

April 1, 2024

Neptune Township Planning Board  
PO Box 1125  
Neptune, NJ 07754

**Re: Walter H. Bostian, Jr.  
Preliminary and Final Major Subdivision  
Lot 17, Block 5408  
Our File: NTPB 24-01**

Dear Board Members:

Our office has received and reviewed an application for Preliminary and Final Major Subdivision approval in conjunction with the above referenced project.

**1. Submitted Documents**

- Preliminary and Final Major Subdivision Plan for 425 South Riverside Drive, consisting of seven (7) sheets, prepared by Richard DiFolco, P.E., P.P., of JKR Engineering and Planning, dated November 27, 2023, with the latest revisions dated January 26, 2024.
- Final Plat, Major Subdivision, Lot 17, Block 5408, consisting of one (1) sheet, prepared by Jeffrey S. Grunn, P.L.S., of Lakeland Surveying, dated November 27, 2023, with no revision date.
- Survey of Property prepared for Lot 17, Block 5408, consisting of one (1) sheet, prepared Jeffrey S. Grunn, P.L.S. of Lakeland Surveying, dated August 23, 2022, with no revision date.
- Drainage Report for Walter and Katherine Bostian, 425 South Riverside Drive, prepared by Richard DiFolco, P.E., P.P., of JKR Engineering and Planning, dated December 2023, with no revision date.
- Environmental Impact Statement for Walter and Katherine Bostian, 425 South Riverside Drive, prepared by Richard DiFolco, P.E., P.P., of JKR Engineering and Planning Services, LLC, dated December 2023, with no revision date.

- Community Impact Statement, Major Subdivision, Block 5408, Lot 17, prepared by Richard DiFolco, P.E., P.P., of JKR Engineering and Planning Service, LLC, dated December 2023, with no revision date.
- Architectural Plan, Bostian Residence, 425 South Riverside Drive, consisting of seven (7) sheets, prepared by Mary Hearn, AIA, of M.B. Hearn Architecture, LLC, dated November 13, 2023, with no revision date.

We have completed our engineering and planning review of the submitted documents and offer the following comments:

**2. Site Analysis**

- A. The subject property, known as Lot 17, Block 5408, consists of 52,500 sf (1.21 ac) with multiple frontages on South Riverside Drive, Vernon Avenue and Tremont Drive. The lot is currently occupied with a one-story frame dwelling, inground pool and basketball court. The site is bounded by residential.
- B. The proposed roadways are improved with curbs, sidewalks, and underground sewer/water utilities.
- C. The Applicant is proposing to subdivide the property into four (4) single-family homes. All lots will be conforming.

**3. Zoning and Land Use**

- A. The property (Lot 17, Block 5407) is located in the R-2 Low Density Single Family Residential District.
- B. Detached single-family residences are permitted uses within the zone.

**4. Variance and Design Waivers**

- A. The proposed bulk conditions for the site are as outlined in the following table:

|                                | <b>Required and/or Permitted</b> | <b>Existing Lot 17</b> | <b>Proposed Lot 17.01</b> | <b>Proposed Lot 17.02</b> | <b>Proposed Lot 17.03</b> | <b>Proposed Lot 17.04</b> |
|--------------------------------|----------------------------------|------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Minimum Lot Area               | 10,000                           | 1.21 AC                | 10,000                    | 10,000                    | 22,500                    | 10,000                    |
| Maximum Density                | 4.30 DU/AC                       | 0.83                   | **                        | **                        | **                        | **                        |
| Maximum Floor Area Ratio (FAR) | N/A                              | N/A                    | N/A                       | N/A                       | N/A                       | N/A                       |
| Minimum Lot Width              | 100                              | 200                    | 100                       | 100                       | 200                       | 100                       |
| Minimum Lot Frontage           | 100                              | 200                    | 100                       | 100                       | 200                       | 100                       |
| Minimum Lot Depth              | 100                              | 200                    | 100                       | 100                       | 100                       | 100                       |
| Minimum Front Yard Setback     | 25                               | 29.4                   | 34.8                      | 35.6                      | 27.19                     | 36.7                      |

