



November 26, 2025

Brick Township Zoning Board of Adjustment
401 Chambers Bridge Road
Brick, NJ 08723

Attn: Pamela O'Neill – Board of Adjustment Secretary

**Re: Stavola Asphalt Company
Use Variance and Preliminary & Final Major Site Plan Application
Engineering Review #2
Application No. BA-3534-PSP-FSP-C-D 11/24
Location: 429 Chambers Bridge Road (CR 549)
Block 755.07 Lots 1
Brick Township, Ocean County, NJ
Our File: HBTZ0755.01**

Dear Chairmen Chadwick and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Use Variance and Preliminary and Final Major Site Plan application, including but not limited to the following:

- Plans entitled "Preliminary & Final Major Site Plan for Stavola Asphalt Company, Proposed Asphalt Plant Upgrade, Block 755.07, Lot 1; Tax Map Sheet #43, 429 Chambers Bridge Road, Township of Brick, Ocean County, New Jersey" consisting of twenty-eight (28) sheets prepared by Joshua M. Sewald, PE of Dynamic Engineering, LLC dated September 16, 2024;
- Plans entitled "Cut Fill Exhibit, Stavola Asphalt Company, Proposed Asphalt Plant Upgrade, Block 755.07, Lot 1, 429 Chambers Bridge Road, Township of Brick, Ocean County, New Jersey" consisting of one (1) sheet prepared by Joshua M. Sewald, PE of Dynamic Engineering, LLC dated August 7, 2025;
- Stormwater Management, Water Quality and Groundwater Recharge Analysis prepared by Joshua M. Sewald, PE, PP of Dynamic Engineering dated September, 2024, last revised August 2025;
- Operation & Maintenance Manual prepared by Joshua M. Sewald, PE, PP of Dynamic Engineering dated September, 2024, August 2025;
- Environmental Impact Statement prepared by Joshua M Sewald, PE PP of Dynamic Engineering dated September 2024, August 2025;
- Submission letter prepared by Joshua M. Sewald, PE, PP and Cristopher Crane, PE, CFM of Dynamic Engineering dated August 11, 2025; and,
- Completed Land Development Application dated November 18, 2024, revised August 8, 2025.

Based upon our review of same, we offer the following comments:

- 1) The Applicant, Stavola Asphalt Company, is seeking Preliminary and Final Site Plan approval with use variance to redevelop the existing asphalt plant including adding paved driveways and associated site improvements on Lot 1 in Block 755.07. The access to the property is proposed

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via one full access drives extending from Chambers Bridge Road (CR 549). Site Improvements include: paved drive aisles; grass pavers; asphalt plant equipment; truck scale; as well as landscaping and lighting improvements.

- 2) This site is classified as a Major Development defined by NJDEP stormwater regulations. More than 1 acre of disturbance is proposed along with 1/4 acre of new impervious surface and new motor vehicle surface. Four (4) above ground infiltration basins are proposed to mitigate the surface runoff.
3) The subject site, within Lot 1, currently consists of an asphalt plant located in the R-R-1 Zone District. Properties to the north are in the Township of Lakewood. Property to the south consists of the Brick Township Municipal Building and is similarly zoned R-R-1. Properties to the west and east are also similarly zoned R-R-1 and consists of the Garden State Parkway and wooded areas respectively. As depicted on the FEMA Preliminary Flood Insurance Rate Map, the property is partially located within a special flood hazard area AE-7, and based upon the NJDEP NJ-GeoWeb online resource, wetlands are identified on site. The site exists in the CAFRA zone. The Metedeconk River exists approximately 80 feet from the northern property boundary.
4) The Applicant has requested a "D1" variance / use variance relief in connection with the current application, as the proposed asphalt plant is not a permitted use within the R-R-1 Zone District. We defer to the Board Planner and/or Board Attorney for further comment relative to the required "D1" variance and the criteria for approval of same.
5) In addition to the above, the Applicant has also requested the following variances and/or design waivers in connection with the current application:

Table with 3 columns: Requirement, Required, Proposed. Row 1: Minimum Eaves Building Height, 26 Feet, 75 Feet.

Our office defers to the Board Planner and/or Township Zoning Officer relative to any additional variance relief and/or design waivers that may be necessary,

- 8) Pursuant to the Townships December 17, 2024 Completeness Review #3, and our offices January 15, 2024 Completeness Review #1, this application has been deemed complete.

