
From: Elissa Commins
Sent: Thursday, March 14, 2024 6:35 PM
To: er@themandalaygroup.com; Elissa Commins
Cc: lisa moore
Subject: RE: Channel Drive

At this point I have no idea who really owns the bulkhead. Your property seems to be in the middle of the water. There was also some sort of meeting minutes that said, the Club wanted to retain the rights of it in the nineteen sixties, And that they were going to ask the township counsel for a resolution Or ordinance. That is what I am in search of. If we own it, then you have no rights to any of those slips, and they become public.

Please excuse the brevity of this message. It has been sent from a handheld device.

----- Original message -----

From: er@themandalaygroup.com
Date: 3/14/24 4:31 PM (GMT-05:00)
To: Elissa Commins <ecommins@twp.brick.nj.us>
Cc: lisa moore <lmoorepta@yahoo.com>
Subject: RE: Channel Drive

Hi Elissa,

Upon further discussion with Lisa Moore, SAC President, would you kindly elaborate on the details that you plan to review with Township Attorney? It became clear that we may not be on the same page as you. Did Mr. Farnkoff ask for a specific interpretation or form a conclusion that Lisa or the club may not be aware of? I do think the information was helpful and aside from SAC retaining counsel for their own interpretation, we are not certain as to what to make of the information provided.

We are also eager to hear once you get feedback from CME. Regarding bulkhead replacement on harbor island, progress is moving along, and anticipate end of May or June 2024 being able to mobilize on channel drive. However, there are some conditions we still need to deal with: 1) locate MUA water main with test pits, 2) helical anchor installation requirement

And perhaps, the information from Mr. Farnkoff, adds another level to this already complicated scenario?

Thank you,
Emil

From: Elissa Commins <ecommins@twp.brick.nj.us>
Sent: Monday, March 11, 2024 9:20 AM
To: er@themandalaygroup.com
Cc: William Farnkopf <bfarnkopf@hotmail.com>
Subject: RE: Channel Drive

Hi Emil,

I do not have the survey back from CME yet, but I will reach out to them separately and see if they have anything that they can send me. I also received a similar packet of info from Mr. Farnkopf on Channel Drive about the parcel. I am setting up a meeting with the Township Attorney to go over all of it. This really will be a legal decision, and I am not qualified to make it.

I am also looking through old township ordinances and resolutions from the 50's 60's and 70's to see if there is anything about the parcel as well as the actual right of way on file. I have to go through the old books in archives, as they are not all digitized. Bear with me please.

Be cautious. Be free. Be well.

Elissa C. Commins PE CFM
Township Engineer & Floodplain Manager
Township of Brick
401 Chambers Bridge Road
Brick, NJ 08723
732.262.1040

From: er@themandalaygroup.com <er@themandalaygroup.com>

Sent: Tuesday, March 5, 2024 9:19 PM

To: Elissa Commins <ecommins@twp.brick.nj.us>

Subject: RE: Channel Drive

Hi Elissa,

I wanted to circle back with you regarding channel drive since our meeting January 18th at your office. Have you received your engineered plans from CME yet? Additionally, the shore acres folks have done some research regarding the deed and found the attached documents. We have asked Lakeland to help us understand what this means to club as far as property lines, etc. Separately, I reached out to Kim Dixon about the possibility of creating finger docks along the length of this bulkhead. She did respond with the criteria to create a marina, which you advised would be the case. Do you think that your project of road improvement could include dredging of channel drive?

Separately, I am curious to learn if your dredging permit has been officially approved / ready to roll out to public? We have a customer who resides at 162 Cartagena that would like us to install a bulkhead. Currently there is a wood retaining wall that doesn't really work and all of the adjacent neighbors have traditional bulkheads. This area is very shallow so ideally we would want to dredge this as we move the barge into position and load into trucks for proper disposal, followed by bulkhead installation. If the bulkhead needs to be completed by land that is certainly an option, however, I figured I'd ask you for clarification on behalf of the Homeowner. I apologize in advance if the approach to dredge is simply not doable. Also if you would prefer to discuss this under separate email coverage we can certainly do so; I didn't want to bombard you with emails.

Look forward to hearing from you...

