

TOWNSHIP OF ABERDEEN

1000 ABERDEEN RD. ABERDEEN, N.S. B1W 1H2 HENRY OFFICE

April 21, 2011

Michael Bruno, Esq.
Giordano, Halleran and Ciesla

By Fax: 732-224-6599

**Re: SP 10-539/C&M County Road, LLC
376 County Road and Moore Place
Block 196.04, Lot 27
Block 228, Lots 1 2**

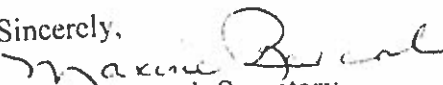
Dear Mr. Bruno:

Enclosed is a copy of the Resolution for the above captioned application, which was adopted by the Planning Board and memorialized at its Public Meeting on April 20, 2011.

Please be advised that a **brief** notice of the decision must be published in the *Asbury Park Press* or the *Home News and Tribune* within the next ten (10) days. Such publication shall be arranged and paid for by the applicant. The affidavit of publication must be forwarded to this office within the next thirty (30) days.

Thank you for your anticipated cooperation regarding this matter.

Sincerely,


Maxine Rescorl, Secretary
Township of Aberdeen
Planning and Zoning Boards

Enclosure

Cc: Dan McCarthy, Esq.
Holly Reycraft
Tim Gillen
Robert Brady
Cindy Coppola

MEMORIALIZATION RESOLUTION
OF THE TOWNSHIP OF ABERDEEN
PLANNING BOARD
MONMOUTH COUNTY, NEW JERSEY

C&M County Road, LLC
Application No. SP-10-~~526~~ 537
Block 228, Lots 1 & 2
Block 27, Lot 196.04

WHEREAS, C&M County Road, LLC ("Applicant") applied to the Planning Board of the Township of Aberdeen ("Board") for preliminary and final site plan approval for the construction of 115 townhouse dwelling units of which 37 would be restricted for affordable rental housing on property known and designated as Block 228, Lots 1 & 2 and Block 27, Lot 196.04 on the Aberdeen Tax Map, located in the IH Inclusionary Housing Overlay Zone within the LI Light Industrial Zone;

WHEREAS, on February 16, 2011 at a meeting of the Board, due notice having been given to the adjoining property owners and published in accordance with the Municipal Land Use Law as appears by affidavits filed with the Board, and a quorum being present, the application was heard;

WHEREAS, the Applicant was represented by Michael A. Bruno, Esq. of Giordano Halleran & Ciesla, P.C. and presented the testimony of its engineer, Walter Hopkin, P.E.; its traffic engineer, Nick Verderese, P.E. and its architect Michael Monroe, AIA;

WHEREAS, the Board considered the evidence and testimony presented by the Applicant and public comment;

NOW THEREFORE, be it Resolved by the Planning Board of the Township of Aberdeen that the following findings of fact and conclusions are made:

1. The property is approximately 17.695 acres and fronts on the northwest side of County Road. The site is currently vacant land.

2. The site was previously approved for an approximate 75,000 sq. ft. warehouse project with approximately 184 parking spaces.

3. The Applicant is proposing the construction of 115 townhouse units with 37 rental units (18 moderate income units and 19 low income units) to be reserved for affordable housing and constructed in accordance with COAH rules, plus associated site improvements including roadways, parking, and stormwater management.

4. The 115 units will be constructed within 97 townhouse style structures. The market-rate dwelling units will each be within one townhouse structure (no other units above or below), and all but one of the affordable units will be stacked with one unit over the over in 19 townhouse structures (two per structure).

5. There will be a 10,125 sq. ft. recreation area.

6. The property is located in the IH Zone which was created pursuant to the Township's affordable housing Fair Share Plan submitted to the Council on Affordable Housing. The Fair Share Plan includes this project in connection with the Township addressing its affordable housing obligation.

7. The application conforms to the standards to the IH Zone.

8. Applicant is requesting a submission waiver for showing the locations and species of trees having a caliper of 8 inches or more within the area of disturbance and from providing a downstream capacity analysis of the sewer lines. The Board finds these submission waivers to be reasonable.

9. The Applicant's Engineer testified as to the functionality of the site and the proposed stormwater drainage.

10. The site will be serviced by public water and sewer.

11. Since the affordable units do not have garages, there is a small refuse area along the northeast property line for trash and recyclables that will be picked up by a private trash collector. The market-rate units will use curbside pick-up.

12. The Applicant requested to have the development built in phases. The Board agreed, provided that the affordable units are constructed in accordance with COAH's phasing schedule.

13. The trash and recycling is proposed to be private collection.

14. The internal roadway will be private.

15. The Applicant's Traffic Engineer testified that there would be no substantial traffic impacts to the surrounding area and that the Level of Service will remain the same.

16. A design waiver was requested and granted for the size of the driveway for each unit, as shown in Exhibit A-2 as 18 feet long except for the end units.

