

January 3, 2024

VIA UPS OVERNIGHT DELIVERY

Robin Atlas, Board Secretary
City of Northfield Planning Board
1600 Shore Road
Northfield, New Jersey 08225

RE: Application of Homes for All, Inc.
1823 Wabash Avenue
Block 92, Lots 25, 28, 29, 33 & 34
City of Northfield, Atlantic County, New Jersey
Our File No. 12579-1


Dear Ms. Atlas:

Our firm represents Homes for All, Inc. ("the Applicant"), the owner of the above-referenced property (the "Subject Property"), with respect to this application for an extension of the period of zoning protection in connection with the previously approved plan to construct, establish, and maintain 77 age-restricted residential apartment units in 5 detached apartment buildings at the above property.

On January 6, 2022, the City of Northfield Planning Board granted Preliminary and Final Major Site Plan Approval and design waivers for the Applicant in connection with the establishment of 77 residential units in 5 detached buildings with related site improvements. These approvals are memorialized in a Resolution, dated February 3, 2022, copies of which are enclosed herein.

With the present submission, the Applicant requests three (3) one-year extensions of the period of zoning protection pursuant to N.J.S.A. 40:55D-52(a), wherein "the planning board may extend such period of protection for extensions of one year but not to exceed three extensions." N.J.S.A. 40:55D-52(a). The Applicant is seeking all three (3) of the permissible extensions to run consecutively from the date the period of zoning protection would expire. This would extend the period of zoning protection from February 3, 2024 until February 3, 2027.

Testimony in support of the requested extension will also be provided by the Applicant at the scheduled public hearing.

In support of this Application, enclosed herein please find the following:

1. An original and two (2) copies of the City of Northfield Land Development Application;
2. Three (3) copies of the City of Northfield Site Plan Checklist (to be submitted under a separate cover);
3. One (1) copy of the City of Northfield Planning Board Resolution, dated February 3, 2022, which granted Preliminary and Final Major Site Plan Approval and Design Waivers to the Applicant;
4. One (1) copy of the Applicant's Proof of Paid Taxes;
5. One (1) copy of the 200' Property Owners' List; and
6. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$500.00 and \$750.00, representing the required application fee and escrow deposit, respectively.

As the Applicant is a not-for-profit corporation, there are no stockholders at all pursuant to law. This representation is intended to satisfy the disclosure requirement contained in the New Jersey Municipal Land Use Act, N.J.S.A. 40:55D-48.1, *et seq.*

Please contact me when this application will be scheduled, preferably in March.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

STEPHEN R. NEHMAD

SRN/jls

c: Matt Doran, PE (Via Overnight Delivery – UPS)
Joel M. Fleishman, Esquire (Via Overnight Delivery – UPS)
Glen McDonald, Executive Director/Officer (w/encl. via e-mail: glen.hfa@gmail.com)
Kevin Dixon, PE, PP, PTOE, CME (w/encl. via e-mail: kevin@dixonassociates.com)
Emanuel Sanfilippo, III, Esq. (w/o encl. via email: esanfilippo@ndglegal.com)

PLANNING BOARD APPLICATION

CASE # 92-25,28,29,33,34

FOR OFFICIAL USE ONLY

Date of Application Received: 1-4-24

Date: _____ Date of Deposit

Fee Paid 1-4-24

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date 3-7-24

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Homes for All, Inc. - a Non-Profit Corporation

Applicant's Mailing Address 680 Hooper Ave., Toms River, NJ 08753

Applicant's Phone Number 609-289-6954 e-mail address glen.hfa@gmail.com

Applicant is a: Corporation Partnership Individual ☒ Non-Profit Corporation

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

☐ Appeal of action of administrative officer

☐ Interpretation of development ordinance or map

☐ Variance: "C" Variance (Hardship)

☐ "D" Use Variance

☐ "D" Non-Conforming Use

☐ Conditional use

☐ Subdivision - Minor

☐ Subdivision - Major

☐ Site Plan - Waiver

☐ Site Plan - Minor

☐ Site Plan - Major

☒ Other Three (3) one-year extensions of the period of zoning protection
for approvals memorialized in Resolution, dated February 3, 2022.

Owner's Authorization: I hereby certify that I reside at:

In the County of Atlantic State of New Jersey

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block 92 Lot(s) 25, 28, 29, 33 & 34 commonly known as 1823 Wabash Avenue

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature

BY:

J. McDonald
GREEN McDONACK, PRES

FOR GABLES ON WABASH LLC

Applicant's Attorney Stephen R. Nehmad, Esq. Phone # 609-927-1177

Address 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Applicant's Engineer Kevin J. Dixon, P.E. Phone # 609-652-7131

Address 335 Jimmie Leeds Rd., Galloway, NJ 08205

Applicant's Architect Monteforte Architectural Studio Phone # 732-988-1900

Address 733 State Hwy. 35, Ocean Twp., NJ 07712

Applicant's Landscape Architect Joseph P. Adamson, LLA, PP Phone # 609-641-7713

Address 5009 English Creek Ave., Egg Harbor Twp., NJ 08234

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature

BY

J. McDonald
GREEN McDONACK, EXEC DIR

FOR: HOME FOR ALL INC.

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

CERTIFICATION OF OWNER

This is to certify that the plans and/or survey plans with the measurements shown have been

drawn by me as the owner of the property regarding BLOCK 92 LOT(S) 25, 28, 29, 33 & 34

Commonly known as 1823 Wabash Avenue
(address)

Have been drawn as accurately as possible to the best of my knowledge.

