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To: Pamela O'Neill
Zoning Board of Adjustment Secretary

From: *BB* Brian Boccanfuso, PE, CFM
Zoning Board of Adjustment Engineer

Date: November 29, 2021

Re: Congregation Kehilos Yisroel
Site Plan & "d" Variance Application
Completeness Review #1

In accordance with your authorization, our office has performed a completeness review of the above referenced application. The application consists of the following:

Application No. BA-3296-PSP-FSP-C-D-11/18 *21*

Applicant: Congregation Kehilos Yisroel

Property Owner: Congregation Kehilos Yisroel

Block & Lot: Block 1095, Lot 1

Site Location: 200 Van Zile Road

Zone: R-7.5 (Single Family Residential) Zone Districts

CME File No.: HBTZ1095.01

Description: The Applicant, Congregation Kehilos Yisroel, has applied for conditional use variance relief pursuant to N.J.S.A. 40:55D-70d(3), bulk variance relief pursuant to N.J.S.A. 40:55D-70c, preliminary site plan approval pursuant to N.J.S.A. 40:55D-46 and final site plan approval pursuant to N.J.S.A. 40:55D-50 to operate both a school and a House of Worship on site.

Based upon my review of the above referenced application from a completeness standpoint, the following submission checklist items have not been provided:

- Checklist Item #11 – Signature blocks for Board of Adjustment Officials
- Checklist Item #19 – All structures within 200 feet of subject property
- Checklist Item #23 – Distances to nearest street intersections
- Checklist Item #25 – Location, size and inverts of all storm drainage systems, utility lines, flow direction, etc., within 200 feet of site
- Checklist Item #26 – Existing and proposed contours, finished grades, spot elevations tied to N.G.V.D.

*h/w
Appl.
New Lines
P.P.P.
Weiner*

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CONSULTING AND MUNICIPAL ENGINEERS

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Brick Township Zoning Board of Adjustment
Congregation Kehilos Yisroel (App. No. BA-3296)
Re: Site Plan & "d" Variance Application
Completeness Review #1

November 29, 2021
Our File No. HBTZ1095.01
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- Checklist Item #34 – Location of all utilities
- Checklist Item #35 – Proposed lighting
- Checklist Item #36 – Proposed landscaping
- Checklist Item #37 – Proposed stormwater drainage system and calculations prepared by a Professional Engineer registered in New Jersey
- Checklist Item #38 – Soil boring logs
- Checklist Item #39 – Sight triangle easements
- Checklist Item #41 – Appropriate fee

In addition to the above, §245-394.A.(29) of the Township Land Use Regulations (Site plan details) indicates that "Site plans shall show, contain or comply with the following:...(29) A traffic report as required by the Planning Board." While a traffic report is not specifically listed on the submission item checklist for preliminary and final site plan applications, this section of the Ordinance vests the Board with the authority to require that a traffic report be submitted in support of the application. Our office will recommend that the Board requires the submission of a traffic report. The Applicant is hereby advised of same, and should prepare a traffic report and submit the report to the Board in advance of the scheduled Public Hearing with sufficient time for review and comment by the Board's professionals.

The Applicant has not requested any submission waiver relief for the submission items not provided, as outlined above. Accordingly, I recommend that this application be deemed **incomplete**. The Applicant should clarify whether it will provide the missing submission checklist items or whether it is seeking submission waiver relief from the Zoning Board of Adjustment.

Pursuant to the November 9, 2021 Civil Action Order of the Superior Court, a Public Hearing for this application has been scheduled for December 20, 2021.

A full engineering review will be provided under separate cover.

Should you have any question or require any information, please do not hesitate to contact this office.

BB

cc: Ron Cucchiaro, Esq.
John Miller, Esq.
Tara Paxton, MPA, AICP/PP
Christopher Romano
Brandi White