

BOROUGH OF ATLANTIC HIGHLANDS

APPLICATION FOR DEVELOPMENT PERMIT

Instructions: Submit this completed application, copy of property survey, (2) copies of related plans. Property survey cannot be reduced or enlarged or be taken by facsimile transmission. \$30.00 NON REFUNDABLE FEE

PROPERTY INFORMATION: BLOCK 104 LOT(S) 1 & 2 ZONE HB

PROPERTY ADDRESS: First Avenue & Memorial Parkway (NJSH Route 36), Borough of Atlantic Highlands, Monmouth County, NJ

Describe in detail the proposed development; include square footage, height, location, proposed use). If the application is for an addition, describe the purpose (ex: bedroom). If the application involves a change of use of the property, a separate narrative is suggested. **If the property contains slopes, a steep slope permit must be obtained prior to any development.**

Proposed 100 SF building addition to the existing Dunkin Donuts, drive-through lane and associated site improvements including lighting, landscaping and grading.

Current use of property: Dunkin Restaurant (Lot 2)

Bank & Retail – Shopping Center (Lot 1) (No proposed improvements to this site)

Is the property located on a corner lot or abut more than one street? Yes X No
If yes, name of street(s) First Avenue & Memorial Parkway (NJSH Route 36)

Does the property contain any easements or other restrictions? Yes X No

Is the property situated within 50' of the following: ponds, streams, brooks, marshes, rivers, creeks, etc, or other low lying areas; or is the property located within 500' of the mean high water line or any area regulated by the Department of Environmental Protection? Yes X No (DEP Approval will be obtained concurrently with the application to the Borough. Development within the wetlands transition area will mostly be limited to previously disturbed areas.)

(If you answered yes, you must contact the NJDEP at 609-292-0060 to obtain clearance, prior to submitting this permit. Violations of the Wetlands could result in fines imposed by the State of New Jersey.)

PROPERTY OWNER Carl & Tamara Casriel

Mailing Address 39 Ave, Suite 200, Shrewsbury, NJ 07702

APPLICANT (If different than owner) DDJ Management, Inc.

Mailing Address 88 Hickory Lane, Lincroft, NJ 07738

PLEASE READ THE FOLLOWING: I hereby certify the (check one) I am the owner of the subject property; or X I have permission from the property owner to submit this Application for Development. I certify, to the best of my knowledge all the information contained on this application is correct; and the survey provided is accurate and shows all structures located on the site. In addition, I grant permission to the Borough of Atlantic Highlands and their agents to come onto the subject property, for the purpose of conducting inspections, relating to this application.

DATE 1/27/2020 **SIGNATURE** 

*****This permit is issued for the purpose of property zoning only. Permit expires one year from the date of approval*****

 DEVELOPMENT PERMIT APPROVED – CONDITIONS

 DEVELOPMENT PERMIT DENIED

DATE **ZONING OFFICER**



BOROUGH OF ATLANTIC HIGHLANDS

100 FIRST AVENUE
ATLANTIC HIGHLANDS, NJ 07716
732-291-1444 FAX 291-9725
WWW.AHNJ.COM CLERK@AHNJ.COM

MICHELLE CLARK, ZONING OFFICER

To: DDJ Management, Inc
88 Hickory Lane
Lincroft, NJ 07738

From: Michelle Clark
Zoning Officer

Date: February 21, 2020

Re: Block 104, Lots 1 & 2, First Avenue and Memorial Parkway

I have reviewed your application for construction of a Drive Thru Window in the HBD Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Section 5-4
Drive Through Services are not a permitted use in the HBD Zone

To proceed with an application to the Planning Board please contact Christine Burke at 731-291-1444 ext 3108 or by email at planningboard@ahnj.com

Should you have any questions, please feel free to contact me.

cc: Christine Burke, Board Secretary



Dynamic Traffic, LLC
www.dynamictraffic.com
1904 Main Street
Lake Como, NJ
T. 732.681.0760

January 29, 2020
Via Fed-Ex

Borough of Atlantic Highlands
100 First Avenue
Atlantic Highlands, NJ 07716

Attn: Planning Board Secretary

**RE: Traffic Impact & Parking Assessment
Atlantic Highlands Donuts, LLC
NJ Route 36 (MP 15.31)
Block 104 – Lots 1 & 2
Atlantic Highlands, Monmouth County, NJ
DT # 2954-99-001T**