17. The Applicant indicated that it could comply with the review letter of the Board Engineer dated December 23, 2010 as modified at the hearing, except that the Applicant would not prepare stormwater and sanitary sewer capacity analysis as the same is subject to NJDOT and Bayshore Regional Sewer Authority / NJDEP requirements. Further, no flood hazard area permit is required, as that permit will be encompassed under the CAFRA permit

18. The Applicant indicated that it could comply with the review letter of the Board Planner dated February 9, 2011 as modified at the hearing,

NOW THEREFORE BE IT RESOLVED, the Planning Board of the Township of Aberdeen hereby grants the Applicant preliminary and final site plan approval in accordance with the plans as agreed to and amended and the testimony and evidence presented, subject to the following conditions.

(a) Subject to compliance with the recommendations of the Township Planner's Memorandum, and the Township Engineer's letter, dated February 9, 2011 and December 23, 2010 respectively, which are incorporated herein by reference, except as modified at the hearing and by this Resolution.

(b) Revised plans shall be submitted showing existing vegetation. The revised plan shall delineate those trees that are being preserved as well as protective fencing for the preserved trees.

(c) Subject to all outside reviews and approvals.

(d) The project will be built in six phases corresponding with the affordable units being constructed in accordance with COAH's phasing schedule; a phasing plan shall be submitted for review and approval by the Township Engineer and the Township Planner. In Phase 1 the Applicant will undertake the site improvements.

(e) There will be two parking lots for the affordable units, with a 14 space lot specifically reserved for the affordable units.

(f) The one affordable unit which will not be stacked with another affordable unit in the townhouse structure shall be deed restricted so that the extra room cannot be turned into a bedroom.

(g) A deed restriction shall be placed on all the units, with a requirement in the HOA documents, that in no event shall any of the units have more than three (3) bedrooms.

(h) The decks shall be constructed with TREX type materials, and a PVC privacy fence between decks shall be used. The details and dimensions of the deck and privacy fence shall be included in the HOA documents.

(i) The trash and recycling shall be by private collection.

(j) The Homeowner's Association will be responsible for the erection and maintenance of the street lighting and the Township will only reimburse the Association for the electricity cost of lighting of roadways, not parking areas.

(k) Since the development is an inclusionary development that provides affordable housing, the project is not subject to an affordable housing development fee.

(l) Since the development provides recreation areas, the project is not subject to a recreation fee.

(m) The Homeowner's Association documents shall be submitted to the Township Planner, Township Attorney and Planning Board Attorney so as to determine whether the documents are consistent with the Township Planner's memorandum referenced herein as well as the representations made by the applicant at the public hearing in this matter.

(n) Applicant shall provide to the Township a copy of the condominium documents submitted to the New Jersey Department of Community Affairs.

(o) The applicant shall submit "as-built" grading plans for the review and approval of the Township Engineer prior to occupying the building.

(p) The applicant shall enter into an appropriate developer's agreement with the Township.

(q) The applicant is required to post a performance guarantee/bond for all proposed site improvements in an amount to be calculated by the Township Engineer.

(r) Subject to any and all other State, Federal or Local requirements as necessary, including the Monmouth County Planning Board, and Freehold Soil Conservation District.

(s) To the extent that any first floor entrances to the affordable units are not handicap accessible in accordance with N.J.A.C. 5:97-3.14, Applicant shall deposit funds with the Township in accordance with N.J.A.C 5:97-3.14(d) in the amount sufficient to adapt 10% of the affordable units constructed without handicap accessible entrances (as shown, this is two units).

(t) Subject to compliance with the Fire Official Subcode and Township Plumbing Subcode.

(u) Subject to the payment of any fees, escrows and taxes as may be due the Township and the Township Utility Department, including, but not limited to connection fees for sewer and water (both service and fire).

(v) All representations made under oath by the applicant or his agents, shall be deemed conditions of this approval, and any misrepresentations or actions by the applicant contrary to the representations made before the Board shall be deemed a violation of this approval.

(w) The action of the Planning Board in approving this application shall not relieve the applicant of responsibility for any damage caused by this project, nor does the Planning Board of the Township of Aberdeen or its reviewing professionals and agencies accept any responsibility for the structural design of the proposed improvements or for any damage that may be caused by the development.

(x) The applicant must publish adequate notice of this Resolution in the official newspaper of the Township of Aberdeen at their sole cost, within ten days of receipt of the Resolution, and provide proof of publication within thirty days.

The foregoing was Moved by *Mr. Cassman*
Seconded by *Cassman* *Mentore* and on Roll Call,
the following vote was recorded:

Affirmative: 7 (*Mr. Cassman, Mr. Kelly, Mr. Mentore, Mr. ...*
Mr. ...
Mr. ...)