Thank you,
Emil

From: Elissa Commins <ecommins@twp.brick.nj.us>

Sent: Wednesday, January 24, 2024 4:32 PM

To: er@themandalaygroup.com

Cc: lisa moore <lmoorepta@yahoo.com>

Subject: RE: Channel Drive

- A. Deeds are filed in the office of the county clerk. The township doesn't keep them.
- B. It looks like you have a lot more leeway with the need for helicals

Be cautious. Be free. Be well.

Elissa C. Commins PE CFM
Township Engineer & Floodplain Manager
Township of Brick
401 Chambers Bridge Road
Brick, NJ 08723
732.262.1040

From: er@themandalaygroup.com <er@themandalaygroup.com>
Sent: Tuesday, January 23, 2024 9:47 PM
To: Elissa Commins <ecommins@twp.brick.nj.us>
Cc: lisa moore <lmoorepta@yahoo.com>
Subject: RE: Channel Drive

Hi Elissa,

So when I asked Joe from Lakeland about the club's property lines he requested we send him a copy of the deed or anything else we had available. I will send what you provided, however, I am concerned that he still would not be able to provide more clarity on that matter. Do you think we should OPRA a copy of the deed? You mentioned that your office may have a copy of that? Additionally, what did you make of the email below with sewer line being ACP and not the water main?

