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February 16, 2021

Howell Township Planning Board  
4567 Route 9 North  
PO Box 580  
Howell, NJ 07731

**Re: Cabin Realty, LLC (SP-1081)  
Preliminary and Final Major Site Plan – Engineering Review #1  
Block 177, Lot 16.01  
Location: 984 State Route 33  
Zone: HD-2 (Highway Development 2)  
Our File: HHWP0177.21**

Dear Board Members:

Our office has received the following information in support of the above referenced application for Preliminary and Final Major Site Plan Approval:

- Minor Site Plan (9 sheets) prepared by Lindstrom, Diessner & Carr, PC, dated December 23, 2020, unrevised;
- Architectural Floor Plans and Elevations (2 sheets) prepared by Sonnenfeld and Trocchia dated December 29, 2020, unrevised;
- Survey (1 sheet) prepared by Lindstrom, Diessner & Carr, PC, dated February 19, 2019, last revised March 29, 2019;
- Submission Waiver request letter, prepared by Lindstrom, Diessner & Carr, PC, dated December 29, 2020;
- A development application and checklist.

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Site Plan approval and offer the following comments:

1. Project Description

The existing 3.24 acre property is within an HD-2 Zone District and contains 540 feet of frontage along the south side of New Jersey State Highway Route 33. Currently, the site contains “The Cabin” restaurant and bar, a second 1-½ story building, and a 6’x30’ billboard. Access to the site is provided from Route 33, and the buildings appear to be serviced by existing septic and well.



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The Applicant proposes to convert the existing 1-1/2 story building to a kitchen with restrooms, and expand this building further to the east to provide a covered food service area and seating. Two additional structures are proposed to serve as covered bars, as well as another structure that will serve as a covered bandstand in the front and a walk-in-cooler in the back. The project is proposing table and bar seating throughout the improved area. The improvements will result in the reduction of 36 parking spaces, for a new total of 156, whereas 192 exist today. Portions of the existing pavement near the 1-½ story building will be removed and the circulation aisles will be reconfigured in this area. Access to the site from Route 33 will remain unchanged. The new building addition and structures are to be serviced by the existing potable well and septic system and a new sanitary pump tank. The improvements will result in a net decrease in impervious coverage of 1,176 s.f. and stormwater runoff will be collected by several storm inlets within the walkways which will be tributary to the existing stone drainage trench on-site. No new lighting or refuse improvements are proposed on-site, however, new landscaping is proposed in the areas surrounding the improvements.

2. Zoning Compliance

The subject property is situated within an HD-2 Zone District and the table below summarizes the bulk standards and zone requirements for the site:

Description	Required	Proposed
Minimum Lot Area	80,000 s.f.	140,994 s.f.
Minimum Lot Frontage	200 feet	540 feet
Minimum Front Yard Setback	60 feet	27.3 feet (Main Building) (EC) 25.3 feet (Existing Building - South) (EC) 58 feet (Bar #1) (V) 58 feet (Bar #2) (V) 29 feet (Trellis Structure) (V) 25 feet +/- (Building Addition/Storage room) (V)
Maximum Impervious Coverage	70%	64.5%
Maximum Building Height	45 feet	20 feet

(EC) – Existing Condition, (V) – Variance Required

The following existing conditions appear to remain pertinent to the site:

- a. **Section 188-78 (Schedule II)** – The minimum required front yard setback is 60 feet; the principal building is set back 27.3 feet and the southern building is set back 25.3 feet.



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- b. **Section 188-78 (Schedule II)** – The minimum required side yard setback is 25 feet; the principal building is set back 24.7 feet and the existing shed is set back 0.3 feet.

The Applicant indicates the following variances are required for this application:

- c. **Section 188-78 (Schedule II)** – The minimum required front yard setback is 60 feet; 58 feet is proposed for Bar #1, 58 feet is proposed for Bar #2, 29 feet is proposed for the trellis structure, and approximately 25 feet is proposed for the storage room of the building addition.

