



Civil / Structural Engineering • Surveying • Land Planning • Landscape Architecture

## Keller & Kirkpatrick, Inc.

Matthew L. Martini, P.L.S., P.P., President

Michelle Lowry Babula, P.E.  
Kevin S. Bogerman, P.L.S.  
Robert E. Bratt, P.E., P.P.  
Andrew Cangiano, P.E., P.P.

Zelin Chen, P.E.  
Arthur J. Elias, P.E., P.P.  
Edward J. Formichella, P.L.S., P.P.  
Andrew D. Henderson, P.L.S.  
Kelly-Ann Kimiecik, P.E.

Michael J. Manning, P.L.S., P.P.  
Donald A. Scott, P.E., P.P.  
Paul M. Szmajda, P.L.A.  
William E. Thomas, P.L.S., P.P.  
Michael A. Wallo, P.E.

June 23, 2015

Planning Board  
Township of Maplewood  
Municipal Building  
574 Valley Street  
Maplewood, NJ 07040-2691

RE: PB-15-05  
Winchester Gardens Site Plan  
Block 31.34, Lot 4  
K&K File MOR-2015003.07

Dear Board Members:

Please be informed that I have reviewed the following information in connection with the captioned matter:

- ALTA/ACSM Land Title Survey and partial topographic survey of Block 31.34, Lots 4, 64, 65, 66 & 67 (5 sheets) prepared by Michael T. Lanzafama, P.E., P.L.S., P.P. (Casey & Keller Incorporated, Millburn, NJ). Sheet 1 is dated July 12, 2013 and was last revised (updated) June 8, 2015. Sheets 2 through 5 are dated June 8, 2015.
- Site Plan drawings (18 sheets) prepared by Thomas E. Hart, P.E., P.P. (Marathon Engineering & Environmental Services, Inc., Atlantic City, NJ) dated May 12, 2015 and last revised June 17, 2015.
- Architectural Plans, including building plans, elevations, site lighting and landscaping design (9 sheets) prepared by David S. Fowles, R.A. (KDA Architects, Voorhees, NJ) dated May 12, 2015 and last revised June 17, 2015.
- Stormwater Management Compliance Statement prepared by Thomas E. Hart, P.E., P.P. (Marathon Engineering & Environmental Services, Inc., Atlantic City, NJ) dated May 2015 and updated June 2015.
- Updated Parking Analysis prepared by Nathan B. Mosley, P.E. (Shropshire Associates LLC, Atco, NJ) dated June 16, 2015.
- Parking Distribution Plan prepared by David S. Fowles, R.A. (KDA Architects, Voorhees, NJ) dated May 12, 2015 and last revised June 17, 2015.
- Acoustical Evaluation Report prepared by Matthew T. Murello, P.E. and Rachel C. Parlock (Lewis S. Goodfriend & Associates, Whippany, NJ) dated June 4, 2015.
- Application, attachments and checklists submitted by the applicant.

**Mailing Address:** 301 Gibraltar Drive, Suite 2A, Morris Plains, NJ 07950-3409

**Tel:** (973) 377-8500 • **Fax:** (973) 887-0925 • **Web:** [www.kellkirk.com](http://www.kellkirk.com)

*An Equal Opportunity Employer*

### A – PROJECT DESCRIPTION

This is an application requesting preliminary and final site plan approval for building expansion and interior renovations in various locations within the site complex. The renovations will cause a change in the distribution of the levels of care to be provided by adding a nursing care section (in the “Pitney” wing) which heretofore did not exist. Other building improvements include the creation/expansion of dining room, community center and art room facilities. The project also contemplates certain site improvements including the removal and replacement (elsewhere) of car parking garages, and the modification of one of the on-site exterior parking areas. In addition, site improvements will include additional storm drainage facilities, new landscaping, modified site lighting and the installation of new emergency power generators at three locations.

A full description of the proposed project appears in Exhibit “A” attached to the application. All of the uses and improvements described in the application are permitted in the CCRC zone in which the site is located.

