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February 15, 2024

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

**Re: Application No. P 23-15
Minor Subdivision – Review #2
Block 230, Lot 11
145 Stafford Avenue
Stafford Township, Ocean County, New Jersey
Applicant: Mel-John Developers, LLC
166 Route 9 South
PO Box 607
Manahawkin, NJ 08050
Our File: VSFP0230.02 (60001)**

Dear Planning Board Members:

Our office has received for review the following information which was submitted in support of the above referenced application for Minor Subdivision approval for the above-referenced property:

- A print of a Minor Subdivision Plat (1 sheet) prepared by John P. Augustine, PLS with the Gravatt Consulting Group of Forked River, New Jersey and bearing a latest revision date of January 24, 2024.
- A copy of a Ground Water Remedial Action Permit Modification which was issued by the New Jersey Department of Environmental Protection March 9, 2023 (Permit # RAP220001).
- A copy of a January 26, 2024 letter from Bruce Jacobs, PE, PP, CME with the Gravatt Consulting Group to the Stafford Township Planning Board which addresses the comments in our January 4, 2024 review letter.

In addition to the above, our office previously received the following information as part of the original submission for this application:

- A print of a Final As-Built Survey of Block 230, Lot 11 in Stafford Township, New Jersey prepared by John M. Lis, PLS with Land Line Surveyors of Manahawkin, New Jersey dated July 7, 2023.
- A completed Development Application including a notice of fees and agreement to pay same, an Affidavit of Ownership, a Disclosure of Ownership, an Affidavit of Non-Collusion and a list of Professionals.
- A reduced copy of Stafford Township Tax Map sheet 118 which shows the property in question.



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- A copy of a November 27, 2023 statement from Samantha Christensen with the Stafford Township Tax Collector's office which certifies that the real estate taxes for Block 230, Lot 11 are paid up to, but not including, February 1, 2024.
- A copy of a June 26, 2023 letter from Frederick Shoyer, LSRP with Montrose Environmental of Robbinsville, New Jersey to the Township of Stafford which provides an update on the status of the environmental remediation that is taking place on the property in question.
- A copy of a completed Contribution Disclosure Statement from John Barbagallo with Mel-John Developers dated November 21, 2023.
- A copy of a completed Contribution Disclosure Statement from John Augustine with the Gravatt Consulting Group dated November 21, 2023.
- A copy of a completed Contribution Disclosure Statement from Bruce A. Jacobs with the Gravatt Consulting Group dated November 21, 2023.
- A copy of a completed Contribution Disclosure Statement from Brian Clancy, Esq. dated November 20, 2023.

We have reviewed the information submitted in support of this application and offer the following comments:

A. GENERAL COMMENTS

The property in question is an irregularly shaped tract which fronts on the southerly side of Stafford Avenue and the westerly side of Parker Street. It is located in the R-75 Residential Zone within a Wellhead Protection Overlay Zone and has an area of 60,530 sf or approximately 1.39 acres. The property is presently occupied by a 2-story dwelling which fronts on Stafford Avenue. The balance of the property is vacant and cleared. We note that curb and sidewalk currently exist along Stafford Avenue in front of new lot 11.04. In addition, it shows on the Minor Subdivision Plat that a Classification Exception Area (CEA) exists at the rear of new lot 11.03. This area is subject to the terms and conditions in a Groundwater Remedial Action Permit (RAP180001) which was issued by the New Jersey Department of Environmental Protection on March 7, 2019.

The Applicant proposes to subdivide the property into two (2) new lots. New lot 11.03 will have an area of 51,258 sf (1.177 acres), will front on Parker Street and will be vacant while new lot 11.04 will have an area 9,272 sf (0.213 acres), will front on Stafford Avenue and will contain the existing 2-story dwelling. It states on the Minor Subdivision Plat that no development is proposed at this time. A SCD permit will be obtained at time of building permit. In addition, it states on the Development Application that curbing and sidewalk will be installed in front of new lot 11.03 at the time of application for a building permit.



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The proposed dwelling on new lot 11.03 will be serviced by connections to the existing municipal sanitary sewer and water systems in Parker Street. In addition, the roof runoff from the proposed dwelling will be connected to dry wells.

