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Reply to: Matawan Office

October 5, 2020

Township of Colts Neck
Zoning Board of Adjustment
Attn: Ms. Ruth Leininger, Zoning Board Secretary
124 Cedar Drive
Colts Neck, NJ 07722

Re: Applicants: Morris Flanchbaum, Glen Dailey, and Doug Zagha
Application: Request for Appeal and Interpretation on Colts Neck Community Church
Property: Block 33, Lot 21
249 Route 537

Dear Ms. Leininger:

As you are aware this office represents the Colts Neck Community Church, the owner of the property captioned above. As part of our response to above-listed Applicants' Request for Appeal and Request for Interpretation filed on August 27, 2020 ("Appeal"), we will be presenting testimony from the following experts:

1. A.J. Garito, Professional Engineer
2. Andrew Janiw, Professional Planner

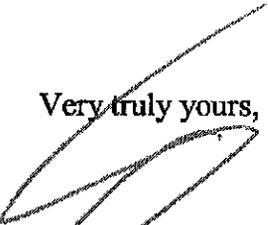
Enclosed herewith is the following exhibits:

1. Exhibit A—Township Ordinances (§102-84; §102-119; §102-90; and §102-11)
2. Exhibit B—Preliminary and Final Plat, Major Site Plan "Colts Neck Community Church" Block 33, Lot 21, Township of Colts Neck, Monmouth County, New Jersey prepared by A.J. Garito of Two River Engineering dated February 13, 2020, revised on August 5, 2020.
3. Exhibit C—Township Planner's correspondence to Planning Board dated August 7, 2020.
4. Exhibit D—Board Engineer's correspondence to Planning Board dated August 7, 2020
5. Exhibit E—Board Engineer's correspondence to Planning Board dated September 2, 2020.

Should you have any further questions or concerns, please do not hesitate to contact me.

Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 201 644-7601

Very truly yours,



Salvatore Alfieri

C: Michael B. Steib, Esq.
Client
Robert C. Shea, Esq.

EXHIBIT A

*Township of Colts Neck, NJ
Sunday, October 4, 2020*

Chapter 102. Development Regulations

Part 2. Administrative Provisions; Development Review Procedures

Article IV. Administrative Provisions

§ 102-11. Conditional uses.

- A. Before any approval shall be granted for a conditional use, application(s), with checklist(s), shall be made to the approving authority at least 10 days prior to a regular meeting. The approving authority shall grant or deny the application after public hearing but within 95 days of certification of a complete application by the administrative officer or within such further time as may be consented to by the applicant. Where a conditional use application involves a major site plan or a major subdivision, notice of the public hearing shall include reference to all matters being heard, and the approving authority shall review and approve or deny the subdivision or site plan simultaneously with the conditional use application.
- B. Failure of the approving authority to act within the required time period shall constitute approval of the application. In reviewing the conditional use application, the approving authority shall review the number of employees and users of the property and the requirements set forth in this chapter for it or similar uses and shall give due consideration to all reasonable elements which would affect the public health, welfare, safety, comfort and convenience, such as, but not limited to, the effect on adjacent properties, the buffer area, proposed use(s), the character of the area, vehicular traffic patterns and access, pedestrianways, landscaping, lighting, signs, noise, dust, drainage, sewage treatment, parking, potable water supply, screening, wetlands, utilities, the need by Township residents and structure location(s) and orientation(s). The uses for which conditional uses are granted shall be deemed to be permitted uses in their respective districts, and each conditional use shall be considered as an individual case. In all requests for approval of conditional uses, the burden of proof shall be on the applicant. All conditional uses shall require site plan review and approval by the Planning Board. Prior to making its decision, the approving authority shall be satisfied that the conditional use is reasonable and necessary for the use and convenience of the public in the location proposed. In the granting of conditional uses, a time limit of one year from the date of the conditional use approval shall be set, within which time the owner shall secure a construction permit and/or begin necessary development and/or begin the use, otherwise the conditional approval granted shall be null and void. This time limit may be extended by the approving authority for good cause shown.
- C. Professional office buildings in the D Distillery and Bottling Plant District.
[Added 5-14-2014]

- (1) Professional office buildings may be permitted as a conditional use in the D Distillery and Bottling Plant District, provided that the use and/or structures shall adhere to the following.
- (2) Purpose.
 - (a) The purpose of professional office buildings in the D Distillery and Bottling Plant District is to foster a traditional small-town scale of development and to minimize large-scale office parks, strip commercial development, regional shopping centers or large trip-generating uses. It is the intent to require maximum attention to proper site design, including the size and locations of structures and parking areas, proper ingress and egress, and developing an internal street system. Professional office buildings shall be designed to minimize impacts to natural resources and environmentally sensitive features, be compatible with natural foliage, soils, contours and drainage patterns, and avoid visual intrusion and performance nuisances upon adjacent properties.
 - (b) When professional office complex development occurs, it should be designed to achieve the following planning principles:
 - [1] Creation of a small-scale development found in traditional neighborhood commercial districts.
 - [2] Provide open space for civic functions, screening of the development and preserving environmentally sensitive features.
 - [3] Use of small building footprints and multiple buildings rather than large buildings.
 - [4] Establish a harmony in building materials, colors, windows, rooflines, signage, lighting, fencing and other improvements by sharing a common colonial architectural theme.
 - [5] Buildings should follow a traditional colonial form. Emphasis should be placed on facade details. Doors and windows should contain transoms, side lights, fan lights, keystones, decorative lintels, shutters and awnings. Building facades should contain columns, cornices, quoins, dentils, medallions, pilasters and porticos.
 - [6] Promote pedestrian circulation throughout the professional office buildings to allow travel from one building to another without the use of automobiles. A pedestrian realm lined with landscaping should be established along roads, access aisles and parking areas. Sidewalks, paths, crosswalks and other pedestrian areas should consist of brick or pavers laid in decorative patterns.
- (3) Yard, building and site plan requirements.
 - (a) The use shall adhere to the standards of § 102-112, D Distillery and Bottling Plant District, or to the following standards, whichever are more restrictive.
 - (b) Minimum principal and accessory front setback:
 - [1] County Route 537: 200 feet.
 - [2] Laird Road: 100 feet.
 - (c) Minimum principal and accessory side setback: 75 feet.

- (d) Minimum principal and accessory rear setback: 75 feet.
 - (e) Minimum distance between buildings:
 - [1] When the yard area between buildings only consist of grass, landscaping or outdoor courtyard/plaza: 30 feet.
 - [2] When the yard area between buildings contains off-street parking areas, access aisles or driveways: 100 feet.
 - (f) Maximum building coverage: 10%.
 - (g) Maximum gross floor area per building: 10,000 square feet.
 - (h) Professional office buildings in the D Distillery and Bottling Plant District shall be subject to the area, yard and site plan requirements of § 102-109E.
 - (i) Professional office buildings shall be subject to the off-street parking requirements of § 102-109F.
 - (j) A landscaping buffer a minimum of 200 feet deep shall be established along County Route 537, a minimum buffer of 50 feet from Laird Road, and 40 feet from all surrounding properties. A minimum of 30% of the landscape buffer shall be planted with trees that will be at least 40 feet in height at maturity.
- D. Flex space in the D Distillery and Bottling Plant District.**
[Added 5-14-2014].
- (1) Purpose. The purpose of permitting flex space is to fulfill a need that serves local small businesses with a low-intensity use without detriment to surrounding properties.
 - (2) Flex space may be permitted as a conditional use in the D Distillery and Bottling Plant District, provided that the use and/or structures shall adhere to the following.
 - (a) The use and/or structures shall adhere to the standards of the D Distillery and Bottling Plant District or the following, whichever are more restrictive.
 - (b) No individual tenant or space shall have a gross floor area that exceeds 3,000 square feet.
 - (c) Minimum principal and accessory front setback:
 - [1] County Route 537: 450 feet.
 - [2] Laird Road: 140 feet.
 - (d) Minimum principal and accessory side and rear setbacks: 75 feet.
 - (e) Outdoor storage of equipment and materials which are incidental to the flex space operation may be permitted as an accessory use in side or rear yards only and subject to setback requirements. Such storage areas shall be screened from public streets and adjacent properties by walls, fencing, landscaping or a combination of these elements.
 - (f) Cars, small trucks and vans (maximum overall length of 20 feet) may be parked outdoors, but all other vehicles and trailers shall be parked indoors.
 - (g) Off-street parking requirements:

- [1] One space is required for every 200 square feet or fraction thereof devoted to office use.
- [2] One parking space is required for every 1,000 square feet or fraction thereof devoted to storage or warehouse use.

E. Indoor recreational and training facilities in the D Distillery and Bottling Plant District.
[Added 5-14-2014]

- (1) **Purpose.** The purpose of permitting indoor recreational and training facilities in the D Distillery and Bottling Plant District is to fulfill an active recreational need while complementing the existing outdoor recreational facilities located at adjoining Dorbrook Recreational Area. The intent is to promote an adaptive reuse of the existing structures and facilities to minimize environmental impacts to the Swimming River Reservoir, a Category 1 water body resulting from increased impervious surfaces. The goal is to provide a year-round recreational practice and training facility to support the recreational activities occurring at Dorbrook Recreation Area on a seasonal basis. Emphasis must be placed on minimizing traffic impacts to Laird Road and County Route 537. A small-scale practice and athletic training facility with limited competitive games is encouraged. A large-scale recreational facility with multiple games and children's parties occurring simultaneously or consecutively on the same day is not envisioned.
- (2) Indoor recreational and training facilities may be permitted as a conditional use in the D Distillery and Bottling Plant District, provided that the use and/or structures shall adhere to the following:
 - (a) The use shall adhere to the standards of the D Distillery and Bottling Plant District or the following standards, whichever are more restrictive.
 - (b) Permitted uses: adult and children's year-round athletic activities and sports academies to provide instruction, training and practice in field and court sports such as: baseball, soccer, football, softball, basketball, volleyball, ice skating, hockey, lacrosse, field hockey, gymnastics and swimming. The facility may provide training for a variety of sports. However, spectator seating shall be limited to a maximum of 100 permanent seats, such as retractable bleachers, tiered seating, etc., for the entire facility. Folding chairs or portable benches shall not be considered as permanent seating.
 - (c) Accessory uses may include a maximum one-thousand-square-foot snack bar, a maximum retail sales area for related sports and fitness items of 1,000 square feet and management offices. Amusement devices shall be limited to a maximum of five machines.
 - (d) Minimum principal and accessory front setbacks:
 - [1] County Route 537: 450 feet.
 - [2] Laird Road: 140 feet.
 - (e) Minimum principal and accessory side and rear setbacks: 75 feet.
 - (f) Vehicular access to and from the facility shall be limited to County Route 537 or Dorbrook Recreation Area.
 - (g) All patron and/or employee vehicles must be parking in an approved, designated, paved parking space. Off-street parking requirements for the facility

shall be as follows:

- [1] Indoor recreational and training facilities: two spaces per 1,000 square feet minimum; three spaces per 1,000 square feet maximum.
 - [2] Outdoor, court or field: 10 spaces per court or field minimum; 20 spaces per court or field maximum.
- (h) Application for a recreational and training facility shall require a traffic study that will address traffic flow and off-street parking requirements. The study shall be based on traffic counts and parking counts obtained from two separate similar size and type of facilities over a full week per facility. Traffic counts shall not be limited to typical a.m. or p.m. peaks but shall include all times of day, including special events. The traffic study must demonstrate that the proposed improvements will result in zero degradation to the existing level of service during any period of time to County Route 537, Laird Road and the County Route 537/Laird Road intersection.
- (i) The exterior of all building elevations facing County Route 537 or Laird Road shall be treated with brick, stone, decorative masonry, wood siding, vinyl siding or synthetic siding. No metal facades shall be visible from a public street. The use of "bubble type" buildings shall be prohibited.

*Township of Colts Neck, NJ
Sunday, October 4, 2020*

Chapter 102. Development Regulations

Part 4. Zoning and Design Requirements for Residential Districts

Article VIII. Zoning Requirements

§ 102-84. A-1 and A-2 Agricultural Residential Districts; A-3 Village Residential District.

