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TO: Timothy Anfuso, P.P.

FROM: Laura Strang
Christian M. Roche, P.E., LEED-AP

DATE: 28 May 2021

RE: **Colts Neck Manor**
Block 22, Lot 18
Colts Neck Township, Monmouth County, New Jersey
Langan Project No.: 130164001
Township File No.: PB743

This memorandum has been prepared in response to your review letter dated 23 April 2021 regarding the Colts Neck Manor project located on Block 22, Lot 18 in Colts Neck Township, Monmouth County, New Jersey. Your review comments are identified in italics, and our responses are identified in bold.

REVIEW COMMENTS

109-39D1a10 Providing the locations of all new easements (site triangle & conservation, open space, drainage and utility right-of-way for the 300' riparian buffer). Both sight triangles easements are labeled to be vacated and no new easements are proposed. The entire 300' riparian buffer along Yellow brook needs to be preserved by the conservation easement.

Response: The proposed conservation easement has been added to the site plans as requested (see sheets CS100, CS101, and CS102). Based on correspondence from Monmouth County, a sight triangle easement is not required because the on-site roadways/drive aisles will not be dedicated. The plans have been revised accordingly and standard sight triangles have been added to the plans.

102-39D1a16 Providing the location of trees with DBH greater than 10". The plan submitted is based on a 2014 Tree Location Plan prepared by Keller & Kirkpatrick, Inc. I am sure many trees have grown during the past seven years and should be located on the plans. As discussed during our ZOOM meeting, I am not requesting the trees to be field surveyed, just to have an environmentalist to walk the site and provide the general locations of mature trees to gain an estimate of the volume of wood to be removed, since the entire disturbed area will be cleared.

Response: A Langan landscape professional conducted a site visit on 30 April 2021 to field verify the location of trees larger than 10" DBH. Based on this site visit, we have updated the demolition plan to show 8 additional trees larger than 10" DBH (see

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sheets CD101 and CD102). We have also revised the notation for 4 trees that were observed to have died. Notes have been added to the demolition plans indicating that the tree locations shown were field verified.

102-39D2a *Providing a chart showing the building number, floor, number of bedrooms, income designation (very low/low/moderate) for the 72 affordable housing units. The chart submitted is confusing. No floors are identified in the chart for any of the apartments. The building types are not designed for the one and three bedroom apartments. I do not know what A-1, B-1, B-1s and C-1 represents on the chart. It would be much easier to add a chart with 72 rows and 5 columns designating the unit number, building number, floor, number of bedrooms and income designation.*

Response: A revised chart has been provided on the cover sheet of the architectural drawing set.

- *Submission of the \$3,000 escrow deposit for Special Master Banisch Associates requested in the February 17, 2021 and April 15, 2021 correspondences.*

Response: We understand that the escrow now required is \$6,000. The applicant will be providing this check under a separate cover.

- *Submission of additional completeness items requested by the Township Engineer.*

Response: A separate response letter addressing the completeness items outlined by the Township Engineers is included with this resubmission package.