



YOUR GOALS. OUR MISSION.

WLPB-R3470

January 28, 2020

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

**Re: Ercolino Builders and Developers, LLC
21 Dennis Street, Block 28, Lot 39 (R-15 Zone)
First Engineering Review**

Dear Ms. DeGenaro:

As requested, we have reviewed the application for preliminary major subdivision for the above referenced project. The applicant submitted the following documents in support of the application:

1. Preliminary and Final Major Subdivision Plan, prepared by Charles Surmonte, P.E., P.L.S., dated February 17, 2020, consisting of seven (7) sheets.
2. Survey of Property, prepared by George W. Thomas Hinck, P.L.S., of Morgan Engineering & Surveying, L.L.C., dated December 11, 2009, consisting of one (1) sheet.
3. Stormwater Management Report, prepared by Charles Surmonte, P.E., P.L.S., dated June 2020.
4. Copy of Owner deed.
5. Application package for Preliminary and Final Site Plan Approval, signed by the applicant on July 9, 2019, with attached Checklist, Zoning Officers Review form, and utility letters from applicable organizations; and,
6. Environmental Commission Site Plan Review Application.

The applicant proposes to subdivide the existing lot into two (2) new lots and to construct one (1) single family dwelling on each. Associated work includes grading, landscaping, and drainage including a new infiltration basin. There is an existing dwelling on the lot which is proposed to be removed. In addition, a cul-de-sac is proposed extending from the end of Dennis Street. The project site is located at the end of Dennis Street and is within the R-15 Residential Zone.

It should be noted that due to the roadway extension the project is classified as a major subdivision per Municipal Land Use Law although the applicant is only proposing two (2) new lots.

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

A. Engineering Review

1. Planning and Zoning

The following is a tabulation of the zoning requirements as it relates to the current proposal:



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Block 28 Lot 39 R-15 Residential Zone	Required/Allowed	Existing	Proposed Lot 39.01	Proposed Lot 39.02
Min. Lot Area (square feet)	15,000	51,998	21,501	22,028
Min. Lot Width (feet)	100	N/A	>100	>100
Min. Lot Depth (feet)	100	N/A	>100	>100
Min. Front Yard Setback (feet)	35	N/A	>35	>35
Min. Side Yard Setback (feet)- one/both	10/30	N/A	16.4/84.6	18.3/98.3
Min. Rear Yard Setback (feet)	25	N/A	35.7	34.9
Max. Lot Coverage (Buildings)	25%	N/A	13.9%	13.7%
Max. Impervious Coverage	38%	N/A	<38%	<38%
Max. Building Height (stories/feet)	2.5 stories/30 feet	N/A	2 stories**	2 stories**
Accessory Building – Max Height (feet)	15	N/A	N/A	N/A

* Variance required.

** Proposed Building Height to be Verified by Applicant

1.1 The following bulk “c” variances are required:

a. **Lot Width.** Section 18-5.1. of the Ordinance requires a minimum 100 ft. lot width on an improved road, whereas, the applicant notes an existing non-conforming lot width of 50.02 ft. It appears that the applicant intends to dedicate the cul-de-sac Right-of-Way to the Borough. If the Right-of-Way is accepted by the Borough, the proposed new lots would meet the 100 ft. lot width requirement; however, if the Borough does not accept the dedication, a variance for lot width would be required. If approved by the Board, the applicant should seek Council approval of the right-of-way dedication. If Council does not accept the road, an amended application will be required to the Board to reflect updated layout and variance request.

1.2 A variance is required from Section 18-13.18. of the Ordinance since curbing and sidewalks are not provided within the new cul-de-sac. While we note that curbing and sidewalks are not provided along the remainder of Dennis Street, they are technically



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required by R.S.I.S. We recommend that curbing and sidewalks be installed around the cul-de-sac loop subject to Board concurrence, otherwise, a variance will be required.