- A. **Purpose.** The purpose of the A-1 and A-2 Districts is to encourage the orderly development of open lands and the continuation of farms and, in light thereof, to require future development to protect views, wooded areas, mature isolated trees, tree lines and environmentally sensitive areas. The A-3 District is to accommodate those areas with established patterns of smaller lot sizes. Cluster development is permitted in the A-1 District in an effort to maintain properly coordinated open spaces, floodplains, wooded tracts, reduced street distances and the perpetuation of farming activity. Rural residential development is permitted in all residential districts except A-4 and AG Districts.
- B. **Principal permitted uses on land and in buildings.** The following shall be permitted as principal uses:
- (1) Agricultural uses are permitted in all three districts, however, facilities for the keeping, training, raising, breeding and shipping of farm animals are permitted in the A-1 District only.
 - (2) Detached single-family dwellings and farms.
 - (3) Township recreational uses, including fishing and other outdoor sports, swimming pools, playgrounds, parks and ball fields.
 - (4) Places of worship, libraries, private and public nonprofit day schools of elementary or high school grades and accredited by the New Jersey State Department of Education and public utilities are permitted only as a conditional use after application to, review by and approval of the approving authority. See § 102-11.
[Amended 2-28-2018]
 - (5) Building or land used exclusively by federal, state, county or Township government for public purposes.
 - (6) Public or private golf courses open for play only during daylight hours.
 - (7) Cluster development in accordance with § 102-91 herein, in the A-1 Zone only.
[Amended 5-25-2005]
 - (8) Wireless telecommunications towers and antennas; subject to § 102-46.5.
[Added 8-16-2006]

- (9) Affordable housing units subject to § 102-46.6.
[Added 12-10-2008]
 - (10) The growing, cultivating, farming, manufacturing, distribution, or selling of medical and/or recreational marijuana, and/or paraphernalia that facilitates its use, shall be a prohibited principal, accessory or conditional use.
[Added 8-8-2018 by Ord. No. 2018-13]
- C. Accessory uses. The following shall be permitted as accessory uses (subject to §§ 102-48 and 102-87):
[Amended 5-25-2005]
- (1) Private residential swimming pools and recreation courts; subject to §§ 102-101 and 102-108.
 - (2) Barns, toolsheds, greenhouses, detached garages, pool cabanas, outdoor barbeque structures, as well as customary accessory buildings to a single-family dwelling and farms, including housing facilities used seasonally for farm workers actually working on the farm on which they are housed, provided that they are occupied only on a seasonal basis and meet all state and local rules and regulations [subject to § 102-84C(6)].
 - (3) Off-street parking and private garages.
 - (4) Travel trailers, camper trailers, boats and boat trailers and solar energy panels mounted at ground level, to be located or parked in rear and side yards only and which shall be screened from view from public streets and neighboring properties by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.
 - (5) Golf courses; subject to § 102-93.
 - (6) Accessory buildings shall be in accordance with the following schedule in the A-1, A-2 and A-3 Zones except that farm buildings and permitted accessory farm labor housing for full-time employees of a farm shall be exempted from this maximum building, floor area, volume, height and story requirement.
[Amended 8-11-2004; 8-14-2013]

Schedule of Maximum Limitations: Accessory Structures

Lot Area	Zero to 50,000 square feet	50,000 square feet to 150,000 square feet	Greater Than 150,000 square feet
First floor	700 square feet	900 square feet	1,200 square feet
Total floor area	N/A	1,200 square feet	1,800 square feet
Total building volume	8,000 cubic feet	13,000 cubic feet	20,000 cubic feet
Height	18 feet	25 feet	25 feet
Stories	1.5	2.5	2.5

Notes:

- 1. Total floor area and total building volume includes all basement areas but excludes cellars.
- 2. Total floor area includes all areas in a half story where the floor-to-ceiling height exceeds 4.5 feet.

- (7) Fences and walls; subject to §§ 102-57 and 102-73.
- (8) Temporary construction trailers; subject to § 102-80.
- (9) Nursery schools affiliated with churches, operated on church premises and operated on a nonprofit basis.
- (10) Recreation Courts, private residential.
- (11) Farm labor housing attached to or part of a barn or other farm building. Farms equipped with horse training and/or horse breeding facilities and other operating farms that are continuously engaged in training and/or breeding horses, raising livestock and/or raising crops may provide living quarters and associated bathroom and kitchen facilities in a structure attached to or part of a barn or other farm building and specifically designed and designated for the purpose and which meets New Jersey State Housing Code (N.J.A.C. 5:28-1.2 et seq.) standards. The number of farm labor housing units (in addition to the principal residence) permitted on a farm under these provisions shall not exceed one unit per 15 acres or one unit per eight horse stalls, whichever results in the smaller number for a total not in excess of three units per farm. Each unit shall have a maximum gross floor area of 1,200 square feet per unit. Occupant(s) living in the quarters must be full-time employee(s) involved in the primary operation of the farm on which the accessory structure sits. All other residents must be immediate family members of the full-time employee(s). A farm must have an area of at least 15 contiguous acres to be eligible. Certification of eligibility that the occupants for the living quarters are full-time employees involved in the primary operation of the farm shall be submitted by the property owner annually to the Township Planner. Smoke detector inspections pursuant to § 29-7C(7) and submission of the health standard certifications pursuant to § 93-4 of the Code of the Township of Colts Neck shall occur for each change in tenancy. Such living quarters require a construction permit, and a certificate of occupancy. Any units provided under this provision shall cease to be used as a residence within six months of the date that occupancy ceases or that the property no longer qualifies for such housing under the requirements herein. An accessory dwelling unit which has received a certificate of occupancy and was occupied as of the effective date of this section may be enlarged or reconstructed without an appeal to the approving authority even though the accessory dwelling unit may now be nonconforming as to the number of units per farm permitted, provided that the accessory dwelling unit conforms with all bulk requirements of the A-1 Zone.

[Amended 8-11-2004]

- (12) Farm labor housing accessory dwelling units. Accessory dwelling units to serve as living quarters are permitted on active horse training or breeding and other active operating farms, provided that one occupant(s) is a full-time employee(s) of the farm on which the accessory structure sits, that all other residents must be immediate family members of the full-time employee, that each unit shall have a maximum gross floor area of 1,200 square feet, and that the units are located and comply with the following requirements:

[Amended 8-11-2004]

- (a) The setbacks shall be twice the setbacks required for farm accessory buildings, except that said units shall not be located in any front yard area. These dwelling units shall use the same driveway as the existing uses on the property.
- (b) The number of farm labor housing units (in addition to the principal residence) permitted on a farm under these provisions shall not exceed one unit per 15 acres or one unit per eight active horse stalls, whichever results in the smaller number, for a total not in excess of three units per farm.

- (c) Certification of eligibility that occupancy of a unit is by full-time employees involved in the primary operation of the farm shall be submitted annually by the property owner to the Township Planner. Smoke detector inspections pursuant to § 29-7C(7) and submission of the health standard certifications pursuant to § 93-4 of the Code of the Township of Colts Neck shall occur for each change in tenancy.
 - (d) A farm must have an area of at least 15 contiguous acres to be eligible.
 - (e) Any units provided under this provision shall cease to be used as a residence within six months of the date that occupancy ceases or that the property no longer qualifies for such housing under the requirements herein.
 - (f) A construction permit and certificate of occupancy are required for these units.
 - (g) Grandfathering of nonconforming accessory dwelling units in the A-1 Zone. An accessory dwelling unit which has received a certificate of occupancy and was occupied as of the effective date of this section may be enlarged or reconstructed without an appeal to the approving authority even though the accessory dwelling unit may now be nonconforming as to the number of units per farm permitted, provided that the accessory dwelling unit conforms with all bulk requirements in § 102-84C(12)(a).
- (13) Farm stands, temporary seasonal; subject to § 102-92.
- (14) Wind energy systems in the A-1 Agricultural Residential District only, subject to § 102-82.1.^[1]
 [Added 8-10-2011]
 [1] *Editor's Note: Former Subsection C(14), private helistops, was repealed 9-29-1999.*
- (15) Antennas, subject to § 102-49.
- (16) Riding/training stables, Types 1 and 2, in A-1 Zone only; subject to §§ 102-102, 102-103 and 102-104.
- (17) Horse tracks in the A-1 Zone with major site plan approval.
- (18) The keeping of farm animals on a lot which is the subject of a farmland assessment shall be permitted as an accessory use with a principal farm use.
 [Added 5-14-1997]
- (19) Home office, meaning a room within a single-family dwelling where office activity is carried on for gain by a resident in a dwelling unit, shall be a permitted accessory use in a single-family dwelling, provided:
 [Added 5-25-2005]
- (a) The business use is limited solely to office use;
 - (b) The use is operated by or employs in the residence only a resident or residents who are permanent full-time residents of the dwelling unit and no other persons;
 - (c) No nonresident employees, customers, or business invitees or guests shall visit the dwelling unit for business purposes;
 - (d) The use shall be located in only one room of the dwelling unit, which shall not be served by an entrance separate from the household;
 - (e) Interior storage of materials shall only consist of office supplies;

- (f) There shall be no change to the exterior of buildings or structures because of the use, and no outside appearance of a business use, including but not limited to parking, storage, signs or lights;
 - (g) The use operates no equipment or process that creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents;
 - (h) The use does not require any increased or enhanced water supply;
 - (i) The quantity and type of solid waste disposal is the same as other residential uses in the zone district;
 - (j) The capacity and quality of effluent is typical of normal residential use and creates no potential or actual detriment to the individual subsurface disposal system or its components;
 - (k) Delivery trucks shall be limited to U.S. Postal Service, United Parcel Service, Federal Express and other delivery services providing regular service to residential uses in the zone district; and
 - (l) All vehicular traffic to and from the home office use shall be limited in volume, type and frequency to what is normally associated with other residential uses in the zone district.
- D. Building height. No building shall exceed 35 feet in height or 2 1/2 stories, except for places of worship, schools, government buildings and barns, which shall not exceed 55 feet. See § 102-61.
[Amended 2-28-2018]
- E. Area and yard requirements.
[Amended 5-25-2005]
- (1) Public and private schools shall meet the following minimum requirements: lot area, 20 acres; lot width, 1,000 feet; lot depth, 1,000 feet; each side yard, 250 feet; front yard setback, 200 feet; rear yard setback, 100 feet. Maximum building coverage shall not exceed 10%.
 - (2) Places of worship shall have a minimum lot area of five acres meeting the following minimum requirements: lot frontage and width, 300 feet; lot depth, 300 feet; each side yard, 75 feet; front yard setback, 100 feet; rear yard setback, 100 feet. Maximum building coverage shall not exceed 10%.
[Amended 2-28-2018]
 - (3) Detached single-family dwellings shall meet the minimum requirements as shown on the schedule of limitations.
 - (4) Except as noted elsewhere herein, agricultural uses and farms shall meet the following minimum requirements: lot area, five acres; lot frontage and width, 300 feet; lot depth, 300 feet; each side yard, 100 feet; front yard setback, 75 feet; rear yard setback, 75 feet. Total building coverage shall not exceed 10%.
 - (5) For swimming pools and private residential recreation Courts, see §§ 102-101 and 102-108.
- F. Minimum off-street parking.

