

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Site Plan Action

Our File #: BBSP10155

This is to inform the Borough of Bradley Beach Planning Board

that the Site Plan Application of 501 Lake Terrace, LLC

known as 501-511 Lake Terrace

located in Tax Map Block 7 Lot 2.03

Owned by: Same as above

Drawn by: InSite Engineering

and dated 11/20/2020 was received in this office on 3/18/2021. On 4/12/2021 the following action

was taken by the: X Development Review Committee Planning Director

X Request Information. No action will be taken until the items listed below are submitted.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

1. Revise the plans to show a 25-foot corner radius per §5.1.-1 of the Monmouth County development regulations.
2. Revise plans so that all signs located along the site frontage are labelled with their MUTCD designation.
3. A sign related to municipal snow plowing ordinance appears to conflict with the proposed driveway widening and should be relocated.
4. The sight triangle shown on the site plan goes through the existing building. Revise the site plan to show a 25-foot x 250-foot sight triangle per §5.2-2.1D of the Monmouth County development regulations.
5. Indicate the centerline of the Lake Terrace right-of-way on the Existing Conditions Plan, the Site Layout Plan, the Turning Movements Plan, and the Grading and Drainage Plan. Indicate the County Route designation for Lake Terrace on these sheets.
6. Provide dimensions from the centerline of right-of-way for Lake Terrace to the following:
 - a. Right-of-way fronting site;
 - b. Curb line or edge of pavement fronting site;
 - c. Right-of-way and curb line or edge of pavement opposite site.
7. Revise plans to show the following information for the existing right-of-way dedication to a distance of 30-ft. from centerline of Lake Terrace:
 - a. Metes and bounds;
 - b. Area of dedication in acres and square feet; and
 - c. Grantee of dedication
 - d. Deed book & page.
8. Revise plans to indicate all signs and traffic control devices (crosswalks, stop bar, etc.) at the intersection of Lake Terrace and Fletcher Lake Avenue.
9. Indicate ADA ramps at the intersection of Lake Terrace and Fletcher Lake Avenue.
10. Provide the existing and proposed profiles of the centerline and gutter-line of Lake Terrace. Indicate existing and proposed elevations. Verify that the longitudinal gutter slopes are a minimum of 0.5% (0.005 ft. / ft.).

11. Indicate a sawcut, offset 2 feet from the proposed curb along Lake Terrace.
12. Pursuant to §5.2-3.1 J-4 of the Monmouth County Development Regulations (Vol. 2), revise the site plan to show 5-foot wide flares on the east and west sides of the driveway onto Lake Terrace.
 - a. Pursuant to §5.2-3.1 J-2 of the Monmouth County Development Regulations (Vol. 2), verify that the longitudinal slope of the driveway onto Lake Terrace does not exceed 3% within 25 feet of the right-of-way of Lake Terrace; and
 - b. That the longitudinal slope of the driveway does not exceed 7% at any point thereafter, and
 - c. That the change in slope from the driveway onto Lake Terrace cross slope does not exceed 8%.
13. Pursuant to §5.2-3.1 J-7 of the Monmouth County Development Regulations (Vol. 2), revise the site plan to show a 24-inch wide thermoplastic stop bar and a R1-1 (STOP) sign at the exit side of the driveway onto Lake Terrace.
14. Revise the site plan and grading plan to relocate the pop-up emitter near the northwest corner of the site, to provide at least one foot clear distance between the emitter and the right-of-way of Lake Terrace.
15. Revise the detail for the pop-up emitter to indicate the right-of-way of Lake Terrace and a least one foot clear distance from the right-of-way line. Provide this information in profile and plan views. Indicate dimensions for these items.
16. The applicant shall clarify the conditions when the pop-up emitters will discharge onto the sidewalk and into the gutter, as well as the corresponding magnitude and depth of flow in the Lake Terrace gutter.
17. Provide details for the following:
 - a. Monmouth County curb and pavement repair. Standard county curb has 8-inch wide base x 20-inch height x 6-inch wide top with 6-inch high face. Standard county pavement consists of 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-inch thick HMA 19M64 base course, over 6-inch thick dense graded aggregate (DGA) base course. Label pavement courses;
 - b. 24-inch wide thermoplastic stop bar;
 - c. 5-foot wide driveway flares.

Please provide an itemized response to these comments. Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Revised plans shall be accompanied by the site plan revision fee of \$300.00.



Quinn Ruff
Assistant Planner
For the Development Review Committee

cc: InSite Engineering
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