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TO: Glenn R. Gerken PE, Board Engineer

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

DATE: 27 August 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 comments listed in your review letter dated 04 August 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

A. Zoning Conformance:

1. *As indicated the property is located in the A-6 Residential Zone. This zone now allows as a principal use, multifamily residential buildings with market rate units and 72 multifamily rental units provided 20% affordable housing units are provided. The plan proposes 360 total units with 72 or 20% being affordable housing units which complies.*

Response: Informational comment. No response required.

2. *The maximum gross density allowed is 9.5 units per acre capped at a maximum of 360 units. That proposed is 36 units which equals 9.1 units per acre which complies.*

Response: Informational comment. No response required.

3. *Section 102-85.2 D specifies the requirements for the affordable housing to be provided. The report from Kyle + McManus listed in item 9 at the beginning of this report addresses the affordable units provided in the application. While most of the units comply, there appears to be some adjustments or modifications required to fully comply.*

Response: The unit mix has been revised to include 15 three-bedroom units as required. The distribution of very low, low, and moderate units has been revised to match the mix recommended by Fair Share Housing Center.

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4. *Section 102-85.2 E govern the bulk, are and building size and setback requirements. The proposed configuration and layout comply with all of the standards for the areas, building setbacks, distance between buildings, height, length of buildings, building coverage, lot coverage and minimum open space.*

Response: Informational comment. No response required.

5. *Subsection F govern the access, off street parking and loading requirements. The amount of parking provided must conform with the Residential Site Improvement Standards. This is based on the bedroom count and required 695 spaces and 695 spaces are provided. The width of the aisles the size of the spaces and setbacks specified all comply.*

Response: Informational comment. No response required.

6. *Subsection G and E 8, 9 &10 govern the landscaping for the site. Our Staff Landscape Architect Section has reviewed the landscaping proposed and offer the following:*

- a. *Section 102-99(B) requires a dense evergreen planting between any parking area and lot line or street line within 15 ft. of the parking area. Ordinance 2020-17 also allows a wall instead of the dense planting. On the east side of the parking by building 12 a dense planting is not provided but a 6 ft. high white vinyl screening fence is proposed. We feel the fence meets the intent of the required wall and complies.*

Response: Informational comment. No response required.

- b. *Section 102-119(2) requires a minimum of 5% of the interior of any parking area over 5,000 sf. To be landscaped within the parking area. The applicant should confirm that this 5% is met or request a waiver.*

Response: When considering all parking lots, the site meets the 5% requirement. Individual parking lots vary with some above 5% and some below. A waiver can be requested if necessary.

- c. *Section 102-85.2 F (8) requires shade trees to be planted 10 feet from the curb line. On sheet LP100 under this requirement it states "shade trees planted 100 feet from the curb line where site layouts allow." The areas where it is less than 10 feet are in the parking areas at the cubed end and central islands where they are 7 to 8 feet away. To provide 10 feet in these areas in unreasonable and I would suggest a waiver be granted.*

Response: Agreed. A waiver will be requested for this requirement.

- d. *The 75 ft. landscape buffer along County 537 is granted as required but there are several areas where the plant material is not labeled. This also occurs elsewhere throughout the site. All material must be labeled.*

Response: **The landscape plans will be revised such that all materials are labeled.**

- e. *There appears to be several areas where tree planting proposed may be in conflict with underground utility lines. A note should be placed on the landscape plan that "minor adjustments should be made at the time of tree plantings to avoid conflict with underground utility lines."*

Response: **A note will be added to the landscape plans as requested.**

7. *Section 102-85.2 H governs signs for the project. Two monument type signs up to 25 sf, located 10 ft. from the street line and up to 8 ft. high are allowed. The plans propose two, signs, one at each entrance and the size and setbacks comply. Wayfinding signs are allowed and while specific locations are not shown, a typical detail is shown on sheet CS504 and the size complies. Prior to installation, approval of the locations from the zoning official should be obtained.*