|   | Required and/or Permitted | Existing Lot 17 | Proposed Lot 17.01 | Proposed Lot 17.02 | Proposed Lot 17.03 | Proposed Lot 17.04 |
|---|---------------------------|-----------------|--------------------|--------------------|--------------------|--------------------|
| Minimum Side Yard Setback                             | 10                        | 10              | 10                 | 10                 | 25                 | 10                 |
| Minimum Combined Side Yard Setback                    | 25                        | N/A             | 25                 | 25                 | N/A                | 25                 |
| Minimum Rear Yard Setback                             | 30                        | N/A             | 30                 | 30                 | N/A                | 30                 |
| Maximum Percent Building Coverage                     | 30%                       | 14%             | 30%                | 30%                | 22.2%              | 30%                |
| Maximum Percent Lot Coverage                          | 40%                       | 36.2%           | 40%                | 40%                | 39.7%              | 40%                |
| Maximum Number of Stories                             | 2.5                       | 1               | 2.5                | 2.5                | 2.5                | 2.5                |
| Maximum Building Height                               | 35                        | 20              | 35                 | 35                 | 35                 | 35                 |
| Minimum Improvable Area                               | 2,400                     | 33,411          | 3,375              | 3,375              | 11,393             | 3,375              |
| Minimum Improvable Area – Diameter of a Circle (Feet) | 32                        | 150             | 45                 | 45                 | 65                 | 45                 |

**The following italicized text is as outlined in the ordinances:**

B. *Ordinance Section 421.D.1 Sections (a) and (b) states – Within any development, construction on steep slopes, as defined herein, shall be in accordance with the following provisions:*

- 1) *Construction on steep slopes of fifteen (15%) percent or greater, but less than twenty-five (25%) percent, shall be permitted in accordance with the following regulations:*
  - a) *A maximum of thirty (30%) percent of the total lot area in this slope category may be used for construction purposes; and*
  - b) *Construction shall not result in the creation of critical slope areas.*

The Applicant shall provide testimony and a steep slope plan to fully address the impacts of this ordinance. The Applicant proposes grading of steep slopes at proposed Lot 17.03 and 17.04 and right-of-way. Additionally, Lot 2 adjacent to Lot 17.04 also appears to be impacted. The Applicant shall provide a plan outlining compliance.

C. Additionally, Lots 17.03 and 17.04, also appear to be impacted. The Applicant shall provide a map to demonstrate compliance. *Ordinance Section 421.D.s Sections (a) through (e) states – No construction shall be permitted in critical slope areas (slopes of 25 percent or greater) unless all of the following criteria are met:*

- 1) *The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard.*
- 2) *The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet.*

- 3) *The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet.*
- 4) *The construction does not include the removal of any tree having a diameter at point of measurement greater than eighteen (18) inches and,*
- 5) *The Applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.*

The Applicant shall provide testimony and a steep slope plan to fully address the impacts of this ordinance. The Applicant proposes grading of steep slopes at proposed Lots 17.03 and Lot 17.04, and right-of-way. Additionally, Lot 2, also appears to be impacted. The Applicant shall provide a plan outlining compliance.

The Applicant must ensure no construction is proposed in steep slope areas or **a variance will be required.**

- D. *Ordinance Section 421.F requires setbacks of one-half (1/2) the height for "Landscaping Retaining Walls". The proposed setback for all the walls should be provided. A variance may be required for the proposed modular block wall adjacent to the road right-of-way. Dimensions should be provided.*
- E. *Ordinance Section 505.B.4. Table 5.2 indicates for single-and two-family dwellings, the minimum width is nine (9) feet, and the maximum width is eighteen (18) feet. The plans indicate a proposed driveway width of twenty-two (22) feet for proposed Lot 17.04. **A design waiver is required.***
- F. *Ordinance Section 505.B.5 (Grading), states that driveway grades shall not exceed six (6%) percent at any point along the entire length of the driveway. By our office calculations some of the driveway exceeds six (6%) percent, Lots 17.02, 17.03 & 17.04. **A design waiver is required. The plans should indicate all driveway slopes on the grading plan.***

## **5. Subdivision Plan Review**

- A. General Site Improvements
  - 1) Proposed lot and block numbers should be assigned by the Neptune Township Tax Assessor.
  - 2) Monumentation shall be in accordance with the Map Filing Law and Ordinance Section 512. The Applicant is required to provide metal alloy pins at all corners of approved lots.

