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November 23, 2021

Kristie Dickert  
Zoning Board of Adjustment  
Neptune Township  
P.O. Box 1125  
Neptune, NJ 07754-1125

Re: Preliminary and Final Major Subdivision  
Hovchild Boulevard  
Hovsons, Inc.  
Block: 4001 – Lots: 1, 2 & 3  
Neptune Township, Monmouth County  
***PDS Ref. #321644***

Dear Ms. Dickert:

Enclosed within please find the following materials for the above referenced project:

1. Six (6) sets of Preliminary & Final Major Subdivision Plans
2. Six (6) copies of Final Major Subdivision Plat
3. Six (6) copies of Community Impact Statement
4. Three (3) copies of Stormwater Management Report
5. Six (6) copies of the Stormwater Maintenance Manual
6. Six (6) sets of Architectural Plans

Please accept the following responses to the review comments contained within the letter prepared by Leon S. Avakian, Inc. dated October 4, 2021:

6. **ReviewComments**

- A. The applicant must submit a subdivision plan with the proposed block and lots for all proposed lots.  
***The Final Plat is enclosed containing the proposed block and lots as well as street addresses.***
- B. The layout of the proposed townhomes is recommended to be revised to be staggered to provide more visual interest along the building frontages.  
***The plans have been revised to illustrate the precise building layout and the architect has added staggering as well.***

- C. The design of the two (2) 90° turns on the proposed roadway (Victoria Gardens Square) is not recommended. The proposed turning movement could cause accidents and will be an issue in snow plowings.  
***The plans have been revised to increase the horizontal road curvature to a radius of 100 feet, compliant with RSIS standards***
- D. The subdivision plan indicates 101, 2-bedroom, 2-story, 26' high townhouse units. The Community Impact Statement is written based on 3-bedroom units, AND the Architect's plans show 4-bedroom units, 3-story and 37' – 43' building height.  
***The project proposes 101 townhouse units. The architectural plans show 3 bedroom units with a loft. A 4<sup>th</sup> bedroom is available as an option in lieu of the loft. The subdivision plans base the parking on 4 bedroom units to be conservative. The Community Impact Statement assumes 50% of the units will contain the 4<sup>th</sup> bedroom option. Please recall the testimony at the first hearing wherein the builders representative stated a much lower percentage than 50% normally purchase the 4<sup>th</sup> bedroom option.***
- E. The applicant should also address the proposed square footage of the townhouse units.  
***The townhouse unit area is shown on the architectural plans.***
- F. Plans show 17 parking spaces with on H/C space adjacent to the recreations are. However, there are no additional H/C parking spaces for the remaining 56 visitor parking spaces.  
***The ADA parking spaces have been spread out more evenly throughout the site.***
- G. Plans do not address R.O.W. dedication required for Oakcrest Drive. The setbacks should be measures from required R.O.W. width (25' from centerline).  
***The plans have been revised to include the R.O.W. dedication required for Oakcrest Drive.***
- H. Plans show an 18" drainage pipe between buildings 1 and 2. The pipe is 2-3' away from the building.  
***The pipe has been shifted to increase the building separation.***
- I. The subdivision plans should be revised to include 200' property owner's list.  
***The subdivision plans have been revised to show the 200' property owner's list.***
- J. Sanitary Sewer System Maintenance – The “Statement of Operations” states that the Township will maintain the system.  
***The Homeowners Association will maintain the sanitary sewer system.***

- K. Plans should indicate the NJDEP, LOI approval date and number. All wetlands and buffer areas (after averaging) should be preserved in a conservation easement with survey descriptions and monumented. Any expired approvals will require renewal or new approvals from the NJDEP.

***The plans have been revised to indicate the NJDEP LOI approval date and number.***

- L. The drainage inlets frame and over details do not meet NJDEP required standards.

***The drainage inlets frame and cover detail have been revised to meet NJDEP required standards.***

- M. The Architectural Plans should include the Architect's name and license number.

***The architectural plans have been revised as requested.***

- N. The Subdivision Plan's cover sheet should include an "approval signatures" block for the Board Chairman, Secretary and Engineer.

***The plans have been revised to include an "approval signatures" block for the Board Chairman, Secretary and Engineer.***

- O. Additional landscape buffering is recommended between buildings 7&8 and Oakcrest Drive.

***The plans have been revised to provide additional tree save areas as well as landscape buffering between all of the proposed development and Oakcrest Drive.***

- P. The Raingarden #6 is too close to existing dwelling on Jeanna Drive with no landscape buffer.

***The plans have been revised to move rain garden #6 and provide additional tree save and landscape buffer between the existing dwelling on Jeanna Drive and Raingarden #6.***

- Q. There is no proposed street lighting on Hovchild Blvd.

***No street lighting is proposed on Hovchild Boulevard.***

- R. There are no sidewalks proposed along Hovchild Blvd.

***The plans have been revised to include a sidewalk along Hovchild Boulevard***

- S. The Applicant should address the "warrant" for two (2) four way stop intersections.

***The stop signs have been removed from the street accessing Hovchild Boulevard so the four-way stop is no longer proposed.***

7. Drainage and Stormwater Management Review Comments.

A. The project site is 17.5 acres. The project will create 4.94 acres of new impervious surfaces. The project must comply with NJDEP Best Management Practices and the Neptune Township Stormwater Ordinance in regard to meeting the goal of maintaining natural hydrology to address green infrastructure, reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, along with reduction in runoff pollutants.

