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ENGINEERS**

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May 19, 2025

Stafford Township Zoning Board of Adjustment
260 East Bay Avenue
Manahawkin, NJ 08050

**Re: Application No. Z25-02
Preliminary & Final Major Site Plan and
Conditional Use Variance – Review #2
Block 133, Lot 15
South Main Street
Stafford Township, Ocean County, New Jersey
Applicant: Mel-John Development, LLC
P.O. Box 607
Manahawkin, NJ 08050
Our File: 115.SFZ0133.V11 (60001)**

Dear Zoning Board Members:

Our office received for review the following information which was submitted in support of the above referenced application for Preliminary & Final Major Site Plan and Conditional Use variance approval:

- A completed Contribution Disclosure Statement from Paul Frantz dated April 11, 2025.
- A completed Contribution Disclosure Statement from John M. Lis, PLD, with Land Line Surveying dated April 11, 2025.
- A completed Contribution Disclosure Statement from David Templer with Golden Holdings, LLC dated April 14, 2025.
- A completed Contribution Disclosure Statement from Bryce Bennett, LLA dated April 18, 2025.
- A completed Contribution Disclosure Statement from DuBois & Associates, LLC dated April 11, 2025.
- A completed Contribution Disclosure Statement from Jack Burns Architecture, LLC dated May 14, 2025.

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

- A set of Preliminary and Final Major Site Plan drawings (22 sheets) prepared by Bruce A. Jacobs, PE with the Gravatt Consulting Group of Forked River, New Jersey and Bryce M. Bennett, LLA of Toms River, New Jersey dated October 25, 2024.

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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- A set of Truck Turning Exhibit drawings (2 sheets) prepared by Bruce A. Jacobs, PE, PP dated October 25, 2024.
- A print of a Plan of Survey (1 sheet) prepared by John M. Lis, PLS with Land Line Surveyors of Manahawkin, New Jersey and bearing a latest revision date of April 13, 2023.
- A print of a Wetland Delineation map prepared by John M. Lis, PLS and bearing a latest revision date of November 7, 2024. This map was approved by the New Jersey Department of Environmental Protection (NJDEP) Division of Land Use Regulation on January 21, 2025 (File No. 1530-24-0002.1, Activity FWW240001).
- A set of unsigned architectural plans of the proposed storage buildings (7 sheets) prepared by Jack Burns Architecture, LLC of Ardmore, Pennsylvania and bearing a latest revision date of January 3, 2025.
- A set of manufacturer's drawings of the proposed office building (9 sheets) prepared by Miller Buildings, Inc. of Myerstown, Pennsylvania and bearing the latest revision date of January 6, 2025.
- A Stormwater Management Report prepared by Bruce A. Jacobs, PE dated October 2024.
- A set of Drainage Area Maps (4 sheets) prepared by Bruce A. Jacobs, PE dated October 25, 2024.
- A Stormwater Management Operation and Maintenance Plan prepared by Bruce A. Jacobs, PE dated October 2024.
- An Environmental Impact Statement prepared by Bruce A. Jacobs, PE dated October 2024.
- A Freshwater Wetland Delineation Report prepared by Abigail Spagnola with DuBois & Associates, LLC of Manahawkin, New Jersey dated December 21, 2023.
- A Statement of Operations prepared by the Gravatt Consulting Group dated October 2024.
- A completed Development Application including a Notice of fees and agreement to pay same, a Disclosure of Ownership, an Affidavit of Ownership, an Affidavit of Non-Collusion and a list of Professionals.
- A copy of Stafford Township Tax Map sheet 110 which show the property in question.
- A copy of a January 23, 2025 letter from the Stafford Township Tax Collector's office which states that the real estate taxes on block 133, lot 15 are paid up to, but not including, February 1, 2025.



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- A completed Contribution Disclosure Statement from Mel-John Developers, LLC dated January 13, 2025.
- A completed Contribution Disclosure Statement from Gregory Hock, Esq. dated January 23, 2025.
- A completed Contribution Disclosure Statement from Bruce A. Jacobs with the Gravatt Consulting Group dated January 23, 2025.

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

A. GENERAL COMMENTS

The property in question is a flag shaped tract which fronts on the easterly side of NJSH Route 9 approximately 745 ft south of the intersection with Allen Lane. It is located in both the Local Business (LB) Zone and the Low Density Rural Residential Zone (RA-4) Zone and has an area of 12.273 acres. The site is presently vacant and wooded. In addition, an area of freshwater wetlands exists along the northeasterly side of the tract.

