



| YOUR GOALS. OUR MISSION.

RMZB-R1840

April 26, 2021

Borough of Rumson Zoning Board
c/o Fred Andre, Secretary
80 East River Road
Rumson, NJ 07760

**Re: The Peach Pit, LLC
Preliminary and Final Major Site Plan
Use & Bulk Variances
101 East River Road; Block 47, Lot 1
Completeness Review, Engineering Review
and Fee Determination**

Dear Board Members:

As requested, we have reviewed the application and plans for the above-referenced project. The property survey was prepared by Charles Surmonte, P.E. & P.L.S., dated July 31, 2020, consisting of one (1) sheet. The architectural plans and plot plan were prepared by Robert W. Adler, dated February 16, 2021, consisting of five (5) sheets.

The 6,250 square foot lot is located at the southwest corner of the West Street and East River Road intersection in the General Business (GB) Zone of the Borough with 125 feet of frontage along West Street and 50 feet of frontage along East River Road. The property currently contains an existing two story commercial office building with a paved parking lot in the rear for 9 vehicles. With this application, the applicant is proposing to convert the office building to a youth academic and community center. The first floor would be utilized as a youth “play café” with a kitchen preparing food and drinks for sale, along with tables and counter seating. A lounge area with chairs, couches, a TV, and games would also be provided. The second floor would be used as a “learning center” with various spaces for tutoring, collaborating, studying, and an office. The applicant indicates that use of the second floor would be limited to members only and require pre-registration. As part of the site plan, the parking lot would be formally striped and include a designated ADA parking space.

The proposed use is not a permitted use in the GB Zone. The application therefore requires a “d” use variance. The application requires various other variances and waivers as more fully described below. We also note that Section 22-2 of the Ordinance defines a “minor site plan” as a development plan that does not involve an increase in the parking requirement by more than five spaces. As the proposed change in use will increase the parking requirement by more than five spaces, Preliminary and Final Major Site Plan Approval is also required.

A. Completeness Review

Based on my review of the application checklists for Major Site Plan and Variance applications, the applicant has submitted all applicable checklist items with the exception of the following:

1. **Item No. B3** – Signature and seal of land surveyor. *(The property survey submitted as part of the application package is not signed or sealed. I have no objection to the Board granting a completeness waiver for this item provided a signed and sealed survey is submitted as a condition of any approval.)*



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2. **Item No. B4** – Title Block denoting the type of application, tax map sheet, county, municipality, block and lot, and street location. *(I have no objection to the Board granting a completeness waiver for this item provided the plans are revised to include this information as part of the next plan revision or as a condition of any approval.)*
3. **Item No. B8** – Signature blocks for Board Chairman, Secretary and Engineer. *(I have no objection to the Board granting a completeness waiver for this item provided the plans are revised to include this information as part of the next plan revision or as a condition of any approval.)*
4. **Item No. B9** – Proof that taxes are current. *(I recommend this item be provided prior to the application being deemed complete.)*
5. **Item No. B16** – Acreage of tract to the nearest tenth of an acre. *(I have no objection to the Board granting a completeness waiver for this item provided the plans are revised to include this information as part of the next plan revision or as a condition of any approval.)*
6. **Item No. B19** – Size and location of all existing structures within 200 feet of the site boundaries. *(I have no objection to the Board granting a completeness waiver for this item provided an aerial photo is provided at the public hearing.)*
7. **Item Nos. B22/D2** – Any existing or proposed easement or land reserved for use and dedication to public use/Copies of any existing or proposed deed restrictions or covenants. *(The plans indicate a 20 foot wide access easement through the parking lot to Lot 2. I recommend a copy of the easement be provided prior to the application being deemed complete.)*
8. **Item No. C2** – Grading and utility plan to include as applicable: existing and proposed contours at 1 foot intervals for grades of 3% or less and at 2 foot intervals for grades more than 3%; elevations of existing and proposed structures; location and invert locations of existing and proposed drainage structures; location of all streams, ponds, lakes, and wetland areas; and location of existing and proposed utilities including depth of structures locations of manholes, valves, services, etc. *(If no grading or utility changes are proposed at this time, I have no objection to the Board granting a completeness waiver at this time. Please note, if any grading or utility work is required at a later date by the Board, a grading and utility plan must be provided.)*
9. **Item No. C4** – Landscaping plan to include: Location of existing vegetation, clearing limits, and tree save locations; Proposed buffer areas and method of protection during construction; and Proposed landscaped areas. *(If no landscaping is proposed at this time, I have no objection to the Board granting a completeness waiver. Please note if any landscaping is proposed at a later date or is required by the Board during the public hearing process or as a condition of approval, a landscaping plan must be provided.)*
10. **Item No. C6** – Lighting plan to include location and height of all proposed fixtures and details for construction of the fixtures. *(If no new lighting is proposed at this time, I have*



