

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

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March 31, 2021

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

Re: Best Car Detailing (ZB#20/05)
1824 Columbus Avenue
Block 617, Lot 39
Prelim & Final Major Site Plan
Our File: NTBA 20-05

Dear Ms. Dickert:

Our office has received and reviewed materials for an application for the above referenced project and report as follows:

1. Submitted Documents:

- A. The Best Subdivision Preliminary & Final Major Site Plan and Subdivision, consisting of 12 sheets, prepared by Daniel W. Caruso, PE, of Landmark Surveying and Engineering, Inc., dated September 1, 2018, last revised January 25, 2021.
- B. Stormwater Management Calculations for Proposed Subdivision, prepared by Daniel W. Caruso, PE, of Landmark Surveying & Engineering, Inc., dated September 11, 2018, revised on March 15, 2021.
- C. Operation and Maintenance Manual, Stormwater Management Facilities, prepared by Daniel W. Caruso, P.E. of Landmark Surveying and Engineering, Inc., dated March 15, 2021.
- D. Environmental Impact Statement, prepared by Daniel W. Caruso, PE, of Landmark Surveying and Engineering, Inc, dated October 1, 2018, revised January 25, 2021.

2. Site Analysis and Project Description

- A. The subject application consists of a 78,595.08 sq. ft., irregular shaped parcel, located at the southeast corner of N.J.S.H. Route 35 and Columbus Avenue in the B-1 Town Commercial Zone District. The site is currently developed with the Best Auto Reconditioning Center. Areas of wetlands exist throughout the property. Commercial and industrial uses border the property along Route 35 to the north, south, and west. Residential uses are located to the east of the subject property.
- B. The application received d (1) and d (2) use variances, major subdivision and bulk variance approvals by this Board on January 13, 2021, all subject to receiving site plan approvals.
- C. The applicant received approvals to subdivide the existing parcel into four (4) separate lots, consisting of three (3) residential lots with frontage on Columbus Avenue and a commercial lot containing The Best Car Detailing, fronting on Route 35 and Columbus Avenue. The area of proposed residential lot 39.02 is 16,871.82 sq. ft., 22,005.73 sq. ft. for proposed lot 39.03, and 24,660.08 sq. ft. for proposed lot 39.04. A 1-story, 3-bedroom home is proposed for each lot. The proposed commercial lot, 39.01, will consist of 15,057.45 sq. ft. The applicant is proposing to demolish the existing 991 sq. ft. building and construct a new 4,000 sq. ft. building for auto detailing and five (5) parking spaces to be accessed from Columbus Avenue. A 10 ft. x 4 ft. monument sign and parking improvements are also proposed for lot 39.01.

3. Site Plan Review Comments

- A. The Applicant should indicate if a refuse enclosure is proposed for Lot 39.01. If so, we recommend the enclosure be constructed of masonry block.
- B. The Applicant is proposing a 20' R.O.W. (½ width) and a 10' wide easement. We recommend a 25' R.O.W. (½ width) as required by RSIS.
- C. The Applicant is proposing 12 road opening services for sanitary sewer, water and gas and additional road openings for electric and cable services. We recommend Columbus Avenue to be milled and re-surfaced at the conclusion of this project.
- D. A note should be added to the plan indicating that a "Plot Plan" shall be submitted to the construction/engineering department for permits addressing drainage, grading and stormwater managements proposed for Twp. Engineer's Approvals for each residential lot.

4. Stormwater Management

- A. The project disturbance is 43,540 square feet (0.99 Ac) and proposes 7,257 square feet (0.16 Ac) of new impervious surfaces. Under NJAC 7:8-1.2 (Definitions), Major development – the application does not require compliance with NJDEP Best Management Practices with regard to groundwater recharge and TSS Removal.
- B. The Applicant has designed each individual stormwater management systems to fully handle zero runoff for the 2, 10 and 100-year storms. An underground infiltration system is proposed for each individual house and proposed commercial portion of the site.
- C. Each individual underground recharge system (drywell) will have its lowest elevation set to elevation 23.0, which is 6 inches above estimated seasonal high. In accordance with the NJDEP BMP Manual Chapter 9.2 Page 1 and the Neptune Township Land Use Ordinance 21-07 Table 1, Drywells shall have a minimum distance of two (2) foot separation from seasonal high water table. **A waiver is required.** The Applicant shall apply to NJDEP under NJAC 7:8-5.3 for alternate stormwater system or a waiver.
- D. The Applicant shall provide Stormwater Operation and Maintenance Manuals in accordance with NJDEP BMP Standards and Neptune Township Ordinance Section 528.9 for each residential lot.

5. Conditions of Approval

The following conditions of approval are recommended:

- A. NJDEP – LOI and GP 6, (**approved on Oct. 11, 2019**)
- B. NJDOT
- C. Freehold Soil Conservation District
- D. Monmouth County Planning Board
- E. Tree Removal Permit, if required.
- F. Posting of Performance Guarantees and Inspection Fees
- G. Neptune Township Developer’s Agreement

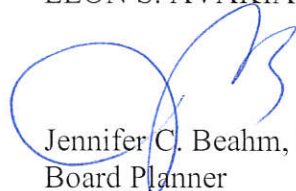
- H. Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001.
- I. Township of Neptune Sewerage Authority ,if required.
- J. Township Tax Assessor's approval of new lot numbers and street addresses.
- K. Approval and filing of the subdivision "Final Plat"

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant.

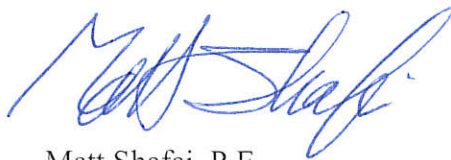
Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer C. Beahm, P.P.
Board Planner



Matt Shafai, P.E.
Board Engineer

MS:clb/mcs

cc: Leanne Hoffmann, P.E., Director of Engineering & Planning
Monica Kowalski, Esq., Board Attorney
Thomas J. Catley, Esq., Applicant's Attorney (tcatley2@onsitenj.com)
NTBA/20/20-05c