

APPENDIX "A"

Subdivision + Planning Comments From Topology Planning Report #2 (September 11, 2020)

Pages 8-25

M. SUBDIVISION COMMENTS

1. The Applicant should provide an overview of the proposed subdivision including subdividing lines, conveyance of land to the Borough / County right-of-way, and compliance with the Ordinance. We defer to the Board Attorney and Board Engineer on all required deed executions.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the County will require 33' dedication to the County. The Applicant shall provide all required deed executions as a condition of approval.

2. Per N.J.S.A 40:27-6.2 (Review and approval of all subdivisions of land; procedures; engineering and planning standards) and N.J.S.A 40:27-6.3 (Submission of subdivision application to board for review and approval; report to municipal authority), the Applicant shall provide all required permits and approvals with the Morris County Planning Board as a condition of approval.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the County will require permits. The Applicant shall provide all required County permits as a condition of approval.

3. Prior to construction, the Applicant must place a limit-of-disturbance fence around that area of the tract to be disturbed during construction in accordance with Section 171-13 of the Borough ordinance. Any trees to be preserved shown on approved subdivision plans shall be replaced if accidentally destroyed during construction. The location of the fence shall be reviewed and approved prior to construction and monitored during construction by the Borough Engineer, pursuant to Borough ordinance.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified they will comply. Should the Board approve the application, the Applicant must revise plans accordingly of this ordinance requirement as a condition of approval.

4. The Applicant must confirm all easements, including drainage or right-of-way easements required as part of its subdivision. We defer condition of approval to the Board Attorney and Board Engineer.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified they will provide all required deed executions for drainage or right-of-way as a condition of approval.

V. PLANNING COMMENTS

Except as otherwise noted, comments regarding improvements shall pertain to the proposed senior apartment building on the proposed lot. For clarity, this report is broken into the following sections:

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|-----------------------------------|---|
| A. General + Operational Comments | F. Parking, Circulation, + Loading Comments |
| B. Site Plan Comments | G. Lighting Comments |
| C. Architecture Comments | H. Signage Comments |
| D. Amenities Comments | I. Lighting Comments |
| E. Landscape + Grading Comments | J. Morris Canal Comments |

A. **General + Operational Comments:**

1. The Applicant should provide an overview of the proposed project, including site design, building design, and requested variances / waivers.

Comment Open: The Applicant has additional witnesses that must testify.

2. The Applicant should confirm all departments and inter-agencies coordination, including but not limited to: Borough Engineering, Borough Environmental Commission, Borough Shade Tree Commission, Borough Fire Department, JCP&L, NJDEP, and Morris County Planning and Engineer Departments.

Comment Open: The Applicant testified that they will correspond with the Borough Shade Tree Commission and the Borough Environmental Commission. Further testimony should be provided of this correspondence. All required permits from inter-agencies shall be a condition of approval.

3. We note that the Borough may require performance guarantees and/or maintenance bonds for the purpose of assuring the installation and maintenance of on-tract improvements, pursuant to N.J.S.A. 40:55D-53. Due to the extensive scope of this application, the Board should discuss this as a condition of approval.

Comment Open: The Board should discuss any guarantees and/or bonds as a condition of approval.

4. As a condition of approval, the Applicant must provide deed restrictions of all affordable units at no less than 30 years in accordance with N.J.A.C 5:93.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will provide deed restrictions as a condition of approval.

5. The Applicant shall testify of what special services, assisted living services, and any other services that are proposed to be provided on-site, and nature of such services.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that services will be limited to activities for residents and will not include any assisted living or medical-oriented services.

6. The Applicant shall provide testimony to clarify whether a caretaker unit will be provided on-site and, if so, which unit will serve as such.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that there will be one superintendent living on the Site in one of the residential units.

7. The Applicant must confirm the anticipated number of employees, and the maximum number of employees on-site during a normal shift.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that, in addition to the resident superintendent, there will be a maximum of one employee on-site.

8. The Applicant shall provide testimony regarding logistics and how waste management will occur. We note the architect floor plans show no access from the first-floor trash room to the Trash & Utilities room that has outside access (see "Architect Comments" of this report for further clarification).

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the superintendent will bring refuse to the outdoor container.

9. The Applicant shall discuss the logistics and hours of operation of the interior amenity rooms, such as the community room, office space, fitness room, etc.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that amenity rooms will be open between 8AM and 8PM.

10. The Applicant must testify and confirm all required construction easements to the project as off-site improvements to West Main Street are proposed. We note that the Land Use Board does not have jurisdiction to approve improvements within the right-of-way, and we defer to the Borough Council and Borough Attorney for any condition of approval.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will provide all required construction easements as a condition of approval.

