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November 25, 2020

West Long Branch Borough Planning Board
Chris Ann Degenaro, Board Secretary
965 Broadway
West Long Branch, NJ 07764

Via Hand-Delivery

Re: 310 Norwood Ave
Preliminary and Final Major Site Plan
Block 28, Lots 87 & 88

Dear Ms. Degenaro:

In advance of the public hearing scheduled for December 8, 2020, please find attached the following color exhibits:

- Six (6) full-size and eighteen (18) reduced-size color copies of "Site Plan Rendering, 310 Norwood Avenue, West Long Branch" prepared by Kennedy Consulting Engineers, LLC, dated November 24, 2020;
- Six (6) full-size and eighteen (18) reduced-size color building elevations entitled "Waldorf 6 Unit," undated;
- Six (6) full-size and Eighteen (18) reduced-size color building elevations entitled "Griffin Hall 6 Unit," undated;
- Six (6) full-size and Eighteen (18) reduced-size color building elevations entitled "Johnson-Turner 10 Unit," undated;

Please note that electronic versions of the above-referenced exhibits are being sent directly to the Borough and the Planning Board Engineer. The following is a summary of revisions made to the site plan as illustrated on the exhibit:

1. Former townhome unit #26 (Building #6, northwest corner) was eliminated, reducing the total number of dwelling units to 52. The townhome unit numbering is updated accordingly. The setback from Building #6 to the northerly property line is increased to 70.9 FT.
2. Building #1 was shifted away from Norwood Avenue and the proposed stormwater basin was adjusted. In addition, the 2-car garage option was eliminated from this building. Building #1 no longer requires a front yard setback variance, and additional landscaping along the Norwood Avenue frontage is provided between the basin and the sidewalk.
3. The 2-car garage option was eliminated on townhome unit #6, permitting Building #2 to be shifted to the west, thereby increasing the Norwood Avenue front setback of Building #2 from 25.7 FT to 31.2 FT.



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4. Due to the reduction in building area discussed above, the building coverage was reduced from 28% to 27.2%.
5. The proposed refuse/recycling area is relocated from the northerly property line (adjacent to Mitchell Terrace), to the front of the stacked condominium building (Building #8). This required a relocation of the barrier free parking area and the elimination of two parking stalls.
6. The stacked condominium building (Building #8) was shifted to the west by 5 FT, thus increasing the minimum side yard setback to the easterly property line from 26.7 FT to 31.7 FT.
7. Given that a refuse truck no longer requires a turnaround at the end of the multi-family court to service the refuse enclosure, the northerly "T-type Turnaround" was eliminated. Given the reduced multi-family court lengths, and considering the turnaround requirements of the RSIS, the southerly "T-type Turnaround" was likewise eliminated. In lieu of these larger turnaround areas previously proposed at the northwest and southwest corners of the site, smaller pavement turnouts were provided for driver convenience. The reduction in pavement in conjunction with the elimination of building coverage discussed above, reduces the overall proposed impervious coverage from 56.4% to 54.1%.
8. One parking stall was eliminated in the row of spaces adjacent to Unit #42, thus increasing the minimum landscape buffer from 11.3 FT to 20.3 FT.
9. Overall, three (3) parking spaces were eliminated from the plan. The revised plan exceeds the required number of parking spaces (121 required vs. 160 provided). In addition, the 43 common area spaces provided exceed the guest and stacked condominium building parking demand of 42.

Should you have any questions or require additional information, please contact me at 732-212-9393.

Sincerely,
Kennedy Consulting Engineers, LLC

James A. Kennedy, P.E.
Managing Member

Enclosures as noted

cc: Francis W. Mullan, P.E., C.M.E. – Board Engineer
Jennifer Krimko, Esq., Ansell Grimm & Aaron, P.C.
Matthew and Michael Kelly, Kelly Builders
Richard Preiss, P.P., Phillips Preiss Grygiel Leheny Hughes LLC