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Engineering & Design

November 4, 2024

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Application No. PB2024-05
Review No. 1 – Netflix
Block 110, PO Lot 1
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0360

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plans entitled "Site Survey" prepared by Langan Engineering and Environmental Services, LLC, last dated May 8, 2024, consisting of four (4) sheets;
- Report entitled "Traffic Impact Study for Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, dated May 17, 2024;
- Plans entitled "Preliminary and Final Site Plan, Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised June 14, 2024, consisting of eighty four (84) sheets;
- Plans entitled "Netflix Studios Fort Monmouth Phase 1A" prepared by Mancini Duffy Architects, LLC, last revised June 14, 2024, consisting of forty-six (46) sheets;
- Report entitled "Stormwater Management Report for Netflix Studios Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised June 14, 2024; and,
- Mandatory Conceptual Review letter dated July 10, 2024.

The subject property is known as Zone 7 of the Mega Parcel, a 1,281,791 SF (29.4 Ac) parcel located in the Oceanport Green Tech Campus District. The parcel is on bounded on the south side by Avenue of Memories, former Wilson Avenue, to the west. Sherrill Avenue to the north and Malterer Avenue and Brewer Avenue to the east. All existing structures are to be razed except for the current FMERA office and McAfee Center. Applicant proposes to construct four (4) Sound Stages totaling 128,355 SF, Mill Building (61,800 SF), and a storage/warehouse building (11,824 SF). The FMERA office (9,696 SF) and McAfee Center (91,595 SF) buildings are to be renovated. Site improvements include new parking lots, access drives, site lighting, stormwater management systems and landscaping.

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We offer the following preliminary comments for the Board's consideration:

A. Variances

1. Amendment 20 permits Identification Signs with a height not to exceed ten (10) feet. The application proposes twelve (12) Identification Signs with a height of twelve (12) feet. The signs help to identify the buildings, especially for emergency services as they will share a single address.

   The Fort Monmouth Land Use Law permits the granting of a bulk and area-type variance under either of the following situations (NJAC 19:31C-3.21a):

   - By reason of the exceptional narrowness, shallowness, or shape of the property; exceptional topographic conditions or physical features uniquely affecting the property; or an extraordinary and exceptional situation uniquely affecting the property or structures lawfully existing thereon, strict application would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer; or

   - A determination that the purposes of the Reuse Plan and this subchapter would be advanced by a deviation from the bulk and area requirements of this subchapter and the benefits of the deviation would substantially outweigh any detriment.

B. Design Waivers/Exceptions

1. N.J.A.C. 19:31-3.15(e)(1)(iv) requires all non-residential buildings to provide secure indoor bike racks. The Applicant proposes to provide thirty-six (36) bike racks throughout the development. FMERA has indicated that they believe the Applicant has met with the intent of the requirement which is to reduce automobile traffic within the Fort.

2. N.J.A.C. 19:31C-3.18(b)(2)(a)(1)(B)) requires building facades to have transparent glazing for at least 40% of the ground floor façade area. None of the seven (7) buildings comply with this requirement as demonstrated on the chart below.

Building	Transparency Level			
	Building Elevation			
	North	South	East	West
Sound Stage 1	8%	8%	0%	0%
Sound Stage 2	0%	0%	0%	0%
Sound stages 3 and 4	33%	7%	12%	12%
FMERA Building	22%	25%	24%	21%
McAfee Center	10%	19%	12%	7%
Mill Building	0%	0%	0%	0%
Storage Building	0%	0%	0%	0%

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3. The maximum height for free standing lights shall not exceed the maximum height of the principle structure or eighteen (18) feet, whichever is less. The Applicant proposes 25' high fixtures in the Sherrill Avenue right of way. Testimony should be provided for the exceedance.

The Fort Monmouth Land Use Law permits the granting of a design waiver/exception from requirements listed in N.J.A.C. 19:31C-3.10 through 3.12 under either of the following situations (NJAC 19:31C-3.21d):

- The literal enforcement of one or more of the rules in this subchapter is impractical; or
- The literal enforcement of one or more of the rules in this subchapter will exact undue hardship because of peculiar conditions pertaining to the land in question.

C. General Comments

1. There are a few large areas of pavement which there is no proposed parking designated and it is labeled "Base Camp". Please clarify the use of these areas.