- 3) The following General Notes shall be added to the plan:
  - a) “All construction shall be in accordance with Neptune Township Design Standards and Details.”
  - b) “No soil shall be removed from the site without the written approval of the Director of Engineering and Planning.”
  - c) “All proposed utilities shall be placed underground.”
  - d) Per Ordinance Section 516.B.7, “No utility meters or other utilitarian improvements that detract from the appearance of the front elevation shall be located on the front elevation of a residential structure.”
  - e) “During construction, the developer shall comply with solid waste, public health and noise codes.”
  - f) A note should be added to the plan indicating that, “Any fill to be imported shall be certified clean.”
- 4) The Applicant shall obtain zoning approval for each property prior to the start of construction.
- 5) The Applicant shall provide testimony addressing the parking in accordance with Residential Site Improvement Standards (RSIS).
- 6) A note should be added to the plan indicating the driveway apron and concrete curb shall be in accordance with RSIS.
- 7) The Applicant shall address the dedication of drainage easements for the swale on Lots 17.02, 17.03 & 17.04.
- 8) Retaining Walls – The Applicant shall provide testimony regarding the following concerns:
  - a) *Ordinance Section 421.H.I – The Applicant’s engineer shall certify that a failure of the structural retaining wall will not have an adverse impact on any adjoining property or public right-of-way.*
  - b) *Ordinance Section 421.I – Safety Requirements of Structural Retaining Walls. The top of any structure retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of*

*three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.*

- c) *Ordinance Section 421.J – Design. A licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment.*

**Signed and sealed plans shall be submitted.**

- d) *Ordinance Section 421.K – Inspection. A licensed structural or civil engineer, at the cost of the Applicant, shall inspect the construction of a structural retaining wall, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.*

**Our office recommends this be made a condition of the approval, should the Board act favorably on the application.**

- e) *Ordinance Section 527 – Design and maintenance of structural retaining walls shall be in accordance with the standards provided within this ordinance section.*
- 9) The plat should be titled, “Preliminary and Final Major Subdivision”.
- 10) Testimony on the type of dwelling foundations that are being proposed.
- 11) *Ordinance Section 505.B.3. (Construction Specifications), states that driveways shall be paved with a minimum of four (4) inches of compacted sub-base material and two (2) inches of three-eighths inch roadway stone or comparable material or to an alternate standard as approved by the Township Engineer. **A detail should be provided.***
- 12) *Ordinance Section 512.A. (Major Subdivision), states that as part of a major subdivision, concrete monuments shall be installed at all tract boundary corners and at all points of the right-of-way which establish a publicly dedicated street. Such monuments shall be located between the sidewalk and the front property line where appropriate. A metal alloy pin of permanent character shall be installed at all remaining lot corners of all approved lots. **The Applicant should provide additional concrete monuments along with metal alloy pins of***



**permanent character and shall be installed at all remaining lot corners of all approved lots.**

- 13) *Ordinance Section 512.B. (Single-Family Developments), states that the following look-a-like provisions/elevation standards shall be used to prepare and review any new single-family residential development. No dwelling unit shall hereafter be constructed in any residential zone which shall be like or substantially like any neighboring dwelling as hereinafter defined, in more than two of the following six respects:*
- a) *Height of the main roof ridge above the elevation of the first floor;*
  - b) *Length of the main roof ridge;*
  - c) *Width between outside walls at the ends of the dwelling under the main roof perpendicular to the length thereof;*
  - d) *Relative location with respect to each other of garage, if attached, porch, if any, and the remainder of the dwelling in the front elevation;*
  - e) *Relative location of windows in the front elevation;*
  - f) *The materials used in the front elevation.*

**Testimony should be provided. No architectural plan provide for the three (3) new lots.**

- 14) As outlined below, the following ordinance sections apply to proposed Lot 17.03:
- a) Ordinance 411.11 Storage Sheds

| <b>Requirement</b> | <b>Allowed</b>   | <b>Proposed</b>                 |
|--------------------|------------------|---------------------------------|
| Size               | 175 sq ft        | 168 sq ft                       |
| Height             | 15 ft            | <b>Testimony to be provided</b> |
| Location           | 5 ft (Side/Rear) | 6 ft (Side)                     |
| Quantity           | 2 Sheds          | 1 Shed                          |

