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November 16, 2015

Planning Board
Township of Maplewood
574 Valley Street
Maplewood, NJ 07040

Re: PB-15-03
Maplewood Redevelopers, L.L.C. (JMF)
Post Office Redevelopment Site II
Block 13.09, Lots 180, 181 & 185
K & K File # MOR-2015003.04

Dear Board Members:

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

- Site Plan drawings (now 15 sheets with the addition of a new Sheet 2A) prepared by Eric L. Keller, P.E., P.P. (Omland Engineering Associates, Inc., Cedar Knolls, NJ) dated March 25, 2015 and revised through October 29, 2015.
- Architectural drawings (12 sheets) prepared by David J. Minno, R.A., P.P. (Minno & Wasko Architects and Planners, Lambertville, NJ) dated March 27, 2015 and revised through November 6, 2015.
- Transmittal letter from Eric L. Keller, P.E., P.P. (Omland Engineering Associates, Inc., Cedar Knolls, NJ) dated October 30, 2015.
- Average grade calculations prepared by Eric L. Keller, P.E., P.P. (Omland Engineering Associates, Inc., Cedar Knolls, NJ) revised October 29, 2015. (Note: These calculations are attached to the October 30th Letter of Transmittal.)
- Exhibit entitled "Tunnel Sightlines" (one sheet) prepared by Eric L. Keller, P.E., P.P. (Omland Engineering Associates, Inc., Cedar Knolls, NJ). It is noted that the latest version of the Sightline Study does not contain a revision date. However, since this exhibit was forwarded to the undersigned in the same email as the revised site plans, I believe it to have been revised on or about October 29, 2015.

A - VARIANCES / WAIVERS / DEVIATIONS

I have reviewed the above-listed documents to determine if the latest revision causes the need for any new relief (variance, waiver or deviation) or if the extent of any variance, waiver or deviation that was granted by the Board at its October 13, 2015 hearing has been increased. I find as follows:

1. A new deviation will be required from the provisions of the third sentence in paragraph B under the heading of "Building Height" in section 3 of the *RP* (page 19). The *RP* requires any portion of a building façade along Maplewood Avenue or Ricalton Square which exceeds 30 feet in height to be set back from the street line by one foot for each foot that the façade exceeds 30 feet in height. In the earlier version of the plans, the building was set far enough back from Maplewood Avenue to avoid this issue. However, the highest portion of the building façade along Maplewood Avenue is proposed to be 47'-8" above sidewalk grade. Therefore, the portion of the building exceeding 30' in height must be set back a minimum of 17'-8" from the street line (right-of-way line) of Maplewood Avenue. The plans currently depict the building being set back from Maplewood Avenue by 14 feet from the main face of the building and by 13.5 feet from the decorative pilasters along the front of the building.
2. A new deviation will be required from the provisions of the last paragraph on page 28 of the *RP* which limits the width of "driveways and parking garage openings" to a maximum of 20 feet. While the architectural drawings show a complying garage opening (20 feet), the site plan drawings show the width of the approach driveway to be 24 feet. This condition did not exist on the previous iteration of the site plans where a complying width of 20 feet was shown for both the garage opening and the approach driveway.
3. A new waiver will be required from the provisions of §271-50E(1) regarding parking stall width. Stalls are required to be 9 feet wide. The proposed row of 12 stalls along the north side of the Lot 185 parking lot measures (by scale) to be 107 feet in total width where 108 feet (12 stalls @ 9 feet = 108 feet) is required.
4. It is also noted that the 12 existing and proposed parking stalls along the south side of the Lot 185 parking lot do not meet the requirements of §271-50E(1). The 12 existing and proposed stalls in this area should occupy a total width of 108 feet. However, the existing and proposed width dedicated to these stalls measures (by scale) approximately 102 feet. While I failed to identify this non-conformity in my earlier reviews of the project, I note that this is an existing condition which is to remain. Therefore, the Board may, at its choosing, simply make note of this condition in its findings of fact, or alternatively, may seek testimony from the applicant in support of this non-conformity at the public hearing for final site plan approval.

