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 CONSULTING ENGINEERS & PLANNERS

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REPLY TO: Egg Harbor Township Office
 Ocean City Office

MEMORANDUM

April 12, 2012

TO Planning Board
 Egg Harbor Township

FROM Robert A. Watkins, PE, PP, CME
 Mott Associates *[Signature]*
 Planning Board Engineer

RE Drozdov, Sporkin & Lister Major Subdivision
 SDF 02-09 / R1
 MA No. 2078.4

LOCATION Chelsea Avenue
 Block 5202, Lot 21 & 22

STATUS Final Major Subdivision - Completeness

USE Single Family Dwellings

JURISDICTIONAL AREA Pinelands

The materials submitted and subject to review are as follows:

NO.	TITLE	PREPARED BY	DATE	REVISION
14 of 14	Preliminary Major Subdivision Plans	Marathon Engineering	2/18/08	3/25/09
	Boundary and Topographic Survey	Warren H. Knott & Associates	8/14/06	8/29/06
	Map of Survey	Vargo Associates	1/15/08	7/30/08
	Stormwater Management Calculations	Marathon Engineering	2/18/08	3/25/09
	Environmental Impact Statement	Marathon Engineering	10/03/08	
	Certificate of Filing	The Pinelands Commission	9/25/08	
	Certificate of Taxes Paid	Township of Egg Harbor	11/13/08	
	Application Materials	Applicant	1/14/09	3/25/09

DESCRIPTION

On April 20, 2009 the Planning Board granted preliminary subdivision approval for the applicant to subdivide the above referenced parcel in nineteen (19) lots to create eighteen (18) single family detached residential building lots and one (1) stormwater basin lot. The applicant is the owner of the above referenced 14.51 acre parcel located along Chelsea Avenue, located approximately 1,100 feet east of the intersection of Ocean Heights Avenue and



Chelsea Avenue. The applicant is now requesting final major subdivision approval to include an extended tree protection easement and the extension of Chelsea Avenue onto Churchill Drive.

The project will be serviced by public water and sewer.

ZONING REQUIREMENTS

This property is located in the RG-1 Residential Zoning District. Single-family detached dwellings are a permitted principal uses in this zone. The following is a review of the bulk requirements for the project:

Zoning Requirements for the RG-1 (Residential) Zoning District			
Standard	Required	Proposed	Status
Density	1 du/acre; 1.5 du/acre*	1.24 du/acre	Conforming*
Min. Lot Area	30,000 sq ft; 17,200 sq ft*	17,200 sq ft	Conforming*
Min. Lot Width	100 ft; 75 ft*	100 ft	Conforming
Building Setbacks			
Front Yard (Stamford Road)	25 ft	25 ft	Conforming
Front Yard (Kensington Lane)	25 ft	25 ft	Conforming
Side Yard	10 ft	10 ft	Conforming
Rear Yard	25 ft	25 ft	Conforming
Garage Setback Distance	35 ft	35 ft	Conforming
Building Coverage	20 %; 35%	< 30 %	Conforming
Building Height	30 ft	< 30 ft	Conforming
Parking (4 Bedroom)	2.5 spaces	3.5 spaces	Conforming
Max. Lot Disturbance	55 %	80 %	Non-Conforming

* - With Pinelands Development Credits

† - Variance granted during Preliminary Approval, 4/20/09

All other aspects of zoning must comply at the time of the issuance of building permits.

COMPLETENESS REVIEW

This application has been reviewed for completeness using the checklist for Final Major Subdivisions (§198-14A) and Chapters 94 & 225 of the Township Code. The following items must be addressed prior to deeming this application complete:

1. §198-14A(1)(c) - Copy of Plans in Digital Format. *Applicant has stated this will be submitted as condition of approval.*
2. §198-14A(18) - Executed and acknowledged easements.
3. §198-14A(20) - A performance guaranty. *Applicant has stated this will be submitted as condition of approval.*

Mott Associates recommends that this application be deemed **conditionally complete** and may proceed to the Board provided the applicant addresses all issues raised in this report.



VARIANCES

None at this time.

DESIGN WAIVERS

Previously granted.