- (1) There shall be three spaces per dwelling unit.
 - (2) There shall be one space for each three permanent seats in a place of worship.
[Amended 2-28-2018]
 - (3) Public buildings and government buildings shall provide one space for every 600 square feet of gross floor area.
 - (4) Golf courses shall provide sufficient spaces and maneuvering area to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.
 - (5) Any use having access only from a collector or arterial street as shown on the adopted Master Plan or Official Map shall provide a paved turnaround area on the site.
 - (6) Public and private schools shall provide 1.2 spaces per employee and, in all cases, sufficient additional parking space for school bus loading and unloading and parking for public events normally held on premises and student parking.
 - (7) No commercial motor vehicle, truck tractor, omnibus or school bus as defined in N.J.S.A. 39:1-1 and the various amendments thereto nor registered constructor vehicles or solid waste vehicles as defined in N.J.S.A. 39:3-20 and the various amendments thereto, over 1/2 ton registered weight or a trailer bearing commercial license plates, shall be parked out of doors any time, except those vehicles actually engaged in deliveries, construction or similar activity that is in progress at the site in question, in which case the vehicle may be parked on a temporary basis. School buses may be parked on school grounds as allowed by these development regulations or in the duly established municipal parking lot. This section shall not apply to registered farm vehicles as defined in N.J.S.A. 39:3-24, 39:3-25 and 39:3-26 and the various amendments thereto.
 - (8) All parking lots providing eight or more parking spaces shall be lighted if used commercially after dark.
 - (9) Horse tracks shall provide and maintain in good condition and free of grass and weeds an improved, gravel-surfaced parking area adequate for the maximum number of vehicles normally using the facility.
- G. Minimum off-street loading and unloading. All nonresidential uses shall show properly dimensioned loading spaces on the site plan as appropriate for the proposed use and separate from off-street parking areas.
- H. Signs.
- (1) Street number designations, postal boxes, on-site directional and parking signs and signs posting property as "private property," "no hunting" or similar purposes are permitted, but shall not exceed two square feet in area per side per sign.
 - (2) All uses other than single-family dwellings may be permitted one externally lighted sign, with an area of not more than 12 square feet on each of two sides. Said sign shall be located no closer than 10 feet from the existing curbed or paved roadway and if freestanding, shall be no higher than eight feet. If attached to the building, the sign shall not exceed the building height to which it is attached. Notwithstanding the above, any valid preexisting nonconforming sign legally erected prior to the adoption of this chapter shall be permitted for as long as the business for which the sign is used continues.
[Amended 11-10-1999]
 - (3) A temporary real estate sign advertising the sale or lease of a property or structure is permitted with the following restrictions:

[Amended 11-10-1999]

- (a) There shall be no more than one sign per property, except that corner lots shall be entitled to two signs per each such lot.
 - (b) Signs shall be located not closer than 10 feet from the nearest curbed or paved area; such signs shall not be lighted.
 - (c) Signs must be located on the property advertised.
 - (d) Directional signs advertising for open houses may be permitted on the day before the open house and must be removed the same day after the termination of the open house. The number, size and location of such signs are to be determined by the Zoning Officer or Code Enforcement Officer in the exercise of his or her reasonable judgment. In any event, no more than five signs shall be permitted for any one open house event.
- (4) All signs shall be in accordance with the requirements specified in § 102-106, Signs.
- (5) For seasonal decorations, see § 102-106C.
- (6) For golf courses, see § 102-93.
- I. **Recyclable material storage.** A condition of approval of all subdivisions shall be that all dwelling units constructed on said subdivision shall provide a storage area of at least 12 square feet within each dwelling unit to accommodate a four-week accumulation of mandated recyclable materials (including but not limited to newspaper, glass bottles, aluminum cans, tin and bimetal cans). The storage area may be located in the laundry room, garage, basement or kitchen. This requirement shall be stated on the subdivision plat.

*Township of Colts Neck, NJ
Sunday, October 4, 2020*

Chapter 102. Development Regulations

Part 5. Zoning and Design Requirements for Nonresidential Districts

Article XI. Design Requirements

§ 102-119. Off-street parking.

A. Landscaping

[Amended 10-11-2017]

- (1) For lots in residential zones containing other than a single-family dwelling use, all-season screen planting of a dense evergreen material not less than six feet in height shall be provided between off-street parking areas and any lot line or street line; such planting shall be located within 15 feet of the edge of the parking areas. In lieu of screen planting, a fence of woven lattice, wooded louver-type or split cedar fence with a maximum of 3/4 inch spacing or any combination of plantings and fences may be provided and shall be not less than six feet in height, maintained in good condition and without advertising. All fences shall be landscaped.
- (2) A minimum of 5% of the interior of any parking area over 5,000 square feet shall be landscaped within the parking area, with shrubs no higher than four feet when fully grown and/or with trees with lower branches removed so as not to cause traffic hazards. This landscaped area shall consist of at a minimum one tree and four shrubs per 10 parking stalls. This landscaping is in addition to the trees and shrubs required separating every 10 parking spaces, as well as the landscaping at the end of parking rows and along the perimeter of parking areas and access aisles. In rows of parking spaces, an area equal to at least one parking space out of every 10 parking spaces or an alternate arrangement providing equal landscaped area which the Planning Board determines meets the intent of this provision shall be provided and shall consist of at least one tree and four shrubs per landscaped area. This landscaping is in addition to any other landscaping requirement of this chapter but may be included in the 5% parking area landscape calculation.
- (3) All planting and landscaping plans must be drawn, signed and sealed by a licensed landscape architect and/or engineer. Required planting and landscaping on private property shall not be considered to have been provided unless it is maintained in good condition by the owner.
- (4) All parking areas shall contain a landscape area equivalent to at least one parking space at the end of each row of parking. Each landscape area shall contain at least one tree and four shrubs.
- (5) The outer perimeter of all parking lots and access aisles shall be planted with shade trees planted 50 feet on center and meeting the requirements of § 102-71.

- (6) All parking areas shall reserve sufficient areas clear of landscaping for the stockpiling of snow which shall be designated on all site plan applications.
- B. Lighting. Lighting used to illuminate off-street parking areas shall be arranged to reflect the light away from residential premises and streets. See § 102-117.
- C. Surfacing and curbing.
- (1) Surfacing.
- (a) Unless specifically stated elsewhere in this chapter, any parking lot and access drive shall be paved as outlined below or the equivalent as determined by the Township Engineer. All parking areas, regardless of size and location, shall be suitably drained and maintained. Areas of ingress or egress, loading and unloading areas, major interior driveways or access aisles and other areas likely to experience similar heavy traffic shall be paved with four inches of compacted bituminous stabilized base course, Mix I-2. The material shall be prepared in accordance with Sections 903 and 904 and shall be constructed in accordance with Section 304 of the New Jersey Highway Department Standard Specifications for Roads and Bridge Construction/1989 and amendments thereto.
- (b) A two-inch-thick compacted wearing surface of bituminous concrete, Mix I-5, shall be constructed thereon. The materials provided shall be in accordance with Sections 903 and 904 and shall be constructed in accordance with Section 404 of the aforesaid New Jersey State Highway Department Specifications and amendments thereto.
- (c) Parking stall areas and other areas likely to experience similar light traffic shall be paved with three inches of compacted bituminous stabilized base course, Mix I-2, prepared and constructed in accordance with sections of the New Jersey Highway Department Standard Specifications cited in Subsection C(1)(a) above. A one-and-one-half-inch compacted wearing surface of the bituminous concrete, Mix I-5, shall be constructed thereon in accordance with the section of the New Jersey Highway Department Specifications cited within Subsection C(1)(b) above.
- (d) Where subbase conditions of a proposed parking area are wet, springy or of such a nature that surfacing would be inadvisable without first treating the subbase, the treatment of the subbase shall be made in the following manner. The areas shall be excavated to a depth of six inches to 12 inches below the proposed finished grade and filled with suitable subbase material as determined by the Township Engineer. Where required by the Township Engineer, a system of porous concrete pipe or equivalent subsurface drains shall be constructed beneath the surface of the parking area and connected to a suitable drain. After the subbase material has been properly placed and compacted, the parking area surfacing material as described heretofore shall be spread thereon.
- (2) Curbing.
- (a) All off-street, bituminous concrete surface parking lots shall be provided with curbing or the equivalent, so that vehicles cannot be driven onto required landscaped areas, buffer zones and street rights-of-way and so that each parking lot has controlled entrances and exits and drainage control.
- (b) Curbing or wheel stops shall be located to prevent any part of the vehicle from overhanging the street right-of-way, required landscaped areas, property lines or internal sidewalks. Parking spaces shall not be an extension of any street right-of-way.

- (3) All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.

- D. Access. Except for single-family dwellings, access points from any one lot crossing the street line shall be limited to the more restrictive provision of either the Route 34, Colts Neck, Highway Access Management Plan, as amended, for developments located in the area included in that Plan or the following: a maximum of two means of ingress and two means of egress along the frontage of any single street, and the center lines of any separate access points shall be placed at least 65 feet apart; shall handle no more than two lanes of traffic; shall be at least 150 feet from the street line of any intersecting street; and shall be at least 40 feet from any property line. For all uses, continuous open driveways in excess of 16 feet at the street line shall be prohibited, except that for nonresidential uses where driveways of more than 16 feet may be permitted with the approval of the approving authority after giving due consideration to the proposed width, curbing, direction of traffic flow, radii of curves and traffic lane dividers. For all uses, curbing shall be either depressed at the driveway or have the curbing rounded at the corners and the driveway connected with the street in the same manner as another street.
 [Amended 8-13-1997; 4-26-2017]

- E. Location, provision and maintenance of parking areas.
 - (1) Parking spaces shall be provided and maintained as long as the buildings and premises are used for the purposes indicated, and they may not be considered as provided unless reasonable precautions are taken to assure their use only by persons residing or employed in or visiting the building or premises for which they are provided and unless the parking surface is kept clean, free of grass and weeds, in good repair and associated landscaping is kept living, free of tall grass and weeds and in good health. Required off-street parking spaces shall be on the same lot or premises with the use served, regardless of the number of spaces required by this chapter. Off-street parking may occupy front, side and rear yard areas subject to site plan approval but shall be no closer than 25 feet to any street line or 10 feet to any other lot line.
 [Amended 5-25-2005]

 - (2) For nonresidential uses, no parking of vehicles shall be permitted in fire lanes, driveways, aisles or turning areas and street rights-of-way. Nothing shall prohibit driveways for one-family dwellings from being considered one off-street parking space if all ordinance requirements are met.

- F. Type of facility. Parking spaces for nonresidential facilities shall be paved and on the surface of the ground. Underground or multistory parking garages are prohibited.

- G. Number of spaces, access and parking space dimensions. The provision of the parking spaces required for each use shall be held to be the minimum number of spaces required and the owner shall provide the necessary additional spaces, should experience indicate that the spaces provided are inadequate. All parking spaces shall include adequate driveway and necessary turning areas for handling emergency vehicles and all vehicles reasonably expected to utilize the area. Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle. Aisles providing access to parking spaces shall have the following minimum dimensions. Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

Angle of Parking (degrees)	For Parking Spaces Nine Feet Wide		For Parking Spaces Ten Feet Wide	
	One-Way Aisle (feet)	Two-Way Aisle (feet)	One-Way Aisle (feet)	Two-Way Aisle (feet)
90	25	25	22	25

Angle of Parking (degrees)	For Parking Spaces Nine Feet Wide		For Parking Spaces Ten Feet Wide	
	One-Way Aisle (feet)	Two-Way Aisle (feet)	One-Way Aisle (feet)	Two-Way Aisle (feet)
60	20	22	18	20
45	18	20	15	20
30	15	18	12	18
Parallel	12	18	12	18

- H. See also definition of parking space in Article III.
- I. Stockpiling of snow. All parking lots shall be designed with consideration given to areas which can accommodate the stockpiling of snow.

*Township of Colts Neck, NJ
Sunday, October 4, 2020*

Chapter 102. Development Regulations

Part 4. Zoning and Design Requirements for Residential Districts

Article IX. Design Requirements

§ 102-90. Buffers.

[Amended 10-11-2017]

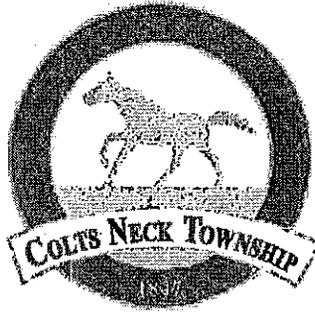
Landscape buffers are required along all lot lines where nonresidential uses or zone boundaries abut residential uses or zone boundaries, except as noted in Subsection E below. Buffer requirements for the A-4 Mixed Housing District are covered in § 102-85. Buffer areas shall comply with the following standards:

- A. The buffer area shall be located on the lot which requires it. The minimum buffer width provided shall be 30 feet.
 - (1) The landscape buffer shall be provided on the nonresidential lot, except where an applicant is proposing residential improvements on a lot adjacent to an existing nonresidential use.
 - (2) Where an applicant proposes residential improvements on a lot adjacent to an existing nonresidential use, the landscape buffer shall be provided on the residential lot.
- B. Buffer areas shall be maintained and kept clean of all debris, rubbish, weeds and tall grass by the owner or his or her agents.
- C. No structure, activity, storage of materials or parking of vehicles shall be permitted in the buffer area, except for access drives from public streets and directional and safety signs per each direction of traffic per access drive.
- D. The buffer area shall be planted and maintained with grass or ground cover, massed evergreens and deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen at least six feet in height and of such density as will obscure, throughout the full course of the year, all of the glare of automobile headlights emitted from the premises. Planting in all required buffer areas shall consist of two staggered rows of evergreen trees spaced 15 feet apart and each row planted 15 feet on center. The buffer shall also be supplemented with groupings of additional plantings at a rate of one tree and two shrubs for every 100 linear feet of buffer area.
 - (1) Screen planting shall be maintained permanently by the owner or his or her agents, and any plant material which does not live shall be replaced within six months.

