

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

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June 21, 2021

Neptune Township Planning Board
25 Neptune Boulevard
PO Box 1125
Neptune, NJ 07754-1125

**Re: 120 South Main Street Realty, LLC
Preliminary and Final Major Subdivision
Lot 7, Block 257
Our File: NTPB 20-27**

Dear Board Members:

Our office has received and reviewed an application for Preliminary and Final Major Subdivision approval in conjunction with the above referenced project.

1. Submitted Documents

- Preliminary and Final Major Subdivision Plan for Lot 7, Block 257, consisting of four (4) sheets prepared by Edward M. Weinert, P.L.S. and Frank J. Bear, Jr., P.E. of WSB Engineering Group, P.A., dated April 7, 2020, last revised March 3, 2021.
- Environmental Impact Statement, Block 257, Lot 7, 120 So. Main Street, prepared by Frank J. Baer, Jr., P.E. of WSB Engineering Group, P.A., dated February 2021, with no revision date.
- Location Survey, Lot 7, Block 257 consisting of one (1) sheet prepared by Edward M. Weinert, P.L.S. of WSB Engineering Group, P.A. dated April 7, 2020, with no revision date.

We have completed our engineering and of the submitted documents and offer the following comments:

2. Completeness Waiver Hearing

The Applicant was granted the following completeness waivers from the Township's Land Use Ordinance Completeness Checklist. A resolution was adopted on April 28, 2021 and memorialized on May 26, 2021. The following waivers were granted:

A. Ordinance Section 811.A – When required. A circulation impact study shall be submitted for all general development plans, preliminary major subdivisions, and preliminary major site plans.

B. Ordinance Section 802.A.11 – Community Impact Statement

3. Site Analysis

A. The subject property, known as Lot 7, Block 257, consists of 17,876 square feet with dual frontage on Main Street (NJ Highway Route 71) and Lawrence Avenue. The lot is currently occupied with two (2) 1-story concrete commercial buildings, (Formally Ocean Grove Furniture & Bedding/U-Haul dealership).

B. All roadways are improved with curb, sidewalk, and access to underground sewer/water utilities.

C. The Applicant is proposing to subdivide the property into four (4) lots. All lots will be conforming.

D. The Applicant is not proposing any improvements at this time.

4. Zoning and Land Use

A. The property is located within two zones:

HD-B-1: Historic Mixed-Use

HD-R-1: Historic District Single-Family Residential

B. The HD-B-1 Zone District serves as the commercial core for the Ocean Grove portion of the Township and intends to serve the specific retail sales and service needs to local residents and seasonal visitors.

C. The HD-R-1 Zone District provides for single-family residential development at a density not exceeding 24.2 dwelling units per acre that is consistent with the established scale and pattern.

D. The Applicant shall address the commercial component for any future development of new Lot 7.01.

5. Variance and Design Waivers

A. Outlined in the tables below are the proposed bulk conditions for the site.

(HD-B-1) – District Bulk Standards

Description	Required	Lot 7.01
Minimum Lot Area	3,600 sq ft	9,412 sq ft
Minimum Lot Width	30 ft	94.04 ft
Minimum Lot Frontage	30 ft	94.04 ft
Minimum Lot Depth	60 ft	100.09 ft
Minimum Front Setback	0 ft	0 ft
Minimum Side Setback	0 ft	0 ft
Minimum Side Combined Setback	0 ft	0 ft
Minimum Rear Setback	3.1 ft	3.1 ft
Maximum Building Coverage	90%	90%
Maximum Lot Coverage	95%	95%
Maximum Stories	3	3
Maximum Building Height	35 ft	35 ft
Minimum Improvable Area	2,100 sq ft	9,120.90 sq ft
Maximum FAR	2.8	2.8
Minimum Circle Diameter	30 ft	94.04 ft

(HD-R-1) – District Bulk Standards

Description	Required	Existing	Lot 7.02	Lot 7.03	Lot 7.04
Minimum Lot Area	1,800 sq ft	17,876 sq ft	2,790 sq ft	2,880 sq ft	2,794 sq ft
Minimum Lot Width	30 ft	94.04 ft	31 ft	32 ft	31.04 ft
Minimum Lot Frontage	30 ft	94.04 ft	31 ft	32 ft	31.04 ft
Minimum Lot Depth	60 ft	90 ft	90 ft	90 ft	90 ft
Minimum Front Setback/Porch	10/4 ft	8 ft	10/4 ft	10/4 ft	10/4 ft
Minimum Side Setback	2 ft	0 ft	2 ft	2 ft	2 ft
Minimum Side Combined Setback	4 ft	0 ft	4 ft	4 ft	4 ft
Minimum Rear Setback	3.1 ft	3.1 ft	>3.1 ft	>3.1 ft	>3.1 ft
Maximum Building Coverage	85%	90% (NC)	85%	85%	85%
Maximum Lot Coverage	90%	95%	90%	90%	90%
Maximum Stories	2.5	3 (NC)	2.5	2.5	2.5
Maximum Building Height	35 ft	35 ft	35 ft	35 ft	35 ft
Minimum Improvable Area	1,000 sq ft	17,876 sq ft	1,922.5 sq ft	1,999.4 sq ft	1,925.6 sq ft
Minimum Circle Diameter	21 ft	30 ft	31 ft	32 ft	31.04 ft

