

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

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February 17, 2022

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

Re: 756 Holdings, LLC
Preliminary and Final Major Subdivision
Lots 2 & 6, Block 903
Our File: NTPB 22-01

Dear Board Members:

Our office has received and reviewed an application for Preliminary and Final Major Subdivision approval in conjunction with the above referenced project.

1. Submitted Documents

- Preliminary and Final Major Subdivision Plan for Lots 2 & 6, Block 903, consisting of thirteen (13) sheets prepared by Jason L. Fichter, P.E., P.P. of Insite Engineering, LLC, dated November 5, 2021, with no revision date.
- Boundary & Topographic Survey of Block 903, Lot 6, consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S. of Insite Surveying, LLC, dated January 7, 2021, with no revision date.
- Stormwater Management Report for 756 Holdings, LLC, Block 903, Lots 2 & 6, prepared by Jason L. Fichter, P.E., P.P., of Insite Engineering, LLC, dated November 5, 2021, with no revision date.
- Environmental Impact Statement for 756 Holdings, LLC, Block 903, Lots 2 & 6, prepared by Jason L. Fichter, P.E., P.P., of Insite Engineering, LLC, dated November 5, 2021, with no revision date.
- Community Impact Statement for 756 Holdings, LLC, Block 903, Lots 2 & 6, prepared by Jason L. Fichter, P.E., P.P., of Insite Engineering, LLC, dated November 5, 2021, with no revision date.

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

2. Completeness Review

The Applicant has agreed to provide the following information prior to the meeting:

- A. Ordinance Section 812.02.B.32 – Floor plans on building elevation drawing of any proposed structure or structures or existing structures to be renovated.

3. Site Analysis

- A. The subject property, known as Lots 2 & 6, Block 903, consists of 160,207 square feet (3.68 ac) with dual frontage on West Bangs Avenue (County Route 17) and Neptune Boulevard. Lot 2 is currently vacant, and Lot 6 has remains of a concrete block foundation.

Note that the application form incorrectly indicates the acreage as 4.586 acres.

- B. All roadways are improved with curb, sidewalk, and access to underground sewer/water utilities.
- C. The Applicant is proposing to subdivide the property into ten (10) building lots with one lot to be utilized for infiltration basin.

4. Zoning and Land Use

- A. The property (Lots 2 & 6) is located in the R-3 Moderate Density Single-Family Residential Zone. Lot 6 is also part of the Hospital Support Overlay Zone.
- B. Detached single-family residences are permitted use within the zone.

5. Variance and Design Waivers

- A. Outlined in the table attached are the proposed bulk conditions for the site.

SEE ATTACHED

- B. Ordinance Section 412.07.B.1(a) states – For residential uses, fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level, and shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards for residential uses, provided such shall not exceed two and one half (2 ½) feet