REVIEW COMMENTS

- 1) In accordance with the D & R of 4/20/09, page 5, paragraph 16, the applicant was required to install a 6' high board on board fence along the western edge of Stanford Road, the length of Block 5202, Lot 23. This has not been shown on the plans. This shall be revised accordingly.
- 2) In accordance with the D & R of 4/20/09, page 5, paragraph 18, the applicant has met with the Township and a fee has been calculated for their in lieu contribution to re-pave/improve Chelsea Avenue. The in-lieu fee has been calculated to be \$90,000.00. The applicant shall pay this fee as a condition of final approval and prior to the Township signing the final plat. (see attached offsite improvement cost estimate)
- 3) In accordance with the D & R of 4/20/09, page 5, paragraph 19, the applicant will be responsible to make a basin maintenance fee contribution has been calculated to be \$156,669.33 for a 20 year bond or a onetime cash fee of \$117,502.00. This shall be provided to the Township once the subdivision is completed and is ready to be accepted by the Township. (See attached fee schedule A)
- 4) In accordance with the D & R of 4/20/09, page 5, paragraph 21, contribution in-lieu of providing open/recreation space at the time of final signing of the plans. This in-lieu of fee is established at \$5,750 per proposed dwelling unit. This fee shall be posted prior to the signing of the final plans by the Planning Board Chairman, Planning Board Secretary and Township Engineer and shall be equal to the per-lot amount times the number of building lots shown on the final plans to be signed and filed and shall be made payable to the designated parks and recreation fund.
- 5) As indicated on the Certificate of Filing from the Pinelands Commission, the applicant must acquire and redeem 1.0 Pinelands Development Credits to maintain consistency with the residential density requirements of Egg Harbor Township.
- 6) The applicant shall obtain letters/certifications from the Tax Assessor addressing a) approval of the proposed block and lot numbers presented on the Final Plan of Lots, b) approval of the proposed street addresses for the dwelling units with street addresses included on the Final Plan of Lots, c) approval of the proposed street names, d) approval of the proposed development name. The applicant shall forward these certifications to this office for reference and the street addresses shall be placed on the final plan of lots.
- 7) We recommend a total square footage of "Tree Protection Easement" area been shown on the final plat for reference. This shall be revised.



- 8) We defer review of site landscaping to the Board Planner.
- 9) The applicant shall respond to this report in writing addressing all comments and how the revisions were completed.
- 10) Approval from the Atlantic County Division of Planning is required.
- 11) Approval from the Cape Atlantic Soil Conservation District is required.
- 12) The applicant must comply with all other state, county and local agencies having jurisdiction over the project.

Should there be any questions regarding this report, please feel free to contact this office.

POLISTINA
Associates, LLC
Engineers & Planners

Vincent J. Polistina, PE, PP, CME
Craig R. Hurlless, PE, PP, CME

*Civil / Municipal Engineering
Site Plan and Subdivision Design
Surveying
Land Use Planning
Water and Wastewater Design
Environmental Consulting
Inspection / Construction Management*

MEMORANDUM

May 16, 2012

TO: Egg Harbor Township Planning Board

FROM: Polistina & Associates
Vincent J. Polistina, PE, PP, CME
Planning Board Planner

RE: TWP NO. SDF 02-09
Drozdov, Sporkin, Lister
PA No. 2100.80

LOCATION: Chelsea Avenue
Block 5202, Lots 21 & 22

ZONE: RG-1 Regional Growth District / Pinelands

STATUS: Major Subdivision - Completeness & Technical / Final

PROPOSED USE: Single Family Dwellings

BASIS FOR REVIEW: The materials submitted and subject to review are as follows:

NO.	TITLE	PREPARED BY	DATE	REVISION
15 of 15	Final Major Subdivision Plans	Marathon Engineering & Environmental Services, Inc.	2-18-08	3-14-12
	Environmental Impact Statement	Marathon Engineering & Environmental Services, Inc.	10-3-08	
	Stormwater Management Report	Marathon Engineering & Environmental Services, Inc.	2-18-08	3-25-09
	Resolution No. 65 of 2008	Egg Harbor Township MUA		
1 of 1	Boundary & Topographic Survey	Warren H. Knott & Associates, Inc.	8-14-06	8-29-06
1 of 1	Map of Survey	Vargo Associates	1-15-08	7-30-08
	Certificate of Filing	Pinelands Commission	9-25-08	
	Application Materials	Applicant	1-14-09	
2 of 2	Chelsea Avenue Improvements	Marathon Engineering & Environmental Services, Inc.	3-14-12	
1 of 1	Final Plan of Lots	Vargo Associates	3-20-12	
	Decision & Resolution No. SDP 02-09	Egg Harbor Township Planning Board	6-15-09	

DESCRIPTION: The site is located along Chelsea Avenue approximately 250 feet west of the intersection of Churchill Drive. The subject

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parcel contains 14.519± acres and is located within the Township's RG-1 Regional Growth District. The site is vacant and wooded with no improvements on the subject parcel.