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no objection to the Board granting a completeness waiver. Please note if any lighting is proposed at a later date or is required by the Board during the public hearing process or as a condition of approval, a lighting plan must be provided.)

11. **Item No. D7** – Payment of all applicable fees. (*I recommend this item be provided prior to the application being deemed complete.*)

The application will remain incomplete until the applicant makes additional submissions and/or requests and obtains Board approval of completeness waivers. I have no objection to the Board granting completeness waivers for Items B3, B4, B8, B16, C2, C4, or C6. **I recommend that the applicant be required to submit Items B9, B19, B22, D2, and D7 as noted above.**

B. Fee Determination

As requested, we have prepared a fee determination for the subject application. In accordance with Section 22-3.14 of the Borough Ordinance, we have calculated the application fee to be \$2,007.50 and the required escrow to be \$5,000.00 (see Schedule “A” attached). The fees should be posted as separate checks.

C. Engineering Review

1. Planning and Zoning

- 1.1. As noted above, the proposed youth academic and community center is not a permitted use in the GB Zone. A “d(1)” use variance is therefore required. The applicant and their professionals shall provide the necessary testimony to demonstrate that the application satisfies the positive and negative criteria of the Municipal Land Use Law for the granting of the requested use variance relief. In order for the use variance relief to be granted, the applicant must demonstrate that the proposed project meets the following four criteria:
 - a) Positive Criteria:
 - i. That the site is particularly suited to the use.
 - ii. Special Reasons.
 - b) Negative Criteria:
 - i. The variance will not substantially impair the intent and purpose of the zoning plan and ordinance.
 - ii. The variance can be granted without a substantial detriment to the public good.
- 1.2. The applicant shall confirm that no outdoor use is proposed, as there are additional requirements for outdoor cafes.
- 1.3. Section 22-5.11.b.1 states that all off-street parking shall be subject to the provisions of Section 22-9.2b. The following apply:



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- a) Section 22-9.2.b.1(c), Exhibit 9-2 requires 23 parking spaces, whereas only 9 spaces are proposed. A bulk “c” variance is therefore required.
 - b) Section 22-9.2.b.3(c) requires a minimum parking lot aisle width of 24 feet, whereas approximately 22 feet exists. This is a pre-existing nonconformity.
 - c) Section 22-9.2.b.5(c) states that parking areas shall not be located in any required front yard, whereas parking spaces exist in the front yard area along West Street. This is a pre-existing nonconformity.
- 1.4. Section 22-7.5 states that no structure or other obstruction to vision shall be permitted within the sight triangle area, whereas the proposed ground pylon sign will be located within the site triangle required by Exhibit 9-9B. I recommend that the sight triangle be indicated on the plans and the sign moved accordingly. If the sign is not relocated, variance relief will be required.
- 1.5. Section 22-7.24, Exhibit 1 permits one sign per site, whereas a ground pylon sign and a wall sign are proposed. The ordinance does state that where parking and public building entry is provided at the rear or side, the building is permitted to have one wall sign affixed to the rear or side of the building wall. However, a maximum area of 6 square feet is permitted, whereas 15 square feet is proposed for the wall sign. A bulk “c” variance is therefore required for two separate signs.
- 1.6. Section 22-7.24, Exhibit 1 requires a minimum ground clearance of 2½ feet for ground pylon signs, whereas a clearance of 1½ feet is proposed. A bulk “c” variance is therefore required.
- 1.7. Section 22-7.24, Exhibit 1 requires a minimum front setback of 10 feet for ground pylon signs whereas 5 feet is proposed. A bulk “c” variance is therefore required.
- 1.8. The following are pre-existing nonconformities:
- a) A minimum lot area of 12,000 square feet is required, whereas 6,250 square feet exists. The Zoning Schedule on the plans shall be revised to indicate this as a pre-existing nonconformity.
 - b) A minimum lot width and frontage of 100 feet is required, whereas 50.00 feet exists along East River Road.
 - c) A minimum front yard setback of 20 feet is required, whereas 8.34 feet exists to the building and 3.08 feet exists to the building ramp along West Street.
 - d) A minimum side yard setback of 10 feet is required, whereas 5.67 feet exists.
 - e) A minimum 60 foot diameter lot shape circle is required, whereas 20 feet exists.
 - f) A maximum lot coverage of 4,687.5 square feet is permitted, whereas 4,714.00 square feet exists. We note that the Zoning Schedule incorrectly indicates a permitted lot coverage of 2,773.75 square feet. This should be corrected.
- 1.9. The Zoning Schedule states that a maximum building coverage of 1,397.50 square feet is permitted, whereas the correct value is 2,187.50 square feet. This should be



