

June 19, 2024

VIA EMAIL

Courtney Lopez, Zoning Officer
Borough of Highlands
151 Navesink Avenue
Highlands, New Jersey 07732

Right-of Way Review
42 North Peak Street - Block 35, Lot 8 & 9
Borough of Highlands, Monmouth County, New Jersey
Colliers Engineering & Design Project No. HIBC-0001

Dear Ms. Lopez,

As requested, this office has completed a review of the above application, consisting of the following:

- Plot Plans prepared by Frank W. Farrell, P.E., C.M.E., of Gratto Engineering Associates, LLC, dated April 5, 2024, and revised April 25, 2024, consisting of eight (8) sheets; and,
- Steep Slope Permit Application Report, prepared by Frank W. Farrell, P.E., C.M.E., of Gratto Engineering Associates, LLC, dated April 26, 2024.

The Applicant seeks approval for improvements within the Borough Right-of Way (ROW), extending N. Peak Street along the frontage of the subject property, installation of retaining walls and new sanitary sewer pipe within the Borough's ROW, and connecting to the existing sanitary main within Valley Avenue to accommodate further development of Lots 8 & 9. The following shall apply:

1. The Plan proposes ½" gas and 2" water service connections, from each proposed dwelling to the existing mains located within North Peak Street ROW. The plans shall be revised to indicate the proposed electric service connection.
2. The plan proposes 4" sanitary sewer laterals, from each dwelling, connecting to a proposed 6" sanitary sewer pipe located rear of the subject property, within the Borough's ROW., connecting to the existing sanitary sewer manhole on Valley Avenue. The following shall apply:
 - a. Additional information shall be provided at the existing manhole within Valley Avenue, including, rim elevation, pipe size of the existing sewer main, existing and proposed invert elevations, etc.;
 - b. Provide the proposed rim and pipe invert elevations at proposed MH-1 & MH-2; and,

- c. The applicant is proposing cleanouts to stagger the proposed 6" sanitary sewer pipe, proposed within the rear unnamed ROW., dropping each pipe section approximately 7.5 ft. Manholes are recommended at each drop for accessibility and maintenance.
3. The plans shall be revised to indicate pavement trench repair within Valley Avenue.
4. Section 21-65.5.C.1 allows a maximum driveway width of 18 ft. at the curb and 22 ft. at the interior, whereas the applicant proposes a driveway width of 24 ft. at the curb on both lots. The plans should be revised for compliance, or a design waiver is required.
5. The plans shall be revised to provide additional information at the proposed manhole and new pipe section located at the northern corner of N. Peak St. Please clarify the connection at the gutter and the direction of flow along the existing 12" CMP.
6. A detail for the proposed roadway gutter shall be provided.
7. The Applicant is proposing retaining walls along the extended portion of N. Peak Street (varying in height between 5-10'); along the rear of the subject property (11.5' in height) and along a portion of the unnamed ROW (varying between 0-6' in height). The following shall apply;
 - a. Per ordinance section §21-65.16.B, for retaining walls over an aggregate height of 3.5 feet, structural calculations must be submitted for review and approved by the Borough Engineer prior to construction.
 - b. Based on the soil survey, the existing on-site soil consists of phalanx loamy sand. The applicant shall confirm that groundwater infiltration at the proposed drywells shall not compromise the integrity of the proposed walls.
 - c. Per ordinance section §21-65.16.D, retaining walls over five (5) feet in height shall be provided with a fence or other approved barrier at the top of the wall to avoid accidental falls. The plans shall be revised to indicate the type of barrier and proposed height.
 - d. Details shall be provided for the proposed retaining walls, including a safety fence.
 - e. We defer further review of the proposed retaining walls to the Building Department.
8. The Applicant shall demonstrate that there will be no increases in peak runoff rates toward the rear and adjacent residential lots.

Should you have any questions or require any additional information relative to the above-referenced matter, please do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Joseph J. Raftery, P.E., C.M.E.
Highlands Borough Engineer

JJR/NV/rb

cc: Land Use Board (via email)

Nancy Tran, Borough Clerk (via email)

Steven Winters, Borough CFM (via email)

Spencer Carpenter, Superintendent of Public Works (via email)

Michael Muscillo, Borough Administrator (via email)

Andrew Ball, Borough Attorney (via email)

Nevien Valenzuela, P.E., Colliers Engineering & Design (via email)

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