



YOUR GOALS. OUR MISSION.

KNPB-R2040

May 7, 2024
Via Email and Regular Mail

MacKenzie Bittle, Planning Board Secretary
Borough of Keansburg
29 Church Street
Keansburg, NJ 07734

**Re: Beachway Avenue Realty, LLC
Block 184, Lot 1
Beachway Avenue Waterfront Redevelopment Plan – Subarea 1
B-2 (Mixed-Use Commercial Residential) & CR (Conservation Recreation) Zones
First Engineering Review**

Dear Board Members:

As requested, we have reviewed the above-referenced application for a Preliminary and Final Major Site Plan with variances. The applicant submitted the following documents in support of this application:

1. Preliminary/Final Major Site Plan – Beachway Avenue Waterfront Redevelopment, Block 184, Lot 1, prepared by Jason M. Fogler, P.E., of MidAtlantic Engineering Partners, LLC, dated March 12, 2024, consisting of sixteen (16) sheets.
2. Boundary and Topographic Survey – Block 184, Lot 1, prepared by Suzanne E. Warren, P.L.S., of MidAtlantic Engineering Partners, LLC, dated September 1, 2023, consisting of one (1) sheet.
3. Architectural Floorplans and Elevations entitled “Multifamily New Construction – Beachway Avenue Realty” prepared by Robert S. Larsen, R.A., P.P., of MidAtlantic Architecture and Design, dated August 14, 2023, consisting of eight (8) sheets.
4. Application Cover Letter prepared by Jason M. Fogler, P.E., of MidAtlantic Engineering Partners, LLC, dated March 27, 2024.
5. Planning Board Application dated March 14, 2024.
6. Operations & Maintenance Manual for Beachway Avenue Waterfront Redevelopment, prepared by MidAtlantic Engineering Partners, LLC, dated September 21, 2023.
7. Sanitary Sewer Engineer’s Report for Beachway Avenue Waterfront Redevelopment, prepared by Jason M. Folger, P.E., of MidAtlantic Engineering Partners, LLC, dated March 12, 2024.
8. Stormwater Management Report for Beachway Avenue Waterfront Redevelopment, prepared by Jason M. Fogler, P.E., of MidAtlantic Engineering Partners, LLC, dated March 12, 2024.
9. Engineer’s Report for Water Service Connection, prepared by Jason M. Fogler, P.E., of MidAtlantic Engineering Partners, LLC, dated March 12, 2024.
10. Environmental Impact Report for Beachway Avenue Waterfront Redevelopment, prepared by Jason M. Fogler, P.E., of MidAtlantic Engineering Partners, LLC, dated March 12, 2024.
11. Traffic Engineering Assessment, prepared by A. Andrew Feranda, P.E., P.T.O.E., C.M.E., of Shropshire Associates, LLC, dated March 15, 2024.
12. Preliminary Technical Engineering Report, prepared by Geo-Technology Associates, Inc., dated June 20, 2023.
13. CAFRA Permit issued by Carlene Purzycki (NJDEP), dated September 11, 2018, expiration date September 10, 2023.
14. Will Serve Letter, prepared by Jeff McGregor, Director, of Optimum Business, dated May 12, 2023.
15. Will Serve Letter, prepared by George F. Salazar of Jersey Central Power & Light, dated May 15, 2023.

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16. Will Serve Letter, prepared by Robert Gallo, Core Business Development Director, of New Jersey Natural Gas, dated May 15, 2023.
17. Certified List of Property Owners, prepared by Gerald Briscione, C.T.A., of the Borough of Keansburg, dated February 26, 2024.

Based on our review and recent site inspection, we offer the Board the following comments and suggestions:

A. Project Description

The subject property, known as Block 184, Lot 1 consist of approximately 2.65 acres of developable area, and is located along Beachway Avenue. The subject property is split zoned, located partially in both the B-2 (Mixed Use Commercial and Residential) Zone and the CR (Conservation Recreation Overlay) Zone. The subject site also comprises the entirety of Subarea 1 of the Beachway Avenue Waterfront Redevelopment Area, which is governed by the Beachway Avenue Waterfront Redevelopment Plan (the “Redevelopment Plan”). Lot 1 is undeveloped and contains asphalt parking.

The current application is only for Subarea 1 of the Redevelopment Plan (on Lot 1). The applicant proposes three (3) four (4)-story condominium buildings with ground level parking below four stories of 96 residential dwelling units, as well as associated site improvements, including landscaping, lighting, utility connections, site grading and offsite improvements. Based on the Preliminary Flood Insurance Rate Maps, dated January 31, 2014, it appears that the site is located in the AE Flood Zone (base flood elevation 12.0’). The proposed First Floor elevation is 27.05 feet.