- (2) The screen planting shall be so placed that at maturity it will be not closer than three feet to any street or property line.
 - (3) A clear sight triangle shall be maintained at all street intersections and at all points where private accessways intersect public streets. Private accessways shall maintain a sight triangle by having no planting, grading, dirt or structures higher than 2 1/2 feet above the street center line located within the sight triangle.
 - (4) The screen planting shall be broken only at points of vehicular and pedestrian ingress and egress.
 - (5) This landscaping is in addition to any other landscaping required in this chapter. Landscaping plans shall be drawn, signed and sealed by a licensed landscape architect and/or engineer.
- E. No screen planting shall be required along streets which form district boundary lines, provided that only the front of any proposed building shall be visible from the adjacent residential districts.

EXHIBIT B

EXHIBIT C



To: Honorable Chairman and Members of the Colts Neck Planning Board

From: Timothy Anfuso, P.P., Township Planner *TA*

RE: Colts Neck Community Church
Conditional Use Permit, Preliminary & Final Major Site Plan with Variances
PB739 – Block 33, Lot 21 – 249 Route 537

Date: August 7, 2020

The Planning Department has reviewed the Preliminary and Final Major Site Plan for Colts Neck Community Church prepared by Two River Engineering dated February 13, 2020 revised July 20, 2020. Staff offers the following comments.

Project Description

This is an application for Conditional Use Permit as well as Preliminary and Final Major Site Plan approval with variances. The applicant is proposing to construct a 22,557 s.f. place of worship. The facility will have a 400 seat sanctuary, a gathering area with warming kitchen and five classrooms for Sunday School purposes. The property will be serviced by a 175 stall parking lot access from County Route 537. The property is zoned A-1 Agricultural Residential and the proposed place of worship is a permitted conditional use.

Variances and Design Standard Waivers

This application involves three variances and four design standard waivers. A complete listing is attached.

Planning Department Comments and Recommendations

1. This application requires a variance to permit two signs (facade and freestanding) where only one sign is permitted. Testimony should be provided to justify this variance.

2. The freestanding sign requires a variance to permit 15 s.f. of sign area where 12 s.f. is the maximum permitted. Testimony should be provided to justify this variance.
3. It appears the façade sign will also require a variance for exceeding the 12 s.f. in area limitation. The exact dimensions of this sign should be provided on the Architectural Plans to determine the extent of this variance. In addition, notes should be added to the plans indicating the sign will be externally illuminated.
4. Design waivers are required to allow the detention basin within the 300' riparian buffer and as well as to not encumber the entire 300' riparian buffer in a conservation easement. The basin requires a Flood Hazard Permit by the NJDEP. If approved, I believe that it should be removed from the Conservation, Drainage, Open Space and Utility Right-of-Way easement. This is to make clear that the Township has no long term maintenance responsibilities for the basin. It should be noted that this basin is in a substantially similar location as the previously approved three lot subdivision for the Esposito application.

Along the western side of the property the applicant is excluding an open field between the 150' Special Water Resource Protection Area and the 300' riparian buffer from the conservation easement. I believe this is to maintain a lawn area to practice outdoor religious assembly. I have no planning objections to this as long as the remaining conservation easement is not disturbed and is allowed to return to it's natural state.
5. A design waiver is required to permit a 20' foot buffer from an adjoining residential use where 30 feet is required. Testimony should be provided to justify this waiver.
6. A design waiver is required for not providing a landscape island separating rows of 10 or more parking stalls. This occurs in one location at the rear of the building.
7. The applicant should confirm that the classrooms will be used for Sunday classes or evening church related meetings and that the church will not rent any portion of the facility to outside organizations. This should be a condition of approval.
8. Pursuant to Section 102-119A2 the two center islands in the front and rear parking areas need four shrubs per ten stalls and each parking lot island needs four shrubs per island.
9. Shade Trees spaced at 50' intervals need to be provided on the outside edge of the front parking lot (§102-119A5).
10. The limits of the wooded areas along the northern and western boundaries should be shown on the Site Plan. A tree location and tree removal plan should be provided for the drainage system outfall structure to Mine Brook.

A condition of approval should require that the Tree Save Plan shown on Sheet 4 of 5, Grading and Utility Plan be installed prior to any land disturbance.

11. The Site Investigation and Soil Sampling does not include a survey for buried drums, tanks or waste using ground penetrating radar or other techniques. Given the past history of the site, underground tanks may exist and I recommend the survey be performed.
12. The applicant should consider decorative stamped concrete sidewalks with a brick or paver design throughout the site.
13. The proposed colors and materials used for all exterior treatments of the building should be labeled on the Architectural Plans.
14. Deeds of all easements need to be submitted for review and approval.
15. The applicant will be required to obtain the following outside agency approvals:
 - Monmouth County Planning Board
 - Freehold Soil Conservation District
 - NJDEP "Flood Hazard Permit"
 - NJDEP Freshwater Wetlands "General Permit"
16. The applicant should comment on the status of the Shade Tree Commission, Board of Health, Fire Marshall, Environmental Commission and Architectural Review Committee's review and comment on this application.
17. Since this application involves a place of worship, a contribution to the Affordable Housing Fund will not be required.

cc: M. Steib, Esq.
G. Gerken, P.E.
S. Alfieri, Esq.
A.J. Garito, P.E.

VARIANCES AND DESIGN WAIVERS

<u>Variance</u>	<u>Description</u>
102-84H2	Proposed two signs (freestanding & façade) where only one is permitted
102-84H2	Proposed 15 s.f. freestanding sign where 12 s.f. is the maximum permitted
102-84H2	Proposed façade sign in excess of 12 s.f.

<u>Design Standard Waiver</u>	<u>Description</u>
102-69B	Proposed detention basin within the 300' riparian buffer
102-69B	Not preserving the entire 300 riparian buffer in a conservation easement
102-90A	Proposed 20' buffer along a residential property where 30' is required
102-119A2	Proposed 14 off-street parking stalls without a landscape island where 10 stalls are the maximum permitted

EXHIBIT D



| 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.



August 7, 2020
Sheet 2

Le: Township of Colts Neck
Planning Board
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

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 sq. 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 facade 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 facade 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.



August 7, 2020
Sheet 3

Le: Township of Colts Neck
Planning Board
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

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.



August 7, 2020
Sheet 4

Le: Township of Colts Neck
Planning Board
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

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 Afleri, Esq. (Applicant's Attorney) (via email)

EXHIBIT E



YOUR GOALS. OUR MISSION.

September 2, 2020

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

Re: T&M File No. COPB-R1006
Conditional Use and Site Plan Application for Colts Neck Community Church
Block 33, Lot 21 - 249 Route 537
Application No. PB739 - Second Engineering Review
Colts Neck Township, 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 August 25, 2020.
3. Stormwater Management Report prepared by Two River Engineering dated February 19, 2020 and revised August 25, 2020. Appendix 4 & 5 have now been added to this report.
4. Operations & Maintenance Manual prepared by Two River Engineering dated August 25, 2020.
5. Architectural Plans prepared by Eric Walker AIA containing 4 sheets dated June 16, 2020 showing building elevations, floor plan and building schematic views. The applicants engineer indicates that these have been revised to eliminate the building façade sign. I have not been provided a copy of these revised plans.
6. Historic Pesticides Analysis Report for Esposito Property dated December 5, 2014 prepared by Two River Engineering.
7. Environmental Report by Environmental Data Resources Inc. for Esposito Realty LLC dated October 21, 2010.

I previously reported on this application on August 7, 2020. I will carry forward my prior comments modifying them based on the latest submittals referenced above.

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 an 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.



September 2, 2020
Sheet 2

Le: Colts Neck Township
Planning Board
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 - Second Engineering Review
Colts Neck Township, Monmouth County, NJ

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 proposes 175 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.

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. Previously the sign did not comply with the maximum 12 sq. ft. area requirement which would have required a variance. The revised plan detail has reduced the size to 12 sq. ft. which complies. The sign complies with the area, height and setback requirements.
3. Previously architectural drawing A-201 showed a building facade sign on the front elevation. The applicants engineer indicates that this has been revised to eliminate the sign. This would eliminate the second sign and the need for a variance. Copies of this revised plan must be provided.
4. A design waiver from section 102-90 for the landscape buffer on the easterly property line is required. Thirty feet is required and 20 feet is proposed. Within the 20 ft. to 30 ft. area, part of the entrance drive, part of some parking spaces and the refuse enclosure are proposed. The landscape plan does propose the required 2 staggered rows of evergreen trees as required by subsection D of the Ordinance.
5. A previously required design waiver from section 102-119A2 has been eliminated by breaking up the row of 14 parking spaces in the rear by providing 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. The applicants engineer in his forwarding letter of August 25, 2020 states that the sanctuary is limited to 400 seats. This discrepancy should be cleared up between the two sets of plans.



September 2, 2020
Sheet 3

Le: Colts Neck Township
Planning Board
Re: T&M File No. COPB-R1005
Conditional Use and Site Plan Application for Colts Neck Community Church
Block 33, Lot 2.1 - 249 Route 537
Application No. PB739 - Second Engineering Review
Colts Neck Township, Monmouth County, NJ

It doesn't make any difference as far as parking is concerned because 175 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 plan proposes a total of 175 parking spaces.
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. I have reviewed the Operations and Maintenance Manual referenced above and find it acceptable. The lot owner will be responsible for the maintenance and operation of the storm drainage piping system and the detention basin. Annual inspections are proposed and a formal inspection every 4 years.
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 a quarter of the area between the 150 ft to the 300 ft. limit. The detention basin is excluded from the easement which is normal. By excluding the basin, the Township has no responsibility for the basin. In the remaining area excluded from the conservation easement is the septic system and an open area with about 18 large mature trees 18" to 36" in diameter, all of which are scheduled to be saved and protected during construction by tree protection fencing. The applicants engineer indicates that this area will also be used for recreation activities.
8. Deeds of easement are required for the conservation easement and scenic corridor.
9. I have reviewed the lighting sheet and find that proposed conforms with the ordinance.
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 dated August 21, 2020 were previously submitted and are attached to this report as well.



September 2, 2020
Sheet 4

Le: Colts Neck Township
Planning Board
Re: T&M File No. COPB-R1006
Conditional Use and Site Plan Application for Colts Neck Community Church
Block 33, Lot 21 - 249 Route 537
Application No. PB739 - Second Engineering Review
Colts Neck Township, Monmouth County, NJ

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.

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
Enclosure

cc: Michael Stelb, Esq., Board Attorney (via email)
Two Rivers Engineering (Applicant's Engineer) (via email)
S Alfieri, Esq. (Applicant's Attorney) (via email)
Colts Neck Community Church
25 Merchants Way, Colts Neck NJ 07722



YOUR GOALS. OUR MISSION.

Environmental Review Memorandum for Colts Neck Community Church

August 21, 2020 - COPB-R1005
Block 33 Lot 21 - Appl PB-739
249 Route 537 (69 County Road)
Prepared By: Joseph S. Martin, CHMM, T&M

Documents reviewed:

- EDR Radius Map report dated October 21, 2010 titled, "Esposito Realty, LLC" is for the address of 69 County Road 537 East, Colts Neck, NJ with location at the Site at the northerly side of Route 537. The radius map report presents a listing for this address on the New Jersey Department of Environmental Protection's (NJDEP) NJ Spill environmental database. The listing is for Case No. 98-05-19-1120-02 for a complaint by a "Citizen" on May 19, 1998. The Status of Spill of the listing states, "Suspected illegal dumping in field by caller's property". The EDR Report listing does not provide any other information for the reported spill case. Copies of the NJDEP GeoWeb Program listings for this Spill Case downloaded by T&M for this review are attached to this memorandum.
- EDR Environmental Lien search report dated October 26, 2010. The lien search report does not note or identify any environmental liens or activity and use limitations for the Site in the Deed dated September 9, 2009.
- EDR City Directory Report, topographic map report and aerial photograph report.
- Historic Pesticides Analysis Report prepared by Two River Engineering dated December 5, 2014. The results of the soil investigation for potential *historically applied pesticide* soil contamination did not indicate any exceedances of the applicable NJDEP soil remediation standards (SRS) and no further investigation would be required.

