



July 30, 2020

File No. 2020-01183

Crystal Lawton, Planning Board Secretary
City of Lambertville
18 York Street
Lambertville, NJ 08530-2093

Reference: Major Subdivision Review #2
65 Wilson Street Subdivision
65 Wilson Street (Block 1053, Lots 2 & 3)
City of Lambertville, Hunterdon County, New Jersey

Dear Mrs. Lawton:

Gilmore & Associates, Inc. (G&A) has reviewed the information listed below with regard to the Planning & Board of Adjustment Application for 65 Wilson Street and offers the following comments for consideration by the City of Lambertville Planning Board.

I. Submission

- A. Site Plans for 65 Wilson Street, prepared for 65 Wilson, Lambertville LLC, prepared by The Reynolds Group Inc., sheets 1 through 7 of 7, dated January 8, 2020 and last revised February 3, 2020.
- B. Boundary and Topographic Survey of Block 1053, Lots 2 & 3, prepared by The Reynolds Group Inc., sheet 1 of 1, dated February 21, 2019.
- C. Schematic Design Room Plans prepared for 65 Wilson Street, prepared by Ralph L. Finelli Architect, sheets 1 through 2 of 2, dated January 8, 2020 and last revised July 14, 2020.
- D. Preliminary Subdivision Plat of Block 1053, Lots 2 & 3, prepared by The Reynolds Group Inc., sheet 1 of 1, dated January 8, 2020 and last revised July 16, 2020.
- E. Steep Slopes Exhibit for 65 Wilson Street, prepared by The Reynolds Group Inc., sheet 1 of 1, dated July 20, 2020.
- F. Stormwater Impact Summary, prepared by The Reynolds Group Inc., dated January 2020.
- G. Planning & Board of Adjustment Application for 65 Wilson Street, prepared by Richard Mongelli, Esq., dated January 11, 2020.
- H. All required additional documentation, including outside agency and authority reviews.

II. General Information

The subject parcel is a 27,863 square foot (0.64 acres) lot located at 65 Wilson Street, within the Residential 2 (R-2) Downtown Residential Zoning District, and contains an existing vacant one-story masonry & frame building with walkways and pad that was home to the Young Men's Athletic Club and associated asphalt parking area with frame shed. The Applicant, 65 Wilson, Lambertville LLC, proposes to demolish the existing building and associated parking lot and shed in order to construct nine (9) dwellings consisting of eight (8) semi-detached dwellings and one (1) detached dwelling.

We note that the Applicant submitted revised Schematic Design Room Plans, a revised Preliminary Subdivision Plat and a Steep Slope Exhibit in response to the comments by the Planning Board during the regularly scheduled meeting held on July 1, 2020. However, a complete set of revised Site Plans were not submitted. Therefore, the revised layout was only reviewed for zoning, parking and steep slope compliance. Site Plan comments from our first review letter still remain in the following review comments.

III. Review Comments

A. Zoning Ordinance

We have identified the following issues in regards to the requirements and provisions of the current City of Lambertville Zoning Ordinance:

1. §509.11. – Driveway Standards. The width of a single and two-family residential driveway is a minimum of 9 feet and a maximum of 12 feet. The proposed driveway for Lot 3.01 is 22 feet for a two-car garage. The Applicant should either provided an island to separate the driveway in two or relief will be required.
2. §509.11. – Driveway Standards. The minimum distance for a single-family residential driveway from a street intersection is 25 feet measured from the edge of paving to the right-of-way line. During the revisions to the Site Plans, the Applicant should ensure that the edge of paving for the proposed driveway for Lot 3.01 is a minimum of 25 feet from the right-of-way line for Feeder Street.
3. §509.11. – Driveway Standards. The minimum distance from a side lot line to a single and two-family residential driveway is three (3) feet. The proposed driveways for Lots 3.02-3.09 appear to be less than three (3) feet and will require relief.
4. §510.1.B. – A landscape design shall be provided as part of site plan and subdivision submission. Landscaping is currently shown on the Dimension Plan, sheet 3 of 7. We recommend that a separate Landscape Plan be included in the Site Plans for clarity.
5. §510.3.A. – Street trees are to be placed in a grass strip between the curb and sidewalk or within the sidewalk footprint if the sidewalk is to be greater than 5 feet wide. Tree wells with root guard systems are required in such instances when the sidewalk extends to the curb. The Applicant proposes a combination curb and sidewalk with street trees behind the sidewalk. Furthermore, the proposed street trees appear to be in conflict with proposed underground utilities.

All utilities should be shown on the Landscape Plan. Trees should not be located within 10-feet of proposed underground utilities to ensure the utilities and root systems do not conflict over time.