11. The Applicant should have a pre-construction meeting with relevant Borough professionals to discuss construction sequencing of all on- and off-site improvements, prior to building permit. Efforts to mitigate off-site impacts before, during, and after the construction of improvements should be discussed during the pre-construction meeting. Sequencing should be specified for relocation of fire hydrants, utility poles, and tree removal plan.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will have a pre-construction meeting with relevant Borough professionals as a condition of approval.

B. Site Plan Comments

1. The Applicant's cover page states that there are no floodplains, no floodways, and no freshwater wetlands on the Site. The Applicant must testify and confirm all known environmental constraints to the Site for the Board's consideration. All items must be shown/noted on the survey/existing conditions plan.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the only known environmental constraint on the Site are the steep slopes.

2. The Applicant must confirm if there are any known covenants, easements, or other restrictions. All environmental features should be shown on the plan, and notes updated, as applicable. We note that the boundary and topographic survey depicts two areas with "possible deed overlap," one at 4,134 SF and the other at 2,346 SF along the panhandle of the Site. The implications of this should be discussed.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they did not include the possible deed overlaps in their density and area calculations.

3. The Applicant shall provide all required permits pertaining to any required State permits for critical habitats / wildlife or other required environmental approval. These shall be a condition of approval.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that all required permits from inter-agencies shall be a condition of approval.

4. The Applicant should consider including illuminated pedestrian safety measures at the proposed crosswalks inside the Site and off-site crossing West Main Street, such as flashing crosswalk signs, or a HAWK beacon crossing.

Comment Open: The Applicant's Traffic Engineer shall provide testimony.

5. The Applicant shows a 10' x 18' trash enclosure to be "screened" toward the rear / side of the building. We note that the site plan construction sheets show a board-on-board fence, but it is unclear if this is the fence for the trash enclosure, which should be clarified.

The Applicant should confirm if an alternative location is feasible for the refuse since it may be visible from public right-of-way, although the proposed retaining walls may impact this. If alternative location is not feasible, we recommend a masonry structure around the refuse, or, if the fence is proposed, the Applicant should include additional landscaping around its perimeter for visual screening.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will construct masonry structure to enclose the refuse. Should the Board approve the application, the Applicant shall revise plans accordingly.

6. There are three "concrete blocks" on the site plan, near the proposed ingress to Lot 65.01. The Applicant should confirm whether these blocks are proposed, what they are for, or remove them from the plans accordingly.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant confirmed that the concrete blocks are to be removed. Should the Board approve the application, the Applicant shall revise plans accordingly.

7. The Applicant should confirm dimensions of the proposed walking path on the plans. We recommend at least 6' wide for easier passing.

Comment Addressed: The Applicant submitted revised stormwater management plans, dated September 3, 2020, which depicts the width of the walking path at 6'. Should the Board approve the application, the Applicant shall revise all plans accordingly.

The Applicant should provide testimony to relocation of all fire hydrants, which must be provided in adequate numbers and at locations recommended by the Borough Engineer and/or Borough Fire Marshall.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will coordinate with the Borough Fire Marshall as a condition of approval.

8. Plans should be expanded to provide trash receptacles, particularly in the front of the building and courtyard.

Comment Open: The Applicant's Architect shall provide testimony.

9. The bulk chart on cover page should be revised to reflect all additional variance / design waivers identified, and if granted by the Board, as identified in Section III of this report.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified they will comply with open requirements to confirm in Section III of this report. Should the Board approve the application, the Applicant shall revise plans accordingly to reflect final compliance charts as a condition of approval.

10. We defer to Board Engineer on Applicant’s Treatment Works Approval (TWA).

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that a TWA application is not applicable since they will not exceed 8,000 gpd.

C. **Architectural Comments:**

Below is a chart depicting required architectural standards for the proposed senior apartment, in addition to those in Section II of the report:

Table 4: AHO-S Architectural Standards

Standard	Required	Proposed
Roof Pitch (Min.)	5:12 and gable or sloped	8:12 gable
Floor-to-Floor Height (Min.)	9'	9'
Unit Size (Min.)	One-BR (700 SF); One-BR with den (775 SF)	One-BR: 700 SF One-BR with den: 785 SF
Den Unit Requirements (Min.)	20%	35%

1. The Applicant shall provide testimony regarding all proposed exterior. The Applicant shall revise the architectural plans to specify the colors of the asphalt shingles, stucco, brick veneer, fiber cement siding, cast stone sill, decorative bracket, and window trim. Due to potential virtual hearings, in lieu of sample materials, we strongly encourage colored renderings be presented to the Board.