Response: **Approval from the zoning official will be obtained prior to installation.**

B. Storm water Management:

1. *The total acreage of the property is 39.1 acres but only 20.9 acres will be developed. There are some existing facilities which were previously built on the site, not within the area being developed but mainly within the 300 ft. Special Water Resource Protection Area. There is an existing retention Basin B on the west side of the property with an outlet control structure exiting the basin with a 36" pipe and discharging into the wetlands adjacent to the stream. A 24 inch pipe discharges into the basin and about 60 ft. will be utilized. There is an existing Water Quality Basin toward the middle of the property with piping leading into it which will be removed. Further to the east is retention basin A which has an existing outlet control structure and 36 inch pipe which discharges to an existing pond on the eastern part of the property. All of those indicated will be utilized as part of this new proposal.*

Response: **Informational comment. No response required.**

2. *There are 3 proposed drainage systems. The westerly system collects flow from four of the buildings, clubhouse area and water treatment and storage area and discharges into a proposed 45 ft. x 172.4 ft. underground detention vault which then regulates flow to existing basin B discussed above. The central system collects runoff from four buildings and a large amount of the parking areas and discharges it into the existing water quality basin which has a gravity overflow into basin A. The easterly system collects runoff from 7 buildings and most of the maintenance and refuse area and discharges into basin A which*

has an existing outlet control structure that discharges into the pond on the eastern boundary. There are 2 small undetained areas, one on the west side and one on the east side which flow over land to the stream and pond on the property. There are 6 Mechanical treatment Devices, three on the westerly one on the central and two on the easterly systems.

Response: **Informational comment. Note that minor enhancements have been made to the stormwater management design because of the FHA IP approval process with the NJDEP. A summary of the enhancements and copies of the revised plans were provided to your office on 5 August 2021.**

3. *The project meets the storm water Management requirements of NJAC 7:8 in that it meets the required rate reduction; meets the recharge requirements; and meets the water quality requirements. The site was analyzed at three discharge locations and all 3 meet reduction required.*

Response: **Informational comment. No response required.**

4. *As indicated earlier, there is a 300 ft. Riparian Buffer or Special Water Resource Protection Area along the tributary to Yellow Brook. Certain drainage structures were previously constructed within this area. As listed in item 11 at the beginning of this report, a Flood Hazard Area Verification and Flood Hazard Area Individual Permit were obtained from NJDEP dated July 1, 2021. Under Special condition no 4 it indicates that the department has determined that this project meets the requirements of the Storm water Management Rules at NJAC 7:8. A lot of the conditions involve maintenance of the systems. As required, the Storm water Maintenance Plan which is part of the Storm water Management Plan must be recorded in the Monmouth County Clerk's office and should be a condition of any approval.*

Response: **We have no objection to this comment. The stormwater maintenance plan will be recorded with the appropriate jurisdictions as required.**

5. *Special Condition No. 1 of the DEP permit referenced above requires the filing of a conservation restriction to guarantee preservation of any regulated areas utilized for conformance of the permit issued. It then states specifically the porous pavement as shown on the approved plans. The plans which I reviewed does not show any porous pavement, but I notice that the 8 sheets reviewed by NJDEP as listed on the last page of the permit all have a revision date after the date of the plans that I reviewed. A copy of these 8 sheets reviewed by DEP will have to be provided to the board and this office.*

Response: **Minor enhancements were made to the stormwater management design because of the FHA IP approval process with the NJDEP. A summary of the enhancements and copies of the revised plans were provided to your office on 5 August 2021.**

6. *Special Condition 6 of the DEP permit require the installation of 6 Mechanical Treatment Devices and condition no 5 refers to the maintenance require. On the plans that I have, I only find 5 MTD's I do not find MTD-302. Perhaps that is on a revised plan. Also, all the maintenance required as listed on condition 5 should be incorporated into the Storm water Maintenance Plan prior to recording.*

Response: Minor enhancements were made to the stormwater management design because of the FHA IP approval process with the NJDEP. A summary of the enhancements and copies of the revised plans were provided to your office on 5 August 2021. The stormwater maintenance information will be recorded with the appropriate jurisdictions as required.