PROPOSED BULK CONDITIONS FOR THE SITE

Description	Required	Existing Lot 2	Existing Lot 6	Proposed Lot 2.01	Proposed Lot 2.02	Proposed Lot 2.03	Proposed Lot 2.04	Proposed Lot 2.05	Proposed Lot 2.06	Proposed Lot 2.07	Proposed Lot 2.08	Proposed Lot 2.09	Proposed Lot 2.10	Proposed Lot 6.01
Minimum Lot Area (sf)	7,500	3.279 ac.	17,604 sf	18,980 sf	8,213 sf	10,313 sf	8,517 sf	23,936 sf	14,087 sf	10,924 sf	7,596 sf	9,011 sf	9,654 sf	22,839 sf
Minimum Lot Width (ft)	75 ft	N/A	30 ft (N)	133.22 ft	75.26 ft	101.79 ft	82.79 ft	76.25 ft	107.90 ft	75.0 ft	75.0 ft	75.0 ft	218.96 ft	30 ft (N)
Minimum Lot Frontage(ft)	75 ft	474.52 ft	30 ft (N)	133.21 ft	75.26 ft	107.37 ft	102.48 ft	53.55 ft	63.86 ft	50.92 ft	75.0 ft	75.0 ft	76.34 ft	30 ft (N)
Minimum Lot Depth (ft)	100 ft	100 ft	163.05 ft	143.01 ft	136.10 ft	130.74 ft	113.98 ft	213.88 ft	101.11 ft	134.69 ft	101.20 ft	102.28 ft	119.31 ft	163.05 ft
Minimum Front Yard Setback	20 ft	N/A	92.1 ft	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Minimum Side Yard Setback	10 ft	N/A	14.3 ft	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Minimum Side Combined Side Yard Setback	20 ft	N/A	32.4 ft	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Minimum Rear Yard Setback (ft)	30 ft	N/A	38.5 ft	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Maximum Building Coverage	30 ft	N/A	13.6 ft	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Maximum Lot Coverage	45 ft	N/A	17.8 ft	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Maximum Number of Stories	2.5	N/A		To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Maximum Building Height	35 ft	N/A		To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Minimum Improvable Area Diameter Circle	29 ft	29 ft	46.82 ft	65.08 ft	52.57 ft	56.23 ft	47.22 ft	42.43 ft	52.18 ft	66.59 ft	51.49 ft	54.93 ft	51.33 ft	46.82 ft
Minimum Improvable Area (sf)	2,000 sf	2,000 sf	6,086 sf	4,494 sf	3,784 sf	3,919 sf	3,107 sf	2,273 sf	4,636 sf	5,017 sf	2,818 sf	3,845 sf	3,499 sf	6,086 sf
Driveway Setback from Intersection	40 ft	N/A	N/A	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Driveway setback from Side Lot Line	3 ft	N/A	N/A	56.21 ft	3 ft	11 ft	11 ft	11 ft	11 ft	11 ft	11 ft	11 ft	11 ft	N/A
Off-Street Parking spaces (per RSIS) Single Family	2.5/unit 25 spaces	N/A	N/A	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A
Off-Street Parking Space Dimension	9 by 18	N/A	N/A	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	To comply	N/A

(N) = Existing Non-Conformity

in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height.

The Applicant proposes a three and one half (3 ½) foot retaining wall within the front yard setback of proposed Lot 2.01.

A variance is required.

- C. Ordinance Section 421.D.1 Sections (a) and (b) states – Within any development, construction on steep slopes, as defined herein, shall be in accordance with the following provisions:

- 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 no result in the creation of critical slope areas.

The Applicant proposes three (3) single-family lots (Lot 2.01, 2.02 and 2.07) that will exceed the 30% steep slope rule. Additionally, Lots 2.01 and 2.02 will both create new (1 on 4 slopes [25%]) steep slopes.

The Applicant shall provide testimony and a steep slope plan to fully address the impacts of this ordinance.

At least five (5) variances are required.

- D. Ordinances Section 421.D.s Sections (a) through (e) states – No construction shall be permitted in critical slope areas (slopes of 25 percent or greater) unless all of the following criteria are met:

- 1) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard.
- 2) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet.
- 3) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet.
- 4) The construction does not include the removal of any tree having a diameter at point of measurement greater than eighteen (18) inches and,

- 5) The Applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

The Applicant proposes construction on critical slopes for proposed Lot 2.01, 2.02, 2.05, and 2.07. No detail critical slope information has been provided.

At least four (4) variances are required.

- E. Ordinance Section 421.F requires setbacks of one-half (1/2) the height for "Landscaping Retaining Walls". The proposed setback for all the walls should be provided.

Variances may be required.

6. Site Plan Review

A. General Site Comments

- 1) Proposed lot and block numbers should be assigned by the Neptune Township Tax Assessor.
- 2) Monumentation shall be in accordance with the Map Filing Law and Ordinance Section 512. The Applicant is required to provide metal alloy pins at all corners of approved lots.
- 3) The following General Notes shall be added to the plan:
 - 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) Per Ordinance Section 516.B.7 "No utility meters or other utilitarian improvements that detract from the appearance of the front elevation shall be located on the front elevation of a residential structure."
- 4) The Applicant shall obtain zoning approval for each property prior to the start of construction.
- 5) The Applicant shall provide testimony addressing the parking in accordance with Residential Site Improvement Standards (RSIS).

