



Richard A. Alaimo Association of Engineers

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July 27, 2022

Ms. Paula Tiver, Secretary
Hainesport Township Joint Land Use Board
1501 Tasker Avenue
PO Box 265
Hainesport, NJ 08036

Re: Hainesport Township Joint Land Use Board
Diamantis Children's Trust
(Longbridge Estates)
Proposed Senior Housing
Block 100, Lot 8, P/O Lot 8.02
Revised Subdivision Plan Review
Our File: C-0293-0302-001

Dear Ms. Tiver and Board Members:

We have received the application, plans, and associated documents submitted for the referenced project. The site is located on the easterly side of Bancroft Lane, approximately 650' south of the intersection with Route 38, and is adjacent to the Woods at Creekview development. The parcel is approximately 11.30 acres and is currently zoned SC, Senior Citizen Residential. The parcel is vacant and is heavily wooded.

The applicant appeared before the Board last year regarding the proposed subdivision. A summary of the application is as follows:

The applicant is proposing to subdivide the parcel into forty-five (42) lots. Age-restricted single-family detached dwellings are proposed on forty-one (41) of the lots. The other proposed lot will be designated for open space. The applicant is proposing to construct a single access road from Bancroft Lane to the forty-one (41) proposed residential lots. An additional 10' of property will be transferred from Lot 8.02 to Lot 8 along the proposed entrance driveway to accommodate the proposed 60' wide right of way. A portion of Lot 8.02 will be dedicated to the Township to allow for the construction of an access Road from the proposed Paris Court roadway to the Township park located on adjoining Lot 9.

We reviewed the application, tax map, and the following plans and documents:

- "Longbridge Estates Diamantis Senior Citizen Subdivision", final development plans prepared by Jack J. Gravlin Jr., PE, dated January 28, 2021, revised May 27, 2022.
- Gravlin response letter dated October 5, 2021.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

The plans have been revised to eliminate the proposed infiltration basin emergency outflow pipe connection to the existing stormwater manhole in Wharton Place. The emergency outflow pipe has now been redirected across proposed Lots 14 through 17 and ultimately discharging 378' downstream at an A inlet within the Township open space.

The majority of the comments on our November 22, 2019 and April 2, 2021 preliminary subdivision plan review reports have been addressed. Based on our review of the current submission, we offer the following comments for the Board's consideration:

1. As previously mentioned, the proposed emergency outflow pipe now traverses proposed Lot 14 through 17. A drainage easement should be delineated on the plan and shown on the final plan of lots to be filed with the County. We recommend that the pipe be relocated to the adjacent open space so that the need for an easement can be eliminated.
2. An emergency spillway location should be provided for the proposed infiltration basin.
3. The slope of the proposed storm pipe between manhole #5 and the A inlet should be corrected to read 0.0022'/'.
4. We recommend that the proposed A inlet be changed to an open bottom type inlet to assure that stormwater remaining in the pipe will infiltrate.
5. The outlet structure detail should be revised to note an outfall pipe invert elevation of 33.75.
6. A deed description and Legal deed document for the proposed drainage easement to be located within the Township property should be submitted for review.
7. A Stormwater Management Maintenance Plan should be submitted in accordance with the State Best Management Practices Manual.
8. We defer to the Township Planner regarding comments pertaining to the proposed landscaping, buffers, pedestrian circulation, and open space requirements.
9. Any approval given to this plan should be made contingent upon review and/or approval by the following outside agencies:
 - a. Hainesport Township Planner
 - b. Hainesport Township Fire Official
 - c. Burlington County Planning Board
 - d. Burlington County Soil Conservation District
 - e. Mount Holly Municipal Utilities Authority
 - f. New Jersey Department of Environmental Protection

10. The applicant's engineer is advised that all plan revisions must be noted on the plan as such, and a revision date must be put on the plan each time it is revised. Approval of plans by this office will only be for the original plan and noted revisions. The approval will not extend to cover unnoted revisions.
11. A cost estimate is required for any proposed site improvements in order to calculate inspection escrow. After preparation of the estimate, we will forward the required inspection escrow amount to the Township under separate cover. Inspection escrows shall be posted with the Township Clerk.
12. All proposed easements, deed restrictions and protective covenants should be identified at this juncture.
13. The applicant should submit certification that all taxes on the property have been paid to date.
14. Any and all outstanding administrative comments from our previous reports must be addressed.

Should you have any questions, please do not hesitate to call.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATION OF
ENGINEERS



Martin G. Miller, PE, PLS, PP, CME
Senior Project Engineer

MGM:DV

cc: Hainesport Township Joint Land Use Board Members
Robert E. Kingsbury, Solicitor, Hainesport Township Joint Land Use Board
Scott D. Taylor, AICP, PP, Hainesport Township Board Planner
Diamantis Children's Trust (309 Longstone Dr., Cherry Hill, NJ 08003)
R&M Development (322 Wyndmoor Lane, Huntington Valley, PA 19006)
David C. Frank, Esq, (126 Gilbert Road, Bordentown, NJ 08505)
Jack J. Gravlin, Jr., PE (P.O. Box 221, West Berlin, NJ 08091)

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- Consulting Engineers -***