C. Sanitary Sewer System:

1. *The plans indicate that the Onsite Sanitary Wastewater Treatment Facility is proposed as the primary sanitary sewer service option and should connection into a public sewer system become available, the onsite system will be modified to accommodate this connection. The Settlement Agreement between Colts Neck Township and Colts Neck Building Associates, LLC. Indicates that Colts Neck Township will cooperate with the Developer to facilitate connection to the public sewer in Freehold Township. It is my understanding that connection to Freehold Township has met opposition and has not been secured and the Developer desires to move forward with the Onsite Treatment Facility. The necessary Treatment Works Approval for the construction of the Treatment Plant and collection lines and a NJPDES permit for the discharge onsite of the effluent must be obtained from NJDEP. The Township will have to sign off on these permits application when made to DEP.*

Response: All necessary approvals from outside agencies having jurisdiction will be obtained for the onsite wastewater treatment system.

2. *The collection system with laterals to the units are shown on the plans. The design of the pipe runs and construction details are acceptable. The current design provides for flow to the northeast portion of the site where the Wastewater Treatment Plant is proposed. A note on sheet CU101 state that "If connection to a public sanitary sewer becomes available, the onsite sanitary sewer will be redesigned to make such a connection" Obviously instead of having the flow go to the northeast portion of the lot, the pipes would have to flow to a pump station or to the street and either way, redesign would be necessary.*

Response: Informational comment. No response required.

3. *The disposal of the effluent proposed is via a large 70,000 sf disposal bed. This system is unique in that the majority of the area for disposal is beneath paved surface areas and the shape of the bed is very irregular. A typical detail of the disposal bed with pipe spaces a*

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maximum of 3 feet on center. The plans do not show the layout of the pipes and weather they are connected with a manifold at each end and there is no indication if this is a pumping system or gravity. I would think it would be a pumping system.

Response: The system will be a pumping system. The future NJDEP submissions can be forwarded to your office and the township.

4. *Details of the Wastewater Treatment facilities have been provided on the Utility Plan sheet CU101 and on the detail sheet CS505 and 506. The details are schematic in form and when a full set of plans are filed with the NJDEP for permits and approval, a full set should be provided to the Planning Board besides the Township Committee.*

Response: A copy of the NJDEP approved plans will be provided to the Planning Board and to the Township Committee.

5. *The Treatment Plan is an Amphidrome System with all the clearwell tanks, reactors, equalization and anoxic tanks underground. The only above ground component is the Wastewater Treatment Control building. I believe a generator will be required for the Wastewater Facilities, but none is shown on the plans.*

Response: A generator will be required. The final location and size of such generator will be provided to your office as part of resolution compliance.

6. *As states earlier, the review and approval of the treatment and disposal facilities lies with NJDEP. The Township Governing Body will have to sign off on the applications acknowledging that they area ware of the filing of the permits.*

Response: Informational comment. No response required.

D. Water System:

1. *The Settlement Agreement with the developer indicates the Colts Neck Township will cooperate with the developer to facilitate connection to the public water system in Freehold Township. Again, it is my understanding that this connection has met opposition and has not been secured. The developer has then had discussion with the Gordon's Corner Water Company and while that connection may be physically possible, it has yet to be approved by the Governing Body. Therefore, the water supply, treatment and distribution system will be an onsite system.*

Response: A public connection to the Gordon's Corner Water Company is currently being evaluated. Supplemental plans have been provided to show the potential connection.

2. *The on-site water system consists of ton production wells, an on-site treatment system, a 67.00 gallon domestic water supply tank and approximately 4.400 lf. of 4" water supply*

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lines for domestic use. There are 3-20,000 gallons below grade storage tanks dispersed throughout the site for firefighting purposes, each tank has a connection point for the firefighting equipment to connect. A Safe Drinking Water permit and Water Use Registration permit will be required from NJDEP.