The Applicant is seeking Preliminary & Final Major Site Plan and Conditional Use Variance approval to construct a self-storage and U-Haul rental truck facility at the site. The site will include one (1) 1,750 sf office building, six (6) 7,200 sf self-storage buildings and one (1) 5,000 sf climate controlled self-storage building. The Applicant proposes a total of 279 storage units of which 39 units will be climate controlled. Parking for 7 vehicles is proposed at the office including 1 handicap accessible parking space and 1 electric vehicle parking space. In addition, parking for 4 vehicles is proposed at the climate controlled building including 1 handicap accessible parking space. An outdoor storage area for the parking of 21 RV's/boats/trucks is also proposed at the site.

Access will be provided to the site from NJSH Route 9 via a 30' wide full movement 2-way driveway. The easterly end of the driveway will be gated and a keypad entry system is proposed. The building will be serviced by a proposed well and septic system. In addition, five (5) above ground infiltration basins are proposed to mitigate the increase in stormwater runoff from the site.

It stipulates in §211-3E of the Zoning Ordinance that where a zoning lot is located in part in one zoning district and in part in another zoning district, the entire zoning lot or portion thereof located in the neighboring zone may be used for a purpose permitted in either zone upon application for a conditional use permit and upon the determination by the Board that the following standards and conditions are met:

- (1) The use contemplated can be best established by utilizing the portion of the zoning lot in the neighboring zone district without materially affecting the adjoining areas.
- (2) The site plan shall be appropriate to the adjoining area.
- (3) A set of plans, specifications and plot plans shall be filed with the Board, showing overall dimensions, existing and proposed buildings, the relationship of the proposed use to the



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streets and adjacent property and other physical features which might act as a deterrent to the general welfare.

We note that self-storage facilities are permitted in the LB Zone subject to compliance with the self-storage conditions and standards set forth in §211-35V of the Zoning Ordinance. It further states that self-storage facilities are subject to the issuance of a conditional use permit and adherence to the minimum requirements of the particular zone and the specified standards. The subject application does not meet the minimum lot frontage requirement of 200 feet. Therefore, the Applicant requires a conditional use variance.

B. WAIVERS AND/OR VARIANCES REQUESTED

1. The Applicant requires a Conditional Use Variance to permit the construction of a self-storage and U-Haul rental truck facility.
2. The Applicant requires a variance to permit a lot width of 87.4 ft whereas a minimum lot width of 200 ft is required in the LB Zone.
3. The Applicant has requested a waiver from providing an off-site drainage plan.
4. The Applicant has requested a waiver from providing profiles of Route 9.
5. The Applicant has requested a waiver from providing sizes & species of trees 8" diameter or greater.
6. The Applicant has requested a waiver from providing preliminary architectural plans. We note the Applicant has submitted architectural plans and manufacturer drawings with the Application. Therefore, the requested waiver is not necessary and should be withdrawn.
7. The Applicant has requested a waiver from providing a traffic impact study.
8. The Applicant has requested a waiver to construct drainage basins and to revegetate previously disturbed areas within the 60' rear buffer between different zoning classifications.
9. The Applicant has requested a waiver to grade and revegetate previously disturbed areas within the 60' side buffer between different zoning classifications.
10. The Applicant has requested a waiver to not provide a dumpster enclosure.
11. The Applicant has requested a waiver to not provide curbs throughout the site, only along Route 9.
12. The Applicant has requested a waiver to not provide sidewalks throughout the site, only along Route 9.
13. The Applicant has requested a waiver to not pave the RV and boat storage area.
14. The Applicant has requested a waiver to not fully comply with the tree replacements and buffer planting requirements in Chapter 194 of the Township Code.



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15. The Applicant has requested a waiver to not fully comply with the green space requirements in §130-51.H.3.

C. SUBMISSION REQUIREMENTS

The Applicant has addressed all of the submission requirements for this Preliminary & Final Major Site Plan and Conditional Use Variance application.