6. Site Plan Review

A. General Site Comments

- 1) Proposed lot and block numbers should be assigned by the Neptune Township Tax Assessor.
- 2) Monumentation shall be in accordance with the Map Filing Law and Ordinance Section 512. The Applicant is required to provide metal alloy pins at all corners of approved lots.
- 3) The following General Notes shall be added to the plan:
 - a) “All construction shall be in accordance with Neptune Township Design Standards and Details.”
 - b) “No soil shall be removed from the site without the written approval of the Director of Engineering and Planning.”
 - c) “All proposed utilities shall be placed underground.”
 - d) Per Ordinance Section 516.B.7 “No utility meters or other utilitarian improvements that detract from the appearance of the front elevation shall be located on the front elevation of a residential structure.”
- 4) The Applicant shall obtain zoning approval for each property prior to the start of construction.

B. Grading and Stormwater Management

- 1) In compliance with NJDEP Best Management Practices for groundwater recharge, the Applicant is not required to provide recharge under NJDEP 7:8-5.4(a)2ii which does not require recharge within “Urban Development Area”. This is also in compliance with Neptune Township’s Stormwater Ordinance Section 528.3:F.b(3)a with regards to areas of high pollutant loading. The Applicant does not propose any stormwater treatment with this application. Any future development will require compliance and submission to the Board for review.
- 2) Prior to issuance of a zoning permit an individual lot grading and elevation plan should be provided for review and approval by the municipal engineer in accordance with Ordinance Section 1102.D.

in addition to grading plan, a final drywell design with calculations shall also be provided.

C. Lighting and Landscaping

- 1) The Applicant shall provide information for the existing lighting including the direction of illumination, amount of illumination expressed in horizontal foot candles and wattage. Testimony should be provided. Street lighting in accordance with Ordinance 511 should be addressed. Future applications will require compliance.
- 2) A tree removal permit application and plan shall be submitted for review by the Township Conservation Officer. Tree replacement if required shall be in accordance with Ordinance Section 525.
- 3) No street trees or landscaping are proposed with this application. Future site plans or developments shall address street trees in accordance with Ordinance Section 523.E.

D. Utilities

- 1) The utility plans shall be revised to address electrical, phone, cable/internet, and gas service to each proposed lot. All services shall be placed underground in accordance with Ordinance Section 526.
- 2) The Applicant should obtain approval from New Jersey American Water Company to confirm proposed connection and capacity for future proposed development.
- 3) The Applicant shall address the sanitary sewer line along Lawrence Avenue. The line is shown incorrectly and will need to be extended to provide service to these proposed lots.

E. Environmental and Community Impact

- 1) The Applicant is required to provide testimony for the Environmental Impact Statement in compliance with the Township of Neptune Land Development Ordinance No. 4-23: Section 3 entitled "Environmental Impact Statement". The Applicant shall provide testimony with regard to the following:
 - a) Testimony shall be provided to address recycling and solid waste disposal for the site.

- b) The document shall address that the project site is located within a CAFRA area.
 - c) Address any studies performed for the existing building with respect to the presence or absence of asbestos, lead based paint or other potential environment concerns.
 - d) Testimony and documentation shall be provided to address the presence or absence of underground tanks associated with prior use.
- 2) The Applicant shall also provide testimony to address related key elements of the Environmental Impact Ordinance Section 811.01 with regards to noise, lighting, air pollution and impacts of water quality from the proposed development.
 - 3) The Applicant shall provide testimony on the necessity of a Phase I environment review particular attention to the age of the structure and potential for environmental contaminants through use or demolition.

Community Impact

- 1) The Applicant shall provide testimony to address key elements or community impact with regards to facilities and fiscal impact.

F. Conditions of Approval

- 1) Monmouth County Planning Board
- 2) Ocean Grove Sewerage Authority
- 3) Neptune Township Tree Removal Permit
- 4) Filing of Map or Deeds and Easements
- 5) The Applicant shall obtain availability/adequate service letters from all utilities.
- 6) Approved lot numbers as assigned by the Neptune Tax Assessor.
- 7) Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001.

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 or require additional information regarding this matter, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Planning Board Planner



Peter R. Avakian, P.E.
Planning Board Engineer

MM/cathydoes/emp

cc: Mark Kitrick, Esq., Board Attorney
Jennifer S. Krimko, Esq., Applicant's Attorney
Frank J. Baer, Jr., P.E., Applicant's Engineer

NT/PB/20/20-27a