

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

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December 1, 2010

Neptune City Land Use Board
106 W. Sylvania Avenue
Neptune City, NJ 07753

**Re: Use Variance & Site Plan
Addition to TFH Publications, Inc.
Block 67, Lots 16 & 17
Our file: NCPB 10-04**

Dear Board Members:

Our office has received an application for Use Variance and site plan for the above referenced project. The documents submitted with this application are as follows:

- Two (2) sheets of site plan prepared by William R. Buzby, Jr., P.E., P.L.S., of Carroll Engineering, dated November 16, 2010, with no revisions.
- Four (4) sheets of architectural drawings prepared by Louis A. Salamone, AIA and Burton S. Landau, AIA, dated November 12, 2010.
- Traffic Impact Analysis for TFH Publications prepared by Elizabeth Dolan, P.E. of Dolan & Dean Consulting Engineers, LLC, dated November 2, 2010.

We have inspected the project site and completed our planning and engineering review of the above documents and application and report as follows:

1. Subject Property

- a. Block 67, Lot 16 contains 3.94 Acres of land with frontages on Windsor, West Sylvania and Myron Avenues. The lot contains an existing 68,964 square foot building that manufactures and stores nylabone products.
- b. Block 67, Lot 17 contains 0.54 Acres of land with frontages on West Sylvania and Myron Avenue. The lot currently contains a vacant restaurant.

- c. The Applicant is proposing to combine the two (2) lots, remove existing restaurant and construct a 2-story addition to the existing building.
- d. The new addition is now 51,865 sf, where previous addition was 64,880 sf. The breakdown of the new addition is as follows:
 - Office.....18,225 sf
 - Packaging.....17,762 sf
 - Warehousing.....10,693 sf
 - Mezzanine..... 5,185 sf

2. Zoning and Land Use

- a. The property is located in the Residential Commercial (RC) Zoned District. The zones surrounding this property are commercial to the north and residential to the east, west and south.
- b. The warehousing is not a permitted use. The applicant is proposing to expand a nonconforming use. **A D-2 Variance is required.**

3. Variances and Waivers

- a. Previous application proposed a height of 32.46 feet which required a variance; the new application proposes 29.92 feet, which conforms.
- b. The Ordinance permits a maximum lot coverage of 70 percent. The Applicant is proposing 86 percent. **A variance is required.**
- c. The Ordinance (111-13B) requires parking to be provided for 181 cars. The Applicant proposes 148, plus 2 motorcycle parking stalls. **A variance is required.**
- d. A 6' high vinyl fence is propose along the rear yard line which meets the Ordinance. If an 8' fence is requested, **a variance will be required.**

4. Drainage

- a. The project is considered a "Major Development" as defined in the stormwater rules section N.J.A.C. 7:8-1.2.

- b. In accordance with N.J.A.C. 7:8-5.6(2) the proposed improvements will disturb an Acre of land, which exceeds the NJDEP Best Management Practices threshold. The Applicant therefore, must comply with these regulations.
- c. The previously submitted Stormwater Report shall be revised to conform to new design.
- d. The proposed sump pump at southeast loading ramp discharge point should be shown.

5. Traffic Analysis

- a. The Applicant shall provide testimony related to anticipated traffic generated from the proposed improvements and overall site plan. Testimony should reflect traffic movements for all entrances and exits.
- b. A "No Right Turn" sign should be provided at Myron Avenue driveway exit.
- c. All proposed site triangles and associated easements will be required to comply with NJDOT and Monmouth County review standards along with the Borough of Neptune City regulations in Ordinance Section 139-23.

6. Landscape

No landscaping plans have been submitted with the new plans. Any approval of this site plan shall be conditioned on submittal of landscaping plans to be approved by our office.

7. Site Plan Review

- a. Proposed locations of air conditioning units and noise should be addressed.
- b. The plan shall address pavement markings for firefighting or other emergency purposes.
- c. Provide height of proposed lighting.

- d. Applicant should provide testimony and documentation of status of well monitoring for NJDEP Case No. 012646. Additionally, the plan does not address the relocation of well monitoring shed.
- e. The plan should address all existing and proposed utilities.
- f. The applicant should comment on the proposed "Equipment Area" proposed in front yard on Route 35.
- g. Please revise the plan to include the following:
 - Proposed roof drains and overflow for roof drains
 - On the coversheets' signature block, reference to the "Planning Board" should be revised to "Land Use Board"
 - Pavement detail at loading area

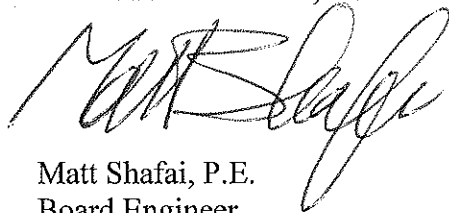
8. Conditions of Approval

- a. Freehold Soil Conservation District Permit
- b. Monmouth County Planning Board Approval
- c. Performance Bond and Inspection Fees
- d. Lot Consolidation
- e. NJDOT-Driveway Access (If applicable)
- f. CAFRA Permit or Exemption Letter
- g. Township of Neptune Sewerage Authority

Should you have any questions regarding this matter, please call my office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matt Shafai, P.E.
Board Engineer

MMS:mfl

Encl.

c: Barbara Birdsall, Esq.
Russell Burnside, Esq.
Louis Salamone, AIA
William R. Buzby, Jr., P.E., P.L.S.
TFH Publications

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