

Memo



To: Chairman and Zoning Board Members

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

Date: March 30, 2021

Re: **Daryl Jackson (The Best Car Detailing)**
Second Review
Preliminary and Final Major Subdivision and Site Plan
Block 617, Lot 39
1824 Columbus Avenue (aka 425 Highway 35)

cc: Thomas Catley, Esq.
Bernard C. Haney, CTA, Land Use Administrator
Vito Gadaleta, Business Administrator
Michael Bascom, CMFO
Monica Kowalski, Esq.
Jennifer Beahm, PP, AICP
Matthew Shafai, PE
David Milmoie, Director of Public Works
Justin Persico, Licensed Sewer Operator

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

- Plans entitled, "The Best Subdivision for Preliminary and Final Major Site Plan and Subdivision Use Variance Application, Lot 39, Block 617, Township of Neptune, Monmouth County, NJ", last revised 1/25/2021, sheets 1 to 12 of 12, signed and sealed by Daniel W. Caruso, PE of Landmark Surveying and Engineering Inc.
- Report entitled, "Environmental Impact Statement, Block 617, Lot 39 1824 Columbus Avenue aka 432 Highway 35 Township of Neptune, Monmouth County, New Jersey," dated 10/1/2018 last revised 1/25/2021 prepared by Landmark Surveying and Engineering, Inc. signed and sealed by Daniel W. Caruso, PE;
- Report entitled, "Stormwater Management Calculations for Proposed Subdivision "The Best Subdivision", Township of Neptune, Monmouth County, NJ Block 617, Lot 39," dated September 11, 2018 last revised March 15, 2021 prepared by Landmark Surveying and Engineering, Inc. signed and sealed by Daniel W. Caruso, PE;
- Report entitled, "Operation and Maintenance Manual Stormwater Management Facilities for The Best subdivision located at 1824 Columbus Avenue, aka 432 Highway 35, Block 617, Lot 39 in Township of Neptune, Monmouth County, New Jersey," dated 3/15/2021 prepared by Landmark Surveying and Engineering, Inc. signed and sealed by Daniel W. Caruso, PE;

Sheet 1 of 12 Cover Sheet:

1. Revise the zoning map, the aerial map, and the location map so that north is facing up.
2. Remove all references to Use Variance Application on the plan title and the title blocks.

Sheet 2 of 12 Subdivision Plan:

1. Remove all references to Use Variance Application in the Title Block.
2. Remove the call outs for silt fencing and limit of disturbance.

3. Notes #13 and #14 shall be revised to say "Engineer" not "Construction Official".
4. Note #21 should remove the reference to Construction Department and at the end state, "prior to construction."
5. Remove Note #28. The details and specifications need to be reviewed and approved by the Board Engineer.
6. The sight triangle detail should have bearings and distances on it.
7. The proposed street lights are within the sight triangle easement.
8. Each leg of the proposed conservation easement shall have a bearing and distance associated with it. Both proposed lots 39.02 and 39.03 have no bearings and distances along the conservation easement line. Is there any language proposed for the conservation easement?

Sheet 3 of 12 Grading and Utility Plan:

1. Signed and Sealed soil boring logs shall be submitted and included in the stormwater management report.
2. The portion of the wetland easement area to remain is unclear at the rear of the proposed residential structures. Does it correspond with the limit of grading line?
3. Is the date of February 8, 2007 for the LOI a typo?
4. The pavement shall be shown to be reconstructed for the width and length of Columbus Avenue.
5. The sidewalk on the south side of Columbus Avenue should be identified as "proposed".
6. Clarify the Crosswalk Detail, it says paint and also says Thermoplastic. We are requiring Thermoplastic on the crosswalk.
7. A detail and specification shall be provided for the Brentwood Chambers now during the review process in order for the Township of Neptune to sign the plans.
8. How will the homeowner maintain the proposed recharge system? The maintenance manual provided references Best Detailing and only one block and lot. Is this manual intended for the single-family homes also? Will this document be provided to all homeowners?
9. Grades shall be provided along the concrete walkway to the front entrance to show ADA Compliance from the designated ADA parking spot.

Sheet 5 of 12 Details:

1. The detail for the proposed recharge system shows only 0.5 feet of stone between the invert of the Brentwood Chamber and the SHWT.
2. Provide the source of the K5 material prior to start of construction.
3. Soil borings shall be provided at the bottom of each proposed infiltration system.
4. The detail for the sidewalk should be revised to show no grass strip between the sidewalk and the curb.
5. Provide a detail for asphalt driveway/parking lot.
6. Are there footing details proposed for the monument sign? These shall be provided and signed and sealed by a licensed professional engineer in the State of New Jersey.
7. Some of the details for the Brentwood Chamber should be included on the detail sheet of the subject plans. They are illegible in the Stormwater Report.

Sheet 6 of 12 SESC Plan

8. The limit of disturbance in the roadway should reflect the entire road being paved.

Environmental Impact Statement:

1. On page 10, the report speaks to the soil survey being utilized to represent existing on-site soils. As we know some of the property has been disturbed, does the soil survey represent what is present today? Also, at the bottom of page 10 of the subject report, it states that "site specific soil information, such as bearing capacity, will be provided at a later date." Please advise when that will be and confirm that that information will include soil classification and infiltration rates.

Community Impact Statement:

1. Provide reference utilized for total budget number on page 3 of 4
2. Provide reference utilized for projection of only 1 student for the proposed 3 new single family homes.

General Comments:

1. Individual Grading plans for each proposed lot shall be submitted to the Department of Engineering for review and approval.
2. Street Opening permits shall be submitted for review and approval prior to commencement of work.
3. The NJDEP LOI is expired. Any approval should be contingent upon a new NJDEP-issued LOI.
4. Provide status of NJDOT permits required for this project.
5. Metes and Bounds descriptions for all parcels and easements shall be submitted for review and approval.
6. In accordance with the Neptune Township Tree Ordinance 12-4, the Tree Removal application and associated fees shall be submitted for review and approval prior to the start of construction.
7. Applicant/Developer to coordinate with all utilities including sewer to ensure that there is capacity for the proposed development.
8. Compliance with all conditions of the resolution prior to applying for construction permits;
9. Execution of a Developers Agreement;
10. Payment of all applicable fees including Affordable Housing Fee;
11. All applicable, County, State and Federal permits as required.

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