

CA - Old Bridge

6/25/87

Old Bridge Twp Zoning Board

meeting minutes re: ~~the~~ revised plans

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CA 002393 Z

OLD BRIDGE TOWNSHIP ZONING BOARD
JUNE 25, 1987

Moved by Mr. Reed, seconded by Mrs. Fuchs, and so ordered by the following roll call vote:

AYES: Mr. Reed, Mrs. Holden, Mr. Hasanoeddin,
Mrs. Fuchs, Mrs. Gaughan, Chairwoman
Settlekowski.

NAYS: None.

ABSTAIN: None.

ABSENT: None.

ED RONDINELLI
Block 2150, Lot 4.13
App. No. 40-85Z

Alan Karcher, Esq. appearing on behalf of the applicant.
Mark Breitman, Esq. appearing.
Mr. Ed Rondinelli

Witnesses:

Donald R. Guarriello, Licensed Professional Engineer
Kevin McDunne, Traffic Expert

Correspondence:

Memo from Henry D. Bignell, Township Planner, dated June 25, 1987:

This Department has reviewed the revised plans submitted by the applicant on 6-12-87. Several items are still missing from these plans. The Board should decide whether or not to grant these waivers.

This Department will not comment on the site plan until the Board determines whether or not the application is complete.

I have enclosed revised checklists for the plans received on 6-12-87 for the Board's review.

Henry D. Bignell, P.P.
Township Planner

Mr. Donald R. Guarriello, Licensed Professional Engineer for the applicant, testified with regard to the checklist items missing from the revised plans submitted on 6-12-87 and where they were shown on the plans. He stated they would agree to put everything on the plans that are missing.

Memo from Nancy Aughtry for Harvey P. Goldie, dated June 25, 1987:

We have begun our review of the above plans with revisions through June 5, 1987. At the present time, we have noted numerous major items which could effect the layout of the entire site. There is also a great deal of additional information which is required before a proper review can be done.

Listed below are some of the major items which have been noted. These items, along with dozens of others, have been discussed with the applicant:

1. The acreage of the tract being developed and the number of units must be shown on the plan. This is important since the application is for four-hundred (400) units and the plans reviewed contain only two-hundred, seventy-two (272) units.

2. The entire grading plan must be revised to comply with Township standards. Maximum grades of 1:4 and a minimum of 2% shall be provided on all lawn areas. In addition, any construction and grading within the wetlands area will require a permit.

3. The road layout is in conflict with numerous Ordinance requirements; major redesign will be necessary. Some of the major items are:

- a. Proposed grades must be shown.
- b. No curve data has been submitted.
- c. The main entrance must be upgraded to a major arterial with landscaped islands as shown on the approved GDP.
- d. All widths and radii must be labeled and shall comply with Section 11-2; etc.

4. The traffic impact study is inadequate for review. An analysis, consistent with the U.S. Dept. of Transportation Highway Capacity Manual should be submitted and must be signed by a professional engineer.

5. A downstream drainage impact analysis must be done. Also, calculations must be done in accordance with Twp. Guidelines and should be submitted under one cover instead of in piece-meal.

6. Required buffers have not been provided.

We feel that the Board should address all waivers and variances prior to further reviews and/or additional revisions. This would be in the best interest of all parties concerned, since denial of some waivers and/or variances could effect the basic layout of the site.

Respectfully submitted,
Nancy Aughtry, Project Engineer
for
Harvey P. Goldie, P.E.&L.S.
Township Engineer

Mr. Karcher stated there are no waivers being requested. They are not asking for an amendment to the General Development Plan. They are requesting this evening for a simple bulk variance and for preliminary and final site plan approval within the spirit and meaning of the General Development Plan which was approved almost two years ago. The only variance necessary is for a window wall. There are three buildings which would be effected.

Bldg. #31-30
" #29-28
" #13-14

Mrs. Settlecowski: Obviously, this has not been reviewed by the Planner or the Engineer.

Mr. Goldie: The Ordinance requires two means of ingress and egress. PD-1 requires one (1) major arterial and one (1) minor arterial or two (2) minor arterials. The G.D.P. showed two means of ingress and egress.

Mr. Karcher: This site will have the entire P.D. site, but we're asking approval on this section in which one of those (arterials) will be. With regard to Mr. Goldie's memo, Mr. Karcher stated items #1 and 6, they would like to proceed with 272 units in phases 1, 2 and 3, and they will come back to the Board when they know what the wetlands bill says and then they will come back with phase 4 which will comply with the State wetlands act. If nothing is allowed to be built under Section 4, they will not do so.

Grading was discussed. Mr. Guarriello stated they had no problem meeting the 1:4 requirement. There may be some minor grade changes. Mr. Goldie stated emphatically that the ratio of 1 to 10 refers to detention areas only. Mr. Goldie asked for a minimum of 2% grading on all lawn areas. Mr. Guarriello said the plans were designed with 1%. He felt 1% was a good design standard. Mr. Goldie disagreed. The question arose as to where it was stated in the Ordinance for 2% grading. The Ordinance referred to storm drainage guidelines.