B – COMPLIANCE WITH CONDITIONS OF 11/16/2015 RESOLUTION OF MEMORIALIZATION

I have also reviewed the revised documents for compliance with the conditions contained in the Board's November 16, 2015 Resolution of Memorialization of Preliminary Site Plan approval. Following the numbering contained in the conditions listed in the Resolution, I find as follows:

1. This condition contained several clauses, listed individually below:
 - a) *Revised plans to be substantially consistent with Exhibit A-6* – Complies.
 - b) *Provide three (3) new bicycle racks* – Complies.
 - c) *Remove Juliette balconies* – Complies.
 - d) *Widen sidewalks and landscaping at rear of building* – The landscape strip has been widened. The sidewalk remains at the minimum permitted width of 6 feet.



- e) *Provide "speed bumps" at the back of the building* – A speed table is called out on the plans at the southerly crosswalk. According to Mr. Keller (10/30 Letter of Transmittal, Item #15), it is not possible to provide a speed table at the northerly crosswalk due to grading and drainage constraints.
 - f) *Eliminate flush curb near the northwest corner of the building* – Complies.
2. *Agreement between Applicant and Township to shift lot lines; revised minor subdivision plat* – The Township Committee has already commenced the memorialization of an agreement to shift the development site by virtue of Ordinance #2800-15 which was introduced on November 4, 2015 and is scheduled for approval on second reading at the Township Committee's November 16, 2015 meeting. Sheet 4 of the October 29, 2015 site plan revisions contains the required revised minor subdivision plat. J Don
3. *Compliance by Applicant with ". . . representations and agreements "* – The following representations have been made by the Applicant which must be complied with at the appropriate time:
- a) The applicant's engineer represented in his June 30, 2015 response letter that the applicant will comply with the paragraph entitled "Streetscape" in Section 4, the *RP* which requires a "community bulletin board, kiosk or similar feature" along the Maplewood Avenue frontage of the project and added a note to sheet 5 of the drawings to that effect. Compliance with this representation will be made at the time of construction.
 - b) The applicant's engineer represented in his June 30, 2015 response letter that the applicant will comply with my request to indicate if an exterior water meter vault should be required. Compliance with this representation will be made when and if the water company requires an exterior vault
4. *No (additional) penetrations or protrusions through building walls* – This is an ongoing matter which must be scrutinized by Mr. Mittermaier during his review of the final construction plans of the building.
5. *Façade changes require Village Alliance approval* - This is an ongoing matter which must be scrutinized by Mr. Mittermaier during his review of the final construction plans of the building.
6. *Compliance regarding LEED* – This is an ongoing matter. Due to the LEED certification process, final compliance will necessarily be demonstrated during/after the issuance of a Certificate of Occupancy.
7. *Compliance regarding sewer hookup* – Ongoing and awaiting final disposition of easement acquisition.
8. *Approval of tree grates and sidewalk material by Township Engineer* – I have not yet received any communication from the Township Engineer providing such approval.
9. *Adjustment of grades along rear and Village Coffee sides of the building* – I continue to have reservations about the grades as show. I will require a meeting with the applicant's engineer to resolve this issue.
10. *Discussion/agreement with R. Bratt regarding alternative to modular wall at the rear of the site* – None yet.
11. *Railroad approval for work in the "panhandle" property* – None yet.

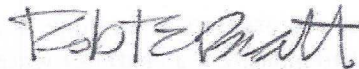


12. *Performance Guaranty* – I will prepare a construction cost estimate for the required guaranty upon final approval of the site plan.
13. *As-Built survey* – To be provided following construction.

C – RECOMMENDATIONS

1. The applicant is reminded that I noted in my earlier reports certain concerns of Mr. Mittermaier about various barrier-free access issues around the site. In his June 30, 2015 response letter, the applicant's engineer disagreed with Mr. Mittermaier's findings and I deferred the matter, noting that the issue is within the jurisdiction of Mr. Mittermaier, not the Board. However, I cautioned that should the Board approve the plan as currently designed and then Mr. Mittermaier reaches an unfavorable determination regarding the barrier-free access, the issuance of building permits and certificates of occupancy may be at risk. I continue to make this recommendation.
2. If the Board elects to grant Final Site Plan approval prior to the satisfaction of all the above-listed conditions, I recommend that such approval be granted conditioned upon completion of any "open" item(s).

Respectfully submitted,



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

REB/rem

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