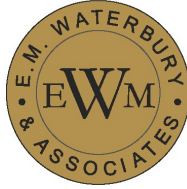


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November 17, 2020

West Long Branch Zoning Board of Adjustment
c/o Ms. Chris Ann DeGenaro, Zoning Board Secretary
West Long Branch Zoning Board of Adjustment
965 Broadway, West Long Branch, N.J. 07764

File No. WLBZB 2019-13

Re: Engineering Review No.3
Christ the King Church Mt Carmel Cemetery (ZB 2019-13)
Use and Amended Preliminary and Final Site Application
117 Wall Street; Block: 15 Lots: 21-26; Zone: R-15

Dear Board Members:

The property contains an existing cemetery. The cemetery use is not permitted in the R15 zone. The applicant was before the Board on October 22, 2020 requesting Use Variance, Bulk Variances and Amended Preliminary and Final Site Plan approval to construct two (2) Columbariums on the property. The property is located within the R-15 Zone and has access from Wall Street. At the hearing the Board voted to grant D(1) use variance relief, Bulk (C) variance relief, and Preliminary Site Plan approval. I am in receipt of a draft resolution scheduled for consideration at the November 19, 2020 meeting. The applicant is now before the Board for Final Site Plan approval.

Detailed discussions were held during the hearing concerning the applicant providing sidewalks along their Wall Street frontage. The applicant indicated that a portion of their frontage has burial sites close to the property line that limited the ability of sidewalks to be placed in that area. They also expressed concern of the impact to the project due to expansion of the limit of disturbance to include disturbance from sidewalk construction. Their concern related to the size of the expanded disturbance exceeding thresholds that would then require extensive stormwater management on the site. To paraphrase, the testimony indicated that the stormwater impact from the project was minimal and that the requirement would be onerous based on the extent of proposed improvements. The applicant indicated that to install the sidewalk they would need to reduce the amount of landscaping proposed, thereby reducing the area of disturbance below the stormwater management threshold. Based on this discussion, the Board voted to require the installation of the sidewalks along Wall Street, except along the portion of the frontage between the two drives that have existing graves close to the right-of-way. In addition, the Board offered direction to allow a reduction in landscaping to mitigate the amount of disturbance created by the sidewalk. They however noted they wanting to review the manner the applicant is achieving the landscape reduction before granting Final Site Plan approval. At the hearing the Board granted Use Variance, Bulk Variances and Preliminary Site Plan approval. Final Site Plan was held until the plans showing the addition of the sidewalk and the change in the landscaping could be reviewed by the Board.

In response to above the applicant has provided the following plans for consideration of Final Site plan approval:

- *Site Plan prepared by Daniel W. Caruso, PE of Landmark Surveying and Engineering dated November 26, 2019 last revised October 26, 2020 consisting of eleven (11) sheet.*

I offer the following for the Board's consideration:

1.0 General Comments

- 1.1 As required, the revised plans show the sidewalks along Wall Street except between the site drives where the graves are located. To offset the amount of land disturbance the applicant has reduced the landscaping proposed on the project. In addition, they have tightened up on the limit of disturbance around the areas between the Columbariums and the perimeter landscaping proposed on the site. The most noticeable area



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of landscape reduction is along the western edge. This was an area of discussion during the hearing. The existing buffer plantings terminate opposite the proposed columbariums. The prior plan proposed a single line of evergreens planted at a six (6') feet height extending from the end of the existing plantings to Wall Street. In addition, there was proposed an extensive ornamental planting plan along the buffer plantings. These enhanced the appearance on the applicant's property but did not provide additional buffer screening. The landscaping has been revised in this area to remove the ornamental landscaping along the screen plantings. Instead of the ornamental plantings, the screen has been enhanced by increasing the proposed planting height to 10'-12' feet, planted 5' on center, and by providing a staggered second row of same. This is reasonable from an engineering point of view. I note the plantings around the columbariums have not been revised.

- 1.2 The length of the screen planting on the western property line has been slightly moved back from Wall Street to allow a sight line at the intersection of the drive adjacent to the western property line and Wall Street. This is desirable. Although this area is against a driveway, I recommend that the sight line be designated as a sight triangle and shown on the plans to ensure future plantings will be limited in height in this area.
- 1.3 The plantings along the Wall Street frontage opposite the columbariums have been retained. However, plantings near the site egress drive have been removed. The applicant should address their removal. A sight line has been provided. The removed plantings did not appear to be within the sight line. I recommend the sight line be designated as a sight triangle to limit the height of any future plantings in that area. The plantings by the drive provided some screen to the columbariums from vehicles traveling west on Wall Street. The applicant should review with the Board the view to the columbariums from vehicles heading in this direction. It appears to be an open view as that is also the side where the entrance is to the columbariums is located. I note, the design of the columbariums is shorter and more open than that for the mausoleums prior approved so the open line of sight on this angle may not be an issue. However, should additional screen plantings be requested by the Board to soften this view, then I recommend they be located outside of the sight triangle. I have no objection from an engineering point of view to any revision to the landscaping for this purpose, if required, being a condition of any resolution for Final Site Plan the Board may grant.
- 1.4 During the October 22, 2020 hearing the applicant testified that they would address the comments in my September 18, 2020 report except for those noted during the hearing. The exceptions were reviewed at the hearing with the main outstanding item being the balancing of the sidewalks on Wall St with the landscaping reviewed above. I have no objection to the remaining items noted in my September 18, 2020 report as being conditions of Final Site Plan approval. A detailed review of the revised plans will be completed to compare same to the Board resolution after it is adopted as part of the resolution compliance process. Please advise if you require an additional copy of the September 18, 2020 report.

I have no objection from an engineering point of view to the above comments being a condition of any Final Site Plan approval the Board may grant. I reserve the right to provide additional comments once the requested information is provided. If you have any questions or require additional information, kindly advise.

Very truly yours,

Elizabeth M. Waterbury, P.E., P.P.

West Long Branch Zoning Board Engineer

cc: Michael A. Irene, Esq., via email
Michael Butler, Esq., via email