



# EP Design Services, LLC

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DEC 10 2021

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December 9, 2021

Borough of Fair Haven  
748 River Road  
Fair Haven, NJ 07704  
732-245-6111

Attn. Ms. Sandra Papa, Board Secretary

Re: PB 21-05  
M&M Realty Partners at Fair Haven, LLC  
626 River Road  
Block 31 Lot 1  
Borough Engineering Review & HGA Planning Review

We are in receipt of Richard Gardella's review letter dated November 15, 2021; and Heyer, Gruel & Associates' (HGA) memorandum reviewing the consistency with the settlement agreement and ordinance dated October 27, 2021. Please find the enclosed documents in response:

- Eight (8) signed and sealed copies of the Preliminary & Final Major Site Plans for M&M Realty Partners at Fair Haven, LLC prepared by EP Design Services, LLC, last revised on December 7, 2021
  - And twelve (12) reduced size (11x17") sets of same
- Six (6) signed and sealed copies of the Stormwater Management Report prepared by EP Design Services, LLC last revised on December 7, 2021
- Eight (8) signed and sealed sets of Architectural drawings prepared by EP Design Services, LLC, last revised on December 9, 2021
  - And twelve (12) reduced size (11x17") sets of same
- Compact Disc with electronic files of all enclosures

**We offer the following responses to Richard Gardella's review letter dated November 15, 2021**

1. Applicant is currently in the process of coordinating with the Borough Clerk to ensure the proposed accessible parking at the site is incorporated into the ordinance
2. We are requesting a waiver from the requirement to have the landscape plan prepared by a certified landscape architect.
3. Statement
4. The detail has been revised to indicate the correct section 912.
5. The curb detail was revised to include the dimensions of a 6"x8"x18" vertical curb and 6" curb face.
6. A note was added to the sidewalk detail to indicate that traverse joints shall be hand troweled and not sawcut.
7. A callout has been added to the Site and Geometry Plan denoting that all sidewalk along River Road shall be removed and replaced to match the existing scoring pattern along streetscape.



8. The plans have been revised to replace all curb along Cedar Ave. See sheet PS-1.
9. 2" mill and overlay were added from the curblines to the centerline. See sheet PS-1.
10. A callout has been added to the Lighting Plan indicating that the three (3) existing lights shall be retrofitted with equivalent LEDs.
11. The plans and detail were revised to indicate the detectable warning surface shall be safety red in color.
12. The bollard detail was removed since there are no proposed bollards on site.
13. The 6" thick callout has been removed.
14. The parking stall details have been updated to provide additional information.
15.
  - a. A high visibility crosswalk striping callout has been added to the Signage and Striping Plan SS-1.
  - b. The interim daylighting treatment utilizing paint and flexible bollards for curb extension area shown on the Active Transportation Plan shows this occurring at the curb ramp across the street from our site. It demonstrates the need to change/narrow the existing driveway layout of the Krauzer's Food Store. This change cannot be made as the Applicant does not own that lot.
16. The Applicant is awaiting the review comments from the Borough Traffic Safety Officer and Fire Official.
17. Testimony to be provided.
18. Testimony to be provided.
19. Testimony to be provided.
20. Testimony to be provided.

**We offer the following responses to Heyer, Gruel & Associates' (HGA) memorandum reviewing the consistency with the settlement agreement and ordinance dated October 27, 2021:**

*Concept Plan / Submitted Site Plan Comparison:*

- a. Statement
- b. Statement
- c. Statement
- d. Statement
- e. Statement
- f. The trash enclosure will remain at the larger size shown on the site plans, but has been shifted slightly more into the site to be able to provide sufficient setback and landscaping.
- g. Statement
- h. Statement
- i. The walls/containment area surrounding the proposed rain gardens are intended to provide more storage and water quality treatment for stormwater management.



*Architectural Plan Comparison:*

Please note that there were minor adjustments from the time the Concept Plan was issued to the time final architectural design was completed. None of the review comments in this section require a response or revisions.

*Analysis of Site Plans to AH Affordable Housing Zone Ordinance:*

a. Bulk Standards

1. Complies
2. Complies
3. Complies
4. Complies
5. Complies
6. Complies
7. Complies – furthermore, the “one side yard setback” dimension has been added to the plan (52.7-feet).
8. The trash enclosure has been dimensioned to the rear property line on the plan (5.6-feet) so as to confirm compliancy with the ordinance for minimum accessory building rear yard setback (3-feet).
9. Complies
10. Complies
11. The updated gross floor area per the latest architectural plans is 25,918 resulting in a 0.92 F.A.R. which has been updated as such on the Title Sheet.
12. The building coverage was recalculated taking into account the first-floor overhang over the entrance from Cedar Avenue. The new building coverage is 11,630 sq. ft. at 41.31%. The bulk zone data on the Title Sheet has been revised accordingly.
13. The average elevation of the existing curb at the corners of the lot is 20.12 feet. The finished floor elevation of the proposed building is 20.75-feet (0.63-feet difference). Therefore, the maximum building height proposed is 37'-4" (37.33') making the max building height 37.96-feet.
14. Complies
15. Complies

b. Total Number of Residential Units Permitted: 14 units - Complies

c. Affordable Housing

1. Applicant will comply with the settlement agreement.
2. Applicant will comply
3. Complies
4. Applicant will comply

d. Parking Standards

1. Stalls have been designated 1-28 through pavement markings on the plan (see Signage & Striping Plan SS-1). These are the stalls to be assigned to the 14 units (2 per unit).



