

Sachem Pond LLC

PO Box 126
Avon, NJ 07717-0126

June 26, 2020

April Claudio, RMC, CMC, CMR
Municipal Clerk/Registrar
Planning, Zoning & Construction
Borough of Belmar
601 Main Street
Belmar, NJ 07719

Re: Residences at 900 Main
900 Main Street
Block 95, Lots 5 & 7
Revised Plans Submission Responding to TDRC Comments

Dear Ms. Claudio,

Sachem Pond, LLC is the owner and developer of the Residences at 900 Main. We appreciate the Borough hosting the TDRC meeting via Zoom. In support of our application to the Planning Board and in response to the comments from the TDRC we have made the following revisions to the Site and Architectural Plans.

Site Plan Revisions

The Title Sheet (Page 1) was revised to coordinate the FAR with the architectural plans to correctly provide fifteen (15) one bedroom units and fifteen (15) two bedroom units.

The Site Plan (Page 3) was revised to delete the entry gates and resident parking signs. Two removable bollards were added at the south end of the of the onsite 12 foot wide easement (at our driveway aisle) through our site to prevent a cut through from occurring. The fourth floor footprint was revised to reflect the correct bedroom mix and setback dimensions were adjusted accordingly.

The Construction Details (Page 8) were revised to show the removable bollard and to delete the resident parking sign.

Architectural Plan Revisions

The Cover Sheet was revised to remove gates and flatten the peak on paneled parapet wall elements.

Sheet A2-01.04 was revised to change a one bedroom unit to a two bedroom unit on the fourth floor to correctly depict the desired fifteen (15) one bedroom units and fifteen (15) two bedroom units.

Sheet A3-01.02 was revised to add a new two bedroom plan for the fourth floor to correctly reflect the desired fifteen (15) one bedroom units and fifteen (15) two bedroom units.

Sheet A4-01.01 (B&W front elevation) was revised to remove gates and flatten the peak on paneled parapet wall elements.

Sheet A4-01.02 (B&W side and rear elevations) was revised to flatten the peak on paneled parapet wall elements.

Sheet A4-01.03 (color front elevation) was revised to remove gates and flatten the peak on paneled parapet wall elements.

Sheet A4-01.04 (color side and rear elevation) was revised to a) flatten the peak on paneled parapet wall elements and b) depict the proposed project signage locations and sizes.

All plan elevations were revised to show signage sizes and locations, reflect the corrected two bedroom unit on the fourth floor, and note external lighting.

Also attached please find Eighteen copies of the Traffic Report for the project prepared by Langan Engineering. We had originally requested a waiver for Checklist item #12 - Traffic Report.

Thank you once again for your consideration. Please contact the undersigned with any questions or concerns. We look forward to our appearance on the July 20, 2020 Planning Board meeting.

Very truly yours,

SACHEM POND, LLC



Alec Taylor
Managing Member

cc: John Giunco, Esq.- JGiunco@ghclaw.com