- b) Ordinance 411.12 Swimming Pool

| <b>Requirement</b>     | <b>Allowed</b>     | <b>Proposed</b> |
|------------------------|--------------------|-----------------|
| Location               | Rear/Side          | Side            |
| Setback/Pool/Equipment | 10 ft<br>Side/Rear | 6 ft (V)        |
| Setback/Pool Deck      | 3 ft               | 6 ft            |

|                     |                      |  |
|---------------------|----------------------|--|
| Pool Fencing Height | 4 ft                 | <b>Testimony to be provided (none shows)</b> |
| Pool Fencing        | Non-Solid Corner Lot | <b>Testimony to be provided (none shows)</b> |

- c) Per Ordinance 411.12.F – The Applicant shall address drainage of the swimming pool.

*No swimming pool shall drain into a public sanitary sewer or be located in such a manner that water from the pool or filtering equipment drains into another property.*

- 15) The Applicant shall provide testimony on subdivision standards outlined in Ordinance Section 524:

Subdivision Development Standards

- a) Applicability

*This article shall apply to all subdivision applications*

- b) Standards

(1) *Blocks. The length, width and area of blocks created within bounding roads creating blocks shall be such as to accommodate the lot areas and dimensions required by Article IV of this Chapter for the specific district in which the block is located and to provide for convenient access, circulation, control and safety of street traffic.*

(2) *Lots. No lot shall be created on which development may be rendered impracticable due to significant environmental or man-made constraints, such as steep slopes, wetlands, floodplains, flood hazard areas, drainage or other natural conditions or lack of sewer capacity, utility service, vehicular access or other man-made conditions. Where such conditions occur the affected land shall be incorporated into the adjoining lots or contiguous open space. Where there are unanswered questions as to the suitability of a lot for its intended use due to any of the above referenced factors or similar circumstances, the Board may, after adequate investigation, withhold approval of such a lot.*



- (3) *Lot Orientation. Side lot lines shall be at right angles to straight street lines and radial to curved street lines, wherever practical. Flag, through, and reverse frontage lots are discouraged.*
- (4) *Frontage. To the greatest extent possible, lot frontage shall not be less than the required lot width. For detached single-family residential development only, a seventy-five (75) percent reduction in lot frontage may be permitted, provided the required lot width is met at the front setback line, and provided all other bulk requirements for the particular lot are met.*
- (5) *Conformance. Where a lot is formed from part of a lot already occupied by a building, any subdivision shall be executed in such a manner so as to not create or exacerbate any violation of the requirements of this Ordinance with respect to the existing building and all yard, setback, coverage, buffers and open space in connection therewith. All resulting lots shall have dimensions consistent with the requirements of the zoning district in which they are located.*

B. Traffic Circulation and Parking

- 1) *Ordinance Section 517 (Sight Triangle), states that on all corner lots in all zones except Historic Zone Districts, there shall be an unobstructed sight triangle formed by measuring twenty-five (25) feet along each curb line from the point of intersecting curb lines at such corner and connecting such points to form a triangular area. **The plan provides sight triangles. Testimony should be provided.***
- 2) The Applicant shall provide testimony outlining the generated trips for the newly proposed single family dwellings.

C. Grading and Stormwater Management

- 1) The project proposes the following disturbance:

|          | <b>Impervious Coverage</b> | <b>Impervious Coverage Motor Vehicle</b> | <b>Pervious</b> |
|----------|----------------------------|--|-----------------|
| Existing | 19,030 sq ft               | 1,044 sq ft                              | 33,470 sq ft    |
| Proposed | 17,703 sq ft               | 3,517 sq ft                              | 34,797 sq ft    |

In accordance with NJDEP Best Management Practices Chapter 6, Paragraph 1, the project is not considered a major development since there is less than one acre of disturbance and less than one quarter acre of new impervious surface proposed.