B. Consistency with the Borough’s Master Plan and Redevelopment Plan

1. 2015 Master Plan Reexamination Report and Amendment
(Adopted November 9, 2015 via Resolution No. 2015-11)

The following items are goals, objectives and policy statements from the 2015 Master Plan Reexamination Report and Amendment that are relevant to the proposal.

Article IV. – Extent to which Such Problems and Objectives Have Been Reduced or Increased

Status of 2012 Objectives:

The 2012 Master Plan Reexamination Report reiterated the objectives of the 1988 Master Plan and outlines their status and relevancy in 2012. The current 2015 Master Plan Reexamination Report also reiterates the same objectives and indicates the extent that the objective has been reduced or increased since 2012.

- Page 6, Item 4: Establish appropriate population densities and control the intensity of development to ensure neighborhood, community, and regional well-being and to preserve the natural environment. *The 2015 Master Plan Reexamination Report indicates that this objective remains valid.*
- Page 8, Item 17: Guide waterfront development to maintain visual and pedestrian access to the Bayshore for the general public while encouraging development that is suitably scaled, compatible with public facilities and services, and appropriate to a waterfront location. *The 2015 Master Plan Reexamination Report indicates that the Borough remains invested in making the best use of its vicinity to waterfront views and beach areas.*

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Article VI. – Specific Changes Recommended for the Master Plan and Development Regulations

Other Recommendations:

- Page 30, Item 12 – Residential Development: *As an incentive to replace pockets of substandard housing not suited for rehabilitation, other dwelling types at increased densities should be permitted in targeted locations. In order to improve the quality of the Borough’s housing stock, the Borough of Keansburg should consider incentives to replace substandard housing with attached single family, townhouse units, or other alternative and innovative building types.*

Master Plan Amendment

Planning Objectives:

- Page 36, Item 4: *Establish appropriate population densities and control the intensity of development to ensure neighborhood, community, and regional well-being and to preserve the natural environment.*
- Page 36, Item 7: *Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.*
- Page 37, Item 13: *Encourage development that contributes to the revitalization of the community.*
- Page 37, Item 17: *Guide waterfront development to maintain visual and pedestrian access to the Bayshore for the general public while encouraging development that is suitably scaled, compatible with public facilities and services, and appropriate to a waterfront location.*

Resiliency Objectives:

- Page 37, Item 1: *Planning new development to minimize risk from natural hazards.*

Policy Statements:

- Page 37 – Housing and Neighborhood Improvement: *In order to maintain and improve residential areas, the Borough should encourage rehabilitation of the existing housing stock with new construction at appropriate densities, elevations and other relevant design standards. The enforcement of building and land use codes, as well as FEMA flood mapping, to protect and maintain properties should be aggressively pursued. Municipal action should facilitate the improvement of the livability of residential areas. The Borough should continue to seek public funding and explore innovative mechanisms and incentives for housing and neighborhood improvement.*
- Page 38 – Economic Development: *Development and redevelopment that contributes to the long-term economic health of the community should be encouraged. Municipal action to broaden the community’s economic base should include participation in government programs to attract development, create employment opportunity, utilize the community’s resources, and be compatible with the need to maintain facilities and services for the Borough’s residents.*
- Page 38 – Bayfront Development: *Guide waterfront development to provide shore protection and flood control. Waterfront development should also maintain and enhance visual and pedestrian access, recreation and open space, and economic development. The Borough should*

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encourage appropriate use of and access to the Raritan Bayshore through coordination with Monmouth County's planning efforts.

Land Use Plan Element:

- Page 39 – Building Resiliency through Development Regulations: *Given the experience of Hurricane Sandy and the potential for future storms, there is a compelling need to build resiliency in the Borough of Keansburg. The Land Use Plan Element, therefore, recommends that the Borough's development regulations be designed to build resiliency throughout the Borough. This should be done through the promotion of green building and infrastructure techniques. This section of the Land Use Plan Element overviews green building and infrastructure techniques and is meant to inform the future development of municipal development regulations.*

The Land Use Plan Element recommends the following green building and infrastructure techniques and best practices to facilitate resiliency measures within the Borough, as outlined on pages 40 through 42:

- Downspout Disconnection
- Rain Gardens
- Bioswales
- Permeable Pavements
- Green Roofs
- Tree Cover

The applicant should provide testimony on the proposal's conformance with said goals, objectives and policy statements above for the Board's consideration. Given the location of the subject property, specific testimony should include, but not be limited to, how the proposal will impact stormwater management and flood control measures, pedestrian access to existing and proposed open space, green building/infrastructure strategies utilized (outlined above), and how the proposed design minimizes potential risks from natural hazards such as hurricanes and related storm surge.

Based on our review of the plans, it appears that several of the green building and infrastructure techniques outlined in the Land Use Plan Element above are not included as part of the proposal, as proposed open space, landscaping and tree cover are limited throughout the site.