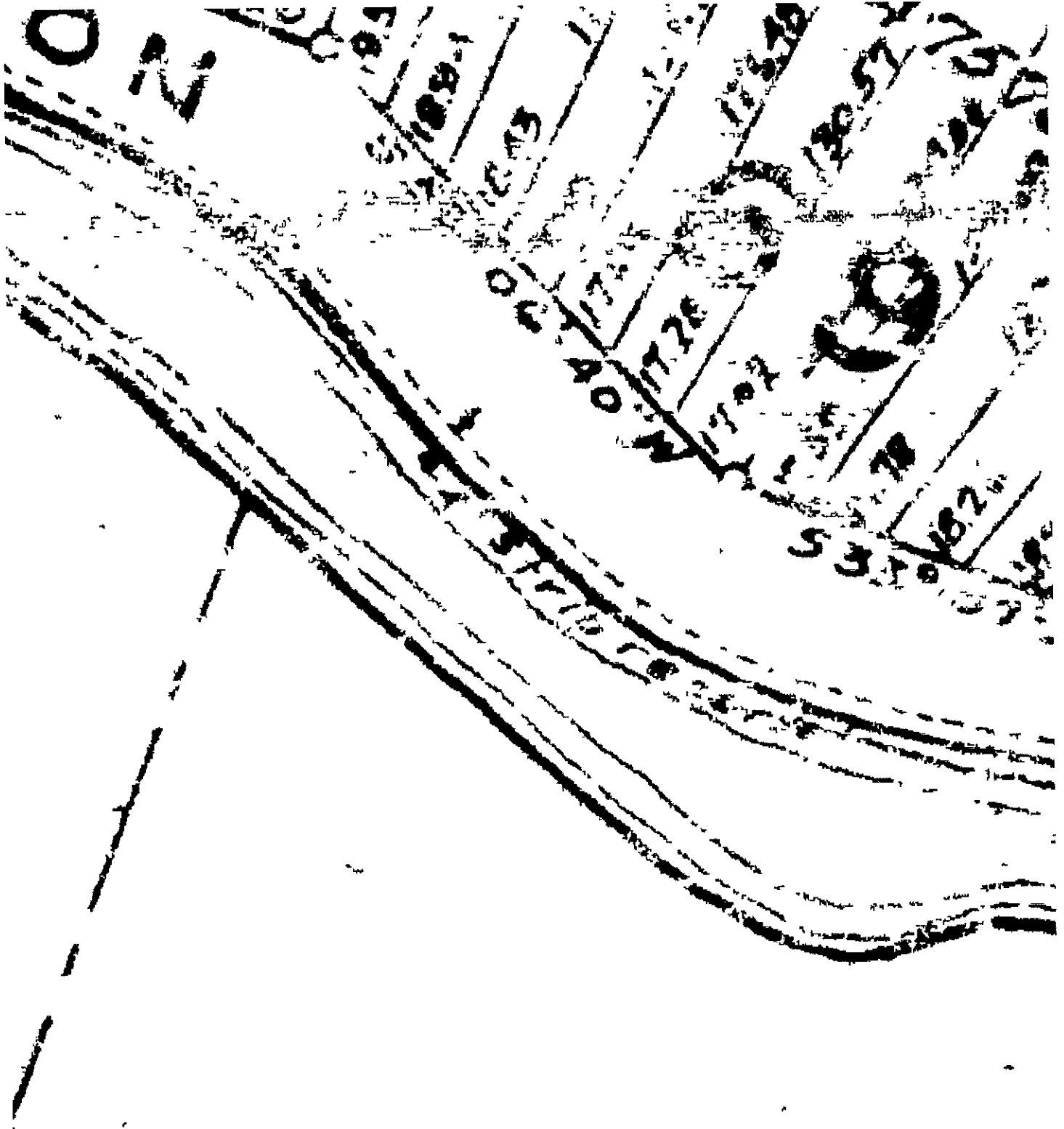
Thanks,
Emil

From: Elissa Commins <ecommins@twp.brick.nj.us>
Sent: Tuesday, January 23, 2024 12:40 PM
To: er@themandalaygroup.com
Cc: lisa moore <lmoorepta@yahoo.com>
Subject: RE: Channel Drive

Thanks Emil,

I found the original filed map from Shore Acres. It is attached for reference. The map has Channel Drive listed as Lagoon Drive, but it does have a 4-foot wide reserve strip in between the road and the water. I imagine it was either for exactly what you have been using it for, docking, or it was a "Spite-Strip", which was more common than you would think in the 1940's-1960's. It was a small strip of land to prevent adjacent communities from using one another's amenities, like roads, clubhouses, etc.

A



Be cautious. Be free. Be well.

Elissa C. Commins PE CFM
Township Engineer & Floodplain Manager
Township of Brick
401 Chambers Bridge Road
Brick, NJ 08723
732.262.1040

From: er@themandalaygroup.com <er@themandalaygroup.com>
Sent: Thursday, January 18, 2024 5:16 PM
To: Elissa Commins <ecommins@twp.brick.nj.us>
Cc: lisa moore <lmoorepta@yahoo.com>
Subject: FW: Channel Drive

Hi Elissa,

As discussed, see below for correspondence with Alina. Please be sure to read from the bottom as it states the sewer pipe is ACP.

Let me know what you think about not using helicals once you get the CME plans.

Thank you,

Emil Ranaudo

Engineer Owned + Operated



O: 732.451.4301

M: 732.245.5152

ER@TheMandalayGroup.com

www.TheMandalayGroup.com

From: Alina Ferreira <aferreira@brickmua.com>
Sent: Thursday, November 9, 2023 8:32 AM
To: er@themandalaygroup.com; crystal@themandalaygroup.com
Cc: Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>; 'Elissa Commins' <ecommins@twp.brick.nj.us>; 'Russell Harris' <rharris@twp.brick.nj.us>; Steven Price <sprice@brickmua.com>; Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>
Subject: RE: Channel Drive

Emil – you should test pit to get exact location and depth of water main to make sure it does not interfere with your work.

Thank you,

Alina Ferreira, P.E., P.P., C.M.E.
Project Manager, Engineering Department
Brick Utilities
1551 Highway 88 West
Brick, NJ 08724
P – 732-458-7000; ext. 4289
F – 732-458-8203

aferreira@brickmua.com

From: er@themandalaygroup.com <er@themandalaygroup.com>

Sent: Thursday, November 9, 2023 8:10 AM

To: Alina Ferreira <aferreira@brickmua.com>; crystal@themandalaygroup.com

Cc: Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>; 'Elissa Commins' <ecommins@twp.brick.nj.us>' <ecommins@twp.brick.nj.us>; 'Russell Harris' <rharris@twp.brick.nj.us>; Steven Price <sprice@brickmua.com>; Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>

Subject: RE: Channel Drive

Hi Alina,

Sorry for delayed response. Do we still need to do tests given you have records showing it 5.5' deep? I need to have a meeting with our client for additional costs if so. Additionally, if test pits are still required, are there any specific requirements for the contractor performing the work?