2. Safety fencing should be provided around the basins that have a permanent pool of water.

3. The Applicant shall clarify if the area on the south side of Avenue of Memories and adjacent to Large Scale Basin 2 is part of the development. If so, will it be the subject of a future application?

4. The Applicant shall clarify if Monmouth County will be maintaining ownership of Sherrill Avenue and Malterer Avenue.

D. Tree Removal and Replacement Plan

1. Calculations on sheet CD201 need to be checked for accuracy.

   a. The number of total new replacement trees required is incorrectly calculated. Update plans accordingly.

   b. The total existing tree diameter to be removed is incorrectly calculated, revise accordingly.

   c. The total new tree diameter required per trees removed is incorrectly calculated, revise accordingly.

   d. The total new replacement trees required is incorrectly calculated, revise accordingly.

   e. Summed rows in Tree Replacement Summary – Phase 1A do not sum correctly, revise accordingly.

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2. There is incorrect labelling and quantification of trees in the provided plan and table, respectively.

    a. Tree #2276 is a tree that is labelled for preservation in the plan but is displayed as removed in the landscape plan. As a tree labelled for preservation, it is not quantified as a preserved tree in the table. Plans and tables to be updated to reflect accurate information (as is, tree #2276 should be listed in trees to be removed table).

3. Applicant should provide rationale for why trees #2301 and #2300 are marked from removal vs removal and replacement.

E. Landscaping

1. Landscaping/street trees within the right of way and those that are in possible conflict with sight triangle boundaries shall be specified to remain clear between 24" and 8' above grade at centerline of roadway (FMERA Land Use 19:31C-3.10 (b) 3i). Plant schedule should be updated accordingly.

2. There are multiple instances where street trees encroach on the defined clear perimeter (25') of streetlights (FMERA Land Use 19:31C-3.14 e3). Plans should be updated accordingly.

3. Mechanical Equipment (e.g. HVAC system) is not screened by attractive fencing and evergreen trees and shrubs (FMERA Land Use 19:31C-3.18 e2). Applicant to provide screening to comply with code requirements and update plan accordingly.

4. Applicant shall apply notations and details on plan to apply fertilizer in accordance with the requirements established under the Soil Erosion and Sediment Control Act when establishing vegetation after land disturbance (FMERA Land Use 19.31C-3.12 dii9(D)).

5. The Applicant shall provide limits of irrigation on plans in addition to details and notations for the proposed intent of the proposed irrigation throughout the entire development project (FMERA Land Use 19:31C-3.16 d1i).

6. The Landscape Plan does not delineate mulch bed lines for planting areas. Any plant bed and/or mulch bed lines shall be mapped and identified. The Applicant should update the plan accordingly and provide a key that identifies these areas with consistency throughout all sheets.

7. The Landscape Plan shall delineate the limit of disturbance clearly showing all areas to be graded and either seeded and/or sodded. The Applicant should review the plan and update accordingly.

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8. Plans are missing a hatch legend which keys and differentiates seed mix zones and marsh zones. The Applicant should review the plan and update accordingly. Additionally, seed mix and marsh zone hatch patterns should be keyed to their respective sections in the details for better clarity for review.

9. Applicant needs to review meadow seeding notes to ensure consistency between seed mixes and seed mix sub-notes.

10. Trees located in Filtera systems need to be sized appropriately in the plant schedule. Applicant to provide trees that comply with Filtera's requirements.

11. The landscape schedule calls for 3,999 groundcover deciduous shrub type 1. The Applicant should provide species specific detail for this selection.

12. The landscape schedule calls for 236 Perennial Type 1. The Applicant should provide species specific detail for this selection.

13. The landscape schedule calls for 4,099 Perennial Type 2. The Applicant should provide species specific detail for this selection.

14. The plant schedule calls for plant material that is not published in the Monmouth County recommended species list. The Applicant should review the plant list and specify materials from the list and/or provide documentation justifying a species substitution.

15. There are multiple instances where tree plantings are 5' from utility lines. The Applicant should review the plan to ensure that no conflict exists between planting and utility placement and propose root barrier or approved equal as required.

16. Plan notations indicate Foundation Planting, typ. Applicant to provide foundation planting plan for approval by the township prior to construction.

F. Lighting

1. The Applicant should provide a description of the hours of operation and need for lighting as well as any after-hours security lighting intended. The Applicant should review the lighting plan and update accordingly.

