

TO: Borough of Fair Haven Planning Board

FROM: Elena Gable, PP, AICP, CFM
Susan Gruel, PP

RE: M&M Realty Partners at Fair Haven, LLC
626 River Road
Block 31 Lot 1
Preliminary and Final Major Site Plan- Revised Materials v2

DATE: January 17, 2022

As requested, we have reviewed the following revised application materials in preparation of this report. This memo is intended to supplement our previous reports dated October 27, 2021 and December 20, 2021. Please note that our previous comments remain valid unless noted otherwise. For a list of previously submitted documentation, please refer to our previous memos.

Revised/new materials received as part of the application package:

- Cover letter from Sean Martin, M&M Realty Partners at Fair Haven, LLC, dated January 7, 2022
- Cover letter from Paul DeVitto, Stonefield Engineering and Design, LLC, dated January 6, 2022
- 1-sheet of engineering plans entitled, "Proposed Site & Geometry Plan," noted as Sheet 3 of 17, prepared by EP Design Services, dated July 16, 2021, revised through January 7, 2022
- 1-sheet of engineering plans entitled, "Proposed Signage & Striping Plan," noted as Sheet 4 of 17, prepared by EP Design Services, dated July 16, 2021, revised through January 7, 2022
- 2-sheet set of engineering plans entitled, "Proposed Landscaping Plan," noted as Sheet 8 of 17, and "Landscaping and Lighting Details," noted as Sheet 10 of 17, prepared by EP Design Services, dated July 16, 2021, revised through December 7, 2021

Summary of Changes between Initial Materials and Revised Materials

The applicant has incorporated changes the Site Plan. The following is a summary of those changes:

- The applicant reduced the width of the eastern walkway adjacent to the tandem parking stalls in order to provide a 5.5-foot walkway between tandem parking spaces that are numbered as 13/14 and 15/16.
- The applicant has revised the detail for the monument sign. The overall height of the sign is not proposed to change from what was submitted initially and continues to have a total height of 8 feet.
- The overall shape of the sign has been revised. The sign is proposed to be entirely rectangular. Gooseneck lighting fixtures have also been added to the freestanding sign detail.

- The monument sign includes 4 commercial tenant spaces and 1 space for the residential component of the project, totaling 5 tenant spaces. Each tenant sign is proposed to occupy an area of 1.3 feet x 3.75 feet (approximately 5 square feet).
- The base of the monument sign is proposed to consist of brick veneer. A detail of the brick has been incorporated onto the plans.
- The sign is proposed to be externally illuminated by two (2) gooseneck light fixtures affixed to the top of the sign.
- The Landscaping Plan and the Landscaping and Lighting Details sheet are signed by a Licensed Landscape Architect.

Planning Comments

1. The applicant shall provide testimony pertaining to all changes made to the Site Plan.
2. The applicant shall provide testimony confirming that the proposed center aisle walkway through the tandem parking area provides delivery/loading space for the commercial tenants.
 - a. Based upon testimony given at the December meeting, the commercial tenants are unknown. Does the applicant anticipate that the walkway width of 5.5 feet through the parking is adequate for these potential tenants to receive deliveries?
3. Is the applicant proposing any bollards between the parking spaces and the walkways/building?
 - a. We note that testimony was given during the December hearing that the applicant would provide a bollard per parking space adjacent to the building and associated walkway.
4. The applicant shall provide testimony pertaining to the proposed monument sign, and whether it is necessary for the sign to have a total of 5 tenant spaces, when testimony was given in December that there would only be three commercial tenants in the building.
 - a. Further, the applicant shall provide testimony pertaining to whether or not the gooseneck light fixtures will screen the upper-most sign from view.
5. The applicant shall confirm that the revised freestanding sign complies with the ordinance requirements, including the maximum sign area (30 sq. ft.) and maximum lettering height (10 inches).
6. Are the gooseneck light fixtures proposed on the monument sign the same model/type as what is proposed on the wall mounted signs?
 - a. We note that the revised Landscaping and Lighting Details sheet do not include details pertaining to the gooseneck light fixtures. We recommend the detail be added to the Plans.