B. VARIANCES AND/OR WAIVERS REQUESTED

1. The Applicant has not requested any variances as part of this application for Minor Subdivision approval.
2. The Applicant has requested a waiver from the requirement to submit an environmental assessment.
3. The Applicant has requested a waiver from the requirement to submit a traffic impact study.
4. The Applicant has requested a waiver from the requirement to submit drainage calculations.
5. The Applicant has requested a waiver from the requirement to submit a soils report.
6. The Applicant has requested a waiver to permit curbing and sidewalk to be installed in front of new lot 11.04 at the time of application for a building permit.
7. The Applicant has requested a waiver from the requirement to locate and identify existing trees of 8" diameter breast height (DBH) or greater.

C. WAIVERS AND/OR EXCEPTIONS FROM THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)

This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as N.J.A.C 5:21-1, et seq.

1. The Applicant has not requested any *de minimis* exceptions from the RSIS.
2. The Applicant has not requested any waivers from the RSIS.

D. SUBMISSION REQUIREMENTS

1. The Applicant has addressed all of the submission requirements for this Minor Subdivision application.

E. DESIGN COMMENTS AND PLAT DETAILS

1. The Applicant should provide testimony to the Board regarding the reasons why the requested variances and/or waivers should be granted.
2. It shows on the Minor Subdivision Plat that there are 3 existing monitoring wells on new lot 11.03. In addition, it further shows that a Classification Exception Area (CEA) exists at the rear of new lot 11.03 and this area is subject to the terms and conditions in a



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Groundwater Remedial Action Permit (RAP180001) which was issued by the New Jersey Department of Environmental Protection (NJDEP) on March 7, 2019.

3. In his June 26, 2023 letter to the Township of Stafford, Mr. Frederick Shoyer, LSRP with Montrose Environmental stated that the Classification Exemption Area (CEA) timeframe was recalculated and determined to be 11 years from the February 2022 sampling date making the new CEA expiration date February 10, 2033. As a result, the current property owner, Labrador Investment Corp., Inc., is responsible to continue monitoring the groundwater quality and report their findings to the NJDEP as stipulated in Permit #RAP220001 which replaced Permit #RAP180001.

The Applicant should address the Board regarding their plans to notify any potential purchaser of new lot 13.04 of the existing environmental issues on this lot and the need for continued monitoring of groundwater quality by Labrador Investment Corp., Inc. It is our recommendation that any potential purchaser be provided with a disclosure statement which fully details the required monitoring prior to entering into any contract of purchase. A copy of the proposed disclosure statement should be submitted to the Planning Board for review and approval by the Planning Board Attorney.

4. In his June 26, 2023 letter, Mr. Frederick Shoyer, LSRP states that monitoring well MW-6 no longer needs to be sampled as a sentinel well. Therefore, the Applicant should address the Board to clarify if monitoring well MW-6 is proposed to be removed and if so, the schedule for removal.
5. The proposed block and lot numbers and street addresses must be approved in writing by the Stafford Township Assessor.
6. It shows on the plan that 3 concrete monuments are to be set. In his January 26, 2024 letter, Mr. Jacobs states that the monuments will be set prior to the filing of the map.
7. The Applicant must comply with Chapter 194 regarding tree removal and replacement.
8. The Applicant must comply with the street tree requirements in Chapter 130-51B.

F. ASSESSMENTS

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

G. OUTSIDE AGENCY APPROVALS

This application is subject to the following outside agency approvals:

1. Ocean County Planning Board – ***Final Approval granted on December 6, 2023 (ST578B).***
2. All other outside agency approvals as may be required.



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

The Applicant previously addressed all of the submission requirements set forth in the Ordinance. Therefore, it remains our recommendation that this application be deemed **complete** for consideration by the Planning Board subject to the Applicant complying with all applicable notification requirements as set forth in the Stafford Township Land Use and Development Ordinance and the Municipal Land Use Law.

Should you have any questions or require any additional information regarding this application, please feel free to call.

Very truly yours,

CME Associates

John J. Hess, PE, PP, CME
Planning Board Engineer

JJH/cc

cc: Joseph Coronato, Esq. – Planning Board Attorney
Scott D. Taylor, LLA, PP, LEED AP – Planning Board Landscape Architect.
Mel-John Developers, LLC – Applicant
Brian Clancy, Esq. – Applicant's Attorney
Bruce A. Jacobs, PE, PP – Applicant's Engineer
John P. Augustine, PLS – Applicant's Surveyor
John M. Lis, PLS – Applicant's Surveyor