

June 20, 2017

Pamela O'Neill, Board Secretary &
Chairman & Planning Board Members
Brick Township Municipal Building
401 Chambers Bridge Road
Brick, New Jersey 08723

Re: **Application #: PB-2660-A-PSP-FSP - 1/17 – Amended Preliminary Site Plan &
Final Site Plan Application
White Castle Systems Inc.
Block 670, Lot 3 & P/O 4
Technical Review 2
ARH #25-13030.01**

Dear Pamela & Board Members:

We have reviewed the Amended Preliminary & Final Site Plan application submitted for compliance with the Township Ordinances relative to the proposed White Castle Fast Food Restaurant. The following information relates to this application:

- Applicant: White Castle System, Inc. at 555 West Goodale Street POB 1498
Columbus, OH
- Owner: Lot 3: Kennedy Hooper Venture, LLC, Lot 4 Kennedy Mall
Associates at 641 Shunpike Road Chatham, NJ 07928
- Engineer: Robert Nelson, PE at PO Box 2208, 1750 Bloomsbury Avenue
Wanamassa, NJ
- Attorney: Louis L. D'Armino, Esq. of Price, Meese, Shulman & D'Armino,
PC at 50 Tice Boulevard, Suite 380 Woodcliff Lake, NJ
- Site Plans: Sheets 1 thru 17 of 17, prepared by Nelson Engineering Associates, Inc
dated July 8, 2009 revised June 15, 2017

A. Completeness Checklist Compliance- Deemed Complete

Our office finds that the Applicant has complied with all checklist items necessary to be deemed complete from an engineering standpoint.

Our technical review letter below outlines the items that should be addressed concurrent or prior to considering approvals.

The Amended Preliminary Plans now address the concerns raised regarding the driveway access design.

*File
App'l
Nelson
D'Armino
Hendel
6/21/17*

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876

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B. Zoning Requirements & List of Waivers/Variances Required:

1. Bulk Zoning Requirements:

Zone: "B-3: General Business Zone" ~ (Section 245- Attachment 5)

Use: Restaurant

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Complies</u>
Lot area	2 acres	13.57 ac.	13.57 ac	Yes
Lot width (Brick Blvd.)	200 ft.	608 ft.	608 ft.	Yes
Lot depth	200 ft.	300 ft.	300 ft.	Yes
Lot Frontage		629 ft.	629 ft.	Yes
Front Yard Setback	75 ft.	52.4 ft.*	75 ft.	Yes
Side Yard Setback	30 ft.	42 ft.	60.3 ft.	Yes
Rear Yard Setback	50 ft.	38.7 ft.*	---	Yes
Building Area (Sq. ft.)	2,000 sq. ft	106,979 sq. ft	2,584 sq.ft.	Yes
Building Area (%Cover)	25%	18.1%	0.4%	Yes
Building Height	38.5 ft	40 ft.*	22.67 ft.	Yes
Impervious Cover	65%	83.9%*	81.8%**	No

N/A = not applicable.

** = Existing non-conformity.*

***=Variance – proposal reduces a non-compliant pre-existing condition*

a. Variance Requests

As amended, the following variances are required:

1. Monument Sign – located only 2-ft from the right of way line of county road.

We recommend that the monument sign be relocated a minimum of 12-ft beyond the right of way line.

The following variances were approved under the original preliminary:

- a. Front Yard Setback is required at 75 ft. The shopping center is shown at 52 ft.
- b. Rear yard setback is required at 50 ft. The shopping center is shown at 38.7 ft currently.
- c. Building height within the B-3 zone is required not to exceed 38.5 ft whereas 40' building heights are existing. White Castle proposes a 22.67 ft building height.
- d. Impervious coverage within this zone is not to exceed 65%. Currently, the shopping center creates 83.9%. White Castle proposes to lower this coverage to 81.8%.
- e. For the entire shopping center, 635 parking stalls are proposed with this application whereas 714 stalls are required.

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- f. The parking setback area from any proposed ROW is to be 20' whereas only 13 ft. is proposed.
- g. A 50' buffer zone is required whereas only 13' is proposed.
- h. One façade sign is permitted on site within the B-3 zone whereas two (2) are proposed.
- i. Sign setback from the ROW line is required to be at a minimum of 15 ft whereas only 2' is proposed.
- j. The number of ground signs is not to exceed one (1) sign whereas two (2) are proposed.
- k. The sign area is required to be no more than 50 sq.ft. The proposed sign exceeds this requirement and is proposed at 59'.

b. Design Waiver

- i. The Applicant does not request any design waivers.

C. Technical Review Comments:

1. Traffic Movements and Access / Egress

- a. The applicant has shifted the access drive to create an edge clearance of 90-feet between the Bank Driveway and this new driveway. This is a great improvement to improve safety relative to the Bank, however, this results in a very short edge clearance to the Outback Steakhouse.

The edge clearance to the Steakhouse is only 60-feet of which this driveway has no restrictions for 'left-turn out' movements.

In this case, motorists leaving the steakhouse driveway, turning left, will not have ample impulse time to negotiate motorists leaving the White Castle, to the right.