- 6) A note should be added to the plan indicating the driveway apron and concrete curb shall be in accordance with RSIS.
- 7) Pavement restoration shall be clearly indicated on the plans. All roadway along West Bangs Avenue will require Monmouth County Planning Board approval.
- 8) All concrete details shall be revised to have a concrete compression strength of 4500 psi at 28 days.
- 9) An application to Monmouth County Department of Engineering shall be required for work along Monmouth County Route.
- 10) The Applicant shall address the dedication of the Roadway and Stormwater Basin System to the Township of Neptune. Details of the dedication shall be addressed within the Developer's Agreement.
- 11) Retaining Walls – The Applicant shall provide testimony regarding the following concerns:
 - a) Ordinance Section 421.H.I – The Applicant's engineer shall certify that a failure of the structural retaining wall will not have an adverse impact on any adjoining property or public right-of-way.
 - b) Ordinance Section 421.I – Safety Requirements of Structural Retaining Walls. The top of any structure retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.
 - c) Ordinance Section 421.J – Design. A licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment.
Signed and sealed plans shall be submitted.
 - d) Ordinance Section 421.K – Inspection. A licensed structural or civil engineer, at the cost of the Applicant, shall inspect the construction of a structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

Our office recommends this be made a condition of the approval should the Board act favorably on the application.

- e) Ordinance Section 527 – Design and maintenance of structural retaining walls shall be in accordance with the standards provided within this ordinance section.

B. Drainage and Stormwater Management

- 1) The project site is 3.68 acres, the extent of land disturbance for construction is 2.775 acres. The project will create 1.341 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 project is within both the Deal Lake and Wesley Lake watershed. The limit of disturbance for this project as outlined above is 2.775 acres. The overall goals of both watersheds is the management and restoration measures to temper the lake's rate of eutrophication, restore its ability to consistently support contact recreation and prohibit the excessive buildup of sediments and associated loss of aquatic habitat both within the lake proper and its tributaries. **Testimony on how the proposed project will protect both watersheds should be provided.**
- 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 address.
 - a) **TSS Removal** - Ordinance No. 21-07, Section IV, Part 0.2 states to satisfy the groundwater recharge and stormwater runoff standards at Section IV.P and Q, the design engineer shall utilize green infrastructure.

TABLE 1		
Best Management Practice	Maximum Contributing Drainage Area	Proposed Area
Infiltration Basin	2.5 Acres	2.705 Acres

The system has been designed to address the entire 2.705 acres into one treatment system.

A design waiver will be required under Ordinance No. 21-07, Section IV. Part G, to exceed Table 1 maximum contributory drainage area.

The Applicant shall address compliance with TSS Removal as outlined in the Deal Lake Watershed Protection Plan (Table 11 Page 32), Neptune Township is the second highest contributor to TSS loads to Deal Lake.

- b) **Groundwater Recharge** - The property is located within the New Jersey State Planning Area PA-1 (Metropolitan). In compliance with NJDEP Best Management Practices for groundwater recharge, the Applicant is not required to provide recharge within "Urban Redevelopment Area". This is also in compliance with Neptune Township's Stormwater Ordinance Section 528.3:F.b(3)c and amended Ordinance Section 21-07, Section IV, Part P.3.

In accordance with Ordinance 528.3.F.b,(3) the following stormwater shall not be recharged.

- (1) Stormwater from areas of high pollutant loading.
- (2) Industrial stormwater exposed to source material.