1.3 Variance Testimony. For consideration of “c” bulk variances pursuant to NJSA 40:55D-70(c), the applicant shall provide testimony to the Board that addresses the positive and negative criteria. The applicant’s testimony should focus on the following:

- Positive Criteria: The applicant shall provide testimony to the Board regarding the physical conditions of the property and how the strict application of the provisions of the ordinance would result in a hardship that is inconsistent with the purpose and intent of the ordinance. Alternatively, the applicant may testify that the required variance furthers the purposes of the Municipal Land Use Law and that the benefits of granting the variance will substantially outweigh any detriments.
- Negative Criteria: The applicant must demonstrate that the variance can be granted without substantial detriment to the public good, and that the granting of the variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

The testimony should address why the applicant cannot comply with the required standards for the proposed site plan and the reasons that the deviation from the requirement advances a planning purpose.

1.4 The applicant should clarify the maximum proposed building height for each lot and the plans should be revised accordingly.

1.5 The applicant shall confirm the bedroom count of the proposed dwellings.

1.6 The zoning table shall be updated to reflect the proposed zoning conditions on each lot.

2. Off-Site Improvements

- 2.1. It should be noted that the applicant is proposing to connect to existing water, sanitary, and gas utilities within Dennis Street. The applicant shall show the limits of pavement repair on the plans associated with the proposed utility connections. We note that pavement repairs shall be from curb to curb from the limits of trench repairs. In addition, the limits of disturbance shall be adjusted to include the proposed water main connections.
- 2.2. The applicant shall extend the paving limits a minimum of 10 ft. towards the north at the connection of the proposed cul-de-sac to Dennis Street to provide an adequate transition from the end of Dennis Street to the new cul-de-sac.



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- 2.3. The applicant shall obtain all necessary approvals from the various utility authorities for the proposed utility connections.
- 2.4. We note that the applicant is proposing to convert the end of Dennis Street into a cul-de-sac. The proposed cul-de-sac appears to meet the minimum standards outlined in the RSIS section 5:21 Table 4.3, note e. Per RSIS the cartway radius must be a minimum of 40 ft. and the right-of-way must extend a minimum of 8 ft. beyond that and the applicant proposes a 40 ft. cartway radius with a 50 ft. right-of-way radius.
- 2.5. We note that the applicant is proposing to relocate an existing utility pole. The applicant shall obtain approval from the governing utility authority and provide the final location on the plans. The utility pole shall be located so it will not be in conflict with any future sidewalk.
- 2.6. As a condition of any approval, the applicant should be required to replace any existing pavement and curb damaged as a result of the proposed construction and the plans should be revised to include a note indicating same.

3. Traffic Circulation and Layout

- 3.1. The survey provided is outdated and does not appear to reflect the current conditions on the existing lot. The survey should be updated to reflect current conditions. Based on historic google aerial imagery it appears various structures on the property were removed sometime between July 2017 and May 2018.
- 3.2. The applicant shall provide a demolition and tree removal plan noting the limits of proposed demolitions and tree removals.
- 3.3. We note that no walkways are provided from the front entrance to the driveway on each proposed dwelling. The applicant shall clarify this.
- 3.4. The applicant shall confirm if any rear patios, stairs, or walkways are proposed or contemplated for the proposed dwellings. If so, these features should be included on the plans. The applicant shall calculate the total lot coverage on each new lot.
- 3.5. Per R.S.I.S., the parking demand for the proposed dwelling's is 2.5 spaces for each home. The applicant appears to be proposing a two-car garage with an 18 ft. wide driveway on each lot which appears to meet the parking requirement.
- 3.6. Per Section 5:21-4.2.a. of the R.S.I.S. all electric, telephone, television, and other communications facilities, both and service lines shall be provided underground, whereas, the applicant notes on Sheet 1, note 9 of the subdivision plans that electric services are to be provided overhead. The applicant shall revise the plans to comply.