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corrected. It appears that Schedule 5-4 was used for building and lot coverage, whereas Schedule 5-5 should be used for commercial uses in the GB Zone.

- 1.10. Section 22-7.23.a.8 states that trash enclosures shall be stored only within side or rear yard areas, where the existing trash enclosure is located within the front yard area along West Street. This is a pre-existing nonconformity. However, if it is determined that any modifications are necessary, a new variance would be required for expansion of the non-conformity.
- 1.11. Section 22-5.11.b.3 states that buffers are required subject to Section 22-8.4.e, which states that a 25 foot wide landscaped buffer strip is required where a non-residential use abuts a residential zone. Only 3 feet exists between the parking lot and adjacent Lot 17. This is a pre-existing nonconformity. The ordinance states that where a 25 foot buffer is infeasible because of established development patterns, the Board may consider alternative designs that would create an effective buffer.

2. Traffic Circulation and Site Layout

- 2.1. Exhibit 9-2 of the Borough Ordinance contains off-street parking requirements for various uses. The applicant has calculated the proposed parking demand based on the following uses:

First Floor

Bar, Tavern, or Similar Use (1 space per 2 seats or 10 spaces per 1,000 SF of GFA, whichever is greater): $27 \text{ seats}/2 = \mathbf{14 \text{ spaces required}}$

We note that the applicant has indicated 13 spaces are required based on the total square footage; however, calculations based on seating yield a higher number.

Second Floor

Studio – Art, Music, Dance, Gymnastics for the purpose of giving instruction
(1 space per 100 SF of GFA): $870 \text{ SF}/100 = \mathbf{9 \text{ spaces required}}$

Based on these uses, a total of 23 parking spaces are required, whereas 9 spaces are proposed. A bulk “c” variance is therefore required. 10 parking spaces were required for the previous office use.

- 2.2. We note that the proposed use is unique and is not specifically defined in Exhibit 9-2. The applicant shall provide additional testimony on the proposed use and their anticipated parking demand for the site. This shall include total number of employees and anticipated number of children that may be dropped off or picked up at one time for any scheduled classes or appointments for the learning center use. The Ordinance indicates that alternative off-street parking standards shall be accepted only if the applicant demonstrates that these standards better reflect local conditions. The applicant must demonstrate that the existing parking lot has sufficient parking for the new uses without spilling over into the adjacent property to the south or adjacent roads.



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- 2.3. The applicant shall provide testimony on how the first floor use will be controlled and regulated so that it does not become a restaurant or café type use for adults, as that would require significantly more parking spaces.
- 2.4. As many children will be utilizing the site, I recommend a bike rack be provided if there is any room within the site.

3. Grading and Drainage

- 3.1. The applicant should provide spot grades in the area of the proposed ADA parking space and ADA ramp to ensure compliance with federal ADA requirements. Based on a recent site visit, it appears that the cross slope of the proposed handicap access aisle exceeds the maximum permitted slope of 2.0%.
- 3.2. The applicant does not propose any modifications to the existing drainage patterns as part of this application as no additional lot coverage is proposed. Therefore, the application should not have an impact on the existing grading and drainage.

