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March 27, 2023

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

**Re: Application No. P 23-03
Preliminary & Final Major Site Plan
Causeway Hyundai Garage Expansion - Review #2
Block 120, Lot 94.03
405 Route 72 East
Stafford Township, Ocean County, New Jersey
Applicant: LTD Realty III LP
375 Route 72 East
Manahawkin, NJ 08050
Our File: VSFP0120.06**

Dear Planning Board Members:

Our office has received for review the following information which was submitted on support of the above referenced application for {Preliminary & Final Major Site Plan approval:

- A copy of a March 22, 2023 letter from Brian P. Murphy, PE, PP with FWH Associates, PA of Toms River, New Jersey to the Township of Stafford Planning Board which requests three (3) submission waivers for the subject application.

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 (13 sheets) prepared by Brian P. Murphy, PE (sheets 1, 2, 4-6 & 11-13), William P. Schemel, PLS (sheet 3) and Leroy G. Webb Jr., LLA, PP (sheets 7 & 8) with FWH Associates, P.A. dated February 7, 2023.
- A print of a Topographic Survey (1 sheet) prepared by William P. Schemel, PLS and bearing a latest revision date of July 6, 2017.
- A set unsigned architectural plans (2 sheets) prepared by Daniel J. Governale, RA with Barlo Governale and Associates LLC of Brick Township, New Jersey and bearing a latest revision date of November 28, 2022.
- A Stormwater Management Report prepared by Brian P. Murphy, PE dated February 9, 2023. Included with the report is a set of Drainage Area Maps (2 sheets) prepared by Brian P. Murphy, PE and bearing a latest revision date of February 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 80 which shows the property in question.



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- A copy of a February 9, 2023 letter from the Stafford Township Tax Collector's Office which states that the real estate taxes on block 120, lot 94.03 are paid up to, but not including, May 1, 2023.
- A copy of a completed Contribution Disclosure Statement from David Wintrode with LTD Realty III LP dated February 3, 2023.
- A copy of a completed Contribution Disclosure Statement from Brian P. Murphy with FWH Associates, PA dated February 8, 2023.
- A copy of a completed Contribution Disclosure Statement from Harvey York, Esq. dated February 13, 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 NJSH Route 72 approximately 460 ft west of the intersection with Captain Randolph Boulevard. It is located in the Highway Commercial (HC) Zone and has an area of approximately 3.0 acres. The site is presently occupied by a Hyundai car dealership. In addition, access is provided to the site via a two-way right-in/right-out driveway from Route 72 which is shared with the Nissan dealership on adjoining lot 94.02 to the west.

The Applicant was granted Preliminary and Final Major Site Plan approval by Resolution 2017-28 which was memorialized by the Planning Board on September 20, 2017. This approval permitted the Applicant to construct a Hyundai car dealership with a 2-story building having a gross floor area of 15,436 sf and a 42 ft x 18 ft storage garage at the rear of the site. In addition, 190 parking spaces were approved including 40 parking spaces for customers and employees and 150 parking spaces for vehicle display and storage.

The Applicant is now seeking Preliminary & Final Major Site Plan approval to construct an approximately 7,490 sf addition to the existing garage at the rear of the building. The Applicant also proposes to construct a stamped concrete hexagonal vehicle display pad at the front of the site within the existing Ocean County Utilities Authority easement. The addition will contain 13 service bays, two (2) restrooms and a compressor/storage room. In addition, the photo studio in the original garage is being repurposed to a new car delivery area, a tech break room and an electrical closet. The proposed garage addition will be located in an area where 16 customer/employee parking spaces and 8 employee parking spaces were approved. The Applicant now proposes 21 employee parking spaces behind the proposed addition. The Applicant also proposes to install an electric vehicle charging station in one of the existing parking spaces on the easterly side of the proposed addition.



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The proposed garage addition will be serviced by the existing connections to the municipal sanitary sewer and water systems. In addition, a porous pavement system and an underground recharge system are proposed to mitigate the increase in stormwater runoff from the proposed development.

B. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES

1. The Applicant has requested a variance to permit a side yard setback of 21 ft whereas 50 ft is required.
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 a Tax Map Resolution Sheet.

C. SUBMISSION REQUIREMENTS

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

D. PLAT DETAILS

1. The various plan sheets show a 30 ft rear setback line which is incorrect. The plans must be revised to show that the required rear yard setback is 40 ft.
2. The "Zone HC Requirements" table on sheet 2 of the site plan drawings must be revised to include a column for the proposed conditions.
3. General Note #12 on sheet 2 must be revised to reference the 2019 edition of the NJDOT standard specifications.
4. General Note #24 on sheet 2 states that the Applicant shall provide 38 trees to Stafford Township. The purpose of this note should be clarified.
5. It shows on sheet 4 that the addition will have an area of 7,490 sf whereas it shows on the architectural plans that the addition will have an area of 7,421 sf. This discrepancy must be resolved.
6. Sheet 4 includes a callout which states that 4 parking spaces exist along the easterly side of the site adjacent to the proposed garage expansion whereas only 3 parking spaces are shown in this area. This discrepancy must be resolved.



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7. Sheet 4 must be revised to dimension the width of the parking aisles and fire lane at the rear of the proposed garage and along the easterly side of the proposed garage.
8. Sheet 4 should be revised to show the front yard setback to the proposed car display pad. In addition, a reference to the stamped concrete hexagonal vehicle display pad detail on sheet 1 of the architectural plans should be added to sheet 4.
9. Sheet 6 should be revised to show the existing water and sewer services at the site and the proposed connections to the garage addition.
10. Sheet 9 includes a Proposed Pavement Detail (non-porous). Therefore, sheet 5 must be revised to identify the location(s) where this type of pavement is proposed.
11. The Porous Pavement Detail on sheet 9 shows a pipe within the subgrade. The purpose of this pipe must be clarified.
12. The Porous Pavement Detail on sheet 9 must be revised to show the elevation of the bottom of storage bed and the separation from the bottom of the storage bed to the seasonal high water table.
13. The following details must be added to the plans:
 - a) Underground recharge system.
 - b) Bubbler inlet.
 - c) Pipe bedding.
 - d) Drainage cleanouts.
 - e) Water service.
 - f) Sewer lateral.
 - g) EVSE signage.

E. DESIGN COMMENTS

1. All landscape issues are deferred to the Planning Board Landscape Architect for review and comment.
2. All water & sanitary sewer issues are deferred to the Township Water & Sewer Utility Engineer for review and comment.
3. It shows on sheet 4 that the Applicant proposes to construct a car display pad at the front of the site within the existing Ocean County Utilities Authority (OCUA) easement. Therefore, the Applicant is advised that they require approval from the OCUA to permit the car display area to be constructed within this easement.
4. It shows on sheet 4 that the proposed garage addition will be located in an area where 16 customer/employee parking spaces and 8 employee parking spaces were previously approved. The Applicant now proposes 21 employee parking spaces behind the



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proposed addition. The Applicant should address the Board regarding their plans to provide customer parking spaces in this area to replace those that previously existed behind the building.

