



March 9, 2023

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

**Re: Application No. P 22-10  
Preliminary & Final Major Site Plan - Review #2  
St. Mary's Cemetery Expansion  
Block 51, Lot 50.01  
283 Beachview Avenue  
Stafford Township, Ocean County, New Jersey  
Applicant: St. Mary's Roman Catholic Church  
747 West Bay Avenue  
Barnegat, NJ 08234  
Our File: VSFP0051.01(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 Preliminary & Final Major Site Plan approval:

- A set of Preliminary and Final Site Plan drawings (8 sheets) prepared by Christopher P. Rosati, PE (sheets 1 & 3-8) and William P. Schemel, PLS (sheet 2) with FWH Associates, PA of Toms River, New Jersey and bearing a latest revision date of January 16, 2023.
- A print of an Asbuilt Survey (1 sheet) prepared by William P. Schemel, PLS and bearing a latest revision date of April 18, 2022
- A Stormwater Management Report prepared by Christopher P. Rosati, PE and bearing a latest revision date of January 17, 2023. Included with the report are a set of Drainage Area Maps (2 sheets) prepared by Christopher P. Rosati, PE dated January 16, 2023.
- A February 9, 2023 letter from Christopher P. Rossi, PE to the Stafford Township Planning Board which sets forth the waivers that are requested by the Applicant.

In addition, the Planning Board received the following information as part of the original submission for this application:

- A copy of the Development Application, Affidavit of Ownership, Disclosure of Ownership, Affidavit of Non-Collusion, Contribution Disclosure Statements, Tax Exemption Email and Tax Map.

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



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### **A. GENERAL COMMENTS**

The property in question is located along the westerly side of Beachview Avenue, across from its intersection with Ranch Boulevard, south of its intersection with Levi's Road, and north of its intersection with Hazelton Court. It is located in the CM (Cemetery) Zone. The subject property contains Lot 51.01 of Block 51, and has a total area of 34.34 acres. The existing property is partially developed as a cemetery including buildings, mausoleums and site circulation driveways. The property is bounded to the north and west by the P (Preservation) Zone and to the south and east by the RA (Rural Residential) Zone.

The Applicant is seeking Preliminary and Final Major Site Plan approval to expand the existing cemetery by 1.28 acres. As part of the expansion, the Applicant proposes to construct a porous pavement driveway to provide access to this portion of the cemetery. The driveway will be approximately 440 ft long and 20 ft wide.

### **B. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES**

1. The Applicant has not requested any variances as part of this Preliminary & Final Major Site Plan application.
2. The Applicant has requested a waiver from providing a full boundary survey whereas an asbuilt survey of the property along Beachview Avenue has been provided.
3. The Applicant has requested a waiver from providing an off-site drainage plan.
4. The Applicant has requested a waiver from providing the size and species of existing mature trees and existing mature woodland.
5. The Applicant has requested a waiver from providing the locations and type of the nearest fire hydrants.
6. The Applicant has requested a waiver from providing a landscaping plan.
7. The Applicant has requested a waiver from detailing incorporated provisions regarding access for emergency and firefighting equipment.
8. The Applicant has requested a waiver from providing an environmental impact assessment.
9. The Applicant has requested a waiver from providing Stafford MUA approval.
10. The Applicant has requested a waiver from providing Ocean County Planning Board approval.
11. The Applicant has requested a waiver from providing State and/or federal regulatory agency approval.



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12. The Applicant has requested a waiver from providing planting details. It is noted that the Applicant has also requested a waiver from a landscaping plan.

### **C. SUBMISSION REQUIREMENTS**

As stipulated in Section 130-92 of the Land Use & Development portion of the Stafford Township Code, the following information must be submitted to the Board:

