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September 24, 2018

**VIA EMAIL & U.S. MAIL**

Marianne Borthwick, Secretary  
Manchester Township Planning Board  
1 Colonial Drive  
Manchester, NJ 08759

Re: Application No.: 18-0219  
Applicant: ARYA Properties, LLC  
Block 21, Lots 621, 622 and 1712  
Manchester Township, Ocean County, New Jersey  
MC Project No. MCP-037

Dear Ms. Borthwick:

We received a copy of the above-referenced application for preliminary and final major subdivision approval. The subject of the application is the subdivision of three (3) existing lots to create 14 residential lots, a stormwater management lot and a commercial lot. The property has frontages along Ridgeway Avenue (County Route 571), Brentwood Avenue and Wilbur Avenue, and is within the B-1 Business/R-20 Overlay Zone.

We received the following on August 25, 2018:

1. Preliminary and Final Major Subdivision Plans, consisting of 11 sheets, prepared by Morgan Engineering and Surveying and dated April 24, 2018;
2. Preliminary and Final Subdivision Plat for Brentwood Estates, prepared by Morgan Engineering and Surveying and dated April 24, 2018;
3. Boundary and Topographic Survey, prepared by Morgan Engineering and Surveying and dated April 27, 2017;
4. Metes and Bounds Description of Lots 621, 622 and 1712 in Block 21, prepared by Morgan Engineering and Surveying and dated April 27, 2017;
5. Environmental Impact Report, prepared by Morgan Engineering and Surveying and dated July 6, 2018;
6. Stormwater Management Report, prepared by Morgan Engineering and Surveying and dated July 6, 2018;



7. Proof of payment of property taxes through the second quarter of 2018;
8. Copy of a Subdivision Application as submitted to the Ocean County Planning Board and dated August 13, 2018;
9. Copy of an Application for Soil Erosion and Sediment Control Certification as submitted to the Ocean County Soil Conservation District and dated August 16, 2018;
10. Copies of checks for application fees (\$495.00) and escrow fees (\$7,350.00). An additional application fee of \$250.00 was received August 31, 2018;
11. A completed W-9 Form;
12. List of required agency approvals;
13. Standard Planning Board application, including a list of requested waivers and variances.

### **Completeness**

The Applicant has requested a waiver from the requirements to submit the following items for completeness:

1. Recycling Plan;
2. Soil logs and permeability test results (temporary waiver);
3. Statements from utility companies regarding site serviceability;
4. Copies of existing or proposed deed restrictions; and,
5. Freshwater Wetlands Letter of Interpretation (LOI).

The Board should consider and act upon the requested waivers prior to proceeding with the Applicant's presentation.

We have reviewed the submittals and offer the following comments for the Board's consideration:

#### **1. Planning and Zoning**

- 1.1. The Applicant is proposing to subdivide three existing lots to create 14 residential lots, a stormwater basin lot and a commercial lot. The site has frontages on Ridgeway Avenue (County Route 571), Brentwood Avenue and Wilbur Avenue, and is situated in the B-1 Business/R-20 Overlay Zone, wherein the proposed uses are permitted. The proposed commercial lot fronts Route 571, and the Applicant is



not proposing any improvements on that lot at this time (a separate site plan application will need to be filed). The tract totals 9.17 acres and is currently vacant and wooded.

The site is bounded to the north by vacant commercially-zoned property, and essentially wraps around the Anderson-Campbell Funeral Home. Across Brentwood Avenue to the south is a Rite-Aid store, and there is an existing single-family dwelling adjacent to the southeast corner of the lot.

- 1.2. The Applicant is proposing to create 14 residential lots which range in area from 15,006 square feet to 33,341 square feet. Pursuant to Section 245-31T(6), the Applicant is permitted to use lot averaging for new subdivisions within the R-20 Zone. This option requires a minimum lot size of 15,000 square feet provided the average lot size is not less than 20,000 square feet, and that all other bulk requirements of R-20 Zone (except improvable lot area) are met. Based on the proposed lot area, the average lot size, excluding the basin and commercial lots, is 20,042 square feet. All other applicable bulk requirements are met.
- 1.3. Proposed lots 2 through 6 have frontage on the proposed cul-de-sac and back up to Brentwood Avenue. The Applicant is requesting variances to construct 6-foot high vinyl fencing along the rear yards of those lots, essentially front yards facing Brentwood. Pursuant to Section 245-30C(1), fences in excess of 4 feet high are not permitted in any front yard (except on corner lots in the R10 and R-10A Zones). The plans should be revised to depict the proposed fence, its location (setback from the property line) and applicable details.

