

January 20, 2022

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

**Re: St. George Greek Orthodox Church (Cemetery)
Preliminary and Final Major Site Plan
Lot 2, Block 1402
Our File: NTPB 21-22**

Dear Board Members:

Our office has received and reviewed an application for Preliminary and Final Major Site Plan approval in conjunction with the above referenced project. The following documents have been reviewed:

1. **Submitted Documents**

- Preliminary & Final Major Site Plan for Lot 2, Block 1402 consisting of seven (7) sheets prepared by James A. Kennedy, P.E. dated September 14, 2021, with no revision date.
- Stormwater Management Report for “St. George Greek Orthodox Church Cemetery Expansion” prepared by James A. Kennedy, P.E., dated February 7, 2020, with no revision date.

We have completed our engineering review of submitted documents and offer the following comments regarding this application involving tree clearing, grading and steep slopes.

2. **Completeness Review**

In accordance with the Major Site Plan and Major Subdivision Checklist, Ordinance Section 812.02, the following checklist items have been requested to be waived by the Applicant. **Testimony to be provided.**

- A. Ordinance Section 802.A.6 and Ordinance 4.23 Section 2 require a submission of an Environmental Impact Statement.
- B. Ordinance Section 802.A.11 and 811 require a Circulation Impact Study.

- C. Ordinance Section 802.A.12 – Community Impact Statement
- D. Ordinance Section 812.02.B.7 – The boundary, nature and extent of wooded areas, swamps, bogs and ponds within the site and within two hundred (200') feet thereof and delineation of all wetlands areas soils as required by the New Jersey Department of Environmental Protection and the US Army Corps of Engineers. **The Applicant requests a waiver from offsite.**
- E. Ordinance Section 812.02.B.8 – Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature with the site and within two hundred (200') feet thereof. **The Applicant requests a waiver from offsite conditions.**
- F. Ordinance Section 812.02.B.9 – All existing structures on the site and within two hundred (200') feet thereof, including their use, indicating those to be destroyed or removed and those to remain.

3. **Site Analysis and Project Description**

- A. The subject property, know as Lot 2, Block 1402 consisting of approximately 5.25 acres with frontage on West Bangs Avenue (Monmouth County Route 17).
- B. The Applicant is proposing an additional 993 grave sites, with associated driveway, trash enclosure, landscaping and other related site improvements.

4. **Surrounding Uses**

Properties to the west and east of the site are zoned R-5, which contains multi-family residential homes. Properties to the south of the site are zoned R-3 (Moderate Density Single-Family Residential) and contain a mix of single-family residential uses. Properties to the north are within the High Pointe Route 18 Redevelopment Area and are currently vacant.

5. **Zoning and Land Use**

- A. The property is located in CEM Zone (Cemetery Zone)
- B. Cemeteries are a permitted use within the zone.

6. **Variations and Design Waivers**

- A. The subject property is situated within the CEM (Cemetery Commercial Zone). The CEM Zone does not have defined bulk requirements outlined in the Neptune Township Land Use ordinance. The lot contains 228,839.01 square feet, 5.25 acres.
- B. Ordinance Section 412.03 outlines building requirements for cemeteries. The Applicant does not propose buildings under this application.
- C. Ordinance Section 421.c states steep slopes shall not be disturbed and retaining walls shall not be installed except where the Applicant demonstrates that each disturbance and/or retaining wall is essential to the reasonable use of the property and that no adverse impact to adjoining properties will result from the proposed construction.
 - 1) In the case of development applications before the Planning Board, the Applicant shall submit a separate sheet as part of the overall development plan, identifying the extent of the steep slope disturbance and the use of retaining wall(s) and noting the justification(s) for the disturbance.

The Applicant proposes modifications of steep slopes resulting in two retaining walls along the side yard adjacent to Lot 3 and along the rear yard adjacent to Cheswick Court. **A variance is required.** Testimony addressing impact to adjoining properties shall be provided.

