

STONEFIELD

April 23rd, 2020

Attention: Kristie Dickert, Administrative Officer
Neptune Township Planning Board
25 Neptune Boulevard
Neptune, NJ 07753

RE: Proposed Commercial Development
Block 701, Lot 1 (Tax Map Sheet 7)
704 NJ Route 35
Township of Neptune, Monmouth County, New Jersey

Kristie:

Stonefield Engineering and Design, LLC, on behalf of M&M at Neptune, LLC is pleased to submit documents for the Proposed Commercial Development located at 704 Route 35 (Block 701, Lot 1) in Neptune in a continued effort to improve the site plan application and design.

Please find the following items enclosed:

<i>ITEM DESCRIPTION</i>	<i>DATED</i>	<i>COPIES</i>	<i>PREPARED BY</i>
Cover Sheet (Sheet C-1)	04/22/2021	Electronic	Stonefield Engineering & Design
Notes (Sheet C-2)	04/22/2021	Electronic	Stonefield Engineering & Design
Site Plan Sheet (Sheet C-5)	04/22/2021	Electronic	Stonefield Engineering & Design
Lighting Plan (Sheet C-9)	04/22/2021	Electronic	Stonefield Engineering & Design
Landscaping Plan (Sheet C-12)	04/22/2021	Electronic	Stonefield Engineering & Design
Truck Turning Exhibits (Sheets C20-C24)	04/22/2021	Electronic	Stonefield Engineering & Design
Stormwater Design Exhibit	04/22/2021	Electronic	Stonefield Engineering & Design
Response Action Outcome	03/27/2014	Electronic	Woodard & Curran

The Response Action Outcome dated March 27, 2014, issued by Woodard & Curran, serves as confirmation that remediation associated with prior use/improvements has been completed at the site.

The stormwater management design will be revised in order to improve compliance with the Deal Lake Watershed Management Plan. The design will include porous pavement to reduce phosphorus and nitrogen loading from the site. The porous pavement in addition to the manufactured treatment devices proposed will increase the amount of TSS removal from the site to above 80%. Drywells and rain gardens will also be added to the design. These recharge BMP's will reduce the stormwater runoff volume from the site to below existing condition by way of infiltration. The existing storm pipe and flared end section discharging into the wetland area will be replaced with new structures and outlet protection will be installed at the new flared end section. This outlet protection will reduce the amount of sediment conveyed to the Hollow Brook in proposed conditions. Invasive species and obstructions will be removed from the Hollow Brook and its associated riparian zone on the subject property in accordance with the NJDEP Permit by Rule for stream maintenance.

The project will reforest existing open space in the wetlands and wetlands transition area located on site and the wooded area adjacent to the water ways will not be disturbed. This reforestation effort will further help stabilize the area and will remove habitable area for geese as they prefer open grassy areas near water. In addition to this the developed portion of



the lot will not support any habitable areas for geese or other wildlife. Trash containers will be spaced evenly through the site as well. As such the site will decrease the fecal coliform loading from existing conditions.

In addition a loading zone has been added for the convenience store, fire zones have been added throughout the site, a loading zone has been added for the fast food restaurant, and updated truck templates have been prepared and submitted.

Please note the submitted plans and exhibits illustrate changes made to eliminate or reduce the intensity of the following design waivers:

- Section 412.17.B – All parking spaces revised to be 9 by 18. Design waiver has been eliminated.
- Section 412.17.F – 30 parking spaces removed to reduce proposed parking to 222 spaces, 234 spaces allowed. Design waiver has been eliminated.
- Section 503.B – Ten foot planting buffer has been added around the perimeter of the parking lot. Areas within the site triangle contain plants under three feet. Design waiver has been reduced in intensity.
- Section 503.C.1 - Additional plantings have been added east of the Aldi loading zone. Design waiver has been reduced in intensity.
- Section 503.C.2 - Planting buffer associated with the proposed Aldi building will meet the required ten foot landscape screen. Design waiver has been reduced in intensity.
- Section 509.I.1(b) - The required number of front yard parking lot perimeter trees have been provided. Due to narrow site frontage some parking lot perimeter trees are proposed to be located in other portions of the site. Design waiver has been eliminated.
- Section 509.I.4 – The required number of internal street trees have been provided. Design waiver has been eliminated.
- Section 509.J – Steep slope planting requirements have been met with a mix of deciduous trees and shrub plantings. Design waiver has been eliminated.
- Section 509.M - Site furnishings such as benches and trash receptables throughout the site have been added. Design waiver has been eliminated.
- Section 523.B - The total number of street trees required along both frontages have been provided. Design waiver has been eliminated.
- Section 525.5(g)l - The required on-site replacement trees have been provided. Trees are to be planted east of the proposed parking lot edge in the reforestation area. It is our intention to plant the required trees at the specified caliper. Design waiver has been eliminated.
- Section 511.G.2 – The average to minimum illuminance ratio is 4.3 to 1 for surface parking. Maximum to minimum ratio is 11.6 to 1 for site lighting. Design waiver has been reduced in intensity.
- Section 511 Table 5.3 – Area Lights to be located as necessary in the center of ALDI parking lot to eliminate non-compliant values. Design waiver has been eliminated.
- Section 511 Table 5.4 – Wall lights have been added as necessary to ensure the minimum average values are provided within all pedestrian sidewalks and walkways. Design waiver has been eliminated.



- Section 511.E.3 – The Township Standard Old Town A850 luminaire with metal halide ballast (or Township approved equal) has been provided for the proposed street lighting as shown on the Lighting Plan Sheet (C-9). Street lights have been located at 75 FT intervals per the Township Ordinance. Design waiver has been eliminated.
- Ordinance 21-07 Section IV Part 2 Table 1 - The stormwater design will be revised to reduce contributory drainage area to all MTD's to less than 2.5 acres. Design waiver has been eliminated.
- Ordinance 529.F.B.(3)c(1) amended ord 21-07 – Design and analysis to be revised to analyze the site at one Point of Interest (Hollow Brook crossing Asbury Avenue). Required reductions will be met at this Point of Analysis. Design waiver has been eliminated.
- Ordinance 21-07 Section IV part R – The stormwater management design will be revised to utilize BMP's (underground detention basins) to detain and (Rain Gardens and Dry Wells) infiltrate stormwater runoff to reduce the proposed volume and peak flow to below existing condition values. This will result in no downstream flooding. Design waiver has been eliminated.
- Ordinance 528.F.I.B(3).c.(1) – The analysis will be revised to utilize NOAA data for Monmouth County. Design waiver has been eliminated.

Please contact our office if you have any questions or comments regarding this submission.

Best regards,

Jeffrey Martell, PE, CME, LEED AP
Stonefield Engineering and Design, LLC

Via Email

CC: Doug Wolfson, Esq. (via Email)
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