



YOUR GOALS. OUR MISSION.

KUPB-R2020

July 30, 2021

Keyport Unified Planning Board
70 West Front Street
Keyport, New Jersey 07735

Via email and mail

Attn: Denise Nellis, Recording Secretary

**Re: Hudson Pointe at Keyport, LLC – Preliminary and Final Site Plan Approval (21-03)
Block 120, Lots 8 & 9 and Block 130, Lots 42, 48, 49, 50, 51 & 52
75 Manchester Avenue – Hudson Pointe
First Engineering and Planning Review**

Dear Board Members:

As requested, we have reviewed the plans, entitled “Preliminary and Final Major Site Plan Block 120, Lots 8 & 9 and Block 130, Lots 42, 48, 49, 50, 51, & 52 for Hudson Pointe at Keyport, LLC,” that were prepared by Walter J. Hopkin, P.E., of WJH Engineering, dated October 30, 2020, revised through May 14, 2021, and consisting of fourteen (14) sheets. Additionally, the applicant submitted the following documents in support of this application:

1. Boundary & Topographic Survey, prepared by Peter P. Bennett III, P.L.S., of WJH Engineering, dated May 7, 2019, revised through June 16, 2019, and consisting of one (1) sheet.
2. Architectural Plans, prepared by James J. Monteforte, A.I.A. of Monteforte Architectural Studios, dated November 12, 2020, revised through May 13, 2021, and consisting of seven (7) sheets.
3. Pre-Developed Drainage Area Map, prepared by Walter J. Hopkin, P.E., of WJH Engineering, dated October 30, 2020, and consisting of one (1) sheet.
4. Post-Developed Drainage Area Map, prepared by Walter J. Hopkin, P.E., of WJH Engineering, dated October 30, 2020, and consisting of one (1) sheet.
5. Stormwater Management Report, prepared by Walter J. Hopkin, P.E., of WJH Engineering, dated October 30, 2020, revised through May 14, 2021, and consisting of two hundred ninety-four (294) sheets.
6. Traffic Impact Analysis, prepared by John Rea, P.E., of McDonough & Rea Associates, Inc., dated April 6, 2021, and consisting of twenty-two (22) sheets.
7. Environmental Impact Statement, prepared by Kristin Wildman, or Dubois and Associates, LLC, dated April 25, 2021, and consisting of fifty-six (56) sheets.
8. Engineer’s Report for Portable Water, prepared by Walter J. Hopkin, P.E., of WJH Engineering, dated May 14, 2021, and consisting of three (3) sheets.
9. Engineer’s Report for Sanitary Sewer, prepared by Walter J. Hopkin, P.E., of WJH Engineering, dated May 14, 2021, and consisting of three (3) sheets.



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10. Site Plan Application Checklist, dated May 14, 2021, and consisting of four (4) sheets.
11. Borough of Keyport Water and Sewer Department 'Will Serve' letter, dated May 18, 2021, and consisting of two (2) sheets.
12. Planning Board Application, dated February 4, 2021, and consisting of twenty-three (23) sheets.

A. Project Description

The applicant is requesting Preliminary and Final Site Plan approval to demolish the existing vacant industrial buildings and construct two (2) apartment buildings, consisting of twenty-four (24) units each, for a total of forty-eight (48) apartments, six (6) duplex units, a two-family home and two (2) single-family homes. The applicant also proposes a club house and associated parking, walkways, lighting, landscaping, and stormwater management system.

The subject properties, consisting of 2.86 Acres (124,581.60 SF), are located between Maple Place, Manchester Avenue, E. Seventh Street, and the Henry Hudson Trail. The site has approximately 415 feet of frontage on Maple Place, 275 feet frontage on Manchester Avenue and 50 feet of frontage on E. Seventh Street. The majority of the site is located in the Limited Industrial (LI) District and a portion (Lot 42) of the proposed development is in the Residential A (RA) district. The entire site is part of the Hudson Pointe Redevelopment Plan and is included in the Metropolitan Planning Area (PA1).