The Applicant should provide testimony supporting the requested relief. Subject to granting the variance, the Board may want to consider plantings along the Brentwood Avenue side of the fence to soften its appearance. The presence/location of gates should also be considered.
- 1.4. The proposed development includes a cul-de-sac measuring approximately 560 feet long and 30 feet wide within a 50-foot wide right-of-way. Also proposed is a 6-foot wide shade tree and utility easement along the perimeter of the cul-de-sac, as well as a 5-foot wide right-of-way dedication to the Township along Wilbur Avenue and a 7-foot wide dedication to Ocean County along Route 571.
- 1.5. The Applicant should indicate whether a homeowner's association for the development will be established.
- 1.6. The Applicant is proposing a separate lot for the stormwater management basin which is to be situated between the commercial lot and residential lot 9. Absent a site plan for the commercial property, it is unclear whether this will be a shared



basin. Ownership and maintenance responsibility for the basin and other stormwater management facilities should be addressed.

- 1.7. The Applicant should provide a timetable for development for the commercial lot, if available. A site plan application will be required at that time.

## **2. Grading and Drainage**

- 2.1. The Applicant is proposing to manage stormwater generated by the development using a system of inlets and piping conveying the stormwater to an above-ground infiltration basin. As noted previously, it appears the basin may be shared between the residential and commercial portions of the development; however, plans for the commercial site have not yet been provided. The Applicant should present a brief overview of how the system is designed to function.
- 2.2. It is unclear from the submitted documents whether the stormwater management basin is designed to accommodate any future runoff from the proposed commercial lot. This should be addressed.
- 2.3. The stormwater facilities located in the cul-de-sac should be dedicated to the Township (along with the road right-of-way) for operation and maintenance. The remaining facilities, including the basin, should be the responsibility of the developer/homeowners' association. General Note 1 on Sheet 1 of the plans should be revised accordingly.
- 2.4. The Applicant has requested a waiver from the requirement to submit a soils report. We have reviewed the submitted Stormwater Management Report, however, without associated geotechnical and permeability test results, its adequacy and conclusions cannot be confirmed.
- 2.5. The Applicant should address the items listed in the Technical Attachment provided along with this review letter.

## **3. Access, Circulation and Parking**

- 3.1. Access to the 12 of the 14 residential lots is proposed to be from the cul-de-sac. Proposed residential lots 7 and 8 will be accessed from Brentwood Avenue, and the commercial lot will have access on Route 571. An access easement to the basin lot is proposed along the north side of the commercial lot.
- 3.2. The Applicant is proposing the access roadway to be 30 feet wide, with sidewalks and a 6-foot wide shade tree/utility easement all around, and within a 50-foot wide right-of-way. The cul-de-sac bulb is proposed to have an 80-foot diameter within a 100-foot diameter right-of-way. Pursuant to the Residential Site Improvement



Standards (RSIS), the access road width can accommodate a 16-foot wide traveled way with parking on both sides.

- 3.3. The Applicant should indicate the number of bedrooms and garage size (if any) proposed for the houses and confirm the applicable RSIS parking requirements are met.
- 3.4. The following items should be addressed:
  - 3.4.1. Curb and pavement details for the cul-de-sac should be added to the plans.
  - 3.4.2. A stop bar should be shown at the intersection with Wilbur Avenue.
  - 3.4.3. The ADA ramps at Wilbur Avenue should be directly across Morgan Court from each other and a crosswalk should be added to the plan.

#### **4. Lighting and Landscaping**

- 4.1. The Applicant is proposing LED streetlights on the cul-de-sac. The proposed fixtures are full cutoff colonial style and are acceptable.
- 4.2. We recommend the streetlights be set back 2 feet from the curb to mitigate potential vehicle conflicts. The light pole foundation detail indicates a 3-foot exposure. We recommend the foundations be flush with grade for aesthetic reasons.
- 4.3. The Applicant is proposing a total of 17 street trees along the cul-de-sac. We recommend additional street trees be planted along Brentwood in front of residential lots 7 and 8.

