



Community Planning
Landscape Architecture
Municipal Consulting
Streetscape Design
Economic Development
Parks and Recreation

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Joint Land Use Board
Township of Hainesport
1401 Marne Highway
Hainesport, NJ 08036

**Re: Diamantis Senior Citizen Housing
Preliminary Major Subdivision
Block 100, Lot 8.03 & part of Lot 8.02
60 Bancroft Lane
Township of Hainesport, Burlington County, New Jersey
Planning Letter #1
TDG Project No. 2018-102.24**

Dear Mr. Chairman and Board Members,

Our office has received and reviewed the following submission items:

- **Development Application**, submitted by Ramin Hassidin dated August 1, 2019.
- **Floor Plan Type 2**, prepared by Plato Marinakos, Jr. Architect, LLC, consisting of 3 sheets, dated August 1, 2019.
- **Floor Plan Type 3**, prepared by Plato Marinakos, Jr. Architect, LLC, consisting of 3 sheets, dated August 1, 2019.
- **Preliminary Subdivision Plans**, prepared by Jack J. Gravlin, Jr., PE, consisting of 8 sheets, dated August 2019.
- **Proposed Park Access Road Plan**, prepared by Jack J. Gravlin, Jr., PE, consisting of 1 sheet, dated October 2019.

At this time, we offer the following comments:

A. Completeness

Pursuant to the Conditional Use provisions of the Senior Citizen District at §104-188.A(3), the Development must: *“Demonstrate a comprehensively planned community providing architectural consistency and well designed recreation for the future residents of the district.”*

The initial application did not include specific on-site provisions for recreation.

The applicant has submitted a rider to their original application and now proposes to construct both pedestrian and vehicular connections from the subject property connecting to the adjacent Township-owned Creek Turn Park. The Board must determine whether this meets the intent of the Ordinance standard to be considered as providing their required recreation.

If not, the project must either provide for on-site recreation, or a modified Development Application must be submitted requesting a “d(3)” Conditional Use Variance.

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Otherwise, we find that the submitted materials are adequate for review and determine the application to be complete for our planning review. We defer comment regarding engineering items to the Board and/or Board Engineer as applicable.

B. Site and Proposal

1. The subject site is an 11.30-acre parcel located east of Bancroft Lane and south of Route 38, comprised of Block 100, Lot 8.03 and part of Lot 8.02. The portion of the wooded site to be subdivided (Lot 8.03) is within the Senior Citizen District. A proposed road connecting the proposed development to Bancroft Lane is located within a portion of Lot 8.02 located in the Highway Commercial District.
2. The adjacent sites to the north along Route 38 contain commercial uses within the Highway Commercial District. The adjacent parcels to the east include a law office fronting Route 38, and the Township-owned former Creek Turn Pottery site along the South Branch of the Rancocas Creek. Adjacent sites to the south and west contain residential uses within the R-1a Residential zone. (See image below, Credit: Google Maps © 2019)
3. The Applicant requires major subdivision approval to create 41 age-restricted, single-family dwelling lots, plus a 2.55-acre open space and stormwater management lot. All lots will be at least 5,500 SF in area as required, and will be accessed by a new public road connecting to Bancroft Lane.



C. Area and Bulk Requirements

1. The dimensional standards for single family dwellings are provided, as illustrated by the applicant's chart:

SC Residential District	Required	Proposed
Lot Area (Min.)	5,500 SF	5,500
Lot Frontage (Min.)	50'	50'
Front Yard Setback (Min.)	20'	20'
Side Yard Setback (Min.)	5'/10'	5'/20'
Rear Yard Setback (Min.)	20'	20'
Impervious Surface (Max.)	55%	<55%
Building Height-(Max.)	35'	<35'

D. General Comments

1. The conditional use requirements require the applicant to *"Provide provisions for low- and moderate-income housing which is indistinguishable from market-rate units, both in architectural style and materials, and integrated into the residential design of the district."*

Consistent with the 2008 Housing Plan and Chapter 44 entitled Affordable Housing, a 20% set-aside is required. If constructed on site, a total of 8 low- and moderate-income units are required, including: 2 very low-income units, 2 low-income units, and 4 moderate-income units.

