

TRANSMISSION VERIFICATION REPORT

TIME : 04/28/2011 08:39
NAME : ABERDEEN BLDG DEPT
FAX : 7322901646
TEL :
SER.# : BROJ8J866860

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TOWNSHIP OF ABERDEEN

ONE ABERDEEN SQUARE, ABERDEEN, NEW JERSEY 07747

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.



TOWNSHIP OF ABERDEEN

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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~~ 539
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.

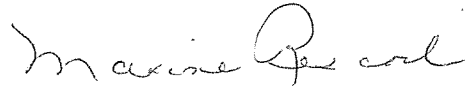
The foregoing was Moved by *Mr. Cuseumano*
Seconded by *Councilwoman Montone* and on Roll Call,
the following vote was recorded:

Affirmative: 7 (*Mr. Cuseumano, Mr. Kelly, Mr. Merabul, Councilwoman Montone, Mr. Scandale, Mr. Carofoglio, Mr. Stenter*)

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.

A handwritten signature in cursive script, appearing to read "Maxine Rescorl".

Maxine Rescorl,
Secretary Planning Board

Dated: 4/20/11

Maxine Rescorl

From: Cindy Coppola [cdcoppola@gmail.com]
Sent: Wednesday, February 09, 2011 2:42 PM
To: Maxine Rescorl; 'Gillen, Tim'; michael@lecksteinlaw.com
Cc: 'Walter Hopkin'; cgianetti@ghclaw.com
Subject: C & M County review
Attachments: 3-CM County Road.doc

Attached please find a copy of our recent review memorandum for the above captioned application. Please note that a copy will be mailed to the applicant as well.

Cindy Coppola, PP, AICP
Coppola & Coppola Associates

10' Bill C
7325910163

TRANSMISSION VERIFICATION REPORT

TIME : 02/09/2011 17:58
NAME : ABERDEEN BLDG DEPT
FAX : 7322901646
TEL :
SER.# : BROJ8J866860

DATE, TIME	02/09 17:48
FAX NO./NAME	7325910163
DURATION	00:09:37
PAGE(S)	11
RESULT	OK
MODE	STANDARD
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Maxine Rescorl

From: Cindy Coppola [cdcoppola@gmail.com]
Sent: Wednesday, February 09, 2011 2:42 PM
To: Maxine Rescorl; 'Gillen, Tim'; michael@lecksteinlaw.com
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Coppola & Coppola Associates

10: Bill C
732 591 0163

TRANSMISSION VERIFICATION REPORT

TIME : 02/09/2011 18:08
NAME : ABERDEEN BLDG DEPT
FAX : 7322901646
TEL :
SER.# : BROJ8J866860

DATE, TIME	02/09 17:58
FAX NO./NAME	7325910163
DURATION	00:09:59
PAGE(S)	10
RESULT	OK
MODE	STANDARD ECM

MEMORANDUM 3 - 2011

February 9, 2011
Page 1 of 10

TO: Aberdeen Township Planning Board

FROM: Coppola & Coppola Associates

SUBJECT: Preliminary and Final Site Plan (SP10-526)
C & M County Road, LLC
Block 228, Lots 1 & 2
Block 27, Lot 196.04

In accordance with the Township's request, we have reviewed the above captioned application and related material, and we offer the following observations and comments for the Planning Board's information and consideration which supersede our prior review in Memorandum 1-2011, dated January 7, 2011.

A. **Material Forwarded & Reviewed**

1. "Preliminary & Final Site Plan For C & M Real Estate, LLC", twelve (12) sheets, each prepared by Walter J. Hopkin, P.E., of WJH Engineering, with Sheets 1 through 11 dated June 15, 2010 with revisions through February 1, 2010, and Sheet 12 dated February 1, 2011;
2. "Environmental Impact Statement", prepared by Trident Environmental Consultants and dated June, 2010;

Rescorl

Subject:
Attachments:

G illen, Tim
FW: C&M County Road
C indy D Coppola.vcf

Bill

From: Cindy Coppola [mailto:cdcoppola@gmail.com]
Sent: Monday, January 10, 2011 5:34 PM
To: Maxine Rescorl
Cc: whopkin@wjhengineering.com
Subject: C&M County Road

Dear Maxine,

Would you please be so kind as to relate to the applicants that I spoke with Richard about the additional COAH unit? We both agreed that it is better just to let them proceed without it since it does affect the ordinance (permitted density) and thus would require a "d" variance in front of the ZB. It is not worth it.