B. Fee Determination

The Application Fee for this project is \$400.00 as shown on Attachment "B". Additionally, the Ordinance Fee Schedule requires an Escrow Fee be posted in the amount of \$7,274.50. The applicant is required to post any remaining balance prior to the application being deemed complete.

C. Planning and Engineering Review

1. Hudson Pointe Redevelopment Plan

- 1.1 The subject property is located within the area designated by the Hudson Pointe Redevelopment Plan adopted by the Borough of Keyport in June 2020, as an "area in need of redevelopment" with condemnation by the Borough in December 2018. The Hudson Pointe redevelopment plan establishes comprehensive, integrated approach to development of this area. It is intended to result in an attractive and complementary use of the properties removing the prior industrial intrusion into the residential neighborhood of the community.
- 1.2 The proposed development in the application before the Board is consistent with the intent of the redevelopment plan to permit a variety of housing opportunities, including single-family, duplex, and multi-family building, along with associated amenities and on/off site improvements.



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1.3 The concept plan provided in the redevelopment plan, forms the basis of the redevelopment of the subject properties. The proposed development plan provided is consistent with the general guidelines of the concept plan focusing on:

- a. Integration of the buildings and uses with the surrounding neighborhood
- b. Provision of adequate parking, parking design and vehicular circulation
- c. Pedestrian improvements and circulation
- d. Future building scale and placement

2. Hudson Point Redevelopment District

2.1 The redevelopment plan had established a new zoning district known as Hudson Point Redevelopment District which replaces the current zoning designation for the subject properties.

2.2 The district is further divided into six (6) sub-districts due to specific attributes of the properties with the redevelopment district. The proposed uses in the new development are consistent with the permitted principal uses in each sub-district as listed below:

1. Multi-family Subdistrict: Two multi-family buildings
2. Duplex Sub-district: Duplex Dwellings
3. Single -Family Sub-district: Single Family Detached Dwellings
4. Two-Family Sub-district: Two Family dwelling
5. Clubhouse Sub-district: Clubhouse, Patio/Gazebo, Gated and Fenced Dog Run, Enclosed Courtyard (active outdoor recreation space and outdoor communal cooking facilities are prohibited.)
6. Maple Place Sub-district: Right of Way Improvements with Boulevard Configuration, Stripped parallel parking spaces and Landscaped Island.

Please see Attachment C for the Zoning Tables.

3. Variances

3.1 Fencing: Pursuant to section 3.6 H of the redevelopment plan, a 6 feet high opaque fence of durable material shall be provided along adjoining property lines of all residentially zoned properties. The proposed fencing is not provided along all adjoining property lines; therefore, a variance will be required.

3.2 Landscaped buffer: Pursuant to section 3.6 J, a landscaping buffer shall be provided between the site and all adjacent or adjoining residentially zoned properties. The buffer shall be reviewed and approved by the Borough Engineer and the redevelopment planner. The



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proposed plan does not provide a continuous buffer along residential properties, specifically Lots 41, 47 and 53. Therefore, a variance will be required.

3.3 The applicant shall provide testimony to address the positive and negative criteria for the requested “c” variance for the deficient front yard setback. The applicant’s testimony should focus on the following:

- (1) 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.
- (2) 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.

4. Site Design Standards

- 4.1 Open Space: Pursuant to section 3.6 B of the redevelopment plan, the amount of open space and landscaped open space shall be calculated and identified on the site plan. The site plan does not provide the required information. The plan shall be revised to show the same.
- 4.2 Private open space demarcation: Private open space, designed for any residential uses, that is adjacent to or visible from public spaces shall be demarcated with walls and/or fencing. The proposed duplexes, two family dwelling unit and two single family dwelling units must have private open space bordered per this requirement of the redevelopment plan. The plan shall be revised to show same.
- 4.3 Electric vehicle charging: The applicant shall testify regarding the proposed location of the electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. The plan shall be revised to show same.