2. Beachway Avenue Waterfront Redevelopment Plan
 (Adopted June 21, 2017; last amended February 17, 2021)

Section 1 – Introduction:

The purpose of the Redevelopment Plan and its most recent 2021 Amendment include the following, as outlined in Sections 1.1 and 1.2 of the Plan:

- Enact a plan to enhance and revitalize the subject properties located within the Plan area to create a year-round destination point for Keansburg residents and visitors. The Plan is based on the recommendations contained within the Borough's 1988 Master Plan, the 2003, 2012,

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and 2015 Master Plan Reexamination Reports, along with the 2015 Route 36 to Bayfront Corridor Resiliency Plan.

- The 2021 Plan Amendment divides the previous 2017 Plan area into two separate sub-areas, which are to be developed as separate components of the overall tract, but will retain physical connections and similar relationships that support the overall purpose and intent of the Plan. The primary purpose of the 2021 Plan amendment is to provide design guidelines and requirements for the redevelopment of the plan area based on the location and characteristics of the two sub-areas, along with the vision for their future redevelopment.

Section 2.1 – The Public Purpose: Goals and Objectives

The Amended Redevelopment Plan is based on the following smart growth principles, as outlined in Section 2.1 of the Plan:

- *Strengthening neighborhoods,*
- *Providing economic development opportunities,*
- *Offering various housing opportunities,*
- *Providing a pedestrian-oriented environment, and*
- *Utilizing high quality design standards.*

Additionally, Section 2.1 of the Amended Plan includes the following objectives that are relevant to the proposal:

- *Advance the revitalization of the Borough.*
- *Develop a mixture of residential uses and recreational opportunities that will add needed taxable improvements to the Borough's ratable base.*
- *Establish the Keansburg waterfront as a destination point for the region.*
- *Enhance public access to waterfront recreation uses.*
- *Maintain views of the coastline and enjoyment for the public.*
- *Provide parcels of land of sufficient size and dimension to enable an orderly arrangement of new land uses.*
- *Develop land use and building requirements specific to the Redevelopment Area that are sensitive to the adjoining neighborhoods.*
- *Address existing and future traffic, environmental, and flooding issues that could result from redevelopment.*
- *Undertake infrastructure improvements involving the water and sewer lines, streets, curbs, sidewalks, and parking.*
- *Ensure a long-term productive reuse of each of the lots located within the Redevelopment Area.*

Section 3.1 – The Redevelopment Plan: Redevelopment Activities

The Redevelopment Plan is intended to accommodate a mix of higher density residential uses with supportive neighborhood retail services, regional commercial uses and services, and the enhancement and development of a variety of waterfront and recreational uses along the Raritan Bay shoreline. It is intended that the Redevelopment Area be planned as a coordinated project so that both the privately owned and publicly owned parcels contribute to the public welfare to their greatest potential. The Redevelopment Area is to be redeveloped in such a manner that is complementary to the surrounding environment. To that end, the proposed land uses will contain

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an appropriate mixture of residential and recreational uses designed as a comprehensively planned development in accordance with the standards contained in this Redevelopment Plan.

The major activities planned for the Redevelopment Area include:

- *Development of year-round residential and recreational uses.*
- *Increased opportunities for public access to the beachfront.*
- *Improvements to parking areas.*
- *Utility and infrastructure upgrades necessary to support the Redevelopment Plan.*

The applicant should provide testimony on how the proposal conforms with the Redevelopment Plan objectives above. Specific testimony should include, but not be limited to the proposed pedestrian circulation throughout the site and its connectivity to the surrounding waterfront area, proposed recreation and open space for residents, and how the proposal aids in establishing the Redevelopment Plan area as a destination point for the region.

C. Zoning – Permitted Uses

As indicated in the subject property description above, the entirety of the Subject property (Block 184, Lot 1) is located in Subarea 1 of the Amended Beachway Avenue Waterfront Redevelopment Plan (adopted February 17, 2021). Portions of the subject property are also located within the underlying B-2 (Mixed Use Commercial-Residential) Zoning District and the CR (Conservation Recreation) Zoning District. The Redevelopment plan serves as an overlay to the underlying zones above, where certain permitted uses within the Plan supersede those of the underlying B-2 and CR Zoning Districts.

In accordance with § 3.3.2 of the Redevelopment Plan, all permitted uses are subject to the requirements of the Redevelopment Plan's Design Standards, the Keansburg Zoning Ordinance, or as otherwise stated in the Plan. Uses permitted by specific provision of the Municipal Land Use Law are also permitted on parcels within the Redevelopment Plan boundaries.

