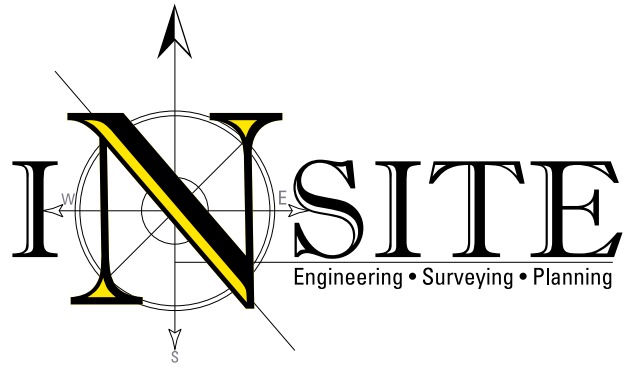


City of Asbury Park
Zoning Board of Adjustment
c/o: Irina Gasparyan
Board Secretary
Municipal Complex
1 Municipal Plaza
Asbury Park, NJ 07712



Via Email: Irina.Gasparyan@CityofAsburyPark.com

January 15, 2021

Subject: **3rd Engineering Review**
Variance Application – 300 6th Ave, LLC
Block 3606, Lot 5; 300 6th Avenue
City of Asbury Park, Monmouth County, NJ

Ms. Gasparyan:

In accordance with your request, we reviewed the application by 300 6th Ave, LLC for the above-referenced property. A list of documents provided to InSite is included at the end of this review letter.

Since the applicant's appearance before the Board on October 13, 2020, revised architectural plans and a stormwater report were submitted to address some of the comments from the Board and its professionals. The comments below follow our May 22, 2019 "1st Engineering Review"; *italicized* text represents our original comments that remain open or warrant further discussion; non-italicized text represents our updated comments. Comments that have been addressed or which are no longer applicable have been removed from the letter.

PROJECT DESCRIPTION

The 3,500 square foot (sf) subject development area consists of existing Lot 5 of Block 3606 located within the Renovation Infill Area of the Waterfront Redevelopment Plan. The underlying zone is the Two to Four Family Residential (R-2) Zone. The subject property is bound to the north by Sixth Avenue, to the east by Webb Street, to the west by a residential structure, and to the south by a residential structure. Uses immediately surrounding the property are primarily residential. Lot 5 is currently a vacant lot.

The applicant is proposing to construct a 4-story, two-family residential building. An attached garage is proposed as part of the new building with two parking spaces (one per unit). One additional parking space is proposed in the driveway for each unit. A total of four parking spaces are proposed (2 per unit). Two curb cuts are proposed for one driveway from Sixth Avenue. The building is proposed to contain two, three-bedroom units. One unit is proposed on the ground floor and first floor while a second unit is proposed on the second and third floors. The proposed development will contain 3,318 square feet of floor area.

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The applicant is requesting variances for minimum lot area per unit, density, maximum floor area ratio (FAR), maximum building height (feet and stories), minimum front, side and rear yard setbacks, maximum building coverage and minimum lot width. Therefore, approval from the City of Asbury Park Zoning Board of Adjustment is required. Additionally, the project is not considered a Major Development in relation to stormwater management.

COMPLETENESS REVIEW

The application documents are listed in Attachment A (at the end of the letter), which are limited to architectural plans, a survey, photographs, and the application. Due to the limited application package, we did not perform a full completeness review. We defer the completeness determination to the Director of Planning and Redevelopment. From an engineering perspective, we find the application satisfactorily complete to be scheduled for public Board hearing.

ZONING REVIEW

Due to the limited information provided, an engineering review was not performed relative to the ordinance Chapter 30, Article VI. However, our complete review and comments of the proposed development are presented in the Considerations section below. We defer a full and comprehensive zoning review to the Board Planner.

DEVELOPMENT REVIEW

Due to the limited information provided, an engineering review cannot be performed relative to the ordinance Chapter 30, Article V. However, our complete review and comments of the proposed development are presented in the Considerations section below.

CONSIDERATIONS

1. *The applicant shall provide testimony regarding how the proposed use will be served by utilities:*
 - a. *Will new connections be required?*
 - b. *Will a new sanitary sewer connection be required?*
 - c. *Will any utility trenching be required within the City's right-of-way?*

Continuing comment. **NOT SATISFIED**

2. *Utility connections are not shown on the plan. The Board may consider requiring these be added to the plan, with corresponding construction details. Additionally, a road opening permit must be secured prior to the installation of the proposed utilities and installation of the proposed curb cut.*

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Continuing comment. **NOT SATISFIED**

3. *Any pavement repair or replacement within the adjacent roadways shall utilize infrared pavement repair. The Board may consider requiring details be added to the plans accordingly.*

Continuing comment. **NOT SATISFIED**

4. *Any sidewalk replaced within the City right-of-way as part of this project shall be saw cut to the nearest joint to aid in the blending of newly constructed sidewalk with the existing sidewalk. The Board may consider requiring details be added to the plan, accordingly.*

Continuing comment. **NOT SATISFIED**

5. *A portion of the site may be located in a flood zone. Testimony regarding the status of any NJDEP approvals shall be provided. A note shall be added to the plan regarding the presence/absence of any flood zone. This may affect the proposed building and how the site may be developed.*