Response: **All necessary approvals from outside agencies having jurisdiction will be obtained for the onsite water supply system if that option is pursued.**

3. *Pickwick Well Drilling installed an 8 inch well in the Englishtown Formation with 30 ft. screen some 313 feet deep. It was tested to see if it could produce the 130 gpm which is required, and it did. Then on June 1 thru June 4 a 72 hour constant rate aquifer pumping test was performed to verify an aquifer safe yield of 130 gpm and to determine if other existing users in the same aquifer would be affected. Observation wells were installed to measure the production well with a drawdown of 12 and 10 feet. Two other wells were observed at 412 and 448 feet from the production well and their drawdown was 7.5 and 6 feet. Based on this and other measurements it was concluded that this production well is a feasible supply source for this development. A hydrogeological report will be prepared based on the test pumping and filed with NJDEP when applying for the permits needed. The 72 hour pumping test report indicates that the nearest residential well is 1012 feet from this well and that at the High School is 1195 feet away. They further indicate that the amount of drawdown in the aquifer will not affect these nearby wells.*

Response: **Informational comment. No response required.**

4. *As stated above 3-20,000 gallon below grade water tanks for firefighting purposes are proposed. Details of the tank and connection are shown on sheet CS-506. The fire official should review the connection detail and proposed locations to see if they are acceptable. The biggest difference with the onsite system vs the public water system connection is the firefighting capabilities. The design for the public system has approximately 12 fire hydrants dispersed throughout the site. The fire official should review the 3-20,000 gallon systems proposed and determine if it is adequate and meets the fire code.*

Response: **The fire protection plan for the development will be coordinated with the fire official. As noted during the initial August Planning Board meeting, the applicant has no objection to addressing Fire Department comments.**

5. *The plans show an elevation view of the proposed domestic water tank. The tank has a 28 foot diameter and is 14.57 ft. high at the outer edge and the dome top approximately another 5 feet for a total height of approximately 20 feet. Obviously, the distribution of the water will be via a pumping system in order to provide the pressure to supply the units. If DEP requires an elevated tank to obtain the pressures needed, the tank will be well over 100 feet in height. The applicant should advise the Board if their preliminary discussions with DEP indicates that a pressure system will be accepted.*

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Response: As stated during the August 2021 Planning Board meeting, the applicant prefers a public water system connection which would eliminate the need for any elevated tanks. If an on-site option is required, the need for an elevated tank would be further discussed with NJDEP.

6. *There plans state that each building will have internal storage tanks/priming systems for firefighting purposes. Details of these facilities have not been provided.*

Response: If the on-site option is pursued, details will be provided.

7. *A generator will be required for the wells, treatment facilities and pumping systems. The location of generator and views of it will have to be provided on the site plan besides the plans going to NJDEP.*

Response: If the on-site option is pursued, a generator will be required. The final location and size of such generator will be provided to your office as part of resolution compliance.

E. Additional:

1. *Ownership and Operation of the sanitary sewer and water systems have not been discussed. Will it be the owner of the property of a separate utility company? I would expect that a separate franchise area for the ownership and operation of these systems will have to be approved by the Township.*

Response: The on-site systems would be operated by a private utility company.

2. *Monmouth County Planning Board approval is required. Their report of 5/10/2021 requires submittal of additional information in order for them to complete their review.*

Response: Approval from Monmouth County will be obtained.

3. *Freehold Soil Conservation District approval is required.*

Response: Approval from the Freehold Soil Conservation District will be obtained.

4. *Review and approval from the Township Fire Official should be obtained.*

Response: Approval from the Township Fire Official will be obtained.

5. *Performance Guaranties and Inspection fees will be required. They will be calculated by the office if approval is granted by the Board.*

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Response: **Performance guaranties and inspection fees will be posted as required.**

6. *Comments from the Environmental Committee, Shade Tree Committee and Architectural Review Committee should be obtained.*

Response: **It is our understanding that these comments have been provided previously.**