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with the addition of a drive-thru lane to an existing Dunkin Donuts on a site located along Route 36 in Atlantic Highlands Borough, Monmouth County, New Jersey. The site is designated as Block 104 – Lots 1 and 2 on the Borough of Atlantic Highlands Tax Maps. The site is currently developed with a 49,970 SF shopping center, 1,700 SF bank with drive-thru, and a 1,490 SF Dunkin Donuts restaurant. It is proposed to modify the existing Dunkin Donuts to add a drive-thru lane (The Project). Additionally, it is proposed to modify the existing circulation and parking in the vicinity of the Dunkin Donuts in order to provide the drive-thru lane. No changes are proposed to the existing shopping center or bank. Access to the site is currently provided via one right turn in/right turn out driveway, three right turn ingress driveways and one right turn egress driveway along Route 36, and one full movement driveway, one ingress only driveway and one egress only driveway along First Avenue. It is proposed to maintain the existing access points along both Route 36 and First Avenue.

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Projections of traffic to be generated by The Project were prepared utilizing trip generation data as published by the Institute of Transportation Engineers.
- The parking layout and supply was assessed based on accepted design standards and demand experienced at the existing development.

1904 Main Street, Lake Como, NJ 07719

245 Main Street, Suite 110, Chester, NJ 07930
8 Robbins Street, Suite 102, Toms River, NJ 08753
826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483
14521 Old Katy Road, Suite 270, Houston, TX 77079
714 S. Greenville Avenue, Suite 100, Allen, TX 75002

Existing Conditions

NJ Route 36 is an Urban Principal Arterial roadway under New Jersey Department of Transportation (NJDOT) jurisdiction with a general east/west orientation. In the vicinity of the site the posted speed limit is 45 MPH and the roadway provides two lanes of travel in each direction. On-street parking is not permitted along either side of the roadway. Curb is provided along both sides of the roadway, while sidewalk is provided along a portion of the northern side of the roadway. Route 36 provides a straight horizontal alignment and a relatively flat vertical alignment. The land uses along Route 36 in the vicinity of the site are primarily commercial.

First Avenue is an Urban Major Collector roadway with a general north/south orientation under Monmouth County jurisdiction to the north of Route 36 and a local roadway under Atlantic Highlands jurisdiction to the south of Route 36. In the vicinity of the site the speed limit is 25 MPH and the roadway provides one lane of travel in each direction. On-street parking is permitted along both sides of the roadway. Curb and sidewalk is provided along both sides of the roadway. First Avenue provides a straight horizontal alignment and a relatively flat vertical alignment. The land uses along First Avenue to the south of Route 36 in the vicinity of the site are primarily residential.

Site Generated Traffic

For the purpose of estimating the project's trip generation, the NJDOT published rates were used. Trip generation projections for The Project were made utilizing trip generation research data as published under Land Use Code (LUC) 936 – Coffee/Donut Shop without Drive-Thru and LUC 937 – Coffee/Donut Shop with Drive-Thru. The following table indicates the existing and proposed trip generation associated with the changes to the Dunkin Donuts.

Table I
Trip Generation

Land Use	AM PSH			PM PSH			SAT PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
1,490 SF Dunkin without Drive-Thru (Existing - to be converted)	77	74	151	27	27	54	43	45	88
1,490 SF Dunkin with Drive-Thru (Proposed)	72	74	146	33	32	65	66	65	131
Net Increase	-5	+0	-5	+6	+5	+11	+23	+20	+43

As can be seen above, the proposed drive-thru lane addition will result in a maximum increase of 43 peak hour trips. It should be noted that the number of new trips falls below the industry accepted standard of a significant increase in traffic of 100 trips. Based on *Transportation Impact Analysis for Site Development*, published by the ITE "it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways' peak hour or the development's peak hour." Additionally, NJDOT has determined that the same 100 vehicle threshold is considered a "significant increase in traffic," hence, it is not anticipated that the change in use will have any perceptible impact on the traffic operation of the adjacent roadway network.

Site Access, Parking and Circulation

As previously noted, access to the site is currently provided via one right turn in/right turn out driveway, three right turn ingress driveways and one right turn egress driveway along Route 36, and one full movement driveway, one ingress only driveway and one egress only driveway along First Avenue. It is proposed to maintain the existing access points along both Route 36 and First Avenue.