- b. As Board Engineer, we suggest that the driveway for this project be limited to a 'right-in' movement only, thus requiring all patrons of the facility to exit the property out the back or thru the Outback driveway.
- c. This traffic safety concern should be discussed at the regular meeting.
- d. The applicant's traffic engineer should provide testimony at the Board Meeting to discuss the existing turning movements and proposed turning movements in and out of the two driveways in question.

2. Cross Access Easement to Lot 2

- a. The Applicant has provided amended site plans for the removal of the cross access easement to Lot 2. However, the plans depict a cross access easement for the benefit of Lot 3 on the plans but no connection to the existing driveway is proposed.

The Applicant should discuss the intent of this note.

3. Parking & Pedestrian Access/Safety:

Our office has reviewed the traffic and pedestrian circulation internally, for the project site and have the following comments:

- a. The cross walk and sidewalk from the front of the building crossing the driveway aisle out to the highway should be re-aligned to be perpendicular with the county sidewalk.

In order to do this, the parking space closest to the intersection should be eliminated. This is attainable, since there is ample parking in and around this restaurant.

- b. As recommended by ARH as well as the Traffic Safety Unit, the entrance should be re-evaluated to reduce the tendency for motorists to exit 'LEFT' onto Hooper Avenue. The curb radii as designed is not tight enough to eliminate the desire to turn left. **As noted, it is best to eliminate this movement altogether.**
- c. If the exit remains, the curbed island and curb radii should be increased and shifted right to turn vehicles far right, in the direction of traffic, prior to reaching the stop bar.

4. Monument Sign Location

- a. The sign is currently 2-ft from the county right of way.
- b. We recommend a minimum clearance of 12-ft to the right of way line; this can be achieved by shifting the structure down into the grass area where the far right parking spot is to be removed.
- c. A foundation design should also be provided on the plan with lighting.

5. Proposed Lighting:

- a. The lighting plan consists of new 20-ft pole mounted LED Lamps providing a minimum 1.0-footcandle throughout.
- b. However, we suggest reducing the number of lamps along the county road, since the average footcandle along the front edge is over 6-footcandle.
- c. The applicant should agree to revise the lighting along the front property line and entrance to reduce the lighting impacts off-site.

- d. In some areas, the footcandle readings at the property line far exceed 0.25-FC, and proper shields should be provided to assure that the luminance has no adverse impact off-site.

6. Truck Turning Template Plan:

- i. The Applicant has provided a truck turning template with the plan set. The template shows that a full size fire truck can safely maneuver through. However, the plan should also show that the trash truck and WB-40 delivery truck can pass safely also.

7. Storm water Management & Water Quality:

- a) The applicant has provided ample reports and data to show that the total impervious area has been reduced relative to the original use of this site.
- b) The Applicant proposes to utilize three (3) inlet structures and piping at the back of the site to collect runoff and discharge into the sewer system located within the shopping center.
- c) A storm water management and operations O&M Manual should be provided for the site.
- d) To meet water quality Best Management Practices, we recommend that a series of grass swales or rain gardens be provided inside various grassed islands. This may be attained by showing curb cuts in the curb line, with a swale or rain garden, approximately 6 to 8-inches lower than the curb cut, to allow surface water to pass into the swale / rain garden, prior to leaving the areas, into the existing storm drainage system.

Mainly, the north side and south-side grass island are the two prime areas to obtain

Along this curb line, breaks should be installed to allow surface water to infiltrate into the soil through a swale. The same could be utilized on the opposite side of the site area in the grassed island.

8. Easements

- a. The sight triangle has been provided on the plans. The Applicant should submit a legal description for the easement to be dedicated.

9. Grading:

- a. The gutter grades along the new driveway may be less than 0.50-percent.
- b. We recommend concrete gutter and curb be provided where any slopes are less than 0.50-percent, especially across the driveway.
- c. The berm should not be located inside the sight distance required for exiting motorists.

ARH Associates



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

- d. The berm is a constant 3-ft high berm. We suggest that this berm be broken up slightly, to improve its overall look. We defer to the Planner for his comments.

10. Landscaping:

- a. The landscaping should be relocated outside of the sight triangle.

11. Details:

- a. The ADA ramp detail should be shown for the various ramp types on site.
- b. A detail of any foundations should be shown on the plans.

D. Outside Agency Approvals:

This application is subject to the review and approval of various outside agencies. Evidence of these approvals must be submitted to this office prior to the signature of any final plans:

- a. Local Fire Marshal
- b. Safety Officer
- c. BTMUA
- d. Ocean County Planning
- e. Brick Township Engineer and Planner comments

E. Recommendation:

We recommend that the above comments be addressed by the applicant and his or her professionals as condition of any approvals.

If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 or by email at twilk@arh-us.com.

Sincerely,

Theodore Wilkinson, PE
Planning Board Engineer

cc: Michael Fowler, Planner
Harold Hensel, Board Solicitor
Elissa Commins, PE, Municipal Engineer
Steven Specht, Director, BTMUA
Ocean County Planning Division

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