Negative:

Abstentions:

The foregoing is a true copy of a Memorialization Resolution adopted by the Planning Board of the Township of Aberdeen as copied from the Minutes of its meeting on February 16, 2011.



Maxine Rescorl,
Secretary Planning Board

Dated: 4/20/11

Township of Aberdeen

ONE ABERDEEN SQUARE, ABERDEEN, NJ 07747
MUNICIPAL OFFICES (732) 583-4200 POLICE DEPARTMENT (732) 566-2054

MEMO

DATE: February 10, 2020
TO: Bill Cerra
FROM: Maxine Rescorl
RE: Parking/The Bluffs

Bill:

Back in February, 2016, the HOA for the Bluffs, represented by telephone calls and a visit from Mrs. Anna Pisanello, requested additional parking in two locations on site at The Bluffs. When it was explained to her the Planning Board, with the approval of the Fire Department, required two parking spaces per market rate for sale unit, one being the garage, the other being the driveway to the unit, she indicated no one was using their garages for parking, but rather for storage of motorcycles and other items.

I showed her the approved site plan, with the approved fire lanes as required by the Fire Department. She suggested there be more on street parking where there are fire lines, other than the designated parking areas established by the Board with the approval of the Fire Department.

Mrs. Pisanello also spoke to the manager, Holly Reycraft, on several issues, parking being one of them.

Even if the HOA documents talk about parking on the street, it would be in the designated parking areas, not in the fire lanes.

Although she made the request, there was no resolution to the Fire Department's requirement of striped fire lanes and no change to the final site plan.

Also, the COAH units have one parking space in front of the unit, and there are two parking areas strictly for COAH residents to meet the requirement of two parking spaces. Those spaces are strictly for COAH residents and not the market rate sale units.

§ 25-5.11 Lot Configuration.

- a. Each lot must front upon a public street.
- b. Where extra width has been dedicated for widening of existing streets, lots shall begin at such new street line and all setbacks shall be measured from such line.
- c. Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as poor drainage conditions or flood conditions, percolation tests or test borings indicating the ground conditions to be inadequate for proper sewage disposal for on-lot sewage treatment or similar circumstances, the Board, after adequate investigation may withhold approval of such lots. If approval is withheld, the Board shall give reasons and notify the applicant and enter same in the minutes.
- d. Concrete monuments shall be installed for all lot corners of all lots approved as part of a major submission. All lot corners of lots approved as part of a minor subdivision submission shall be marked with a metal alloy pin of permanent character. Monuments shall be in accordance with the Map Filing Law.

§ 25-5.12 Off-Street Parking, Loading and Driveways.

[Ord. No. 11-1985]

- a. Size of Stalls.
 1. Each off-street parking space shall have an area of not less than one hundred sixty-two (162) square feet, exclusive of access drives or aisles, except in sections for the handicapped. It shall measure nine (9) feet in width by eighteen (18) feet in length. These conditions shall not apply to parallel parking spaces, which shall measure no less than eight (8) feet in width and twenty-three (23) feet in length.
 2. Parking spaces for the physically handicapped shall be a minimum of twelve (12) feet wide.
 3. No parking stall shall be so located as to require a vehicle to back into any portion of the right-of-way in order to enter or exit the parking stall.
- b. Parking Requirements by Use. Each use shall meet the following requirements in terms of parking. Where more than one (1) use exists on a lot, the required parking shall be the sum of the parking spaces required for each individual use.
 1. Detached dwelling units, apartments and townhouses shall each provide two (2) spaces per unit. In all residential districts, one (1) commercial vehicle may be parked on the premises by the dwelling unit owner or tenant.
 2. Churches shall provide one (1) space per every five (5) permanent seats and one (1) additional space for every thirty (30) square feet of floor area which can be used for overflow seating capacity. (One (1) seat shall be considered twenty-two (22) inches in calculating the capacity of pews or benches.)
 3. Public and private schools, grades K—8, shall provide one (1) space for every twelve (12) students as determined by the school's functional capacity. Public and private schools, grades 9—12, shall provide one (1) space for every eight (8) students as determined by the school's functional capacity.
 4. Banks, offices and retail and service activities shall provide parking at a ratio of five (5) spaces per one thousand (1,000) square feet of gross floor area.
 5. Restaurants, bars, taverns and theaters shall provide one (1) space for every four (4) seats. (Note: This requirement may be waived if the use is located within a shopping center.)
 6. Bowling alleys shall provide four (4) spaces per bowling lane.
 7. Service stations shall provide at least six (6) spaces for the first lift, wheel alignment pit or similar work area; five (5) additional spaces for a second work area; and an additional three (3) spaces for each additional work area. Such spaces shall be separated from the driveway and general apron areas which give access to the gasoline and air pumps and service areas. No designated parking space shall obstruct access to such facilities.
 8. Commercial recreation facilities shall provide four (4) spaces per one thousand (1,000) square feet of gross floor area.