- 2) The property is located within the New Jersey State Planning Area PA-1 (Metropolitan). In compliance with NJDEP Best Management Practices for Groundwater Recharge, the Applicant is not required to provide recharge within the “Urban Redevelopment Area”. This is also in compliance with Neptune Township’s Stormwater Ordinance Section 528.3.F.b(3)a with regards to areas of high pollutant loading.
- 3) The Applicant has designed the stormwater management system to address the NJDEP BMP Manual and Township of Neptune Stormwater Management Ordinance 21-07, Section III.A.
- 4) Under Ordinance Section 528.F.1.B(3).c.(1) – The Applicant must comply with the 2, 10, and 100-year pre. vs. post construction stormwater runoff rates. The following table is for pre and post development stormwater runoff and volume rates:

Runoff

| <b>Design (Year)</b> | <b>Existing Peak Flow (cfs)</b> | <b>Proposed Peak Flow (cfs)</b> |
|----------------------|---------------------------------|---------------------------------|
| 2                    | 1.048                           | 1.039                           |
| 10                   | 1.787                           | 1.779                           |
| 100                  | 3.470                           | 3.465                           |

Volume

| <b>Design (Year)</b> | <b>Existing Peak Flow (cf)</b> | <b>Proposed Peak Flow (cf)</b> |
|----------------------|--------------------------------|--------------------------------|
| 2                    | 11,627                         | 11,435                         |
| 10                   | 20,669                         | 20,445                         |
| 100                  | 42,384                         | 42,128                         |

**D. Utilities**

- 1) The Applicant has provided the following proposed utility schematics with the Utility Plan Sheet:
  - a) Domestic water service
  - b) Sewer service
  - c) Gas service

- 2) In accordance with Ordinance Section 526, “All utility services shall be placed underground”. The Applicant should add a note on the plans.
- 3) With regard to sanitary sewer improvements, the Applicant shall comply with the following:
  - a) The Applicant should obtain Township of Neptune Sewerage Authority (TNSA) approval for the proposed sewer connection.
  - b) Flow calculations should be provided for the facility, calculations shall be submitted regarding the proposed flow and capacity of existing system.
- 4) The Applicant should obtain approval from New Jersey American Water Company to confirm the proposed connection and capacity for the proposed single-family dwelling units.
- 5) *Ordinance Section 526.A.1., states that all electric, telephone, television and other communication facilities, both main and service lines servicing new developments, shall be provided by underground wiring within easements and dedicated public rights-of-way, installed in accordance with the prevailing practices of the utility or other companies providing such services. The Applicant does not show or provide a note on the subdivision plan on the location of the electric, telephone, television, and other communication facilities. **Testimony should be provided.***
- 6) *Ordinance section 526.A.1, states that main electric, telephone, television, and other communication facility lines servicing new developments shall be located within a utility easement at least then (10) feet in width. Said easement shall be located parallel and adjacent to a public or private right-of-way. This shall facilitate the location of street trees within a minimum five (5) foot wide tree lawn adjacent to the easement. The Applicant does not show or provide a note on the subdivision plan on the location of the electric, telephone, television and other communication facilities. **Testimony should be provided.***

D. **Environmental and Community Impact**

- 1) The Applicant is required to provide testimony for the Environmental Impact Statement in compliance with the Township of Neptune Land Development Ordinance No. 4-23; Section 2 entitled “Environmental Impact System”. The Applicant shall provide testimony with regard to the following:

- a) Testimony shall be provided to address recycling and solid waste disposal for the site.
- 2) The Applicant should also provide testimony to address related key elements of the Environmental Impact Ordinance Section 811.01 with regards to noise, lighting, air pollution and impacts of water quality from the proposed development.
- 3) Testimony to be provided regarding the proposed import of material to raise the site. Information shall be required in accordance with Neptune Township Land Development Ordinance Section 420, Soil Conservation as to source and testing of source material for review and approval prior to import to the site.
- 4) The site is located close to Shark River. According to FEMA Map 34025C0341G (effective 6/15/2022) the associated flood zones on the site are Zone X, Zone AE 10, and Zone AE 11. Shark River is designated as Zone VE 12. Proposed dwellings are elevated a minimum of one (1) foot above the designated flood zone elevation. Proposed first floor elevations are set at elevation 14.25+ (NAVD88). No basements are proposed.

The site will require a CAFRA permit for the subdivision of property and construction of the four dwellings. **Testimony to be provided.**

E. **Lighting and Landscaping**

- 1) Testimony to be provided to address street lighting in accordance with Ordinance Section 511.
- 2) The following notes shall be added to the Landscape Plan:

Street trees are proposed with this application. Street trees shall be in accordance with Ordinance Section 523.E. The following notes shall be added to the plan.