The Applicant proposes to subdivide the parcels to create eighteen (18) single family dwelling lots and one stormwater management lot. The lots will be accessed by a cul-de-sac off of Chelsea Avenue. The Applicant is proposing a road connection to the adjacent Lot 23 for any future development. The lots will be serviced by public sewer and public water.

The Applicant received preliminary major subdivision approval on April 20, 2009 in accordance with Decision & Resolution No. SDP 02-09 memorialized on June 15, 2009.

ZONING REQUIREMENTS: The site is located in the RG-1. Single family dwellings are a permitted use in this district.

The following is a review of the zoning requirements for the project:

RG-1 Regional Growth Zoning District			
STANDARD	REQUIRED	PROPOSED	STATUS
Use		Single Family Dwellings	Conforming
Lot Size			
Without PDCs	30,000 sf	30,000 sf	Conforming
With PDCs	17,200 sf	17,200 sf	Conforming
Lot Width	100 feet	100 feet	Conforming
Density		1.24 du/acre**	Conforming
Without PDCs	1.0 du/acre		
With PDCs	1.5 du/acre		
Minimum Front Yard Setback	25 feet	25 feet	Conforming
With Garage	35 feet	35 feet	Conforming
Minimum Rear Yard Setback	25 feet	25 feet	Conforming
Minimum Side Yard Setback	10 feet	10 feet	Conforming
Accessory Structure			
Rear Yard Setback	10 feet	10 feet	Conforming
Side Yard Setback	10 feet	10 feet	Conforming
Maximum Building Height			
Principal Structure	30 feet	30 feet	Conforming
Accessory Structure	15 feet	15 feet	Conforming
Maximum Building Coverage			
Without PDCs	20%	20%	Conforming
With PDCs	30%	30%	Conforming
Maximum Lot Disturbance	55%	80%	Non-Conforming
Parking – 4 bedroom	2.5 spaces	3.5 spaces	Conforming

ENC = Existing Non-conforming
 * Lots 11 & 12 with frontage on the cul-de-sac

I = Information Required
 ** Includes lots without PDCs

All other aspects of zoning must comply at the time of the issuance of building permits.

COMPLETENESS REVIEW:

The application has been reviewed for completeness using the requirements for final major subdivisions as outlined in §198-14 of the Egg Harbor Township Code. The following applicable checklist items must be addressed:

Item 18 – Executed and acknowledged easements to the appropriate governmental entity for all off-site utilities: required, together with a certificate of title thereto made to the appropriate entity by a qualified New Jersey attorney or a reputable title company. This information should be provided as a condition of final approval.

Item 20 – A performance guaranty sufficient in the amount to cover the cost of all improvements shall be posted as outlined in §198-19. The Applicant indicates that this will be submitted.

The Applicant received a preliminary approval from the Egg Harbor Township Municipal Utilities Authority. The Applicant has not received final approval from the MUA for this project. An application must be made to the EHTMUA for final approval.

This office recommends that this application be deemed complete and may proceed to the Board for review.

VARIANCES: The following variances were granted at time of preliminary approval:

1. §225-50.6.D. Cultural Resource Survey

DESIGN WAIVERS: The following waivers were granted at time of preliminary approval:

1. §94-28 Open Space & Recreation
2. §94-36.A. Lot Disturbance

GENERAL REVIEW COMMENTS:

Site Plan Review:

- 1) In accordance with §94-22.E., the basin perimeter shall be planted in a naturalistic manner with a combination of evergreen trees, shade trees and shrub massings. The

Applicant is required to provide the deficient 38 shade trees or should furnish and install these trees at a location in the Township determined by the Township Administrator and Township Planner. *As a condition of the preliminary approval, Item 17 in the Decision & Resolution No. SDP 02-09, the Applicant agreed to have their professionals meet with the Township Planner after completion of the project to add more buffer to the area adjacent to the Chelsea Avenue frontage.*

- 2) The Applicant should add a note, in accordance with §94-39.B., that within a sight triangle, no grading, planting or structure shall be erected or maintained more than 30 inches above the center line grade of either intersecting street or driveway or lower than eight feet above their center lines.
- 3) The Applicant is proposing a "tree protection easement" as indicated on the preliminary subdivision plan. This tree preservation area should be deed restricted from future development. In accordance with §94-8.J.1., all buffers must provide for preservation of all existing trees but allow for the removal of ground vegetation in the permanent deed restricted buffer.
- 4) The Applicant should provide the deed restrictions for review.
- 5) As a condition of the preliminary approval, Item 16, in the Decision & Resolution No. SDP 02-09, the Applicant agreed to provide a 6 foot high board on board fence along the western edge of Stanford Road, the length of the adjacent property, Block 5202, Lot 23. This must be shown on the plan and a detail must be provided.