The following is a list of permitted uses within Subareas 1 and 2 of the Redevelopment Plan, pursuant to § 3.3.2:

Permitted Principal Uses:

- Mixed-use development in Sub-Area 2;
- Multi-family residential (including age-restricted units for persons 55 years and older);
- Marinas;
- Water transportation;
- Passive or low intensity recreational uses;
- Parks or open space;
- Docks, piers, moorings, marinas, boat launches, and related water dependent recreation or transportation facilities for which required Waterfront Development Permits and Coastal Area Facility Review Act permits have been issued;
- Accessways to the water's edge; and
- Structures deemed necessary for shore protection and flood prevention.

Required Accessory Uses:

- Off-street parking and loading

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Permitted Accessory Uses:

- Customary accessory uses and structures provided such uses are incidental to the principal use; and
- Exempt signs.

The non-residential component of a mixed-use development may also include the following functions:

- Retail;
- Personal Services; and
- Restaurants.

As indicated above, the proposed multi-family residential apartment complex is considered a permitted principal use and therefore does not require a use variance.

D. Zoning – Bulk and Area Requirements, Design Standards

1. Bulk and Area Requirements

The proposal’s conformance with the bulk requirements of Redevelopment Plan Subarea 1, pursuant to § 3.3.3 are outlined in the table below. Similar to the permitted uses outlined above, the bulk requirements of the Redevelopment Plan supersede the bulk requirements of the underlying B-2 and CR Zoning districts within the subject property.

We note that pursuant to § 3.3.1 of the Redevelopment Plan, “*All terms used herein shall have the same meaning as defined in the Keansburg Zoning Ordinance unless otherwise specified in this Redevelopment Plan.*”

Bulk Requirements – Beachway Avenue Waterfront Redevelopment Plan: Subarea 1, § 3.3.3				
Standard	Required/Permitted	Existing	Proposed	Conforming
Minimum Lot Area	Two (2) Developable Acres (87,120 SF)	2.65 Developable Acres (115,434 SF)	No Change	Yes
Minimum Lot Frontage	150 feet	687.3 feet	No Change	Yes
Minimum Front Yard Setback	50 feet	N/A	79.94	Yes
Minimum Side Yard Setback (each yard)	10 feet	N/A	11 feet (each yard)	Yes
Minimum Rear Yard Setback	No requirement except setbacks from dunes shall be subject to CAFRA requirements	N/A	11.78 feet	TBD*
Maximum Lot Coverage	80% (As permitted by CAFRA regulations)	33.2%	78.46%	Yes
Maximum Floor Area Ratio (F.A.R.) ¹	2.5 (developable acres ² only)	N/A	1.71	Yes

¹ Ground level parking within proposed structures shall not be included in calculation of F.A.R.

² A developable acre shall be land area which is free of wetlands, beaches, dunes, and easements or other encumbrances.

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Minimum Gross Floor Area	75,000 SF	N/A	201,471 SF	Yes
Maximum Residential Density	50 dwelling units (DU) per developable acre	N/A	36.23 DU per developable acre	Yes
Maximum Building Height	6 stories or 70 feet	N/A	5 stories; 56.5 feet to roof level, 62.33 feet to peak of roof; 70.5 feet to top of stairwell	Yes**
Minimum Open Space	30%	N/A	14.5% (17,106 SF)	No (W)

(W) = Design waiver required.

*See Item 1. below.

**See Item 3. below.

Summary of Design Waivers & Recommendations:

1. § 3.3.3 – Minimum Rear Yard Setback. The Zoning Schedule on Sheet 1 of the plans indicates that the proposed 11.78-foot rear yard setback conforms with CAFRA requirements pertaining to minimum building setbacks from dunes. However, it is unclear if the proposed setback is conforming, as this relevant CAFRA requirement is not shown on the plans.

The plans should be revised to include the relevant CAFRA setback requirement along with a reference its specific subsection pursuant to N.J.A.C. 7:7 to determine whether a design waiver applies to the proposal.

2. § 3.3.3 – Minimum Open Space. A minimum open space amounting to 30% of the total developable lot area (2.65 acres, 115,434 SF) is required, whereas a minimum open space of 14.5% (0.39-acre, 16,738 SF) is proposed.

Therefore, a design waiver is required.

We note that the open space calculations shown on Sheet 1 of the plans include the rear and side yard setbacks totaling 6,240 SF, and the rooftop amenity space totaling 10,866 SF between the three buildings proposed (3,623 SF per building). In accordance with § 22-2.4 of the Borough Ordinance, common open space is defined as “...an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.”

The applicant should provide testimony on whether the front and rear yard setback areas included in the open space calculations conform with the definition above and can be counted towards meeting the minimum open space requirement.

As indicated in the table above, the minimum side yard and rear yard setbacks measure approximately 11 feet and 11.78 feet in width respectively from the principal buildings, with little variation in width throughout the site. A block retaining wall and 6-foot-high steel fence are also

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proposed within the rear and side yard setbacks, which further impede use of these areas by residents.