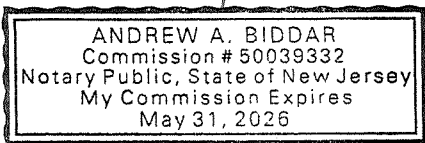
Owner's Name Gables on Wabash, LLC

Address 680 Hooper Avenue, Building B, Suite 204

City Toms River, NJ 08753

Notary

Date



**CITY OF NORTHFIELD
PLANNING BOARD**

RESOLUTION AND FINDINGS OF FACTS AND DECISION

RE: Homes for All, Inc., a Non-Profit
Corporation
Wabash Avenue
Block 92, Lots 25, 28, 29, 33 & 34
Northfield, New Jersey

Application for Preliminary and Final Major
Site Plan Approval and Design Waivers
GRANTED
Hearing Date: January 6, 2022

This matter having been heard by the Planning Board of the City of Northfield on Thursday, January 6, 2022, at a duly scheduled in person meeting held at City Council Chambers and also available via an electronic Zoom meeting, and a hearing having been conducted with a quorum present on the application submitted by Homes for All, Inc., a Non-Profit Corporation (the "Applicant"); and

WHEREAS, the Applicant is the contract purchaser of the real property located on Wabash Avenue between Tilton and Mill Roads, identified as Lots 25, 28, 29, 33 & 34 in Block 92 on the tax map of the City of Northfield, Atlantic County, New Jersey (the "Property"), which Property contains two (2) existing vacant commercial buildings; and

WHEREAS, the Applicant was represented at the hearing by Stephen R. Nehmad, Esquire of Nehmad Davis & Goldstein, PC; and

WHEREAS, the Applicant submitted an application, together with a Site Plan dated November 22, 2021 (consisting of nine (9) sheets), prepared by Dixon and Associates Engineering, LLC, a Landscape Plan dated November 19, 2021 (consisting of three (3) sheets), prepared by J. Adamson Landscape Architects, Architectural Plans dated November 17, 2021 (consisting of five (5) sheets), prepared by Monteforte Architectural Studio, LLC, Stormwater Management Report dated November 22, 2021, prepared by Dixon and Associates Engineering, LLC, and a Traffic

Impact Statement, dated November 22, 2021, prepared by Dixon and Associates Engineering, LLC, which application requested preliminary and final major site plan approval and several design waivers in order to construct seventy-seven (77) age-restricted residential apartment units to be located in five (5) detached buildings and related site improvements on the Property (collectively, the "Project"); and

WHEREAS, at the time of the hearing, Applicant presented testimony on behalf of the application from Glen McDonald, Executive Director of Homes for All, Inc., Kevin Dixon, a New Jersey licensed professional engineer, and Lisa Gogats, a New Jersey licensed professional architect; and

WHEREAS, the Board received a report from Matthew F. Doran, Board Engineer dated December 23, 2021, a copy of which is attached hereto as **Exhibit "A"**; and

WHEREAS, several members of the public appeared at the hearing and via zoom to speak regarding the Project; and

WHEREAS, after completing a full and thorough hearing on the application, the Board considered the evidence presented and made the following findings and conclusions which are reflected in the record.

1. The Applicant is the contract purchaser of the Property, which is located on Wabash Avenue between Tilton and Mill Roads, contains 6.42 acres, and is shown as Lots 25, 28, 29, 33 & 34 in Block 92 on the tax map of the City of Northfield. The Property is located in the Affordable Housing 1 - Age Restricted Zoning District (the "AH1-AR Zone"), which allows only for planned adult community of garden apartment/condominium apartments for adult (fifty-five (55) years and over) residents. The Property currently contains two (2) existing, vacant commercial buildings and a shed.

2. The Applicant has submitted a properly filed application, all required documents and has paid all required fees and has complied with the Advertising and Notice Requirements of the New Jersey Municipal Land Use Law ("MLUL") and City's Land Use and Development Regulations (the "Zoning Ordinance").

3. Applicant is seeking preliminary and final major site plan approval and design waivers to allow the construction of seventy-seven (77) age-restricted residential apartment units to be located in five (5) detached buildings on the Property (heretofore and hereinafter referred to as the "Project").

4. Mr. Nehmad explained the Project, indicating that the Property has been vacant for 15 years. Mr. Nehmad indicated that in 2018, the City included this Property in the housing plan which is designated as AHI-AR Zone. Mr. Nehmad advised that this Project creates a realistic opportunity for affordable housing in the City in accordance with the Mount Laurel Doctrine (as hereinafter defined).

5. Kevin Dixon, a licensed New Jersey professional engineer and planner, who was duly qualified as an expert, then testified on behalf of the Applicant referring to Exhibits A-1, Aerial Photo, A-2, Colorized Site Plan dated November 22, 2021, and A-9, Rendered Landscape Plan. Mr. Dixon explained that the size of the Property, being just under 6.5 acres, would yield 77 units per the Zoning Ordinance. Mr. Dixon advised that the Applicant had received a "No Further Action" letter from NJDEP, a copy of which would be supplied to the Board Engineer.

