



Kennedy Consulting Engineers, LLC  
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December 30, 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:

- One (1) 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 December 29, 2020;
- One (1) full-size and eighteen (18) reduced-size color building elevations entitled "Waldorf Model," undated;
- One (1) full-size and Eighteen (18) reduced-size color building elevations entitled "Griffin Hall Model," undated;
- One (1) full-size and Eighteen (18) reduced-size color building elevations entitled "Johnson/Turner Model," undated;

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

1. The prior 10-unit affordable building is eliminated. Two 6-unit stacked-flat buildings (Buildings 8 and 9) are added. Combined, these two buildings propose 11 affordable units and 1 market-rate unit.
2. A 5-unit "Waldorf" model townhome building (Building 1) is added where the 10-unit affordable building was previously proposed. The northerly setback of Building 1 is increased to 54.7 FT and the side setback is adjusted to 27.7 FT.
3. The revised layout proposed 42 townhomes and 12 stacked-flat units for a total of 54 units.
4. Building 7 is reduced from 8 units to 6 units and shifted to the south.
5. The large trash enclosure depicted on prior plans is eliminated. In lieu of one central trash enclosure, each of the stacked-flat buildings is provided with a 6' wide x 18' area



Kennedy Consulting Engineers, LLC

on the side of the building for storage of wheeled trash and recycling cans. These storage areas are screened with 36" high fencing and landscaping. In addition, two separate concrete pads are provided adjacent to the Road 'C.' The cans will be wheeled to these designated areas for trash and recycling pick-up.

6. The building coverage and lot coverage are adjusted to 27.2% and 54.1%, respectively.
7. The parking count is adjusted. Overall, the revised plan still exceeds the required number of parking spaces (125 required vs. 161 provided). In addition, the 45 common area spaces provided meets the guest and stacked-flat building parking demand of 45.

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 (email only)  
Jennifer Krimko, Esq., Ansell Grimm & Aaron, P.C.  
Matthew and Michael Kelly, Kelly Builders  
Richard Preiss, P.P., Phillips Preiss Grygiel Leheny Hughes LLC



WALDORF MODEL





GRIFFIN HALL MODEL





JOHNSON/TURNER MODEL











YOUR GOALS. OUR MISSION.

WLPB-R3450

January 8, 2021

West Long Branch Borough Planning Board  
c/o Chris Ann DeGenaro, Secretary  
965 Broadway  
West Long Branch, NJ 07764

**RE: Norwood KB LLC (310 Norwood Ave)  
310 Norwood Avenue, Block 28, Lots 87 & 88 (SH-1 Overlay Zone)  
Site Plan Rendering and Affordable Housing Review**

Dear Ms. DeGenaro:

As requested, and based on the most recent concept plan submission, we have prepared this review memo to address the affordable housing component of the project, as well as the proposed concept plan changes. This memo has been prepared based on the following documents:

1. Color Site Plan Rendering, prepared by James A. Kennedy P.E., of Kennedy Consulting Engineers, LLC, dated December 29, 2020, consisting of one (1) sheet.
2. Color Architectural Elevation View Renderings for Waldorf, Griffin Hall and Johnson/Turner Model buildings, undated and unsigned, consisting of (3) sheets.

Based on our review of the above documents we offer the following for Board consideration:

**A. Site Plan Rendering Review**

1. The total unit count has increased from 52 total units (42 Market Rate, 10 Affordable) to 54 total units (43 Market Rate, 11 Affordable).
2. The revised layout now contains 42 townhomes contained in seven (7) buildings and 12 stacked-flat units contained in two (2) 6-unit, two-story, stacked buildings (3 units per story).
3. The prior 10-unit affordable apartment building has been eliminated. Instead, two (2) 6-unit stacked-flat buildings (Buildings 8 and 9) have been added. Combined, these two buildings propose 11 affordable units and 1 market-rate unit. The units have been more centrally located within the site.
4. A 5-unit “Waldorf” model townhome building (Building 1) is added where the 10-unit affordable building was previously proposed (previously building 8 on prior plan).
  - a. The northerly side setback of Building 1 is now 54.7 ft., which is an increase from the previously proposed 42.7 ft.
  - b. The easterly side setback of Building 1 has been adjusted to 27.7 FT., which is a decrease from the previously proposed 31.7 ft.