Our office is of the opinion that the side and rear yard setback areas should not be counted towards the open space calculations, as their overall dimensions and impediments above preclude any recreational use by residents. Additionally, no recreational structures or improvements such as picnic table and benches are proposed within these areas. When excluding the side and rear yard setback areas, the total open space proposed amounts to 9.21%, which only includes the total 10,866 SF of rooftop amenity space and is less than one third of the minimum requirement.

The plans should be revised to include additional open space in accordance with the definition above and that meets the 30% minimum open space requirement or conforms as closely as possible to this requirement.

3. Design Waiver Considerations:

In accordance with § 3.3.4 of the Redevelopment Plan, “Variation from the requirements set forth in this Redevelopment Plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. The Planning Board of Adjustment may waive density, FAR, height, bulk, parking, or design requirements if the designated redeveloper demonstrates that such a waiver will not substantially impair the intent of this plan, and will not present a substantial detriment to the public health, safety, and welfare.

Prior to the granting of any such waivers from the requirements of this Redevelopment Plan, the Board shall refer any waiver applications to the Borough Council, acting as the Redevelopment Entity, and the Borough Council shall provide any comments or objections to the grant of the waivers to the Board within the time period allowed for the rendering of decisions on applications for development pursuant to the Municipal Land Use Law. If the Borough Council has reviewed the development application prior to its submission to the Board and has rendered comments or recommendations on requested waivers, the Board shall not be required to refer the waiver request unless the application is substantially revised and the nature of the waivers changes from that which was already reviewed by the Borough Council.”

The applicant should provide sufficient testimony regarding the required waivers above and whether or not they substantially impair the intent of the Redevelopment Plan and present a substantial detriment to public health, safety, and welfare.

4. The maximum building height proposed for each of the three (3) buildings measures 70.5 feet from the base elevation to the highest point of the proposed rooftop stair/elevator tower. We note that the general height limitations in accordance with § 22-7.12c. of the Borough Ordinance, “...chimneys, ventilators, skylights, tank, stair towers, elevators towers, appurtenances usually carried above the antennae attached to a building, except that the same may exceed said height limitations by not more than 15 feet...”

Therefore, the proposed 70.5-foot height conforms with the minimum 70-foot height requirement, as it does not exceed said requirement by more than 15 feet.

Additional Redevelopment Plan Design Standards:

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5. § 3.3.5 – Beach or Waterfront Access Improvements. The applicant is proposing waterfront access improvements via two proposed pedestrian concrete walkways on the Northeast and Southwest sections of the property that connect to the existing Baywalk along the waterfront. However, each entrance to the proposed concrete walkway and Baywalk is only accessible via stairway, and no ADA-accessible ramp for each entrance is shown on the plans.

The plans must be revised to include an ADA accessible ramp instead of the proposed stairways for both entrances connecting the subject property to the Baywalk, along with construction details of same.

Additionally, Sheet 2 should be revised to label the location of any proposed directional/informational signage for these areas. We recommend that the plans be revised to include additional lighting for these areas, in accordance with the Redevelopment Plan section above.

6. §3.3.6 – Façades.

- a. Façade Design. The front, street-facing and side ground floor façades are comprised of a single stone veneer material with little variance in setback design, glazing, and fenestration elements and present the appearance of a blank wall. In accordance with the standards of the Redevelopment Plan, design elements should include:

- *Visual Diversity.*
- *Traditional Proportions of base, middle and top.*
- *A variety of materials.*

Additionally, the Redevelopment Plan states “The exterior walls of buildings, as seen from a public right of way, shall be designed to provide a visual diversity that is consistent with the architecture found throughout the Borough of Keansburg. Exterior walls shall include windows, doors, porches, pilasters, horizontal/vertical building elements and/or other similar architectural features to relieve the monotony of a blank wall and to achieve a human scale. Side and rear elevations of buildings shall be comparable to that of the front façade, if visible to the public.”

The applicant should revise the building elevations to provide additional fenestration/variation of the front and side building facades to prevent the appearance of a blank wall. However, we note that the proposed upper floors of the building appear to meet the above façade requirements.

- b. Façade Materials & Colors. No proposed colors are labelled on the architectural building elevations, nor are proposed materials labelled, with the exception of the proposed stone veneer for the ground floor façade and the asphalt roof shingles. In accordance with the requirements of the Redevelopment Plan, *“The exterior walls of buildings shall be made of durable building materials such as stone, brick, wood, or stucco. Aluminum siding, vinyl or vinyl-coated siding, metal panels, and mirrored glass exterior surfaces are prohibited. Pole barns or prefabricated metal buildings are prohibited.”*

The architectural plans must be revised to label all colors and materials proposed, along with details of same, that conform with the above requirement.

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Additionally, we recommend that the applicant submit color renderings of all four (4) building facades for the Board’s consideration and to demonstrate conformance with the requirement above.