6. Mr. Dixon, referring to Exhibit A-1, stated the Property is adjacent to the library, across from the City's bike path, surrounded by residential neighborhoods and confirmed that the entire Property is in the AHI-AR Zone. Mr. Dixon referred to Exhibit A-9 and explained the proposed site plan, and that all units are townhomes with parking underneath as well as outside

parking, providing a total of 146 parking spaces, which meets the Residential Site Improvement Standards. Mr. Dixon testified there would be seventy-seven (77) dwelling units within a total of five (5) buildings, and Building No. 5 would also include a pool, recreation center and pickle ball courts. Mr. Dixon stated they will provide ADA improvements throughout the Project.

7. Mr. Dixon stated that many specimen trees currently located on the Property will be preserved. The Applicant will add several Leland Cypress trees, and white pine trees will be planted in the rear of the Property to create a buffer to the northwest portion of the Property.

8. Mr. Dixon discussed the stormwater drainage plan and confirmed that it will meet the new NJDEP rules that became effective in March, 2021. Mr. Dixon stated that he will work directly with the Board Engineer to ensure the drainage plan will meet all governmental requirements. Mr. Dixon testified that a CAFRA permit is required and that will be provided to the Board once received.

9. Mr. Dixon confirmed that 15% of the Project units will be set aside as affordable housing (approximately twelve (12) units).

10. Mr. Dixon then outlined the design waivers that were being requested by the Applicant, which he described as follows:

- i: no curbs or sidewalk on Wabash Avenue;
- ii: open basins which are not permitted by the Zoning Ordinance;
- iii: street address being shown on the Project identification sign;
- iv: 5' landscaping around the trash area; and
- v: street trees at 30' on center across the frontage of the Property.

11. Mr. Dixon provided details regarding the design waiver for no curbs or sidewalks on Wabash Avenue stating they will create a drainage issue on Wabash Avenue, which is a paved road.

He also noted that Wabash Avenue has no sidewalks as it is located next to that bike path. Mr. Dixon testified that the basin will meet the 100-year storm design requirements, and they are requesting that no fencing be required around the basin as it will be only 2' in depth. Mr. Dixon also stated that no street trees are needed as the Applicant will be providing an excess of new landscaping throughout the Project while retaining as many existing trees as reasonably possible.

12. Mr. Dixon, referring to Exhibit A-2, addressed the drainage easement that crosses the Property, stating the 10-foot stormwater easement will be widened to 15 feet. Mr. Dixon testified the Applicant will reorient the existing easement as needed and will move the easement away from any of the proposed buildings and a new stormwater drainage easement will be provided. The new stormwater drainage easement shall be subject to the review and approval of the Board Engineer and Board Solicitor.

13. Mr. Dixon requested a waiver for Applicant to be able to have the street address shown on the Project identification sign which will be 30 sf in area by 5' high exclusive of the street address portion of the sign.

14. Mr. Dixon, also testified regarding the Traffic Impact Statement and confirmed that the Project will have no impact on the current Level of Service, which will remain an "A" Level of Service. Mr. Dixon stated that he is not in favor of expanding the right-of-way on Wabash Avenue as it is a low-impact free flowing road and is unlikely to be widened as it was recently paved. Mr. Dixon advised the driveway opening radius would be 75 feet.

15. Lisa Gogats of Monteforte Architectural Studio, LLC, Ocean Township, New Jersey, a licensed architect of New Jersey, was duly sworn and accepted as an expert by the Board for purposes of the hearing. Ms. Gogats, referring to Exhibit A-5, 1st Floor Plan, Exhibit A-7, Colored Rendering, and Exhibit A-9, Materials Board, explained that her office had designed the

architecture for the Project. She advised that half of the buildings would be a beige earthy tone while the other half would be a grey tone with asphalt shingles. All buildings will have a stone veneer exterior as well. Ms. Gogats explained the mix of bedrooms for the Project being a breakdown of thirty-seven (37) one (1) bedroom units and forty (40) two (2) bedroom units. Ms. Gogats went on to explain that Building 5 will also contain the Superintendent's Office and Manager's Unit. She stated that all units for this Project will be rented. Ms. Gogats testified that all mechanicals will be screened inside the roof pitch and ground mounted mechanicals will also be screened.

16. Ms. Gogats, referring to Exhibit A-5, explained the floor plans for Buildings 1 through 4 and indicated that Building 5 will be different due to housing the recreational area and the on-site manager's office. Ms. Gogats advised that open garages will be under the Buildings and each unit will have a balcony with a storage unit. Mr. Nehmad confirmed this will be a 55-year and older restricted community and dependents under the age of 18 would not be permitted. Lastly, Ms. Gogats advised lighting on the Property will be discussed with the Board engineer. The lights will be 15' high, acorn style and will meet low-light criteria.

17. Board Chairperson Levitt opened up the public portion of the hearing at this point. Mr. David Andrews, appeared in person, and was duly sworn. Mr. Andrews, 200 Northfield Plaza, Northfield, New Jersey, had questions regarding the rear buffer of the Property and inquired if there would be any subletting of the units permitted. The Applicant advised there would be no subletting permitted.

18. Susan Biglin, 17 Locust Avenue, Northfield, New Jersey, questioned the buffer between her property and the Property. Mr. Dixon responded that it is approximately 80' from her property to the closest building. Ms. Biglin had concerns regarding the amount of traffic on

Wabash as traffic is tough on Tilton Road. Ms. Biglin inquired if there will be security on the Property and the anticipated amount of traffic increase on Wabash Avenue. Lastly, Ms. Biglin requested clarification regarding the location of the balconies on each unit and if there will be rules enforcing improper use of said balconies. In response, the Applicant confirmed that there will be formal rules and regulations preventing improper use of the balconies.