We offer the following comments for review and consideration by the Board and discussion at the Public Hearing:

- 9) General
a) The Applicant should provide testimony to summarize all previously granted variance relief for the subject property and identify any variances that are to remain, be amended, or be abandoned as part of this Site Plan application.
b) The Applicant shall provide testimony in support of the requested / required variances, addressing the hardship criteria and/or demonstrating that the granting of these variances would substantially outweigh any detriment of strict conformance with the ordinance



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requirements. The positive and negative criteria for the granting of the required "D1" use variance also must be addressed. We defer to the Board Planner for further comment relative to the requirements for granting the required variance relief.

- c) Testimony should be provided regarding the overall operations of the site, including but is not limited to the following:
 - i) Hours of operation.
 - ii) Hours of site lighting operation on the overall site.

10) Traffic, Parking & Circulation

We defer to the Board Traffic Engineer relative to the traffic impact of the proposed improvements, including but not limited to on- and off-site traffic impact, Level of Service (LOS) analysis at the site access driveways and nearby intersections, circulation, parking, etc., but offer the following general comments for review, consideration and discussion:

- a) The Applicant should provide testimony to address the traffic impact of the proposed development on the adjacent roadway network, and associated impacts to traffic and trip generation.
- b) The Applicant should discuss interior vehicle circulation within the site.
- c) It is stated that two employees max will be present per shift. Applicant to provide testimony confirming this and whether 3 parking spaces is sufficient.

11) Stormwater Management, Grading & Utilities

- a) The Applicant's Engineer should extend the pervious TC path for Study Area South to the boundary, instead of terminating at the tree line. The Applicant's Engineer indicated this area is low lying, and therefore the TC path cannot reach the drainage area boundary. If this is the case, the existing conditions shall be modified to model this area as an existing basin.
- b) A weighted CN value is not permitted in New Jersey unless impervious and pervious are separated. The Applicant's Engineer should revise the calculation or separate the ground cover (specifically subcatchment 4S - Ex SA Basin Imp).
- c) *It appears the existing conditions has 9.13 acres of HSG A soils, while the proposed conditions has 11.437 acres of HSG A soils. The Applicant's Engineer shall clarify the change in soil types.*

12) Geotechnical

- a) The applicant should discuss conclusions and recommendations provided within the geotechnical report.



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13) Landscaping and Lighting

- a) Per §245-408, All planted landscaped areas must be irrigated with an underground irrigation system.
- b) Lighting Plan should have a note that includes the hours of operation of lighting as per §312-2.

14) Environmental

- a) The Applicant should identify if there are any outstanding NJDEP Site Remediation issues to be resolved. In addition, the Applicant needs to indicate if there are any hazardous materials onsite that will need special handling and/or disposal methods.
- b) It appears that a permit is needed for the proposed stormwater outfalls, and that a CAFRA permit is required, in that the site is within the CAFRA zone, and would likely qualify as an Industrial Development. With this in mind, the Applicant needs to either apply for a CAFRA permit or request an applicability determination. Please note that if a CAFRA permit is required, it may place restrictions on the amount of impervious coverage allowed onsite.
- c) The Applicant has applied for a Wetland Letter of Interpretation and associated Wetland General Permits. These are pending with NJDEP.
- d) The soil profile pit locations discussed within the Geotechnical Report need to be shown on the plans.

15) Miscellaneous

- a) The applicant should provide testimony regarding the onsite pavement section and its durability for heavy traffic.
- b) The applicant should provide testimony regarding the existing and proposed noise levels and quantified supporting data.

16) Outside Agencies

The Applicant remains responsible to obtain any and all required outside agency approvals, including but not limited to the following:

- a) Ocean County Planning Board (OCPB)
- b) New Jersey Department Environmental Protection (NJDEP)
- c) Coastal Area Facility Review Act (CAFRA)
- d) Brick Township Municipal Utilities Authority (BTMUA)



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- e) Ocean County Soil Conservation District (OCSCD)
- f) Brick Township Fire Department (BTFD)
- g) Brick Township Police Department (BTPD)

A status update relative to the required outside agency approvals should be provided.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

CME Associates

A handwritten signature in black ink, appearing to read 'D. Pavlick', is written over a faint, larger signature.

Drew E. Pavlick, PE, PP, PTOE, CFM, CME
Office of the Zoning Board Engineer

DEP/JSM/KW

CC: Patrick McNamara, Esq. – Board Attorney
Tara Paxton, PP, AICP – Board Planner
Lauren Frank – Board Assistant
Christopher Romano – Zoning Officer
Elissa Commins, PE, CFM – Township Engineer