5. It shows on sheet 4 that the proposed garage expansion will be located in the area where the existing parking spaces were located. Sheet 4 should be revised to clarify if the 2 parking spaces along the easterly side of the proposed addition will remain or be removed as they appear to be located within the Fire Lane.
6. It shows on sheet 4 that an electric vehicle charger is proposed in one of the existing parking spaces on the easterly side of the proposed addition. The plans should be revised to include a detail of the parking space with an electric vehicle charger. In addition, the design of the electric vehicle parking space must conform to the requirements set forth in Ordinance No. 2022-07.
7. The Applicant should clarify why sheet 5 includes two (2) turning movement plans for a trash truck. In addition, the plan should be revised to include turning movement plans for a new car delivery vehicle and a fire truck.
8. It shows on sheet 4 that 15 of the employee parking spaces behind the garage addition will be located on gravel. The Applicant should address the Board regarding how these parking spaces will be delineated.
9. The Applicant should address the Board regarding their plans for keeping the dealership open while construction is taking place. This would include providing safe separation between the work area and the operating dealership, where employees and customers will temporarily park and how the gravel area in the rear will be accessed during construction.
10. As stipulated in Section 130-72.F.D of the Ordinance, the maximum grade for lawn and disturbed areas more than 10 feet from a building shall be 25%. Based on our review of sheet 6, we find that the slope of the regraded hill southeast of the proposed garage will be approximately 33%. Therefore, the plans must be revised to comply with the Ordinance.
11. It shows on sheet 6 that grading is proposed onto the adjoining property to the west adjacent to the proposed porous pavement. The plans should be revised to show that all work will be limited to the property that is the subject of this application..
12. The Porous Pavement Detail on sheet 9 shows that the porous asphalt thickness will be 2" thick. Our office is concerned that a 2" thickness will not be adequate due to the anticipated traffic in the area. The Applicant must demonstrate to the Board regarding the need to increase the thickness of the porous asphalt in order to ensure a reasonable life expectancy for the pavement.



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13. Sheet 10 shows proposed roof leaders and pipes north of the limits of disturbance and a proposed bubbler system south of the limits of disturbance. Therefore, the limits of disturbance must be revised accordingly. In addition, the limits of disturbance must be shown around the proposed stamped concrete hexagonal vehicle display pad at the front of the site and the electric vehicle charging station on the easterly side of the proposed addition.

F. DRAINAGE

1. As stipulated in Section 130-76B of the Ordinance, a project is considered to be a major development if there has been the disturbance of one or more acres of land since February 2, 2004. Based on a review of our files, we find that the area of disturbance exceeded 1 acre when the Hyundai dealership was constructed in 2018. In addition, the Applicant now proposes an additional disturbance of approximately 0.4 acres. As a result, this project is classified as a major development. Therefore, the site must be designed to meet the minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity by incorporating green infrastructure. .
2. The Applicant proposes to construct a porous pavement system and an underground recharge system to mitigate the increase in stormwater runoff from the site. We note that the Stormwater Management Report does not include any calculations to demonstrate how the proposed system has been designed. Therefore, we are unable to determine that the system has been designed to comply with the Ordinance.
2. A maintenance plan for the stormwater management measures incorporated into the design of the project must be submitted to the Board.
3. As required by the Ordinance, the maintenance plan and any future revisions to the maintenance plan must be recorded upon the deed of record. Prior to recording, the form of the deed must be approved by the Planning Board Attorney and our office.

H. ASSESSMENTS

1. The Applicant is subject to a traffic circulation assessment in an amount to be determined by the Planning Board Traffic Engineer as set forth in Section 130-89 of the Ordinance.
2. The Applicant is subject to an affordable housing assessment as set forth in Section 130-88.1D(1) of the Ordinance.

1. OUTSIDE AGENCY APPROVALS

This application is subject to the following outside agency approvals:

1. Ocean County Planning Board.



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2. Ocean County Soil Conservation District.
3. New Jersey Department of Transportation.
4. Stafford Township Water & Sewer Utility.
5. Ocean County Utilities Authority.
6. All other outside agency approvals as required.

Based on our review of the submitted information, we find that the Applicant has addressed all of the submission requirements set forth in the Ordinance. Therefore, it is 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 stipulated 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/ts

cc: Gregory E. Myhre, Mayor
Joseph D. Coronato, Esq. – Planning Board Attorney
Taylor Design Group – Planning Board Landscape Architect
LTD Realty III LP – Applicant
Harvey York, Esq. – Applicant's Attorney
Brian P. Murphy, PE - Applicant's Engineer
Daniel J. Governale, RA – Applicant's Architect
William P. Schemel, PLS – Applicant's Surveyor