***No response is necessary.***

B. The project is within the Shark River watershed which has been designated as a category one waterway (NJAC 7:9B). Category one waterways have been established for the protection of water quality, aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance and exceptional fisheries significance. The Applicant shall testify on how the project will protect the upper watershed of Shark River.

***The project will fully retain the water quality storm event thereby providing 100% water quality control.***

C. The applicant has designed the Stormwater Management System to address the NJDEP BMP manual and Neptune Township Stormwater Management Ordinance, section 528, (amended under Ordinance No. 21-07), adopted on March 8, 2021. In accordance with the regulations, however the Applicant must address the following :

- 1) ***The project has been modified to ensure all green infrastructure measures have a maximum drainage area of 2.5 acres.***
- 2) ***The small-scale infiltration basins are permitted to have a maximum water depth of 24" and 18" is proposed.***
- 3) ***The increase in stormwater runoff volume for the 2 year storm is retained in the infiltration basins.***
- 4) ***The project complies with the stormwater runoff quantity standards. The runoff from the on-site management systems to Hovchild Boulevard (rain gardens 1-5) is less than 1cfs for the 100 year storm with no flow for the 2 and 10-year storm events. Basin 6 drains into the wetland area at the rear of the site and also has no outflow for the 2 and 10-year storm events with less than 0.5 cfs for the 100-year storm event.***

D. Under Ordinance Sections 528.F.1.B (3). C (1), the Applicant must comply with the 2-, 10- and 100- year pre vs. post construction stormwater runoff rates. Our office recommends the 2-, 10- and 100-year date set for the NOAA Atlas 14-point precipitation station Long Branch, Oakhurst.

***The elevations have been added to the basin cross-sections.***

- E. Ordinance 21-07, Section IX, Part A, 91) requires whenever an applicant **seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval. The Applicant shall submit a compliance checklist as required.**

*The submittal includes all information required by the compliance checklist.*

**F. The applicant shall address the following design concerns:**

1. For a bioretention system, the plans do not address soil bed and vegetation plantings. Minimum vegetation density shall be set at 85% per NJDEP BMP Chapter 10.1

*The plans have been revised to address soil bed and vegetation plantings.*

2. Time of concentration shall be shown on the drainage maps. Please provide calculations on how 15 minutes was achieved for pavement areas.

*The time of concentration has been reduced to 10 minutes for impervious areas.*

3. With the calculation postings, the basin outfalls do not match the plans for all basins. Likewise, spillways and outfall pipis shall be included in the routings.

*The basin routings include the correct outfall information.*

4. The plans shall be updated to include water surface elevations in each basin/raingarden for the 2-, 10- and 100-year storm events.

*The cross-section details for each basin have been revised to include water surface elevations in each basin/raingarden for the 2, 10 and 100 year storm events.*

5. In accordance with NJDEP BMP Manual, Chapter 10.1, Page 2, Paragraph 3, the Applicant shall address hydraulic impacts. A groundwater mounding analysis should be provided.

*A groundwater mounding analysis has been performed for each basin.*

6. The routing calculations shall include hydrographs in accordance with NJDEP BMP Manual Page 43, Chapter 5.

*The complete hydrographs have been included in the Stormwater Management Report.*

7. NJDEP BMP Manual, Chapter 10.01, Page 5 allows bioretention systems to have a maximum side slope of 3 to 1. Basins 1& 2 utilize retaining walls.  
***The project has been revised to accommodate the maximum side slope as much as practicable.***

G. The Applicant shall provide a stormwater maintenance manual in accordance with NJDEP BMP standards. Within the manual, the following map (11 x 17) shall be provided.

1. Grading Plan
2. Drainage and Utility Plan
3. Landscape Plan and Details
4. Soil erosion Seeding Notes
5. Manufacturer Treatment Device manual for Maintenance

The Report should also address the use of fertilizer, riparian areas, and vegetation.

***A copy of the Stormwater Maintenance Manual is enclosed.***

H. The following notes shall be added to the Grading and Drainage Plan:

1. Stormwater management facilities shall be regularly maintained to ensure they function at design capacity and to prevent health hazards associated with debris buildup and stagnant water.
2. Responsibility for operation and maintenance of the stormwater facilities, including periodic removal and disposal of accumulated particulate material and debris, shall remain with the owners or owners of the property. Maintenance shall follow the operations maintenance manual approved by the Board.
3. In the event that the facility becomes a danger to public safety or public health, or if it is need of maintenance. The owner shall affect such maintenance and repair of the facility in a manner that is approved by the Township Engineer.

***The requested notes have been added to the Grading and Drainage Plan:***

I. As outlined in Ordinance 21-07, Section IV, Part M – any stormwater management measures authorized under the Municipal Stormwater Management Plan or Ordinance shall be reflected in a deed notice recorded in the Office of the Clerk of the County of Monmouth. The Township will require quarterly reports of drainage maintenance as compliance of this approval and maintenance manual.

***The deed notice will be filed as necessary once all applicable permits have been issued for the project.***

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Preliminary and Final Major Subdivision  
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Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ian Borden".

Ian M. Borden P.P., AICP President  
Professional Design Services, LLC

WAS/ec

Enclosure

cc: Hovsons Inc  
Guliet Hirsch Esq