

Scope Engineering, Inc.

P.O. Box 899 Forked River NJ 08731

December 4, 2023

980-01

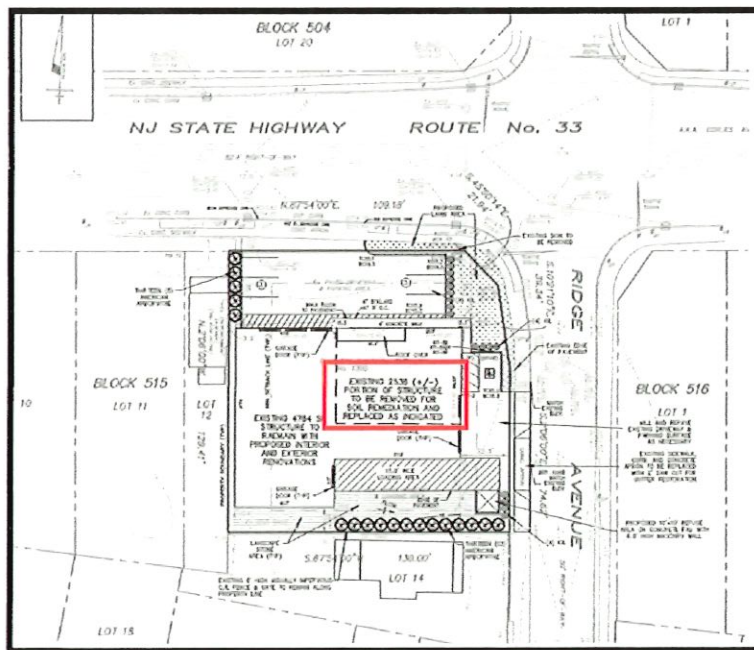
**RE: Environmental Impact & Drainage Summary
1300 Corlies Avenue (a.k.a. NJ State Highway Rte 33)
Block 515, Lot 13
Township of Neptune, Monmouth Co., NJ**

Introduction

This summary has been prepared in response to the Completeness Review Letter prepared by Leon S. Avakian, Inc., dated 6/7/2023, on behalf of the Applicant - Johnson's Restaurant Supply, Inc. This summary specifically addresses Comment #1.B, 1.F and 1.G.

Comment #1.B states, "It is recommended that the Applicant submit information to explain existing 2,536 portion of the structure to be removed for soil remediation and replace as indicated." This comment is referring to the note on Site Plan (sheet 3 of 5), prepared by Scope Engineering, Inc. dated 3/22/2023, as shown below.

Comment #1.F & #1.G both state, "The Applicant's development site discharges into Fletcher Lake. The Applicant's professionals have requested a waiver, under Ordinance 11-47. This is not required for a minor site plan. Due to the environmental issues, a brief report is recommended to be provided by a licensed professional engineer."



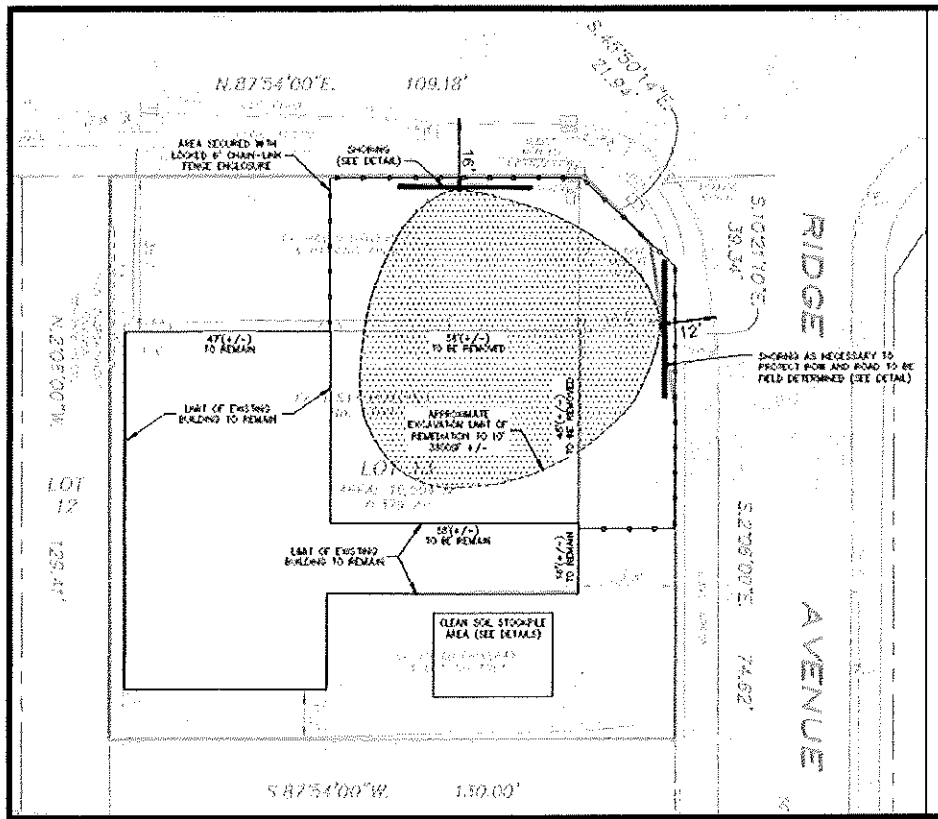
Site Plan Exhibit

Site Remediation Summary

As described in Section 1.2 Executive Summary of the environmental report titled "Site Investigation Report" prepared by Lisko Environmental, LLC dated 10/26/2022 (Appendix A), an environmental

investigation of the Site determined that since the removal of several underground storage tanks around 1977, soils and groundwater have been contaminated at the Site. The incident was reported to the New Jersey Department of Environmental Protection (NJDEP) and Communication Center/Case #19-07-29-1324-53 and Program Interest (PI) #008705 was assigned to the Site.

A Demolition Plan, prepared by Scope Engineering, Inc., revision dated 6/2/2022, (Appendix B) indicates the area to be remediated on site showing the portion of the existing building demolished. See exhibit below.



Demolition Plan Exhibit

As part of the Demolition Plan, soil erosion and sediment control measures have been provided in accordance with current Standards for Soil Erosion and Sediment Control in New Jersey. Soil erosion and sediment control measures were designed to account for site grading and drainage so that exposed soil surfaces during the demolition and remediation process are contained within the site. Accordingly, the remediation work will not have a negative impact on water quality downstream of the site, including Fletcher Lake.

The Applicant has retained environmental consultants including Lisko Environmental, LLC, Trident Environmental, and Meridian Environmental Services, to perform the required remediation action necessary to satisfy the rules and regulations set forth by the NJDEP.

The client intends to start site remediation work subsequent to Site Plan approval from the Township of Neptune's Planning Board.

Prepared By:

SCOPE ENGINEERING, INC.



Matthew R. Martin, PE

NJ PE License #44165

References/Attachments

- Site Investigation Report prepared by Lisko Environmental, LLC dated 10/26/2023 (Since the report is 850 pages, a PDF copy can be provided upon request)
- Demolition and Grading Plan and Details prepared by Scope Engineering, Inc. revised through 6/2/2022.