5. Architectural Design Standards

- 5.1 The proposed designs for the new buildings appears to be consistent with the architectural design standards in general for the massing, façade articulations and continuity of treatment.
- 5.2 The applicant shall confirm that all utilities will be shielded from view as per redevelopment plan.



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5.3 Material, colors, and details: The applicant shall testify regarding the proposed architectural style and building materials. The architectural plans shall reflect the same.

5.4 The redevelopment district standards prohibit brick veneer, thin-brick, EIFS and vinyl siding. The use of bare aluminum and other bare metal materials, as well as exposed concrete block as exterior building material is prohibited per the district standards. The applicant shall testify. We recommend that the applicant present the samples of the building façade materials for the Board to review style, texture, and colors. The following materials are encouraged per the district standards:

- a. Brick
- b. Stone
- c. Metal panels
- d. Concrete board
- e. Glass

6. Landscaping Design Guidelines

6.1 The proposed development plan does not provide landscaping features as listed in the landscaping design guidelines per section 3.7 of the redevelopment plan:

- a. Fences, walls, and other screens
- b. Street and site furniture
- c. Delineation of open spaces

6.2 The applicant shall confirm that the proposed landscaping plan is in accordance with the general landscaping standards of the redevelopment plan as specified in section 3.7 related to:

- a. Street trees
- b. Deciduous trees
- c. Plantings

7. Floodplain Management

7.1 The property is located in Zone “X”, Area of Minimal Flood Hazard, per the effective FIRM Panel #34025C0037F and Preliminary FIRM and as such is not subject to the Borough Flood Damage Prevention Ordinance.

8. Off-site and Off-tract Improvements

8.1 The application includes offsite improvements along Maple Place, Manchester Avenue and E. Seventh Street.



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- 8.2 The plans shall be revised to provide full width milling and paving along Manchester Avenue and Maple Place for the site frontage.
- 8.3 ADA curb ramps are being proposed at the intersection of Maple Place and Manchester Avenue. The plans shall be revised to provide curbing, detectable warning surfaces and spot elevations to confirm construction will be in accordance with ADA standards.
- 8.4 The plans shall be revised to provide concrete curb, reinforced apron and sidewalk, as well as pavement repairs, for the proposed two-family dwelling on East Seventh Street.
- 8.5 Any existing pavement, curb or sidewalk that is in poor condition or is damaged as a result of the proposed construction must be replaced and the plans revised to include a note stating same.

9. Traffic Circulation and Layout

- 9.1 The applicant has prepared a Traffic Impact Analysis for the subject property. The following comments summarize the submitted report.
 - 9.1.1 The report utilized existing traffic volume data which was obtained prior to the Coronavirus Pandemic and accurately represents typical traffic conditions in the area.
 - 9.1.2 The report used the ITE land use category Multi-Family Housing (Low-Rise) (L.U. 220) and Single-Family Detached Housing (L.U. 210) to represent the proposed development. These ITE land use category definitions accurately describe those of the proposed site.
 - 9.1.3 The report indicates that the proposed site will generate approximately 40 new trips during the AM peak hour and approximately 49 new trips during the PM peak hour. The trip generation calculations in the Traffic Report utilize the proper regression formulas presented in the ITE Trip Generation Manual, 10th Edition.
 - 9.1.4 The report has produced a trip distribution which depicts 75% of site traffic to/from Route 35 and 25% of site traffic to/from Route 36. This resulted in majority of the site traffic utilizing Maple Place as opposed to using Green Grove Avenue. This trip distribution is appropriate for the proposed site, as it is understood that majority of the site traffic will ultimately be utilizing Route 35 over Route 36 due to surrounding land uses and highway orientation.
 - 9.1.5 It appears that background growth traffic was added to the existing volumes to produce the no-build volumes however, no background growth rate or background growth volumes are mentioned in the Traffic Report. The applicant shall identify what background growth rate was used.