Observations and Recommendations:

1. The NJDEP GeoWeb program does not depict any mapped, *fill material* areas at the Site. T&M submitted a formal Open Public Records Act (OPRA) request to the NJDEP Office of Records Access on August 13, 2020 to acquire copies of all files, documentation or reporting for the May 1998 NJ Spill Case for illegal dumping listed in the EDR Radius Map Report. The reply received from the NJDEP on August 17, 2020 states that files are available and T&M has requested copies. T&M will advise regarding the estimated date for receipt of the files.

T&M recommends that the current Owner of the Site be asked to provide all information for the May 1998 Spill Case report or any other information associated with illegal dumping at the Site. This information should also be requested of the prior Owner, Esposito. T&M also recommends that the current Owner provide copies of any prior or current environmental reporting for the Site including Phase I Environmental Site Assessments, Preliminary Assessments and Phase II/Site Investigation reports which may have been conducted at the Site. This information should also be requested of the prior Owner, Esposito.

Additionally, a Site inspection of the entire Site should be performed by Township representatives and/or T&M personnel to identify any visual indications of fill material at the Site such as mounding, surface and/or partially buried solid waste.

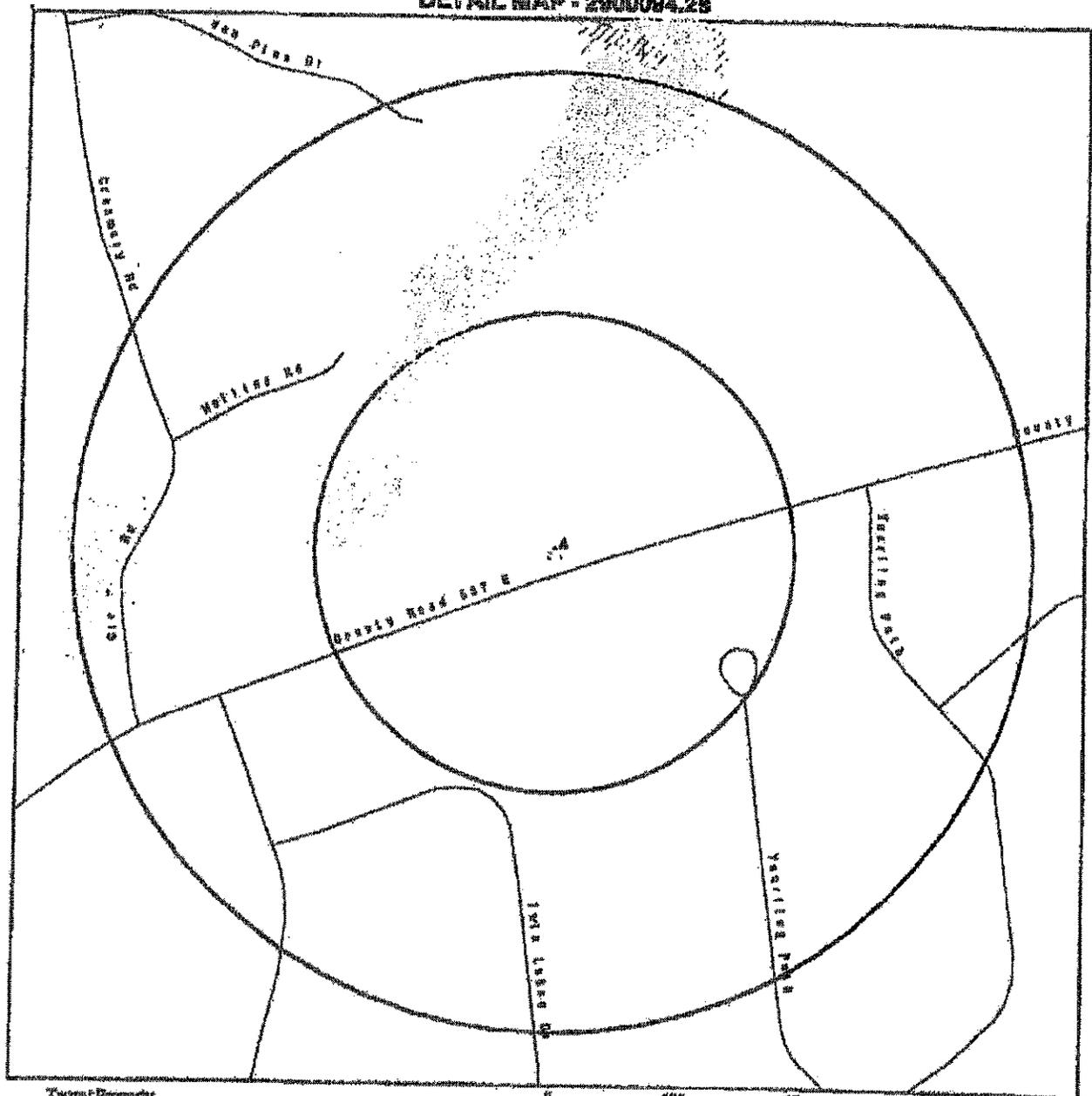
2. T&M's review of the aerial photograph record for the Site indicates the former presence of structures at the Site from at least 1931 to at least 2013.

T&M recommends that the Township permit file for the demolition of the former structures be reviewed for any record of the closure and removal of underground storage tanks (USTs) at the Site which may have been utilized to store heating fuel oil for the structures and/or motor fuel for farm vehicles and equipment. Information regarding the former presence of USTs at the Site should also be requested of the prior Owner, Esposito.

If these queries and reviews do not identify any records for the closure and removal of USTs at the Site, T&M recommends that the applicant have a non-invasive geophysical survey (GP Survey) conducted at the Site to confirm or deny the presence of USTs which would need to be closed and removed per applicable local and state procedures.

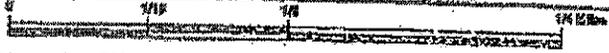
End of Environmental Review Memorandum

DETAIL MAP - 2000094.2s



- Target Property
- Shaded at elevations higher than or equal to the target property
- ◊ Sites at elevations lower than the target property
- A Manufactured Site Plots
- z Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Exposito Realty LLC ADDRESS: 89 County Road 637 East Coats Neck NJ 07722 LAT/LONG: 40.2814 / 74.1858</p>	<p>CLIENT: GNPATF, LLC CONTACT: Jerry Pica INQUIRY #: 2000094.2s DATE: October 21, 2010 10:09 am</p>
--	---

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

A1
 Target
 Property
 88 COUNTY ROAD
 88 COUNTY RD
 COLLETS NECK, NJ 07722

FINDS 1010510505
 N/A

Site 1 of 3 in cluster A

Actual:
 83 ft.

FINDS:

Registry ID: 110032251093

Environmental Information System

NJ-NEMIS (New Jersey - New Jersey Environmental Management System).
 The Department of Environmental Protection (NJDEP) manages large
 databases of environmental information in this integrated system.

A2
 Target
 Property
 AREA OF
 88 COUNTY RD
 COLLETS NECK, NJ

SPILL 8106326001
 N/A

Site 2 of 3 in cluster A

Actual:
 83 ft.

NJ SPILL:

Facility ID: 95112
 Case Number: 98-05-18-1120-02
 Notify Type: Citizen
 Date Received: 6/18/1998
 Location: Other
 Other Location: Not reported
 Incident Date: 5/19/1998
 Incident Time: Not reported
 ASIO Letter: False
 Ref. Code: 019
 CORLI: 1209
 CAS Number: Not reported
 Hazardous: Not reported
 Incident Location: Not reported
 Facility Name: --
 Substance(s): Not reported
 Substance Type: Not reported
 Substance Identity: Not reported
 TSCA Chemical: Not reported
 Hazardous Material: Not reported
 Arrmt Released: Not reported
 Release Vol: Not reported
 Contained: Not reported
 Release Type: Not reported
 Incident Class: Not reported
 Status of Spill: SUSPECTED ILLEGAL DUMPING IN FIELD BY CALLERS PROPERTY
 NJ Spill Date: Not reported
 NJ Spill Time: Not reported
 NJ Spill Name: Not reported
 NJ Spill Title: Not reported
 NJ Spill Phone: Not reported
 Other Date: Not reported
 Other Time: Not reported
 Other Name: Not reported
 Other Title: Not reported
 Other Phone: Not reported
 Injuries: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

AREA OF (Continued)

810522881

Public Exposure: Yes
Road Closure: No
Facility Evacuation: No
Receiving Water: Not reported
Public Exposure: No
Police at Scene: No
Fireman at Scene: No
Contamination of Land: Not reported
Nature of Incident: Not reported
Wind Direction/Speed: 0
Assistance Requested: Yes
Means of Understanding: No
Drilling Exercise: No
Operator: JMH
Contact Name: Not reported
Caller Name: REDACTED
Caller Title: Not reported
Caller Address: Not reported
Caller City, St, Zip: Not reported
Caller Phone: Not reported
Responsible Party: Unknown
Responsible Party Name: Not reported
Responsible Party Contact: Not reported
Responsible Party Title: Not reported
Responsible Party Telephone: Not reported
Responsible Party Street: Not reported
Responsible Party Municipality: Not reported
Responsible Party State: Not reported
Responsible Party Zip: Not reported
Responsible City, St, Zip: Not reported
Responsible Party County: Not reported
Local Municipality: No
Local Municipality Name: Not reported
Local Municipality Title: Not reported
Local Municipality Phone: Not reported
Local Municipality Date: Not reported
Local Municipality Time: Not reported
Incident Name: Not reported
Incident Reference To: Not reported
Incident Region: Not reported
Incident Phone: Not reported
Incident Date: Not reported
Comments: Not reported
Data A340 Letter Printed: Not reported
Data Local Authority Was Notified: Not reported
Data Update: Not reported
Data Report Faxed to Local Authority: Not reported
Local Authority Notification Date: Not reported
Reporter Name: Not reported
Reporter Type: Not reported
Rep Received Date: Not reported
Reporter Title: Not reported
Reporter Organi: Not reported
Reporter Address: Not reported
Reporter City, St, Zip: Not reported
Reporter County: Not reported
Incident Type: Not reported

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

AREA OF (Continued)

Incident Status:	Not reported
Incident Category:	Not reported
Incident Source:	Not reported
Incident Address:	Not reported
Incident Address 2:	Not reported
Incident City,St,Zip:	Not reported
Incident County:	Not reported
DEP Requested:	Not reported
Confidential:	Not reported

8108325851

AJ
Target
Property

COLTS NECK GENERAL STORE
RT 517
COLTS NECK TWP, N.J. 07722

UST
U00001227
N/A

Site 3 of 3 in cluster A

Actual:
23 fl.