2. As per Amendment 20 Lighting #3, light fixtures in parking lots and base camps may exceed the limit established in the Land Use Ordinance. However, the height of fixtures G and H exceed the maximum permitted by code (streetlight restriction to 18 feet). Fixtures G and H are streetlights mounted at 25'.

3. All exterior lights shall be full cut off fixtures per Amendment 20, Lighting #1. Applicant to confirm conformance to code with their selections.

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4. The plan should be updated to include specific locations for luminaire point-by-point data. Point location in the form of a symbol or cross hair should mark the location where the data is collected.

5. Please identify the lighting levels for the Isolux footcandle templates and provide a legend designating line types.

6. Footcandle data point layout should extend at least ten (10) feet beyond the property line along its entirety and terminate where zeros begin to occur. Applicant should update the plan accordingly.

7. There are several instances where lighting fixtures conflict with utilities, easements, curbs, and sidewalks. Conflicts shall be reviewed, and plans updated accordingly.

8. All fixtures should be reviewed for compliance with the recommended EPA values based on the proposed mounting and pole selections. Depending on fixture mounting type there may be unacceptable pole selection.

G. Traffic and Circulation

1. The traffic report is focused on Phase 1A. Testimony shall be provided as to the anticipate impact at full build out.

2. The Applicant stated that traffic volumes from six (6) developments, previously approved and/or pending approval were considered as part of the No-Build condition.

   We take no exception to the adjacent development volumes included within the No-Build condition. However, the Applicant shall confirm whether any adjacent developments propose any improvements and/or traffic signal mitigation at any of the intersections analyzed within the study. Ensure to utilize proposed improvements associated with Parcel C along Tinton Avenue.

3. Further testimony shall be provided for the development of the site generated trips. For instance, are the site generated trips based on other production studios? The Applicant provides a detailed explanation regarding the operations of the Studio; however, it is unclear if these assumptions are based on other locations.

4. Trip distribution estimates were determined utilizing a journey-to-work model. Applicant shall provide Journey-to-Work model data.

5. The Preliminary and Final Major Site Plan, dated June 20, 2024, states the parking requirement for the project equates to 415 spaces. The Applicant proposes to provide 546 spaces, thus satisfying the Ordinance requirement.

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We take no exception to the proposed parking supply; however, the Applicant shall provide a parking assessment section in the Traffic Impact Study, in accordance with the proposed site plans. Additionally, the Applicant shall provide a parking matrix that details the time-of-day parking demand based on the anticipated operations of the site to ensure the parking supply is sufficient to meet the anticipated demand.

6. The Applicant shall clarify the protective measure to prohibit vehicles accidently entering detention basins that are surrounded by pavement or located adjacent to the street.

G. Stormwater Management

1. The proposed improvements will disturb approximately 46.73 acres and adds more than ¼ acres of new regulated motor vehicle surface; therefore, the project is classified as a major development per N.J.A.C. 7:8 and is subject to the Green Infrastructure Standards (N.J.A.C. 7:8-5.3), Ground Water Recharge Standards (N.J.A.C. 7:8-5.4), Stormwater (SW) Runoff Quality Standards (N.J.A.C. 7:8-5.5), and SW Runoff Quantity Standards (N.J.A.C. 7:8-5.6) as applicable.

   a. The Green Infrastructure Standards (N.J.A.C. 7:8-5.3) are met by utilizing BMPs from Table 5-1 or from Table 5-2 and/or an alternative stormwater management measure approved in accordance with N.J.A.C. 7:8-5.2(g) by demonstrating compliance with the following comments 1(b) through 1(d) the standards shall be met.

   b. The stormwater management report indicates that groundwater recharge requirements do not apply to projects within the urban redevelopment area. However, in accordance with N.J.A.C. 7:8, "Urban Redevelopment Area" is defined as previously developed portions of areas delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1). The majority of the site is undeveloped grass and is subject to the groundwater recharge requirement. The Applicant shall revise the SWM Report to address how the project meets the minimum design and performance standards for groundwater recharge per N.J.A.C. 7:8-5.4. The following requirements must be met for undeveloped portions of the site:

      - Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or

      - Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the projected two-year storm, as defined and determined pursuant to N.J.A.C. 7:85.7(d), is infiltrated.

   c. To demonstrate compliance with Stormwater (SW) Runoff Quality Standards (N.J.A.C. 7:8-5.5) the following requirements must be met:

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- TSS Removal Required is averaged across the entire site and not individual watersheds;