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- 9.1.6 The report has identified that all intersection approaches between Maple Place & Green Grove Avenue will continue to operate at no-build Levels of Service during build conditions with Levels of Service B or better during AM and PM peak hour traffic conditions. These Levels of Service are within acceptable limits.
- 9.1.7 The HCS output files attached to the Traffic Report indicate that vehicle queue lengths are expected to be at most one vehicle during the AM and PM peak hours. These vehicle queue lengths are within acceptable limits and are not anticipated to restrict access to the proposed or adjacent sites.
- 9.2 The parking requirements under the Residential Site Improvement Standards (RSIS) are as follows:
- Garden Apartment:
- 1 BR = 1.8 Spaces/Unit
4 Units x 1.8 Spaces = 7.2 Spaces = **8 Spaces**
2BR = 2 Spaces/Unit
44 Units x 2 Spaces = **88 Spaces**
- Duplex:
- 3 BR = 2 Spaces/Unit
12 Units x 2 Spaces = **24 Spaces**
- Two-Family:
- 2 BR = 1.5 Spaces/Unit
1 Units x 1.5 Spaces = 1.5 Spaces = **2 Spaces**
- 3 BR = 2 Spaces/Unit
1 Units x 2 Spaces = **2 Spaces**
- Single-Family:
- 3 BR = 2 Spaces/Unit
2 Units x 2 Spaces = **4 Spaces**
- A total of **139 spaces** are provided, whereas **128 spaces** are required, therefore, the parking requirement has been satisfied.
- 9.3 Section 25:1-18.a.2 of the Ordinance requires parking spaces to have a minimum area of 180 feet square feet (dimensions of 9 feet by 20 feet). The applicant is proposing parking spaces that are 162 square feet (9 feet by 18 feet) which complies with RSIS requirements, but will require a design waiver.



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- 9.4 Table 208.2 of the “ADA Standards for Accessible Design” requires a minimum of five (5) ADA spaces for parking lots with 101 to 150 spaces. The applicant is proposing a total of five (5) ADA spaces, therefore, the requirement is satisfied.
- 9.5 The plans shall be revised to identify the materials used at the intersection of Maple Place and Manchester Avenue, the Maple Place median, the intersection of Maple Place and the main drive aisle and the area east of the proposed clubhouse. Details of the same shall be added to the plan.
- 9.6 Per NJ Title 39, no parking shall be allowed within 50’ of stop signs or within 10’ of crosswalks where there is a bump out. The parallel parking spaces along Maple Place shall be revised to meet these requirements. Adequate signage and striping shall be provided where parking is prohibited.
- 9.7 All roadway and parking isle widths shall be dimensioned on the Dimension Plan.
- 9.8 All proposed curb ramps shall be designed to meet current ADA standards. Curb ramp details shall be provided for all proposed curb ramp locations.
- 9.9 All existing and proposed signs shall be labeled on the Dimension Plan.
- 9.10 A W14-2 (NO OUTLET) sign shall be added at the site-side approach where Maple Place meets Manchester Avenue.
- 9.11 R4-7 (KEEP RIGHT) signs shall be added to both ends of the proposed curbed medians along Maple Avenue.
- 9.12 All stop signs at the intersection approaches between Maple Place and the site circulation roads shall be supplemented with R1-4 (ALL-WAY) plaques per MUTCD requirements.
- 9.13 It is unclear if the intersection between Maple Place and Manchester Avenue will be all-way stop controlled under proposed conditions. Both existing Manchester Avenue approaches are currently stop controlled and a stop bar and stop sign are proposed at the Maple Place westbound approach only. The Engineer shall clarify which intersection approaches are proposed to be stop-controlled. Appropriate signs shall be added if an all-way configuration is desired.
- 9.14 There appears to be two standard sign details provided on the Construction Details sheet which provide contradicting sign mounting heights. The details shall be revised so that all signs are shown mounted at a minimum height of 7’ measured from the base of the sign to the ground surface.