Also, I was wondering whether the Township picks up trash and recycling from all multi-family residential developments or are they required to contract with their own service provider? This could affect this development since part of the trash/recycling will be curbside and the rest will require a hauler that can access a dumpster(s). If the Township does pick up curbside, this will add an expense to the homeowners' association for a hauler for the COAH units. If the Township requires the townhouse developments to hire their own hauler, then there is no concern. Walt should discuss this with his clients as well.

Cindy



Cindy D. Coppola
Coppola & Coppola Associates
(609) 275-8959 Mob
(609) 275-1313 Fax
cdcoppola@gmail.com
218 North Post Road
Princeton Junction, NJ 08550

TO: Aberdeen Township Planning Board

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2. "Environmental Impact Statement", prepared by Trident Environmental Consultants and dated June, 2010;
3. "Traffic Impact Assessment", prepared by KZA Engineering and dated January 3, 2011; and
4. Architectural Elevations and Floor Plans, fourteen (14) sheets, consisting of Sheets T-1 and EL-1, each dated November 15, 2010 with revisions through January 17, 2011, and Sheets T-2 and A-1 through A-11, each dated August 5, 2010 with revisions through January 17, 2011, and all prepared by Michael James Monroe Architect.

B. **Overview**

1. The applicant proposes to construct 115 townhouse units on a 17.695 acre tract of land in the newly created "IH" Inclusionary Housing Overlay Zone within the "LI" Light Industrial zoning district.

2. The subject property is located on the northwest side of County Road; to the southwest of the tract are residential lots in the "R-75" zoning district and to the northeast are located various industrial uses in the "LI" zoning district.
3. The purpose of the "'IH" Inclusionary Housing Overlay Zone is for the construction of affordable housing units in accordance with the Township's July 1, 2010 "Housing Plan Element & Fair Share Plan", the rules of the New Jersey Council on Affordable Housing (COAH) for site specific "Zoning For Inclusionary Development", and other applicable COAH rules.
4. The subject site is one of two (2) properties identified in the "IH" overlay zoning provisions. The other site recently was granted preliminary and final site plan approval by the Township Planning Board since each property may proceed independently with its development application in accordance with the "IH" provisions.
5. As part of the "IH" provisions, the applicant is required to provide a minimum of 37 affordable family townhouse units for rent, of which 18 are to be moderate income housing units and 19 are to be low income housing units; these affordable units will count towards satisfying the Township's affordable housing obligation.

C. **Requested Submission Waivers**

It appears that the applicant is requesting a submission waiver from showing the locations and species of trees having a caliper of eight (8) inches or more within the portion of the tract to be disturbed as a result of the proposed development.

1. The subject site is cleared in the center of the tract but is wooded around the perimeter.
2. By knowing the individual locations and species of trees, it might be possible to make minor revisions to the layout or grading to preserve any large or specimen trees that might exist onsite.
3. Moreover, Section 25-5.10 N. requires that specimen trees be identified on site plan and protected where feasible, unless the applicant can substantiate an outstanding need to the Board as to why the removal of the tree or soil disturbance in its vicinity is necessary.
4. If waived, it is suggested that the developer, during construction, attempt to save any large trees within the limits of disturbance, where feasible.

D. **Site Plan Comments**

1. A total of 115 townhouse units are proposed, of which 37 are affordable units for rent to moderate income households (18) and to low income households (19) and the rest (78) will be market rate units for sale. All 37 affordable units are shown to be located within the three (3) buildings closest to County Road.
 - a. The 37 affordable units consist of seven (7) 1-bedroom units, twenty-two (22) 2-bedroom units, and eight (8) 3-bedroom units, in accordance with COAH's rules.
 - b. The applicant should address the accessibility requirements in N.J.A.C. 5:97-3.14 of COAH's rules for the affordable units.
 - (1) The architectural plans show a sloping sidewalk leading up to the covered entryway of the COAH units and an optional elevator for the second/third floor units.
 - (2) Since the grading plan does not show this or provide spot elevations at the entryway, we suggest that a detail of the sloping sidewalk be provided, including the sidewalk from the driveway to the entryway which must be accessible.
2. In terms of the bulk and yard requirements of the "IH" Overlay Zone, the proposed site plan appears to meet all requirements.
 - a. The gross density of the project computes to 6.5 du/acre which is less than the maximum permitted density of 6.6 du/acre.
 - b. The following dimensions still should be added to the site plan, confirming that the distance(s) between the building and the right-of-way line is 20 feet:
 - (1) The western front corner of the six (6) unit building to the right-of-way line near Station 8+00;
 - (2) The eastern corner of the six (6) unit building on the interior of the looped road near Station 12+50 to the right-of-way line; and
 - (3) The minimum distance from the front porch roof of both the end and middle units to the right-of-way line.

