

# MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
DEVELOPMENTREVIEW@CO.MONMOUTH.NJ.US  
(732) 431-7460

## Subdivision Action

Our File # NMJ832

This is to inform the Township of Neptune Planning Board  
that the Subdivision Application of RMH at Country Woods, LLC  
known as Country Woods at Neptune  
located in Tax Map Block 3101 Lot 1

Owned by: Applicant

Drawn by: French and Parello

and dated 1/16/2023, was received in this office on 2/7/2023. On 2/27/2023 the following action  
was taken by the:  Development Review Committee  Planning Director

### X Preliminary Approval

This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

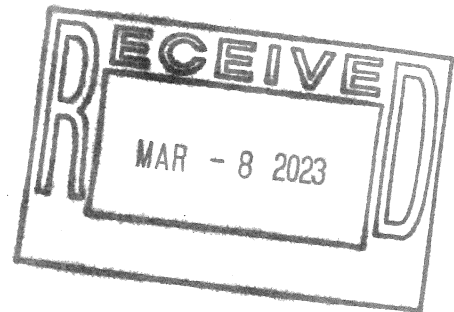
#### Condition:

1. The applicant shall submit a certified or bank check in the amount of **\$68,821.63** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure N-19, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure N-19. The analysis for determining the proportionate share contribution is attached.
- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.



Joseph Barris, P.P., A.I.C.P., C.F.M.  
Director of Planning  
For the Development Review Committee

cc: French and Parello  
Salvatore Alfieri, Esq.  
Mark R. Aikins, Esq.  
J. Ettore; V. Cardone; R. Bragg; T. Lombardi; V. Zabat  
Highway Department  
Construction Official  
NMJ832 1414 PA





MONMOUTH COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

TOWNSHIP OF NEPTUNE

COUNTY STRUCTURE N 19  
WELLS BROOK AT BANGS AVENUE

BY VBZ  
DATE 2/27/2023  
CHECKED  
REVISED

PROJECT: NMJ 832 COUNTRY WOODS

FAIR SHARE CONTRIBUTION

1. TOTAL DRAINAGE AREA TO STRUCTURE N 19                      **249.9 ac. =**                      **0.3905 sq.mi.**  
THEREFORE THE SITE IS SUBJECT TO DEVELOPMENT REGULATIONS § 4.2
2. SITE AREA =                      **29.1 ac.**                      BLOCK                      3101                      LOT                      1
3. PORTION OF SITE WITHIN DRAINAGE AREA TO STRUCTURE N 19                      **100%**  
See Attached                      TRIBUTARY SITE AREA =                      **29.1 ac.**
4. PORTION OF N 19 TRIBUTARY AREA OCCUPIED BY SITE  
SITE PORTION OF D.A. =                      **29.1 / 249.9 =**                      **11.64%**
5. ESTIMATED COST: 1 RUNS x 5-ft. x 8-ft. BOX CULVERT =                      **\$591,014.60**  
See Attached
6. APPLICANT'S FAIR SHARE CONTRIBUTION =                      **\$68,821.63**  
= 0.1164 \* \$591,014.6 =



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COST ESTIMATE

Item No.	Est'd Qty	Units	Item	Unit Price	Amount
1	1	L.S.	Clearing Site	49,000.00	\$49,000.00
2	1	L.S.	Maintenance & Protection of Traffic	45,000.00	\$45,000.00
3	70	L.F.	8-ft. W x 5-ft. H Three-Sided Concrete Culvert, Reinforced	2,900.00	203,000.00
4	34	C.Y.	Concrete Footings	600.00	20,400.00
5	30	C.Y.	Concrete Headwalls and Wingwalls	1,000.00	30,000.00
6	14	C.Y.	Concrete Parapets	1,000.00	14,000.00
7	6036	Lb.	Reinforcing Steel	2.00	12,072.00
8	188	C.Y.	Excavation, Unclassified	30.00	5,640.00
9	228	C.Y.	Borrow Excavation	50.00	11,400.00
10	4	Units	Excavation, Test Pit (If and Where Directed)	250.00	1,000.00
11	191	L.F.	Floating Turbidity Barrier	18.00	3,438.00
12	1	L.S.	Maintenance of Stream Flow	39,000.00	39,000.00
13	425	L.F.	Silt Fence	2.00	850.00
14	4	Units	Type B Inlet with Type N Eco Curb Piece & Bicycle Grate	4,000.00	16,000.00
15	4	Units	Inlet Filter Type 2, 2' x 4'	125.00	500.00
16	478	S.Y.	Geotextile	5.00	2,390.00
17	92	S.Y.	Riprap Stone Channel Protection, d50 = 12 in., t = 24 in.	120.00	11,040.00
18	66	C.Y.	Coarse Aggregate Layer / Broken Stone	40.00	2,640.00
19	120	S.Y.	Topsoiling, 4" Thick	4.00	480.00
20	120	S.Y.	Fertilizing and Seeding, Type A-3	2.00	240.00
21	120	S.Y.	Straw Mulching	1.00	120.00
22	170	S.Y.	HMA Milling, 3" or Less	5.00	850.00
23	80	C.Y.	Dense-Graded Aggregate Base Course	50.00	4,000.00
24	170	Tons	Hot Mix Asphalt Mix 19M64 Base Course	100.00	17,000.00
25	58	Tons	Hot Mix Asphalt Mix 9.5M64 Surface Course	100.00	5,800.00
26	25	Gal.	Tack Coat	2.00	50.00
27	72	Gal.	Prime Coat	3.00	216.00
28	234	L.F.	Beam Guide Rail	60.00	14,040.00
29	4	Unit(s)	Flared Guide Rail Terminal TL-3	4,000.00	16000
30	266	L.F.	6" x 8" x 20" Concrete Vertical Curb	40.00	10,640.00
	160	L.F.	Edge Stripe, Thermoplastic White, 4-in. W	1.00	160.00
	320	L.F.	Center Stripe, Thermoplastic Yellow, 4-in. W	1.00	320.00

TOTAL LUMP SUM ESTIMATE ALL ITEMS: \$537,286.00

CONTINGENCIES 10% \$53,728.60

**TOTAL \$591,014.60**