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- 9.15 The applicant shall provide turning templates for refuse collection, deliveries, and emergency vehicles. I have concerns regarding access to the refuse area on the easterly side of Building 2.
- 9.16 The plans indicate a single refuse area located at the easterly side of Building 2. The applicant shall provide testimony regarding collection of refuse and how the remaining structures will be serviced.
- 9.17 The plans shall be revised to include details for the mountable curb.
- 9.18 The plans should be revised to include a sight triangle easement at the intersection of Maple Place and Manchester Avenue. Prior to recording the sight triangle and sidewalk easements in the Monmouth County Clerk's Office, the applicant must submit the easement to the Board Attorney and our office for review and approval.

10. Grading and Drainage

- 10.1 The proposed development will disturb one (1) acre or more of land and will create one-quarter acre or more of regulated impervious surface. Therefore, the project is considered a "major development" and shall meet the Stormwater management rules N.J.A.C 7:8 for both quantity and quality. However, due to the site being located in the Metropolitan Planning Area (PA1) Zone, the applicant is exempt from the groundwater recharge requirements.
- 10.2 The applicant is proposing several areas of porous pavement, but notes the site has a low permeability rate. It is unlikely the porous pavement will function as intended. The applicant shall provide testimony regarding the use of the porous pavement and how the pavement section will drain. In additional, I am concerned that the proposed pavement section water, particularly during winter months.
- 10.3 The plan proposes to utilize an underground stormwater detention facility consisting of four (4) segments of 24 perforated HDPE pipe in stone trench to meet to stormwater quantity requirements of N.J.A.C. 7:8. The discharge will be controlled by outlet control structures for each segment. I am concerned that the runoff volume for even the small 2-year event will exceed the storage volume provided in the underground detention facility. Although, the calculations take into account the volume of storage in the stone pocket, I am concerned that since the site is an area of "low permeability" that the storage volume in the stone, particularly beneath the pipe may not be available due to the area holding water for extended periods of time.
- 10.4 The proposed underground detention facility will also serve as the stormwater conveyance system for the site. The entire system is designed at a 0.00% slope. Without the pipe having sufficient slope, the system will not function as intended. The system will hold



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water and debris and be a constant maintenance problem. I suggest the system be design having the proper pipe slope for conveyance.

- 10.5 The applicant shall review the grading in the vicinity of the Clubhouse and along the northerly property line. The contours and elevations do not agree in the plan view. There appears to be areas of the sidewalk that are higher then the top of retaining wall elevations. The proposed drainage outlet to the rear of the clubhouse is approximately 4.5' below the finished floor and is 3' off the building. Drainage inlet DI-10 has a grate elevation approximately 9" above the surrounding grades and is 3' off of the building.
- 10.6 Based on the stormwater management calculations, Detention Basin #3 provides limits attenuation of flow and volume into Detention Basin #4. The applicant should review the necessity for the basin segment.
- 10.7 The details for the outlet control structure show a 2' sump consisting of clean stone. Due to the site being an area of low permeability, the clean stone doesn't appear to offer any benefit and may hold water for extended periods of time.
- 10.8 There are numerous discrepancies between the inverts and elevations for the stormwater management system throughout the plan view, details and calculations.
- 10.9 The plans shall be revised to label the size and material of pipe used between structures OCS-1, DI-11, DI-10 and FES-1.
- 10.10 The proposed FES appears to be a headwall based on the plan view and adjacent grading.
- 10.11 The detail for OCS #1 is shown as a Type B Inlet with 8" head, whereas the plan view appears to be a Type E Inlet.
- 10.12 The locations of OCS #2 and #3 shall be identified on the plans.
- 10.13 The plans shall be revised to show how the roof leaders will connect to the proposed stormwater management system. Details of the same shall be added to the plans.
- 10.14 Details shall be added to the plan to show how the proposed inlets and drainage structures will be connected to the underground detention basins.
- 10.15 The proposed grading throughout the plan is not clear. The plans shall be revised to include additional gutter and top of curb grades throughout the site, especially along Maple Place and the area adjacent to Building #2 and the Clubhouse.
- 10.16 As stated above, the proposed grading is not clear. The plans should be revised to include spot elevations at the proposed curb, sidewalk, apron, and barrier free curb ramp to ensure it conforms to ADA regulations.



