

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Site Plan Action

Our File # NMJ806

This is to inform the Township of Neptune Zoning Board of Adjustment
that the Site Plan Application of Hovsons Inc.

known as Victoria Gardens Townhomes

located in Tax Map Block 4001 Lots 1, 2 and 3

Owned by: Same as above

Drawn by: Professional Design Services, LLC

and dated 5/25/2021, was received in this office 7/20/2021. On 8/9/2021 the following action

was taken by the: Development Review Committee Planning Director

Conditional Preliminary Approval

If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

Conditions:

1. The applicant shall submit a certified check or bank check in the amount of **\$213,843.59** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure N-18, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure N-18. The analysis for determining the proportionate share contribution is attached.
2. Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.



David Schmetterer, P.P., A.I.C.P.
Assistant Director of Planning
For the Development Review Committee

cc: Professional Design Services, LLC
Guliet D. Hirsch, Esq.
Mark R. Aikins, Esq.
Joseph Barris, P.P., A.I.C.P., C.F.M.
J. Ettore; R. Bragg; V. Cardone; V. Zabat
Highway Department
Construction Office
NMJ806 1377 CPA

The Board of County Commissioners of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director of Public Works & Engineering
Email: jwtochia@co.monmouth.nj.us



JOSEPH M. ETTORE
County Engineer
Email: engineer@co.monmouth.nj.us

**DIVISION OF ENGINEERING
& TRAFFIC SAFETY**
Hall of Records Annex
Freehold, New Jersey 07728
Telephone: (732) 431-7760
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Aug. 9, 2021

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Victorino B. Zabat, P.E., Principal Engineer

**RE: NMJ 806 – Victoria Gardens
Block 4001, Lots 1, 2 & 3
Township of Neptune**

A handwritten signature in black ink, appearing to be 'VZ', is written over the 'FROM' line of the memorandum.

The following items were received by this office in connection with the above-referenced subdivision application:

1. Preliminary & Final Major Subdivision for Victoria Gardens, Block 4001, Lots 1, 2 & 3, Township of Neptune, Monmouth County, New Jersey, dated May 25, 2021 (31 sheets);
2. Stormwater Management Report for Victoria Gardens Major Site Plan, Neptune Township, Monmouth County, New Jersey, dated June 24, 2021;
3. Drainage Area Map to Nearest County Bridge for Victoria Gardens Major Site Plan, Neptune Township, Monmouth County, New Jersey, dated July 12, 2021 (one [1] sheet), reduced

We have the following comments regarding this subdivision application:

Please request the following from the applicant and the applicant's engineer, so that we can continue our review:

1. Storm runoff from the site is tributary to County Structure N 18, Jumping Brook at Jumping Brook Road, and County Structure W 39, Shark River at Schoolhouse Road.
2. Attached is a Bridge Assessment for County Structure N 18.
3. Assessment for County Structure W 39 will not be necessary at this time.
4. The plan set states that this project is a subdivision, however the stormwater report refers to this project as a site plan.
Resolve this inconsistency.

continued

To: Joe Barris, Director of Planning
From: Victorino B. Zabat, Principal Engineer

Page: 2 of 2
RE: NMJ 806

Please request that the applicant and applicant's engineer provide an itemized response to these comments.

Please remind the applicant and the engineer that responses may result in additional requests and / or conditions on the application.

c: Joseph M. Ettore, County Engineer
Raymond W. Bragg, Assistant County Engineer
Tom Lombardi, Supervising Engineer
Vince Cardone, Principal Engineer II
Victor Furmanec, Supervising Planner
Quinn Ruff, Assistant Planner
Phyllis Harrington, Principal Planning Aide
File