In addition to the above, the following variances appear necessary for this application:

- d. **Section 188-12A** – Fences shall not be higher than four feet unless set back from the street line the minimum setback required for the zone. Fences and walls located in the required setback area shall have open space for light and air representing at least 50% of the fence area. A 6-foot-tall opaque vinyl fence appears to be proposed within the front yard area.
- e. **Section 188-63A** – Every application for site plan approval on lots of one acre or more shall contain a fifty-foot perimeter buffer. Said buffer areas are required along all lot and street lines separating a nonresidential use from either a residential use or residential zoning district line. A fifty-foot perimeter buffer is not depicted from the eastern or northern property lines.
- f. **Section 188-63D** – No structure, disturbance, storage of materials or parking of vehicles shall be permitted in a buffer area; whereas the proposed improvements are located within the fifty-foot buffer area from the northern property line.
- g. **Section 188-63E** – A required buffer between residential and a commercial development shall contain a fifty-foot-wide, four-season buffer. The buffer shall consist of at least two of the following: (1) Landscaped, fencing or walls at least 10 feet high; (2) landscaped berm at least six feet high; (3) a building setback, measured from the buffer line, of at least 200 feet; (4) a parking area setback at least 100 feet and screened as required under the off-street parking provisions. A single row of evergreen trees has been provided along the property line; however it does not comply.

The Applicant has not requested any design waivers with this application; however, the following design waivers appear necessary:

- a. **Section 188-106H** – There shall be a minimum of one loading space per use; whereas no new loading space is proposed for the proposed buildings.
- b. **Section 188-107A** – Off-street parking spaces shall be 19 feet in length; whereas the proposed parking stalls are 18 feet in length.



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- c. **Section 188-107C** – Restaurants require 1 parking space per 3 seats and bars require 1 space per 2 seats; 186 parking spaces are noted to be required by the Applicant while 156 parking spaces are proposed.
  - d. **Section 188-225G** – All lots shall have private walkway access to a public sidewalk in the right-of-way. All site plan applications shall provide public sidewalks along the entire frontage of the subject property. No sidewalk is proposed along the frontage of the property or from the right-of-way to the use.
3. The Applicant has requested waivers from providing the following required checklist submission items:
- a. **Checklist Item #5** – Utilities Department filing fee
  - b. **Checklist Item #81** – Lighting Plan

The following required checklist submission items should be provided or waivers requested:

- c. **Checklist Item #13** – Environmental Impact Report
- d. **Checklist Item #14** – National Resource Inventory (NRI)
- e. **Checklist Item #15** – Stormwater Management Report and Plans
- f. **Checklist Item #16** – Traffic Report
- g. **Checklist Item #37** – Plans drawn to scale not smaller than 1 inch = 50 feet or larger than 1 inch = 20 feet. Sheets 4, 5, and 6 are drawn at a scale of 1 inch = 10 feet.
- h. **Checklist Item #52** – Use designation of all lots within 200 feet of the parcel.
- i. **Checklist Item #56** – Proposed downspouts including pipe size, type and slope.
- j. **Checklist Item #60** – All overland and underground drainage conveyances within 2,000 feet that are down flow of the point of discharge and/or overflow of any on-site drainage system shall require a downstream analysis assuming failure of the on-site drainage system.
- k. **Checklist Item #64** – Provide table showing estimated sewerage disposal rate (GPD) using NJDEP criteria.
- l. **Checklist Item #65** – Location of existing and proposed wells and septic systems.



