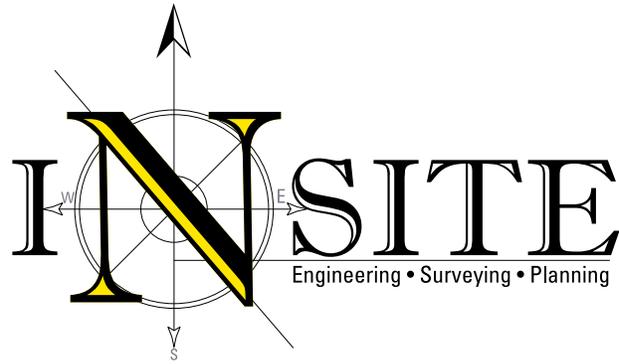


Borough of Bradley Beach
Attn: Kristie Dickert
Board Secretary
701 Main Street
Bradley Beach, NJ 07720



May 29, 2020

Via FedEx

RE: **PLANNING BOARD CASE NO. BBPB 20-11**

Client: John Naples
803 & 811 Main Street
Block 32, Lot 17 & 18
Borough of Bradley Beach
Monmouth County, NJ

Ms. Dickert;

We are submitting this letter on behalf of the Owner/Applicant in response to Leon S. Avakian, Inc. Consulting Engineers' Completeness Review Letter, dated 05/26/2020. Each comment and response is numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference*; non-italicized text represents our responses.

Leon S. Avakian, Inc. Consulting Engineers' Completeness Review Letter, dated 05/26/2020

1. *Application Checklist.*

The application checklist is included under this cover, accordingly.

2. *Zoning Determination.*

The Applicant had a conversation with the Zoning Official, George Waterman, who advised him that a determination was not necessary and that he could proceed to submit an application to the Planning Board. This was an in-person conversation and therefore we do not have a record of it. We are happy to request something in writing from George, if required.

3. *Statement of Environmental Impact and Assessment.*

Included under this cover are Phase I and Phase II reports from the project's LSRP. Since they are large documents, the full versions of the Phase I and Phase II reports will be sent electronically via OneDrive, for your records. The PDF's are also encrypted, so we could not extract just the relevant pages. If required, we can have the full reports printed.

4. *Stormwater Management calculations.*

The stormwater statement is included under this cover, accordingly.

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
Licensed in NJ, PA, DE, NY, CT, MD, NC, DC, & CO

5. *Stormwater Maintenance Manual.*

We are requesting a temporary waiver for the stormwater maintenance manual. The applicant agrees to comply, however, prior to final approval (if approved).

6. *Pre and Post Drainage area maps.*

The pre and post development drainage maps are attached to the back of the stormwater statement, accordingly.

7. *The stormwater management calculation should include soil log indicates seasonal high-water table elevation and permeability of soil.*

Preliminary geotechnical information was provided in the Phase II Subsurface Investigation Report. This groundwater information was presumptively used to design the stormwater basin; however, the applicant agrees to comply and obtain both the seasonal high groundwater and permeability of the soil prior to final approval (if approved) to confirm the assumptions made in the design. We are requesting a temporary waiver.

8. *Existing and proposed grades and other topographic features of the property and for a minimum distance of 50 feet beyond the property lines. Contours shall be at least 1-foot intervals with spot elevations at critical points.*

We are requesting a waiver and believe sufficient topographic information has been shown on the plan beyond the property lines.

9. *List of required or requested variances.*

The list of required or requested variances is included under this cover, accordingly.

10. *List of design exceptions.*

The list of design exceptions is included under this cover, accordingly.

11. *Stormwater management calculations for the design of the proposed drywell.*

Stormwater management calculations are included within the stormwater statement. See response to comment #4, above.

12. *Percolation tests and soil logs where retention basin, or groundwater recharge is proposed or required.*

See response to comment #7, above.

InSite Engineering, LLC

In accordance with the above, please find enclosed the following information:

- Electronically, a report entitled “Phase I Environmental Site Assessment Report – Repair Shop – 811 Main Street”, dated 10/1/18, as prepared by Partner Engineering and Science, Inc.
- Electronically, a report entitled “Phase II Subsurface Investigation Report – Repair Shop – 811 Main Street”, dated 11/15/18, as prepared by Partner Engineering and Science, Inc
- Electronically, a report entitled “Phase I Environmental Site Assessment Report – Commercial Property – 803 Main Street”, dated 10/1/18, as prepared by Partner Engineering and Science, Inc.
- Three (3) signed and sealed reports entitled “Bradley Center – Stormwater Statement of Compliance”, dated 2/28/20
- Three (3) copies of a list of variances and design waivers, as prepared by this office
- Three (3) copies of a completed application checklist, as prepared by this office

Thank you for your continued courtesies regarding this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,
InSite Engineering, LLC



Douglas D. Clelland, PE

DDC/jw

cc:

John Naples

Client (w/o attachments)
(Via Email)

InSite Engineering, LLC

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