19. Board Chairperson Levitt opened up the public portion to Zoom participants to speak. Lindsey Digneo, 7 Birchfield Court, Northfield, New Jersey, was duly sworn and advised the Board that she lives across the street from the Project and has concerns regarding traffic.

20. Christine Thompson, 1403 Wabash Avenue, Northfield, New Jersey, was duly sworn and stated that she lives across Tilton Road and voiced many concerns she has with the Project being a resident of Northfield for over forty (40) years. Ms. Thompson questioned how the Property would be beneficial to the City. Mr. Nehmad advised Ms. Thompson that this is an inclusionary development and the law promotes this type of development. Mr. Nehmad advised the Project is taking a blighted site and turning it into something that the community can be proud of. Ms. Thompson inquired if there will be background checks conducted for residents of the units and also questioned what the rental amounts for each unit will be.

21. Amy Sullivan, 2301 Wabash Avenue, Northfield, New Jersey, was duly sworn and questioned if rules and regulations will be included in unit leases. The Applicant confirmed that this would be the case. Ms. Sullivan also stated that having sidewalks and curbs would be helpful.

22. The Board found that the Applicant, through the testimony of its Executive Director and its professionals, adequately presented a case for the Board to approve the requested preliminary and final major site plan application in accordance with the requirements of the City's Zoning Ordinance. The Board found that the Project enhances residential development within the

City, addresses the affordable housing requirements applicable to the Property ("Mount Laurel Doctrine") and will clearly constitute a benefit to the residents of the City of Northfield and Atlantic County.

23. The Board also found that the design waivers are reasonable, appropriate and justified for the Project for the reasons articulated by Mr. Dixon.

24. The Board found that the granting of preliminary and final major site plan approval and design waivers is further minimized by the conditions set forth below which were consented to by the Applicant.

WHEREAS, upon motion made by Mayor Chau and seconded by Mr. Roegiers, to grant the Applicant Preliminary and Final Site Plan approval together with design waivers for the following: (i) no curbs or sidewalk on Wabash Avenue; (ii) open basins which are not permitted by the Zoning Ordinance; (iii) allowing the street address on signage as additional sign area; (iv) 5' landscaping around the trash area; and (v) street trees at 30' on center across the frontage; all being subject to the Applicant's compliance with the following conditions, the following roll call vote was taken:

1). Applicant shall conform with all conditions and requirements set forth in the Board Engineer's report dated December 23, 2021, a copy of which is annexed hereto as **Exhibit "A"** and by this reference made a part hereof, unless modified at the hearing and herein as modified by this Resolution.

2). Applicant shall provide a revised Stormwater Drainage Easement with new metes and bounds description to be reviewed and approved by the Board Engineer and Board Solicitor.

3). Applicant agrees to provide an additional 5 foot widening of the right-of-way on Wabash Avenue if required by the Board Engineer.

4). Applicant agrees that electronic charging stations will be added as required by the applicable State statute.

5). All Mechanicals on the ground will be screened from public view.

6). Applicant will comply with those conditions outlined in the City's' Fire Department Letter, dated January 5, 2022.

7). Applicant will reset the fence behind the municipal library to install a gate between the library and the Project and will provide low-level lighting on the pathway between the library and the Project.

8). Applicant agrees that all key FOBs will be supplied to the City's Police and Fire Departments for emergency access.

9.) Trash collection will be between 9 a.m. and 4 p.m. on weekdays only.

10.) Applicant agrees that all leases will include Rules and Regulations governing the Property and use of balconies, trash collection, etc.

11). All representations of the Applicant made at this hearing shall be deemed to constitute conditions of this approval as if set forth here at length.

12). Applicant must comply with all other state, county and local agencies having jurisdiction over the Project.

13). Specifically, conditioned that no building permit be issued until all application fees and all escrow fees have been paid in full.

Approved: Dooley
Newman
Roegiers
Rowe
Scharff
Shippen
Levitt (Chairman)

Mayor Chau
Utts

Against: None

Recused: None

Absent: None

Robin Atlas

ROBIN ATLAS
PLANNING BOARD
SECRETARY

Dr. Richard Levitt 2/3/2022

DR. RICHARD LEVITT
CHAIRPERSON

Date of Adoption: February 3, 2022

Exhibit "A"
Engineering Report dated December 23, 2021

DORAN

ENGINEERING, PA
ENGINEERS • PLANNERS • SURVEYORS

840 NORTH MAIN STREET • PLEASANTVILLE, NJ 08232
(609) 646-3111 FAX (609) 641-0592

MEMO TO: City of Northfield Planning/Zoning Board

FROM: Matthew F. Doran, Board Engineer

DATE: December 23, 2021

RE: Homes for All, Inc.
Doran #9699

LOCATION: BLOCK: 92 LOT: 25, 28, 29, 33, 34
Wabash Avenue, between Tilton and Mill Roads

STATUS: Preliminary & Final Site Plan Request

BASIS FOR REVIEW: Plans prepared by Dixon Associates Engineering, LLC

Sheet 1 of 9, dated 11-22-21
Sheet 2 of 9, dated 11-22-21
Sheet 3 of 9, dated 11-22-21
Sheet 4 of 9, dated 11-22-21
Sheet 5 of 9, dated 11-22-21
Sheet 6 of 9, dated 11-22-21
Sheet 7 of 9, dated 11-22-21
Sheet 8 of 9, dated 11-22-21
Sheet 9 of 9, dated 11-22-21