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- m. **Checklist Item #66** – Location of other (gas/electric) existing and proposed utility lines including connection points.
  - n. **Checklist Item #68** – Existing and proposed centerline, gutter and top of curb elevations along the roadway at a minimum of 50' increments. Include construction access point from Township right-of-way
  - o. **Checklist Item #69** – Soil Borings documenting the permeability and seasonal high water table sufficiently enough to design the stormwater system, any septic systems and basement floor elevations.
  - p. **Checklist Item #70** – Floor area of existing and proposed buildings in square feet.
  - q. **Checklist Item #85** – A Woodlands Management Plan
  - r. **Checklist Item #86** – Maintenance & Protection of Traffic Plan during construction
  - s. **Checklist Item #88** – Profiles of utility layouts (i.e. sanitary sewers, storm sewers, water mains, gas and electric)
4. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Major Site Plan	
(Other than Residential - \$15 for each parking space (156))	\$2,340.00
Final Site Plan (½ preliminary)	\$1,170.00
Bulk Variance (Other than Residential - \$500 + 50 per variance (6))	\$800.00
<b>Subtotal:</b>	<b>\$4,310.00</b>

b. **Professional Services Escrow Fees:**

Preliminary Site Plan (Less than 10,000 s.f. Building Area – Major)	\$5,000.00
Final Site Plan (1/3 Preliminary)	\$1,666.67
Bulk Variance	\$2,000.00
<b>Subtotal:</b>	<b>\$8,666.67</b>

We recommend the Township collect \$4,310.00 in nonrefundable application fees and \$8,666.67 in professional services escrow fees from the Applicant prior to deeming the



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application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.

5. The Applicant should be prepared to discuss the following issues with the Board:
  - a. The classification of the Applicant has submitted for a Minor Site Plan approval, as it appears the proposed improvements will require a Preliminary and Final Major Site Plan approval in accordance with Section 188-111.
  - b. Overall operations associated with the use(s) and site, including but not limited to: hours of operation; number of employees and employees per shift; loading/unloading, delivery/pickup and overall site circulation; refuse management, including mandatory recyclables and the path that would be taken from the buildings to the enclosure; landscaping, buffering/screening and overall site aesthetics; etc.
  - c. The number of seats to be provided, as 156 seats are noted on the plans as proposed, whereas it appears that at least 165 seats are shown on the Site Plan.
  - d. The need for architectural elevations for proposed Bar #1 and Bar #2.
  - e. If any new signage or modifications to existing signage are proposed with this application. The Architectural Elevations depict several wall signs, but no information is provided.
  - f. The purpose for ADA Curb Ramp #3 at the Route 33 driveway, and if a walkway will be provided from the curb ramp to the facilities.
  - g. While the proposed improvements are depicted to be beyond 50 feet from residential property to the east, thereby preserving the 50-foot residential buffer, the Site Plan notes that this open space shall contain pervious surfaces that will be used for various activities such as horseshoes, corn hole, fire pits, etc. These activities shall be reviewed further with the Board.
  - h. The reason the limit of disturbance line on the Soil Erosion and Sediment Control Plan extends to the eastern property line. Additionally, our office recommends relocating the soil stockpile area and the construction entrance away from the eastern residential property.
  - i. The location of the proposed bandstand, and if noise generated from same will have a negative impact on the residential neighbors.
  - j. Information about the proposed retaining wall shall be provided and if it will comply with Section 188-225H, specifically regarding the height of the wall.
  - k. The existing and proposed stormwater management of the property, including compliance with NJDEP regulations regarding quantity, quality and recharge.





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If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,  
**CME Associates**

Laura J. Neumann, PE, PP  
*Planning Board Engineer*

LJN/JAR/ROM

cc: Howell Township Environmental Commission  
Ronald Cucchiaro, Esq. - Board Attorney  
Cabin Realty, LLC – Applicant  
Jeffrey J. Carr, PE/PP – Applicant's Engineer  
John J. Jackson, Esq. – Applicant's Attorney



## **HOWELL TOWNSHIP PLANNING BOARD**

***Cabin Realty, LLC***

***Preliminary and Final Major Site Plan***

***February 16, 2021***

### **TECHNICAL ENGINEERING REVIEW #1**

#### **A. General**

1. With regards to the parking calculation provided on the Cover Sheet, the number of parking spaces required for the existing building should be 107, whereas 104 is noted.
2. Revise all references on the Site Plan drawings to say "Preliminary and Final Major Site Plan" instead of "Minor Site Plan", including the Planning Board signature block on the Cover Sheet.
3. The Architectural Elevations shall be revised to depict all four sides of the building.
4. Verify the height and material for the proposed fence on the Site Plan. The detail calls for 6-foot-tall vinyl, whereas the existing fence to remain is labeled as an 8-foot-tall wood fence.
5. Revise the concrete sidewalk detail to note a minimum subgrade thickness of 6" in accordance with Section 188-225G(2).

