

## Technical & Design Review Report

### **900 MAIN STREET**

A meeting was held on May 11, 2020. The project was rated overall as being in compliance with the Borough of Belmar's Redevelopment Plan and Design Guidelines. The following are comments made by members:

1. Style and Themes:
  - a. Proposed colors and exterior design fit with the Block 95 Redevelopment Plan.
  - b. Mixed use development fits with the Block 95 Redevelopment Plan.
2. Building Breaks and Stepbacks: Fits with the Block 95 Redevelopment Plan.
3. Building Elements:
  - a. The design of a metal roof was looked upon favorably.
  - b. More details on the type of synthetic materials to be used should be provided to the Planning Board.
  - c. Location of signage for office use should be provided.
  - d. The two Ninth Ave, above-roofline parapets, that are shown as pediments/gables be flattened or curved-top so as to compliment the pitched rooflines of the teal standing seam roof elements. The pitches as shown vary from one another and seem at odds. The overall height of the parapets as shown is good – just the silhouette would change.
4. Streetscape:
  - a. Additional parking above the required amount is a plus.
  - b. Storm water management and drainage should be addressed further. Ensure runoff doesn't affect properties to the East. Some form of stormwater infiltration is recommended.
  - c. Planning Board or Board Engineer should confirm Handicap parking requirements are met.
5. Additional Comments:
  - a. The application is seeking minimal variances that due not create a detriment to the project or neighborhood.
  - b. Tandem parking proposal is looked upon favorably and supported by the TDRC.
  - c. Fencing and removable pillars was recommended for screening the transformer area.
  - d. A suggestion was made to look into solar panels or other solar energy factors.
  - e. Access agreements for lots 8&9 should be provided in more detail. Removable bollards were suggested.

- f. Traffic study or assessment should be done and submitted prior to being scheduled for a Planning Board hearing.
6. Overall Recommendation: The overall recommendation of the TDRC is to approve the application.