D. COMMENTS ON THE CONDITIONAL USE VARIANCE

1. Testimony must be provided to the Board setting forth the reasons for the granting of a d(3) variance to permit a deviation from a specification or standard pertaining solely to a conditional use. In *Coventry Square v. Westwood Zoning Board of Adjustment*, the Supreme Court found that the following items must be addressed:
 - a. The Applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions the ordinance established to address those problems.
 - b. The Applicant must demonstrate that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

E. PLAT DETAILS

1. It shows on the Zoning table on sheet 1 of the site plan drawings that the lot area is 12.633 acres whereas it shows on the survey and sheet 3 of the site plan drawings that the lot area is 12.273 acres. This discrepancy must be resolved.
2. It shows on the Zoning table on sheet 1 that the proposed lot width is 67.4 ft. However, it shows on the survey that the lot width is actually 87.4 ft. This discrepancy must be resolved.
3. The header on sheet CS-1 of the architectural plans are to be revised to reference Ocean County, not Ocean City.
4. Sheet 4 should be revised to include a sight triangle at the access driveway.
5. Sheets 4 & 5 should be revised to show the radii of the proposed curb returns at the entrance to the site.
6. Sheets 4 and 5 should be revised to show the radii of all curves along the edges of pavement within the site.
7. Sheet 5 should be revised to provide a handicap sign for the handicap accessible parking space at Building C.
8. Sheets 6 and 7 should be revised to show the doors/entrances to each of the proposed buildings.



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9. The Triangular Trash Rack A Detail on sheet 19 is proposed with a 3" width spacing. The Applicant must demonstrate that the design of the trash racks comply with the New Jersey BMP Manual which stipulates that the spacing shall be no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of 1 inch and a maximum spacing between the bars of six inches.
10. The Concrete Walk Detail on sheet 20 should be revised to show that the concrete will have a 28-day compressive strength of 4,500 psi.
11. The 4'-0" Inlet Type B detail on sheet 20 should be revised to specify an 'ECO' type curb piece.
12. The following details must be added to the plans:
 - a) Building (wall) sign.
 - b) Key pad, entry gate & cantilever draw gates.
 - c) 10' Gate.
 - d) Wheel stop.
 - e) Modular block retaining wall.
 - f) Stop sign.
 - g) HDPE pipe with bedding.
 - h) Cross-section of access driveway with proposed cross slopes.
 - i) Storm cleanout.

F. DESIGN COMMENTS

1. All water & sewer issues are deferred to the Stafford Township Water & Sewer Utility Engineer for review and comment.
2. The Applicant should provide testimony to the Board to demonstrate that this application complies with the following conditional use standards set forth in §211-35V of the Ordinance for self-storage facilities:
 - a) Minimum lot area: three acres.
 - b) Minimum side and rear yard setback: 30 ft.
 - c) Minimum width of landscape buffer between all residential uses and residential zone along side and rear property lines: 25 ft.
 - d) Minimum width of landscape buffer along side and rear property lines, all other uses: 20 ft.
 - e) Screening shall be provided in the front yard area to enhance the appearance or screen the self-storage facility from roadways. Such screening may consist of fences, walls, natural vegetation and landscaping, or some combination thereof, and shall be specifically approved by the Board.
 - f) Maximum building height: 24 ft and two stories.



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- g) Lighting shall be in accordance with §130-84.
 - h) No flammable materials, hazardous chemicals or explosives shall be permitted to be stored.
 - i) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or similar equipment shall be prohibited.
 - j) Auctions, wholesale and retail sales, and garage and other miscellaneous sales shall be prohibited.
 - k) The operation of power tools, spray-painting, compressors and other similar equipment shall be prohibited.
 - l) Outdoor storage shall be limited to the storage of boats, boat trailers and recreational vehicles, and any such storage shall not be visible from any property line.
 - m) Maximum building coverage: 35%.
3. The Applicant should provide testimony to the Board regarding the reasons why the requested variances and waivers should be granted.
 4. The Applicant should address the Board regarding the proposed hours of operation at the site and the hours of operation for the sight lighting.
 5. The Applicant should address the Board regarding the maximum number of U-Haul trucks that will be parked at the site. The Applicant is advised that if the total number of parking spaces is 50 or higher, then a CAFRA permit will be required.
 6. General Note #17 on sheet 1 states that 100 storage units are proposed. However, sheet CS-1 of the architectural plans shows that 279 storage units are proposed. This discrepancy must be resolved.
 7. Sheet A-1 of the architectural plans show 2 accessible units near the left side of the Building C. Sheet 5 of the site plan drawings shows a handicap parking space at the right side of Building C. It is our recommendation that the architectural plans be revised to locate the accessible units as close to the handicap parking space as possible.
 8. It shows on sheet 4 that a 20' wide drive aisle is proposed between the truck/rental staging area and Buildings A and B. As this width is not enough to permit two-way traffic, the Application should provide testimony to the Board regarding the use of this drive aisle.
 9. The Applicant should address the Board regarding their plans to fence the perimeter of the site for security purposes.
 10. Sheet 5 should be revised to align the handicap access aisle at Building C with the building entrance.