-
3. The site plan shows that a deck is proposed at the rear of each townhouse unit, and the architectural plans show a six foot (6') wide deck at the rear of each unit, with a patio below at grade, and a privacy fence between neighboring decks and patios, with a detail on Sheet A-11.
 - a. The "IH" provisions only allow patios, decks, and privacy fences when a standard design has been approved by the Planning Board as part of site plan approval and when the approved design is included in the homeowners' association documents.
 - b. Therefore, the Board may wish to specifically approve these designs and to require that the homeowners' association documents include a detail of each, with dimensions, that will be the required standard to be used throughout the development.
 4. In terms of parking, the site plan indicates that 277 parking spaces are provided (194 spaces for the units and an additional 83 overflow parking spaces) where 270 spaces are required, based upon unit bedroom count.
 - a. We are concerned about the ability to park two (2) vehicles in each of the driveways leading up to the affordable units, as indicated in the parking calculations for these units.
 - b. Under the Ordinance and RSIS, a driveway should measure 20 feet in width to qualify for the parking of two (2) cars; the driveway for the affordable units is only 18 feet wide and, therefore, only would qualify as one (1) space, unless determined otherwise by the Board.
 - c. The proposed "tower" feature projecting forward on the end units and the proposed covered porches on the center units will cut into an 18 foot wide driveway and reduce its width, making it difficult for two (2) cars to park side-by-side.
 - d. The applicant's engineer indicates in his February 1, 2011 letter that the applicant is requesting a waiver from the driveway size.
 - e. In order for the Planning Board to evaluate this request, we suggest that the applicant's engineer prepare an exhibit for the hearing that shows an enlarged layout (1"=10') of one of the affordable unit buildings and the driveways leading thereto, with the dimensions of its width at its narrowest part and its length to the sidewalk as well as the dimensions of any separation between driveways and sidewalks.

5. The overflow parking spaces are shown to be 18 feet in length; this is acceptable only where there is a two (2) foot overhang area existing beyond a curb.
 - a. A sidewalk wraps around each of the overflow parking areas.
 - b. We had suggested that it might be better to eliminate the one to two foot (1-2') separation between the sidewalk and the curb around the parking areas and to provide a six foot (6') wide sidewalk abutting the curb instead, for maintenance purposes.
 - c. While the sidewalk in front of the parking spaces within the parking lots proximate to the affordable units is labeled as 6 feet in width, it does not appear that the sidewalk around all the other overflow parking spaces has been increased in width.
 - d. A detail should be provided on Sheet 10 to show the 4 foot and the 6 foot wide sidewalks and the distance, or lack thereof, to the curb.
 - e. The site plan should indicate curbing around all paved areas.
6. A dumpster enclosure now is shown to serve the affordable units, which do not have garages or other inside areas to store trash and recyclables.
 - a. The dimensions of the enclosure should be provided.
 - b. We previously suggested that a small side entry into the enclosure be provided to eliminate the need for residents to open the heavy wooden gate to access the enclosure; the nearby sidewalk should continue up to the side entry.
 - c. Shrubs or a hedge along the sides of the enclosure should be added.
 - d. As noted on the plan, the applicant should confirm on the record that all market rate units will have curb-side pick-up for trash and recyclables collection; this is subject to the Board's approval.
7. Subsection 25-6.12 N.2. of the "IH" Overlay Zone requires the submission of a geotechnical report when development is proposed on naturally occurring slopes of 20% or greater. There are slopes of 20% or greater onsite, but it appears that none will be disturbed by the proposed development; this should be confirmed on the record by the applicant's engineer.