#### **5. Utilities**

- 5.1. The proposed development will be served by Township water and sewer. We defer to the Township Department of Utilities for further review and comment.
- 5.2. There are water and sewer connections shown at the rear of lots 2 through 6 out to Brentwood Avenue. These should be removed.

#### **6. Subdivision Plat**

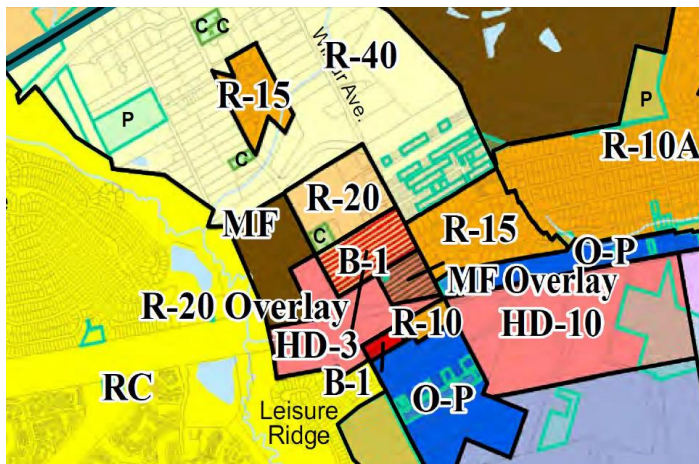
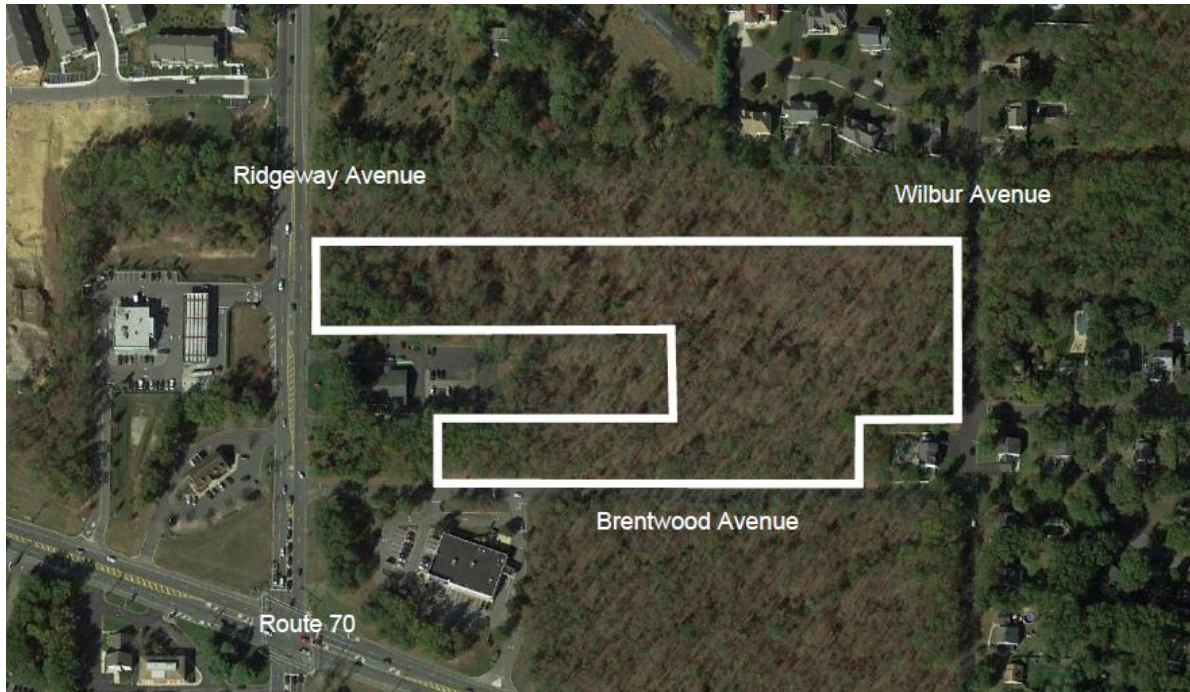
- 6.1. Block and lot numbers are subject to review and approval by the Township Tax Assessor. The street name is also subject to Township review and approval.
- 6.2. Lot numbers for the commercial and stormwater basin lots should be added to the plat.



