

STONEFIELD

June 3, 2021

Attention: Kristie Dickert, Administrative Officer
Neptune Township Planning Board
25 Neptune Boulevard
Neptune, NJ 07753

RE: Proposed Commercial Development
Block 701, Lot 1 (Tax Map Sheet 7)
704 NJ Route 35
Township of Neptune, Monmouth County, New Jersey
Application File Number: NTPB 21-03

Kristie:

Stonefield Engineering and Design, LLC, on behalf of M&M at Neptune, LLC is pleased to submit documents in response comments contained in the Leon S. Avakian, Inc. review letter. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary and Final Site Plans	06/03/2021	15	Stonefield Engineering & Design
Stormwater Management Report	06/03/2021	15	Stonefield Engineering & Design
Traffic Impact Study	05/28/2021	15	Stonefield Engineering & Design
Architectural Plans	05/13/2021	15	EP Design Services

The following is an itemized response to the comments contained within the Leon S. Avakian, Inc review letter dated April 26, 2021:

7. **Variances and Design Waivers**

Parking and Circulation Deviations

- B. (1) Proposed Retail building footprint revised to comply with Asbury Avenue front yard setback, revised setback 50.3 feet.
- B. (2) Proposed Retail building footprint revised to comply with Asbury Circle front yard setback, revised setback 50.5 feet.
- C. (2) All Parking spaces have been revised to nine (9) by 18. Design Variance has been eliminated.
- D. Applicant provides 203 parking spaces where 195 are required, with a maximum of 234 spaces allowed by code. Design variance has been eliminated.
- E. Ten (10) parking spaces have been removed along the NJ Route 35 and Asbury Circle frontage. Intensity of Variance reduced.
- F. A ten-foot planting buffer has been added around the perimeter of the parking lot. Areas within the site triangle contain plants under three feet. Design waiver has been reduced in intensity.



- G. Additional plantings have been added east of the Aldi loading zone. Design waiver has been reduced in intensity.
- H. Planting buffer associated with the proposed Aldi building will meet the required ten-foot landscape screen. Design waiver has been reduced in intensity.
- J. The required number of front yard parking lot perimeter trees have been provided. Due to narrow site frontage some parking lot perimeter trees are proposed to be located in other portions of the site. Design waiver has been eliminated.
- K. The required number of internal street trees have been provided. Design waiver has been eliminated.
- N. Proposed steep slopes have been removed. Design waiver has been eliminated.
- O. Site furnishings such as benches and trash receptables throughout the site have been added. Design waiver has been eliminated.

Slope Deviations

- W. Proposed grading revised to eliminate any proposed steep slopes. Variance has been eliminated.
- X. Existing conditions plan has been updated with recent survey information and plan has been revised to eliminate any construction within critical slope areas. Variance eliminated.

Lighting Deviations

- GG. Area Lights to be located as necessary in the center of ALDI parking lot to eliminate non-compliant values. Design waiver has been eliminated.
- HH. The average to minimum illuminance ratio is 4.3 to 1 for surface parking. Maximum to minimum ratio is 11.6 to 1 for site lighting. Design waiver has been reduced in intensity.
- II. Wall lights have been added as necessary to ensure the minimum average values are provided within all pedestrian sidewalks and walkways. Design waiver has been eliminated.

Street Trees Deviations

- NN. The total number of street trees required along both frontages have been provided. Design waiver has been eliminated.

Refuse and Recycling Deviations

- JJ. The trash enclosure for the proposed Fast-Food restaurant has been relocated outside of the front yard setback area. The intensity of the design waiver has been reduced.

9. **Site Plan Review**

A. General Site Improvements

- 2) Signage
 - a) Freestanding sign areas included in sign details added to Site Plans sheet C-18.
 - b) Sign details added to Site Plans sheet C-18.