8. No permanent signage for this development has been proposed at this time.
9. A recreational area of 10,125 square feet has been designated on the plan behind the townhouses and near the Whale Creek bluff; this meets the minimum required area of 10,000 square feet.
 - a. The onsite recreational amenities within the specified open space area are two (2) picnic tables and two (2) pieces of play equipment, one for tots and the other for 6 to 12-year olds. A detail of a bench also is provided; the site plan should show its location(s).
 - b. A post and rail fence with a gate is shown surrounding the recreation area, and a chain link fence ties into it and runs 140 feet eastward along the top of the bluff associated with Whale Creek.
 - c. The Planning Board may wish to require the northeastern side of the play area to be a chain link fence to ensure that kids do not climb through the post and rail fence near the bluff; additionally, the Board may wish to review the need to extend the chain link fence further to the east along the top of the bluff.
 - d. The surface material for the play area is indicated to be wood chips; this should be changed to a handicapped accessible surface like Fibar.
10. The "IH" provisions require that any development be "planned and developed with a common architectural theme which shall be subject to review and approval by the Planning Board" and the theme shall include the buildings, signage, fencing, lighting, paving, curbing and landscaping.
 - a. The submitted architectural elevations appear to be virtually identical to those submitted with the application for the "Villages at Aberdeen" project on Route 34, with the exception of smaller garages.
 - b. The proposed colors of the materials to be used on the buildings should be labeled or a colored rendering provided at the hearing.
 - c. There is no special design or architectural treatment for the street lights or other improvements on the site, and the applicant should address these items in the context of a "common architectural theme".

11. The architectural plans should be revised to address the following:
 - a. The windows (size, location, etc.) shown on Sheet A-4 for Unit 'C' do not match those shown on the elevations; this will affect the appearance of the buildings and should be rectified.
 - b. The "Building Key Maps" on Sheet T-1 should identify which units are the 1-bedroom units, the 2-bedroom units and the 3-bedroom units in each affordable building to ensure that the correct bedroom distribution is constructed.
 - c. Moreover, the "7/13" unit COAH Building #4 suggest that there are only 13 units in this building, but no floor plans for the building have been provided to show how the units will be arranged within the building; this should be provided unless an additional affordable unit is proposed in this building.
12. Since the "IH" zoning provisions explicitly limit the number of bedrooms to three (3) in any unit and since there is a room on the ground floor labeled as an "exercise room" that has a full bath, we suggest that there be a deed restriction for all units that limits the unit to no more than three (3) bedrooms.
13. A 50 foot wide buffer area with a planted width of at least 25 feet is required and has been provided between the proposed development and the residential zoning district to the west.
 - a. Section 25-5.5 requires that where the multi-family development exceeds two (2) stories as is the case for the subject development, then curvilinear landscape mounds or earthen berms of adequate height for screening purposes shall be required in the buffer area; however, this would disrupt the existing trees to be retained.
 - b. Although the site plan shows existing trees to remain in a 25 foot wide area adjacent to the tract boundary line common with the residential zoning district, the tree line generally corresponds to the tree canopy and not to the actual edge of the vegetation. Moreover, the "Environmental Impact Statement" ("EIS") suggests that the existing vegetation in this area of the site is not adequate to provide the required buffer screening.
 - c. Therefore, the "Landscape Plan" shows supplemental plantings to provide the required screening; these plantings should be field located to preserve as many of the existing trees as possible.

14. Suggested improvements to the proposed "Landscape Plan" are as follows:
- a. Street trees are required to be planted 40 to 50 feet on-center for medium sized trees; this generally has been met, given the driveway locations.
 - (1) However, additional street trees can be provided in the following specific locations:
 - (a) Change the 'AC' tree at the south corner of the 6 space overflow parking area on the entry road to a shade tree;
 - (b) Add a shade tree along entry road 50 feet north of the 2-unit building; and
 - (c) Add a shade tree behind the 9 space overflow parking area on the looped road.
 - (2) The Hornbeam street trees along the northern portion of the loop road should be changed to another variety to meet the ordinance requiring that "street trees shall be installed with the same species on both sides of the road in groupings not to exceed forty (40) trees of one (1) species to ensure site diversity and to reduce species related disease and insect infestations associated with a monoculture planting."
 - (3) Street trees are shown directly on the sidewalks leading up to the affordable units; they should be shifted to the area between the driveway and the sidewalk.
 - b. Groupings of shrubs should be added in front of the detention basin to help screen the basin, outlets and rip rap from the road.
 - c. The white pines in the buffer screen behind the "7/13" COAH unit building should be changed to spruce or holly.
 - d. The Township Shade Tree and Environmental Board should offer comments to the Planning Board on the "Landscape Plan".
15. A number of retaining walls are proposed, some of which are rather high, with the highest being 10.5 feet and directly adjacent the sidewalk near Station 5+75.
- a. The applicant's engineer should confirm that the fence on top of the retaining walls by the road runs continuously around the walls.