Environmental Review:

Based on a review of the site plans and the Environmental Impact Statement, the property is wooded and vacant. Locations of existing trees greater than 15" caliper have been provided on the survey submitted. The vegetation association is forested uplands and predominately oak, holly, cherry, lowbush blueberry, spotted wintergreen and Bracken fern. There are no wetlands located within 300 feet of the site and no historical sites within three miles. The project will be serviced by public sewer and public water. The Applicant is proposing minimal lot disturbance necessary for the development and proposing a tree protection easement.

- 6) The Applicant has provided an Environmental Impact Statement for this project and it is consistent with §94-14.
- 7) The Environmental Impact Statement was submitted to the Pinelands Commission and this development is in compliance with the Pinelands Comprehensive Management Plan as documented in the Certificate of Filing, dated September 25, 2008.
- 8) The Applicant received an endorsement from the Township Environmental Commission for the proposed development.

- 9) PA recommends no further action by the Applicant based on the Environmental Impact Statement and information submitted.

Additional Information:

- 10) In accordance with §94-28.H. and Decision & Resolution No. SDP 02-09 Item 21, the Applicant is required to make an in-lieu contribution for open space and recreation in the amount of \$106,200.00 (18 lots).
- 11) The Applicant is required to comply with §225-25.1 Affordable Housing Development Fees. In accordance with the Decision & Resolution No. SDP 02-09 Item 20, the Applicant agreed to the COAH fee which is 1% of the equalized value of the approved home and land based on formula calculation provided by the Township's Tax Assessor.
- 12) The Applicant is required to obtain approval from the Cape-Atlantic Soil Conservation District and the status of this approval must be provided.
- 13) The Applicant is required to obtain approval from the Atlantic County Planning Board and the status of this approval must be provided.
- 14) The Applicant is required to obtain a Treatment Works Approval from the NJDEP and the status of this approval must be provided.
- 15) The Applicant is required to obtain approval from the Bureau of Water Systems and Well Permitting for the water main extension and the status of this approval must be provided.
- 16) The Applicant is required to obtain approval from the Egg Harbor Township Municipal Utilities Authority and the status of this approval must be provided.
- 17) Any required approval should be conditioned on all other necessary State, County and local approvals.
- 18) The Applicant shall provide an item-by-item response to the comments in this review memorandum when submitting revised engineering plans.

Should there be any questions regarding the contents of this report, please feel free to contact this office.

TOWNSHIP OF EGG HARBOR
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
REFERRAL AND REQUEST FOR RECOMMENDATIONS

TO: Mott and Assoc. Doran Engineering Remington & Vernick
 George K. Miller, Jr., Esquire Christopher A. Brown, Esquire Marc Friedman, Esquire
 Tax Assessor Township Clerk Public Works
 Construction Official Zoning Official Land Use Administrator
 Environmental Commission Police Department Fire Official
 Economic Development Other _____

New Application Variance Administrative Review
 Revision Subdivision Minor
 Additional Information Site Plan Preliminary
 Other _____ Final

DATE PLANS PREPARED 03/14/12 Rec, 03/30/12 APPLICATION # SDF 02-09

PREPARED BY Marathon Engineering APPLICANT Droz dov, Sporkin & Lister

BLOCK(S) 2802 E202 LOT(S) 1.02 2.022

LOCATION Chelsea Avenue

ACCOUNT # _____ ESCROW AMOUNT _____

The Planning and/or Zoning Board has received the attached Application for consideration. The Board would appreciate your comments prior to the date listed below.

Forty Five (45) day review period ends _____
COMMENTS: The Egg Harbor Township Fire Department does not have any comment regarding this project provided it is constructed in accordance with the plan submitted. All Fire Hydrant installation fees shall be paid for by the Developer and also any hydrant rental fees until the street is accepted by the Township

Request to review resubmissions: Yes No

Applicant attendance required: Yes No

Signed Donald L. Stauffer Date 4-5-12
Agency Donald L. Stauffer / Egg Harbor Township Fire Department
Discov.Ltr _____