

STATEMENT OF OPERATION

Victoria Gardens

Preliminary and Final Major Subdivision Plan

Block 4001 Lots 1, 2 & 3

Neptune Township, Monmouth County

PDS #321644

August 19, 2021

It is proposed to develop this site with residential townhouse units. 101 units are proposed. Each unit will be fee simple to be subdivided per the Final Plat. The project street design and parking complies with the Residential Site Improvement Standards.

A recreation facility containing a 1,200 square foot building, outdoor pool and recreation is proposed.

Mail delivery to each residential unit will be to a clustered mailbox located at the recreation parking area.

Refuse and recycling collection will be curbside pickup by Neptune Township in accordance with the Department of Public Works requirements.

The Water System will be owned and operated by New Jersey American Water Company.

The Sanitary Sewer System will be owned and maintained by Neptune Township.

There will be a Homeowners Association responsible for the operation and maintenance of the site such as:

- Roads & Parking
- Recreation Facilities
- Stormwater Management Facilities
- Landscaping
- Site Lighting