

331 Newman Springs Road
Suite 203
Red Bank New Jersey 07701
Main: 877 627 3772



March 31, 2022

VIA EMAIL

Stafford Township Planning Board
260 East Bay Avenue
Manahawkin, NJ 08005

Joseph & Judith Angiolillo Minor Subdivision – Review #2
3 & 7 Susan Lane
Block 170, Lots 80 & 81
Application No. P22-01
Township of Stafford, Ocean County, New Jersey
Colliers Engineering & Design Project No. SRP-0045

Dear Board Members,

Our office has received the following information in support of the above-referenced Application for Minor Subdivision approval:

- Plan entitled "Minor Subdivision, Block 170 Lots 80 & 81, Stafford Township, Ocean County, New Jersey", prepared by Land Line Surveyors, consisting of one (1) sheet, dated October 25, 2021, and last revised January 20, 2022;
- A copy of Development Application, Affidavit of Ownership, Affidavit of Non-Collusion, Tax Payment Statements, and Tax Map.

We have reviewed the submitted Application documents and offer the following comments for the Board's consideration:

A. GENERAL COMMENTS

The property is located on the northerly side of Susan Lane at its intersection with Jennifer Lane. It is located in the RR-2A Residential Zone, consists of Lots 80 & 81 of Block 170, and as an area of 11,793 square feet (0,270 acres). Lot 81 is a corner lot and is developed with an elevated single-family dwelling, a pool, a patio and accessory structures. Lot 80 is an interior lot and is currently vacant.

The ownership forms must be revised to correct the addresses and owners for the two lots as the submitted forms are inconsistent. The address for the owners on the plan is not consistent with the address on the application forms. Contribution disclosure statements must be executed by the owners, applicants and all professionals.

The Applicant proposes to subdivide the property in order to move the common side property line between the two existing lots. Both of the proposed lots will conform to the area requirements of the zone. No new construction or development is proposed as part of this application.

B. VARIANCES AND/OR WAIVERS REQUIRED

1. The Applicant is requesting waivers for the provision of curb and sidewalk along the frontage of the lots.
2. The Applicant should review the requirements of Section 130-91 and request any required waivers.
3. The requires submission waivers as follows:
 - a. Submission of an Environmental Assessment.
 - b. Submission of a Traffic Impact Study.
 - c. Submission of Drainage Calculations.
 - d. Submission of a Soils Report.
 - e. The requirement to locate and identify trees 8" DBH or greater.

C. DESIGN COMMENTS AND PLAT DETAILS

1. The Applicant should provide testimony to the Board in support of the required variances and waivers.
2. All requested variances and waivers should be listed on the plans.
3. The zoning chart does not provide complete data for the lots and must be revised to include the accessory structure and patio requirements.
4. The plans note that both lots are connected to the public water and sanitary sewer systems.
5. The Boundary survey referenced on the plan should be submitted.
6. The plan notes state that the Block & Lot numbers and street addresses have been approved by the Township Tax Assessor. A copy of this approval should be provided to the Board office and our office.
7. We will complete a map filing law review of the final approved plan along with closure calculations, and the complete metes and bounds descriptions.
8. If approved, the development of proposed lot 80.01 will be subject to the requirements of Ordinance Section 130-72 and other sections which will be addressed by the Township

Engineer during plot plan review. Soils work and drainage calculations may be required at that time.

9. The Applicant should advise if the proposed monuments will be set prior to filing of the Minor Subdivision Plan. If the monuments are not set prior to the filing of the plan, then the Applicant must post a bond in the amount of \$300.00 per monument to guarantee the future setting of the monuments.

D. ASSESSMENTS

1. This Application is subject to a tax map assessment in the amount of \$750.00.

E. OUTSIDE AGENCY APPROVALS

This Application is subject to the following outside agency approvals:

1. Ocean County Planning Board
2. All other outside agency approvals as may be required.

Upon receipt, copies of the required outside agency approvals should be forwarded to the Board office and our office.

Based on the submitted documents it is our recommendation that this Application be deemed **complete** at this time and scheduled for a public hearing. The ownership documents and the contribution disclosure forms must be corrected and completed prior to the hearing.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Robert M. Mannix, III, P.E., P.P., C.M.E.
Senior Project Manager

RMM

cc: Joseph Coronato, Esq., Planning Board Attorney (via email)
Joseph & Judith Angiolillo, Applicants
Brian R. Clancy, Esq., Applicant's Attorney (via email)
John M. Lis, PLS, Applicant's Surveyor (via email)