Comment Open: The Applicant has submitted a colorized version of their elevation plan dated September 1, 2020. The Applicant’s Architect shall provide testimony on this exhibit. The Applicant should revise full architectural plans accordingly as a condition of approval.

2. The elevation plans do not conform to the required façade 30% transparency levels per Section 172-105.P.6. We recommend that the Applicant make revisions to comply with this requirement. While we believe this will improve the aesthetics of the large building, we are cognizant of the benefits of ample light and air, especially for senior residents. The Applicant should discuss any opportunity to bring transparency levels into conformance, including expanding windows and doors.

Comment Open: The Applicant’s Architect shall provide testimony.

3. We recommend a stronger more durable window material than the proposed vinyl, such as fiberglass. The Board should also discuss if an alternative material to stucco is preferred.

Comment Open: The Applicant’s Architect shall provide testimony.

4. The rear elevation shows a single panel door from the community room accessing the outside courtyard. To better comply with the required transparency levels and to increase exposure to light and air, this area should be improved to include much larger/wider windows and multiple transparent doors.

Comment Open: The Applicant’s Architect shall provide testimony.

5. Similarly, to above, we recommend much larger/wider and multiple panel transparent doors at the entrance of the building than the proposed two-panel door.

Comment Open: The Applicant’s Architect shall provide testimony.

6. There is no interior access shown from the first-floor trash room into the larger Trash & Utilities room. This should be revised on the plans.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that an interior door between the trash room and Trash & Utilities room can be added. Should the Board approve the application, the Applicant shall revise plans accordingly.

7. The architectural plans appear to comply with the front building façade elements, particularly ordinance requirements related to façade articulation (i.e. massing step backs). However, we recommend greater attention be given on the ground floor of the front façade facing left, particularly where the brick veneer expands approximately half of the building without relief.

Comment Open: The Applicant’s Architect shall provide testimony.

8. We recommend any new plans contain a matrix table per floor to show unit type breakdown.

Comment Open: The Applicant’s Architect shall provide testimony.

9. The Applicant proposes communal laundry rooms on each level. We recommend that each unit has its own washer and dryer.

Comment Open: The Applicant’s Architect shall provide testimony.

10. Testimony should be provided regarding compliance with AHO-S sustainable building requirements. We note that the Applicant must incorporate at least one of the following, and are encouraged to incorporate more:
 - a. Electric vehicle charging stations or electric conduits to facilitate future electric vehicle charging stations.
 - b. Energy efficient windows and appliances.
 - c. Rainwater harvesting such as rain gardens and bioswales.
 - d. Green walls or green roofs.
 - e. Solar panels on building roof.
 - f. Efficient LED lighting.

Comment Open: The Applicant’s Architect shall provide testimony.

D. Amenities

Below is a chart depicting required amenities for the proposed senior apartment, in addition to those in Section II of the report:

Table 6: AHO-S Amenity Standards

Standard	Required	Proposed
Total Amenity Area (Min.)	9,600 SF	9,710 SF

Standard	Required	Proposed
150 SF/bedroom	(64 bedrooms x 150 SF)	
Indoor Amenity Area (Min.)	2,880 SF (30% of amenity space)	2,910 SF
Indoor Amenity Rooms (Min.)	<ul style="list-style-type: none"> ▪ One "Flex Community Room" with communal kitchen appliances / seating ▪ One fitness center/gym, business center, or dedicated health room 	<ul style="list-style-type: none"> ▪ Community Room ▪ Fitness Center
Outdoor Amenity Area Seating <ul style="list-style-type: none"> ▪ 0.25 seats/bedroom or 0.5 LF of bench/bedroom (Min.) 	32 LF (64 bedrooms x 0.5 LF/bedroom)	36 LF of benches
Passive Recreation Area	Required	Provided (Walkway)
Outdoor Amenity Area (Min.) 30% of amenity space	2,880 SF	6,800 SF
Outdoor Amenity Setback (Min.) Excluding walkways	30'	>30'

1. The Applicant should provide an overview of the proposed amenities. The intent of this ordinance, which was specifically designed for senior apartments, emphasizes both indoor and outdoor spaces for both communal and individual enjoyment.

a. In addition to outdoor seating, the Applicant must provide at least one active recreation area which may include outdoor exercise equipment, swimming pool, and/or bocce court. None have been shown on the plans.