It is proposed to modify the existing circulation and parking of the site in the vicinity of the existing Dunkin Donuts. The two-way aisle to the east of the Dunkin Donuts will be shifted slightly west to create a northbound one-way aisle and a drive-thru lane. The proposed drive aisles serving parking will be a minimum of 24 feet wide, which meets the Ordinance requirement of 24 feet and allows for full site circulation for the anticipated vehicle mix on site. Additionally, the proposed parking stalls are 9'x18', which meets the ordinance requirement of 9'x18'.

The site currently provides 219 total parking spaces, and the modifications will not result in a change in the total number of parking spaces provided. The following table summarizes the Atlantic Highlands Ordinance parking requirements for the site.

Table II
Ordinance Parking Requirements

Land Use	Ordinance Parking Demand	Units	Ordinance Requirement (Spaces)
Restaurant	1 space/50 SF	1,490 SF	30
Shopping Center	1 space/250 SF	49,970 SF	200
Bank	1 space/200 SF	1,700 SF	9
Total Ordinance Parking Requirement			239
Proposed Parking Supply			219

As seen above the Ordinance parking requirement for the entire site is 239 parking spaces and the proposed parking supply is 219 parking spaces. As such, a parking variance is required. Note that the site is already in a parking variance condition of 219 stalls versus 239 required.

Additionally, the construction of a drive-thru window is anticipated to decrease the parking demand as patrons of the Dunkin Donuts will now be able to utilize the drive-thru lane instead of parking to walk into the restaurant. The following sections detail the national parking standards and existing parking demand in support of a variance.

ITE Parking Demand

National parking demand data has been collected by the Institute of Transportation Engineers (ITE) within their publication *Parking Generation, 5th Edition*. This publication establishes peak parking demands for multiple land uses based upon different independent variables, such as GFA and employees. Parking demand estimates for the Project were prepared utilizing data found under Land Use Code (LUC) 820 – Shopping Center, LUC 912 – Drive-In Bank and LUC 937 – Coffee/Donut Shop with Drive-Thru. The following table details the ITE average peak parking demand for the entire site.

Table III
Ordinance Parking Requirements

Land Use	ITE Average Parking Demand	Units	ITE Requirement (Spaces)
Coffee Shop with Drive-thru (LUC 937)	8.70 spaces/1,000 SF	1,490 SF	13
Shopping Center (LUC 820)	2.91 spaces/1,000 SF	49,970 SF	146
Drive-in Bank (LUC 912)	3.72 spaces/1,000 SF	1,700 SF	7
ITE Average Parking Demand			166
Proposed Parking Supply			219

As seen above, the ITE parking data calculates a parking demand of 166 parking spaces for the site and the proposed 219 parking spaces will be sufficient to support The Project.

Existing Parking Demand

Parking counts were conducted at the site to determine the parking demand generated by the existing development. The counts were conducted between 7:00 AM and 6:00 PM on Thursday, February 28, 2019 and between 7:00 AM and 6:00 PM on Saturday, March 2, 2019. The parking count data is appended. Based upon the results of the data, the maximum demand experienced at the site is 137 parking spaces. As previously mentioned, the site currently provides 219 parking spaces. Therefore, the proposed 219 parking spaces will be sufficient to support the anticipated demand associated with the addition of a drive-thru lane to the existing Dunkin Donuts.

It is proposed to provide 219 parking spaces in support of The Project. Although the proposed parking supply does not meet the Ordinance requirement of 239 spaces, the proposed parking supply exceeds the existing parking demand as well as industry parking demands.

Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed drive-thru lane addition to the existing Dunkin Donuts will generate 5 fewer entering trips and no additional exiting trips during the morning peak hour, 6 additional entering trips and 5 additional exiting trips during the evening peak hour, and 23 additional entering trips and 20 additional exiting trips during the Saturday midday peak hour.
- Access to the site is currently provided via one right turn in/right turn out driveway, three right turn ingress driveways and one right turn egress driveway along Route 36, and one full movement driveway, one ingress only driveway and one egress only driveway along First Avenue. It is proposed to maintain the existing access points along both Route 36 and First Avenue.
- As proposed, The Project's site driveways and internal circulation have been designed to provide for safe and efficient movement of the anticipated vehicle mix.
- It is proposed to provide 219 parking spaces in support of The Project. Although the proposed parking supply does not meet the Ordinance requirement of 239 spaces, the proposed parking supply exceeds the existing parking demand as well as industry parking demands. Therefore, the proposed parking supply and design is sufficient to support the projected demand.