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11. The Applicant should address the Board regarding when the proposed EV charging stations will be operational.
12. The Applicant should address the Board regarding the need to provide bollards to protect the proposed EV charging equipment.
13. The Truck Turning Exhibits should be revised to include the largest U-Haul box trucks and vehicles with boat trailers.
14. The plans should be revised to show fire lane markings and signage as required by Chapter 109 of the Township Code.
13. The Proposed Pylon I.D. Sign detail on sheet 20 shows that the sign will have an area of 32 sf. The Zoning Ordinance stipulates that ground signs may have a maximum area of the lesser of 32 sf or 1 sf for every 3 lf of street frontage which is 29.13 sf. Therefore, the detail must be revised to comply with the Ordinance.
14. The Proposed Pylon I.D. Sign detail on sheet 20 must be revised to provide additional details such as the proposed text, the materials of construction, the color and type of lighting (internal or external) if any, etc.

G. DRAINAGE & GRADING COMMENTS

1. Sheets 6 & 7 show the locations of steps in the finish floor elevations for Buildings D, E, F & G which do not agree with the locations shown on sheets A-3 & A-4 of the architectural plans. These discrepancies must be resolved..
2. Sheet 6 shows a 3:1 lawn slope along the southerly side of the access driveway. The plans must be revised to have a maximum slope of 4:1.
3. Sheets 6 and 7 show that the Applicant is proposing basin access ramps with an 8:1 slope. These ramps must be revised to be no steeper than 10:1.
4. As stipulated in §130-72E, all roof leaders shall be connected into the proposed drainage system whereas sheet 7 only shows that the roof drains for Building C will be connected to the proposed stormwater system. Therefore, the plans must be revised to comply with the Ordinance.
5. The plans should be revised to include cleanouts at each of the bends in the roof drain systems.
6. The Applicant should address the Board regarding the need to provide an emergency spillway for Basin #4.
7. Sheet 6 shows a spot elevation of 27.75 near the EV parking space adjacent to the office. This appears to be a low point and a potential ponding area. Therefore, the plans must be revised to provide positive drainage in this area.
8. Sheet 6 shows that CB #1-2 will have a grate elevation of 28.50 which conflicts with the adjoining 29' contour. This discrepancy must be resolved.



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9. Sheet 7 shows a spot grade of 27.87 within the parking space at the southwest corner of Building C which does not agree with the surrounding grading. This discrepancy must be resolved.
10. Sheet 7 shows spot grades of 26.05 on each side of Building F which do not agree with the surrounding grading and will result in ponding in these areas. This discrepancy must be resolved.
11. Sheet 7 must be revised to add a 26 contour between CB #4-3 and CB #5-1.
12. Sheet 7 must be revised to label the inlet upstream of CB #2-2.
13. It shows on sheets 7 and 18 that the pipe run between CB #3-4 and CB #3-3 will have a slope of 0.5% whereas our office has calculated the slope to be approximately 1.23%. This discrepancy must be resolved.
14. It shows on sheets 7 and 18 that the pipe run between CB #4-3 and CB #4-2 will have a slope of 0.5% whereas our office calculated the slope to be approximately 0.43%. This discrepancy must be resolved.
15. Sheets 6, 7, and 19 show that weirs will be installed in Outlet Control Structures #3 & #5 and the dimensions of the weirs are shown on the plans. For the purpose of clarity, the plans must be revised to clarify which dimension is the height and which dimension is the width.
16. The Profile CB #2-2 to FES #3-5.1 on sheet 18 must be revised to include a callout for the pipe run between CB #3-3 and Storm MH #3-5.
17. It shows on sheet 7 that the pipe run between Outlet Control Structure #4 and FES#5-4 will be 45 ft long whereas the Profile CB #4-1 to FES #5-5.2 on sheet 18 shows the same pipe run to be 35 ft long. This discrepancy must be resolved.
18. It shows on sheet 7 that Storm MH #3-5 will discharge to FES #3-5.1 whereas the Profile CB#2-2 to FES #3-5.1 shows that MH #3-5 will discharge to FES #3-1. This discrepancy must be resolved.
19. It shows on sheet 7 that the 3" orifice in Outlet Control Structure 4 will have an invert elevation of 24.30 whereas the Outlet Control Structure #4 Detail on sheet 19 shows the invert elevation to be 24.50. This discrepancy must be resolved.
20. Profile CB #1-1 to FES #3-1 on sheet 18 must be revised to label the structure between Outlet Control Structure #1 and CB #2-2.
21. It shows on the Outlet Control Structure #5 Detail on sheet 19 that the invert of the 3" orifice will be at elevation 19.70 which is below the invert elevation of the 18" discharge pipe. The Applicant should verify that the invert elevation of the orifice is correct.
22. Since the Applicant proposes a disturbance of more than 1 acre, this project is classified as a major development. Therefore, the site must be designed to comply with the current