- 6.3. There is a 20-foot wide access easement through the commercial lot to the basin lot. The applicable easement agreement should be provided for review.
- 6.4. We recommend monuments be set before the plat is submitted for filing.

## **7. Miscellaneous**

- 7.1. The Township Office of Emergency Management has reviewed the plans and provided the following comment:
  - 7.1.1. The proposed fire hydrant in front of Lot 9 should be relocated to the northwest corner of Wilbur Avenue and Morgan Court.
  - 7.1.2. The Applicant should confirm the turning radius of the proposed cul-de-sac bulb is able to accommodate Township emergency equipment.
- 7.2. The following items should be addressed:
  - 7.2.1. General Note 1 on Sheet 1 of the plans should be revised to indicate 14 residential lots, one commercial lot and 1 basin lot are proposed.
  - 7.2.2. General Note 4 should be revised to indicate the property is in the B-1/R-20 Overlay Zone.
- 7.3. The Applicant should present preliminary architectural plans and elevations for the Board's consideration.
- 7.4. Individual plot plans will be required for each of the residential lots as they are developed.
- 7.5. We have reviewed the Environmental Impact Report and find it to be acceptable. By copy of the report, we defer to the Township Environmental Commission for additional review and comment.
- 7.6. The Applicant will be required to submit any applicable COAH fees.
- 7.7. A developer's agreement in accordance with Section 245-89F will be required, as will applicable performance bonds and associated escrow fees.
- 7.8. Proof of the following approvals must be submitted:
  - 7.8.1. Ocean County Planning Board;
  - 7.8.2. Ocean County Soil Conservation District;
  - 7.8.3. Manchester Department of Utilities;
  - 7.8.4. NJDEP/CAFRA, as applicable.





Marianne Borthwick, Planning Board Secretary  
MC Project No. MCP-037  
September 24, 2018  
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Should you have any questions or require additional information, please feel free to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Robert A. Mullin', is written over the printed name and title.

Robert A. Mullin, P.E., P.P., C.M.E., C.P.W.M.  
Planning Board Engineer

RAM/nb  
Attachment

cc: Lauren Frazee, Secretary, Township Environmental Commission  
Art Abline, Township Office of Emergency Management  
Gregory Hock, Esq, Planning Board Attorney (via email)  
ARYA Properties, LLC (via email)  
John Doyle, Esq. (via email)  
Matthew R. Wilder, P.E. (via email)

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Technical Attachment  
ARYA Properties, LLC  
Block 21, Lots 621, 622 and 1712  
Manchester Township, Ocean County, New Jersey  
MC Project No. MCP-037

**Stormwater Management Review Comments:**

1. The basin is proposed to be connected to the existing drainage system within Ridgeway Road (County Route 571). We defer to the County for additional review and comment regarding capacity, etc.
2. The infiltration basin must be protected by easement, deed restriction, or other legal measure that prevents its neglect, adverse alteration, or removal.
3. The stormwater management report states that the bottom of basin will have two (2) feet clearance from the seasonal high-water table, along with permeability rates of the underlying soils that will be confirmed "at a later date". The review of the stormwater management report cannot be completed without a soils report from a New Jersey licensed Engineer stating the seasonal high groundwater elevation and permeability rates of the underlying soils.
4. Soil tests are required within the footprint of the proposed basin to confirm its ability to function as designed. A minimum of two soil profile pits are required within the infiltration area of the proposed infiltration basin.
5. Outlet control structure details should be added to the plans.
6. Stormwater basin details on sheet 7 of 11 are incomplete. Provide all required elevations.
7. Trash racks must be installed at the intake of the outlet structure, and details should be provided.
8. Provide location and details of the emergency spillway on the construction plans. Stability calculations will also be required.
9. Filter fabric should be installed along bottom (underneath the sand layer) and the sides of the infiltration basin.
10. The sanitary sewer profile on Sheet 5 shows the pipe crossing a 30-inch RCP storm pipe at station 4 + 50. According to the utilities plan, however, this pipe is 18-inch HDPE.