Comment Open: The Applicant's revised stormwater management plan submitted on September 3, 2020 depict 2 exercise stations towards the end of the walking path. The Applicant should provide testimony of these stations, details and if an alternative active amenity was considered more suited for senior housing.

b. The Applicant must also provide one passive recreation area, which may include walking path, gardening areas, chess/checker tables, gazebos, library, butterfly garden, and/or outdoor living rooms/firepits.

A courtyard is shown, but only contains seating.

A walking path is shown, but it's a dead-end with no designation, lighting, or landscape features.

The Applicant should improve these areas to be more consistent with the intent of the Ordinance and to enhance quality of life of the residents.

Comment Open: The Applicant still must provide testimony to the proposed courtyard.

2. The proposed courtyard has several chairs, tables, and landscaping. Applicant should provide some tables that are designed to include wheelchairs. Details should be provided for all fixtures, as well as the patio treatment. The Applicant should quantify compliance with number of seats/benches and seat shading.

Comment Open: The Applicant's Architect shall provide testimony and plans should be revised accordingly.

3. The Applicant should provide testimony of the use of the proposed community room, and if required seating and communal kitchen appliances will be provided as required in the AHO-S ordinance. Plans should be labeled accordingly.

Comment Open: The Applicant's Architect shall provide testimony and plans should be revised accordingly.

E. Landscape and Grading Comments

1. The Applicant shall provide testimony regarding the existing and proposed grading, how drainage will be addressed, and all stormwater management measures.

Comment Open: The Applicant shall provide testimony to their new stormwater management plan submitted on September 3, 2020. We defer further comment to the Board Engineer.

2. The Applicant will require relief from Borough ordinance for disturbance to steep slopes. The Applicant must confirm the extent of disturbance to all steep slopes and how these slopes will be stabilized appropriately during construction and restored to avoid future erosion/degradation of the soil.

Comment Open: At the September 1, 2020 Hearing, the Applicant testified that a sediment basement will be installed at the front of the Site to collect runoff, and construction will be sequenced to stabilize the slopes with the retaining wall system before construction of the principal structure.

However, the Applicant shall provide testimony to their new stormwater management plan submitted on September 3, 2020. We defer to the Board Engineer on requirement for any construction sequencing plan, further sediment control plan, etc.

3. The Applicant requires significant variance relief to construct three tiers of retaining walls, each 10' tall, where a maximum of 6' tall is permitted by Section 172-15. This wall will be as tall as the 3-story building. Every effort should be made to reduce the visual impact of this wall, which will appear as one solid 30' tall wall for approximately 400' linear feet along the rear of site.

- a. Additional tiers could be provided in some areas to reduce height of walls. 4 tiers of 6' tall walls would be compliant, where 3 tiers of 10' tall walls are not.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the proposed design of the retaining wall system is necessary due to the steep slope and that more tiers would further disturb the Site. We defer to Board Engineer on further comment.

- b. The Applicant should confirm that the finish will match the building exterior, or that colors of the wall will be earth tone. Construction details should be revised accordingly. Since the wall will be as approximately as tall and wide as the building, massing and articulation should be discussed. We recommend a rendering be provided to show the building with the wall for scale and complementary design.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the wall will be taupe or similar colors and that they will include ivies or equivalent on the wall to break up articulation. The Applicant testified that they will

finalize all details of wall with the Board Professionals as it is currently a schematic. We recommend that color, finish and architectural treatment of the proposed walls be coordinated and approved by the Board Planner and defer structural load, calculations, wall type, etc. be approved by the Board Engineer as a condition of approval.

- c. The Applicant must confirm height, colors and materials of safety fencing at top of wall. Chain link is not acceptable, as this area will be eye-level with the third-floor bedrooms.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they intend to use vinyl black chain-link fencing. This is acceptable, so long as the fence is treated in order to prevent rust overtime.

- d. Detail/section should be provided to show relationship of fence, wall, and landscaping.

Comment Open: The Applicant shall update plans accordingly.

- e. We defer to the Board Engineer on all other comments pertaining to the footings, geogrid fabric, drainage, and structural loads of the retaining walls.

Comment Deferred.

- 4. According to 4:24-41.7 of the Soil Erosion and Sediment Control Act, the proposal meets the criteria of a "project" (i.e. exceeds 5,000 SF surface area disturbance). As such, the Applicant shall provide approved permit from the Morris County Soil Conservation District, once received as a condition of approval.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will provide all required permits as a condition of approval.

- 5. We defer to the Board Engineer on all other comments regarding grading, soil erosion, steep slopes and drainage.

Comment Deferred.

- 6. The Applicant shall provide testimony on the maintenance and operations plan for proposed landscaping and site amenities.

