

January 22, 2015

Dawn M. Farrell, Administrative Clerk
TOWNSHIP OF MONROE PLANNING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Final Major Subdivision Plan (1st Review)
Malaga Road Tract (Sharpies Pit)
Plate 27, Block 2702, Lot(s) 11, 15, 17, 40 & 41
Malaga Road and Winslow Road
Zone: RG-MR, Regional Growth Moderate Residential District
Applicant: Philadelphia Suburban Development Corporation
Application No. 1828
Our File No. MP14009



Dear Ms. Farrell:

The above referenced application is a request for final major subdivision plan approval.

1.0 Project Description

1.1 Applicant's Proposal

The applicant is proposing to subdivide an existing 80.3 acre tract into 105 lots. The proposed development consists of 102 single-family residential dwelling lots, one pump station lot and two stormwater management/open space lots. The applicant was granted preliminary major subdivision approval by the Planning Board on May 23, 2013 (Resolution Nos. PB-29-13 thru PB-34-13).

1.2 Existing Conditions

The subject property is approximately 80.3 acres located on the northerly side of Winslow Road and westerly side of Malaga Road. The property is largely wooded, with a former sand and gravel pit located in the interior. An existing single-family dwelling and the former B&N Auto & Truck Repair on Block 2702, Lot 17 will be removed to accommodate the proposed development.

1.3 Surrounding Land Uses

The area is mostly residential and rural in nature. Higher density residential development is on the west side of Malaga Road and lower density on the east. Piramal Glass factory is across Malaga Road.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board as 1828 121014, received on December 22, 2014, consisting of the following:

J. Timothy Kernan, Inc.
Kingsway Commons
Suite 100
935 Kings Highway
West Deptford, NJ 08086

Phone 856.251.9500
Fax 856.853.1310
www.kernaneng.com



<u>Sheet</u>	<u>Title</u>	<u>Date</u>
—	Correspondence from R. Wolk, PE, CME of Consulting Engineer Services	December 9, 2014
—	Final Major Subdivision Checklist and Application	December 8, 2014
—	Sight Triangle Easement Over 22, block 27.0302	December 5, 2014
—	Sight Triangle Easement Over existing lot 11, block 2702	December 5, 2014
—	Sight Triangle Easement Over 56, block 27.0302	December 5, 2014
---	NJ Pinelands Commission Certificate of Filing	September 7, 2012
—	NJ Pinelands Commission Notification of Review of Local Agency Approvals	June 18, 2014
---	MMUA Resolution No. 42-14	May 21, 2014
---	Environmental Data Exhibit	December 8, 2014
---	Release of Deed Restriction	February 3, 2010
---	Stormwater Management Report	Revised to April 2014
	<i>Roadway Improvements</i>	
1 of 15	Cover Sheet	Revised to March 17, 2014
2 of 15	Legend, Notes & Typical Sections	Revised to November 20, 2013
3 of 15	Construction Plan & Profile	March 17, 2014
4 of 15	Construction Plan & Profile	Revised to July 31, 2014
5 of 15	Construction Plan & Profile	Revised to March 17, 2014
6 of 15	Construction Plan & Profile	Revised to July 16, 2014
7 of 15	Signage & Striping Plan	Revised to July 16, 2014
8 of 15	Cross Sections	Revised to November 20, 2013
9 of 15	Cross Sections	Revised to November 20, 2013
10 of 15	Cross Sections	Revised to November 20, 2013
11 of 15	Cross Sections	Revised to November 20, 2013
12 of 15	Cross Sections	Revised to November 20, 2013
13 of 15	Construction Details	Revised to September 6, 2013
14 of 15	Construction Details (NJDOT)	March 17, 2014
15 of 15	Construction Details (NJDOT)	March 17, 2014
	<i>Preliminary Major Subdivision</i>	
1 of 57	Cover Sheet	Revised to December 5, 2014
2 of 57	Existing Conditions and Demolition Plan, Sheet A	Revised to December 5, 2014
3 of 57	Existing Conditions and Demolition Plan, Sheet B	Revised to December 5, 2014
4 of 57	Surrounding Site Features Plan	Revised to November 1, 2013