- 7. §3.3.7 – Street Furniture and Lighting. A Lighting Plan has been provided that conforms with the requirements of the Redevelopment Plan. The proposed quantity, type, location and illumination levels of the proposed fixtures is acceptable with minimal light spillage onto adjacent properties.

Details for benches and trash receptacles have been provided on the plans, however their proposed location is not labelled. **The plans must be revised to label the location of the proposed trash receptacles and benches.**

- 8. §3.3.8 – Signs. Details of the proposed informational and directional signage is shown on sheet 14 of the plans. However, aside from the proposed stop signs, the proposed location of the remaining informational/directional signage is not shown on the plans. **The plans must be revised to show the location of all directional and informational signage proposed.**

Sheet 3 of the plans shows a ground sign labelled “Site ID Sign” located adjacent to the western driveway entrance, however construction details of said sign are not provided on the plans. **The plans must be revised to include construction details of the proposed ground sign, and all signage must conform with**

- 9. §3.3.9 – Landscaping and Street Trees. A Landscaping Plan has been provided that conforms closely with the requirements of the Redevelopment Plan. However, certain plan revisions are required based certain applicable Ordinance requirements. Please refer to our comments pertaining to landscaping in Item

- 10. §3.3.10 – Vehicular / Pedestrian Circulation. The applicant has complied with providing pedestrian walkways along the front yard and extending the entirety of the Beachway Avenue right of way and between all buildings. However, the applicant does not provide proper crosswalks from the interior of the parking areas to Beachway Avenue with pedestrian access from the Northeast and Southwest portion of the property in front of the residential buildings to access Beachway Avenue and neither entrance provides ADA compliant access as they are both staircases. **The applicant needs to provide crosswalk and sidewalk access to Beachway Avenue which is ADA compliant and accessible.**

- 11. §3.3.11 – Parking. The redeveloper is required to abide by the parking requirements as stipulated in the State’s Residential Site Improvement Standards (RSIS). The required parking spaces for the proposed project are as follows:

<i>Residential Multi-Family Dwelling Parking (RSIS)</i>			
<i>Use</i>	<i>Dwelling Units</i>	<i>Spaces/ Unit</i>	<i>Spaces Required</i>
2 Bedroom Multi-Dwelling	96	2 per unit	192
10% EV Reduction			19
Total Spaces Required			173
TOTAL SPACES PROVIDED			199

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The total required off-street parking spaces for the proposed project is 192 total, of which nineteen (19) are required to be ADA compliant based on 10% EV reduction standards pursuant to P.L. c.171. The proposed site plan provides for 199 designated off-street parking spaces, of which twenty-seven (27) will be EV spaces.

E. Site Plan

1. Ordinance Section 22-9.8.c.2.f requires sight triangle easements at driveways and prohibits the planting of trees or other plantings or structures exceeding 30 inches in height that would obstruct the clear sight across the area. The plans shall be revised to indicate sight triangles at the proposed driveways and the applicable restrictions stated above.
2. The applicant shall provide testimony on the trash and recyclables to be generated with the proposed use, along with the location of refuse storage, process, times and frequency of refuse pickup. It is also recommended that a reinforced concrete pad with 4,500psi concrete and trash enclosure be provided. Any proposed refuse area shall conform to Borough Standards. Construction details shall be included.
3. There is a discrepancy between the number of EV spaces listed on the proposed off-street parking table (27 EV spaces) and the number shown on the Layout Plan (29 EV spaces) whereas the Traffic Engineering Assessment follows calls for twenty-nine (29) spaces. The applicant shall provide testimony on the correct number of proposed EV spaces and revise the plans as necessary.
4. We defer to the Keansburg Fire Marshall for review of the application with respect to emergency vehicle access and maneuvering. Truck turning templates have been provided for emergency fire truck trash truck maneuverability.
5. The plans shall be revised to show full depth pavement repair limits for all proposed utility connections along Beachway Avenue.
6. The applicant shall provide testimony regarding compliance with CAFRA's requirements for rear yard setback from the dunes located to the north of Lot 1.
7. The plans shall be revised to clearly display gas service connections within the proposed development. A Will-Serve Letter has been provided from New Jersey Natural Gas, indicating gas connections will be present on site.
8. We offer the following comments on the Traffic Engineering Assessment, prepared by Shropshire Associates, LLC, dated March 15, 2024;
 - a. The first and second tables in the Traffic Report indicate that the proposed site is estimated to generate 53 vehicle trips during the AM peak hour and 62 vehicle trips during the PM peak hour. The Traffic Assessment calculates proposed trip generation utilizing ITE Land Use 411: Public Park.
 - b. A Level of Service (LOS) analysis has been prepared which indicates that all individual intersections will continue to operate at existing levels of service (LOS A) as a result of the proposed development, with the exception of the westbound Seabreeze Way approach which operates at LOS B during weekday AM and PM peak hours.