6. §510.3.B. – Spacing. Recommended tree planting spacing is listed in the table in this section of the Ordinance. The plans appear to show spacing at approximately 50-foot intervals. It appears that additional trees meeting the recommended spacing in this table are required.
7. §510.3.C. – Street Tree Type. Tables 5.3, 5.4, and 5.5 within this section of the Ordinance include a list of street trees to be used in development. Native trees are denoted with an asterisk and are preferable. The proposed street tree, Autumn Blaze Maple, is not on these lists. The City's Shade Tree Commission should be consulted in deciding the type of tree(s) to be planted, their spacing, and number to be planted.
8. §511.2 – Street Lighting. The Applicant proposes to remove an existing utility pole that has an overhead street light attached. A Lighting Plan should be provided for review and approval that meets the Ordinance. We note that the Ordinance requires a street light be installed a maximum of every 600 feet and one at each intersection. We recommend placement of a street light at the intersection of Feeder Street and Wilson Street to meet the Ordinance requirements. We note additional lights may be required depending on the proposed design.
9. §519.5 – No disturbance is permitted on sloped areas exceeding 30%. We note that the northwest corner of the proposed dwelling on Lot 3.01 encroaches within the sloped area exceeding 30%. Also, the footprint illustrated on a site plan normally represents the outside wall of a structure. However, if the structure does not contain a basement, then a foundation would have to be installed which would protrude further out from the structure. Since the proposed dwellings do not appear to contain a basement, a foundation should be considered when determining the encroachment into the sloped areas. Thus, it appears that the foundation for the dwellings on Lots 3.01-3.04 could potentially

encroach within the sloped areas exceeding 30%. Finally, by definition, disturbance includes “the exposure or movement of soil or bedrock, or the clearing, cutting, or removing of vegetation.” Based on the revised Preliminary Subdivision Plat, it appears that the proposed dwellings are designed up to the edge of the existing woodlands line. If any vegetation has to be removed in order to construct the dwellings, the vegetation cannot be removed in the sloped areas exceeding 30%. Also, depending on the erosion and sedimentation controls proposed for the project, certain controls cannot be installed within the sloped areas due to the disturbance created. It appears that in order to construct the revised layout, relief would be required.

10. §519.6.B.2. – For applications to disturb slopes greater than 30%, the Applicant must demonstrate the five (5) requirements noted in this section of the ordinance, as well as, the requirement noted at the end of §519.6.B., including the posting of a bond. The Applicant must demonstrate these requirements and post the bond if relief is requested.
11. §519.9. – Design Guidelines for Development on Steep Slopes. Due to the environmental sensitivity of steep slopes, development of properties which contain steep slopes should be carefully designed to minimize adverse environmental impacts. Applicants proposing development on steep slopes shall conform their site design to the guidelines noted in this section of the ordinance to the greatest practicable extent. The site plans should be revised to meet these guidelines.
12. §522 – The Stormwater Impact Summary does not address the fact that stormwater appears to currently flow freely from Wilson Street to the parking lot and ultimately into the canal. Construction of the proposed granite curb appears to change the flow pattern of stormwater from pre- to post-construction. An evaluation shall be performed to ensure down gradient systems can handle the increased flow or stormwater facilities shall be proposed to convey flow in a pattern consistent with the pre-construction condition.
13. §522.3.A. – Topography of the site shall show 2-foot contour intervals at a minimum. The Grading & Utility Plan, sheet 4 of 7, shall be modified to show at a minimum proposed 2-foot contours. We recommend that due to the proximity to the stream and the general flatness of the site that proposed 1-foot contours be provided instead. Additionally, spot elevations at the corner of each proposed dwelling shall be provided, as well as, top and bottom of proposed curb elevations at approximately every 100 feet.
14. Since each lot is illustrated as separate lots on the Site Plans, it is our understanding that the lots will be maintained by the individual lot owners. If this assumption is incorrect, then a note shall be added to the plans stating otherwise. Based on this understanding, we recommend that the impervious coverage calculations be revised to include an additional amount of impervious allocated to each lot to allow for future lot owners to install such features as storage sheds for lawn and other outdoor equipment since each attached garage is being utilized for parking and may not be able to accommodate yard equipment.

B. Land Subdivision Ordinance

We have identified the following issues in regards to the requirements and provisions of the current City of Lambertville Land Subdivision Ordinance:

1. §608.5 – Drainage Structures on State or County Right-of-Ways. The plans are not clear as to the origin of the storm pipe that traverses the north side of the project area. It appears, through field observation, that the storm pipe originates from an inlet on N.J. Route 29. The plans shall be modified to include survey data from the upstream storm structure so that inverts for the proposed storm structures can be evaluated. Additionally, approval may be required from the state to alter the pipe run since it appears to originate in their right-of-way and be part of their MS4 system. The Applicant shall contact the state and determine if modifying the pipe run alters their MS4 system in any way.

We note that the existing endwall at the rear of the property had water flowing out on a day when rain had not occurred in over 24 hours. Additionally, the inlet on N.J. Route 29 did not appear to have flowing water in it. If the pipe does originate from this inlet it should be determined where the water flow is coming from. Additional structures may be required along this pipe run should sump pumps or other illicit/undocumented discharges be discovered to be discharging into the pipe run.