- TSS Removal Required vs TSS Removal Proposed plans shall be provided so that the acreage-removal rate under proposed conditions exceeds or meets the acreage-removal rate under Required conditions;

- Since more than one (1) acre of land will be disturbed, the project is a "major development" and must therefore meet all standards of the Stormwater Management rules. An 80% TSS removal rate would apply to the additional new pavement. For the existing pavement, if water quality is provided under existing conditions, the required TSS removal rate is the greater of the TSS removal rate of the existing stormwater treatment system, or 50% TSS. Therefore, the calculations should be revised to remove the 0% TSS. If mill and overlay is proposed denote the areas in the Water Quality Averaging Plans and exclude it from the overall required calculation. For more information see: https://dep.nj.gov/stormwater/sw_rule_faqs/#redevelopment;

- Provide revised water quality design storm calculations using the Delmarva Unit Hydrograph, as the site is located in the coastal plain, to ensure orifices are set at or above the water quality storm elevation.

d. The Stormwater Runoff Quantity Standards per N.J.A.C. 7:8-5.6 are applicable. The Applicant is proposing to meet the stormwater quantity requirement per N.J.A.C. 7:8-5.6(b)1 and 3 by proposing to match Hydrographs and reduce the post-construction peak runoff rates for the 2-, 10-, and 100-year storm events to 50, 75 and 80%, respectively, of the pre-construction peak runoff rates. The following requirements must be met:

- Account for the current and future water quantity reductions in POA 1 due to basin discharge reductions need to be met at POA 1 per N.J.A.C. 7:8-5.6(b)3.

- Provide volumes for POA 3 per N.J.A.C. 7:8-5.6(b)1.

2. A groundwater mounding analysis per N.J.A.C. 7:8-5.2(h) is not required due to proposed BMPs having underdrains.

3. Revise the stormwater management report and appendices for the following:

a. Design Methodology and Hydraflow Routing for time of concentration the minimum time of concentration should be calculated and utilized per Chapter 5 Page 27 of the NJ Stormwater Best Management Practices Manual.

b. Existing runoff discharges and proposed watershed areas for Watershed 1 and 3. Since, watershed 1 has basin discharge it is subject to N.J.A.C. 7:8-5.6(b)3.

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c. Stormwater Quality Standards the required calculations shall be revised per aforementioned comment 1.c.

d. Groundwater Recharge Design shall be revised per aforementioned comment 1.b.

e. Provide a summary of dam classifications, proposed forebay, flood storage, etc. in the report body.

- Revise Emergency Spillway calculations as necessary.

f. Provide basin bottom elevation, first stage orifice, maximum water surface elevation of the water quality storm and future 100-year storm, and tributary area inflowing to the basin in the routing summary section of the report.

g. Provide minimum grade of the pervious pavement, maximum water surface elevation of the water quality storm and future 100-year storm, first stage orifice, maximum surface slope, and 3:1 ratio of pervious pavement calculations under the pervious pavement section of the report.

h. Provide the minimum and proposed inflow drainage area to each standard extended detention constructed wetlands, the length to width ratio, volume of the water quality design storm, as well as the volume of each design component of the pretreatment zone, semi-wet zone, high marsh zone, low marsh zone, and pool zone.

i. Provide sediment basin calculations.

j. Revise the time of concentration calculations for the following:

- To be consistent with the drainage area maps.

- Under present conditions short grass shall be used when there are no swales present.

k. The Hydraflow Hydrograph Report calculations should be revised for:

- Hydrograph type shall be revised to Delmarva Unit Hydrograph as the site is located in a Coastal Plain.

- Existing and proposed areas to be consistent with the calculations on prior sheets (i.e. Ex East Campus 1 Imp. is 3.11 acres vs 3.12 acres).

- Provide POA-3 Volume calculations.

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- Provide water quality calculations for all large scale basins and constructed wetlands.
- Tailwaters from Wampum Brook and Husky Brook should be accounted for in the design for applicable basins.
- Provide alternate BMP approvals from NJ DEP.

l. Revise scour hole calculations to utilize the 2-year tailwater of the basin when TW > 0.20Do.

m. Demonstrate compliance with Point Discharge Stability and Downstream Stability Analysis per The Standards for Soil Erosion and Sediment Control in New Jersey Table 21-1.

n. Provide the O&M as a separate document.

o. Provide Aerator Calculations.

p. The stormwater management report is subject to further review.