UST:
Facility ID: 02D108
Owner Name: Not identified Not identified
Organization: Not identified
Contact Type (UST Reg): Facility Operator
Contact Address (UST Reg): Not reported
Contact Address 2 (UST Reg): Not reported
Contact City,St,Zip (UST Reg): Not reported
Owner Name: DAN WISHNECK
Organization: COLTS NECK GENERAL STORE
Contact Type (UST Reg): Tank Owner
Contact Address (UST Reg): RD 1 BOX 1 108
Contact Address 2 (UST Reg): Not reported
Contact City,St,Zip (UST Reg): Cream Ridge, NJ 08614

Tank ID: TANK-1
Tank Number: 1
Tank Contents: Kerosene (No. 1)
Tank Size: 500
Install Date: 1/1/1981
Tank Compliance: No
Tank Status: Removed
Overfill: No
Tank Status Date: 04/1/1980
Compliance Monitoring?: No
Overfill Protection: No
Spill Containment: No
Tank Wellhead Protection: Not reported

TANK MONITOR DATA:

Monitor Tank / Pipe: Tank
Monitor Type: None
Monitor Tank / Pipe: Pipe
Monitor Type: None

TANK DETAIL:

Tank/Pipe Tank / Pipe: Pipe
Tank/Pipe Construction Type: CONVERSION (NON-NULABLE)
Tank/Pipe Tank / Pipe: Tank
Tank/Pipe Construction Type: Other

[Click here for Activity Tracking details...](#)

**SRP CASE OVERSIGHT REPORT
69 COUNTY RD**

, NJ

PI Number	026008305
Activity Number	TC000001
Bureau	NONE
Document Title	69 COUNTY RD
Case Status	To Be Assessed
Case Status Date	6/18/00
Confirm Contamination	Unidentified
Case Manager	
Phone	0 -

Remedial Level	Start Date	End Date
U Not Yet Determined	6/18/00	

Case Types	Start Date	End Date
To Be Assessed	6/18/00	

LSRP Name	
Business Phone Number	

No LSRP

Activity Tracking Report

08/12/2020 10:24 PM

69 COUNTY RD

PI Number: G000035305

TBC000001

Activity Class Description	To Be Assessed Case	
Activity Type Description	New TBA Case	
Assigned To	Description	Completed Date

Site Detail Report

83541 - 89 COUNTY ROAD

PI Number	PI Name	County	Municipality	Activity #	Document Type	Document Status	Document Title	More Info	GEA Next Sheet
G000055305	89 COUNTY RD	Monmouth	Colls Neck Twp	TBC000001	Case Overaken	Pending	89 COUNTY RD	Click for Case Details	

Governor Phil Murphy & Lt. Governor Sheila Oliver
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STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RECORD ACCESS PROGRAM | OPRA



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- About OPRA
- Next Requested Info
- Online Reports
- Exceptions
- OPRA Form

In accordance with the Open Public Records Act, NJDEP makes available its public records through formal requests to the Department's Office of Record Access. Requests may be submitted in writing by submitting a paper "Request for Access Form" or by completing the online form below.

Online OPRA Record Request Form

Pursuant to N.J.A.C. 17:27-3.2, the items below that are marked by a * are required for requesting Department records. By completing as many of the other form fields as possible, you will expedite your request and enable the Department to more precisely satisfy the request.



Requester Information:

To increase the Department's ability to correspond and respond to your record request, please complete as much applicable information as possible.

First Name: Joseph

Middle Initial: S

Last Name: Martin

Affiliation/Company: TAM Associates

Street Address 1: 11 Treadwell Road

Street Address 2:

RESIDENTS

City: Middletown (Middletown Twp)

NON-NJ RESIDENTS

City: State (or country if not U.S.): Select State (other than NJ)

Zip Code: 07748

Daytime Phone Number: 732 - 950 - 2078 Ext:

check if number is unlisted

Fax Number (optional):

E-mail Address (optional): jmartin@tamassociates.com

Requested Records Information

Please provide as much information as possible to all applicable questions in order for the NJDEP to match and identify all records that respond to your request. Submit one request per Facility/Site Interest. Do Not submit multiple requests for different Facility/Site Name AKAs for the same address. Simply include the AKAs in the Request Details field.

Name of the facility, name of the operator, and name of the owner of the facility or parcel of land:

Facility Name: 68 County Road
Operator Name: Esposito
Owner Name: Esposito

Street address, block and lot of the parcel of land:

Street Address 1: 68 County Road
Street Address 2: 249 Route 537

(Notes: If the single Facility/Site interest in question is over multiple blocks and lots, please list all in the request details field below)

Block & Lot Information is important to the NJDEP Program Area such as Land Use Request.

Block: 33 Lot: 21

County and Municipality where the facility, site or parcel of land is located:

Municipality - County: Collis Neck Twp - Monmouth County

Describe the parcel of land where the facility, site, or concern is located:

Property Description: Select One

If the request is in reference to a particular permit issued by NJDEP, please provide the type of permit and any identifying numbers such as permit, incident or case numbers.

Type of Permit: Select One

ID Number:

PARKING REQUIREMENTS

OFF STREET PARKING (CHECKED)
 10% OF TOTAL DEVELOPMENT AREA
 TOTAL NUMBER OF PARKING SPACES IN GARAGE
 SPACES REQUIRED = 133
 TOTAL SPACES PROVIDED = 175

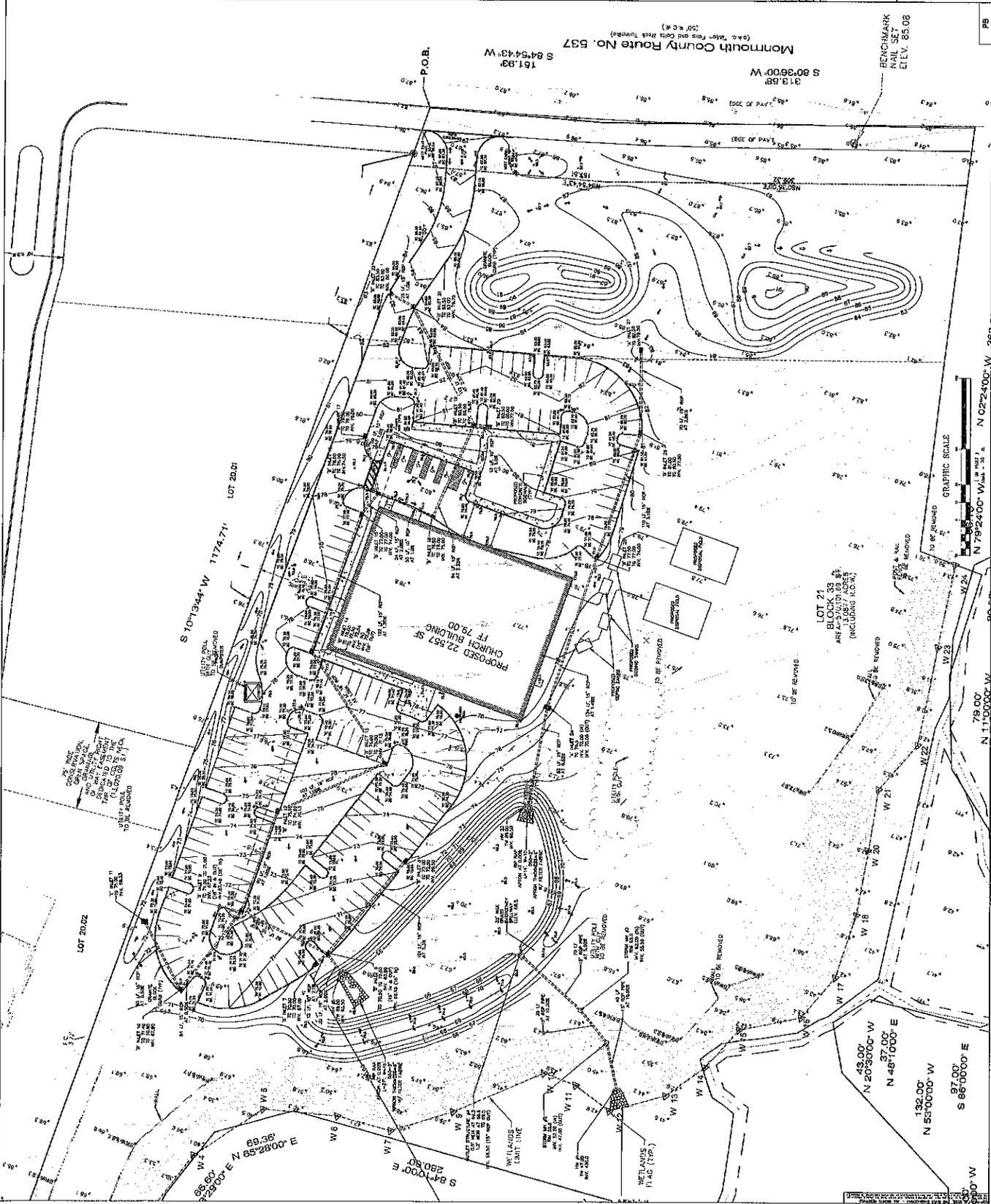
COVERAGE CALCULATIONS	
LOT SIZE	570.02 SF
LOT COVERAGE	105.03 SF
PARKING LOT	74.54 SF
REAR & SIDE SIDEWALK	2,077 SF
FRONT SIDEWALK	8,079 SF
TOTAL	105.03 SF
LOT COVERAGE	18.92%

TRE ENGINEERING
 PRELIMINARY AND FINAL MAJOR SITE PLAN
 BLOCK 33 LOT 21
 BENCHMARK MAIL SET ELEV. 85.08
 TOWNSHIP OF COLTS NECK HUNTERDON COUNTY NEW JERSEY
 SHEET NO. 3 OF 13

PROJECT NO. 1838
 DATE: FEBRUARY 15, 2020
 DRAWING NO. 1838-03
 DRAWN BY: AD
 CHECKED BY: JTB
 SCALE: AS SHOWN

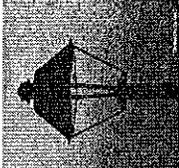


PROJECT NO. 1003 DATE FEBRUARY 13, 2020 DRAWING NO. 1003-03 DRAWN BY: ADP CHECKED BY: JAC SCALE: 1"=40'	 <p>TVE TWO RIVER ENGINEERING, INC. 1003 W. 10th St., Ste. 100 Mankato, MN 56002 Phone: 507-251-1100 Fax: 507-251-1101</p>	<p>PRELIMINARY AND FINAL GRADING AND UTILITY PLAN</p> <p>LOT 21 BLOCK 33 MANKATO, MN</p> <p>ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED SHEET NO. 4 OF 13</p>
--	--	--



PB

CLASSIC 1
PROFESSIONAL LIGHTING



NLS
 NIGHT LIGHTS SYSTEMS
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 525-1111
 Fax: (405) 525-1112
 Website: www.nls.com

The Classic 1 is a professional lighting fixture designed for use in residential and commercial applications. It features a classic design with a glass globe and a decorative top. The fixture is made of high-quality materials and is designed to last for many years. It is available in several finishes and colors to match your home or business.

Item	Quantity	Unit Price	Total Price
Classic 1 Professional Lighting	1	100.00	100.00
Installation	1	50.00	50.00
Materials	1	25.00	25.00
Permit	1	15.00	15.00
Tax	1	10.00	10.00
Total			200.00

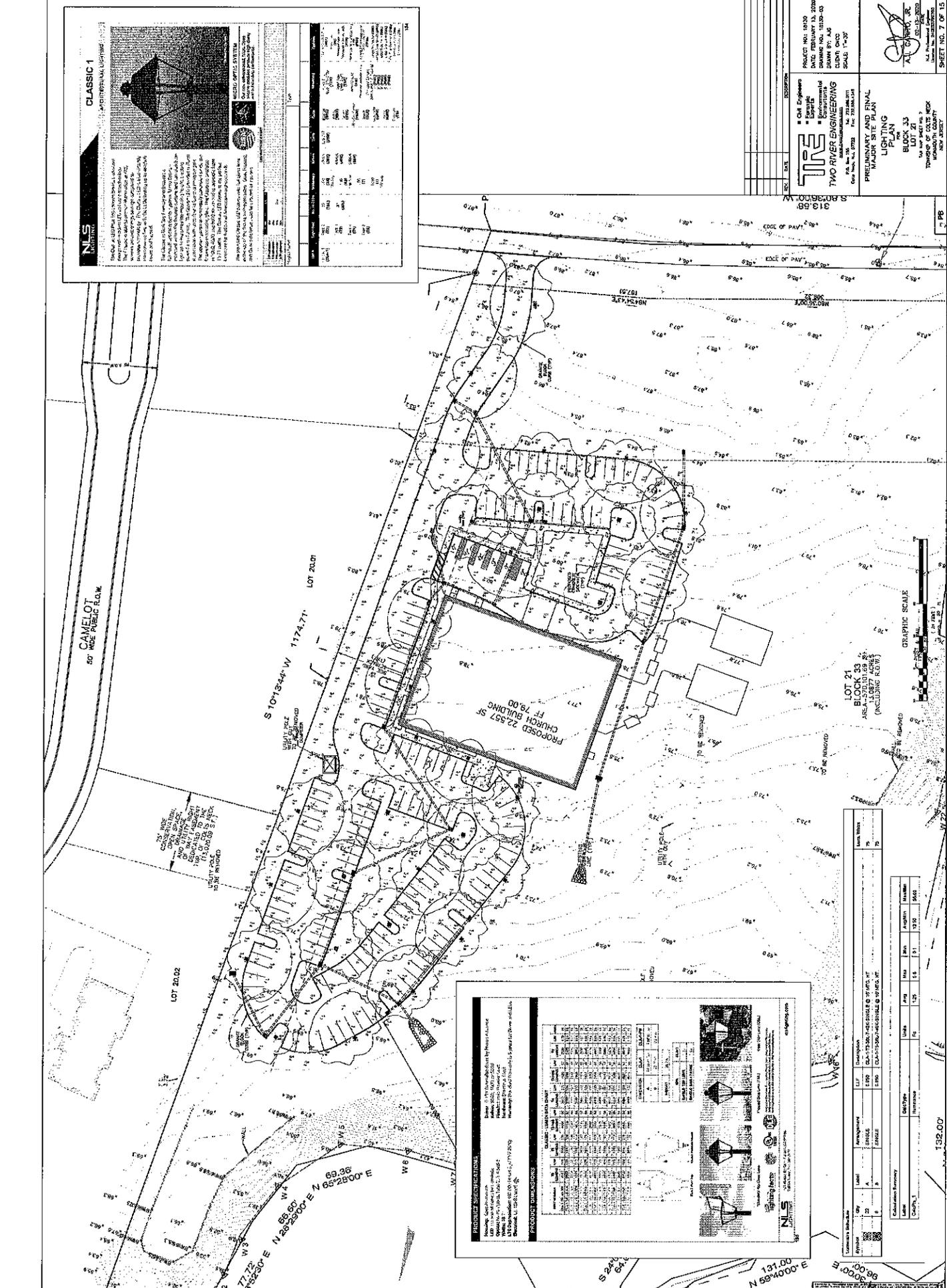
TIRE
 TIRE ENGINEERS
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 525-1111
 Fax: (405) 525-1112
 Website: www.tire.com