4. Landscaping and Lighting

- 4.1. The submitted plans do not indicate any existing or proposed landscaping. The Board should review the impact of the proposal on the adjacent properties to determine if any landscaping will be required. If so, a landscaping plan should be provided. If no landscaping is to be provided, a design waiver will be required from the requirements of Section 22-8.4, which requires the submission of a landscape plan with every site plan application.
- 4.2. As indicated previously, a landscaped buffer is required along the rear property line adjacent to Lot 17. I recommend any existing landscaping in this area be supplemented to provide a solid continuous buffer between the commercial and residential uses.
- 4.3. The applicant has not provided a detailed lighting plan as part of the proposed application. However, existing porch and wall mounted lights are indicated as to remain. The applicant must demonstrate that sufficient lighting levels exist in the parking lot. Exhibit 9-11 requires a minimum of 0.5 footcandles throughout the parking lot. Additional lighting may be required. However, any proposed lighting shall not spillover into the adjacent residential property to the rear.

5. General

- 5.1. The applicant shall confirm that all sign illumination is in accordance with Section 22-7.24.c.4.
- 5.2. As indicated earlier, the proposed sign is located within a required sight triangle area. If a sight triangle easement does not currently exist on the property, the easement



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should be required as a condition of approval. Copies of any sight triangle easements to be dedicated to the Borough should be submitted to the Borough Attorney and our office for review and approval and for acceptance by the Governing Body, prior to recording in the County Clerk's Office.

- 5.3. The applicant shall confirm the total square footage of the first and second floor of the building. The Numeric Summary table on the Cover Sheet of the architectural plans indicates a total of 2,123 square feet. I believe the correct number should be 2,133 square feet.
- 5.4. The applicant should be aware that they may be required to install a grease trap for the proposed kitchen. I defer to the Building Department for further review and approval.
- 5.5. The following comments apply to recycling and solid waste:
 - a) The site currently contains a small 5' x 9' trash enclosure adjacent to the northwestern corner of the building. Although this may have been adequate for the existing office use, the proposed use (including a kitchen) will likely generate additional trash and recyclables. A used cooking oil container may also be necessary as there are fryers proposed in the new kitchen.
 - b) Section 22-7.23.a.9 states that "Appropriate areas shall be provided for the storage of recyclable materials. These areas shall be expanded or modified as necessary to meet the requirements of any change in occupancy. Such areas shall be within the structure or in side or rear yards and shall be properly screened. Provisions shall be made to store paper, cardboard and similar items out of the weather. Such areas shall be maintained in a clean, orderly and neat condition."
 - c) Section 22-8.5.a.3 states that the applicant shall provide estimates of the quantity of recyclable materials that will be generated by the development during each week. A separate storage area must be provided to accommodate a one to four week accumulation of recyclable material.
 - d) Section 22-8.5.b states that common storage or holding areas shall be designed to accommodate truck access and shall be suitably screened as required by subsection 22-8.4.e.2 (minimum 5 foot wide buffer strip). It does not appear that there is truck access to the existing trash enclosure or that a 5 foot wide buffer is provided. A design waiver will be necessary if these requirements cannot be met.

The applicant shall provide additional testimony on the amount of all solid waste and recyclables to be generated, the adequacy of the size of the existing trash enclosure, and pickup procedures. A larger enclosure may be required.



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5.6. The applicant should provide additional information on the proposed use such as the following:

- a) Number of employees, total and maximum per shift
- b) Propose hours of operation
- c) Anticipated age groups
- d) Delivery trucks

6. Permits and Approvals

6.1. The applicant must obtain all necessary municipal building permits.

6.2. The applicant must obtain Monmouth County Planning Board approval or a “Letter of No Interest.”

If you have any questions or require additional information, please call.

T&M ASSOCIATES

THOMAS P. NEFF, P.E., P.P., C.M.E., C.F.M.
RUMSON ZONING BOARD ENGINEER

TPN:
Enclosure

cc: Thomas S. Rogers, Borough Administrator
Helen Graves, Chief Financial Officer
Bernard Reilly, Zoning Board Attorney
David Marks, P.E., Borough Engineer
Jennifer S. Krimko, Esq., Applicant’s Attorney
Robert Adler, Applicant’s Architect