2. §609.4 – Placement Underground. All utilities, where economically feasible shall be placed underground. A note on the plan states that gas, telephone, and electric services will be placed underground. The line denoted extends into the street for these. The plan shall be revised as electric services should not be placed in the street, but instead should be within a grass area behind the curb and/or sidewalk. Additionally, utility trench details shall be added to the plan set for both paved and unpaved areas.
3. §612.6.A – Edge of parking area shall be landscaped to soften the view of the cars and the asphalt. The landscape plan shall include landscaping on either side of the proposed driveways. The proposed landscaping shall not exceed 2 feet in height in order to avoid site distance concerns when entering and existing the driveway.
4. §612.6.B. & C. – The color and type of sidewalk should match that of nearby walkways. The homes adjacent to the property have a gray paver installed for sidewalk instead of concrete. We recommend this paver style be continued for this project site. The legend and hatching details shall be updated accordingly.

It is noted that the driveways on Lots 3.07, 3.08, and 3.09 also show the same style of hatch as the proposed sidewalk, as do each of the walkways from the sidewalk to the proposed dwellings. Clarification shall be provided as to whether the material for these three driveways will differ from the others as depicted or whether all proposed driveways will contain the same material. A driveway detail shall be provided on the plan set. Additionally, the gray paver shall be continued from the sidewalk to the entrance of each dwelling.

5. §612.6.D – Sidewalks shall be connected where there are gaps or missing links. The plans shall be revised to show the existing sidewalk areas that access the park and canal way behind the property. Sidewalk shall be provided connecting these areas.
6. Should the state confirm that alteration of the storm pipe run on-site is possible, all efforts should be made to center the pipe run within the easement for ease of future maintenance. This includes providing at least one storm structure within the Wilson Street right-of-way so that the storm pipe can be diverted to the center of the easement prior to entering the property. Additionally, the easement shall be expanded at the rear of the property so that proposed Storm MH #1 and the proposed pipe length entering it have at least 7.5 feet of clearance from center of structure to the edge of the easement on each side.
7. The 'Granite Block Curb' detail on Construction Details, sheet 7 of 7, shall be modified so that the blocks within the driveway depression remain horizontal.
8. The 'Typical Sidewalk' detail on Construction Details, sheet 7 of 7, shall be modified to include a note that the maximum cross slope shall not exceed 2% and that the run slope shall not exceed 5% in order to meet ADA requirements. We recommend designing to a maximum of no more than 1.5% and 4.5%, respectively, for constructability purposes. Spot elevations shall be added to the grading plan accordingly.
9. A driveway apron detail shall be provided. Note that the apron for each driveway will need to be ADA compliant since it doubles as part of the public sidewalk.
10. ADA/NJDOT compliant curb ramps shall be installed at the intersection of Wilson Street and Feeder Street. The City Engineer shall be consulted as a 'STOP' sign may be required at this intersection as a result of the crossing and proposed residential development. A ramp will need to be located on the northeast corner in addition to the northwest as already depicted on the plan set. Curb ramp details shall be added to the plans and five (5) scale drawings of the ramps themselves shall be provided to ensure compliant design. We note that compliant curb ramps require concrete curbing. As such a concrete curb detail shall be added to the plans.

C. N.J.A.C. 5:21-1.1 Comments

1. §4.14 – Parking Requirements. It appears that 18 parking spaces are required for the proposed project. The revised Lots 3.02-3.09 provide parking for two (2) vehicles utilizing the garage and one (1) space within the driveway, while Lot 3.01 provides parking for two (2) vehicles utilizing two (2) garages. The total number of provided parking spaces equals 18. Therefore, the revised layout is in compliance with the parking requirements.

2. §5.4 – Fire Hydrants. There does not appear to be any fire hydrants within 400 feet of the site. The Applicant shall install a fire hydrant within the right-of-way per the Code.

D. General Comments

1. The Applicant is responsible for any other required approvals, permits, etc. (i.e., Hunterdon County Planning Board, etc.). Copies of these permits and approvals should be submitted to the City.
2. The Applicant proposes to tie into the existing sanitary and water mains for each of the dwellings. Due to the extent of roadway disturbance we recommend that the Applicant mill and overlay the full width of Wilson Street. Additionally, the Applicant shall discuss the possibility of having to replace the existing sanitary and water mains with the proper utility authorities due to the number of new tie-ins and length of exposed pipe. We recommend the City Engineer be included on any such discussions.
3. We recommend the proposed curb and sidewalk be extended to the edge of pavement along Feeder Street so that the trail crossing the canal may be accessed and so that Feeder Street is curbed since the existing road barrier is being removed.
4. We recommend due to improvements along Feeder Street for compliant ramps and curbing that the Applicant mill and overlay Feeder Street from N.J. Route 29 to the dead end, past Wilson Street.
5. A note shall be added to the plans stating that they conform with the City of Lambertville Zoning Ordinance and Land Subdivision Ordinance, as well as, N.J.A.C. 5:21-1.1. Any variances shall be listed on the plans.
6. We note that the Demolition Permit was issued by the Historic Preservation Commission at their June Meeting.
7. We note that a Memorandum with recommendations, dated June 29, 2020, was issued to the Planning Board from the Environmental Commission.

We may have additional comments relating to compliance with the City Ordinances upon any resubmission by the Applicant. If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Planning Board Engineers

DCR/sw

cc: Stewart Palilonis, Esq., Planning Board Attorney
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