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- 3.7. The applicant shall provide a concrete curb detail on the plans.
- 3.8. The applicant shall provide testimony regarding their proposal for maintenance of all proposed facilities, including the proposed roadway improvements and drainage system.
- 3.9. The plans note that the infiltration basin shall be owned and maintained by the home owner of proposed Lot 39.01; however, per R.S.I.S. Section 5:21-7 appendix B and NJDEP Stormwater Regulations Section 7:8-5.8.c., the responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The applicant shall adjust their maintenance plan to address this.
- 3.10. As a condition of any approval, the applicant should be required to replace any existing pavement damaged as a result of the proposed construction and the plans should be revised to include a note indicating same.
- 3.11. We note that there is an existing well in the rear of proposed lot 39.02. Testimony shall be provided regarding the use of this well and if it is to be removed. We note that all NJDEP and Department of Health Standards must be followed if it is to be decommissioned.

4. Grading and Drainage

- 4.1. The proposed area of disturbance does not exceed 1 acre (42,356 SF, 0.97 acres) and the increase in impervious surface does not appear to exceed 0.25 acres; however, the applicant does not appear to include the proposed dwellings in their proposed impervious coverage. In addition, we note that there are no walkways proposed from the front door to the driveway, this shall be clarified as well. The plans shall be revised accordingly.
- 4.2. The applicant indicates that the project meets the Borough Of West Long Branch Ordinance, Chapter 22, Stormwater Management, Section 22-1.4, f, (e) (1) General Stormwater Management Requirements for Major Development, Erosion Control, Groundwater Recharge, and Runoff Quantity Standards, by using an infiltration basin and drywell.
- 4.3. The applicant shall provide the Tc path information on the existing and proposed drainage area.
- 4.4. The applicant shall revise the existing drainage area (51,998 S.F.) on the Existing Drainage Area Plan to match the existing drainage area (51,992 S.F.) in the Stormwater Management Report.
- 4.5. The applicant shall provide the roof area to the drywell in Proposed Drainage Area Plan.



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- 4.6. The applicant shall provide the proposed impervious area in the report.
- 4.7. The applicant shall separate the pervious and impervious areas in the post development analysis.
- 4.8. The applicant shall confirm the runoff in the post-development condition has no increases compared to the pre-development condition at each discharge points.
- 4.9. The applicant shall provide a proposed condition analysis without basin exfiltration for review.
- 4.10. The applicant shall provide the drywell routing for review.
- 4.11. The applicant shall provide the drain down calculations for the basin and the drywell for review.
- 4.12. The applicant shall provide an inlet drainage area map for review.
- 4.13. The applicant shall provide the roof drain calculations for review.
- 4.14. We recommend that all downspouts be collected and discharged underground to the proposed drywell, the applicant shall clarify that both front and rear downspouts will be connected to the proposed drywell on Lot 39.02. In addition, we recommend that a drywell be provided on Lot 39.01 with all roof leaders piped underground to it.
- 4.15. The applicant shall provide the scour hole calculations for review.
- 4.16. The applicant shall provide all associated infiltration basin construction notes on the plans.
- 4.17. The applicant shall clarify the linework coming from the rear of the proposed inlet on the western side of the road.
- 4.18. The applicant shall revise the pipe length of Line No. 2 in Pipe Sizing Calculations (46-ft), the Storm Sewer Profile(40-ft), and the Improvement Plan (50-ft) for consistency.
- 4.19. The applicant shall provide two (2) test pits at each stormwater facility to confirm the seasonal high groundwater and infiltration rate, as per the NJDEP BMP Manual.
- 4.20. The applicant shall depict a minimum two (2) foot separation between the SHGW and both the bottom of the drywell and the bottom of the infiltration basin on the details.
- 4.21. The applicant shall provide documentation demonstrating the impacts of the 100-year storm/potential overflow condition at the proposed infiltration basin.



