

MOPB-R0510

December 9, 2011
Email / Mail

Chairman & Board Members
Town of Morristown Planning Board
200 South Street
Morristown, NJ 07963-0914

**Re: First Engineering Review
Amended Site Plan Review
Pulte Homes of NJ, L.P.
7 Maple Avenue
Block 66005, Lot 10
Application #08-04**

Dear Chairman and Board Members:

As requested, we have reviewed the plans and application for the referenced project. The plans were reviewed for engineering related items. The following materials have been submitted:

- A. Site Plan entitled "Amended Preliminary and Final Site Plan for Epsteins: Maple Avenue Townhomes, Block 6005, Lot 10, Town of Morristown, Morris County, New Jersey", consisting of fourteen (14) sheets as prepared by Stanley T. Omland, P.E., of Omland Engineering Associates dated December 3, 2011.
- B. Architectural plans entitled "Maple Avnue Townhomes, Town of Morristown, Morris County, New Jersey," consisting of fifteen (15) sheets, as prepared by Feinberg Associates, P.E., and last revised on December 15, 2011.
- C. Application and associated information filed on December 5, 2011.

The 1.53 acre site has been previously approved for 18 townhouse units in a 2008 Planning Board approval. The Applicant is proposing an amended site plan to reduce the total footprint and size of each building. Overall, the layout of the site remains similar with a single access drive to the garages to Buildings 1 and 2 and a second access drive serving Building 3 garages with Building 4 access from MacCulloch Avenue.

The prior application was originally granted approval by Resolution on June 26, 2008 and two-one year extensions on August 27, 2010 and June 23, 2011 which would expire on June 25, 2012.

The site is located in the RT-One and Two Family Residential District and ORC-Office Residential Character District Zone, with frontage on Maple Avenue and MacCulloch Avenue.

1. Completeness

This application is technically **complete**.

2. Planning & Zoning

2.1. Planning

2.1.1. We defer Planning comments to the Board Planner.

**Le: Planning Board
Town of Morristown**

**Re: First Engineering Review
Amended Site Plan Review
Pulte Homes of NJ, L.P.
7 Maple Avenue
Block 66005, Lot 10
Application #08-04**

2.2. Variations/Waivers

- 2.2.1. There is a retaining wall located on the east side of the property that has a 2.6' side yard offset where a 10' offset is required, necessitating a variance.
- 2.2.2. The grades in the courtyard area between Buildings 2 and 3 exceed slopes of 15% and will need a variance per section 30-28A01 of the Ordinance. It is our recommendation that this variance not be granted, as this space is not usable and would be an ideal area for a common park area for the residents of the townhouse complex. The Applicant should revise the plans to lessen the slopes and make the area usable.
- 2.2.3. The site was previously granted a variance for exceeding the allowable building coverage. The amended plans propose buildings with smaller footprints, eliminating the need for the variance.

3. Proposed Changes

- 3.1. The proposed changes are as follows:
 - 3.1.1. Smaller buildings and units – The previously approved units ranged in size between 3,014 SF and 3,148 SF. The amended plans propose unit areas between 1,746 SF and 2,348 SF.
 - 3.1.2. The lofts were removed from the units, but the building heights remain similar.
 - 3.1.3. Building aesthetics improvements now include Juliette balconies and 2-story box bays with decorative trim.
 - 3.1.4. Increased landscape areas have been provided, increasing the pervious areas.
 - 3.1.5. Increased setbacks on Maple Avenue (from 21.5' to 25.9') and on the western property line (from 26.2' to 27.8').
 - 3.1.6. Grades were changed on the northern side of the site by about 2'-2.5'. This reduced the amount of the previously proposed retaining walls, however, it created a steep slope in the courtyard area between Buildings 2 and 3.

4. Grading and Drainage

- 4.1. The general grade of the site slopes from north (Maple Avenue) to south (MacCulloch Avenue) with steeper slopes on the southern side of the site. Several drains are proposed as part of the project.
- 4.2. No additional drainage is proposed as part of the amended site plans, however, we recommend that lawn drains be provided on the east side of the site, in the area of the retaining wall and towards the bottom of the hill to reduce the amount of over ground flow in the area. Also, a trench drain should be provided at the bottom of the hill to limit the amount of water entering MacCulloch Ave.
- 4.3. We recommend the Applicant consider using pervious walkways and drives to reduce the amount of drainage flowing offsite and to address the concerns between buildings 2 and 3.

**Le: Planning Board
Town of Morristown**

**Re: First Engineering Review
Amended Site Plan Review
Pulte Homes of NJ, L.P.
7 Maple Avenue
Block 66005, Lot 10
Application #08-04**

5. Parking

- 5.1. No parking changes are proposed or required for the amended plans. The application has previously been granted a *de minimus* exception for parking requirements.

6. Paving and Sidewalks

- 6.1. Detectable warning surfaces should be provided at the depressed curb of all accessible routes, such as the sidewalks along Maple Avenue and MacCulloch Avenue. All depressed curb shall be concrete and not granite block.
- 6.2. Depressed curb areas should be delineated on the plans.
- 6.3. We recommend that the handicapped ramps to the west of the proposed walkways along Maple Ave and MacCulloch Ave be checked for ADA compliance. If they are not in conformance with ADA standards, then they should be replaced as part of the improvements.
- 6.4. The typical section for the Bituminous Concrete Driveway should be changed to be in conformance with Section 30-803.10 of the Ordinance. The base course asphalt shall be 4" thick and the surface course shall be 2" thick.

7. General

- 7.1. The plans should provide a chart showing the originally approved and proposed zoning information (setbacks, coverage, etc.).
- 7.2. There are several items in the Resolution memorialized on June 26, 2008 that have not been addressed. All items in the Resolution shall be addressed as a condition of approval.

8. Construction Issues

- 8.1. All structures and ADA requirements are subject to review by the Construction Code Official.

9. Other Agency Approvals

- Applicable Town Building Permits.
- County Approval
- NJDOT Approval
- Morris County Soil Conservation District approval
- All other agencies having Jurisdiction.

Should the Board decide to grant approval of the minor site plan application request, same should be conditioned upon: submittal of revised plans addressing the review comments indicated above; payment of all fees, charges, escrows, liens, taxes, etc. as may be owed the Town; posting of performance guarantees; The Applicant's engineer providing an estimate for the cost of improvements to the Town in order that performance guarantees and inspection fees can be calculated; proof of all permits, approvals,



**Le: Planning Board
Town of Morristown**

**Re: First Engineering Review
Amended Site Plan Review
Pulte Homes of NJ, L.P.
7 Maple Avenue
Block 66005, Lot 10
Application #08-04**

and/or waivers of such agencies having jurisdiction thereof and such other terms and conditions as required by the Board.

We reserve the right to present additional comments pending the testimony of the Applicant before the Board and the receipt of the revised plans. Should you have and questions regarding this matter, please contact this office.

Very truly yours,
T&M ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Dominic B. Carrino', is written over a horizontal line.

DOMINIC B. CARRINO, P.E.
TOWN OF MORRISTOWN
PLANNING BOARD ENGINEER

DBC:AP

cc: John Inglesino, Esq., Planning Board Attorney
Jeff Hartke, P.E., Town Engineer / Dir. of Public Works
Fritz Reuss, Construction Official
Bill Mikesell, PP, Board Planner
Jim Mullen, Applicant (Jim.Mullen@pultegroup.com)

K:\MOPB\R0510\Correspondence\MOPB-R0510_PB_DBC_1st ENG REVIEW.doc