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- 10.17 Based on our field observation, there's an existing 15" to 18" pipe downstream of the existing 24" pipe under the Henry Hudson Trail. I am concerned that the increase in runoff volume to the downstream pipe will have a negative impact on the adjacent existing residential properties as it relates to erosion and possible flooding due to the backwater generated by the smaller pipe. The plans shall be revised to show the limits of the existing drainage pipe.
- 10.18 The stormwater management reports notes 20,982 CF, 36,901 CF and 72,454 CF of volume for the 2, 10 and 100 year design storm respectively to the POA for predeveloped conditions. The report notes 24,530 CF, 42,630 CF and 81,790 CF of volume for the 2, 10 and 100 year design storms respectively to the POA for post developed conditions. This represents an increase of approximately 17%, 16% and 13%. I am concerned that the increase in runoff volume to the POA will increase the elevation of ponding at the POA. The applicant shall provide calculations that show the increase in volume will not have a negative impact at the POA.
- 10.19 The applicant shall obtain approval from Monmouth County Park Systems for discharge into their drainage system.

11. Sanitary Sewer, Potable Water and Utilities

- 11.1 The applicant will be responsible for paying any water and sewer fees related to the proposed change of use as required by Chapter XIV of the Borough Water and Sewer Ordinance. These fees shall include, but not be limited to, the Borough's Sanitary Sewer Connection Fees per Chapter XIV, Section 14-2.11 and the Borough's Water Connection Fees per Chapter XIV, Section 14-1.15, Schedule IV entitled Connection Fees.
- 11.2 I defer to the Fire Official regarding the location of the proposed fire hydrants on site.

12. Landscape and Lighting

- 12.1 Section 25:1-14.6.c of the Ordinance restricts exterior light sources from emitting glare beyond the lot lines of the site. The applicant proposes lighting levels ranging from 0 to 1.0 foot-candles on the adjacent residential lots. The applicant shall revise the plans to reduce the foot-candles on the adjacent lots, especially in the areas of Lot 31 and 53.
- 12.2 Section 25:1-14.6.c. of the Ordinance does not permit light mounting height to exceed 12 feet when located within 25 feet of a residential zone boundary. The applicant is proposing a mounting height of 20 feet, therefore, a variance is required.
- 12.3 The lighting levels in the area of the proposed duplex structures and two-family house are very low. Numerous areas of the walkway have foot candle levels at 0.0. The plans shall be revised to provide adequate lighting levels in these areas.



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- 12.4 Lighting levels shall be provided in the area of the single-family houses.
- 12.5 The plans shall be revised to include lighting in the area of the parallel parking on Maple Place.
- 12.6 Section 3.6H of the Redevelopment Plan requires a 6-foot high, solid fence along any property line that abuts a residential zoned property. The applicant does not propose the required fencing along Lot 53, therefore, a variance is required.
- 12.7 Section 3.6J of the Redevelopment Plan required a landscaping buffer along any property line that abuts a residential zoned property. The applicant does not propose a continuous buffer along Lot 53, therefore, a variance is required.
- 12.8 The applicant shall review the plans to confirm there will not be any conflicts with the proposed utilities.
- 12.9 Several of the proposed shade trees are located within close proximity of the proposed sidewalk. The applicant shall review these locations to ensure there will not be any conflicts with roots uplifting sections of the sidewalk.

13. Environmental

- 13.1 The submitted Environmental Impact Statement noted areas of soil contamination that is in the process of being remediated. The applicant shall provide a copy of the Response Action Outcome for the site and provide testimony regarding the same.