The stormwater report and environmental impact statement do not indicate an environmental impact in regard to the groundwater. Based on this information, the Applicant provides groundwater recharge through the proposed infiltration basin, in accordance with local and state standards. **Testimony should be provided to address how the basin is within compliance.**

- c) **Stormwater Runoff Quantity Standards** - Under Ordinance Section 529.F.B.(3).c.(1) and amended Ordinance No. 21-07, Section IV, Part R, the Applicant proposes the following stormwater pre vs. post construction runoff rates:

Storm Year	Existing Flow (cfs)	Allowable Peak Flow (cfs)	Flow from Undisturbed and Offsite Areas (cfs)	Total Allowable Flow	Post Development Peak Flows (CFS)
2	0.14	0.07	0.00	0.07	0.06
10	0.22	0.17	0.01	0.18	0.18
100	0.80	0.64	0.40	1.04	0.47

(W) Waiver Required

In accordance with Ordinance 21-07, Section IV, Part R (3) the stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system. **Testimony to be provided to explain how site is within compliance.**

- d) **Green Infrastructure** – Under NJAC 7:8-5.3(b) – states to satisfy the groundwater recharge and stormwater runoff quality standards at NJAC 7:8-5.4 and 5.5 the design engineer shall utilize green infrastructure BMPs identified in Table 5.1 at NJAC 7:8-5.2(f) and/or an alternative stormwater management measure approved in accordance with NJAC 7:8-5.2(g).
 - (1) In accordance with NJAC 7:8-5.3(b) and Table 5-1 – Small scale infiltration basin provides 80% TSS Removal Rate, Stormwater Runoff Quantity and Groundwater Recharge Measures.
 - (2) The design complies with green infrastructure requirements.
- 4) In accordance with Ordinance 528.3.E.(1) – (Nonstructural Stormwater Management Strategies) To the maximum extent practicable, the standards in 528.3.F and 528.3.6 shall be met by incorporating nonstructural stormwater management strategies at 528.3.E into the design. The Applicant shall identify the nonstructural measures incorporated into the design of the project.
- 5) Ordinance 21-07, section IX, Part A, (1) requires whenever an Applicant seeks Municipal approval of a development subject to this ordinance, the Applicant shall submit all of the required components of the checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval. The Applicant shall submit a compliance check as required.

- 6) The Applicant shall provide a stormwater maintenance manual in accordance with NJDEP BMP standards. Within the manual, the following maps (" x 17") shall be provided:

- a) Grading Plan
- b) Drainage and Utility Plan
- c) Landscape Plan and Details
- d) Soil Erosion Seeding Notes
- e) Maintenance for Retaining Wall

Within the Maintenance Manual the following information should be addressed:

- a) The annual maintenance cost for each system should be evaluated.
 - b) A statement shall be added within the manual, "In accordance with the NJDEP Tier A Permit, all inspections and reports or an annual certification by the property owner shall be sent to the Township Engineer for compliance with the Township permit requirements".
- 7) The Applicant shall address the ownership of proposed Lot 6.01, it is unclear if the Applicant has ownership. The property owners list indicates FLB Properties, Inc. as the owner of the lot. **Testimony on basin ownership and yearly maintenance should be provided.**
- 8) The following notes shall be added to Grading and Drainage Plan:
- a) Stormwater management facilities shall be regularly maintained to ensure they function at design capacity and to prevent health hazards associated with debris buildup and stagnant water.
 - b) Responsibility for operation and maintenance of the stormwater facilities, including periodic removal and disposal of accumulated particulate material and debris, shall remain with the Owner or Owner's of the property. Maintenance shall follow the operations maintenance manual approved by the Board.
 - c) In the event that the facility becomes a danger to public safety or public health, or if it is in need of maintenance, the Owner shall affect such maintenance and repair of the facility in a manner that is approved by the Township Engineer.