2. Testimony should be provided that the units will comply with the minimum age restrictions pursuant to federal law.
3. The Applicant should provide testimony and exhibits regarding the materials, colors, and forms of the proposed architecture, for all elevations of all buildings.
4. Testimony should be provided regarding the recreation requirements as discussed under the Completeness section above. §104-88 B(2)(c), requires open space to be 10% of the gross acreage. In addition, per §104-97.B(2)(a), 1,500 SF of developed recreation space is required per unit. Testimony should be provided regarding the provision of recreation to address these requirements.
 - a) The applicant should provide testimony regarding the construction of the proposed Park access driveway and pedestrian path. Conceptually, the driveway alignment looks appropriate, however the applicant should confirm that the geometry will accommodate buses and firetrucks. If the Board is agreeable with the concept of this counting as the recreation requirement, I would not object to this being finalized with the Board Engineer as a condition of approval.
 - b) The applicant should confirm if the driveway will remain as an easement, or if it will be a lot dedicated to the Township.
 - c) The pedestrian access path should be on its own open space lot to avoid future maintenance and trespass issues with the homeowner.
 - d) Public cross access and utility easements should be provided for both the driveway and path.
5. Testimony should be provided regarding any proposed development sign per §104-123. Details should be provided if proposed.



6. The applicant currently proposes a split rail fence with wire around the basin. Testimony should be provided regarding the need for the fencing.

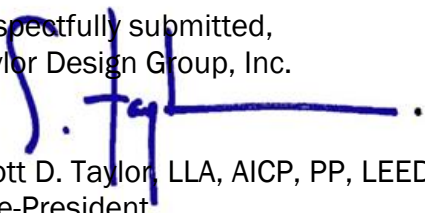
If fencing is provided, we suggest that pressure treated fencing be provided for long-term durability and strength.
7. Testimony should be confirming that a Homeowners' Association will be created, and those documents submitted to the Board Attorney for review.
8. No trees are shown to be preserved on the entire tract. The ordinance states that trees 8" caliper and greater should be maintained and incorporated into the design of all subdivisions.
 - a) A tree inventory should be provided, or a waiver requested.
 - b) Preserved woodland areas outside the limit of grading should be identified.
 - c) The tree protection fencing should be clearly labelled on the subdivision, grading, and utility plans along the limits of clearing adjacent to all existing vegetation to remain.
 - d) A note should be added stating the fence location will be staked in the field and approved prior to installation and clearing.
 - e) Where 8" caliper trees must be removed, each is required to be replaced with a 3" caliper tree. Proposed tree locations should be provided.
9. Testimony should be provided regarding whether the project will be constructed in a single phase or in multiple phases.
10. Street trees are required to be planted at a 50' spacing feet along all roadways per §104-120. There are currently no trees proposed along the entrance roadway, and the remaining trees within the development are planted at a 55' spacing. The plans should be revised to comply with the ordinance.
11. Some street trees are shown outside of the right-of-way. This should be clarified. If outside of the right-of-way a street tree easement should be provided.
12. The street trees are specified to be 2" caliper size where the ordinance requires 2.5" caliper. The plans should be updated accordingly.
13. The street trees currently alternate between Red Maple and Zelkova. We suggest that each species be provided in groupings for some visual uniformity along the roadways.
14. The following landscaping notes should be added to the plans:
 - *Street trees shall have no branches lower than 7' above grade.*
 - *Burlap and twine should be removed from the top of the root ball.*
 - *All dead or severely declining plants shall be replanted within the next growing season for 1 year from the time of planting.*
 - *All stakes and guys shall be removed after one growing season.*
 - *6" of topsoil shall be provided in all lawn and planting areas.*
15. We suggest that a cultivar be specified for the Red Maple, such as Red Sunset or October Glory for improved pest resistance and branching characteristics.
16. We recommend that all street trees and buffer trees be covered under a performance bond as permitted by State law.



17. The applicant proposes cobra-head light fixtures for the street lighting. We suggest that the fixture head be specified to have a full cut-off design to minimize unnecessary offsite and skyward glare.
18. We suggest further suggest that the fixtures be LED lights, with a color temperature of 3,000° Kelvin to reduce light glare impacts.

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

Respectfully submitted,
Taylor Design Group, Inc.



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Vice-President

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