

July 20, 2021

Neptune Township Planning Board
2201 Heck Avenue, First Floor
Neptune, NJ 07753

**Re: M & M at Neptune, LLC (Prior Coca Cola Site)
704 Highway 35
Preliminary and Final Major Site Plan Application
Lot 1, Block 701
Our File NTPB 21-03**

Dear Board Members:

Our office has received and reviewed revisions to an application for preliminary and final major site plan approval in conjunction with the above referenced project. An engineering review report dated April 26, 2021 was submitted to the Planning Board, followed by a deficient public notice for the April 28, 2021 Public Hearing meeting. Board and Township professionals met with the Applicant's design team on May 13, 2021 to provide a technical review of the development plans, including a review of all deviations (variances and design waivers) from the development regulations. The Applicant requested the public hearing to be scheduled for the May 26th meeting but decided to be rescheduled for the July 28th meeting based on our May 13th technical review meeting.

The Applicant has revised the application to address variances and design waivers, along with stormwater issues outlined in our April 26, 2021 review letter. This report is intended to supplement that report and provide the Board with issues of application compliance.

1. Submitted Documents

- Preliminary & Final Major Site Plan for M & M Neptune LLC, Lot 1, Block 701 consisting of thirty-one (31) sheets prepared by Jeffrey A. Martell, P.E. of Stonefield Engineering & Design dated December 29, 2020, last revised June 3, 2021.
- Architectural Plans for Market Place at Neptune, 704 State Route 35 N, Township of Neptune, consisting of six (6) sheets prepared by EP Design Services, dated February 23, 2021, last revised May 13th, 2021.
- Stormwater Management Report for Lot 1, Block 701 prepared by Jeffrey A. Martell, P.E. of Stonefield Engineering & Design, dated December 29, 2020, last revised June 3, 2021.

- Traffic Impact Study for Lot 1, Block 701 prepared by John R. Corak, P.E. and Matthew J. Seckler, P.E., P.T.O.E of Stonefield Engineering & Design, March 10, 2021 last revised May 28, 2021.

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

2. Variations and Design Waivers

Variations

The following requested variations **have been eliminated** by the Applicant.

- A. Bulk variations – A minimum front yard setback of 50 feet is required:
 - 1) Asbury Avenue (County Route 66) was 39.6 feet, proposed 50.3 feet.
 - 2) Asbury Circle interchange was 49.6 feet, proposed 50.5 feet.
- B. Ordinance Section 412.17.B – All parking spaces have been revised to nine (9) by eighteen (18) dimensions.
- C. Ordinance Section 412.17.F – The Applicant provides 203 parking spaces where 195 are required, with a total maximum of 234 spaces (20%).
- D. Ordinance Section 412.18, amended under Ordinance No. 14-27, prohibits parking in the front yard. Ten (10) parking spaces have been removed along the NJ Route 35 and Asbury Circle frontage.
- E. Ordinance Section 421.D.2, Sections (a) through (3) existing conditions plan has been updated with recent survey information and the plan has been revised to eliminate any construction within critical slope areas.
- F. Ordinance Section 421.D.1, Sections (a) and (b) grading revised to eliminate any proposed steep slopes.

Design Waivers

The following design waivers **have been addressed** to the Applicant:

- G. Ordinance Section 503.B – A ten-foot planting buffer has been added around the perimeter of the parking lot. The plan addresses landscaping along all proposed driveways.
- H. Ordinance Section 503.C.1 – The required number of front yard parking lot perimeter trees have been provided. Twenty-seven (27) trees are required where twenty-seven (27) trees are proposed.

- I. Ordinance Section 509.J.4 requires forty-one (41) trees within the interior portion of the parking lot along with 6,418 square feet of internal landscape islands. The Applicant proposes forty-six (46) trees and 18,965 square feet of internal planting islands.
- J. Ordinance Section 509.I – All proposed steep slopes have been removed.
- K. Ordinance Section 509.M – Site furnishings (benches and trash receptacles) have been added throughout the site. Testimony should be provided on the numbers of benches and trash cans provided.
- L. Ordinance Section 511.6 Table 5.3 – Area lights to be located as necessary in the center of ALDI parking lot to eliminate non-compliant issues.
- M. Ordinance Section 511.F Table 5.4 – Wall lights have been added as necessary to ensure the minimum coverage values are provided within all pedestrian sidewalks and walkways.
- N. Ordinance Section 523.B – The total number of street trees required along both frontages have been provided.
- O. Ordinance Section 515.A.2 – The trash enclosure for the proposed fast-food restaurant has been relocated outside of the front yard setback area.

3. Site Plan Review

- A. Signage (Freestanding)

Description	Ordinance	Permitted	Proposed
Maximum Number of Signs	416.07.A.1	2 Total	3 Total (V)
Permitted Area (Multiple Use Development)	416.07.A.5	162.78 sf	165.51 sf (V)
Setback	416.07.A.6	11.25 ft	Route 35: 11.4 ft
			Route 35 Circle: 12.9 ft
			Asbury Avenue 10 ft (V)
Height	416.07.A.7	15 ft	15 ft

(V) Variance Required

- B. All wall mounted signage relief has not been revised. Please refer to our April 28, 2021 technical review letter.

C. Directional Signs

Description	Ordinance	Permitted	Location			
			S1	S2	S3	S4
Size	416.07.E.1	3 sf	2.97 sf	2.97 sf	2.97 sf	2.97 sf
Height	416.07.E.2	3 ft	(NR)	(NR)	(NR)	(NR)
Setback	416.07.E.3	0 ft	(NR)	(NR)	(NR)	(NR)

(NR) Not Reported

D. Drive-through Areas Signage

Restaurant drive-through has been revised to be a permitted use under Ordinance No. 14-26 and is no longer a conditional use under Ordinance Section 415.