### B – VARIANCES/WAIVERS/NON-CONFORMITIES

1. The existing building near the corner of Boyden Avenue and Elmwood Avenue requires a setback of 50 feet in accordance with §271-701(5)(a)[3][b]. The existing building is shown on the survey to be 48.06 feet from Boyden/Elmwood Avenue.<sup>1</sup> There will be no change to this non-conformity as a result of this application.
2. The existing 2-½ story executive home west of the main site entrance on Elmwood Avenue requires a setback of 150 feet in accordance with §271-701(5)(a)[3][c]. The existing building is shown on the survey to be set back 34.63 feet from Elmwood Avenue.<sup>2</sup> There will be no change to this non-conformity as a result of this application.
3. In its June 19, 1994 Resolution of Memorialization, the Johnson wing of the main building was determined by the Board to be in a non-conforming location, and was granted a variance with respect to its setback from the property line dividing the subject property from the Township Swim Club property. In particular, the Board found that the required setback under what was then codified as §707.9(d)(2)(b) was some dimension varying, based upon interpretation, between 107 feet and 110 feet and that the building was situated 103.65 feet from the relevant property line. The current-day standard appears at §271-701(5)(b)[2]. It is noted that the ALTA/ACSM survey indicates the relevant setback to be 104.37 feet. There will be no change to this non-conformity as a result of this application.
4. The topographic survey does not cover the entire site. Therefore, a waiver from the provisions of §271-32C(8) is being requested. This is a “new” condition”.

### C – COMPLETENESS REVIEW

Based on my review of the submitted information, this is to inform you that the application is **substantially complete**. Therefore, I have no objection to this matter being scheduled for a public hearing. I would recommend that the applicant provide additional information and/or testimony regarding the following matters:

1. Describe location of electrical conduit(s) to/from the proposed 400 kw and 600 kw generators. This information may be submitted on a subsequent plan revision.

---

<sup>1</sup> The rider to the application must be corrected to reflect the 48.06 feet setback. The rider currently indicates that the setback is 48.23 feet.

<sup>2</sup> The rider to the application must be corrected to reflect the 34.63 feet setback. The rider currently indicates that the setback is 34.64 feet.

2. The applicant's engineer has proposed the use of an "in basin" stormwater filter to achieve the required water quality. Provide proof that this device has been accepted for use by the NJDEP.
3. Describe how roof downspouts will be tied into the existing drainage system. At current time, downspouts have been shown only for the new healthcare wings. The remaining information may be depicted in a subsequent plan revision.

#### D – RECOMMENDATIONS

1. The existing parking lot that is being removed to facilitate the new healthcare wings and the porte-cochere will eliminate 8 handicap parking stalls. Four of these stalls are being provided in the new lot just south of the healthcare wing, but there none shown in the new parking lot just north of the healthcare wing. I recommend that the north lot shall be redesigned to accommodate the 4 "missing" handicap stalls.
2. There are a number of proposed parallel parking stalls along the side of the driveway leading to the new garage. As a result of these stalls being on a curve, they will be particularly difficult to access. It is suggested that some sort of redesign be considered in this area.
3. The acoustical report recommends that the emergency generators be acoustically tested at the factory before shipping to the site, and that the generators be individually periodically tested on-site only during daytime hours. I recommend that these requirements be a condition of approval. Furthermore, I recommend that the applicant provide a post-installation acoustical report to assure compliance with the anticipated sound levels
4. I have no objection to the granting of the waiver for the topographic survey provided the applicant provides me with a plan of any detention structure not shown on the current plans.
5. Any approval shall be conditioned upon the customary bonding and as-built survey requirements.

Respectfully submitted,



Robert E. Bratt, P.E., P.P.  
Board Consultant

REB/rem

M:\2015\2015003.07\Correspondence\6-23-2015 Review Letter.docx

cc: Thomas Malavasi, P.E., P.P. (E-mail only)  
Robert Mittermaier (E-mail only)