Conclusion

Based upon our Traffic and Parking Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the NJDOT, Monmouth County and Atlantic Highlands will not experience any significant degradation in operating conditions with the changes to the Dunkin Donuts. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC



Nick Verderese, PE
Senior Principal
NJ PE License 38991



Justin Taylor, PE, PTOE, LEED AP
Principal
NJ PE License 45988

ned
Enclosures

- c: Dominic Sequeira (via email w/encl.)
Jim Henry/Thomas Zukofski (via email w/encl.)

DRAINAGE STATEMENT

For

Atlantic Highlands Donuts, LLC

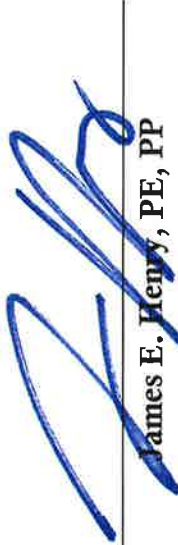
Proposed Site Improvements

**Block 104, Lots 1 & 2
First Avenue & Memorial Parkway (NJSH Route 36)
Borough of Atlantic Highlands, Monmouth County, New Jersey**

Prepared by:



1904 Main Street
Lake Como, NJ 07719
(732) 974-0198



James E. Henry, PE, PP
NJ Professional Engineer License #49266

January 2020
DEC # 2954-99-001

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APPENDIX

- NRCS Web Soil Survey
- Aerial Map
- Borough of Atlantic Highlands Tax Map

I. Site Description

The project area is comprised of Block 104, Lots 1 & 2 as shown on the Borough of Atlantic Highlands Tax Map Sheet 22, located in the Borough of Atlantic Highlands, Monmouth County, New Jersey. The subject property consists of 4.315 acres (187,944 SF) and is located at First Avenue & Memorial Parkway (NJSH Route 36).

Under the existing conditions, the site consists of an existing Dunkin restaurant ($\pm$ 1,490 SF), shopping center and bank. The proposed project consists of adding a drive-through window and lane to the existing Dunkin. Additional improvements include striping, grading, landscaping and other associated site amenities. The new development proposes to decrease the impervious coverage on site by approximately 503 SF.

The existing conditions of the tract have been verified by the Boundary and Topographic Survey, prepared by Dynamic Survey, LLC, dated April 4, 2019, last revised January 20, 2020.

II. Design Overview

This report has been prepared to define and analyze the stormwater drainage conditions that would occur as a result of the redevelopment of Block 104, Lots 1 & 2 in the Borough of Atlantic Highlands, Monmouth County, New Jersey.

The scope of this study includes the existing Dunkin restaurant, proposed drive-through lane and site improvements, including associated driveways, parking areas, landscaping and other associated site amenities.

Based upon the scope of the project, the proposed development consists of less than one acre of land disturbance and proposed less than $\frac{1}{4}$ acre increase in impervious surface. In addition, the majority of the property is located within a tidal flood hazard area. Therefore, the proposed development is not classified as a “major development” and is not subject to the stormwater management, water quality, or groundwater recharge regulations set forth by N.J.A.C. 7:8 and the Borough of Atlantic Highlands Land Use Ordinance.

III. Existing Drainage Conditions

The majority of the subject parcel is currently developed and includes an existing Dunkin restaurant, parking areas and associated site improvements. The majority of the runoff generated from the existing development is collected via the existing inlets onsite, which ultimately drain towards the Many Mind Creek and the adjacent roadways.

MONMOUTH COUNTY SOIL SURVEY INFORMATION		
SOIL TYPE (SYMBOL)	HYDROLOGIC SOIL GROUP (HSG)	SOIL TYPE (NAME)
KkhB	A/D	Klej loamy sand – Urban land complex, 0 to 5 percent slopes
Udaub	D	Udorthents – Urban land complex, 0 to 8 percent slopes

IV. Proposed Site Conditions

The proposed development consists of proposing a drive-through window and lane to the existing Dunkin restaurant as well as associated site amenities. The stormwater drainage for the proposed site has been designed to maintain existing runoff patterns. The majority of the stormwater runoff generated from the proposed development will be collected via the existing inlets located onsite which drain towards Many Mind Creek. The remainder of the site will drain towards the adjacent roadways. The proposed development consists of approximately 172,910 SF of impervious coverage, reducing impervious coverage onsite by approximately 503 SF.

