

Memo



To: Chairman Dunlap and Zoning Board Members

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

Date: June 16, 2020

Re: **Dykeman Associates**
First Review
Bulk Variances
Block 5213, Lot 1/522 South Riverside Drive

cc: Kenneth Pape, Esq., for the Applicant
Bernard C. Haney, CTA, Land Use Administrator
Monica Kowalski, Esq
Jennifer Beahm, PP, AICP
Matthew Shafai, PE
Mark Balzarano, Director of Public Works

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

- Plans entitled, "Map of Survey 522 South Riverside Drive/Tax Block 5213, Tax Lot 1, Township of Neptune, Monmouth County, New Jersey," sheet 1 of 1 dated 02-25-2020 with no revisions, signed and sealed by Robert H. Morris, PLS of Nelson Engineering Associates, Inc.
- Plans entitled, "Plot Plan-Tree Removal Plan 522 South Riverside Drive/Tax Block 5213, Tax Lot 1, Township of Neptune, Monmouth County, New Jersey," sheet 1-2 of 2 dated 04-15-2020 with no revisions, signed and sealed by David H. Boesch, LLA of Nelson Engineering Associates, Inc.
- Application and Checklist;

Plan Comments:
Plot Plan-Tree Removal Plan
Sheet 2 of 2

1. There is a roof leader system shown on the plan around the perimeter of the proposed structure. It appears that this is tied into the sanitary sewer system. This is not allowed per ordinance. Please revise and provide a recharge system or point of discharge.
2. The proposed gas connection on the plan shows connection into the Township roadway. A Detail for pavement restoration shall be provided.
3. The plans includes a note which indicates that the drain for the retaining wall discharges to the driveway. Provide a location and elevation for this drain.
4. The plans have top of wall elevations but no bottom of wall elevations. Additional bottom and top of wall elevations are required in order to determine the height of the wall.
5. A dimension for the setback of the wall to the property line shall be shown on the plans.

General Comments:

1. As per the Zoning Board Denial and the Neptune Township Land Development Ordinance Section 421 C-1, "the applicant shall submit a separate sheet as part of the overall development plan, identifying the extent of the steep slope disturbance and the use of retaining walls and noting the justification for the disturbance."
2. As per the Neptune Township Land Development Ordinance Section 421J, "a licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment Engineer, whatever the case may be."
3. As per the Neptune Township Land Development Ordinance Section 421 G-1, provide documentation that the height of the structural retaining wall in the front yard setback area is no greater than four (4) feet or request a variance for same.
4. Testimony shall be provided for any required relief from Section 421D1 & 2 of the Neptune Township Land Development Ordinance.
5. Testimony shall be provided for the requested variances associated with the plan.
6. Payment of all applicable fees shall be made;
7. All applicable County, State and Federal permits shall be obtained, as required.

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