RMZB-R1840

April 26, 2021

SCHEDULE "A"
DETERMINATION OF REQUIRED FEES

THE PEACH PIT, LLC
PRELIMINARY AND FINAL MAJOR SITE PLAN WITH VARIANCES
101 EAST RIVER ROAD; BLOCK 47, LOT 1

a.	Application for Development Permit	\$25.00
e.	Major Site Plan Approval	
	2. Preliminary Application Fee	\$300.00
	3. Preliminary Approval Review Fee:	
	(b) Other Uses: \$100 Plus:	\$100.00
	(1) Lot Area (6,250 SF x \$25.00/full 1,000 SF of lot area)	\$150.00
	(4) Floor Area (2,133 SF x \$10.00/full 1,000 SF floor area)	\$20.00
	(5) Improved Parking Space (9 parking spaces x \$15.00/parking space)	\$135.00
	(6) Proposed Free-Standing Sign (\$150.00 each)	\$150.00
	4. Final Approval (50% of \$555.00 Preliminary Approval Fee)	\$277.50
f.	Variances	
	3(c). Hardship or Bulk	\$300.00
	4 Variances x \$75.00 per variance (new variances)	
	4(b). Use Variance	\$500.00
h.	Public Hearing	<u>\$50.00</u>
	Total Application Fee	\$2,007.50
m.	Application Escrow Fee (Commercial 6-25 parking spaces)	\$5,000.00
	TOTAL FEES	<u>\$7,007.50</u>



ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS

JULY 12, 2020

THOMAS P. NEFF
RUMSON ZONING BOARD ENGINEER
11 TINDALL ROAD
MIDDLETOWN, NJ 07748

RE: THE PEACH PIT, LLC
101 EAST RIVER ROAD
RUMSON, NEW JERSEY 07760

MR. NEFF,

PLEASE FIND THIS SUPPLEMENTAL LETTER IN RESPONSE TO THE COMPLETENESS REVIEW DATED APRIL 26, 2021 FOR THE ABOVE REFERENCE PROJECT. THIS SUPPORT THE REVISED DRAWINGS PREPARED BY THIS OFFICE, LABELED "THE PEACH PIT, LLC", LAST REVISED MAY 5, 2021 PREVIOUSLY SUBMITTED TO YOUR OFFICE FOR REVIEW.

1. *ITEM NO. B3 – SIGNATURE AND SEAL OF LAND SURVEYOR. (THE PROPERTY SURVEY SUBMITTED AS PART OF THE APPLICATION PACKAGE IS NOT SIGNED OR SEALED. I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER FOR THIS ITEM PROVIDED A SIGNED AND SEALED SURVEY IS SUBMITTED AS A CONDITION OF ANY APPROVAL.)* SIGNED/SEALED SURVEY'S WERE PROVIDED BY A MEMBER OF THE TEAM.
2. *ITEM NO. B4 – TITLE BLOCK DENOTING THE TYPE OF APPLICATION, TAX MAP SHEET, COUNTY, MUNICIPALITY, BLOCK AND LOT, AND STREET LOCATION. (I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER FOR THIS ITEM PROVIDED THE PLANS ARE REVISED TO INCLUDE THIS INFORMATION AS PART OF THE NEXT PLAN REVISION OR AS A CONDITION OF ANY APPROVAL.)* TYPE OF APPLICATION, TAX MAP SHEET, AND COUNTY WERE ADDED TO THE COVER PAGE AND TITLE BLOCKS. MUNICIPALITY, BLOCK AND LOT, AND STREET LOCATION WERE ALREADY ON THE COVER PAGE.
3. *ITEM NO. B8 – SIGNATURE BLOCKS FOR BOARD CHAIRMAN, SECRETARY AND ENGINEER. (I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER FOR THIS ITEM PROVIDED THE PLANS ARE REVISED TO INCLUDE THIS INFORMATION AS PART OF THE NEXT PLAN REVISION OR AS A CONDITION OF ANY APPROVAL.)* SIGNATURE BLOCKS HAVE BEEN ADDED TO EACH SHEET.

4. ITEM NO. B9 – PROOF THAT TAXES ARE CURRENT. (I RECOMMEND THIS ITEM BE PROVIDED PRIOR TO THE APPLICATION BEING DEEMED COMPLETE.). CLIENT TO PROVIDE VERIFICATION TO MUNICIPALITY.

5. ITEM NO. B16 – ACREAGE OF TRACT TO THE NEAREST TENTH OF AN ACRE. (I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER FOR THIS ITEM PROVIDED THE PLANS ARE REVISED TO INCLUDE THIS INFORMATION AS PART OF THE NEXT PLAN REVISION OR AS A CONDITION OF ANY APPROVAL.) PROPERTY SIZE OF 6,250SF (.14 ACRES) HAS BEEN ADDED TO THE DRAWING.

