

Borough of Freehold
Planning Board
Agenda No. 14-8
July 9, 2014
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The Freehold Borough Planning Board will hold a meeting on Wednesday, July 9, 2014 at 7:00 PM in Borough Hall, second floor, Council Chambers, 51 West Main Street, Freehold, New Jersey.

1. Call to order and statement of compliance. Adequate notice of this meeting has been provided by posting a copy of public meeting dates on the municipal bulletin board and by sending a copy to the Asbury Park Press and the News Transcript and filing a copy with the Municipal Clerk.
2. Roll call of members and consultants.

Mr. Nolan Higgins, Mayor
Mr. Garry Jackson, Class II Member
Mr. George Schnurr, Class IIX Member
Ms. Danielle Sims, Class IV Member
Mr. Adam Reich, Class IV Member
Ms. Marjorie Goetz, Class IV Member
Mr. Robert Oakes, Class IV Member
Mr. William Barricelli, Class IV Member
Mr. Kevin Lewis, Class IV Member
Ms. Susan Taylor, Alternate No. 1
Ms. Annette Jordan, Alternate No. 2

Mr. Frank Accisano, Esq., Board Attorney
Mr. William Wentzien, PE, Board Engineer

3. Approval of Minutes from the meeting of May 28, 2014.
{See Attachment I}.
4. Resolution Approving Annual Report of the Zoning Board of Adjustment of the Borough of Freehold.
{See Attachment II.}

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7. Orchard Place® Freehold (Delray).
Application No. PB-SD-13-006.
Applicant - Delray Holdings, LLC.
Location- Orchard Street, Block 85, Lot 14.
Request - Preliminary and Final Subdivision Approval.
(See Attachment III).
8. Adjournment.

Joseph B. Bellia / as



Abbington Engineering, LLC

1315.002.002

June 11, 2014

Revised June 30, 2014

Freehold Borough Planning Board
Borough of Freehold
51 West Main St.
Freehold, NJ 07728

RE: ENGINEERING REVIEW #2
ORCHARD PLACE @FREEHOLD (DEL RAY)
SITE PLAN
BLOCK 85, LOT 14
BOROUGH OF FREEHOLD; MONMOUTH COUNTY, NEW JERSEY

Dear Planning Board Members:

Please be advised that I am in receipt of revised materials for the above entitled matter, including the following:

1. Plans entitled 'Preliminary & Final Major Subdivision, Orchard Place at Freehold, Block 85, Lot 14, Borough of Freehold, Monmouth County, New Jersey', prepared by Nelson Engineering Associates, Inc., consisting of seven (7) sheets, dated November 12, 2013.
2. Drainage report entitled "Drainage Study, Orchard Place at Freehold, Block 85, Lot 14", prepared by Nelson Engineering Associates, Inc., dated November 12, 2013.
3. Sanitary report entitled "Engineer's Report for Sanitary Sewer Pump Station, Orchard Place at Freehold, Block 85, Lot 14", as prepared by Nelson Engineering Associates, Inc., dated November 12, 2013.

Also please be advised that a Technical Review Meeting was held on June 19 2014 with the applicant, applicant's engineer, Borough Administrator and Borough Engineer. Engineering Review #2 had been amended to reflect the discussions at the Technical Review Meeting.

The subject of this application is certain lands known as Block 85, Lot 14, located on Orchard Street. The total area of the subject property is 5.14 acres. The site is presently vacant.

The applicant has requested Preliminary & Final Subdivision Approval to subdivide the property into sixteen (16) residential lots for the portion of the property closest to Orchard Street, leaving the remainder as one overall open lot. Along with this, there are eight (8) proposed duplex residential structures, having a total of 16 dwelling units. Each of the separate dwelling units (one half of each building) will be on its own lot.

The site was subject to a prior resolution of approval of October 24, 2007 memorialized on February 13, 2008. The resolution was for 30 age restricted condominium units.

On May 26, 2011 there was a request a convert the age restricted development to non age restricted. In June of 2011 there was further correspondence to the Borough in regards. to conversion, to pursue a duplex complex of 8 duplex detached units of 16 units of which 3 would be "affordable".

On October 23, 2013 the applicant appeared before the Planning Board. A concept plan indicating 8 duplex buildings, having 16 dwelling units, was presented. The applicant requested acceptance of the Board to have the Board Attorney endorse the presented concept and layout configuration once the necessary amendments have been issued through the Freehold Borough Attorney. The Board voted to approve the request.

