

DLC
100 Grassmere Avenue
Interlaken, NJ 07712

Date: June 20 2016
To: Township of Ocean Board of Adjustment
From: Deal Lake Commission
RE: Tax Block 209, Lots 15 & 16: Dean Natural Market expansion.

The Deal Lake Commission (DLC) formally requests that our comments be submitted as part of the official record for this application.. Based on our professional's review of the plans submitted to date, the applicant is not compliant with NJ storm water management requirements. The plans provided to the DLC did NOT include a storm water plan, although it was clear that extensive tree removal is planned and a basin within the clear cut is proposed. This Basin will NOT comply with DEP requirements and intent of the storm water requirements.

Our Professional stated:

"The basin is not meeting the minimum TSS requirement of 80%. A conventional detention basin as proposed is only removing 60%. Also they are not meeting the required post development recharge requirement. The rules state there can be decrease in recharge. This is all in NJAC 7:8 which is the foundation for the Townships storm water ordinance."

The Deal Lake Commission recommends that the Board of Adjustment not approve this project until the applicant incorporates into the property's redevelopment plan stormwater management measures that at a minimum meet the State's requirements and guidance as detailed in the New Jersey Stormwater Best Management Practices Manual aa well as NJAC 7:8 and NJAC 7:15. The Deal Lake Commission would be more than happy to meet with the Township to provide specific recommendations regarding how the site's stormwater runoff can be managed in a manner that is beneficial to the Township, Deal Lake and all of those that use Deal Lake.

Many other business along the RT 35 have utilized underground (driveway/parking lot) methods for storm water treatment and we would hope Dean Natural Market choices this more environmental beneficial approach to development /storm water management that saves trees and better protects Deal Lake and the surround neighborhood.

It could be a very good news story...or not.

Please confirm the exact meeting date of this application so we can attend.



Regards:

Donald Brockel: Chairman, Deal Lake Commission, 732-539-0743, brockel@optonline.net