**PRELIMINARY AND FINAL
 MAJOR SITE PLAN
 LIGHTING
 PLAN**

**BLOCK 33
 AREA-271.00 SF
 (INCLUDING 8.00 SF)**

**PROJECT NO. 1030
 DATE: FEBRUARY 13, 2020
 DRAWING NO. 1030-03
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: 1" = 30'**

**PREPARED BY:
 TIRE ENGINEERS
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 525-1111
 Fax: (405) 525-1112
 Website: www.tire.com**



PRODUCT SPECIFICATIONS

PRODUCT DIMENSIONS

Item	Quantity	Unit Price	Total Price
Classic 1 Professional Lighting	1	100.00	100.00
Installation	1	50.00	50.00
Materials	1	25.00	25.00
Permit	1	15.00	15.00
Tax	1	10.00	10.00
Total			200.00

Lot	Area	Perimeter	Volume	Area	Perimeter	Volume
20.01	271.00	1,100.00	100.00	100.00	100.00	100.00
20.02	271.00	1,100.00	100.00	100.00	100.00	100.00
21	271.00	1,100.00	100.00	100.00	100.00	100.00

GRAPHIC SCALE

1" = 30'

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION ACTIVITY.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO ADJACENT AREAS.

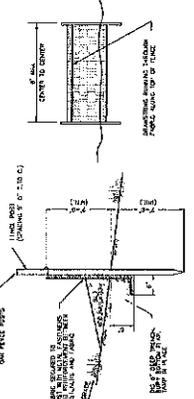
SEEDING SCHEDULE

DATE	AREA	SEEDING RATE	SEED TYPE
12/15/00	AREA A	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA B	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA C	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA D	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA E	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA F	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA G	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA H	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA I	15 LBS/1000 SQ FT	GRASS SEED
12/15/00	AREA J	15 LBS/1000 SQ FT	GRASS SEED

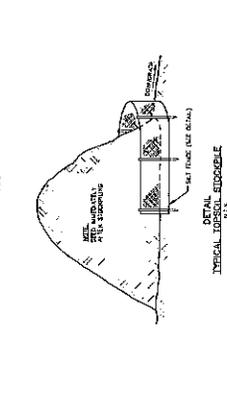
1. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
2. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
3. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
4. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
5. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
6. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
7. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
8. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
9. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
10. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING

1. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
2. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
3. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
4. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
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8. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
9. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
10. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.



SILAGE PILE DETAIL



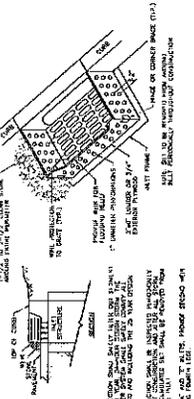
PHYSICAL SILT TRAP

STANDARD FOR STABILIZED CONSTRUCTION ENTRANCE

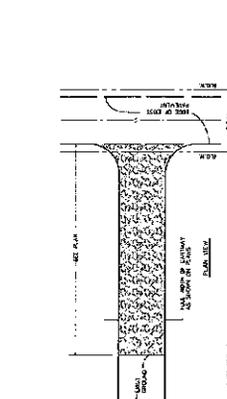
1. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
2. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
3. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
4. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
5. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
6. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
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9. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.
10. THE ENTRANCE SHALL BE STABILIZED TO PREVENT EROSION.

NOTE: MULCHING IS REQUIRED ON ALL SEEDING

1. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
2. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
3. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
4. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
5. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
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9. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.
10. MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING SCHEDULE.

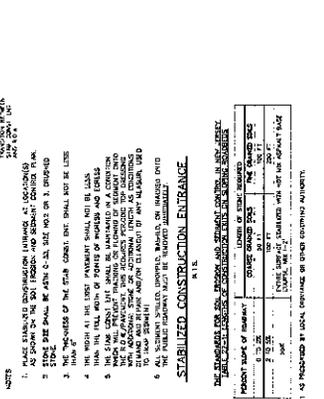


STABILIZED CONSTRUCTION ENTRANCE

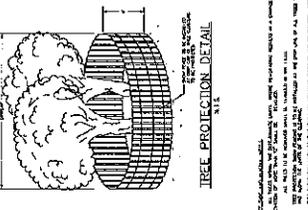


RIP RAP STRUCTURE

CONDUIT OUTLET PROTECTION DETAIL



CONDUIT OUTLET PROTECTION DETAIL



TREE PROTECTION DETAIL

CONSTRUCTION SCHEDULE AND PROSECUTION FOR IMPROVEMENT OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

1. MEASURE AND INSTALL PROTECTION.
2. MONITOR PROTECTION DURING CONSTRUCTION.
3. MAINTAIN PROTECTION THROUGHOUT CONSTRUCTION.
4. REPAIR OR REPLACE PROTECTION AS NECESSARY.
5. REMOVE PROTECTION AFTER CONSTRUCTION IS COMPLETE.
6. RESEED AND MULCH EXPOSED AREAS.
7. MONITOR RESEEDING AND MULCHING.
8. REPORT PROGRESS TO THE ENGINEER.
9. COMPLETE PROTECTION MEASURES.
10. FINAL INSPECTION AND APPROVAL.

TRE ENGINEERS
 PROJECT NO. 1010
 DATE: FEBRUARY 13, 2000
 DRAWING NO.: TR-00-00
 DRAWN BY: JAS
 CHECKED BY: JAS
 SCALE: 1"=20'

PRELIMINARY AND FINAL MAJOR SITE PLAN

SOIL EROSION AND SEDIMENT CONTROL NOTES
 BLOCK 33
 LOT 71
 TOWNSHIP OF COEUR D'ALENE
 COUNTY OF BEND
 IDAHO

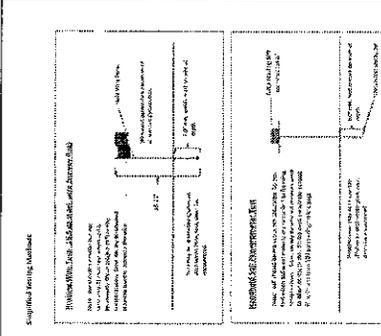
PROJECT NO. 9 OF 15

Soil Site Investigation and Testing Requirements

Soil Investigation and Testing Requirements

1. The soil investigation shall be conducted in accordance with the following requirements:

- 1.1. The investigation shall be conducted by a qualified geotechnical engineer or geotechnical consultant.
- 1.2. The investigation shall include a visual inspection of the site and the surrounding area.
- 1.3. The investigation shall include a review of all available records and data.
- 1.4. The investigation shall include a series of soil borings to be drilled to a depth of at least 10 feet below the proposed foundation level.
- 1.5. The investigation shall include a series of soil tests to be performed on the soil samples obtained from the borings.
- 1.6. The investigation shall include a report to be prepared by the geotechnical engineer or geotechnical consultant, which shall include the following information:



Soil Investigation and Testing Methods

1. The soil investigation shall be conducted in accordance with the following requirements:

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- 1.2. The investigation shall include a visual inspection of the site and the surrounding area.
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Soil Investigation and Testing Methods

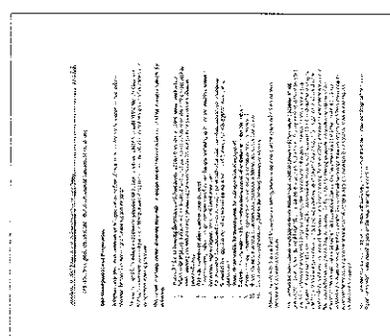
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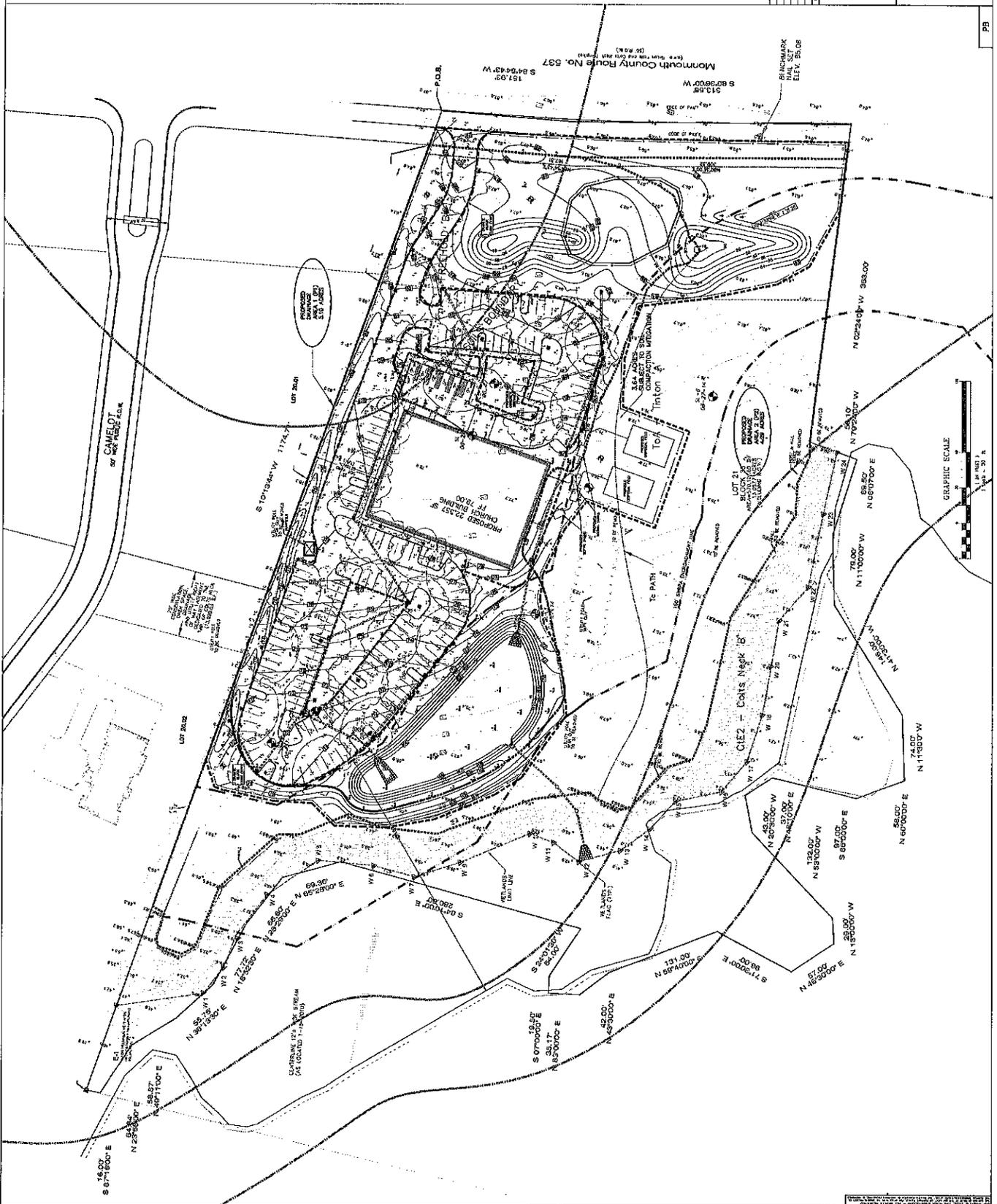
	PROJECT NO. 1000 DRAWING NO. 1000-1 DRAWN BY: JAC CHECKED: DMC SCALE: 1"=20'	PREPARED BY: JAC CHECKED BY: DMC SCALE: 1"=20'
	TWO RIVER ENGINEERING 1000 RIVER STREET SUITE 100 MEMPHIS, TN 38103	PRELIMINARY AND FINAL MAJOR SITE PLAN SOIL MITIGATION COMPACTION NOTES BLOCK 33 LOT 21 MEMPHIS, TN 38103