- b. The safety fence atop the walls that are directly adjacent to the sidewalk where no hedge can be provided should be at least four feet (4') high and constructed in a manner that will prevent a child from climbing through it (i.e. not open post and rail).
 - c. The detail of the wall on Sheet 10 also should show the proposed safety fence(s), and its height, along the top of the wall.
 - d. The color of the block for the wall should be specified.
16. With regards to the proposed lighting plan, an average footcandle level for the overflow parking spaces should be 0.5 fc, with a minimum of 0.3 fc, in accordance with Section 25-5.9 of the LDO, for pedestrian safety to and from the spaces.
- a. A light fixture should be added behind the six (6) overflow parking spaces along the entry road, particularly due to their proximity to the deep walled ravine adjacent to the sidewalk.
 - b. The lights on the interior curves of the looped road should be shifted towards the parking spaces or else an additional light should be added at each group of parking spaces.
 - c. Since the road may be privately owned, the street lights may be owned and operated by the homeowners' association; this should be resolved prior to approval.
 - d. The light fixture detail is an attractive gooseneck style of light; the applicant's engineer should confirm on the record that the lens is recessed or flat so that the light source does not extend below the hood and is not visible.
17. Two (2) construction trailers with a screened equipment storage area to the rear of the trailers, one (1) sales trailer, and two (2) temporary signs, each 32 square feet in size and eight feet (8') in height, are proposed.
- a. The applicant should justify the need for two (2) temporary signs since the tract only has 299 feet of frontage on County Road.
 - b. Since the sales trailer may be there for some time, the Board may wish to see an elevation of the trailer with its proposed lighting and require some plantings between the parking area and the street.

18. The "Traffic Impact Assessment" states that there will be no detrimental traffic impact on the adjacent street system.
 - a. The report indicates that there will be 48 trips out from the site during the am peak hour, which is about one (1) every 1.2 minutes, and 45 trips into the site during the pm peak hour.
 - b. While the report indicates that the intersection of the proposed road with County Road will operate with levels of service "B" or better, the Board may wish to discuss with its engineer the desirability of providing acceleration and deceleration lanes on County Road.
 19. The EIS incorrectly states that luxury condominiums are permitted on this tract; while they are permitted in the "LI" zoning district, it is only in the area near the train station. The applicable zoning for the subject site is the "IH" Inclusionary Housing Overlay Zone; this should be corrected.
 20. The EIS also indicates that the PHM soil materials are primarily sandy clay and 5-35% gravel and mostly strongly acidic.
 - a. These soils comprise most of the area around the looped road and the basin.
 - b. The applicant should offer testimony on the treatment of the soil and whether importation of soil and exportation of gravel will be required; if this is the case, the Board may want to know the amount of soil to be moved, the route of the trucks and the hours of operation so as to minimize the impact to the adjacent residential area and to County Road. Any imported soil should be certified as "clean" prior to being brought to the site.
 - c. The applicant should address the Board Engineer's comment 2.13 regarding acid producing soils.
 21. The revised site plan shall include the DLUR file number and note for all onsite wetlands and transition buffers, as required by NJDEP in the LOI letter stamped December 17, 2010.
 22. Homeowners' Association documents should be submitted for review and approval by the Board professionals as a condition of any approval.
- cc: Maxine Rescorl, Secretary (by e-mail only)
Craig M. Gianetti, Esq. (by e-mail only)
Walter J. Hopkin, P.E. (by e-mail only)

WJH ENGINEERING

February 1, 2011

Ms. Maxine Rescorl
Township of Aberdeen Planning Board
One Aberdeen Square
Aberdeen, NJ 07747

**RE: C&M County Road, LLC
Application No. SP 10-539**

Dear Ms. Rescorl:

Enclosed please find:

- ✓ 15 copies of our plans for the above referenced project, last revised 2/1/11.
- ✓ 5 copies of our drainage report for the above referenced project, last revised 2/1/11.