The application materials have been reviewed for compliance with relevant ordinances and design standards found in *The Code of the Borough of Freehold* Based upon my review, the following information is furnished to assist board members in their deliberation of this matter:

1.0 ZONING

- 1.1. The Freehold Borough Zoning Map indicates the site is situated in the REC Recreation Zone. On June 2, 2014 the Mayor and Council of the Borough of Freehold adopted an Amendment to Stipulation of Settlement by and between Delray Holding, LLC a successor in interest to Bay Dock Holdings, LLC, Zoning Board of Adjustment of the Borough of Freehold, and the Borough of Freehold. Per the amendment "Delray shall be permitted to convert the approved 30 age restricted units to 8 non-age restricted duplex buildings for a total of 16 fee simple residential units to be developed generally in accordance with the Duplex Concept Plan prepared by Nelson Engineering Associates, Inc., dated November 12, 2013, sheet #4. Landscaping Plan".
- 1.2. A review of the submitted documents indicates that the proposed layout, and site configuration, is in conformance with the Duplex Concept Plan referenced in the Amendment to Stipulation of Settlement
- 1.3. The applicant should indicate if any fencing is proposed as part of this application.
- 1.4. Per §18.73.010.A.2, for One-Family and Two-Family dwellings, two (2) parking spaces per dwelling unit are to be provided. The applicant indicated that the units will have 3 bedrooms each. Per the New Jersey Residential Site Improvement Standards the following is to be provided for Single Family and Two Family Duplex units: 2.0 spaces for each 3 bedroom unit. As such 32 parking spaces are required. The applicant should indicate how the proposed subdivision complies.

2.0 SUBDIVISION

- 2.1 The plans indicate proposed retaining walls within, and traversing, the rear portions of Lots 14.09 through 14.16. A portion of the retaining walls is also located north of Lot 14.13, being within the remaining overall Lot 14.17. Ownership and maintenance of the retaining walls should be discussed with the Planning Board. In this regards, it is recommended that the rear lot lines be shifted to have the retaining walls totally on the open space lot, to allow one entity having maintenance responsibility.
- 2.2 The amended plans indicated proposed lot lines creating individual lots for each half of the duplex units. The lots are basically 26 feet wide by 125 feet deep. The balance of the site is indicated as one remaining overall lot, consisting primarily of wetlands and associated environmental buffers. Ownership of the larger overall Lot 14.17, such as a Homeowners Association, should be discussed with the Board. The applicant should also discuss with the Board physical access to the open space lot.
- 2.3 At the Technical Review Meeting it was recommended that fencing be provided along the top of the retaining walls.
- 2.4 The applicant should clarify the residential unit types as to market rate, affordable, etc. The number of bedrooms for each of the units should also be indicated. The referenced Amendment to Stipulation indicates "At the option of the Borough, Delray shall construct on site a maximum of three units which shall meet the criteria for moderate income housing as defined in section 4 of P.L. 1985 c.222 (C.52:27D-304) and each unit shall be permitted to contain three bedrooms".
- 2.5 The application indicates a request for both Preliminary and Final Subdivision. It is noted that a Final Plat has not been submitted as part of the documents received by our office. As such, no review has been made regarding Final Plat, and our office reserves the right to provide further review in this regards.
- 2.6 It would be helpful for the applicant to indicate a conceptual idea of the front elevation of the anticipated proposed units, as well as a general description of the floor plan.
- 2.7 The plans indicate that for new curbing, same to be provided separately for the width of each of the proposed driveways only. Given the amount of curb disturbance, for driveway curbing, storm sewer work, and utility services, it is recommended that consideration be given to provide continuous proposed curbing along the property frontage. The applicant indicated this would be provided.
- 2.8 The plans indicate new sidewalk along the property frontage from just north of the driveway of Lot 14.01, extending to, and ending at the southerly lot line of Lot 14:16.

- 2.9 The applicant should indicate how trash storage will be handled for the eight duplex buildings.
- 2.10 There will be an extensive amount of disturbance within Orchard Street as regards: curb pavement repair, storm sewer installation within the roadway, sanitary sewer lateral trenching, water lateral trenching, etc. It is strongly recommended that as part of the improvements, the applicant be required to provide a clean 2 inch pavement overlay for the full width of Orchard Street along the property frontage, once all construction activities within Orchard Street are completed. The applicant indicated this would be provided.
- 2.11 Lot and Block numbers will need to be confirmed by the Tax Assessor.
- 2.12 For filing by Plat, the applicant will need to submit a Final Plat Map, prepared in accordance with the Map Filing Law, for review and approval. The Final Plat will need to include all required notations, certifications and monuments.

