


Memo



To: Chairman and Zoning Board Members

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

Date: January 4, 2021

Re: **Daryl Jackson (The Best Car Detailing)**
First Review
Use Variance, Preliminary and Final Major Subdivision and Site Plan
Block 617, Lot 39
1824 Columbus Avenue (aka 425 Highway 35)

cc: Thomas Catley, Esq.
Bernard C. Haney, CTA, Land Use Administrator
Vito Gadaleta, Business Administrator
Michael Bascom, CMFO
Monica Kowalski, Esq
Jennifer Beahm, PP, AICP
Matthew Shafai, PE
David Milmoie, Director of Public Works
Justin Persico, Licensed Sewer Operator

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

- Plans entitled, "Use Variance & Site Plan and Subdivision Plan Appl. 1824 Columbus Avenue, aka 432 Highway 35, Lot 39m, Block 617 in Township of Neptune on TM sheet #6 dated 12/2013, revised 11/14 Monmouth County, NJ," sheets 1 to 12 of 12 dated 9/1/2018 last revised 4/17/2020, signed and sealed by Daniel W. Caruso, PE of Landmark Surveying and Engineering Inc.
- Report entitled, "Environmental Impact Statement, Block 617, Lot 39 1824 Columbus Avenue aka 432 Highway 35 Township of Neptune, Monmouth County, New Jersey," prepared by Landmark Surveying and Engineering, Inc. signed and sealed by Daniel W. Caruso, PE;
- Correspondence from James W. Higgins Associates dated February 19, 2020 entitled, "Community Impact Statement";
- Correspondence from McDonough & Rea Associates, Inc. dated October 8, 2019, signed by John H. Rea, PE and Scott T. Kennel.
- Project application and checklists;
- Project Zoning Denial;

Sheet 1 of 12 Cover Sheet:

1. Revise the zoning map so that north is facing up.

Sheet 3 of 12 Grading and Utility Plan:

1. The Zoning Table should be revised to include the residential zoning standards that were utilized to develop each lot. What residential zoning was utilized to decide on the bulk standards for the proposed residential parcels?

2. The portion of the wetland easement area to remain is unclear at the rear of the proposed residential structures. Does it correspond with the limit of grading line?
3. The Ordinance reference for the vacation of Oak Street is incorrect; it should be noted as Ordinance 08-11. Please revise plans accordingly. The Township will update the tax maps.
2. It is recommended that the wetlands conservation easements have monuments set at each course. In addition it is expected that these easement description would be included in the individual property deeds.
3. Splash blocks are shown for the roof leaders on the residential structures. This roof runoff should be recharged in the infiltration system.
4. What is proposed to be connected to the recharge systems? The detail for the roof leader does not show it connecting to the recharge system. Also the recharge system does not show the inverts for any piping entering the system.
5. A detail and specification shall be provided for the Brentwood chambers
6. How will the homeowner maintain the proposed recharge system? It is recommended that a maintenance manual for this system be provided for review and comment by the board professionals, and that the finalized document be provided to the potential property owners. It is the property owner's responsibility to maintain their onsite recharge system.
7. Have soil borings been completed at the site? This is a critical component for the viability of the recharge systems.
8. How will the homeowner maintain the pervious driveway? This typically takes additional maintenance and special machinery to maintain properly and ensure infiltration for the long term. Are the pervious paver driveways necessary for stormwater infiltration or is it a proposal from the developer?
9. Is new curbing proposed on the south side of Columbus Avenue? This is not clear from the plan. It is recommended that new curbing be constructed for the length of the project along Columbus Avenue due to the amount of new driveway aprons and curb cuts to be constructed as part of this project.
10. Based on the number of proposed utility connections, Columbus Avenue shall be paved from Highway 35 to the easterly end of the project.
11. Does the proposed handicap ramp at the south side of Columbus Avenue and Highway #35 align with an existing ramp on the north side of the intersection? If not, the applicant shall provide a crosswalk to the north side of Columbus Avenue at the intersection of Highway #35 with a proper landing area. In addition, the crosswalk shall be painted across Columbus Avenue from the south side to the north side.
12. The proposed commercial building does not have any trash or recycling area shown on the plan. Please provide testimony, details and information as to how this will be handled for the commercial property. Trash enclosure(s) shall be designed in accordance with Section 515 of the Neptune Township Land Development Ordinance.
13. In accordance with Land Development Ordinance Section 503B, all parking lots shall be suitably screened on all sides to minimize the impacts of noise, lighting and glare
14. In accordance with Section 505B(8), sight triangles shall be provided at each driveway onto Columbus Avenue.
15. Provide location of HVAC equipment for commercial building at the intersection. Will it be roof mounted or ground mounted?