- D. Ordinance Section 421.D.1 states:
 - 1) Construction on steep slopes of fifteen (15) percent or greater, but less than twenty-five (25) percent, shall be permitted in accordance with the following regulations:
 - a) A maximum of thirty (30) percent of the total lot area in this slope category may be used for construction purposes; and,
 - b) Construction shall not result in the creation of critical slope areas.

The Applicant has provided an overall table for critical slope disturbance, however the table does not include the area within the scope of construction. **A variance is required.**

7. **Site Plan Review**

A. General Site Improvements

- 1) The following General Notes shall be added to the design plans:
 - 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) During construction, the Developer shall comply with solid waste, public health and noise codes.
 - e) Any fill to be imported shall be certified clean.
- 2) Retaining Wall Standards
 - a) The Ordinance Sections 421 and 527 outline the following design standards for the proposed retaining wall to be utilized within the east side of the parking field. **Testimony addressing compliance should be provided.**
- 3) Refuse and Recycling Area Standards:
 - a) Ordinance Section 515.A states the base of such screen shall be planted with a minimum four (4) foot high evergreen hedge along the sides and rear of same. The Applicant proposes a plant height of thirty-six (36) inches. Our office recommends the plans be revised to forty-eight (48) inches.

B. Drainage and Stormwater Management:

- 1) The project site is 5.25 acres, the extent of land disturbance for construction is 3.78 acres. The project will create 0.25 acres of new impervious surfaces. The project must comply with NJDEP Best Management Practices and Neptune Township Stormwater Ordinance in regard to meeting the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution.

- 2) The drainage system ultimately discharges to the Musquash Brook watershed, which contributes stormwater runoff to the Shark River. The Shark River is classified as a category one water body. The Applicant shall address how the project will comply to preserve and maintain special water resources protection areas. The use of grass fertilizer shall be discussed in the Stormwater Maintenance Manual.
- 3) The Applicant has designed the Stormwater Management system to address the NJDEP BMP Manual and Neptune Township Stormwater Management Ordinance, Section 528, (amended under Ordinance No. 21-07), adopted on March 8, 2021. **The Applicant must provide testimony for compliance.**
- 4) The Applicant shall provide a Stormwater Operation and Maintenance Manual in accordance with NJDEP BMP standards and Neptune Township Ordinance Section 528.9.
 - a) The following maps (11" x 17") shall be provided within the Maintenance Report:
 - (1) Grading Plan
 - (2) Pervious Pavement Detail
 - (3) Retaining Wall System
 - (4) Landscape Plan and Details
 - (5) Soil Erosion Seeding Notes

C. Environmental Standards:

- 1) The Applicant is required to provide testimony for the Environmental Impact Statement in compliance with the Township of Neptune Land Development No. 4-23, Section 2 entitled "Environmental Impact System". **The Applicant shall provide testimony.**

D. Construction Details and Landscaping

- 1) All concrete shall be specified at 4500 psi at 28 days.
- 2) The landscaping table shall be revised to address fall planting hazard per Ordinance 509.G.

- 3) A tree removal permit shall be obtained from the Township Conservation Office prior to any tree removal. The Applicant's compliance with replacement tree requirements shall be provided during testimony. The Applicant has indicated non-compliance with Ordinance Section 525.5(g)1. The ordinance requires 113 trees for replacement, where zero trees are proposed.

8. **Conditions of Approval**

- A. Freehold Soil Conservation
- B. Monmouth County Planning Board
- C. Neptune Township Developer's Agreement
- D. Neptune Township Tree Removal Permit/Replacement Tree Fees
- E. Performance Guarantees and Engineering Inspection Fees
- F. Signed and Sealed Structural Retaining Wall Plan
- G. Structural Retaining Wall Maintenance Plan
- H. Escrow to Address Inspection of Structural Retaining Wall

Should you have any questions or require additional information, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Planning Board Planner



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

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cc: Mark Kitrick, Esq., Board Attorney
John B. Anderson, III, Esq., Applicant's Attorney
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NT/PB/21/21-22