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5. The trash enclosure which was previously located near the northerly property line, adjacent to Lots 19.05 and 19.06 which front on Mitchell Terrace, has been eliminated.
6. In lieu of one central trash enclosure, each of the stacked-flat buildings is provided with a 6' wide x 18' area on the side of the building for storage of wheeled trash and recycling cans. These storage areas are screened with 36" high fencing and landscaping. In addition, two separate concrete pads are provided adjacent to the Road 'C.' The applicant indicates that cans are to be wheeled to these designated areas for trash and recycling pick-up. The following shall be addressed:
  - a. The applicant shall provide testimony regarding the trash pickup operation including who will be responsible for wheeling the trash cans to the designated trash pickup area.
  - b. Based on the location of the proposed trash pickup area for building 8, the applicant should consider relocating the trash can storage area to the northern side of building 8 to reduce the travel distance.
  - c. The applicant shall specify the proposed landscaping for the trash can storage area.
  - d. A detail for the proposed fence shall be provided.
  - e. The applicant shall provide testimony regarding the proposed trash storage areas and means of preventing animal infestation considering the proximity to the buildings.
7. The total building coverage for the site has been adjusted to 27.2% which is reduced from the previously proposed 28%.
8. The total lot coverage for the site has been adjusted to 54.1% which is reduced from the previously proposed 56.4%.
9. The parking count has been adjusted to 161 spaces which is a reduction from the previously proposed 166 spaces. This includes 45 parking spaces for use by the 12 apartment units and still meets RSIS and Ordinance parking demand requirements.

**B. Affordable Housing**

1. The project is in the SH-1 Senior Housing 1 Residential Overlay Zone (§18-4.8). The district regulations refer to the Borough's Affordable Housing Inclusionary Development Regulations (§18-4.9) which specifies that:

“The development shall provide one affordable housing unit for every five (5) market rate for sale units (i.e. 20%) and/or one affordable housing unit for every 6.67 rental units (i.e. 15%) of the total development. A minimum of 1/2 of the affordable housing units shall be low income housing units. Where two or more affordable units are to be provided not less than 50% of the affordable units constructed shall be affordable to low income households.”





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The applicant proposes a total of 54 age-restricted units. Since all units are “for sale”, the required set aside is a minimum of 20 percent of the proposed 54 units or 11 affordable units. (20% of 54 = 10.8, rounded up to 11 units). The applicant is providing the required 11 affordable units.

2. The 11 affordable units are proposed to be located in two separate 6-unit stacked-flat buildings (Buildings 8 and 9). Within these buildings 11 units will be affordable and one unit will be a market rate unit. The applicant shall confirm in which building the market rate unit will be located.
3. Pursuant to current statutory requirements, at least 13% of the affordable units shall be affordable for very-low income households (earning 30% or less of the median income of the housing region). Based on these requirements, two (2) units shall be very-low income units (13% of 11 = 1.43, rounded up to two (2) units).
4. The applicant shall comply with Section 26 of the Borough Ordinance regarding Affordable Housing.
5. The applicant shall take particular care to comply with the requirements for New Construction, §26-4., which provides standards regarding the low/moderate split and bedroom distribution, accessibility requirements, and design requirements. The applicant shall provide documentation and testimony of how they comply with these requirements.
6. The project shall comply with all relevant standards and requirements of the Uniform Housing Affordability Controls, (UHAC; N.J.A.C. 5:80-26.1 et seq.), as applicable.
7. Based on the information provided by the applicant, the 12 stacked-flat units will consist of two (2) one-bedroom units, six (6) two-bedroom units, and four (4) three-bedroom units. The percentage breakdown is as follows: 16.7 percent one-bedroom units, 50 percent two-bedroom units, and 33.3 percent three-bedroom units. Assuming that the market-rate unit was a two-bedroom unit, this would satisfy the bedroom distribution requirements in Section 26 and UHAC. The applicant shall confirm the bedroom distribution for the affordable units and provide floor plans that show the location of all the various units, including affordable units, in the stacked-flat buildings.
8. The proposed affordable units shall be affirmatively marketed to the region pursuant to the most recent approved affirmative marketing plan for the Borough. The applicant shall contact the Borough’s current Administrative Agent (Community Grants Planning & Housing) and ensure that all affirmative marketing requirements shall be met.
9. Pursuant to §26-4.c., inclusionary developments (i.e., developments with affordable units) shall be designed to meet the following requirements:
  - a. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units. (§26-4.c.1).





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The applicant proposes to locate the two 6-unit stacked-flat buildings toward the center of the site with associated surface parking lots proximate to the units. One building will be located on Access Road 'B' and the other on Access Road 'C'. Based on: (1) the central location of the units; (2) the fact that the affordable units will be in two buildings and not one building designed exclusively for the affordable units; (3) the inclusion of one market-rate unit in the stacked-flat buildings; (4) the architectural design of the stacked-flat buildings, which is architecturally consistent with and includes façade elements comparable to the townhouse buildings; and, (5) the location of landscape treatments surrounding the proposed stacked-flat buildings that are generally consistent with and comparable to the landscape treatments associated with the townhouse units; it is our opinion that the applicant has met this standard.

- b. In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units. (§26-4.c.2).

The applicant shall provide testimony to confirm that this standard shall be met.

**It should be noted that all other technical review comments from our prior "First Engineering Review Letter" dated November 6, 2020 still apply with modifications based on the adjusted layout as noted herein.**

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

FRANCIS W. MULLAN, P.E., C.M.E.  
WEST LONG BRANCH BOROUGH ENGINEER

FWM:GTG:lkc

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