currently consists of parking garages and parking spaces for the apartments located on the north side of Riverside Avenue, a 2-story office building with residential apartments and a duplex home with detached garage. Three (3) driveways on Allen Place will be consolidated to one (1) driveway, and three (3) driveways will be closed on Route 35. The various lots will be consolidated for the amended use.
- 6.2. Existing and proposed trip generation will be provided by the applicant's traffic engineer.
- 6.3. Anticipated truck traffic will be intermittent delivery vehicles, postal delivery, and trash vehicles.
- 6.4. Anticipated trash pick-up will occur two times per week, and recycled refuse will occur once a week.
- 6.5. A refuse vehicle turning template has been prepared.
- 6.6. The pavement markings have been amended to conform to MUTCD standards.
- 6.7. Fire Official and emergency vehicle approval is pending.

7. Sanitary Sewer and Water Service Utilities

- 7.1. The applicant will coordinate utility connections with the Borough DPW and DPU.
- 7.2. A fire service connection will be coordinated with the Borough Fire Official.
- 7.3. Proposed water and sanitary sewer flows have been provided.
- 7.4. The applicant will coordinate the water and sewer service connections with the Borough of Red Bank Contractor.

8. Landscape and Lighting

- 8.1. Additional trees and shrubs have been added, to comply with the open space requirement.
- 8.2. Shade Trees
 - a. Six shade trees have been provided along Allen Place.
 - b. Two shade trees have been provided along Morford Place.
 - c. Six shade trees have been provided along Riverside Avenue.
- 8.3. Evergreen shrubs have been added within the safety islands between the shade trees.
- 8.4. A design waiver is requested from providing 5' wide landscape strips along isolated portions of lot 4.01 and 9.01.
- 8.5. A minimum 5' wide landscape strip has been provided around the trash enclosure.
- 8.6. Landscape notes have been added in accordance with the Borough of Red Bank ordinance.
- 8.7. The lighting plan has been amended to include the lighting levels along the property frontage on Allen Place sidewalk and adjacent lot 9.01.
- 8.8. The site lighting will operate on photocell.

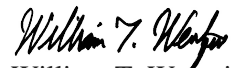
9. Miscellaneous

- 9.1. Shrewsbury Manor, Inc. owns the entire site.
- 9.2. All lot numbers will be confirmed with the Borough Tax Assessor.
- 9.3. The location of all A.C. units, service utilities and meter locations have been added to the plan. Emergency generators are not proposed.
- 9.4. Plans will be reviewed for ADA compliance, by the building department.
- 9.5. The required signature blocks have been added to the plan.
- 9.6. The applicant shall comply with applicable COAH obligations.

- 9.7. The applicant shall comply with Borough Affordable Housing.
- 9.8. Approvals will be obtained from all outside agencies having jurisdiction.

If you should have any questions regarding the above, or require additional information, please do not hesitate to contact our office.

Very truly yours,
ABBINGTON ENGINEERING, LLC



William T. Wentzien, PE, PP, CME
President

Cc: Philip J. Bowers & Co.