4. Revise the existing, proposed, and catchment drainage area maps for the following:

   a. The Proposed Drainage Map there is unaccounted drainage area going to large-scale basin 2.

   b. Provide soil names and hydrological soil groups lines on the existing and proposed maps.

   c. On the catchment area map make the linework distinguishable from the other linework.

   d. For the existing and proposed drainage maps add the area, CN values, and areas as well as time of concentrations for impervious and pervious areas.

   e. Revise the existing and proposed drainage map for all disturbed areas.

   f. Provide additional labeling for existing contours outside the drainage area limits.

   g. Display all test pits on the proposed map for the basins with infiltration rates.

   h. The Drainage area maps are subject to further review.

5. Update storm sewer calculations for the following:

   a. Provide pipe name, Manning's n, and pipe material description.

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b. That the pipes have adequate slope, 0.5% minimum in paved areas and 1.0% minimum in grassed areas, the current proposed design has very flat slopes where construction would be most likely infeasible.

c. Revise all pipes calculations to be consistent with the Proposed Drainage Area Map and Grading and Drainage Plan information for all structures, slope, length, inverts, grate elevations, and size.

d. Utilize the 2-year tailwater in the storm pipe calculations.

e. Storm sewer calculations are subject to further review.

6. The stormwater conveyance system shall be revised for the following:

a. Provide bypass inlet for Filterra's and have the pipe come out perpendicular to the frame as shown in the detail.

b. That the pipes have adequate slope, 0.5% minimum in paved areas and 1.0% minimum in grassed areas.

c. Match crowns where feasible.

- Ensure inverts out are not set above the inverts in (i.e, MH-212).

d. Provide minimum cover per ADS N-12 HDPE pipe specifications and for the ERCP refer to American Concrete Pipe Association of NJ Minimum Allowable Earth Cover Table.

e. Provide an outlet control, such as an overflow inlet with weirs or orifices, for Pervious Pavement per NJ BMP chapter 9.6.

f. Please review the following discharge locations:

- Northwest Pipe Connection (Ex MH-100) – there is no current existing condition where it makes the discharge location infeasible. Provide support calculations that demonstrate that the existing pipe has capacity.

- North Pipe Connection (Ex. MH-401) – the plan proposes to discharge a 36" pipe in the existing 24" pipe. Upon inspection the pipe system north of Sherrill Avenue is crushed and does not allow a feasible discharge.

- South Pipe Connections (Ex. MH – 400 and MH-402) – The outlet pipe is only 18" and the improvements propose to connect a 15" pipe, 18" pipe and 30" pipe. The existing pipe runs through a capped landfill. It is recommended to reroute the pipes to discharge through the proposed box culvert.

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- Southwest Pipe Connection (Ex-CB-201) – there is no current existing condition where it makes the discharge location infeasible. Provide support calculations that demonstrate that the existing pipe has capacity.

g. The stormwater conveyance system is subject to further review.

7. Revise the O&M for the following:

   a. Provide a separate document as it must be filed at the County.

   b. Revise the responsible party's section to comply with N.J.A.C. 7:8-5.8(b)-(h).

   c. Provide a designated inspectors list that lists inspectors, designated contractor, professional engineer, and officers with space to add addresses and phone numbers when they are determined.

   d. Revise section 4.2 to add maintenance requirements for all proposed BMPs per NJ BMP.

   e. Provide an inspection schedule for all proposed BMPs.

   f. Provide a Maintenance Tools and Equipment section.

   g. Provide a Maintenance Cost section.

   h. Provide an inspection log and checklist.

   i. Clearly indicate in the manual that the owner is responsible for the annual reporting by March 1st for the previous year. The Inspection reports and maintenance log shall be submitted to the Borough Clerk annually.

   j. The O&M is subject to further review.

8. Revise the geotechnical report for:

   a. Revise the Test Pit Location Plan (Phase 1A):

      - To show the infiltration area instead of the top contour and porous pavement areas.

      - Illustrate the HSG Soil names with the runoff class draining classifications.

   b. Provide adequate testing per NJ BMP Chapter 12 for all basins, porous pavement areas, and constructed wetlands.

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c. The geotechnical report is subject to further review.