Thank you,

Emil Ranaudo

Engineer Owned + Operated



Beyond Construction

O: 732.451.4301

M: 732.245.5152

ER@TheMandalayGroup.com

www.TheMandalayGroup.com

From: Alina Ferreira <aferreira@brickmua.com>

Sent: Thursday, November 2, 2023 2:34 PM

To: crystal@themandalaygroup.com; er@themandalaygroup.com

Cc: Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>; 'Elissa Commins' <ecommins@twp.brick.nj.us>' <ecommins@twp.brick.nj.us>; 'Russell Harris' <rharris@twp.brick.nj.us>; Steven Price <sprice@brickmua.com>; Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>

Subject: RE: Channel Drive

Crystal and Emil – we have some records indicating that the main is approximately 5.5 ft deep to the top of main in both locations of replacement bulkhead.

Thank you,

Alina Ferreira, P.E., P.P., C.M.E.

Project Manager, Engineering Department

Brick Utilities

1551 Highway 88 West

Brick, NJ 08724
P – 732-458-7000; ext. 4289
F – 732-458-8203
aferreira@brickmua.com

From: Alina Ferreira

Sent: Wednesday, November 1, 2023 11:46 AM

To: 'crystal@themandalaygroup.com' <crystal@themandalaygroup.com>; er@themandalaygroup.com

Cc: Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>; Elissa Commings (<ecommins@twp.brick.nj.us> <ecommins@twp.brick.nj.us>; Russell Harris <rharris@twp.brick.nj.us>; Steven Price <sprice@brickmua.com>; Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>

Subject: RE: Channel Drive

Crystal and Emil – as per our meeting today here are some notes:

- The water main on Channel Dr is 6" DIP and appears to come close to bulkhead at certain points; therefore it is requested that Mandalay Group include test pits for location of water main in their work at each change of direction of the water main and where the water main is closest to bulkhead as they see fit. Our inspector shall be present for the test pits, please provide 48 hr advanced notice.
- Care shall be taken when working near the end of the main and near the hydrant. Utilize appropriate construction techniques to ensure that ground remains intact behind the hydrant and behind the end of main at all times.
- During replacement of bulkhead, please have a utility contractor on call in case of emergency. Also, our inspector shall be present during bulkhead replacement project so please provide us 48 hr advanced notice to schedule with our inspector.
- The sewer main is 8" ACP. Please use care around sewer main and ensure that no vibrations/vibratory rollers are used near or on top of the sewer main.

Thank you,

Alina Ferreira, P.E., P.P., C.M.E.
Project Manager, Engineering Department
Brick Utilities
1551 Highway 88 West
Brick, NJ 08724
P – 732-458-7000; ext. 4289
F – 732-458-8203
aferreira@brickmua.com

From: crystal@themandalaygroup.com <crystal@themandalaygroup.com>

Sent: Monday, October 23, 2023 12:05 PM

To: Alina Ferreira <aferreira@brickmua.com>; er@themandalaygroup.com

Cc: Steve Specht <sspecht@brickmua.com>; Melissa Bumbera <mbumbera@brickmua.com>; Elissa Commings (<ecommins@twp.brick.nj.us> <ecommins@twp.brick.nj.us>

Subject: RE: Channel Drive

Hi Alina,

Please see attached survey , the blue lines is where we will be replacing the bulkhead.

Than you ☺
Crystal Mullen



Beyond Construction

O: 732.451.4301

M: 732.998.5996

From: Alina Ferreira <aferreira@brickmua.com>

Sent: Friday, October 20, 2023 10:06 AM

To: er@themandalaygroup.com

Cc: crystal@themandalaygroup.com; Steve Specht <sspecht@brickmua.com>; Melissa Bumbara <mbumbara@brickmua.com>; Elissa Commins (ecommins@twp.brick.nj.us) <ecommins@twp.brick.nj.us>

Subject: Channel Drive

Emil – here is the utility map for Channel Drive. We have 6" DIP water main and ACP sewer main on this road. Please provide a map of which parts of bulkhead you are replacing and approximate locations of helical anchors.

Thank you,

Alina Ferreira, P.E., P.P., C.M.E.
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