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stormwater management regulations. As a major development, the project must be designed to meet the minimum standards for groundwater recharge, stormwater quality and stormwater runoff quantity by incorporating green infrastructure.

23. The soil samples taken for permeability testing was taken at elevations which are above or within the elevation of the bottom of the proposed infiltration basins which is not acceptable. The soil samples must be collected at a lower elevation as described in Chapter 12 of the New Jersey Best Management Practices Manual (NJBMP).
24. The Applicant performed the stormwater analysis by comparing the pre-development condition using current rainfall rates against the post-development condition using future rainfall rates. The analysis should be revised to compare the pre-development condition using current rainfall rates against the post-development condition using current rainfall rates and to compare the pre-development condition using future rainfall rates against the post-development condition using future rainfall rates.
25. The Stormwater Management Report must be revised to provide supporting calculations to demonstrate that the site complies with the groundwater recharge standards.
26. It shows on sheet 7 that the 4" orifice in Outlet Control Structure #2 will have an invert elevation of 21.90 whereas the Summary for Pond 2P: Basin 2 shows that the orifice will have an invert elevation of 24.90. This discrepancy must be resolved.
27. It shows on sheet 7 that the emergency spillway for Basin #3 will be at elevation 22.00 whereas the Summary for Pond 3P: Basin 3 shows that the emergency spillway will be at elevation 20.00. This discrepancy must be resolved.
28. The Applicant is proposing to retain the entire 2-year future storm for Basin #1, the entire 10-year current storm for Basin #2, the entire 100-year current storm for Basin #3, the entire 10-year current storm for Basin #4 and the entire 100-year current storm for Basin #5 which is not acceptable. Each basin is required to have the invert of the lowest quantity control outlet set at the water surface elevation of the WQDS.
29. The peak water surface elevation for Basin #5 was calculated to be 21.62 for the 100-year future storm which is higher than the weir between this basin and Basin #3. Therefore, both basins must be routed together as one basin for any storm event where the peak elevation is higher than the weir.
30. The peak water elevation for Basin #2 was calculated to be 25.96 for the 100-year future storm which is higher than the orifice between this basin and Basin #1. Therefore, both of these basins have to be routed together as one basin for any storm event where the peak elevation is higher than the weir.
31. The Applicant is utilizing exfiltration in the stormwater routing calculations for each storm event and for each proposed basin. Therefore, the Applicant must provide pretreatment for each basin.



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32. The sheet flow calculation for the times of concentration must be revised to use the current 2-year rainfall intensity for current storm events and the future 2-year rainfall intensity for future storm events.
33. The groundwater mounding analysis is provided with the longer dimension in the x-direction and the shorter dimension in the y-direction. The analysis should be revised to include graphs where the shorter dimension is in the x-direction and the longer dimension is in the y-direction as stipulated in the NJBMP Manual. This is required for each basin.
34. The Stormwater Management Report includes calculations for the stability of the emergency spillways. However, it is unclear how the flow rate used for these calculations were determined.
35. The maintenance plan should be revised to include as-built construction plans of the stormwater management measures and copies of pertinent construction documents such as laboratory test results, permits and completion certificates.
36. The maintenance plan and any future revisions to the plan must be recorded upon the deed of record for each property on which the maintenance described in the plan must be undertaken. Prior to recording, the form of the deed must be approved by the Board Attorney and our office.

H. LIGHTING COMMENTS

1. The plans should be revised to indicate timers and hours of operation for the proposed light fixtures. Our office recommends that the light levels be turned off or dimmed during non-operational hours to reduce light pollution.
2. The Applicant proposes lighting intensities of less than 0.5 lumen per square foot at the following locations:
 - The east and west sides of Buildings A and B
 - The western side of Building C
 - The northern sides of Buildings E and F
 - In between Buildings D and E

The plans should be revised comply with §130-84A of the Ordinance.