9. Revise the Grading and Drainage Plan for the following:

a. Provide top of curb and bottom of curb spot elevations on curb radii and corners.

b. Provide high point spot elevations.

c. Provide oversized structures where applicable.

d. Provide grade shots at curb ramps.

e. Provide inverts of the underdrains and roof connections.

f. Label all structures (i.e., downstream of CB-164).

g. Provide emergency spillways with 10-foot-wide berms per chapter 17 of The Standards for Soil Erosion and Sediment Control In New Jersey.

h. Depict the emergency spillway for Large Scale Basin 2 and Basin 6.

i. Provide safety ledges in basins or constructed wetlands with permanent pools in compliance with ordinance section 328-8.E.

j. Show spot shots for ADA spaces and ADA Paths.

k. Call out existing grates that are to be reset.

l. Clarify pipe material (i.e., downstream of CB-137).

m. Revise storm sewer from running underneath the guard post (i.e., downstream of CB-409).

n. Provide 2’ x 10’ culvert invert in/out information.

o. Provide adequate separation between storm, sewer, and water with the minimum being 6 inches with a concrete encasement.

p. Revise rock chute callout to be consistent with the calculations.

q. Depict existing utilities, i.e., where doghouse manholes are proposed.

r. Specify catch basin’s type i.e., ‘B’, ‘A’, Modified ‘B’, ‘E’, etc.

s. Provide the future 100-year WSE of all basins, constructed wetlands, etc.

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t. Adjust MH-104 to be in the grassed area.

u. Callout grass swale and aerator per the detail sheet.

v. Provide conduit outlet protection for HW-100, 101, 111, 200-202, and Flood storage area.

w. The grading on the north, west and south sides of the existing FMERA building will direct runoff into the building should the system exceed capacity or get clogged. Overland relief should be provided.

x. Add Spot grades to the emergency spillways to better define the grading.

y. Outlet structures should have wingwalls and set into the slope for a more aesthetic appearance.

z. Review of the Grading and Drainage Plan is subject to further review.

10. Revise Profiles for the following:

a. Provide separation dimensions at utility crossings.

b. Provide names of pipe.

c. Depict concrete encasement where applicable.

d. Depict water and privacy fence footings in profiles.

e. Display approximate location of water and fire water on sanitary and storm profiles.

f. Number the fire water loop.

g. Profiles are subject to further review.

11. Revise Utility sheets for the following:

a. Add proposed storm labels.

b. Provide sanitary cleanouts within first 3’ of the building per NJ Plumbing Code Chapter 5, figure 5.4.6A.

c. Provide 1.04% slope for 6” sanitary laterals per NJ Plumbing Code.

d. Provide a 0.1’ drop between invert in and out through sewer structures.

e. Display alignments and call out the numbered fire water loop, domestic water services, and hydrant lateral profiles.

f. Callout concrete encasements and concrete thrust blocks on the plans.

g. Provide testimony on separation of utilities with proposed manholes and trees (i.e., OCS-107).

h. Provide testimony on longevity of pipes directly under the box culvert.

i. The Utility sheets are subject to further review.

12. Revise Detail sheets for the following:

a. Revise the Basin's Outlet Control Structure to coordinate with the grading and drainage plans and specify weir heights.

b. Provide outlet control detail for Pervious Asphalt.
c. Revise oversized outlet control structure to specify inflow and outflow pipes.

d. Revise Pervious Asphalt Detail to be consistent with Chapter 9.6 of the NJ BMP.

e. The details are subject for further review.

13. Revise the architectural plans for the following:

a. Provide roof leader locations.

H. Miscellaneous

1. The Applicant shall be required to provide an electronic version (AutoCAD format) of the boundary survey.

2. A Tax Map Revision Fee of $250.00 shall be paid to the Borough should the Application be approved (Ordinance 204.10).

3. The street addresses shall be approved by the appropriate Borough Official.

I. Additional Agency Approvals

1. This Application is subject, but not limited to, the following outside agency approvals or letter of no jurisdiction:

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a. NJDEP;
b. Monmouth County;
c. Oceanport Fire Marshal;
d. Two River Water Reclamation Authority;
e. New Jersey American Water;
f. Freehold Soil Conservation District;
g. New Jersey Natural Gas; and,
h. JCP&L/FMERA.

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

Sincerely,

Colliers Engineering & Design, Inc.

William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/hlo
cc: Kevin Kennedy, Esq. (via email)
Lisa A. John-Basta, Esq. (via email)
Christopher Cirrotti, P.E. (via email)
Karl Pehnke, P.E. (via email)
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