Landscape Plan prepared by Joseph P. Adamson, L.L.A., P.P.
Sheet L1, dated 11-19-21
Sheet L1A, dated 11-19-21
Sheet L2, dated 11-19-21
Sheet L3, dated 11-19-21

Architectural Plans prepared by Monteforete Architectural Studio, LLC
Sheet 101, dated 11-17-21
Sheet 102, dated 11-17-21
Sheet 103, dated 11-17-21
Sheet 104, dated 11-17-21
Sheet 105, dated 11-17-21

Traffic Impact Statement, prepared by Dixon Associates, dated 11-22-21

USE: Residential Age Restricted/Affordable Housing

ZONING REQUIREMENTS: This property is located in the AH1- AR Zone which allows primarily for Age Restricted Housing. The following is a review of the bulk requirements for the proposed project:

ITEM	REQUIRED	PROPOSED	CONFORMITY
LOT AREA	200,000 SF	279,655 SF	C
LOT WIDTH	200'	519'	C
DENSITY	12 / DU/AC	12/ DU/ AC 15% set-aside	C
SETBACKS:			
FRONT (Wabash)	50'	50' min.	C
SIDE (Clark Place)	40' (50' average)	40' (50' average)	C
SIDE (Locust)	30' (80' to residential structure)	30' (>80' to residential structure)	C
HEIGHT	3-sty/45'	2-sty over parking 41'	C
OPEN SPACE	40% gross/20% net	42% / 42%	C
* Distance between buildings	50' minimum	70'	C
* Distance between buildings	25' minimum	70'	C
TOTAL COVERAGE	65%	42.7%	C
FLOOR AREA RATIO			
BUFFER (Locust)	25'	25'	C
*Distance between buildings (both facing walls with windows)			
*Distance between buildings with (one wall with windows)			

215-152.1 (Affordable Housing- Age Restricted District Criteria)
(C) Standards and Regulations

- (1) Density- 12 units per acre, shall include a 15% set-aside of affordable housing units. The maximum density maybe increased by 15 units per acre, provided that the standards of 215-152.01 are satisfied without exception.
- (2) Building Setback
 - a) A minimum setback to the northern property line (Clark Place) shall be 40-feet, with an average setback of 15'.
 - b) A minimum setback to the eastern property line (Locust Drive) is 30-feet. A minimum separation to the existing residential lots from any residential structure shall be 80-feet.

This area shall include a landscape buffer with a minimum of 25-feet.
 - c) A minimum setback of 50-feet to Wabash Avenue for residential buildings. A minimum setback of 30-feet to Wabash Avenue for nonresidential buildings with a maximum height of 1.5- story.
- (3) Building Height for residential buildings shall not exceed three stories or 45- feet to allow for architectural elements such as pitched roofs, dormers, and other similar features.

Parking maybe permitted on the lower level when increasing the building height to three stories. The residential units shall only occupy two floors in any building.
- (4) Open space: 40% of the gross tract area, 20% of which shall be included within the net tract area.

All open space be set aside as permanent common space to be owned in undivided interest by the unit owners.

- (5) Distance between buildings: Buildings shall be considered facing if the walls form any angle of less than 45°:
 - (a) Where both facing walls contain windows of habitable rooms, 50 feet, but not less than two times the eave height of the building containing the highest habitable room.
 - (b) Where only one of two facing walls contains windows of habitable rooms 25 feet, but not less than two times the eave height of the highest of the two buildings containing such facing walls.
 - (c) Where neither of two facing walls contain windows of habitable rooms, 25 feet, or the eave height highest of the two buildings containing such facing walls, whichever is greater.
- (6) Recreation areas. Active and passive outdoor recreational areas shall be provided and shall include be provided and shall include suitable landscaping, sitting, and walking areas as determined by the approving authority. Indoor social, cultural, recreational, and meeting facilities shall be required as similarly directed.
- (7) Maximum impervious surfaces: 65%.
- (8) A landscape buffer with a minimum width of 25 feet is required along the property lines. Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in Section 215-85 and 215-100.

PROJECT DESCRIPTION:

This is an application for Preliminary and Final Major Site Plan Approval, with no variance relief requested. This particular property, the old Arthur Henry site, was subject of a minor subdivision approval for single family dwelling units, a few years in the past. The subdivision never perfected and was not filed.

The approval request is for seventy-seven (77) units, to be located in five (5) detached apartment buildings, or a 6.42-acre site. In addition to the seventy-seven garden apartment units, the applicant is also proposing a clubhouse to be located in building #5, a pickleball court, swimming pool, gazebo, pet walking area, and various other site improvements.

The project is required to be age restricted (55- years and older) and must have 15% set aside for affordable housing units.

ZONING REVIEW:

- 1. The property is located in the AH1- AR Zone, and on this size property, seventy-seven (77) units are permitted with a 15% set aside for affordable units.
- 2. The applicant has not requested any variance for the proposed development.

Following is a list of design waivers needed as part of the application:

1. Street tress at 30' on centers across the frontage.
2. 5' landscaping around the trash area.
3. Open basins are not permitted by ordinance, a design waiver is required.