We have addressed Mr.

ws:

- 2.1 Additional details
- 2.2 Spot grades have
- 2.3 A 4" curb is proposed
- 2.4 TW/BW elevations
- 2.5 Spot grades have
- 2.6 FES' are proposed
- 2.7 Additional grades
- 2.8 The elevation
- 2.9 Spot grades have
- 2.10 Noted
- 2.11 A copy of the plan shown as verified verbally w/ DEP.
- 2.12 A CAFRA permit is pending. We will forward the permit, once obtained.
- 2.13 A CAFRA permit is pending. We will forward the permit, once obtained.
- 2.14 A CAFRA permit is pending. We will forward the permit, once obtained.
- 2.15 Soil logs have been included in the drainage report.
- 2.16 Calculations for the roof leader recharge system are included in the drainage report.
- 2.17 The discrepancy has been addressed.

- 2.18 The bioretention basin holds the water quality storm, as well as the 2 year storm without discharge.
- 2.19 The NJGRS only utilized the roof leader recharge.
- 2.20 The requested detail has been added.
- 2.21 A calculation of the time required to evacuate the bioretention basin is included on the 100 year routing in the drainage report.
- 2.22 Soil specifications have been added.
- 2.23 A grass seed mixture has been specified.
- 2.24 The discrepancy has been corrected.
- 2.25 Calculations for the outlet pipe have been included.

- 3.1 A traffic report has been forwarded under separate cover.
- 3.2 Statement
- 3.3 Statement
- 3.4 We would respectfully request deferral to the Fire Department.
- 3.5 The requested labeling has been added.
- 3.6 The sight triangles have been added.

- 4. The landscape plan has been significantly enhanced. We believe we have addressed all applicable comments.

- 5.1 Additional light fixtures have been added.

- 6.1.1 An Engineer's report will be forwarded once approved. We would respectfully request deferment of downstream capacity to the appropriate agency.
- 6.1.2 The sanitary sewer has been moved and the water line lowered, as suggested.
- 6.1.3 The existing sanitary sewer information has been added.
- 6.1.4 Noted
- 6.1.5 We have revised the design for a minimum of 3' of cover.
- 6.1.6 The requested note has been added.
- 6.1.7 The discrepancy has been resolved.
- 6.1.8 N/A
- 6.1.9 N/A
- 6.1.10 The cleanouts have been added
- 6.1.11 The requested note has been added.
- 6.1.12 A TWA will be forwarded upon approval.
- 6.1.13 The requested note has been added.
- 6.1.14 Noted

- 6.2.1 An Engineer's report will be forwarded once approved.
- 6.2.2 The requested note has been added to the cover sheet.
- 6.2.3 The requested label has been added.

- 6.2.4 We would respectfully request deferral to the Fire Department.
- 6.2.5 The water main has been moved, as requested.
- 6.2.6 The fire hydrants have been added.
- 6.2.7 The hydrant has been moved, as requested.
- 6.2.8 Curb stops have been shown.
- 6.2.9 A wet tap has been proposed.
- 6.2.11 Standard details/notes have been added.
- 6.2.12 Noted

- 7.1 We understand this information has been submitted.
- 7.2 Noted.
- 7.3 Noted.
- 7.4 No naturally occurring steep slopes will be disturbed.

- 8.1 Noted.
- 8.2 Noted.
- 8.3 We believe this has been addressed.
- 8.4 A handicap ramp detail has been added.
- 8.5 We believe the parking has been addressed.
- 8.6 The requested dimensions have been added.
- 8.7 We believe this has been addressed
- 8.8 Sidewalk has been added along the frontage.
- 8.9 A separate plan is now included.
- 8.10 No permanent project signage is proposed at this time.
- 8.11 A phasing plan will be forwarded once approved.
- 8.12 Stop bars/signs have been added.
- 8.13 The requested dimension has been added.
- 8.14 North arrows have been included on all sheets.
- 8.15 Handicap ramps have been added.
- 8.16 Signage has been added.
- 8.17 Noted
- 8.18 Noted
- 8.19 Noted
- 8.20 We believe all of the requested details have been added, and/or revised.

We have addressed Coppola & Coppola's 1/7/11 review letter as follows:

- D.1. The COAH units have been identified.
- D.2. The requested dimensions have been added.
- D.3. The zoning chart has been revised, as requested.
- D.4. Noted
- D.5. We believe the parking meets the requirements. We have requested a waiver for driveway size.
- D.6. Handicap spaces have been added.