- a) "Street trees shall be substantially uniform in size and shape and have straight trunks."
- b) "Trees shall be properly planted and staked in accordance with the Neptune Township Engineering Standards."
- c) "Provision shall be made by the developer for regular watering and maintenance until landscaping is established."

- d) “Dead or dying trees shall be replaced by the developer during the next suitable planting season.”
    - (1) Testimony to be provided to address street lighting in accordance with Ordinance Section 511.
  - e) “The developer shall be required to replace dead or dying plant material for a period of two (2) years from the date of issuance of a final zoning permit for occupancy and shall post a maintenance guarantee pursuant to Article X of the Township Ordinance” per Ordinance Section 509.F.
- 3) The landscaping table shall be revised to address fall planting hazard per Ordinance 509.G.
  - 4) A tree removal permit shall be obtained from the Township Conservation Office prior to any tree removal. The Applicant’s compliance with replacement tree requirements shall be provided during testimony, (if required).
  - 5) Planting notes shall be revised to address Ordinance Section 509.E., “Only nursery-grown plant material shall be utilized.”
  - 6) *Ordinance Section 504.B.5. (Planting Strips), states that the area located between curbs and sidewalks or walkways shall be either planted with grass or another type of ground cover plant material. Planting strips located in the public right-of-way may be paved with bricks or other similar type of decorative paving materials as specified by the Township Engineer. In no instance, however, shall a planting strip be permitted to be covered with asphalt or loose stones of any variety. **Testimony should be provided.** The details shall be updated on the plan.*
  - 7) *Ordinance Section 523.D. (Street Tree Type), states that tree type may vary depending on overall effect desired but, as a general rule, all trees shall be large deciduous trees except as needed to achieve special effects. Tree selection shall be approved by the Board in accordance with the Neptune Township Shade Tree Commission Tree Planting Guide. Alternate selections may be approved at the discretion of the Board. The Applicant is proposing Northern Red Oak for street trees. **Shade Tree Commission approval is required.***

F. **Community Impact Analysis**

- 1) The Community Impact Statement has indicated that the development would generate the following:

- 11 Residents
  - 4 Public school-age children
- 2) The Applicant shall address the impact on emergency response (i.e., Police, Fire, EMS) for the proposed site.
  - 3) The Applicant shall provide testimony to address key elements of community impact with regards to dwellings and fiscal impact.
  - 4) Testimony shall be provided on financial impact. The report shall utilize tax data for 2023, and current school district budget 2022-2023.
    - a. As stated in the report:
      - (1) Tax Revenue (2023): annual revenue \$53,760.00
      - (2) School Cost (2023-2024): generated cost \$85,996.00

**6. Conditions of Approval**

- A. NJDEP – CAFRA
- B. Freehold Soil Conservation
- C. Monmouth County Planning Board
- D. New Jersey American Water
- E. Neptune Township Developers Agreement
- F. Neptune Township Sewer Department
- G. Neptune Township Tree Removal Permit/Replacement Tree Fees
- H. Neptune Township Fire Official
- I. Neptune Roadway Opening Permit
- J. The Applicant shall secure all county permits, for road opening, water sanitary gas and electric.
- K. Neptune Township Stormwater Management Maintenance fee
- L. Performance Guarantees and engineering inspection fees
- M. Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001

- N. Signed and sealed structural retaining wall plan
- O. Structural retaining wall maintenance plan
- P. Escrow to address inspection of structural retaining wall.

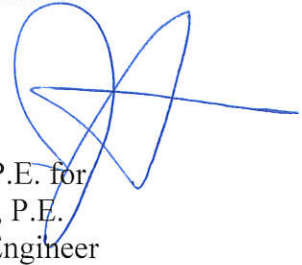

Our office recommends the above completeness waivers be reviewed by the Planning Board prior to issuing our letter for completeness.

Should you have any questions or require additional information regarding this matter, please contact our office.

Very truly yours,  
LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.  
Planning Board Planner



Gerald J. Freda, P.E. for  
Peter R. Avakian, P.E.  
Planning Board Engineer

MM/mcs

cc: Kristie Dickert, Administrative Officer  
Mark Kitrick, Esq., Board Attorney  
Ronald J. Troppoli, Esq., Applicant's Attorney  
Richard DiFolco, P.E., Applicant's Engineer  
Mary Hearn, AIA, Applicant's Architect

NT/PB/24/24-01a