#### **B. Grading and Stormwater Management**

1. Provide the proposed elevations at all building corners and finished floor elevations at all doors.
2. Depict the proposed grading contours within the limits of disturbance.
3. Verify the proposed grade elevations at the entrance drive to the west of Bar #1, whereas it appears to be sloped as high as 14%.
4. Verify the proposed grade elevations at the southern corner of Bar #2, whereas there is a 0.48' grade change between the corner of the bar and the depressed curb.
5. Provide additional existing and proposed topography at the top and bottom of the proposed 11-foot-long retaining wall. If the wall is to exceed 3 feet in height, structural calculations shall be provided in accordance with Section 188-225H(3).



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6. Verify the existing ground surface elevation of the drainage trench at the FES to ensure the proposed invert elevation is discharging at grade.

C. **Landscaping**

1. Revise the plans to provide street trees along the Route 33 frontage east of the entrance drive, in accordance with Section 188-122.
2. It appears established Leyland Cypress trees exist along the eastern property line. The Applicant should review proposed site improvements as it appears these trees can remain and be enhanced with the proposed buffer trees.
3. Revise the landscape schedule, sheet 6 of 9, to indicate a specific container size for proposed ornamental grasses, to prevent confusion during construction.
4. Revise the plans to provide an alternative for proposed PBB (Brouwer's Beauty Pieris) as this species thrives in part sun conditions; however, it is proposed in full sun locations within the parking lot and the southern exposure of the building.
5. Revise the plans to graphically depict mulch limits on the plans, to prevent confusion during construction.
6. Revise the plans to indicate the disposition of proposed open space, such as lawn, mulch, stone, etc., to prevent confusion during construction.
7. Revise the 'Evergreen Tree Staking Detail', sheet 6 of 9, to indicate only two (2) tree stakes are required. Currently, three (3) are indicated.
8. Revise the plans to provide general planting notes, to include but not limited to, quality, handling, watering responsibilities, etc. Also, indicate that any relocation or substitution request shall be approved by the Township Engineer prior to installation. Additionally, indicate that in the event that plant discrepancies or material omissions occur in the planting schedule, the plan shall supersede.

D. **Woodlands Management**

1. The Applicant should clarify if existing trees near the east property line will be removed. If the trees are to remain, graphically depict and specifically label tree protection fencing at the limits of disturbance.



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E. **Lighting**

1. If lighting is to be provided for outdoor seating areas and lawn games, details should be provided, for further review.

F. **Signs**

1. All proposed signage, if any, shall be depicted on the Site Plan, including the location and size. The Site Plan and/or Architectural Elevations shall be revised for consistency.
2. Provide details for any proposed signage including size, colors/finish, height, and method for illumination.

G. **ADA (Americans with Disabilities Act)**

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office offers the following comments:
  - a. Provide proposed grading at the top and bottom of ADA curb ramps to ensure they will be constructed with complaint slopes.
  - b. Provide additional information for the 5' wide concrete ramp at the western corner of the building. Provide proposed grading for the ramp and identify if a wall will be required to make up the change in elevation.
  - c. Verify if the 12" inlet grate located within the walkway by the two new ADA stalls will impact the ADA compliant access.

H. **Environmental**

1. The Applicant shall contact the Monmouth County Health Department to seek their approval with regards to the proposed improvements possibly resulting in an increase in the wastewater volumes being generated.