3. It shows on sheets 11 and 12 that some of the light poles will be located within the gravel area. The Applicant should address the Board regarding their plans to protect the light poles from damage.
4. The plan should be revised to show the proposed light color temperature. Our office does not recommend exceeding 4,000 Kelvins.
5. The plans should be revised to provide manufacturer's catalog cuts for the proposed poles including full ordering information.



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6. Revise the plans to indicate the color and finish for the proposed light fixtures and poles. Also, provide details and ordering information for proposed light poles. Additionally, provide isolux pattern details to include a scale and graph. Further, remove all extraneous information from the lighting plan, to prevent confusion during construction.
7. Staff recommends shifting proposed light pole fixtures to the west side of the entry drive and provide house side shields for these fixtures, to reduce light disturbance to the neighboring dwelling.
8. Revise the plans to indicate timers and hours of operation for proposed light fixtures. Staff recommends light levels be dimmed after operating hours to reduce light pollution.
9. Revise the 'Light Pole Base Detail', sheet 10 of 24, to specifically indicate 4,500 PSI for concrete strength.

I. LANDSCAPE COMMENTS

1. In accordance with Section 130-51H(2), in order to provide immediate buffering, visual relief and scale for large office, commercial and industrial buildings (buildings of 10,000 square feet or larger), larger-size trees shall be provided near the building perimeter (within 75 feet). The quantity of trees shall be equal to one tree for every 100 feet of general building perimeter. It appears a waiver is required.
1. Provide shade trees to fill in the buffer along the side yard of existing Lot 15.01 in accordance with Section 130-51F(1)(b). Also, provide evergreen buffer trees along the property line with the back yards of existing residential Lots 15.01, 16 and 17.
2. In accordance with Section 130-51H(1), a planting area around all buildings shall be provided; whereas, plantings have not been provided.
3. In accordance with Section 194F, the Applicant may make payment to the tree fund for replacement trees that cannot be planted on the property where the tree removal activity occurred. The quantity of trees not replaced should be calculated on the plans to determine the required replacement fee.
4. Remove extraneous information from the landscape sheets to prevent confusion during construction.
5. It appears full canopy trees can be provided at the entrance to the site rather than narrow upright cultivars.
6. Revise the plans to provide deciduous trees in the open area east of proposed Building A.
7. Revise the plans to indicate the proposed disposition for all open areas.
8. Revise the plans to provide a note that all plant materials are to be field located as necessary.



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9. Revise the plans to indicate a native no mow/low mow seed mix for disturbed areas and basin side slopes to reduce lawn maintenance requirements. Details for the mix and maintenance notes for same should also be included. Currently, it appears a basin slope seed mix has only been proposed for the small basin near Building C. Also, the mix noted on Sheet 15 of 24 consists of only tall fescue.
10. Revise the plans to indicate the timing of tree protection fencing installation and removal within the 'Construction Sequence' on sheet 16 of 24.

J. ASSESSMENTS

1. The Applicant is subject to an affordable housing assessment as set forth in Section 130-88.1 of the Ordinance.
2. The Applicant is subject to a traffic circulation assessment in an amount to be determined by our office as set forth in Section 130-89 of the Ordinance.

K. OUTSIDE AGENCY APPROVALS

This application is subject to the following outside agency approvals. Upon receipt, copies of all approvals shall be forwarded to the Zoning Board and our office:

1. Ocean County Planning Board.
2. Ocean County Soil Conservation District.
3. Stafford Township Water & Sewer Utility.
4. Ocean County Health Department
5. New Jersey Department of Transportation.
6. New Jersey Department of Environmental Protection:
 - a) Freshwater Wetlands - **Letter of Interpretation: Line Verification issued on January 21, 2025 (File & Activity No. 1530-24-0002.1 FWW240001).**
 - b) CAFRA Permit (if required)
7. All other outside agency approvals as may be required.

Based on our review of the submitted information, we recommend that this application be deemed **complete** for consideration by the Zoning Board of Adjustment subject to the Applicant complying with all applicable notification requirements as set forth in the Stafford Township Land Use & Development Ordinance and the Municipal Land Use Law.



Consulting & Municipal
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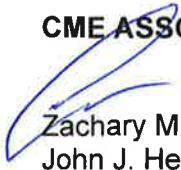
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If you have any questions or require any additional information regarding this application, please feel free to call.

Very truly yours,

CME ASSOCIATES


Zachary M. Jordan, PE, CME, CFM for:
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