

# Memo

To: Chairman and Planning Board Members

From: Leanne R. Hoffmann, P.E., P.P., C.M.E.  
Director of Engineering and Planning

Date: March 31, 2021

Re: **120 South Main Street**  
Preliminary and Final Major Subdivision  
Block 257, Lot 7

c: Jennifer S. Krimko, Esq. (via e-mail)  
Bernard C. Haney, CTA, Land Use Administrator (via e-mail)  
Vito Gadaleta, Business Administrator (via e-mail)  
Michael Bascom, CMFO (via e-mail)  
Mark Kitrick, Esq. (via e-mail)  
Jennifer Beahm, PP, AICP (via e-mail)  
Peter Avakian, PE, PLS (via e-mail)  
William Doolittle, Code/Construction Department (via e-mail)  
David Milmoie, Director of Public Works (via e-mail)  
Justin Persico, Licensed Sewer Operator (via e-mail)

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This office has received and reviewed the above referenced application. The following items were reviewed:

- Plans entitled, "Preliminary and Final Major Subdivision Tax Lot 7, Block 257, Monmouth County, Neptune Township, New Jersey," sheets 1 to 3 of 3 dated 04-07-2020 last revised 03-02-2021.
- Report entitled, "Environmental Impact Statement, Block 257, Lot 7, 120 So. Main Street, Ocea Grove, Monmouth County, New Jersey, dated February 2021, signed and sealed by Frank J. Baer Jr. PE, PP of WSB Engineering Group.
- Project Application and Project Checklist;

This office has reviewed the above referenced documents and offers that the following comments should be considered by the Board for the subject application and addressed by the applicant:

## Sheet 1 of 3:

1. Applicant shall construct new curb and sidewalk along frontage of residential properties on Lawrence Avenue
2. Applicant shall provide location of all utilities on grading plan for each parcel when submitted for grading review and approval
3. Applicant to pave Lawrence Avenue in accordance with Neptune Township Code Chapter 13 Streets and Sidewalks.
4. In accordance with the Neptune Township Land Development Ordinance Section 412.06G, "New driveways shall be prohibited in all Historic Zone Districts."
5. Will the proposed single family homes have basements?

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**Sheet 2 of 3:**

1. Will the existing retaining walls be removed?
2. Will the commercial use have a masonry garbage enclosure?
3. Will additional landscaping be provided in accordance with Section 503 of the Neptune Township Land Development Ordinance?

**Environmental Impact Statement:**

1. Has there been any investigation with the existing buildings for Underground Storage Tanks?
2. Has there been any soil testing on the site?
3. It should be noted that all work on the subject site is subject to compliance with the Neptune Township Noise Ordinance Chapter 3 of the General Code.
4. Provide information on both the commercial and residential site as to how garbage and recycling will be handled?

**General Comments:**

1. New Lot Numbers and addresses to be approved by the Neptune Township Tax Assessor.
2. A Tree Removal Permit, if applicable, shall be submitted for review and approval prior to construction.
3. Applicant to obtain a Road Opening Permit for any work within the Lawrence Avenue Right of Way. The permit shall be reviewed and approved prior to the start construction.
4. Applicant shall coordinate with the Ocean Grove Camp Meeting Association regarding installation of new curbing and sidewalk outside of the Township Right of Way.
5. Applicant to obtain individual grading plan approval for each proposed lot prior to the start of construction.
6. Zoning permits shall be obtained for each new structure on each lot prior to the start of construction.
7. All necessary construction permits shall be obtained prior to start of construction.
8. Applicant is required to obtain all local, county, state and federal permits deemed necessary as a result of this development

Should you have any questions, please contact me at 732.988.5200, ext. 228.