ENGINEERING REVIEW:

1. The application will be reviewed utilizing the Design Standards and Improvement Specifications outline in Article VIII of the ordinance. The State Residential Improvement Standards will take precedence over the local ordinance for this development.
2. The applicant has supplied architectural plans, including building views and floor plans.

The plans show two living floors over parking, which complies. The site is proposed to have thirty-seven (37) one-bedroom units and forty (40) two-bedroom units, for a total of seventy-seven (77) units.

3. As per Section 215-85 buffers are required around the site. The plan meets the Section 215-152.1 of the ordinance modifies the buffer section, to require a 25' landscaped area, along all property lines. Existing vegetation can be utilized, as part of the landscaping and supplemented, as appropriate.

A review of the landscaping plan shows a natural buffer of existing vegetation to remain. The 25' dimension, and line of delineation of the 25' should be shown on the plan.

A note should also be placed on the plan, that the natural buffer is to be supplemented or needed in order to provide a visual barrier, equal to a double staggered row of evergreens, as required by the ordinance.

4. The applicant has supplied a clearing and grading plan with the application.

The clearing limits around the site should be clearly labeled. The ordinance requires that an area of natural buffer remains along the property line.

With regards to grading, the plan is adequate for grading of the site.

A permit from the Cape Atlantic Soil Conservation District for the clearing and stabilization of the site both during construction, and the final planted cover over the site.

5. The ordinance requires that curbs, gutters, and sidewalks are required across the frontage of the property. The plan should be revised in order to show these improvements.

Wabash Avenue presently has a right-of-way width of 40'. The applicant should discuss the need to dedicate 5-feet additional (half width) along their side of Wabash Avenue in order to provide a half width of 25-feet.

The appropriate details for the curbs, gutters, and sidewalks, should be shown. The continuous half width should be 15'.

6. Section 215-19 requires that a 6" concrete apron, with wire mesh (6X6-10/10) be installed for access to the site. The plan should be revised to show the details and dimensions for the driveway.

ADA compliant ramps should be supplied at the driveway entrance. Details and ADA compliant grades should be supplied on the plan.

7. The applicant has proposed one (1) two-way driveway onto Wabash Avenue to the site. The ordinance allows a maximum curb cut of 50'. The applicant is proposing a 75' curb cut.
A design waiver is required.

A driveway of 30' for a main access drive, the applicant is proposing a driveway access of 25'.
A design waiver is required. (Section 215-92)

8. The plan shows an existing easement crossing the site. It appears that the easement is in favor of the City for storm drainage from Locust Drive. The easement is existing at 10'.
 - a) The existing easement is at the corner of building #5 with setback, in my opinion, it would be difficult to perform repairs on the storm pipes without possibly jeopardizing the structure, this should be discussed.
 - b) The Board should discuss with the applicant expanding the easement to 15' within the property lines of the site. Additional room should be supplied in order to make repairs on the pipes.
9. Section 215-94 allows the Board to require an Environmental Impact Statement if the Board determines the site to be environmentally sensitive.

I believe this site was required to perform site remediation by the NJDEP. The applicant should supply a copy of any final approval from the NJDEP.

10. The applicant should discuss with the Board if any fencing is existing, or proposed at the site, as part of the development.
11. The plan should be submitted to the Fire Department for review and approval.
12. The applicant has supplied a Landscaping Plan (4 sheets) prepared by J. Adamson LLC, the plan shows a good blend of trees, shrubs, and ground cover.

Following is a review of the plan, as it relates to the ordinance (Section 215-100):

- A. The exterior of the building shall include a landscape strip, at least 4' wide suitably planted.

The applicant has provided a typical detail of the perimeter planning on Sheet L1-A of the Landscaping Plan. The applicant should discuss the acceptability of this plan with the Board.

- B. The ordinance requires shade/street trees across the front of the property at 30' on center. The plan shows a pocket of trees and shrubs across the front; however, they are not planted on 30' on center. The plan should be revised, or a design waiver requested.
- C. The plan should identify and locate the existing trees six inches or greater on the plan. A note should be added if these trees are to remain or removed.
- D. The plan proposes a substantial amount of fill in buffer plantings around the site. This is acceptable.
- E. The ordinance requires one (1) pollution resistant shade or ornamental tree for ten (10) parking spaces. 146 spaces are proposed, so 15 trees are required. The plan complies with the requirement. Details for tree planting have been provided.

13. The plan proposes a Club House/ Management Office to be located on the ground floor of building #5.

The applicant should discuss the types of deliveries that can be expected at the site.

The ordinance requires a loading zone for this type of use for areas in excess of 5,000SF.
(Section 215-106)

The types of trucks expected to utilize the site should be discussed. The plan does not provide parking, or a turnaround area for any type of delivery truck.

14. The applicant has supplied parking areas onsite for the proposed units. The plan proposes 72 spaces under the residential units, and 74 spaces outside the buildings in the proposed parking areas. Access to the site is attained by two-2way driveways located on Wabash Avenue. The plan proposes 146 spaces for 77 units.

15. The applicant to utilize granite curbing and asphalt paving throughout the site.

The granite curb detail conforms to the Residential Site Improvement Standards, as does the asphalt paving section of 4" subbase, 3" of stab base and 1.5' of topcoat.

16. The plan should be revised in order to identify this location of all granite and concrete curbing. ADA corner ramps should be identified at all sidewalk/driveway crossings.

