

October 26, 2020  
*Revised June 8, 2022*

Neptune Township Planning Board  
25 Neptune Boulevard  
P.O. Box 1125  
Neptune, NJ 07754-1125

**Re: Heathrow Exchange, LLC & Shark River Hills Estates  
Minor Subdivision Application  
Lots 15, 16, 19 & 20, Block 5303  
Our File: NTPB 20-20**

Dear Board Members:

Our office has received and reviewed an application for Minor Subdivision approval in conjunction with the above referenced project. The following documents have been reviewed:

1. **Submitted Documents**

- A three (3) sheet set of plans, consisting of a plot plan, grading plan; soil erosion & sediment control plan; and transition area waiver plan for Heathrow Exchange, LLC & Shark River Hills Estates, Block 5303, Lots 15, 16, 19 & 20, prepared by Robert H. Morris, P.L.S. of Nelson Engineering Associates, Inc., dated June 8, 2020, last revised May 12, 2022.
- NJDEP Transition Area Waiver (TAW) Averaging Plan, Permit No. 1334-20-0008.5 LUP210001, Approval date March 10, 2022.
- Neptune Township Tree Removal Permit Application, date received May 18, 2022.
- Neptune Township Grading Permit Application, signed and dated November 11, 2020.
- Neptune Township Building Subcode Demolition Permit, dated October 6, 2020.
- Freehold Soil Erosion and Sediment Control Plan with Final Report of Compliance dated October 4, 2021.

Please note that our original Engineering and Planning Report dated October 26, 2020, remains in effect.

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

2. **Site Analysis**

- A. The Minor Subdivision application consists of four (4) existing lots, Lot 15, 16, 19 & 20 in Block 5303. The property is 32,632 square feet with frontages on Park Place, Valley Road and Valetta Place (unimproved).
- B. The Applicant is proposing lot consolidation to create two (2) single-family lots. A Final Minor Subdivision Plan must be provided meeting all conditions of the approval.
- C. The Applicant shall confirm that the lots are service by municipal water and sanitary sewer services. The Applicant does not propose any Right-of-Way improvements with this application.

3. **Waiver Hearing**

The Applicant commenced their application with a waiver hearing, which resulted in a Completeness Waiver Hearing Report dated July 9, 2020.

Environmental issues identified in that waiver hearing report are the subject of this engineering review.

4. **Zoning Requirements**

- A. The property is located in the R-2 Low Density Residential Zone.

Description	Required	Proposed Lot 19.01	Proposed Lot 20.01
Minimum Lot Area	10,000 sf	17,270 sf	15,362 sf
Minimum Lot Width	100 ft	75 ft (V)	50 ft (V)
Minimum Lot Frontage	100 ft	75 ft (V)	50 ft (V)
Minimum Lot Depth	100 ft	197 ft	197 ft
Minimum Front Yard Setback	25 ft	25 ft	25 ft
Minimum Side Yard Set Back	10 ft	10 ft	10 ft
Minimum Total Side Yard Set Back	25 ft	25 ft	25 ft
Minimum Rear Yard Setback	30 ft	30 ft	30 ft
Maximum Building Coverage	40%	40%	40%
Maximum Lot Coverage	40%	40%	40%
Maximum Building Height	2 ½ stories 35 ft	2 ½ stories 35 ft	2 ½ stories 35 ft
Minimum Improvable Area	2,400 sf	8,896 sf	6,958 sf
Minimum Diameter of Circle	32 ft	70 ft	62 ft
Maximum Density	4.3 DU/AC	2.67 DU/AC	2.67 DU/AC

(V) Variance Required

- B. The property is located in the (R-2) Low Density Residential Zone. Detached single-family residences are permitted uses within this zone.
- C. The Applicant requests lot width and frontage variances for both lots under this application.
  - 1) Both lots will front on Park Place
  - 2) Lot 20.01 will have 102 feet of frontage on Park Place and 50 feet of frontage on unimproved Valetta Place. **Variance for frontage on Valetta Place is required.**
  - 3) Lot 20.02 will have 75 feet of frontage on Park Place and 100 feet of frontage on unimproved Valetta Place. **Variance for frontage on Park Place is required.**

5. **Environmental Issues**

Subsequent to the last public hearing on this application, our office requested response to the following environmental issues, which are outlined below with the Applicant's response provided:

5.1 **Freehold Soil Erosion Control**

Applicant has prepared and submitted a soil erosion and sediment control plan, and received a Final Report of Compliance, dated October 4, 2021.