6. ITEM NO. B19 – SIZE AND LOCATION OF ALL EXISTING STRUCTURES WITHIN 200 FEET OF THE SITE BOUNDARIES. (I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER FOR THIS ITEM PROVIDED AN AERIAL PHOTO IS PROVIDED AT THE PUBLIC HEARING.) AERIAL PHOTO ADDED OT THE SET OF DRAWINGS.

7. ITEM NO. B22/D2 – ANY EXISTING OR PROPOSED EASEMENT OR LAND RESERVED FOR USE AND DEDICATION TO PUBLIC USE/COPIES OF ANY EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS. EASEMENTS, LAND RESERVED, DEEDS, RESTRICTIONS OT COVENANTS SHALL BE PROVIDED BY A MEMBER OF THE TEAM.

8. ITEM NO. C2 – GRADING AND UTILITY PLAN TO INCLUDE AS APPLICABLE: EXISTING AND PROPOSED CONTOURS AT 1 FOOT INTERVALS FOR GRADES OF 3% OR LESS AND AT 2 FOOT INTERVALS FOR GRADES MORE THAN 3%; ELEVATIONS OF EXISTING AND PROPOSED STRUCTURES; LOCATION AND INVERT LOCATIONS OF EXISTING AND PROPOSED DRAINAGE STRUCTURES; LOCATION OF ALL STREAMS, PONDS, LAKES, AND WETLAND AREAS; AND LOCATION OF EXISTING AND PROPOSED UTILITIES INCLUDING DEPTH OF STRUCTURES LOCATIONS OF MANHOLES, VALVES, SERVICES, ETC. (IF NO GRADING OR UTILITY CHANGES ARE PROPOSED AT THIS TIME, I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER AT THIS TIME. PLEASE NOTE, IF ANY GRADING OR UTILITY WORK IS REQUIRED AT A LATER DATE BY THE BOARD, A GRADING AND UTILITY PLAN MUST BE PROVIDED.). THERE ARE NO GRADING OR UTILITY CHANGES BEING PROPOSED FOR THE PROJECT.

9. ITEM NO. C4 – LANDSCAPING PLAN TO INCLUDE: LOCATION OF EXISTING VEGETATION, CLEARING LIMITS, AND TREE SAVE LOCATIONS; PROPOSED BUFFER AREAS AND METHOD OF PROTECTION DURING CONSTRUCTION; AND PROPOSED LANDSCAPED AREAS. (IF NO LANDSCAPING IS PROPOSED AT THIS TIME, I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER. PLEASE NOTE IF ANY LANDSCAPING IS PROPOSED AT A LATER DATE OR IS REQUIRED BY THE BOARD DURING THE PUBLIC HEARING PROCESS OR AS A CONDITION OF APPROVAL, A LANDSCAPING PLAN MUST BE PROVIDED.). THERE IS NO CHANGE BEING PROPOSED TO THE EXISTING LANDSCAPING FOR THE PROJECT.

10. ITEM NO. C6 – LIGHTING PLAN TO INCLUDE LOCATION AND HEIGHT OF ALL PROPOSED FIXTURES AND DETAILS FOR CONSTRUCTION OF THE FIXTURES. (IF NO NEW LIGHTING IS PROPOSED AT THIS TIME, I HAVE NO OBJECTION TO THE BOARD GRANTING A COMPLETENESS WAIVER. PLEASE NOTE IF ANY LIGHTING IS PROPOSED AT A LATER DATE OR IS REQUIRED BY THE BOARD DURING THE PUBLIC HEARING PROCESS OR AS A CONDITION OF APPROVAL, A LIGHTING PLAN MUST BE PROVIDED.). NO NEW BUILDING LIGHTING IS BEING PROPOSED. VARIOUS EXISTING LIGHT FIXTURES ARE TO REMAIN AND BE REPAIRED IF NOT FUNCTIONING. MONUMENT SIGN GROUND LIGHTING IS BEING PROPOSED AND IS SHOWN ON THE DRAWINGS.

PLEASE ACCEPT THIS LETTER FOR YOUR REVIEW AND RECORDS. LET ME KNOW IF YOU HAVE ANY
ADDITIONAL QUESTIONS OR NEED FURTHER CLARIFICATION OF THE ITEMS ABOVE.

SINCERELY,

ROBERT W. ADLER, JR.

PRESIDENT

NJ ARCHITECTURAL LICENSE 10795