

Environmental Commission
Township of Jackson

MUNICIPAL BUILDING
95 WEST VETERANS HIGHWAY
JACKSON, NEW JERSEY 08527
732-928-1200

June 17, 2015

Township of Jackson
Planning and Zoning Boards
95 West Veterans Highway
Jackson, NJ 08527

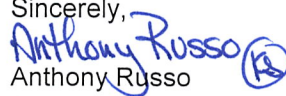
**RE: Blocks 13501, Lots 6-7
RZ Holdings
Clearstream Road**

Dear Chairmen and Board Members:

After reviewing reports, information, conducting a site visit (June 10), and after a discussion at our June 16 meeting, the Commission offers the following recommendations and observations:

- Due to the grading of the site and the proximity of the project to nearby residents, the Commission has concerns with the stormwater runoff from the site. Specifically, the second stormwater basin's outfall, which is proposed further into the project's tract of land is upgradient and only a few feet away from a nearby existing resident. The basin should be reworked and moved (if possible) to avoid potentially flooding the resident's property.
- It is also recommended that any lands preserved or dedicated to open space or to Jackson Township by parceled into conservation easements located along the backsides of the proposed residential properties so as to provide privacy to nearby existing residents and prevent the cutting down of trees.
- Lastly the proposed residential units will be supplied by individual propane units. If possible, the Commission recommends connecting to natural gas if it is easily available.

Thank you for the opportunity to provide these recommendations and observations and please call with any questions.

Sincerely,

Anthony Russo
Chairman