17. The location of ADA parking should be shown on the plan. The required ADA spaces are shown on the architectural plans, but not the site plan.

I would recommend that the site plan be revised to provide a note and detail that two (2) typical ADA spaces are provided in the garage.

18. A Traffic Control Plan, including the location of all signage and labeled crosswalks should be provided.
19. Onsite drive isles for two-way traffic are required to be 25'. The plan should note the dimensions of the drive isles. The plan should also show that the parking spaces are 9' x 18'. The required aisle width as show in the Table 4.5 of the Residential Improvement Standards is 24'.
20. The plan shows the location of the sight easement at the driveway exit from the site.
- The design of the easement, showing all bearings and distances shall be shown on the plan.
- The plan should be revised to show the restriction language, as outlined in Section 215-93 C (2).
21. As previously stated, the applicant is proposing 146 parking spaces for 77 units.

The required parking demand will be calculated utilizing the State Residential Improvement Standards, as required.

Following is a review of the parking:

- A. 38 one (1) bedroom units- 1.8 spaces per unit as required, therefore 68 spaces are needed.
- B. 39 two (2) bedroom units- 2.0 spaces per unit is needed, therefore 78 spaces are needed.

A total of 146 parking spaces are required and 146 spaces are proposed.

It appears on the plan, five (5) ADA compliant parking spaces are proposed on the site. This complies with the number required by ordinance.

The plan should clarify where the spaces are to be located.

22. The applicant has provided areas of common open space item. Proposed are a pickle ball court, gazebo, and swimming pool.

The items should be discussed with the Board in order to determine if these improvements are acceptable.

The plan should be revised in order to show a fence around the pool area. A separate building permit will be required from the Northfield Building Department for the pool.

23. A note should be added to the plan that exterior mechanicals are required to be screened from public view, as per Section 215-110 of the ordinance.
24. The plan should be submitted to the City of Northfield Sewer Department for review and approval for the on and offsite sewer systems.

The plan should be revised to show a bedding detail for the sewer main. The locations of all sewer laterals, cleanouts, and pipe sizes for the laterals.

The applicant will be required to obtain a Treatment Works Approval from the NJDEP, prior to signing of the plans.

25. The applicant will be required to supply a copy of the NJDEP CAFRA Permit, prior to signing of the plans.
26. The applicant will be required to provide a Domestic Water Layout Plan, including line locations and sizes, valve locations, meter locations, service locations, including fire suppression lines, if required.

Water service will be provided by the NJ American Water Company. An approval letter from the NJ American Water Company should be supplied.

27. The applicant has supplied a lighting plan for review. The plan provides a layout of freestanding lighting around the parking areas, and common areas.

The plan should be revised to show lighting intensity throughout the site, consistent with the ordinance requirements, and details, including, heights, of light and poles, and details of the poles and foundation.

The plan should also show the building mounted lights that are also proposed.

The lighting detail should also show a light shielding detail for all the lights. The property contains residential homes adjacent to most of the perimeter of the site.

28. The plan shows a freestanding identification sign along the front of the property which must comply to Section 215-113 (I) of the ordinance.

A) Following is a review of the proposed freestanding sign:

- 1). Height-6' in height is permitted, 7' is proposed. The plan should be revised to show 6' max.
- 2). Setback- 20' min; 15' is proposed. The plan should be revised to show a 20' setback.
- 3). Must contain address.
- 4). Size-30 SF max is permitted, the applicant has proposed a 30 SF sign face, plus approximately 7.0 SF for the street address.

The applicant should discuss with the Board if a variance is required for the sign area and height, or a reduction in sign area and height is needed.

The identification portion of the sign complies to the 30 SF sign size requirement, and height allowance of 6'.

The address portion of the sign and 7 SF of sign area, and 1-foot of height, which is utilized as part of the sign, does not comply.

- B) The types of lighting for the sign should be discussed with the Board, and details added to the plan.

Building and electrical permits are required for the sign.

29. The applicant has proposed a Trash/Recycling enclosure to be located between buildings 4 and 5. The enclosure is proposed to be constructed with block materials to match the building's exterior. The ordinance requires that a 5' wide landscaped area around three sides of the enclosure. The plan should be revised, or a design waiver granted by the Board.

The applicant should discuss with the Board how trash will be handled in each building.

It appears that each ground floor (parking) will have a small trash area. This will be difficult for trash trucks to enter the garage area to pick up the trash.

30. The applicant has supplied a drainage plan and report for the drainage system proposed on the site. The plan consists of a series of storm water inlets and pipe networks, which collect the water and flows the runoff thru bio-retention/infiltration swales, plus a detention basin, prior to releasing the controlled storm water into an existing storm water pipe onsite.
31. The application as presented, is a major development, as defined by the New Jersey Storm Water Management Plan. Therefore, the State BMP Manual will be utilized for the review.

The applicant has supplied a Storm Water Management Report prepared by Dixon Associates for the project.

Following is a review of steps and details of the report, as they compare to the requirement of the rules:

- A. The applicant states that the Soil Conservation Service Technical Release No. 55 (TR-55) was utilized. The TR-5 (1986) has been superseded; therefore, the proper Methodology should be identified.

Allowable Methods of calculating storm water runoff are the Rational or Modified Rational Method can be used in a single drainage area of 20 AC or less.

NRCS Methodology allows for TR-55 (updated version) also.