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F. Water & Sewer

1. Based on the Engineer's Report for Water Service Connection dated March 12, 2024, and the Sanitary Sewer Engineer's Report dated March 12, 2024, the applicant states that the proposed average daily flow for water and sewer demands are 13,440 gallons per day (GPD) and 21,600 gallons per day (GPD) respectively.
2. The applicant proposes a 4-inch water service connection and a 4-inch fire service connection to the existing water main located along Beachway Avenue. The applicant shall verify with the water department that the existing water main has adequate capacity for this connection.
3. A fire flow, pressure test, and capacity analysis shall be performed on the existing water line along Beachway Avenue.
4. The applicant shall replace the existing six (6") water main along the frontage of Block 184, Lot 1.
5. The applicant proposes a 6 inch PVC service lateral connection to the existing 8 inch PVC sewer main located along Beachway Avenue for each building. The applicant shall provide testimony that the existing sewer main has adequate capacity for this connection. The following shall also apply:
 - a. The plans shall be revised to include the proposed invert elevations from the building to the connection at the main.
 - b. A Treatment Works Approval (TWA Permit) will be required due to the project flow being in excess of 8,000 GPD. The applicant shall also be aware that a sanitary sewer connection fee must be paid to the Borough prior to issuance of a Certificate of Occupancy for any building.
6. Ordinance Section 22-9.5.c indicates that the average area per hydrant typically should not exceed 120,000 square feet and that hydrants shall be spaced so that each residence shall be within 500 feet of a hydrant. One hydrant is proposed along the development, which covers an area of 2.71 acres (~118050 SF) and has a total frontage length of 687.3 LF. Testimony shall be provided on the adequacy of the proposed fire hydrant's coverage for the proposed development.

G. Grading & Drainage

1. The proposed drainage system is based on the approved CAFRA permit dated September 11, 2018.
2. The proposed area of disturbance (2.71 acres) exceeds one acre of land; therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8-4.2 (a), and is subject to the NJDEP Stormwater Management II requirements.
3. Runoff from the subject property is tidally influenced by the Raritan Bay, therefore, the project is exempt from the stormwater quantity control requirements, per N.J.A.C. 7:8-5.4 3iv.
4. The project increase in motor vehicle impervious surface is greater than 0.25 acre; therefore, the water quality requirements are applicable per N.J.A.C. 7:8-5.5.

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5. The project is located within the urban redevelopment area and, therefore, the groundwater recharge requirements do not apply in accordance with N.J.A.C. 7:8-5.4(b)2.
6. The site contains an existing subsurface detention system, consisting of two rows, each 339 linear feet of 36" CPP; two (2) Manufactured Treatment Device (MTD) Units which discharges into a nearby drainage inlet located within Beachway Avenue. This detention system will be removed as part of this application.
7. The applicant is proposing to provide a new subsurface detention system with three rows of 360 LF of 36" High Density Poly-Ethylene Pipe (HDPE), to mitigate the post-construction increase in peak runoff rates for the 2, 10 and 100-year storm events.
8. The applicant shall reach out to NJDEP regarding the process of construction following permit expiration, permit extension requests, and effects on construction schedule for working under the approved CAFRA permit vs new NJDEP Stormwater Regulations.
9. The applicant shall demonstrate that the proposed project does not impact the existing drainage systems along the Beachway Avenue. Testimony shall be provided.
10. The applicant shall provide the following information for review:
 1. Proposed roof drain calculations
 2. NOAA ATLAS 14 Point Precipitation Frequency (for pipe calculations)
 3. Runoff coefficient calculation for pipe calculations
 4. Inlet drainage area map
 5. Nyloplast 24" catch basin detail
 6. Metropolitan Planning Area Map
11. The applicant shall label the porous pavement numbers on the plans and confirm the maximum surface course slope is equal or less than 5% for the porous pavement areas.
12. The applicant shall round up all pipe lengths in pipe calculations and ensure they match with the pipe lengths shown in Utility Plan.
13. The applicant shall revise the grate / rim elevations and inverts in the pipe calculations to match the utility plan.
14. The applicant shall provide the groundwater surface elevation and the infiltration rates with the Test Pits on the existing plan.
15. The applicant shall provide Stormwater Management Measures Location Plans in Operations and Maintenance Manual.
16. The Grading Plan shall be revised to demonstrate pipe network connections between the existing structures on site as shown in the Utility Plan.
17. The Existing Conditions and Demolition Plan indicates a 12" RCP pipe to be cut at the property line and removed in the northwest corner which connects to a storm manhole. The applicant shall

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provide testimony on the existing connection of the 12" RCP pipe to be removed as it extends outside of the plan view.

18. The applicant shall remove and replace the existing twenty-four (24") inch drainage pipe along Laurel Avenue from the point of connection from the proposed detention system to the discharge point at Seeley Avenue/Waackaack Creek.