V. Conclusion

The proposed development has been designed with provisions for the safe and efficient control of stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways, or adjacent parcels. The proposed development improves water quality of stormwater runoff by reducing impervious coverage. In addition, the project promotes groundwater recharge into the sub-surface soils by increasing the amount of pervious coverage onsite. The subject project will not significantly impact the existing drainage infrastructure located on or within the vicinity of the surrounding area.

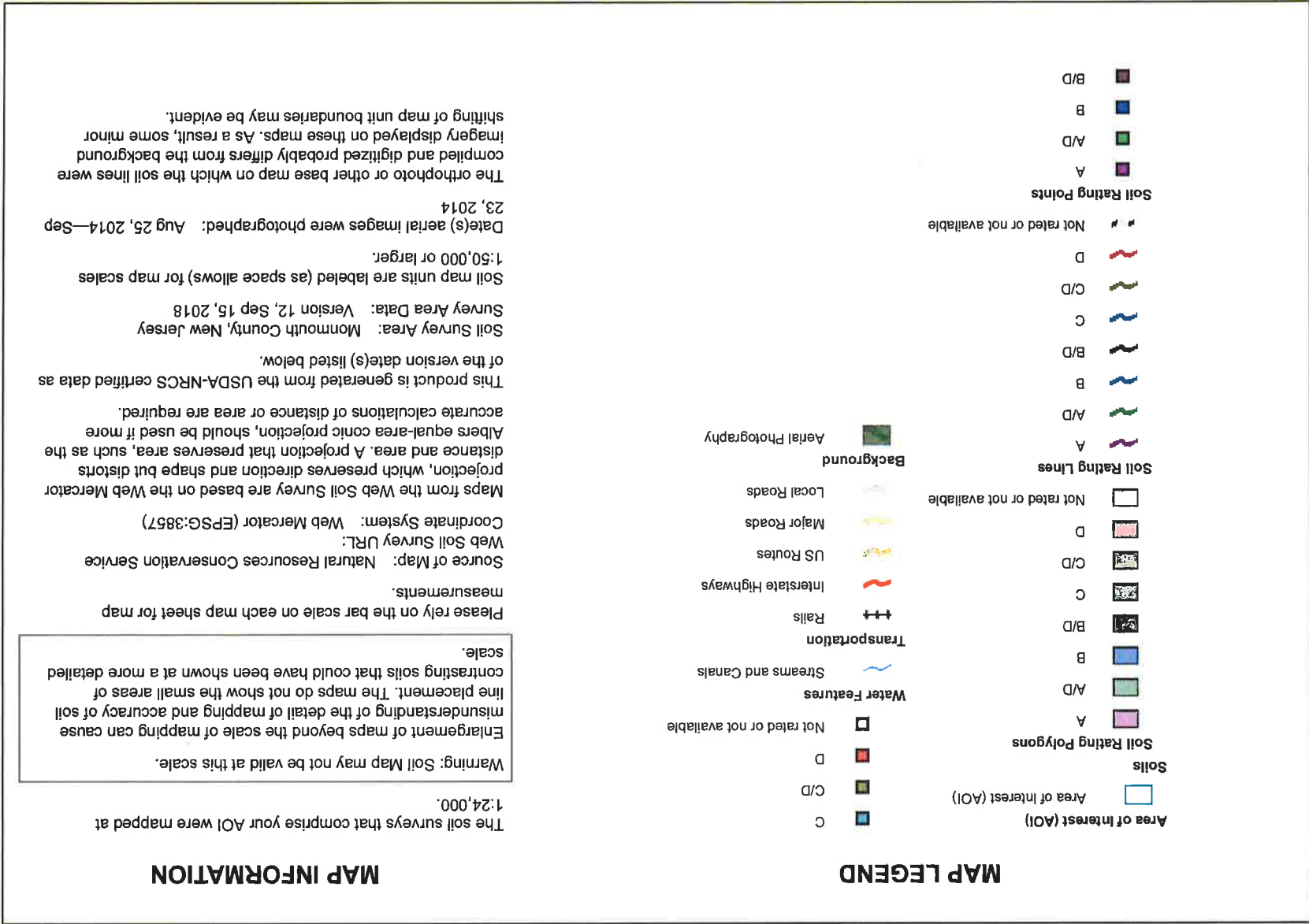
APPENDIX

NRCS WEB SOIL SURVEY



Map Scale: 1:1,970 if printed on A landscape (11" x 8.5") sheet.
0 25 50 100 150 Meters
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84





Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KkhB	Kleij loamy sand-Urban land complex, 0 to 5 percent slopes	A/D	2.5	32.6%
UdauB	Udorthents-Urban land complex, 0 to 8 percent slopes	D	5.2	67.4%
Totals for Area of Interest			7.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

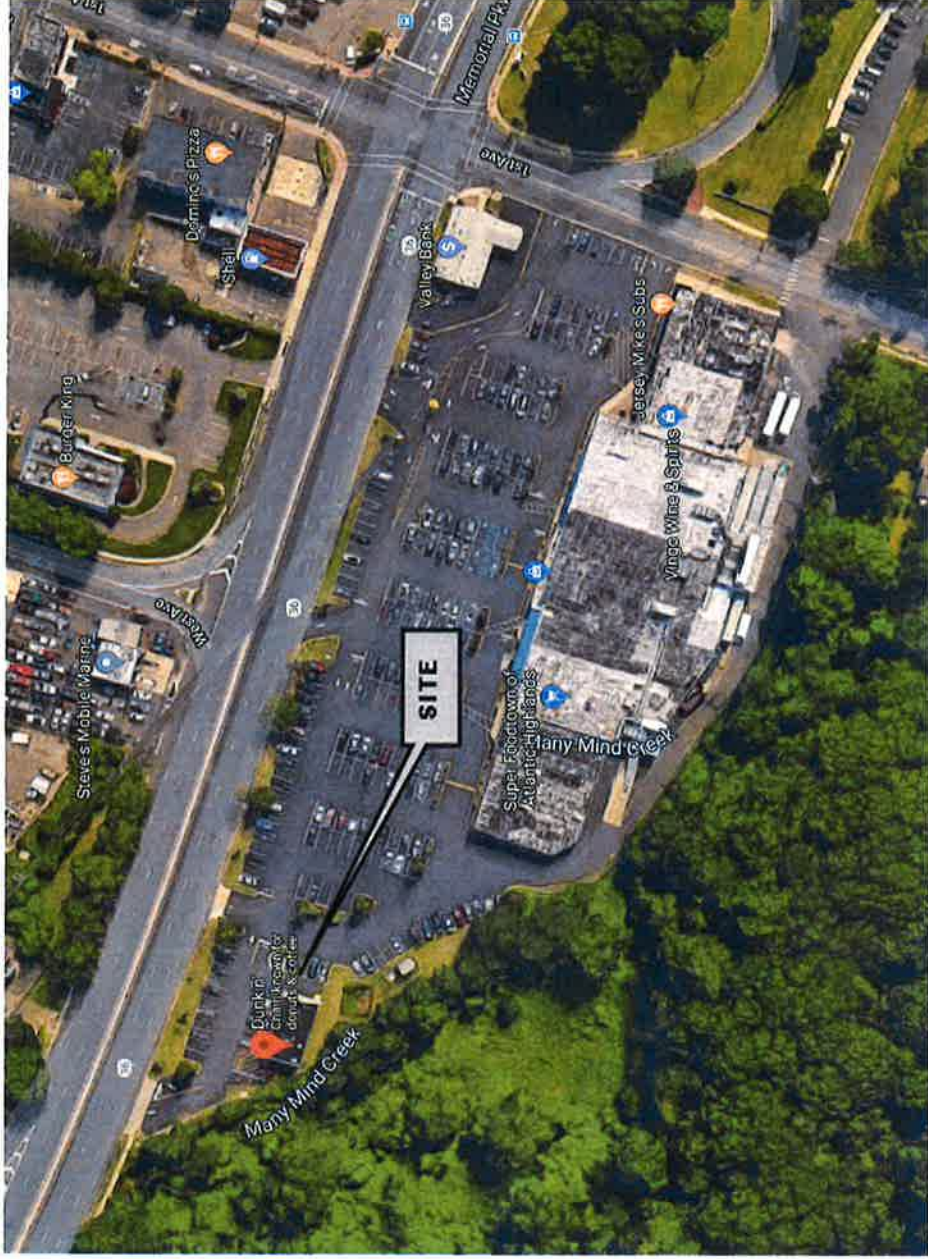
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

AERIAL MAP



Aerial Photo Map

(Not to Scale)

1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229

8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198

790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400
1301 Central Expressway S., Suite 210, Allen, TX 75013 T. 972-534-2100

BOROUGH OF ATLANTIC HIGHLANDS TAX MAP