Comment Open: The Applicant shall provide a maintenance and operation plan for the proposed landscaping and site amenities as a condition of approval.

- 7. The Applicant proposes to remove 285 of the existing 548 trees, and would be required to replace 70% of trees (200 trees) under Section 170-45 of the Ordinance. The Applicant proposes to replace 53 trees, which requires substantial relief. We note the following:
 - i. The Applicant shall provide testimony if replacement trees will be consistent with the species removed from the Site;
 - ii. The Applicant must confirm and revise plan notes in accordance with the tree replacement plan ordinance that all replacement trees shall be of nursery-grade

- quality, balled and burlapped, and not less than 2 1/2 inches to 3 inches DPM;
- iii. The Applicant must confirm the number of Douglas Fir trees to be included as site drawings indicate the presence of nine (9) whereas the planting schedule cites eight (8).
 - iv. The Board and Applicant must discuss all required performance bonds and tree replacement requirements in connection with the subdivision and site plan. Per Section 170-45, the Applicant shall:
 - a. *Be required to post a cash bond or letter of credit in a form approved by the Borough Attorney and in an amount which shall be 120% of the replacement cost of the trees (including installation), as determined by the Borough Engineer. The bond shall require the tree replacement to be accomplished within a fixed period of time established by the Borough Engineer and authorize the Borough to take any of the money and make the replacement should the applicant fail to make the replacement within the time specified. The bond shall continue in effect for at least two years after the replacement to assure that the replacement tree(s) shall survive the initial growing season; and*
 - b. *If, in the opinion of the Borough Engineer, sufficient space is not available on the subject property, the Applicant, under the direction of the Borough Engineer, shall be required to plant replacement trees on other lands owned by the applicant within the Borough, on Borough park lands, within public street rights-of-way, or any combination thereof. If said locations cannot be identified, the applicant shall make a cash contribution to the Borough for the purpose of planting or other beautification projects on public property within the Borough at such locations as the Borough Engineer or the Mayor and Council deems appropriate. Such cash contribution shall be based upon a replacement cost (including all installation-related costs) estimate prepared by the Borough Engineer but shall in no event be less than \$200 per tree to be planted.*

Comment Open: At the September 1, 2020 Hearing, the Applicant testified that the proposed tree removal is necessary to develop the site and seeks a waiver to replace 200 trees on-site. The Applicant testified that they will correspond with the Borough Shade Tree Commission and the Borough Environmental Commission. Further testimony should be provided of this correspondence.

8. The Applicant shall provide testimony on the materials to be used for the proposed walking path. Accommodations should be made to provide a reliably smooth and stable surface for seniors residing within the proposed apartment building.

Comment Open: At the September 1, 2020 Hearing, the Applicant testified that the walking path will be hardscaped. The Applicant must confirm revised impervious coverage as they propose to widen pathway to 6' per our recommendation. Details of the hardscape must be shown on revised plans.

9. Landscaping plans should be revised to include existing trees to allow for a proper

assessment of how much shade will be provided on site, particularly along amenities such as the proposed walking path. The Applicant is required to provide 50% of their outdoor seating accommodation in shade per the AHO-S Ordinance. Applicant must confirm compliance.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will comply with this requirement. The Applicant shall provide revised landscaping plans showing compliance as a condition of approval.

10. The Applicant shall provide testimony to the steep grade along portions of the proposed walking path, and any proposed measures to improve accessibility for resident seniors and comply with grading and sloping requirements.

Comment Open: The Applicant shall provide testimony to their new stormwater management plan submitted on September 3, 2020, which shows the walkway grade at 2.5% to 5%.

11. The Applicant depicts landscaping of at least 4' in height around the perimeter of the parking lot in the front yard. Applicant must confirm opacity level of at least 50% after 5 years of growth in compliance with the ordinance.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will comply with this requirement. The Applicant shall provide revised landscaping plans showing compliance as a condition of approval.

12. The design and materials of the proposed surface detention basins should be included on the site plans.

Comment Open: At the September 1, 2020 Hearing, the Board expressed that a maintenance plan for the detention basins. The Applicant shall provide a maintenance plan as a condition of approval. We defer required easements / deed covenants of the detention basin to the Board Engineer.

13. Landscaping should be added to the base of the free-standing sign at the entrance of the driveway. At minimum, this should include perennial plantings, shrubs or ornamental grasses at the narrow edges of the sign that face West Main Street and the proposed principal structure.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will comply with this recommendation. The Applicant shall provide revised landscaping plans as a condition of approval.