16. In accordance with Neptune Township Land Development Ordinance Section 505B(2)(a), provide information that the driveway on Columbus Avenue, the corner lot, is set back a minimum of forty (40) feet from the intersecting lot lines at the corner.
17. In accordance with the Neptune Township Land Development Ordinance Section 511G, address the lighting for the proposed parking lot.
18. Are there any wall mounted lighting fixtures proposed for the commercial building?
19. Add a note to the plan stating "All new utilities will be placed underground in accordance with the Neptune Township Land Development Ordinance Section 526".

Sheet 5 of 12 Details:

1. The detail for the proposed recharge system shows only 0.5 feet of stone between the invert of the Brentwood chamber and the SHWT.
2. Soil borings shall be provided at the bottom of each proposed infiltration system.
3. Are basements proposed for the homes? If so, soil borings are required at the elevation of the proposed basement.
4. Revise the detail for road repair to Township Roads, not Borough Roads.
5. The roof drain connection detail specifies that the PVC pipe is also a sump. Is that correct? Are there basements or sump drains in the residential units?
6. Revise the roof drain detail to have an upward facing wye as an overflow, not a ninety degree connection.
7. The street light detail shall be revised to show that the fourteen (14) feet is to the midpoint of the luminaire not the top of the luminaire.
8. Are there footing details proposed for the monument sign? These shall be provided and signed and sealed by a licensed professional engineer in the State of New Jersey.
9. Provide a detail for the pervious driveways.
10. Provide a detail for the pervious pavers in the commercial parking lot.

Sheet 9 of 12 Landscaping Plan:

1. In accordance with Neptune Township Land Development Ordinance Section 503C(2), add a note to the landscaping buffer in between the commercial and residential that the "screening shall consist of a minimum ten (10) foot high visually impervious screen." Else add a note to the planting schedule that the plantings utilized in this buffer shall be a minimum of ten (10) feet in height at planting. Provide plantings in accordance with the requirements in this section.
2. In accordance with Neptune Township Land Development Ordinance Section 523C, "all street trees shall have a minimum caliper of 3-1/2" at the time of planting" Revise the planting schedule accordingly.

Stormwater Management Calculations:

1. Additional information is required for the Brentwood chambers.

2. Provide soil boring information for each infiltration system.
3. Provide additional information as to how the SHWT was determined.
4. The Stormwater Management Report speaks to the individual infiltration systems, however the design routings and calculations provided do not take into account any in situ infiltration rates.

Environmental Impact Statement:

1. Provide status of NJDEP applications for clearing, filling wetlands and grading as described on page 4 of the report.
2. On page 10, the report speaks to the soil survey being utilized to represent existing on site soils. As we know some of the property has been disturbed, does the soil survey represent what is present today? Also, at the bottom of page 10 of the subject report, it states that "site specific soil information, such as bearing capacity, will be provided at a later date." Please advise when that will be and confirm that that information will include soil classification and infiltration rates.
3. On page 17, please note that the construction activities shall not take place before 8:00am in accordance with the Neptune Township Noise Ordinance Chapter 3.2 of the Township Code.
4. On page 24, it states construction between 7:00am and 6:00pm weekdays and Saturdays. Please refer to the Noise Ordinance Chapter 3.2 of the Neptune Township General Code for the correct hours and times.
5. On page 22 please correct Item 8.0 number 3 to state that the water supply is New Jersey American Water supply.
6. Revise Item 8.0 number 5 to reflect construction hours of 8:00am start.

Community Impact Statement:

1. Provide reference utilized for total budget number on page 3 of 4
2. Provide reference utilized for projection of only 1 student for the proposed 3 new single family homes.

General Comments:

1. Individual Grading plans for each proposed lot shall be submitted to the Department of Engineering for review and approval.
2. Street Opening permits shall be submitted for review and approval prior to commencement of work.
3. The applicant shall provide testimony regarding proposed requested use variance and bulk variances.
4. Provide testimony with respect to Neptune Township Land Development Ordinance Section 514B(2) and the proposed location of the parking lot. This section states that "A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right of way can be minimized. No parking lot shall be located in a front yard."
5. The applicant shall provide testimony as to the standards utilized for the subdivision and development of the single family lots.
6. The NJDEP LOI is expired. Any approval should be contingent upon a new NJDEP-issued LOI.

7. Provide status of NJDOT permits required for this project.
8. Metes and Bounds descriptions for all parcels and easements shall be submitted for review and approval.
9. In accordance with the Neptune Township Tree Ordinance 12-4, the Tree Removal application shall be submitted for review and approval.
10. Applicant to provide full exterior architectural for both commercial and residential development.
11. Applicant/Developer to coordinate with all utilities including sewer to ensure that there is capacity for the proposed development.
12. Compliance with all conditions of the resolution prior to applying for construction permits;
13. Execution of a Developers Agreement;
14. Payment of all applicable fees including Affordable Housing Fee;
15. All applicable, County, State and Federal permits as required.

Should you have any questions, please contact me at 732.988.5200, ext. 228.