



| YOUR GOALS. OUR MISSION.

August 7, 2020

Township of Colts Neck  
Planning Board  
124 Cedar Drive  
Colts Neck, NJ 07722

Re: T&M File No. COPB-R1005  
Conditional Use and Site Plan Application for Colts Neck Community Church  
Block 33, Lot 21 – 249 Route 537  
Application No. PB739 – Initial Engineering Review  
Township of Colts Neck, Monmouth County, NJ

Dear Board Members:

Please be advised that I have received and reviewed the following documents submitted in support of the above referenced application:

1. Boundary and Topographic Survey prepared by Morgan Engineering and Surveying dated 1/8/2013.
2. Preliminary and Final Major Subdivision plans prepared by Two River Engineering consisting of 15 sheets dated February 13, 2020 and last revised July 7, 2020.
3. Stormwater Management Report prepared by Two River Engineering dated February 19, 2020. Part of Appendix 4 and Appendix 5 were submitted with the resubmittal package on 7/27/2020.
4. Architectural Plans prepared by Eric Walker AIA containing 4 sheets dated June 16, 2020 showing building elevations, floor plan and building schematic views.
5. Historic Pesticides Analysis Report for Esposito Property dated December 5, 2014 prepared by Two River Engineering.
6. Environmental Report by Environmental Data Resources Inc. for Esposito Realty LLC dated October 21, 2010.

#### General Description

The property consists of 13.1 acres and is located in the A-1 Agricultural Residential District Zone. The property previously contained five dwellings, four barns, one garage and asphalt driveway with walkways, all of which have been currently removed. The property is now vacant and is bordered by residential lots to the west, the reservoir to the north, subdivision of Camelot Dr to the east and County Route 537 to the south.

Previously a 3 lot subdivision for Frank Esposito was approved for this lot with the resolution adopted by the Board on 11/10/2015. The subdivision was never perfected. If this application is approved, the prior approval of the 3 lot subdivision should be rescinded.

This application proposes a new house of worship for Colts Neck Community Church. The proposed building is 22,557 sq. ft. with a sanctuary that holds 400 seats. The plan proposed 176 parking spaces with 54 in the front, 13 on the side and 109 in the rear. There is a covered drop off area in the front of the building. The proposed house of worship is permitted as a conditional use in the A-1 zone with certain enhanced lot size, dimensions and setbacks.



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Sheet 2

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The property is bordered by a stream on the west and northerly side of the lot. The 150 ft. Special Water Resource Protection Area and the 300 ft. Riparian Buffer are shown on the plans. All of the improvements to include the building, driveway and parking areas are all located outside of the 300 ft. area. The Detention Basin and piping into it and discharge piping is within the 300 ft Buffer but outside of the 150 ft. SWRPA line. The final discharge from the detention basin extends into the 150 ft. SWRPA down to and discharges at the wetland limit. Approvals from NJDEP will be required for these encroachments

### Zoning Compliance

1. Places of Worship are permitted in the A-1 zone as a conditional use. Section 102-84 E requires enhanced area, dimensions and setbacks. A minimum of 5 acres; 300 ft. frontage, width and depth; front and rear setbacks of 100 ft.; and each side yard setback of 75 ft. are required. Also, the maximum building coverage of 10% is permitted. The existing lot and building proposed meet all of these requirements.
2. A variance for the free standing sign from section 102-84 H is required. A maximum of 12 sq. ft. is allowed, and 15 sf. ft. is proposed. The sign complies with the height and setback requirements.
3. It is confusing if a building facade sign variance is required. In the applicant's engineers letter of 7/27/2020 he states that it is his understanding that no building façade sign is proposed but if one is proposed, it will be shown on the architectural plans. Sheet A201 shows on the front elevation view what appears to be a building façade sign. No dimensions or details of it are provided. Testimony concerning this must be provided. If it is proposed then a variance from having a second sign is required and dimensions are needed to determine if a variance for the size is also required.
4. A design waiver from section 102-90 for the landscape buffer on the easterly property line. Thirty feet is required and 20 feet is proposed. The landscape plan does propose the required 2 staggered rows of evergreen trees as required by subsection D.
5. A design waiver from section 102-119A2 is required for not providing a landscaped island every 10 parking spaces. To the back left of the building one row has 14 spaces without a landscaped island.