14. Landscape material should be used to break up the retaining wall tiers, which will appear to as a 30' tall solid block wall. At minimum, this should consist of several groupings of vegetation, including a mix of evergreen and deciduous plants and should have trees/shrubs that are as tall as the walls in the highest locations.

Particular attention should be given to the second and third tier walls, which will be eye level with the second and third stories of the building.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the wall can include ivies or equivalent to break up articulation. The Applicant testified that they will finalize all details of wall with the Board Professionals as it is currently a

schematic. We recommend that color, finish and architectural treatment of the proposed walls be coordinated and approved by the Board Planner and defer structural load, calculations, wall type, etc. be approved by the Board Engineer as a condition of approval.

15. Landscape plans should show clear delineations between areas that will be mulched, grass lawns. Bedlines should be shown for all landscaped areas.

Comment Addressed: The Applicant shall provide revised landscaping plans as a condition of approval.

F. Parking, Circulation + Loading Comments

1. The Applicant proposes several improvements to CR 513 (West Main Street) public right-of-way, which include: two new curb cuts, ADA accessible curb ramp, concrete walk to interior site, and new crosswalk. The Applicant should discuss these off-site improvements and status of all permits pertaining to county approval, which must be a condition of approval. The Board should discuss any required performance bond.

Comment Open: The Applicant's Traffic Engineer shall provide testimony. The Board should discuss any required performance bonds.

2. The Applicant shall provide testimony to vehicle parking on the Site, and if residents, guests and employee spaces will be striped and/or assigned. Compliance with ADA and NJ Barrier Free Subcode requirements must be confirmed.

Comment Open: The Applicant's Traffic Engineer shall provide testimony.

3. The amount of parking provided on the site plan implies that there will be only one employee maximum per shift. The Applicant shall provide testimony to confirm same.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the superintendent will occupy a unit on the Site and only one other employee will be present per shift.

4. The Board and the Applicant should discuss opportunities to improve the West Main Street frontage, which has overgrown curb edges and does not have any existing sidewalks. Creating a new sidewalk and re-edging the curbs can vastly enhance the pedestrian experience, particularly in proximity towards Borough downtown and near the Donatoni Park.

Comment Open: The Applicant's Traffic Engineer shall provide testimony.

5. The Applicant must confirm if the existing guardrails on the property line along West Main Street are to be removed, replaced, or extended. We note these appear in poor condition.

Comment Open: The Applicant's Traffic Engineer shall provide testimony.

6. The Applicant shall provide testimony regarding fire access to the Site to ensure that there will be sufficient operating space and access points for Fire Department personnel, vehicles, and equipment.

Comment Open: The Applicant's Traffic Engineer shall provide testimony.

7. The Applicant shows two 10' x 60' loading spaces in front of the senior apartment

building, which do not appear to be stripped, have curbing, or contain signage. The plans should be revised to reflect any proposed striping, an access aisle, ramp and/or sidewalk curbing, and any signage proposed.

Comment Open: The Applicant's Traffic Engineer shall provide testimony. Should the Board approve the application, the Applicant shall revise plans accordingly.

8. The Applicant has provided a truck maneuvering plan for a 30' box truck and 36.66' fire truck. The Applicant must provide testimony to:
 - a. Logistics and frequency of truck deliveries;
 - b. Emergency ambulance vehicle access to and within the Site; and
 - c. If bus access is anticipated to the Site.

Plans should be expanded to depict truck access to the refuse area, to confirm feasibility and maneuverability of truck access.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the Site is designed to provide SU30 vehicles easy navigation of the Site and that NJ Transit bus access to the Site is not anticipated. Should the Board approve the application, the Applicant shall revise plans accordingly.

9. The Applicant shall provide further details for the proposed ADA accessible crosswalk across West Main Street, including dimensions and any proposed pedestrian safety enhancements, such as signage, lighting, and traffic calming devices. ADA compliant curb cuts should be made available on both sides of the crosswalk.

Comment Open: At the September 1, 2020 Hearing, the Applicant testified that both sides of the crosswalk will contain ADA curbing and be subject to County approval, which shall be a condition of approval. The Applicant's Traffic Engineer shall provide any additional testimony.

10. The Applicant shall provide testimony and confirm if any parking waivers are required from RSIS, and if so, provide standards for relief for a de minimis exception under N.J.A.C. 5:21-3.1(g).

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that the AHO-S overlay ordinance's parking requirements support an RSIS exception, given that senior affordable projects have lower parking demand.

11. The Applicant should confirm if there is any proposed bicycle parking on the plans.

Comment Open: The Applicant's Traffic Engineer shall provide testimony.