- d) The Contractor shall allow the Township Engineer to inspect the bottom of the recharge bed prior to installation.
 - e) The Contractor is to provide permeability testing to confirm design permeability of the recharge bed.
 - f) In any areas where permeability is not specified, the Contractor is to remove unsuitable material and replace it with material satisfying the permeability criteria.
 - g) The bottom of the recharge bed must be at least 2 feet above the seasonal high-water table and be as level as possible to uniformly distribute runoff infiltration over subgrade soil.
 - h) The recharge bed must fully drain within 72 hours.
- 9) Prior to issuance of a zoning permit an individual lot grading and elevation plan should be provided for review and approval by the municipal engineer in accordance with Ordinance Section 1102.D.
- 10) In accordance with Section 812.02.B.14, the Applicant shall address offsite drainage, along with the key items outlined below.
- a) As currently designed, the emergency spillway will direct flow away from the access road to adjacent Lot 5 and/or 7.02. No analysis on how emergency spillway will impact downstream existing lots.
 - b) Lot 5 existing driveway conflicts with the proposed basin access. What modifications are proposed for the driveway on Lot 5?
 - c) No fencing is provided around the basin how will safety be achieved for adjacent properties?
 - d) No downstream analysis for the downstream existing system has been provided. Calculations should be provided to address capacity.
 - e) No grading information has been provided for Lot 7.02 to ensure no downstream flooding. Calculations and analysis of water flow should be provided.

- f) The report shall show how the downstream system will work if the infiltration system were to fail and the pond was at full capacity.
- g) The Neptune Township Engineer's office has on file complaints on Neptune Boulevard regarding runoff and flooding in the rear of their properties from this adjacent site.

Testimony shall be provided regarding the mitigation of stormwater runoff and how the proposed drainage will affect the current conditions.

- h) The mounding analysis should be revised to the edge of the basin and not in the center.
 - i) At the edge of the property line no more than two tenths of the water flow shall be present in the mounding analysis.
- 11) As part of the individual plot plan, requirements for each lot, the Township requires individual soil borings for each lot with a proposed basement. **Testimony should be indicated on the plans.**

C. **Utilities**

- 1) The Applicant has provided the following proposed utility schematics with the Utility Plan Sheet:
 - a) Domestic water service
 - b) Gas service
 - c) Sewer service
- 2) In accordance with Ordinance Section 526, all utility services shall be placed underground. The Applicant has provided a note on sheet C-500 utility note #1.
- 3) The Applicant shall address the following utility concerns:
 - a) In accordance with RSIS 5:21-5.3(f) – No pipe shall be placed on private property unless the owner of the land is to own or operate the pipe, or an easement deeded to the municipality or utility authority is obtained. All easements shall be minimum of 20-feet wide unless depth of pipe, soil conditions, or additional utilities require wider. Where the easement is located adjacent to a right-of-way, the municipality or authority may approve a narrower easement.

As indicated on the plans the sanitary easement is only 10 feet wide within Lot 6.01, this is not in compliance with RSIS.

- b) The basin and sanitary will be constructed within proposed Lot 6.01. The property owner's list show FLB Properties Inc. as the owner and not the applicant. **Testimony on ownership of Lot 6.01 along with who will be responsible for the ownership and maintenance of the basin.**
 - c) The proposed design calls for the construction of an eight (8) inch sanitary main across Neptune Boulevard. No permit information for this reopening has been provided. Detail permitting and road closing should be addressed.
- 4) The regard to sanitary sewer improvements, the Applicant shall comply with the following:
- a) The Applicant shall provide testimony for the existing sanitary sewer system on Neptune Boulevard. The Applicant shall address a visual inspection with the Neptune Township Sewer Department and confirm existing systems can handle the proposed flow.
 - b) The Applicant should obtain Township of Neptune Sewerage Authority (TNSA) approval for proposed sewer connection.
 - c) Flow calculations should be provided for the facility, calculations shall be submitted regarding proposed flow and capacity of existing system.
- 5) The Applicant should obtain approval from New Jersey American Water Company to confirm proposed connection and capacity for the proposed single-family dwelling units.