Ordinance Section 415.08.D.2 prior to Ordinance No. 14-26 permitted two (2) internally illuminated menu boards not to exceed twelve (12) square feet in area may be provided within the building envelope.

The Applicant proposes two menu boards each at 11.13 square feet.

4. Drainage and Stormwater Management

The Applicant has made modifications to the stormwater management system to address comments and concerns outlined in our technical review letter April 26, 2021.

- A. (Drainage Comment 9.C.1.a) - The stormwater runoff to each treatment device has been reduced to a contributory drainage area of 2.5 acres.
- B. (Drainage Comment 9.C.1.b) - Design and analysis has been revised to meet required peak flow reductions.

Rainfall Event	Existing Flow Rate	Required Reduction	Required Flow Rate	Proposed Flow Rate
2-year storm	11.31 cfs	50%	5.66 cfs	5.19 cfs
10-year storm	18.60 cfs	75%	13.95 cfs	9.29 cfs
100-year storm	33.49 cfs	80%	26.79 cfs	25.63cfs

- D. (Drainage Comment 9.C.1.c) - Drainage design has been revised to utilize stormwater BMP's:

- 1) Underground detention basin
- 2) Rain gardens
- 3) Drywells
- 4) Porous pavement

- E. (Drainage Comment 9.C.1.d) - To address recharge, the Applicant is proposing rain gardens. Drywells and porous pavement.
- F. (Drainage Comment 9.C.1.e) - Updated rainfall data has been utilized for the analysis.
- G. (Drainage Comment 9.C.2) - To address the Deal Lake Watershed Management Plan, the following design elements have been added:
 - 1) Porous pavement to reduce phosphorus and nitrogen loading from the site.
 - 2) Drywells and rain gardens to address stormwater runoff.
 - 3) Proposed improvements to outfall.
 - 4) Invasive species removal within the riparian zone.
- H. (Drainage Comment 9.C.3.a) - Drainage design revised to reduce contributory drainage area to all MTD's to less than 2.5 acres.
- I. (Drainage Comment 9.C.3.b) - Proposed rain gardens and drywells to be utilized to address groundwater recharge. The Applicant has stated that the soil beneath infiltration will be removed and replaced as required to ensure adequate permeability.
- J. (Drainage Comment 9.C.3.c) - The modified drainage design has been revised to comply with stormwater runoff quantity standards.
- K. (Drainage Comment 9.C.4) - The Applicant has proposed to reduce the rate of stormwater runoff below the point of discharge to address the Deal Lake Watershed Plan.
- L. (Drainage Comment 9.C.5.a) - The Applicant proposes 86% TSS Removal to address the recommended 90% TSS Removal requirement outlined in the Deal Lake Watershed Management Plan.
- M. (Drainage Comment 9.C.5.b) - Groundwater recharge has been provided to address the 110% recharge requirement outlined in the Deal Lake Watershed Management Plan. The Applicant shall provide calculations to show percentage of recharge.
- N. (Drainage Comment 9.C.5.c) - Porous pavement areas have been added to address phosphorus and nitrogen removal outlined in the Deal Lake Watershed Management Plan.

- O. (Drainage Comment 9.C.6.a) - The plans have been revised to include rain gardens and drywells to recharge stormwater and reduce stormwater runoff volume to below existing conditions.
- P. (Drainage Comment 9.C.6.b) - The existing outfall pipe and headwall will be replaced, and a scour hole will be constructed.
- Q. (Drainage Comment 9.C.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.
- R. (Drainage Comment 9.C.6.d) - The Applicant proposes to reduce fecal coliform loading utilizing the following on-site strategies:
- 1) Non habitable area for geese
 - 2) Non conducive bird habitat
 - 3) No proposed pet waste
 - 4) All trash confined to trash enclosures
 - 5) Property maintenance to prevent litter
- S. (Drainage Comment 9.C.7) - The Applicant has incorporated green infrastructure BMP's (rain gardens, drywells and porous pavement) to the proposed drainage design.
- T. (Drainage Comment 9.C.8) - The Applicant has updated the drainage analysis to current utilized stormwater runoff rates.
- U. (Drainage Comment 9.C.10.a) - The Applicant proposes a scour hole design for the existing outfall. A Freehold Soil permit to confirm erosion and bank stabilization will be required.
- V. (Drainage Comment 9.C.10.c) - The Applicant is proposing to set the underground basin system above the ground water table. **The Applicant shall address the perch soils and confirm the soil replacement as outlined in the soil investigation report. Details and notes shall be modified on the plans.**
- W. (Drainage Comment 9.C.10.d) - Groundwater recharge will be provided through proposed rain gardens and drywells.
- X. (Drainage Comment 9.C.10.e) - Drainage design inconsistencies have been addressed. **The Applicant shall address storm drainage piping analysis inconsistencies with the Board Engineer.**
- Y. (Drainage Comment 9.C.11) - The Applicant has applied for NJDEP Flood Hazard Area Permits.

5. Lighting & Landscaping


- A. (Landscaping Comment F.4) - The Applicant proposes to replant the 50-foot wetland buffer area with trees at the required specified caliper.
- B. (Lighting & Landscaping Comment F.5) - The Applicant proposes to replace all non-native invasive plants to address the environmental and shade tree commission reviews.
- C. (Lighting & Landscaping Comment F.6) - The Applicant should identify compliance on the plan drawings.
- D. (Lighting & Landscaping Comment F.8) - The Applicant has provided additional driveway buffering to address Ordinance Section 503.B.
- E. (Lighting & Landscaping Comment F.9) - The Applicant shall provide testimony on solar heat gain and microclimates within the parking lot.

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 regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



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Planning Board Planner



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Planning Board Engineer

MM:mcs

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