PROJECT NO. 1810
 DATE: FEBRUARY 13, 2003
 DRAWING NO. 1810-03
 DRAWN BY: J.G.
 CHECKED BY: J.G.
 SCALE: 1"=50'

TRE
 Two River Engineering
 224 S. 1st St., Suite 101
 Oneida, NY 13622
 Phone: 716.366.1111
 Fax: 716.366.1114

PRELIMINARY AND FINAL
 MAJOR SITE PLAN
 POST DEVELOPED
 DRAINAGE AREA MAP
 BLOCK 33
 LOT 21
 TOWNSHIP OF COITS ROCK
 MONROE COUNTY
 NY 13622

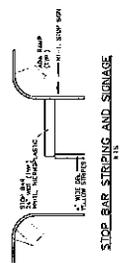
SHEET NO. 13 OF 15



PR

PROJECT NO. 18180	DATE
DRAWING NO. 18180-03	DATE
DRAWN BY: J.A.C.	DATE
CHECKED BY: J.A.C.	DATE
COUNTY: OGDEN	SCALE: 1"=50'
TRE	
TWO RIVER ENGINEERING	
PRELIMINARY AND FINAL	
MAJOR SITE PLAN	
INLET AREA MAP	
BLOCK 33	
LOT 21	
TOWNSHIP OF COOKS ROCK	
MONTGOMERY COUNTY	
NEW JERSEY	





STOP BAR STRIPING AND STORAGE

1. ALL STOP BARS SHALL BE 1/2" THICK AND 1/2" HIGH.

2. ALL STOP BARS SHALL BE 1/2" WIDE AND 1/2" HIGH.

3. ALL STOP BARS SHALL BE 1/2" THICK AND 1/2" HIGH.

4. ALL STOP BARS SHALL BE 1/2" WIDE AND 1/2" HIGH.

5. ALL STOP BARS SHALL BE 1/2" THICK AND 1/2" HIGH.

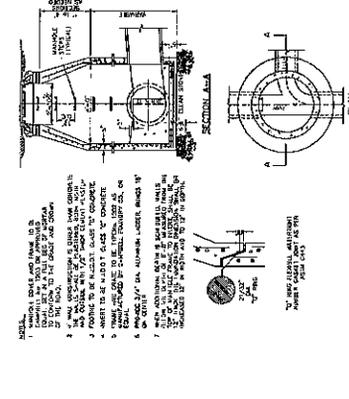
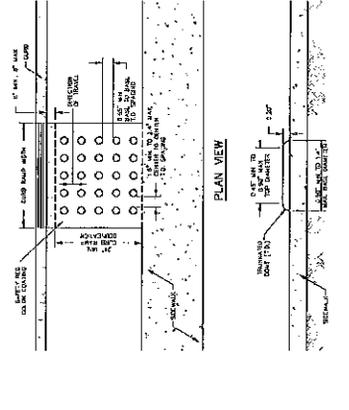
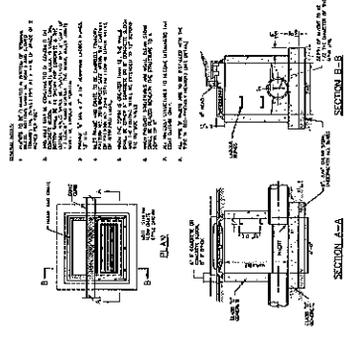
6. ALL STOP BARS SHALL BE 1/2" WIDE AND 1/2" HIGH.

7. ALL STOP BARS SHALL BE 1/2" THICK AND 1/2" HIGH.

8. ALL STOP BARS SHALL BE 1/2" WIDE AND 1/2" HIGH.

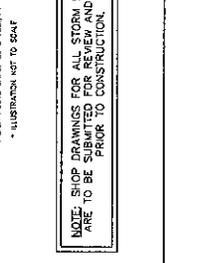
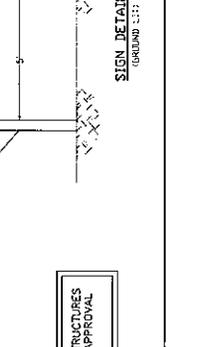
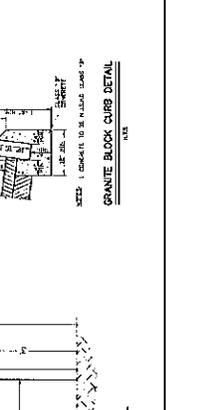
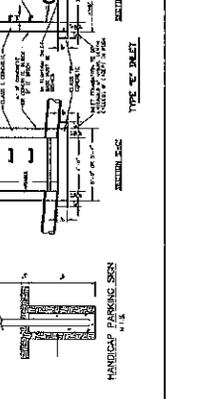
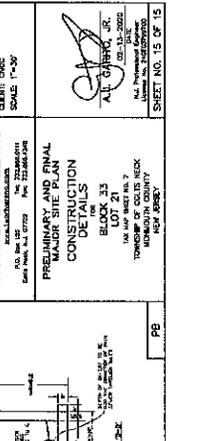
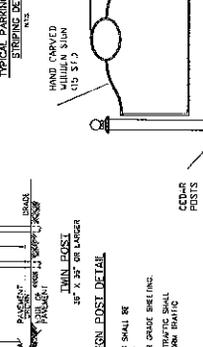
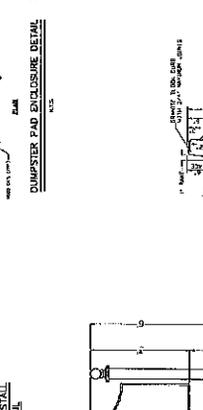
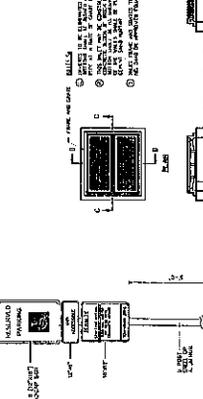
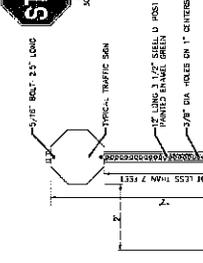
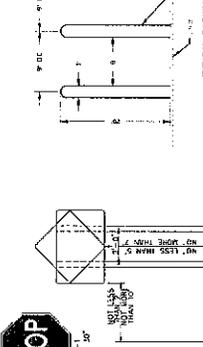
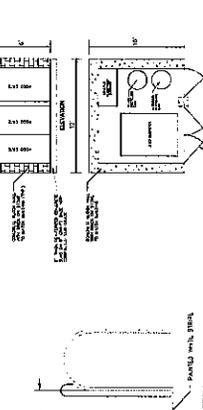
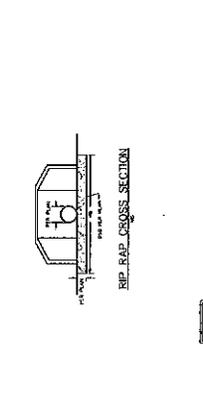
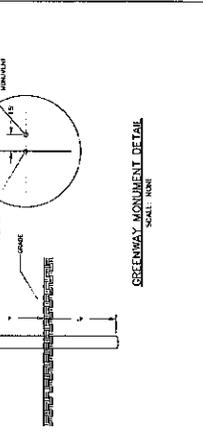
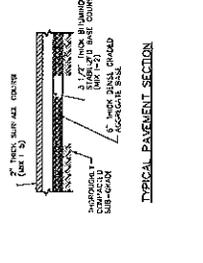
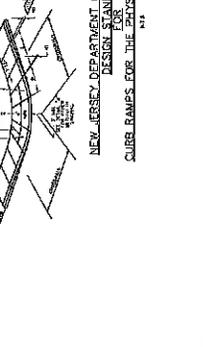
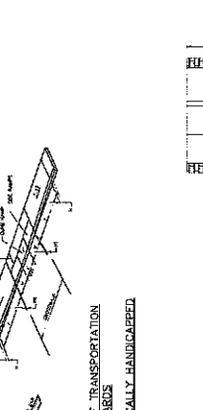
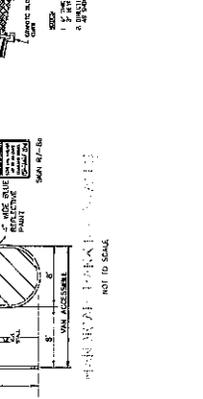
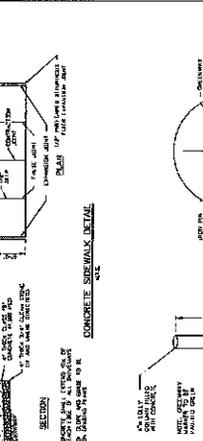
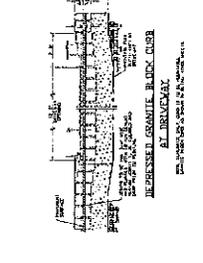
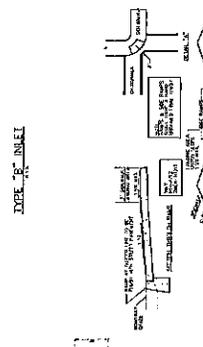
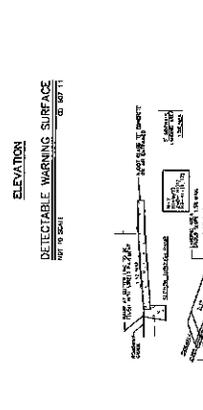
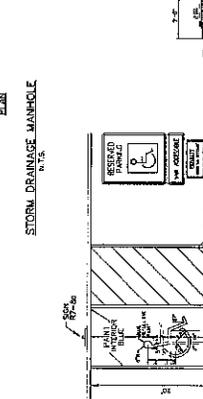
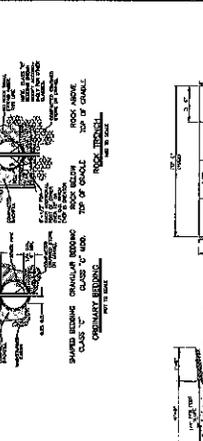
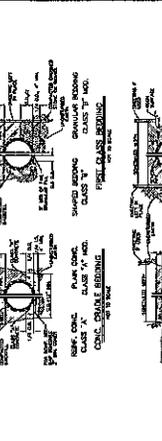
9. ALL STOP BARS SHALL BE 1/2" THICK AND 1/2" HIGH.

10. ALL STOP BARS SHALL BE 1/2" WIDE AND 1/2" HIGH.



TRANS WITH SCHEDULE

TRANS	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	5 1/2"	6"	6 1/2"	7"	7 1/2"	8"	8 1/2"	9"	9 1/2"	10"	
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9"																							
9 1/2"																							
10"																							



NOTE: SHOP DRAWINGS FOR ALL STORM STRUCTURES ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

TRE ENGINEERS
 Two River Engineering
 1000 10th Street
 Atlantic City, NJ 08401
 Phone: 609-426-1111
 Fax: 609-426-1112

PROJECT NO. 18130
 DATE: FEBRUARY 13, 2002
 DRAWING NO. 18130-15
 DRAWN BY: JAG
 CHECKED BY: JAG
 SCALE: 1"=20'-0"

PRELIMINARY AND FINAL MAJOR SITE PLAN CONSTRUCTION DETAILS
 BLOCK 33
 LOT 21
 TOWNSHIP OF GOETS BECK
 MONMOUTH COUNTY
 NEW JERSEY

SHEET NO. 15 OF 15