G. Lighting Comments

1. The Applicant should confirm lighting levels are in compliance per Section 172-105.V.6 of the AHO-S ordinance, or seek variance for lighting levels that do not comply. We recommend a matrix table is provided to the lighting plan to show FC compliance at the property line, parking and driveway area, entrances, and façade which must be:
 - a. Side/rear property line: 0.5fc maximum
 - b. Sidewalk frontage: 3fc maximum
 - c. Front property line: 1fc maximum
 - d. Parking and driveway: 1fc – 3fc

- e. Residential entrance: 3fc – 5fc
- f. Building façade: 3fc maximum

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will comply with the footcandle requirements. The Applicant shall provide revised lighting plans as a condition of approval.

- 2. The Applicant should discuss lighting associated with the proposed project and confirm that all lights will be full-cutoff, downward facing, and will not spill into adjacent properties.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will provide cut-off and warmer-temperature lighting. The Applicant shall provide revised lighting plans as a condition of approval.

- 3. Lighting fixture details were provided separately on the “Gardco” plan, which show a cobra style commercial light fixture in the parking lots and near the front / courtyard of the building. We recommend more residential style light fixtures, particularly where the courtyard and building entrances are located. All lighting fixtures and details must be depicted on the lighting plans for any future submissions.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will replace the commercial style light in the front of the building and courtyard. The Applicant shall provide revised lighting plans as a condition of approval.

- 4. Lighting Type “D,” which is located in the pedestrian courtyard, depicts footcandles up to 14.5fc. We recommend a lower wattage / lighting level, especially considering proximity to residential bedrooms at that mounting height.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will comply with all footcandle requirements and revise lighting levels in the courtyard. The Applicant shall provide revised lighting plans as a condition of approval.

- 5. The elevation and lighting plans do not appear to show any wall mounted façade lights. The Applicant must confirm if any are proposed and revised plans accordingly.

Comment Open: The Applicant’s Architect shall provide testimony.

- 6. The Applicant should confirm if any streetlight poles and fixtures are proposed, as none appear on the lighting plan. The Board should discuss opportunity for upgrades to any streetlights where existing utility poles with outdated cobra lights are being removed.

Comment Open: At the September 1, 2020 Hearing, the Applicant testified that there are no proposed streetlights on West Main Street. The Board should discuss any opportunity for upgrades to streetlights.

- 7. The Board and the Applicant should discuss whether in-ground pathway lights or short (3’ maximum) lights should be installed along the walking path, where no lights are proposed.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that modest, solar-powered lighting could be provided along the walking path. Should the Board approve the application, lighting details should be shown on the plans accordingly.

8. The lighting plan must be expanded to show color temperatures on all lighting fixtures. We recommend no building façade fixtures exceed 3500°K and any potential installation of streetlights be done so at the recommendation of the Borough Engineer.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will provide cut-off and warmer-temperature lighting. The Applicant shall provide revised lighting plans as a condition of approval.

9. The Applicant should confirm compliance with the ordinance that height of all lighting fixtures is no more than 12’ in front yard, no more than 15’ in the side and rear yard, and those poles 15’ tall are not within 30’ of the building.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that that they will comply with lighting height requirements. The Applicant shall provide revised lighting plans as a condition of approval.

10. We recommend that no outdoor light fixture shall be operated by a “dusk to dawn” timer or sensor, unless it is motion sensor activated controlled to shut off after 10 minutes, in order to reduce light pollution.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that that they will comply with this comment. The Applicant shall provide revised lighting plans as a condition of approval.

H. Signage

Below is a chart depicting proposed signage for the proposed senior apartment:

Table 5: AHO-S Signage Standards

Standard	Requirement	Proposed
<i>Ground Sign (Max.)</i> <ul style="list-style-type: none"> ▪ 2-post-wood-freestanding, ▪ Monument style, or ▪ Post and arm 	<ul style="list-style-type: none"> ▪ 2 signs ▪ 20 SF per sign ▪ 6’ height including base 	<ul style="list-style-type: none"> ▪ 1 monument sign ▪ 15 SF ▪ 4’-4” tall including base
<i>Ground Sign Setback (Min.)</i>	<ul style="list-style-type: none"> ▪ 1’ from front property line ▪ 10’ from curb line/side/rear property lines 	<ul style="list-style-type: none"> ▪ 15’ from front property line ▪ 30’ from curb line
<i>Façade Sign (Max.)</i>	<ul style="list-style-type: none"> ▪ 1 building name sign ▪ 20 SF 	<ul style="list-style-type: none"> ▪ 1 building name sign ▪ 6.42 SF
<i>Sign Illumination</i>	External illumination or backlit channel letters only	Backlit

1. The location of the façade sign that says “West Main Street Residencies” on Sheet A-210 must be shown on the elevation plans.