1. Twelve (12) copies of the Tax Map resolution sheet.

### **D. PLAT DETAILS AND DESIGN COMMENTS**

1. All landscape issues are deferred to the Planning Board Landscape Architect for review and comment.
2. The Applicant should provide testimony to the Board regarding the reasons why the requested waivers should be granted.
3. The Key Map on sheet 1 of the site plan drawings has two north arrows pointing in different directions. This discrepancy must be resolved.
4. As stipulated in Section 130-93A(7) of the Ordinance, the plans must be revised to show all existing streets, watercourses, floodplains, floodways and flood areas within the proposed site and within 200 feet of the boundaries thereof.
5. As stipulated in Section 130-93A(9) of the Ordinance, the plans must be revised to show the boundaries, nature and extent of wooded areas and other important physical features, including swamps, bogs and ponds, within the proposed site and within 200 feet thereof.
6. The Applicant proposes to clear 1.28 acres as part of this application. As a result, the project is classified as a Major Development which requires that the project be designed to meet the stormwater runoff quality, quantity and groundwater recharge standards using green infrastructure.
7. The Applicant proposes to install An underground recharge system and a porous pavement system to mitigate the increase in stormwater runoff from the site. The underground recharge system will consist of the installation of 250 lf of 18" HDPE perforated pipe with a Type "A" inlet at each end. The underground recharge system will be installed at the southerly side of the site and will accept surface runoff from the cemetery area. In addition, the proposed 20 ft wide driveway will be constructed of pervious pavement which will recharge a portion of the runoff into the ground.
8. The Stormwater Management Report should be revised to include a Low Impact Development Checklist



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9. It states in the Stormwater Management Report that a permeability rate of 10 in/hr was used for design. We note that no permeability tests are included in the Stormwater Management Report. Therefore, the Applicant must clarify how the permeability rate of 10 in/hr was determined.
10. Sheet 4 of the site plan drawings shows the locations of soil borings SB-1 through SB-6; however, the Stormwater Management Report include logs for test holes SP-1 through SP-3. This discrepancy must be resolved.
11. The Porous Paving Detail on sheet 7 shows a 2" thick layer of AASHTO No. 2 stone. Since No. 2 stone varies from 1-1/2" to 2" size, the thickness of this course must be increased to at least 4" in order to function properly.
12. The Porous Paving Detail on sheet 7 must be revised to show the finish grade elevation, the elevation of the bottom of the storage bed and the seasonal high water table elevation.
13. The Single 18" Trench Detail on sheet 7 must be revised to address the following:
  - a) The seasonal high water table elevation must be shown on the side view.
  - b) The top view and the section show that the trench will be 2.75 ft wide whereas the side view shows it to be 39" wide (3.25 ft).
  - c) The top view and side view show that 8" HDPE pipe will be connected to the ends of the recharge trench whereas it shows on sheet 4 that Type "A" Inlets will be installed on each end of the recharge trench.
  - d) The top view shows co ports on the top of the pipe whereas co ports are not shown on sheet 4.
  - e) The side view shows 9" of stone over the piper whereas the section shows 8" of stone over the pipe.
  - f) As stipulated in Section 130-76D(18)(b)[1][ii][C] of the Ordinance, perforated pipe shall be laid at depths of not less than 24 inches below finished grade whereas the section shows that the pipe will be installed at a depth of only 20 inches.
14. Since the porous pavement system has been designed to infiltrate into the subsoil, the Porous Pavement Detail on sheet 7 must be revised to show that filter fabric will be installed on the sides of the storage bed but not on the bottom of the storage bed as stipulated in Chapter 9.6 of the New Jersey Stormwater Best Management Practices Manual.



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15. As required by Section 130-76J(2)(a) of the Ordinance, the Applicant must submit a maintenance plan for the proposed stormwater management system. The maintenance plan and any future revisions to the plan must be recorded upon the deed of record for the property. Prior to recording, the maintenance plan must be approved by our office and the form of the deed must be approved by the Planning Board Attorney and our office.

#### **E. ASSESSMENTS**

1. The Applicant is subject to a nonresidential development assessment as set forth in Section 130-88.1D(1) of the Ordinance.

#### **F. OUTSIDE AGENCY APPROVALS**

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

1. Ocean County Soil Conservation District.
2. All other outside agency approvals as required.

Based on the minor nature of the requested information, we recommend 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 regarding this application, please feel free to call.

Very truly yours,

**CME Associates**

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

JJH/DB/ts

cc: Gregory E. Myhre, Mayor  
Joseph Coronato, Esq. – Planning Board Attorney  
Taylor Design Group – Planning Board Landscape Architect  
Saint Mary's Roman Catholic Church – Applicant  
Christopher P. Rosati, PE - Applicant's Engineer  
Brian P. Murphy, PE, PP – Applicant's Planner