

LEON S. AVAKIAN, INC. *Consulting Engineers*

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June 21, 2021

Neptune Township Planning Board
2201 Heck Avenue
Neptune, NJ 07754-1125

**Re: Christopher Lemberg
Minor Subdivision Application
Lot 57, Block 4501
Our File: NTPB 21-11**

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**

- Topographic Map of Survey for Lot 57, Block 4501, prepared by John P. Augustine, P.L.S. of Gravett Consulting Group, dated May 27, 2020, with no revision dated.
- Minor Subdivision Plan for Lot 57, Block 4501, prepared by John P. Augustine, P.L.S. of Gravett Consulting Group, dated May 14 2021, with no revision date.

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

2. **Site Analysis**

- A. The Minor Subdivision application currently consists of one (1) existing lot, Lot 57 in Block 4501. The property is 45,883 square feet with frontage on Chapman Avenue.
- B. The minor subdivision consists of an existing one-story single-family dwelling. The Applicant is proposing to subdivide the property and create two (2) single family lots. The existing dwelling will remain. A pool is proposed on Lot 57.02.
- C. The Applicant shall confirm that the existing dwelling is serviced by Municipal water and sanitary sewer services. The Applicant does not propose any Right-of-Way improvements with tis application.

3. **Surrounding Uses**

A. Properties surrounding the subject properties are similarly zoned R-2 (Low Density Residential Zone) and contains a mix of single-family residential uses.

4. **Zoning Requirements**

A. The property is located in the (R-2) Low Density Residential Zone. Detached single family residences are a permitted use within the zone.

Description	Required	Existing	Proposed Lot 57.01	Proposed Lot 57.02
Minimum Area	10,000 sf	45,833 sf	10,000 sf	35,883 sf
Minimum Lot Frontage	100 ft	185.01 ft	60.67 ft (V)	124.34 ft
Minimum Lot Width	100 ft	200 ft	74.29 ft (V)	103.17 ft
Minimum Lot Depth	100 ft	191 ft	105 ft	191 ft
Minimum Front Yard Setback	25 ft.	54.9 ft	25 ft	54.9 ft
Minimum Side Setback	10 ft	60.1 ft	10 ft	10.5 ft
Minimum Total Side Setback	25 ft	130.6 ft	25 ft	70.6 ft
Minimum Rear Setback	30 ft	96.9 ft	30 ft	96.6 ft
Maximum Building Coverage	30%	4.7%	<30%	5.2%
Maximum Lot Coverage	40%	8.8%	<40%	15.1%
Maximum Building Height	2 ½ stories 35 ft	<35 ft	<35 ft	<35 ft
Minimum Improvable Area	2,400 sf	>2,400 sf	>2,400 sf	>2,400 sf
Minimum Diameter of Circle	32 ft	>32 ft	>32 ft	>32 ft
Density	4.30	4.5	5.5	4.3

(V) variance required

Masonry Enclosure/Shed

Description	Required	Existing	Proposed Lot 57.01	Proposed Lot 57.02
Minimum Rear Yard Setback	5 ft	51.7 ft	(NA)	51.7 ft
Minimum Side Yard Setback	5 ft	16.2 ft	(NA)	16.2 ft
Maximum Area	175 sf	101.25 sf	(NA)	101.25 sf
Minimum Building Height	15 ft	(NR)	(NA)	NR
Minimum Number of Sheds	2 ea	1 ea	(NA)	1 ea

(NA) not applicable

(NR) not reported

Pool

Description	Required	Existing	Proposed Lot 57.01	Proposed Lot 57.02
Rear Setback	10 ft	(NA)	(NA)	39 ft
Side Setback	10 ft	(NA)	(NA)	61 ft
Walkway Setback	3 ft	(NA)	(NA)	34 ft
Equipment Setback	10 ft	(NA)	(NA)	28 ft

(NA) not applicable

- B. The property is located in the (R-2) Low Density Residential Zone. Detached single-family residences are permitted uses within this zone. The Applicant does not propose any development under this application.