- (a) Tandem Parking
  - (1) Complies
  - (2) Each grouping of stalls in tandem shall be assigned to one unit.
- 2. Complies
- 3. Complies
- 4. Complies
- e. Circulation Standards
  - 1. Complies
  - 2. Complies
  - 3. The parking lot has been/will be shifted slightly into the site and away from Cedar Ave in order to provide a 5' setback to the property line. A waiver is no longer required.
  - 4. Intersection Improvements
    - (a) A high visibility crosswalk striping callout has been added to the Signage and Striping Plan SS-1.
    - (b) The interim daylighting treatment utilizing paint and flexible bollards for curb extension area shown on the Active Transportation Plan shows this occurring at the curb ramp across the street from our site. It demonstrates the need to change/narrow the existing driveway layout of the Krauzer's Food Store. This change cannot be made as the Applicant does not own that lot.
    - (c) See comment 4(b) directly above – we do not have the authority to make changes to the Krauzer's Food Store driveway.
    - (d) Pedestrian crossing sign added and rapid flashing beacons denoted on the Signage and Striping sheet SS-1. Sign details added to Construction Details I sheet DT-1.
    - (e) See comment 4(b) above.
    - (f) "Remove driveway" callout added to the Existing Conditions & Demolition Plan sheet EX-1.
  - 5. Testimony shall be provided regarding bike storage
  - 6. Applicant to provide testimony regarding loading.
- f. Signs
  - 1. Permitted signs in the AH Affordable Housing Zone
    - (a) Wall signs
      - (3) Complies
      - (4) Complies
      - (5) Goose neck lighting details have been added to the architectural.
    - (b) Freestanding Signs
      - (1) Complies
      - (2) Complies
      - (3) Complies
      - (4) The freestanding sign will not be internally lit.



(5) Complies

(6) Complies

2. Awnings

(a) The awnings shall be metal. The revised architectural elevation drawings denote this.

(b) No awning skirts are provided. See architectural elevation drawings.

(c) Complies

(d) Complies

(e) Complies

(f) Complies

g. Lighting

There are already three (3) existing light poles along River Road (one being at the intersection). The plans have been revised to denote that those light poles are to be retrofitted with the equivalent LED per the Board Engineer's request. These existing light poles match the pattern for the River Road corridor.

h. Design Standards

1. Architectural

(a) Statement – no response necessary.

(b) Materials are detailed on the revised Architectural Elevations drawings.

(c) Complies

(d) Complies

(e) 69% of the ground floor façade is proposed to be glazed. Calculations provided on Architectural drawings.

(f) 33% of the upper-story front facades are proposed to be glazed. Calculations provided on Architectural drawings.

(g) Glazing to be 100% transparent.

(h) The window terminates at the ground. First-floor windows comply.

(i) The Cedar Road facing façade has been revised to provide a continuous horizontal feature defining the ground floor from the upper floors.

(j) Complies

(k) Architectural features have been added to the previously featureless side elevation at Cedar Ave. Additional testimony can be provided as necessary.

(l) Complies

(m) Complies

(n) Testimony regarding rooftop areas, equipment, and access to be provided at the hearing.

2. Balconies

(a) Testimony to be provided.

(b) Testimony to be provided.

(c) Testimony to be provided.

3. Utilities



- (a) Metering to be provided on the plan-left (eastern) mechanical room. A generator room has been added to the same area of the building. See revised architectural plans.
  - (b) Testimony to be provided
  - (c) Testimony regarding rooftop areas, equipment, and access to be provided at the hearing.
  - (d) Testimony to be provided
  - (e) Testimony to be provided
  - (f) Testimony to be provided
  - (g) Testimony to be provided
4. Landscape and Buffering
- (a) The dumpster enclosure has been shifted to provide a 4' setback to the property line. Proposed landscaping has been added between the dumpster and the property line.
  - (b) See Proposed Grading Plan. The wall height ranges up to a maximum of 3 feet.
5. Lighting
- (a) The mounting height of the light poles has been revised to 15'. No waiver is required.
  - (b) Testimony to be provided
  - (c) Testimony to be provided
  - (d) Testimony to be provided
  - (e) Testimony to be provided
  - (f) Testimony to be provided
  - (g) Complies
  - (h) Testimony to be provided
6. Signs – all compliant
7. Stormwater Management – applicant will comply with the Board Engineer's review.
8. Additional Design Standards
- (a) Testimony to be provided
  - (b) Complies

I trust that the above responses and enclosed documents adequately address the comments from the memo. If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Very truly yours,  
EP Design Services, LLC

Paul Latham, PE  
Sr. Project Manager

PL/prl