



575 River Road, Edgewater, NJ

Mixed-Use Building - Site Plan Development

Location

Edgewater, New Jersey

Client

Rich Mark Developer
Group, Inc.

Client Type

Real Estate

Size

6.5 Developable Upland
Acres on a 11.4 Acre Site

6-Story Mixed-Use
Residential/Commerical
Building with Parking
Garage/Podium



The Opportunity

Former Edgewater Golf site is proposed to be redeveloped into a mixed-use commercial and residential building. PS&S was asked to engineer a site plan for the construction of the mixed-use building, including surface parking, landscaping, a stormwater management plan, and the Hudson River Waterfront Walkway with access walkways between the Hudson River and the River Road ROW. In addition, PS&S was the architect of record for the design of the mixed-use building and parking structure.

The Challenge

The reduced developable portion of the site makes it difficult to prepare a design that accommodates the site massing required by the client, the waterfront walkway required by the NJDEP, access and circulation improvements and the parking required to adequately serve the site as well as the stormwater management and utility infrastructure required to meet government regulations. In addition, the site was not zoned for a mixed-use project requiring zoning variance relief to construct the building.

The PS&S Solution

A waterfront walkway was implemented into the design to meet the demands of the NJDEP. The project site was raised in accordance with the NJDEP Flood Hazard Area Requirements, and a stormwater management plan was designed to address the Township and NJDEP stormwater management requirements. Utility infrastructure, including the stormwater management improvements, was designed to be located within the access driveways that surround the proposed building. PS&S worked closely with a parking consultant to design the podium garage to minimize the parking deficit based on the Borough's parking ordinance. Also, a combined walkway/Fire Lane was proposed on both sides of the building to provide fire department access to the back of the building required by the Fire Code and to provide pedestrian access between River Road and the waterfront walkway.