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- 4.22. The applicant shall revise all summary tables based upon any revisions to the calculations.
- 4.23. The applicant shall rename the existing drainage area "P" in the summary table to match with the existing drainage area "E" in existing runoff calculation.
- 4.24. The applicant shall provide a completed low impact development check list.
- 4.25. The applicant shall provide an Operations and Maintenance (O&M) for review, indicating responsibility for the maintenance of the proposed stormwater facilities.
- 4.26. We note that the proposed drainage intersects the proposed utilities in multiple locations. Please note that a concrete encasement shall be provided at any location where the clear distance between the pipes is less than or equal to 18 inches.
- 4.27. We note that the grading in the rear of Lots 39.01 and 39.02 appear to drain towards the adjacent properties. The applicant shall revise the grading and drainage, to the extent possible, to prevent any discharge onto the adjacent lots.
- 4.28. Based on the proposed grading in the rear of Lots 39.01 and 39.02, the slopes appear to be minimal and appear to contain low spots. The plans shall be revised to address this.
- 4.29. The applicant shall be advised that prior to issuance of a Building Permit for any future construction, a detailed grading plan must be submitted for review and approval.

5. Landscaping and Lighting

- 5.1. The applicant should clarify what, if any, tree removal is proposed in conjunction with this application. If any trees are proposed to be removed, the plan should be revised to include same. Please note, any tree removal must comply with the Borough's Tree Preservation Ordinance and will require tree replacement. This should be a condition of any approval. The Borough's Tree Ordinance requires replacement of at least 30% of the total diameter breast height inches removed. The plan should be revised to clarify its proposal to address this requirement.
- 5.2. We recommend that the applicant provides screening to adjacent properties, as there appears to be a significant natural buffer being removed as a result of this project.
- 5.3. A note shall be provided indicating that if any discrepancies occur between the amounts shown in the plan and the plant list, the plan will dictate.
- 5.4. The applicant shall provide testimony regarding any proposed irrigation for the landscaping.



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6. Subdivision

- 6.1 Per 46:26B-2.b (3) the title recordation law section states "...lot designations shall conform with the municipal tax map..." The applicant is proposing to subdivide the existing Lot 39 in Block 28 into two (2) new lots, shown on the plat as proposed Lots 39.01 and 39.02. The applicant's surveyor is directed to correspond with the Borough's Tax Assessor's office to request confirmation that this is the correct lot numbering in accordance with the Assessor's preference and to assure that there is no conflict with the Assessor's tax parcel data base numbering system.
- 6.2 Per 46:26B-2.b (8) the title recordation law section requires "a minimum of three corners distributed around the tract shall indicate coordinate values..." The three values will need to be added to the plans for compliance. (Either in presumed coordinate or New Jersey State Plane.)
- 6.3 The plan must be revised to denote the new property corners for each lot will be set with either iron pins and/or monument. The property corners should be set prior to perfection of the approval or a bond shall be set to guarantee the future setting of same.

7. General

- 7.1. It appears the applicant intends to dedicate the proposed cul-de-sac right-of-way to the Borough. If approved, the applicant shall seek approval from Borough Council for the right-of-way dedication. Should Council not accept the cul-de-sac, ownership, and maintenance of same shall be incorporated to a Homeowners Association.
- 7.2. The applicant should clarify if the property is subject to any existing or proposed easement or land reserved for or dedicated to public use deed restriction or covenants. Copies of same should be provided or the plans should be revised to include a statement that none exist.
- 7.3. As a condition of approval, the applicant must obtain all necessary approvals, including but not limited to, West Long Branch Borough Council, Freehold Soil Conservation District, and Two River Water Reclamation Authority, Building Department and any other agencies or departments having jurisdiction. Copies of these approvals should be supplied to the Board when they are received.
- 7.4. The applicant is advised that no permits for any work on the site will be issued until all requirements of final approval are met, including submission of the required revised plans for signature.



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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:DV:lkc

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