5.2 **Grading Permit Application**

Applicant has prepared and submitted a Township grading permit application and received a demolition permit for removal of an existing masonry garage. No change in grade is proposed.

5.3 **Tree Removal Permit**

Applicant has prepared and submitted a Township Tree Removal Permit Application. The Applicant proposes to remove 2 trees 6" to 12" caliper; and 1 tree 12" to 18" caliper, as a condition of minor subdivision approval, as noted on the plot plan drawing.

#### **5.4 NJDEP Transition Area Waiver Permit**

Applicant has received a TAW-Averaging Plan Permit from NJDEP dated March 10, 2022. This permit allows for the reduction of wetlands transition area by 1945 sq. ft., and compensation by 2,138 sq. ft.

A conversation easement line must be delineated on the minor subdivision plat, monumented in the field, and said easement filed with the Monmouth County Clerk's office. All conditions of the permit must be complied with.

#### **5.5 Flood Hazard Area Compliance**

As indicated in our original engineering and planning report dated October 26, 2020, the Applicant must comply with the following Township, State and Federal regulations governing construction in a Special Flood Hazard Area:

- A. In accordance with the Preliminary Flood Insurance Rate Map dated January 30, 2015, the proposed improvements are within Zone AE, elevation 10 feet above mean sea level (NAVD 1988).
- B. However, the Township of Neptune building code requires that structures located in a flood zone in Neptune Township shall be raised to 12 feet minimum above mean sea level to the first floor elevation.
- C. In accordance with Ordinance Section 19-5.2.a.1, new construction and substantial improvements of any residential structure within any Advisory Hazard Zones V and A shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above the advisory base flood elevation or advisory two-tenths (0.2%) percent annual chance flood elevation, whichever is more restrictive.
- D. The Applicant proposes to elevate the finished floor of the two proposed dwellings to 16.8 feet, which complies with the ordinance requirements. The Applicant proposes to elevate the basement elevation to 7.8 feet. These elevations are located below the base flood elevation and must be constructed in accordance with the Township Ordinance requirements.
- E. The Applicant shall provide testimony with regard to Ordinance Section 419.H.1.(a) – all new construction and substantial improvements shall be anchored to prevent floatation, collapse or lateral movement of structure. Applicant shall address all improvements, including storage areas and site amenities.

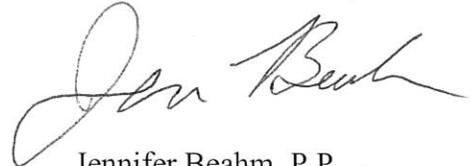
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Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant.

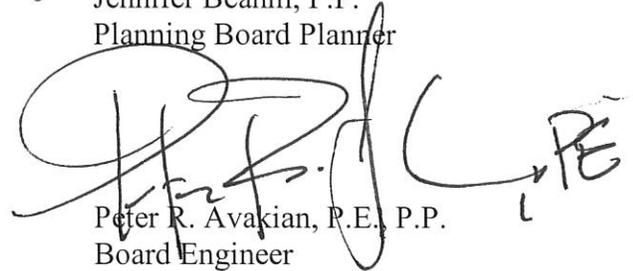
Should you have any questions on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.  
Planning Board Planner



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

MM:mcs

cc: Kristie Dickert, Administrative Officer  
Leanne Hoffmann, P.E., Director of Engineering and Planning  
Mark Kitrick, Esq., Board Attorney  
William Oliver, , Esq., Applicant  
David Boesch, LLA., Applicant's Engineer  
Mr. Mark Steinberg, Esq., Applicant's Attorney

NT/PB/20/20-20j