MONMOUTH COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

TOWNSHIP OF NEPTUNE

COUNTY STRUCTURE N 18
JUMPING BROOK
AT JUMPING BROOK ROAD

BY VBZ
DATE 7/26/2021
CHECKED TL
REVISED 8/9/2021

FAIR SHARE CONTRIBUTION

1. TOTAL DRAINAGE AREA TO STRUCTURE N 18 **91.22 ac. = 0.1425 sq.mi.**

THEREFORE THE SITE IS SUBJECT TO DEVELOPMENT REGULATIONS § 4.2

2. SITE AREA = **40 ac.** BLOCK 4001 LOTS 1, 2 & 3

3. PORTION OF SITE WITHIN DRAINAGE AREA TO STRUCTURE N 18 **54%**
See Attached TRIBUTARY SITE AREA = **21.45 ac.**

4. PORTION OF N 18 DRAINAGE AREA OCCUPIED BY SITE:

SITE PORTION OF D.A. = **21.45 / 91.22 = 23.51%**

5. ESTIMATED COST: 2 RUNS x 4-ft. x 10-ft. BOX CULVERT = **\$909,408.50**
See Attached

6. APPLICANT'S FAIR SHARE CONTRIBUTION = **\$213,843.59**
= 0.2351 * \$909,408.5 =



MONMOUTH COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

NEPTUNE TOWNSHIP

**COUNTY STRUCTURE N 18
JUMPING BROOK
AT JUMPING BROOK RD.
VICTORIA GARDENS**

BY VBZ
DATE 7/31/2014
CHECKED RWB TL
REVISED 8/9/2021

PROJECT: **NMJ 806**

C O S T E S T I M A T E

Item No.	Est'd Qty	Units	Item	Unit Price	Amount
1	1	L.S.	Clearing Site	74,000.00	\$74,000.00
2	1	L.S.	Maintenance & Protection of Traffic	68,500.00	68,500.00
3	17500	Unit	Uniformed Police Officers (If and Where Directed)	1.00	17,500.00
4	480	C.Y.	Excavation, Unclassified	40.00	19,200.00
5	135	C.Y.	Borrow Excavation	50.00	6,750.00
6	6	Units	Test Pits (If and Where Directed)	235.00	1,410.00
7	150	C.Y.	Foundation Excavation	40.00	6,000.00
8	80	Tons	Construction Driveway	50.00	4,000.00
9	5	Units	Inlet Filter Type 2, 2' x 4'	125.00	625.00
10	500	L.F.	Silt Fence	2.00	1,000.00
11	480	S.Y.	Geotextile	5.00	2,400.00
12	250	S.Y.	Riprap Stone Channel Protection, 24 in. Thick (d50 = 12 in.)	90.00	22,500.00
13	1	L.S.	Maintenance of Stream Flow	44,000.00	44,000.00
14	200	L.F.	Floating Turbidity Barrier	18.00	3,600.00
15	100	L.F.	4-ft. x 10-ft. Concrete Culvert, Precast	2,700.00	270,000.00
16	125	C.Y.	Concrete Footings	1,000.00	125,000.00
17	15	C.Y.	Concrete Headwalls and Wingwalls	1,000.00	15,000.00
18	18	C.Y.	Concrete Parapets	500.00	9,000.00
19	8000	Lbs.	Reinforcement Steel in Structures, Hot Dip Galvanized	2.50	20,000.00
20	180	C.Y.	Coarse Aggregate Layer / Broken Stone	40.00	7,200.00
21	60	C.Y.	Dense-Graded Aggregate Base Course	50.00	3,000.00
22	135	Tons	Hot Mix Asphalt Base Course Mix I-2	90.00	12,150.00
23	45	Tons	Hot Mix Asphalt Surface Course Mix I-5	90.00	4,050.00
24	35	Gal.	Tack Coat	2.00	70.00
25	200	Gal.	Prime Coat	3.00	600.00
26	2	Units	Inlet, Type B	4,000.00	8,000.00
27	1	Units	Reconstruct Standard Manhole	2,600.00	2,600.00
28	2	Units	Drainage Junction Box	6,800.00	13,600.00
29	1	Units	Manhole	4,000.00	4,000.00
30	1	Unit	Reset Existing Casting	600.00	600.00
31	12	L.F.	42-in. diam.Reinforced Concrete Culvert Pipe, Class III	175.00	2,100.00
32	26	L.F.	24-in. diam.Reinforced Concrete Culvert Pipe, Class III	135.00	3,510.00
33	12	L.F.	15" Reinforced Concrete Culvert Pipe, Class III	90.00	1,080.00



MONMOUTH COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

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AT JUMPING BROOK RD.
VICTORIA GARDENS**

BY VBZ
DATE 7/31/2014
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PROJECT: NMJ 806

C O S T E S T I M A T E

Item No.	Est'd Qty	Units	Item	Unit Price	Amount
34	70	S.Y.	Concrete Sidewalk, 4-in. Thick	75.00	5,250.00
35	50	L.F.	Pedestrian Hand Railing	200.00	2,800.00
36	260	L.F.	Beam Guide Rail	60.00	15,600.00
37	4	Units	Guide Rail Terminals	4,000.00	16,000.00
38	1	Unit	30" x 30" Signs	300.00	300.00
39	1	Unit	Identification Plaque, 20" x 20"	2,000.00	2,000.00
40	140	L.F.	6" x 8" x 20" Concrete Vertical Curb	40.00	5,600.00
41	540	L.F.	Traffic Stripes, Long-Life, Thermoplastic 4"	1.00	540.00
42	80	S.F.	Traffic Markings, Thermoplastic	7.50	600.00
43	250	S.Y.	Topsoiling, 4" Thick	4.00	1,000.00
44	250	S.Y.	Fertilizing and Seeding, Type A-3	1.00	250.00
45	250	S.Y.	Straw Mulching	1.00	250.00
46	1	Unit	Relocation of Existing Electric, Telephone or Cable Service (If and Where Directed)	3,500.00	3,500.00

TOTAL LUMP SUM ESTIMATE ALL ITEMS:		\$826,735.00
CONTINGENCIES	10%	\$82,673.50
	TOTAL	\$909,408.50

NOTE: Incorporates items that were not included in previous Cost Estimate, and are now typical items under current projects.