### Site Plan Comments

1. There is a discrepancy in the number of seats for the church. On sheet 3 of the engineering plans it lists 400 seats. Within the submittal titled "Colts Neck Community Church Facilities Use" it indicates that a maximum of 475 people may attend a Sunday Service. On the architectural plan A101 it labels 475 seats for the Sanctuary (labeled in front of the Platform) however, when one adds up the seats labeled in the 4 areas it totals 400 seats. This discrepancy should be cleared up. It doesn't make any difference as far as parking is concerned because 176 spaces proposed complies for over 500 seats.
2. I have reviewed the size of the parking spaces, width of the aisles and pavement specification detail and find that all conform. The application and engineering plans state 175 spaces are provided but when I count the spaces it totals 176 spaces.



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3. The Historic Pesticides Analysis Report was actually done for the previously approved 3 lot subdivision. Six samples were taken and all show results below the NJDEP cleanup criteria. The readings for arsenic ranged from 5.19 to 13.1 ppm and the allowable is 20 ppm so all samples comply. As pointed out with the subdivision report under section IV Project Location of the report it refers to lot 20 of block 33 and it should be lot 21.
4. I have reviewed the Stormwater Management Report. A total of 9.39 acres drain to the stream in existing conditions. Runoff rates for that were established. In post development conditions, 4.29 acres are undeveloped and flow direct to the stream as it currently does. A total of 5.1 acres is being developed and will either flow direct into the detention basin or be collected and piped into the detention basin. Calculations for these are provided and the post flow utilizing the detention basin with no infiltration counted, is less than the reductions required of the predeveloped conditions. So, the rate reductions of 7:8 of NJAC7:8 are met. The calculations have been provided for the ground water recharge and again that complies.
5. For the drainage, the report is still missing the Conduit Outlet Protection Calculations and the Emergency Spillway Calculations. Also, an Operations and Maintenance Manual for the Stormwater system is required and has not been provided.
6. The plan proposes within the 300 ft. Riparian Area the detention basin, septic disposal fields storm drainage piping and a landscape berm in the scenic corridor. Also, drainage piping and the discharge extends into the 150 SWRPA area. Approval for all of these is required from NJDEP.
7. The plans propose a conservation easement which encumbers all of the 150 ft SWRPA and about half of the area between the 150 ft. to the 300 ft. limit. The detention basin is included in the easement and normally that would be excluded so that the Township has no responsibility for the basin. Also, there is a large area in the 300 ft. portion besides the septic fields which is excluded. I question why the extra area besides the septic fields are excluded.
8. Deeds of easement are required for the conservation easement and scenic corridor For the conservation easement covering the wet infiltration pond and access, the easement should also be dedicated to the Homeowners Association besides the Township.
9. I have reviewed the lighting sheet and find that produced conforms with the ordinance. It indicates that the kelvin is 3,000, 4,000, or 5,000. It is suggested that it not exceed 3,500.
10. I have forwarded the Site Investigation Report prepared by EDR as referenced in number 6 of the items reviewed to one of our LSRP's. His comments will be submitted separately.
11. Outside approvals from Monmouth County Planning Board and Freehold Soil Conservation District are needed. Township approval from the Board of Health for septic system and the Shade Tree Commission for the proposed landscaping is needed. Comments should also be obtained from the Environmental Commission and Architectural Review Committee.
12. Performance Guaranties and Inspection Fees are required for the improvements. They will be calculated by this office if this application is approved.



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Should you have any questions concerning the above, please give me a call.

Very truly yours,

GLENN R. GERKEN, P.E.  
BOARD ENGINEER

GRG:ls

cc: Michael Steib, Esq., Board Attorney (via email)  
Two Rivers Engineering (Applicant's Engineer) (via email)  
S Alfieri, Esq. (Applicant's Attorney) (via email)