H. Landscaping and Lighting

1. Ordinance Section 22-8.5.b requires that a landscape plan be prepared by a certified landscape architect, whereas a conceptual landscape plan prepared by an engineer has been provided. The plans shall be revised to include the following information:
 - a. Identification of ground surfacing (i.e. grass, mulch, gravel, or other material) in areas not occupied by parking, buildings, or sidewalks.

All landscaping shall adhere to Ordinance Section 22-8.5 and Section 3.3.9 of the Redevelopment Plan.

2. Ordinance Section 22-8.5.c.5 requires at least two (2) shrubs and one (1) shade or ornamental tree of 2 1/2-inch caliper or greater shall be provided for each 1,500 square feet of area of a residential development not covered by buildings or improvements. Based on the provided open space calculation of 14.5% of 2.65 acres, a total of twenty-four (24) shrubs and twelve (12) shade or ornamental trees are required. The applicant shall provide a calculation of the open space demonstrating compliance with this requirement. These planting requirements are in addition to other planting requirements such as street tree and parking lot plantings.
3. Ordinance Section 22-8.5.f.1 indicates a minimum of 5% of the interior of all parking areas to be reserved for landscape plantings. As the proposed layout includes a portion of the parking to be located under the building, a waiver should be requested for this item. Additionally, this section requires 1 tree for every 10 parking spaces, exclusive of all other planting requirements. The applicant shall confirm compliance with this requirement.
4. Ordinance Section 22-9.8.c.2.f requires sight triangle easements at driveways and prohibits the planting of trees or other plantings or structures exceeding 30 inches in height that would obstruct the clear sight across the area. The plans shall be revised to indicate sight triangles at the proposed driveways and the applicable restrictions stated above.
5. To the best extent possible while providing satisfactory illumination on the roadways and pedestrian sidewalks, plans shall be revised to minimize lighting spillage to the Street Right-of-Way. A maximum illumination value of 1.3 footcandles is shown along the Beachway Avenue Right-of-Way, which exceeds the allowed street illumination of 0.4 footcandles for a mixed residential-commercial establishment on a local street as per Exhibit 11 of the Ordinance.
6. Pursuant to Ordinance Section 22-9.8.c, the Lighting Plan shall provide a statistical area summary which demonstrates proposed lighting conforms to the standards recommended in the IES Lighting Handbook, shown in Exhibit 11 of the Ordinance.

I. Construction Details

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1. All details related to concrete work shall be revised to indicate a compressive strength of 4,500 psi.
2. The following construction details shall be provided:
 - a. Exterior Downspout Collector with Cleanout
 - b. Full Depth Pavement Utility Repair
 - c. HDPE Pipe Bedding
 - d. Sewer Lateral Connection
 - e. Water Service Lateral Connection

J. General Comments

1. Detailed structural calculations, signed and sealed by a Professional Engineer licensed in the State of New Jersey, must be provided for the proposed retaining wall. We defer to the Building Department for further review and approval of the wall.
2. The plans shall be revised to identify the limits of wall removal and all other existing features that will be removed.
3. The applicant proposes a site identification sign at the southern entrance of the site. Construction details shall be provided confirming the applicant's compliance with Ordinance Section 22-7.24 and Section 3.3.8 of the Redevelopment Plan.
4. The applicant shall provide testimony regarding the project's affordable housing requirements.
5. We defer to the Floodplain Administrator and Construction Official for any applicable building requirements accordingly.
6. If approved, the applicant will be required to post all performance guarantees and inspection escrow as stipulated in the Development Regulations.

K. Additional Agency Approvals

This application is subject, but not limited, to the following outside agency approvals or letters of no jurisdiction:

- a. Monmouth County Planning Board
- b. Keansburg Fire Marshall
- c. New Jersey Department of Environmental Protection
 - a. Flood Hazard
 - b. Sanitary Sewer Extension/TWA Permit
 - c. Water Main Extension
- d. Keansburg Flood Plain Manager
- e. Bayshore Regional Sewerage Authority
- f. Keansburg Water and Sewer Department
- g. Freehold Soil Conservation District

Re: Beachway Avenue Realty, LLC

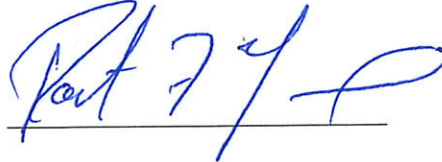
KNPB-R2040
May 7, 2024

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We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

T&M ASSOCIATES



ROBERT F. YURO, P.E., C.M.E.
KEANSBURG PLANNING BOARD
OF ADJUSTMENT ENGINEER

RFY:HNS:na

cc: Kevin Kennedy, Esq., Board Attorney
Ed Striedl, Zoning Officer
Kathy Burgess, Assistant Zoning Officer
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