Comment Open: The Applicant’s Architect shall provide testimony and plans should be revised accordingly.

The Signage Plan indicates all material colors are “TBD” (to be determined). Material colors must be finalized as a condition of approval.

Comment Open: The Applicant’s Architect shall provide testimony and plans should be revised accordingly.

2. The monument sign is depicted as 15' back from the front property line, where it is allowed to come within 1' of the front property line under the AHO-S ordinance. We defer to the Borough Engineer for any sight line issues, but we recommend that the sign is brought closer to the street for better visibility from West Main Street.

Comment Open: At the September 1, 2020 Hearing the Applicant testified they will look at alternatives. If Applicant chooses to move monument sign, the plans should be revised accordingly.

3. The Applicant should confirm and show on elevation plans and signage plans if any building number is proposed, particularly to help with wayfinding.

Comment Open: The Applicant's Architect shall provide testimony and plans should be revised accordingly.

4. Exact proposed signage square footage should be reflected on the site plan bulk chart.

Comment Open: The Applicant's Architect shall provide testimony and plans should be revised accordingly.

5. There are two pre-existing non-conforming billboards on the Site. The applicant should confirm that these will be removed and reflect this on the plans.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that they will remove all existing billboards. The Applicant should revise plans accordingly as a condition of approval.

I. Utility Comments

1. The Applicant should provide testimony and show on the plans all ground-mounted utilities such as transformers, HVAC, and generators, which are not currently depicted. These utilities shall be located in the interior of the building if feasible or to the rear / side of the building where such locations inside are infeasible.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant provided an exhibit that depicts a transformer in the rear of the building. The Applicant testified that meters will be on the side of the building and screened. Should the Board approve the application, the Applicant shall revise all plans accordingly showing utilities in compliance with the ordinance and screened as a condition of approval.

2. We note that all utilities shall be screened so as to not be visible from the public right-of-way, and all new electric and telecommunications wiring must be underground.

Comment Addressed: Should the Board approve the application, the Applicant shall revise all plans accordingly showing utilities in compliance with the ordinance and screened as a condition of approval.

3. The Applicant should show where utility meters are proposed on the architecture elevations and site plans, and show proposed screening.

Comment Addressed: Should the Board approve the application, the Applicant shall revise all plans accordingly showing utilities in compliance with the ordinance and screened as a condition of approval.

4. The Applicant shall update the rooftop plan to label / identify the proposed rooftop mechanical equipment and specify heights, dimensions, and setbacks to building perimeter in order to confirm that rooftop will adequately screen the equipment, as required.

Comment Open: The Applicant's Architect shall provide testimony that rooftop equipment will be adequately screened. Should the Board approve the application, the Applicant shall revise all roof plan accordingly with labels, dimensions, and setback to perimeter in compliance with the ordinance as a condition of approval.

5. The Applicant must testify to how many utility poles will be removed, replaced, and coordination with the utility company for the proposed removal of utility poles.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that only one utility pole will be removed on the Site and replaced. Should the Board approve the application, the Applicant shall depict all new electric and telecommunications wiring underground as a condition of approval.

6. We defer to the Board Engineer on all other comments regarding utility lines, waterlines, connection to sanitary sewer and stormwater drainage system.

Comment Differed.

J. Morris Canal Comments

1. The Applicant shall provide testimony regarding the preservation and incorporation of the Morris Canal into the proposed project, including its relationship to the proposed walking path.

Comment Addressed: The Applicant submitted revised stormwater management plans, dated September 3, 2020, which depicts a "possible plaque/sign identifying canal and history." Should the Board approve the application, the Applicant shall revise all plans accordingly showing details of this plaque/sign.

2. The Applicant should consider coordinating with the Morris Canal Greenway working group to ensure that proposed site features would not preclude future restoration efforts of the Morris Canal.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that most of the Morris Canal on the Site no longer exists due to prior soil disturbance and development. The Applicant will retain 380' of the Morris Canal and incorporate a historic plaque/sign recognizing the Canal.

3. All required DEP regulations and buffers shall be maintained as part of the site plan. The Applicant must confirm if this implicates their outdoor proposed amenity of a walking path, benches, or if any other outdoor landscaping and fixtures must be considered.

Comment Addressed: At the September 1, 2020 Hearing, the Applicant testified that there are no known DEP regulations / buffers implicating their walking path, benches, and outdoor amenity area.