- B. Determining Curve Numbers (CN)

The applicant has provided CN charts for the site. Additional clarity is required for the pre and post determinations.

A plan should be provided showing the mapped soil types, conditions of the existing coverage and label the areas of differing soil types. The same breakdown should be supplied for the post condition plan.

- C. A map of pre and post conditions should be provided that identifies the individual path for storm water and at individual Time of Concentration, (TC)

A chart, mirroring the map for determining each leg of the TC route should be supplied for review. The different types of flow, such as sheet flow, shallow concentrated flow, and channel flow should be identified.

All these items shall be evaluated in determining the TC.

- D. The design engineer should clarify the design storm, as it relates to Atlantic County. The runoff chart should be supplied for review.

- E. The applicant should provide pre and post construction hydrographic for the 2yr., 10 yr. and 100 yr. Type III storms for Atlantic County.

There are two common methods used for the flat coastal areas of New Jersey, they are the SCS Method and the Delmarva Method.

The applicant has utilized the SCS TR-55 Method, which is acceptable.

- F. A plan should be provided showing all flow paths for pervious and impervious ground conditions. Unconnected flow is encouraged, when possible, as it encourages infiltration and helps purify the storm water before reaching the basin.

- G. The applicant has supplied ten (10) soil test pits (backhoe) at the site. Tube Permeameter Test were provided for each pit. Soil conditions for each pit showed K2, K4, and K5 results.

The depths of Permeameter Test should be shown in relation to the soil pit log, so it can be determined if the test was taken to the proper elevation.

- H. The code requires that 80% all Total Suspended Solids be removed from the runoff in the proposed storm water management system. The project proposes the use of infiltration basins to satisfy this requirement.

- I. The applicant has proposed to comply with the Water Quality Standards. The design storm for the water quality requirements are 1.25 inches of rainfall falling in a nonlinear pattern for 2-hours.

The report shows the site complies in that zero runoff from the water quality design storm, due to the fact that the storm water will be infiltrated within 24-hours. This is shown in the calculation.

- J. The drainage report states the basin will empty within a 72-hour time period. Additional calculations need to be provided to assure that this requirement is met.

- K. The applicant has supplied water quantity charts showing the predevelopment flows and post-development flows for the site.

All the storm water onsite flows thru the basin onsite and is released thru an inlet overflow well located in large scale basin #3.

The report shows the post construction runoff has been reduced in excess of the requirement of 50%, 75% and 80% for the 2-yr., 10-yr. and 100 yr. storm events, which complies.

Additional hydrographics need to be supplied, in order to graphically show the reductions.

- L. The applicant is required to provide storm water mounding calculations, in order to verify that the basins will be operating as designed.

- M. The applicant should supply, under separate cover, a Maintenance Manual, which includes all items, including, but not limited to process and procedures, cost estimate, person in responsible charge, and all other outlined in the BPM.

32. The applicant has provided open basins onsite. The ordinance does not permit open swales or basins.

The BMP requires swales and basins, which are utilized as Green Infrastructure.

A design waiver is required for the open basin.

33. The expected water depths in each basin are; 2' in basin #1, approximately 2' deep in basin #2, and 2' deep in basins #3 and 4' deep in basin #4. The maximum water depths are for the 100yr. storm.

The Board should discuss the need for fencing around the basins. Accepted design is to install fencing that protects the small child who may wander to the basin. The normally accepted fencing for this protection is 3' high post and rail fence, with vinyl coated square wire mesh behind the fence.

34. The plan shows various inlets and piping networks on the plan. A chart, showing flow pipe size, grades should be provided for review.
35. The plan proposes reinforced concrete pipe onsite, which is acceptable.
36. The plan should be revised clearly labeling all traffic control signs and painted STOP bars. I would recommend that STOP signs be added to all parking areas intersecting the main drive aisle.
37. The applicant will be required to post performance guarantee for all perimeter buffer and offsite improvements.

An Engineer's Estimate for all on and offsite improvements should be supplied.

An inspection escrow, equal to 5% of the estimate shall be posted prior to start of work and signing on the plans.

38. This project is subject to the City's Fair Share Housing Agreement.

In order to comply, the applicant should state for the record that twelve (12) Fair Share Housing units will be provided.

39. Any approval by the Board, "the applicant must enter into a Developer's Agreement with the City regarding its obligations related to the twelve (12) affordable housing units, including, but not limited to: construction phasing of the affordable units, bedrooms and income distribution (including 13% very low income requirements), affirmative marketing and other administration of units, and conformance with the City's Affordable Housing Ordinance, UHAC, and COAH regulations, and terms of the City's Judgment of Compliance and Response Center, and the term of the Memorandum of understanding between the City of Northfield and the property owner, Mason Properties".

40. The suppliant will be required to obtain all other approvals prior to signing of the plan and start of work.

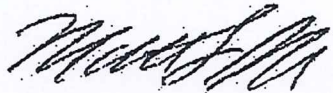
Following is a list of necessary approvals:

a) City of Northfield

- 1) Fire Department Approval
- 2) Sewer Department Approval
- 3) Developer's Agreement, as per the Fair Share Housing Agreement
- 4) Cape Atlantic Soil Conservation District
- 5) New Jersey American Water Company
- 6) Atlantic County Planning Board
- 7) NJ Department of Environmental- CAFRA and Treatment Works Approval.

If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,



Matthew F. Doran, P.E., P.P., P.L.S.
Doran Engineering