- D.7 A 6' sidewalk has been proposed, as requested.
- D.8. A refuse enclosure has been added, as discussed.
- D.9. No permanent project signage is proposed at this time.
- D.10 We believe the recreation area comments have been addressed.
- D.11. A fence has been added.
- D.12 Noted
- D.13. The architect will address.
- D.14. We believe we have enhanced the landscaping, as requested.
- D.17. We believe we have addressed the lighting, as requested.
- D.18. The sidewalk has been extended.
- D.19. Service walks have been added.
- D.20. A separate plan has been prepared.

If you should have any further questions, or require additional information, please feel free to contact me.

Sincerely,
WJH ENGINEERING

A handwritten signature in black ink, appearing to read 'Walter Hopkin', followed by a long horizontal line extending to the right.

Walter Joseph Hopkin, PE, PP

C: Michael Bruno, Esq.



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E.
BEHRAM TURAN, P.E.

February 3, 2011

C&M Real Estate, LLC
c/o Carmine Spinella
73 Conover Road
Colts Neck, New Jersey 07722

**Re: Bureau of Fire Prevention Review Comments
C&M County Road, LLC
Block 196.04 Lot 27; Block 228 Lots 1 & 2
Application No.: SP 10-539
Our File No.: PABP0196.05**

Dear Mr. Spinella:

Our office is in receipt of review comments prepared by the Township's Fire Official for plans dated June 15, 2010, revised, November 12, 2010 for the above referenced project.

Accordingly, the following comments shall be appropriately addressed and the plans revised to reflect the comments as presented:

1. Add note on Utility Plan that the buildings will be sprinkled and show Fire Service lines per requirements of NJAWG;
2. In no case shall hydrant spacing exceed 600 feet;
3. Confirm and clearly label the size of the proposed water lines throughout the development and;
4. All proposed roadways shall be dedicated fire lanes. Fire lanes shall be marked with signage every 75 feet and yellow striping shall be provided throughout the development.

In addition to the above, we note that the plan cover sheet and the title block reference that the project is located on Block 27, Lot 196.04. The plan shall be revised to reflect Block 196.04, Lot 27.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

CME ASSOCIATES

Timothy W. Gillen, P.E.
Office of the Planning Board Engineer

TWG/JEK
Enclosure

cc: Maxine Rescorl, Board Secretary (Original Fire Plans)
Bill Spafford, Fire Official
Michael Leckstein, Esq.
Walter Hopkin, P.E., WJH Engineering
Craig M. Gianetti, Esq, Applicant's Attorney



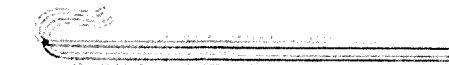
Maxine Rescorl

From: Cindy Coppola [cdcoppola@gmail.com]
Sent: Monday, February 07, 2011 11:38 AM
To: Maxine Rescorl; 'Gillen, Tim'
Subject: C&M County Road
Attachments: Cindy D Coppola.vcf

Dear Maxine and/or Tim,

I did not receive a copy of any survey, as previously discussed. Was a signed and sealed survey, last dated 1/17/11, submitted to the Township and does it confirm that the acreage for the site is 17.695 ac?

Thanks, Cindy



Cindy D. Coppola
Coppola & Coppola Associates
(609) 275-6959 Mob
(609) 275-1313 Fax
cdcoppola@gmail.com
218 North Post Road
Princeton Junction, NJ 08550

2/10/11
Walt emailed
me to C &
asked for me

Maxine Rescorl

From: Gillen, Tim [TGillen@cmeusa1.com]
Sent: Monday, February 14, 2011 2:39 PM
To: Walter Hopkin; Maxine Rescorl; Cindy Coppola
Cc: bryan@cmeusa1.com
Subject: RE: C&M- County Road

PABP0114.05

1. correct
2. accel/decel not required based on traffic volumes – DOT will govern

From: Walter Hopkin [mailto:whopkin@wjhengineering.com]
Sent: Friday, February 11, 2011 5:08 PM
To: Gillen, Tim
Subject: C&M- County Road

Hi Tim-

Cindy C. has raised an issue regarding the driveway widths on the COAH units. We only have 18' of pavement between them for the driveway. We are requesting a "waiver" to allow this to be counted as 2 parking spaces. I thought we may have discussed this, and you indicated you could support the request- am I remembering correctly?

I'm trying to get Matt to get the architect to make the porches smaller to try to get to 20' - but I'm not sure he can make it work.