5. **Minor Subdivision Plan**

- A. Proposed lot and block numbers should be assigned by the Neptune Township Tax Assessor.
- B. Ordinance Section 512.B – requires as a part of a minor subdivision, metal alloy pins of a permanent character shall be installed at all lot corners of all approved lots. The plan shall be revised to reflect this requirement.
- C. If the Applicant is proposing to perfect this subdivision by Deed, the deeds and easement descriptions shall be reviewed and approved by the Board Attorney and Engineer prior to filing.

6. **Miscellaneous**

- A. The owner must sign the minor subdivision plan, with their signature notarized on the drawing.
- B. Monmouth County Planning Board approval or Letter of Exemption is required.
- C. The Applicant shall provide testimony for existing utilities for each individual lot. Testimony should address serviceability of utilities for each lot and that all utilities will be placed within an easement for future maintenance.
- D. The Applicant shall provide testimony on the following:
 - 1) The chain link fence on Lot 57.01. Will this fence remain?
 - 2) Will existing hedge row remain on proposed Lot 57.01?
 - 3) No improvements are proposed in steep and/or critical slopes.
- E. The following notes should be added to the plan:
 - 1) All parking shall be provided in accordance with Residential Site Improvement Standards (RSIS).

- 2) Driveway apron and concrete curb shall be in accordance with RSIS.
- 3) All utilities shall be placed underground in accordance with Ordinance 526.
- 4) The necessary construction details shall be provided prior to construction. Including but not limited to sewer, gas, electric, and other applicable details.
- 5) A Tree Removal Permit review shall be completed prior to plot plan approval.
- 6) Applicant to obtain a Road Opening Permit for any work within the township Right of Way. The permit shall be reviewed and approved prior to the start of any work in the Township Right of Way. This includes driveway aprons and utility connections.
- 7) Applicant to obtain a grading plan approval for the proposed site prior to the start of work.
- 8) Zoning permits shall be obtained for all new construction outside the scope of this application.
- 9) All necessary construction permits shall be obtained prior to start of construction.
- 10) Applicant is required to obtain all local, county, state and federal permits deemed necessary as a result of this development.

G. The following approvals will be required for construction permits

- 1) Grading Plan Review
- 2) Soil Erosion & Sediment Control Permit
- 3) Road Opening Permit
- 4) Neptune Sewer Department

H. The Applicant shall provide testimony for street trees in accordance with Ordinance Section 523.

7. **Swimming Pool**

A. The following testimony should be provided:

- 1) The Applicant shall address that proposed the grading will have no impact on adjacent properties – Ordinance Section 1102.D.
- 2) Ordinance Section 411.12.F states no swimming pool shall drain into a public sanitary sewer or be located in such a manner that water from the pool or filtering equipment drains onto another property.

- 3) The ultimate discharge of all pool water runoff and that there is no negative impact to adjacent properties or stream.
- 4) The Applicant shall address lighting and illumination to avoid annoyance or nuisance to the occupants of adjacent and neighboring properties.
- 5) Ordinance Section 411.12D states a continuous fence consisting of a minimum of four (4) feet in height shall enclose the perimeter of the entire swimming pool area. Such fence shall be designed to securely control access to the swimming pool area. Where such fence is located on a corner lot, and the fence on the side facing the street is non-solid, that portion of the fence shall be adequately screened with evergreen shrubs not less than four (4) feet in height. A fence detail shall be provided.

8. **Flood Hazard Regulations**

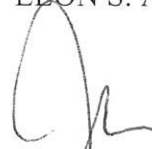
- A. In accordance with the Preliminary Flood Insurance Rate Map dated January 31, 2013, the property is located outside any flood zone.

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

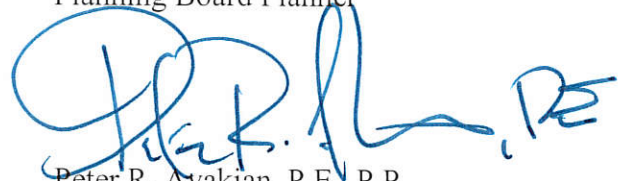
Should you have any questions or require additional information, please contact our office.

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
Ronald Troppoli, Esq., Applicant's Attorney
Bruce A. Jacobs, P.E., Applicant's Engineer
Chris Lemberg, Applicant

NT/PB/21/21-11