

Memo



To: Chairman and Zoning Board Members

From: Leanne R. Hoffmann, P.E., P.P., C.M.E., Director of Engineering and Planning

Date: December 18, 2020

Re: Fred Patterson-Disturbance of Steep Slopes
1st Review of Bulk Variance
Block 4401, Lot 52
ZB 20/21

C: Monica Kowalski, Esq. (via e-mail)
Bernard C. Haney, CTA, Land Use Administrator (via e-mail)
Vito Gadaleta, Business Administrator (via e-mail)
Michael Bascom, CMFO (via e-mail)
Jennifer Beahm, PP, AICP (via e-mail)
Matt Shafai, PE (via e-mail)
William Doolittle, Code/Construction Department
David Milmoie, Director of Public Works
Justin Persico, Superintendent of Sewer Department

This office has received and reviewed the above referenced application. The following items were reviewed:

- Plan entitled, "Proposed Plot Plan-20 Gully Road, Lot 52, Block 4401 Tax map Sheet No. 44 Situated in Neptune Township, Monmouth County, New Jersey," sheet 1 of 1 dated 09-17-2020, no revisions, signed and sealed by Brian P. Murphy of FWH Associates;
- Plan entitled, "25% Slope Exhibit - 20 Gully Road, Lot 52, Block 4401 Tax map Sheet No. 44 Situated in Neptune Township, Monmouth County, New Jersey," sheet 1 of 1 dated 09-17-2020, no revisions, signed and sealed by Brian P. Murphy of FWH Associates;
- Plan entitled, "15% Slope Exhibit- 20 Gully Road, Lot 52, Block 4401 Tax map Sheet No. 44 Situated in Neptune Township, Monmouth County, New Jersey," sheet 1 of 1 dated 09-17-2020, no revisions, signed and sealed by Brian P. Murphy of FWH Associates;
- Application & Checklist

This office has reviewed the above referenced documents and offers that the following comments should be considered by the Board for the subject application and addressed by the applicant:

Plot Plan Comments

1. Based on the proposed design it appears a waiver is required from Neptune Township Land Development Ordinance Section 505 Update the Zoning Table 5.2 as the proposed driveway slope exceeds the allowable 6 %.
2. A Detail shall be provided for the proposed driveway.
3. There exists a utility pole directly adjacent to the proposed driveway flare. The driveway currently meets the minimum setback requirement to the property line to the north but can be shifted further south to avoid this pole.

4. If a basement is proposed, a soil boring is required in the basement area. This shall be submitted with the proposed grading plan application at the time of submission.
5. It appears that there is a retaining wall proposed in the rear of the property. Details of the wall are required. Depending on the height of the wall structural calculations may also be required.
6. The utility connections shall be shown. In addition, details for same and pavement restoration details are required.
7. Applicant to provide testimony regarding the existing sanitary sewer system in Bangs Avenue. Has there been any visual inspection? This shall be completed and discussed with the Neptune Township Sewer Department;
8. Details regarding storm drain leaders shall be shown on the proposed grading plan. Recharge of roof runoff through drywells or other means is encouraged.

General Comments:

1. A Grading Plan shall be submitted for review and approval by the Neptune Township Engineering Department prior to obtaining Construction Permits.
2. It appears that a street opening permit will be required for new utility connections. This permits is available online and shall be submitted to the Neptune Township Engineering Department prior to the commencement of work.
3. Zoning permits will be required if there are any revisions or changes to the architectural plans prior to building;
4. Applicant is responsible to obtain all necessary, Local, County, State and Federal permits if applicable;