Continuing comment. According to FEMA’s Preliminary FIRM (Flood Insurance Rate Map), a portion of the site is located in Zone AE, with a base flood elevation of 10. Due to the limited information provided on the survey, and the absence of a grading plan, we recommend the applicant provide a jurisdictional determination from the NJDEP or provide evidence that they have satisfied the requirements set forth in N.J.A.C 7:13. **NOT SATISFIED**

6. *Existing and proposed topography has not been provided. The Board may require existing and proposed topography to ensure no adverse impacts to neighboring properties from runoff created by the proposed structure and new impervious surfaces. Of additional concern is the driveway which slopes towards the garage, and the garage is below finished grade. It appears the applicant is not proposing any stormwater management infrastructure to prevent storm water from entering the building. This is of particular concern since the applicant is proposing a non-conforming building coverage and the site may be located in a flood zone.*

Continuing comment. Testimony shall be provided regarding the applicant’s intent for stormwater management. We note that the revised plans have eliminated the driveway sloping towards the building, but the applicant is still proposing a non-conforming building coverage. Neighboring properties must be protected.

The applicant has submitted a stormwater narrative which summarizes existing versus proposed runoff rates for the 2-, 10-, and 100-year storms. The applicant is proposing an increase in peak runoff rates for all design storms and is proposing a non-conforming building coverage. Neighboring properties must be protected. **NOT SATISFIED**

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8. *The applicant is proposing a center curbed island to separate the two driveways which leaves only an 8-foot wide entrance for each unit. A mountable curb and drivable surface may be appropriate. Testimony shall be provided regarding the adequacy of a driveway of this size. The curb shall be replaced in accordance with Ordinance requirements. Details must be provided.*

The plans have been revised to propose two driveways on Webb Street which are 16-feet wide each. Construction details shall be provided which demonstrate compliance with Ordinance requirements. **NOT SATISFIED**

9. *Construction details must be added for the driveway section, driveway apron, concrete curb/sidewalk, etc. These details shall comply with the requirements of the Ordinance.*

Continuing comment. **NOT SATISFIED**

10. *The applicant is encouraged to contact the City Engineer for the purpose of discussing the particulars of sanitary sewer connection fees that may be required as a result of the development.*

Continuing comment. **NOT SATISFIED**

11. *The applicant must provide testimony with respect to the proposed overflow downspout discharge locations for the building. All runoff should be directed to the public right-of-ways. This is of particular concern since the applicant is proposing a non-conforming building coverage, the site may be located in a flood zone, and because topography is not provided.*

Continuing comment. **NOT SATISFIED**

13. *The certification block shall be revised to indicate “Zoning Board of Adjustment”.*

Continuing comment. **NOT SATISFIED**

14. *The applicant must provide testimony regarding the location and possible screening of refuse and any exterior mechanical equipment, including gas and electric meters.*

Continuing comment. **NOT SATISFIED**

15. *An exterior lighting plan was not submitted. Testimony must be provided, and the applicant must demonstrate no adverse impacts to neighboring property.*

Continuing comment. **NOT SATISFIED**

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OTHER APPROVALS

The applicant shall be responsible to obtain all other permits as required for the proposed development, including but not limited to:

- Utility Service Connections
- Freehold Soil Conservation District
- NJDEP – Flood Hazard Area
- City Fire Official
- City Environmental Commission
- City Shade Tree Commission

If you have any questions or require further information, please feel free to contact me anytime by phone or email (Jason@InSiteEng.net).

Sincerely,
InSite Engineering, LLC



Jason L. Fichter, PE, PP, CFM, CME
Zoning Board Engineer

Attachment A: Documents Reviewed

cc: Jack Serpico, Esq, Board Attorney
Michele Alonso, Director of Planning and Redevelopment
Michael Sullivan, ASLA, AICP
Andrew Karas, Esq., Applicant's Attorney
300 6th Ave, LLC, Applicant
Michael Savarese Associates, Applicant's Architect
Zoning Board Members

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InSite Job # 19-442-49

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Attachment A: Documents Reviewed

Received 4/5/19

1. One (1) signed and sealed set of plans entitled, “Variance for: 300 6th Avenue,” being dated 11/26/18, last revised 3/4/19, totaling four (4) sheets, as prepared by Michael Savarese Associates;
2. One (1) copy of a survey and description for the property;
3. One (1) completed Variance Application from the City of Asbury Park Zoning Board;

Received 10/8/19

4. One (1) signed and sealed set of plans entitled, “Variance for: 300 6th Avenue,” being dated 11/26/18, last revised 7/25/19, totaling five (5) sheets, as prepared by Michael Savarese Associates;

Received 1/14/19

5. One (1) signed and sealed set of plans entitled, “Variance for: 300 6th Avenue,” being dated 11/26/18, last revised 1/12/20, totaling five (5) sheets, as prepared by Michael Savarese Associates;

Received 11/16/20

6. One (1) signed and sealed set of plans entitled, “Variance for: 300 6th Avenue,” being dated 11/26/18, last revised 11/9/20, totaling five (5) sheets, as prepared by Michael Savarese Associates; and
7. One (1) signed and sealed report entitled, “Stormwater Management Narrative for 300 6th Avenue,” being dated 10/29/20, as prepared by MidAtlantic Engineering Partners.

InSite Engineering, LLC