Mr. Shihar stated if it is in the Ordinance it has to be complied with unless it is superceded by State or Federal regulation. (percentage on grading)

Mr. Karcher stated the roads in Sections 1, 2 and 3 are internal roads. They are not intended to be constructed for public dedication of any kind.

Mr. Goldie stated roads would have to be constructed to Township specifications.

The Board agreed the public road and right of ways should meet Township specifications.

A new traffic impact study will be done.

Buffers are required along the northeasterly side. Mr. Goldie stated they had a problem with the decks that were into the buffer; Mr. Rondinelli indicated they would eliminate the decks if they extended into the buffer. Mr. Goldie said more details are needed on the plans.

Mr. Shihar: The only items of concern is item #2 what the guidelines are for the Township as to grading. All other items with exception of the Traffic Engineers report are provided.

Mr. Goldie: Along with item #2, there are a number of details, as to spot grades, contour lines that are not correctly shown; the plans are not adequate for a good review. Mr. Goldie reiterated again how bad it would be if 1% was given on the grading of lawn areas.

Mr. Rondinelli asked if it could be worked out with 1 1/2 percent. Mr. Goldie said it would be alright.

Change in the percentage of grade fill reflects other items which have to be changed - all the contours change, all the profiles because the drainage changes. Once the drainage changes, the soil erosion plan changes, etc. It means a redrafting of the entire map. Therefore, Mr. Guarriello wanted to be sure if the fill would be 1 1/2 or 2%. Mr. Goldie's memo referred only to the lawn areas to be a minimum of 2% grading and he indicated to Mr. Guarriello that the entire site had to have 2%. 1% was out of the question.

Mrs. Settleowski stated the applicant, the Planner and the Engineer had to work things out so that the Board would know exactly what the applicant was requesting. She questioned the Board if they wished to proceed. Mr. Karcher was requested to give testimony on the variance for the window walls. Variance is requested for 3 buildings. They are 30 feet apart. They should be 75ft. apart. A site barrier as shrubbing will be put in outside the windows

Mr. Kevin McDunne gave testimony with regard to traffic. Stated the studies began in 1985 and the most recent updated counts were in December of 1986 or January 1987. Capacity calculations were redone based on the new methodology. Trips at this site would generate during the 6:45 to 7:45 a.m. period - 192 vehicle movements. 160 movements from 7:30 to 8:30. In the evening from 4:30 to 5:30 approximately 232 movements. From 5:15 to 6:15 about 190 total movements in and out of the site. It's a free flow condition on Laurence Harbor Road. Operates at level A. Level of service B at the intersection during morning and evening. When you continue to the west from this site, the levels of service deteriorate. The worst is the left turn movement on to the Parkway in the morning. That operates at level of service E at the present time with or without the development. In the evening the right turn movement from the Parkway southbound on to Laurence Harbor Road to the west also operates at level of service E. The problems are the access to the Parkway. This is something the Parkway should address. In terms of this site working with the traffic on Laurence Harbor Road, it works very well.

Mr. Donald Guarriello, P.E. testified with regard to the site plan. Detention facility will be designed so that there will be no adverse impact. The wetlands will not be touched in any fashion. The existing grading of that will basically remain as it is and the detention basin will be swaled. They proposed a one to five slope on the side slopes. There will be a concrete channel running through the center of the detention facility. Ultimately the water is collected and restricted to an outlet at the most northeasterly end of the site. Sanitary sewer is ultimately discharged out on to Laurence Harbor Road into a 16" sanitary sewer. Proposing to run a 12" main trunk line through the site which will come off that 16" line. Water for the site is proposed to come through a 12" line behind the Parkview apartment complex, tie into the proposed site and loop back out to the 6 or 8" line that's in Laurence Harbor Road. Basically, the entire site will be leveled. There will be tennis courts, swimming pool. There will be a collector road running through the site and tying into this will be a series of private drive type arrangements coming out of that complex into that centrally located road.

Public portion:

Mr. John Gesell questioned the percentage of grade which is critical for this site.

Mr. Bill Vibbert from the Environmental Commission asked if Mr. Goldie was aware of any filling operation going on at the site.

Mr. Rondinelli stated there was no filling going in on the property. People have been dumping on the site. Stated they were cleaning the site.

Ms. Margaret Lighting, Matawan Road, asked what section Mr. Rondinelli is clearing. She was advised to call Code Enforcement.

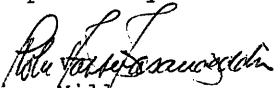
Public portion closed.

Mrs. Settleowski stated she would need to have a letter from the Township Planner with regard to the variances requested for the building walls and whether the application was complete. Also, a further letter from Mr. Goldie indicating that most of the engineering problems were resolved before a vote is taken. She advised them to meet with the Engineering Department and resolve the issue of the grade fill whether it be 1% or 2%.

Application continued to July 15 1987. Motion made by Mr. Nathanson for continuance. It was seconded and supported ALL IN FAVOR.

Meeting adjourned 12 a.m.

Respectfully submitted,


Dina Miller
Secretary

M. Landau