- 4) Site Layout
 - a) Menu Board Detail added so Site Plans sheet C-18

C. Drainage and Stormwater Management

- 1)a Drainage design revised to reduce contributory drainage area to all MTD's to less than 2.5 acres.
- 1)b Drainage design and analysis revised to analyze the site at one Point of Interest (Hollow Brook crossing Asbury Avenue). Required reductions will be met at this Point of Analysis.
- 1)c Drainage design revised to utilize BMP's (underground detention basins) to detain and (rain gardens and dry wells) infiltrate stormwater runoff to reduce the proposed volume and peak flow to below existing condition values. This will result in no downstream flooding.
- 1)d Porous pavement, recharge BMP's (rain gardens and dry wells) and outlet protection for the sites discharge point have been added to the plans.
- 1)e Stormwater analysis revised to include accurate rainfall data as requested.
- 2. The stormwater management design will be revised in order to improve compliance with the Deal Lake Watershed Management Plan. The design will include porous pavement to reduce phosphorus and nitrogen loading from the site. The porous pavement in addition to the manufactured treatment devices proposed will increase the amount of TSS removal from the site to above 80%. Drywells and rain gardens will also be added to the design. These recharge BMP's will reduce the stormwater runoff volume from the site to below existing condition by way of infiltration. The existing storm pipe and flared end section discharging into the wetland area will be replaced with new structures and outlet protection will be installed at the new flared end section. This outlet protection will reduce the amount of sediment conveyed to the Hollow Brook in proposed conditions. Invasive species and obstructions will be removed from the Hollow Brook and its associated riparian zone on the subject property in accordance with the NJDEP Permit by Rule for stream maintenance.
- 3)a Drainage design revised to reduce contributory drainage area to all MTD's to less than 2.5 acres. In addition to the MTD's porous pavement and rain gardens are proposed. The treatment train for these BMP's will result in a total TSS removal for the site of approximately 86%.
- 3)b Groundwater recharge, although not required, will be provided via the proposed rain gardens and dry wells. The soil beneath these infiltration BMP's will be removed and replaced as required to ensure adequate permeability.
- 3)c The drainage analysis has been revised to analyze one Point of Interest (Hollow Brook crossing Asbury Avenue). The drainage to this point has been broken out into two separate areas. The first area contains all constructed improvements. The peak flow/volume of this area will be reduced as required by way of infiltration BMP's (drywells and rain gardens) and peak flow attenuation (underground basins). The second area is to be reforested per specifications set forth by the NJDEP. This area will meet the required quantity reductions by way of improving ground cover and by producing a proposed hydrograph that at no point in time exceeded the existing hydrograph.



- 4) By utilizing green infrastructure infiltration BMP's the proposed volume of runoff from the site will be reduced from existing conditions. Underground basins and improved land cover (reforestation) will ensure peak flow runoff reduction in proposed conditions. These improvements will ensure the project will not result in additional flood damage below the point of discharge.
- 5)a The proposed treatment train of porous pavement, rain garden and manufactured treatment devices will result in a total TSS removal for the site of approximately 86%.
- 5)b Groundwater recharge has been provided with the goal of reducing the volume of stormwater runoff to below existing conditions.
- 5)c Porous pavement areas have been added to the site (approximately 28,000 sf). Per the NJDEP porous pavement is approved to removed 60 percent of total phosphorus and 30 percent of total nitrogen.
- 6)a The plans have been revised to include rain gardens and dry wells to recharge stormwater and reduce stormwater runoff volume to below existing conditions.
- 6)b The existing site discharge pipe and headwall will be replaced and a scour hole will be constructed at the pipe outfall.
- 6)c Invasive species and obstructions will be removed from the Hollow Brook and its associated riparian zone on the subject property in accordance with the NJDEP Permit by Rule for stream maintenance.
- 6)d The proposed project will decrease fecal coliform loading. The proposed vegetation onsite will not result in any habitable area for geese. Geese prefer open grassy areas near water. The project will reforest existing open space with woods, the wooded area adjacent to the water way will not be disturbed. The proposed use is not conducive to bird habitat due to the noise associated with cars and people. The proposed uses of grocery store, retail store, fast food restaurant and convenience store will not result in any pet waste. All trash will be confined to on site trash enclosure as well as trash containers spaced evenly throughout the site. The property will be maintained to prevent litter, this will help ensure no increase in wildlife on site or pollution entering Hollow Brook.
- 7) Green infrastructure BMP's (bio-retention systems, dry wells, porous pavement) have been added to the drainage design.
- 8) The analysis has been revised to utilize NOAA data for Monmouth County.
- 10)a A scour hole designed in accordance with the State Standard for Conduit Outlet Protection has been proposed at the sites outfall location.
- 10)c Per onsite soil testing the underground basins have been set at an elevation above the seasonal high water table.
- 10)d Groundwater recharge will be provided via rain gardens and dry wells. Due to site soil restrictions recharge will not be provided by the underground basins.
- 10)e Site plans revised to address drainage design inconsistencies.



- 11) NDJEP Flood Hazard Area permits and verifications have been applied for and are currently under review.

F. Lighting and Landscaping

- 4) Replacement trees have been provided at the required sizing.
- 5) All nonnative invasive plants per environmental and shade tree commission letter have been removed and replaced.
- 6) Note has been added as requested.
- 8) Additional driveway buffering provided.
- 9) Project complies with all internal, parking lot perimeter and street tree planting requirements. Trees are distributed throughout the site to reduce solar heat gain and provide microclimates in the parking lot. Evergreen trees are proposed and will provide windbreaks along the northern and easterly side to mitigate winter winds. Tree density throughout the site will provide general relief from all seasonal winds.

Please contact our office if you have any questions or comments regarding this submission.

Best regards,

Jeffrey Martell, PE, CME, LEED AP
Stonefield Engineering and Design, LLC

Via Fedex

CC: Doug Wolfson, Esq. (via Email)
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