E. **Environmental and Community Impact**

- 1) The Applicant is required to provide testimony for the Environmental Impact Statement in compliance with the Township of Neptune Land Development Ordinance No. 4-23; Section 2 entitled "Environmental Impact System". The Applicant shall provide testimony with regard to the following:
 - a) Testimony shall be provided to address recycling and solid waste disposal for the site.

- b) The Applicant shall address the site's listing on NJDEP. NJEMS (New Jersey Environmental Management System, Sites)
- 2) The Applicant should also provide testimony to address related key elements of the Environmental Impact Ordinance section 811.01 with regards to noise, lighting, air pollution and impacts of water quality from the proposed parking lot.
- 3) The Environmental Report does not address the removal of the existing building foundation and any environmental findings of material removed from the site.
- 4) The wetlands, wetlands transition and infiltration basin shall be placed within a conservation easement. This should be shown on the plans.
- 5) Testimony to be provided regarding the proposed import of material to raise the site. Information shall be required in accordance with Neptune Township Land Development Ordinance Section 420 Soil Conservation as to source and testing of source material for review and approval prior to import to the site.
- 6) The Applicant shall provide metes and bounds descriptions and area of the wetlands/buffers.

F. **Lighting and Landscaping**

- 1) The following notes shall be added to the Landscape Plan:

Street trees are proposed with this application. Street trees shall be in accordance with Ordinance Section 523.E. The following notes shall be added to the plan.

 - a) "Street trees shall be substantially uniform in size and shape and have straight trunks."
 - b) "Trees shall be properly planted and staked in accordance with the Neptune Township Engineering Standards."
 - c) Provision shall be made by the developer for regular watering and maintenance until they are established."
 - d) "Dead or dying trees shall be replaced by the developer during the next suitable planting season."

- 2) Construction Detail
 - a) All concrete shall be specified at 4500 psi at 28 days.
- 3) The landscaping table shall be revised to address fall planting hazard per Ordinance 509.G.
- 4) 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.
- 5) Planting notes shall be revised to address Ordinance Section 509.E. "Only nursery-grown plant material shall be utilized."

G. **Community Impact Analysis**

- 1) The Community Impact Statement has identified the following:
 - a) Under proposed conditions the project will generate approximately \$107,250.00 in tax revenue.

The Applicant shall provide testimony to address key elements of the Community Impact Statement.

- 2) The Applicant shall address the impact on emergency response (i.e., Police, Fire, EMS) for the proposed site.
- 3) The Applicant shall provide testimony to address key elements of community impact with regards to dwellings and fiscal impact.

6. **Conditions of Approval**

- A. NJDEP – LOI updated
- B. Freehold Soil Conservation
- C. Monmouth County Planning Board
- D. New Jersey American Water
- E. Neptune Township Developers Agreement
- F. Neptune Township Sewer Department
- G. Neptune Township Tree Removal Permit/Replacement Tree Fees
- H. Neptune Township Fire Official
- I. Neptune Roadway Opening Permit
- J. The Applicant shall secure all county permits, for road opening, water sanitary gas and electric
- K. Neptune Township Stormwater Management Maintenance fee
- L. Performance Guarantees and engineering inspection fees

- M. Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001
- N. Signed and sealed structural retaining wall plan
- O. Structural retaining wall maintenance plan
- P. Escrow to address inspection of structural retaining wall.

Our office recommends the above completeness waivers be reviewed by the Planning Board prior to issuing our letter for completeness.

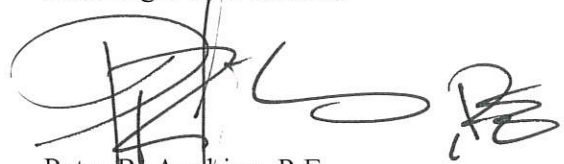
Should you have any questions or require additional information regarding this matter, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Planning Board Planner



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

MM/mcs

cc: Kristie Dickert, Administrative Officer
Mark Kitrick, Esq., Board Attorney
Mark R. Aikins, Esq., Applicant's Attorney
Jason L. Fichter, P.E., P.P., Applicant's Engineer

NT/PB/22-01