14. General Comments

- 14.1 The applicant shall indicate if any signs are proposed as part of the site plan application. Details of the same shall be added to the plans.
- 14.2 A note shall be added to the plans that shop drawings, prepared by a licensed engineer in the State of New Jersey, shall be submitted for the proposed retaining wall.
- 14.3 The owner's concurrence signature must be signed and notarized.
- 14.4 The applicant should clarify its proposal for mechanicals and any HVAC condensers. We recommend that the plan be revised to show the location of all existing or proposed equipment and that screening be provided for same.
- 14.5 The applicant should confirm that the property is not subject to any existing easement, deed restrictions and/or covenants.



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- 14.6 The applicant must post performance and maintenance guarantees and inspection fees, as necessary. Unless waived by the Borough, the applicant must enter into a Developers Agreement with the Borough.
- 14.7 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.

15. Permits and Approvals

- 15.1 The applicant should obtain all necessary permits and approvals including, but not limited to, CAFRA, Monmouth County Planning Board, Monmouth County Park Systems, Freehold Soil Conservation District and Bayshore Regional Sewerage Authority and provide copies of same to the Board.
- 15.2 The applicant must obtain any necessary municipal building permits that are required.

If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

T&M ASSOCIATES

FRANCIS W. MULLAN, P.E., C.M.E.
PLANNING BOARD ENGINEER

STANLEY SLACHETKA P.P., A.I.C.P.
PLANNING BOARD PLANNER

FWM:DMD:AWD:DW:lkc

c: Marc Leckstein, Planning Board Attorney
Mark Sessa, Planning Board Chairman
Salvatore Alfieri, Applicant's Attorney
Walter Hopkins, Applicant's Attorney
Hudson Pointe at Keyport, LLC, 234 Boundary Road, Unit 104, Marlboro, NJ 07746



ATTACHMENT A

Preliminary and Final Site Plan Approval – Hudson Point at Keyport, LLC (21-03) 75 Manchester Avenue; Block 120, Lots 8 & 9 and Block 130, Lots 42, 48, 49, 50, 51 & 52

An outline of Completeness Item Waivers we do not object to:

- A.1 Item Preliminary 6 - Soil Erosion and Sediment and Control Permit and Soil Conservation District Approval. *We have no objection to the Board granting a completeness waiver for this item, provided that the applicant obtains Freehold Soil Conservation District approval as a condition of approval.*
- A.2 Item Preliminary 8 – Referral to the Monmouth County Planning Board for review and approval. *We have no objection to the Board granting a completeness waiver for this item, provided that the applicant obtains approval from the Monmouth County Planning Board as a condition of approval.*
- A.3 Item Preliminary 12 – Application for state ingress and egress approval. *Since the property is not located on a state highway, we have no objection to the Board granting a completeness waiver for this item.*
- A.4 Item Preliminary 15 – Owner’s signed Certificate of Concurrence with the plan. *We have no objection to the Board granting a completeness waiver for this item, provided that the owner’s concurrence signature block is signed and notarized as a condition of approval.*
- A.5 Items Final 4 and Final 7 – Performance Guarantees and Inspection Fees. *We have no objection to the Board granting completeness waivers for these items, provided that performance guarantees and inspection fees are provided as a condition of any approval.*
- A.6 Item Final 5 – Soil Removal Permit. *We have no objection to the Board granting a completeness waiver for this item, provided that the applicant obtains a soil removal permit as a condition of any approval if any soil will be removed from the site.*
- A.7 Item Final 9 – Permits from other authorities. *We have no objection to the Board granting completeness waivers for these items, provided that copies of all permits and approvals are provided as a condition of any approval.*



**ATTACHMENT B
APPLICATION FEE SCHEDULE**

**Preliminary and Final Site Plan Approval – Hudson Pointe at Keyport, LLC (21-03)
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Determination of Fees

Site plan	Application Fee	Escrow Fee
Preliminary Site Plan	\$300.00	\$3,637.25 (145,490 SF disturbance x \$0.025)
Final Site Plan	\$100.00	\$3,637.25 (145,490 SF disturbance x \$0.025)
Total	\$400.00	\$7,274.50