3.0 GRADING

- 3.1 The grades shown generally follow existing patterns. The front yards grade towards Orchard Street, and the rear yards grade away from Orchard Street, towards the low central portion of the property.
- 3.2 The applicant indicated that grades at all lot corners will be provided.
- 3.3 The applicant indicated that proposed outside building corner grades will be provided.
- 3.4 The applicant has indicated that basements are being proposed. It will be necessary for the applicant to provide soil borings indicating soil types and elevation of seasonal high water table at each applicable building.
- 3.5 The applicant indicated that drainage flow arrows will be provided indicating drainage patterns around the building areas.
- 3.6 The applicant indicated that Orchard Street gutter elevations at the bottom center of proposed driveways will be indicated on the plans, along with the proposed driveway slope.
- 3.7 The applicant indicated that the topographic elevation datum will be indicated on the Major Subdivision Plans.
- 3.8 The applicant indicated that details for the retaining walls will be provided.

- 3.9 Structural calculations for the proposed retaining walls, prepared by an engineer licensed in the State of New Jersey, should be submitted for review and approval by the Borough Engineer's office prior to construction. The applicant indicated that notation to this effect will be added to the plans.
- 3.10 The applicant indicated that notation will be provided on the plans indicating that cut sheets of all retaining walls are to be submitted for review, and approved by the Borough Engineer's Office prior to construction.

4.0 DRAINAGE

- 4.1 As outlined in the submitted calculations, the project will disturb more than one (1) acre, and provide more than .25 acre of new impervious. As such the project is required to comply with Borough Ordinance 8.57 (Storm Water Best Management Practices), and New Jersey Department of Environmental Protection (NJDEP) criteria. Calculations have been provided to address the required criteria.
- 4.2 The previously proposed underground rain basins, under the driveways, have been eliminated. The revised plans provide for a proposed reconfiguration of the interior of an existing storm sewer outlet control structure located at the low point of Orchard Street. This structure was installed at part of the improvements for the subdivision across the street. The calculations indicate that the interior modifications of the outlet control structure will address the required storm flow reductions for the site in accordance with NJDEP criteria. The applicant has indicated they will provide details of the existing outlet control structure and proposed modifications.
- 4.3 To address water quality, the plans indicate a proposed water quality device to be installed within the existing storm system at the low point. A similar device was installed to address the subdivision across the street. The applicant has indicated they will provide details of the proposed Water Quality Structure.
- 4.3 The applicant indicated they will provide additional information of the existing storm sewer for the culvert pipe at the low point as it enters the subject property, to the point where it daylights.
- 4.4 The plans indicate proposed 200 LF of 15 inch RCP along the frontage of Lots 14.07 to the low point of Orchard Street. The applicant indicated they will provide profiles and storm pipe calculations for all new storm sewers.

- 4.5 The applicant indicated they will provide an Operations and Maintenance Manual for all of the storm system elements, including the existing and proposed storm water devices in Orchard Street.
- 4.6 The applicant will need to obtain all applicable NJDEP permits required for the project.
- 4.7 The applicant indicated they will provide notation on the plans indicating that cut sheets of all drainage structures, including the Stormceptor Water Quality Device, are to be submitted for review, and be approved by the Borough Engineer's Office prior to construction.

5.0 UTILITIES

- 5.1 The applicant indicated that notation will be provided on the plans indicating that all proposed utilities are to be underground.
- 5.2 The plans associated with the development across the street indicated a sanitary and water stub to the subject property near the fire hydrant along the property frontage. The plans should indicate what will happen as regards the existing stubs.
- 5.3 As regards sanitary sewer, the plans indicate separate proposed sanitary sewer laterals for each of the 16 dwelling units, tying into the existing sanitary main in Orchard Street. The sanitary sewer in Orchard Street is received by an existing sanitary pump station on the opposite side of Orchard Street near its low point. The pump station was constructed as part of the residential subdivision across the street.
- 5.4 An Engineer's Report has been provided addressing sanitary sewer flow from the project. The report indicates adequate capacity within the existing sanitary sewer main in Orchard Street, to accept the anticipated flows from the development.
- 5.5 The submitted report provided calculations indicating that the existing downstream sanitary pump station will be able to adequately accept the proposed sanitary sewer flows from the proposed development, in its current configuration.

6.0 LANDSCAPING AND LIGHTING

- 6.1 The applicant should review proposed landscaping with the board.
- 6.2 The plans indicate that a five (5) wide shade tree easement is proposed along the entire frontage of the property.

- 6.3 The plans indicate that, behind the sidewalk and within the shade tree easement, nine (9) street trees are proposed, consisting of a mixture of Red Maples and Willow Oaks. The applicant indicated they will provide 2 additional street trees along the frontage of Lot 14.01, and 3 additional street trees along the property frontage of Lot 14.17.
- 6.4 The applicant indicated that all proposed street trees will comply with the Shade Tree Committee.
- 6.5 The applicant indicated the proposed tree line will be labeled on the Landscaping Plan.
- 6.6 The applicant indicated that existing street lighting, and light levels, along Orchard Street will be provided on the plans. It was indicated, that pending the results, additional lighting may need to be added along the east side of Orchard Street.