Also-

She is raising an issue regarding an accel/decel lane- I didn't see anything in the traffic report- any thoughts on that?

Thanks for your help-



Walter Hopkin

WJH

Engineering, LLC
630 Herman Road
Jackson, NJ 08527
(p) 732-833-6354 X 1#
(f) 732-833-6351

Maxine Rescorl

From: MAXINE RESCORL [maxfactor44@verizon.net]
Sent: Thursday, February 17, 2011 6:01 AM
To: Maxine Rescorl
Subject: Fw: C&M- County Road

----- Forwarded Message -----

From: "Gillen, Tim" <TGillen@cmeusa1.com>
To: Walter Hopkin <whopkin@wjhengineering.com>; Maxine Rescorl <maxfactor44@verizon.net>; William Shenton <bill071342@yahoo.com>
Cc: bryan@cmeusa1.com
Sent: Wed, February 16, 2011 1:16:25 PM
Subject: RE: C&M- County Road

PABP0196.05

No- figured would discuss as Applicant having already addressed significant number of our items and, after public meeting, having separate meeting w the Applicant + Engineer to finalize Board's rqmts + our minor issues for approval compliance

From: Walter Hopkin [mailto:whopkin@wjhengineering.com]
Sent: Wednesday, February 16, 2011 11:07 AM
To: Gillen, Tim
Cc: Ryan, Bethany
Subject: RE: C&M- County Road

Hi Tim-

Thanks for the info.

Will you have a revised letter for tonight?

From: Gillen, Tim [mailto:TGillen@cmeusa1.com]
Sent: Monday, February 14, 2011 2:39 PM
To: Walter Hopkin; Maxine Rescorl; Cindy Coppola
Cc: bryan@cmeusa1.com
Subject: RE: C&M- County Road

PABP0114.05

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To: Gillen, Tim
Subject: C&M- County Road

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Thanks for your help-



Walter Hopkin

WJH

Engineering, LLC
630 Herman Road
Jackson, NJ 08527
(p) 732-833-6354 X 1#
(f) 732-833-6351

Maxine Rescorl

To: Gillen, Tim
Subject: RE: C&M County Road Resolution

Tim...I didn't get Cindy's comments...this is a rather short reso based on the size of the project....no mention of the basin....is the IH zone an overlay zone of the LI zone? No. 16...driveway 18 ft. long except for end units...what is that length? Should it be in reso? Exhibits tend to get lost after a while. Nothing addressing Route 35 improvements that were discussed.

Page 6...f....I thought that was to be used as an office by the developer....this paragraph doesn't make sense to me. Snow plowing is not addressed. I thought all first floor entries would be handicap accessible. We went thru this comment on the route 34 project.

Comment t....plumbing subcode???? What about building and electric subcodes?

This reso is considerably less detailed than the Route 34 one.

Just commenting.....

From: Gillen, Tim [<mailto:TGillen@cmeusa1.com>]
Sent: Tuesday, April 19, 2011 5:01 PM
To: michael@lecksteinlaw.com; cdoppola@gmail.com; Maxine Rescorl; Diane U. Dabulas; Robert Brady; djm@rogutmccarthy.com; Holly Reycraft; ftagliarin@aol.com
Cc: bethany-work
Subject: FW: C&M County Road Resolution

PABP0196.05

I concur with all of Cindy's comments.

However, in light of the ongoing dispute, we should address payment of sewer and water (both service and fire) connection fees for ALL units – both market (115) and rental (37) – total 152 “units”

Unless otherwise directed by the Twsp council

From: Cindy Coppola [<mailto:cdoppola@gmail.com>]
Sent: Tuesday, April 19, 2011 9:21 AM
To: michael@lecksteinlaw.com; Gillen, Tim
Subject: RE: C&M County Road Resolution

Here are my comments on the resolution (in “Track Changes”) – call if you have any questions or can't decipher.

Cindy Coppola, PP, AICP
Coppola & Coppola Associates

From: michael@lecksteinlaw.com [<mailto:michael@lecksteinlaw.com>]
Sent: Monday, April 18, 2011 3:25 PM
To: cdoppola@gmail.com; 'Gillen, Tim'
Subject: C&M County Road Resolution

Please review attached proposed Resolution and try to get back to me by Wednesday morning. My office will be closed tomorrow for Passover.

Please note that Paragraph 4 needs revision by Craig. It doesn't make sense as it is now.

Mike