ATTACHMENT C

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Requirements for Overall Tract	Required	Proposed
Minimum Lot Area (sq. ft.)	105,000 sf	124,663 sf
Maximum Density	48 Multi-Family 12 Duplex 2 Single-family 1 Two-Family	48 Multi-Family 12 Duplex 2 Single-family 1 Two-Family
Maximum Impervious Coverage	72%	65.5%
Maximum Building Coverage	28%	22.5%
Minimum Parking Lot Setback to Any Lot Line	6 ft	6 ft
Minimum Accessory Structure Setback to Any Lot Line (unless otherwise stipulated)	10 ft	10 ft

Requirements for Multi-Family District	Required	Proposed
Minimum Northern Yard Setback	12 ft	12 ft
Minimum Eastern Yard Setback	25 ft	25.2 ft
Minimum Western Yard Setback	55 ft	55.06 ft
Minimum Southern Yard Setback	100 ft	100.3 ft
Minimum Building Separation	55 ft	78.3 ft
Maximum Building Height (stories / ft.)	45 ft / 4 Stories	To Comply

Requirements for Duplex District	Required	Proposed
Minimum Front Yard Setback	20 ft	27.1 ft
Minimum Front Yard Setback – Uncovered Stairs or Stoops	15 ft	15 ft
Minimum Front Yard Setback – Cantilevered Upper Floor	14 ft	20.1 ft
Minimum Side Yard Setback	4 ft	4.1 ft
Minimum Side Yard Setback – Adjoining Single Family Lots	5 ft	5 ft
Minimum Side Yard Distance Between Duplex Buildings	10 ft	10 ft
Minimum Rear Yard Distance Between Duplex Buildings (Excluding Decks)	50 ft	50 ft
Minimum Rear Yard Setback to Property Line	50 ft	66.6 ft
Maximum Building Height (To Peak of Roof)	38 ft / 3 Stories	To Comply



ATTACHMENT C

Preliminary and Final Site Plan Approval – Hudson Pointe at Keyport, LLC (21-03)
Block 120, Lots 8 & 9 and Block 130, Lots 42, 48, 49, 50, 51 & 52
75 Manchester Avenue

Requirements for Single-Family District	Required	Proposed
Minimum Lot Area (sq. ft.)	5,000 sf	5,000 sf
Minimum Lot Width (sq. ft.)	50 ft	50 ft
Minimum Front Yard Setback	25 ft (Manchester Avenue) 12 ft (Maple Place)	25 ft (Manchester Avenue) 12 ft (Maple Place)
Minimum Side Yard Setback	6 ft	6 ft
Minimum Side Yard Setback (Combined)	16 ft	16 ft
Minimum Rear Yard Setback	25 ft (opposite Manchester)	25 ft (opposite Manchester)
Maximum Building Coverage	50%	33.8%
Minimum Impervious Coverage	60%	To Comply
Maximum Building Height	35 ft / 2.5 Stories	To Comply
Accessory Structure Setback	7.5 ft	To Comply

Requirements for Two-Family District	Required	Proposed
Minimum Lot Area (sq. ft.)	4,500 ft	4,600 ft
Minimum Lot Width (sq. ft.)	50 ft	50 ft
Minimum Front Yard Setback	25 ft	26.9 ft
Minimum Side Yard Setback	5 ft	6 ft
Minimum Side Yard Setback (Combined)	10 ft	12 ft
Minimum Rear Yard Setback	25 ft	25.1 ft
Maximum Building Coverage	50%	33%
Minimum Impervious Coverage	65%	57.7%
Maximum Building Height	35 ft / 2.5 Stories	To Comply
Accessory Structure Setback	7.5 ft	To Comply

Requirements for Clubhouse District	Required	Proposed
Minimum Setback to Resident Properties	8 ft	8.9 ft
Minimum Setback to Northern Property Line	2 ft	2.5 ft
Minimum Setback from Manchester Avenue	70 ft	109.8 ft
Maximum Building Height	30 ft / 2 Stories	To Comply
Minimum Gross Floor Area of Clubhouse	2,800 sf	3,032 sf