7.0 SOILS

- 7.1 Soils information was previously submitted per a report of KZA Engineering, PA dated March 20, 2012. Included were test pits and soil borings in the areas of the proposed buildings. One soil boring labeled "HA-3", was reviewed only to a depth of 1.5 feet. This location is associated with the building on Lots 14.13 and 14.14. That applicant indicated that additional soils information will be provided at this location for a depth greater than 1.5 feet, as to soil types and ground water levels.
- 7.2 Sheet three (3) of the amended Major Subdivision Plans indicates soil borings labeled SB#1 through SB#8, in the area of Lots 14.01 to 14.12, with none shown in the areas of Lots 14.13 to 14.16. These are different from that indicated on the previous soil report. The applicant indicated soil and ground water information regarding SB#1 to SB#8 will be provided for our review.

8.0 ENVIRONMENTAL

- 8.1 Wetlands exist on the subject property. The applicant indicated they will furnish a copy of the NJDEP Wetlands Letter of Interpretation, for the wetlands limit lines shown (identified as NJDEP File #1315-04-0001.1, activity #FWW040001), as it may need to be updated.
- 8.2 The plans indicate disturbance in the wetlands transition area. The applicant indicated they will identify, and detail on the plans all permitting required for this activity.

- 8.3 A stream exists on the subject property. Based on the proposed development there will be disturbance within the Riparian Buffer of the stream, and a NJ Flood Hazard Area Individual Permit will most likely be required. In addition, available information indicates that the entire site is located over an acid producing soil deposit, which would require a 150 foot Riparian Buffer, and not the 50 foot buffer appearing on the plans. The applicant indicated they will identify and detail on the plans all permitting required for this activity.
- 8.4 Based on the proposed site impacts it will be required that the applicant provide an Environmental Impact Statement. The applicant indicated they will provide the environmental report prepared for the NJDEP Permits.

9.0 SIGNS

- 9.1 No signage is proposed as part of the application. This should be confirmed by the applicant.

10.0 DETAILS

- 10.1 The applicant indicated details will be provided for the following:
- a. Driveway Pavement section detail
 - b. Full section pavement repair for all disturbed areas in Orchard Street including, but not limited to, trench areas and 2 foot wide pavement repair for curb installation.
 - c. Orchard Street road cross-section detail indicating full depth pavement repair at the areas of #2 above, and a full width 2 inch pavement surface overlay course.
 - d. Reconstructed 'B' Inlet
 - e. Storm Outlet Control Structure-existing conditions and proposed reconfigurations
 - f. Proposed storm Water Quality Structure (geometry, dimensions, elevations, etc.).
 - g. Proposed retaining walls.
 - h. The sidewalk detail should be amended to provide 4 inches of dense graded aggregate under the concrete.

11.0 :MISCELLANEOUS

11.1 If approved, and in addition to the comments noted within this report, the following is recommended:

- a. Applicant to post any required Performance, Inspection and Maintenance fees.
- b. Applicant to enter into a Developer's Agreement with the Borough of Freehold. Included within the Agreement should be all storm sewer devices as to construction, installation, ownership and maintenance.
- c. Applicant to furnish a Final Plat, in accordance with the Map Filing Law.
- d. Applicant to furnish an Operations and Maintenance Manual for Stormwater devices.

11.2 It is recommended that any approvals granted by the board be subject to the applicant furnishing evidence of the following:

- a. Proof of payment of real estate taxes to date
- b. Payment of outstanding fees and escrow deposits, if any
- c. Lot and Block Numbers approved by the Tax Assessor
- d. Freehold Soil Conservation District Certification, as may be required
- e. Monmouth County Planning Board Approval
- f. NJDEP Letter of Interpretation
- g. NJDEP Wetlands Permitting
- h. NJDEP Flood Management Permitting
- i. Sanitary Sewer approvals and permitting

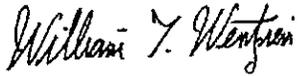
11.3 If approved, the following is recommended prior to construction:

- a. The applicant shall contact the Freehold Borough Engineer to schedule a pre-construction meeting. All site improvements must be inspected during construction by the Freehold Borough Engineer.
- b. A Plot Plan is to be provided to the Engineer's Office for review, and approved, prior to the construction of each proposed building, in accordance with Ordinance 16.24A.
- c. Applicant to furnish Retaining Wall structural calculations.
- d. Applicant to furnish cut sheets for proposed materials (eg: retaining walls, stormwater devices).
- e. Applicant to furnish soil borings if basements are proposed.

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

Very truly yours,

ABBINGTON ENGINEERING, LLC



William T. Wentzien, P.E., P.P., C.M.E.
Freehold Borough Planning Board Engineer

WTW/wtw

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