



24 Commerce Street
Suite 300
Newark, NJ 07102
T: 973-265-9775
F: 973-265-9774

www.pennoni.com

May 13, 2016

Mansfield Township Land Use Board
100 Port Murray Road
Port Murray, NJ 07865

RE: **Application No. 16-02 Airport Road Estates**
Final Major Subdivision
Block 1201, Lot 22
Engineering Review #1

Dear Board Members:

Our office received the following documents on April 12 and May 6, 2016 concerning the above referenced application:

1. Plan entitled "Final Plat Airport Road Estates, Block 1201, Lot 22" prepared by Cherry, Weber & Associates, consisting of 1 sheet, dated 5/3/16, last revised 5/3/16.
2. Metes and Bounds Description, Brantwood Terrace, prepared by Carl M. Herrman, PLS, dated March 15, 2016.
3. Engineers Estimate of Quantities and Cost, Airport Road Estates, Improvements Remaining as of March 2016, prepared by Cherry, Weber & Associates, dated 3/15/16.

The project is a proposed 9-lot single family development located within the R-1 zone. The applicant is seeking final major subdivision approval. A substantial portion of the site improvements have been installed including curbing, sidewalk, two storm water detention basins, street trees, driveway aprons, fire protection water storage tank, and graded right of way for the extension of Brantwood Terrace.

Completeness

The application was deemed complete at the 4/18/16 Land Use Board meeting.

Technical Comments

The following comments are provided for the board's consideration.

Final Plat

The plan has been prepared in accordance with the current Map Filing Law.

We recommend that the following notes be placed on the plan:

- "The proposed corner markers as shown shall meet the requirements as outlined in N.J.A.C. 13:40-5.1, (d)."
- A note in accordance with Article IV, Section 360-26D(1)(a) shall be placed on the plan.

- In accordance with the approval letter from the Warren County Planning Board dated March 27, 2007, ownership and responsibility for maintenance of the proposed stormwater management facilities must be set forth on the final plan.
- Per Section 362-28, if the developer has not supplied the water testing certifications required in Section 361-54, the approved final plat and a declaration of covenants and restrictions to be filed concurrently with the final plat shall contain the language set forth in Section 362-19. This language applies to a potable water supply provided by individual on-lot wells. This language should also appear in any resolution of approval by the board.

Metes and Bounds Description

- Course #17 refers to the Point and Place of Beginning. However, the course ends at the previous course #1, and not the Point and Place of Beginning of the description. A correction should be made to the description.

Engineer's Estimate and Performance Bond

The total cost of the remaining improvements is \$323,244.00. The total bond amount shall be established as 120% of the cost of improvements, or \$387,892.80. The applicant shall post the following amounts relative to a performance bond for the proposed improvements in accordance with the Municipal Land Use Law and the attached performance bond estimate:

- | | |
|--|---------------|
| • Performance Bond – Cash Portion (10% min.) | \$ 38,789.28 |
| • Performance Bond – Surety Bond Portion (90%) | \$ 349,103.52 |

Miscellaneous

- Per Section 360-26C, the term of the performance guarantee shall be determined by the Township Committee. The Township Committee may also extend the period allotted for completion of all required improvements by resolution.
- Per Section 360-26D(2), if a performance guarantee is posted prior to the final map being filed a developer's agreement with the Township of Mansfield is required. This should be discussed with the applicant.
- Per Section 360-26B, no land disturbance construction permits shall be issued for subdivisions until the appropriate restoration guarantee has been furnished by the developer. Verification that a restoration guarantee has been provided to the Township is required. If one is not in place, it shall be provided by the developer at this time.
- Prior to commencement of construction of the outstanding improvements, the applicant shall post the required engineering inspection fees.
- Based on our on-site inspection, it appears that the existing outlet control structure for the Airport Road detention basin has settled significantly, possibly as a result of a sinkhole that has developed to the east of the structure. We recommend that this structure, and the existing sinkhole be addressed by the applicant at this time, as it presents an imminent safety concern for the general public. All repair work shall be observed by the Township.

- We recommend that any approval resolution include the requirement for the applicant to maintain the existing on-site stormwater management facilities and the surrounding areas of the development including debris removal, and regular mowing of the lawn areas.

Pennoni Associates reserves the right to make additional comments during the review process of this application. A point-by-point response letter shall be submitted with any subsequent revised documents. Please contact this office with any questions or comments.

Very truly yours,
Pennoni Associates, Inc.



Drew M. Di Sessa, P.E., P.P.
Land Use Board Engineer

Attachment

cc: William Edleston, Esq., Board Attorney
Patti Zotti, Board Secretary
Alan Lowcher, Esq., Applicant's Attorney



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

ENGINEER'S ESTIMATE

DATE: 5/12/2016
PREPARED BY: SF
REVIEWED BY: DD

PROJECT NAME: Airport Road Estates
PROJECT LOCATION: Township of Mansfield, Warren County, New Jersey
PROJECT NUMBER: MFLD 1601

ITEM NO	DESCRIPTION	UNIT	UNIT PRICE	TOTAL QTY'S	PROJECT TOTAL
SITE IMPROVEMENTS					
1	CLEARING & GRUBBING	LS	\$15,000.00	1	\$15,000.00
2	EXCAVATION UNCLASSIFIED	CY	\$35.00	150	\$5,250.00
3	BITUMINOUS CONCRETE SURFACE COURSE, MIX I-5	TONS	\$100.00	542	\$54,200.00
4	BITUMINOUS CONCRETE BASE COURSE, MIX I-2	TONS	\$95.00	1805	\$171,475.00
5	PAVEMENT REMOVAL	SY	\$20.00	200	\$4,000.00
6	CONCRETE DRIVEWAY APRON	SY	\$100.00	20	\$2,000.00
7	DETECTABLE WARNING SURFACE	UNIT	\$250.00	1	\$250.00
8	GRANITE BLOCK CURB	LF	\$40.00	64	\$2,560.00
9	STREET SIGN	UNIT	\$100.00	2	\$200.00
10	TRAFFIC STRIPES, THERMOPLASTIC, 4" WIDE	LF	\$2.00	100	\$200.00
11	TRAFFIC MARKINGS, THERMOPLASTIC, 12" WIDE STOP BAR	SF	\$6.00	14	\$84.00
12	STREET TREES	UNIT	\$375.00	16	\$6,000.00
13	WHITE SPRUCE	UNIT	\$225.00	1	\$225.00
14	LOT LANDSCAPING	LOT	\$5,200.00	9	\$46,800.00
15	RECONSTRUCT DETENTION BASIN OUTLET STRUCTURE	UNIT	\$5,000.00	1	\$5,000.00
16	SINK HOLE REPAIR	LS	\$10,000.00	1	\$10,000.00
TOTAL SITE IMPROVEMENT COST				\$323,244.00	

\$387,892.80

PERFORMANCE BOND GUARANTEE - 120% OF IMPROVEMENT COST

NOTES:

This cost estimate is based on "Improvement and Utility Plan for Airport Road Estates," dated 11/15/07, prepared by Cherry, Weber & Associates, PC, and field inspection by Pennoni on 5/12/16 for improvements remaining to be constructed.

Unit prices are based on our experience with similar projects in the region. Local and market variations for individual items should be expected.

Drew M. Di Sessa

DREW M. DI SESSA, P.E.
N.J.P.E. Lic. No. 24GE03383700