5 of 57	Overall Plan Open Space Plan	Revised to December 5, 2014
6 of 57	Submission Plan - Sheet A	Revised to December 5, 2014
7 of 57	Submission Plan - Sheet B	Revised to December 5, 2014
8 of 57	Submission Plan - Sheet C	Revised to December 5, 2014
9 of 57	Submission Plan - Sheet D	Revised to December 5, 2014
10 of 57	Submission Plan - Sheet E	Revised to December 5, 2014
11 of 57	Grading Plan - Sheet A	Revised to December 5, 2014
12 of 57	Grading Plan - Sheet B	Revised to December 5, 2014
13 of 57	Grading Plan - Sheet C	Revised to December 5, 2014
14 of 57	Grading Plan - Sheet D	Revised to December 5, 2014
15 of 57	Grading Plan - Sheet E	Revised to December 5, 2014
16 of 57	Utility Plan - Sheet A	Revised to December 5, 2014
17 of 57	Utility Plan - Sheet B	Revised to December 5, 2014
18 of 57	Utility Plan - Sheet C	Revised to December 5, 2014
19 of 57	Utility Plan - Sheet D	Revised to December 5, 2014
20 of 57	Utility Plan - Sheet E	Revised to December 5, 2014
21 of 57	Drainage Divide Plan - Sheet A	Revised to December 5, 2014
22 of 57	Drainage Divide Plan - Sheet B	Revised to December 5, 2014
23 of 57	Drainage Divide Plan - Sheet C	Revised to December 5, 2014
24 of 57	Drainage Divide Plan - Sheet D	Revised to December 5, 2014
25 of 57	Drainage Divide Plan - Sheet E	Revised to December 5, 2014
26 of 57	Landscape and Lighting Plan - Sheet A	Revised to December 5, 2014
27 of 57	Landscape and Lighting Plan - Sheet B	Revised to December 5, 2014
28 of 57	Landscape and Lighting Plan - Sheet C	Revised to December 5, 2014
29 of 57	Landscape and Lighting Plan - Sheet D	Revised to December 5, 2014
30 of 57	Landscape and Lighting Plan - Sheet E	Revised to December 5, 2014
31 of 57	Landscape and Lighting Notes and Details	Revised to April 15, 2014
32 of 57	Road Profiles	Revised to December 5, 2014
33 of 57	Road Profiles	Revised to December 5, 2014
34 of 57	Profiles	Revised to April 15, 2014
35 of 57	Profiles	Revised to April 15, 2014
36 of 57	Winslow Road Construction Plan & Profile	Revised to April 15, 2014
37 of 57	Winslow Road Construction Plan & Profile	Revised to April 15, 2014
38 of 57	Winslow Road Construction Plan & Profile	Revised to April 15, 2014
39 of 57	Winslow Road Construction Plan & Profile	Revised to April 15, 2014
40 of 57	Winslow Road Cross Sections	Revised to November 1, 2013
41 of 57	Winslow Road Cross Sections	Revised to November 1, 2013



42 of 57	Off-Site Sanitary Sewer, Block 3704, Lot 1	Revised to May 9, 2014
43 of 57	Off-Site Sanitary Sewer, Block 3704, Lot 1	Revised to December 5, 2014
44 of 57	Construction Details	Revised to December 5, 2014
45 of 57	Storm Sewer Details	Revised to November 1, 2013
46 of 57	Storm Sewer Details	Revised to November 1, 2013
47 of 57	Sanitary Sewer Details	Revised to April 15, 2014
48 of 57	Sanitary Sewer & Water Details	Revised to May 9, 2014
49 of 57	Pump Station Site Plan and Details	Revised to May 9, 2014
50 of 57	Pump Station Details	Revised to May 9, 2014
51 of 57	Soil Erosion and Sediment Control Plan - Sheet A	Revised to December 5, 2014
52 of 57	Soil Erosion and Sediment Control Plan - Sheet B	Revised to December 5, 2014
53 of 57	Soil Erosion and Sediment Control Plan - Sheet C	Revised to December 5, 2014
54 of 57	Soil Erosion and Sediment Control Plan - Sheet D	Revised to December 5, 2014
55 of 57	Soil Erosion and Sediment Control Plan - Sheet E	Revised to December 5, 2014
56 of 57	Soil Erosion and Sediment Control Notes and Details	Revised to November 1, 2013
57 of 57	Boring Logs	Revised to November 1, 2013
1 of 2	Plan of Survey	February 25, 2011
2 of 2	Plan of Survey	February 25, 2011
1 of 2	Final Plan of Lots, Section 1	December 5, 2014
2 of 2	Final Plan of Lots, Section 1	December 5, 2014
1 of 1	Final Plan of Lots, Section 2	December 5, 2014
1 of 2	Final Plan of Lots, Section 3	December 5, 2014
2 of 2	Final Plan of Lots, Section 3	December 5, 2014
1 of 1	Final Plan of Lots, Section 4	December 5, 2014

The subdivision plans are signed and sealed by Henry J. Haley, P.E. with the exception of sheets 6 through 10 which are jointly signed with Margaret Kulik, P.L.S. The survey plans and final plan of lots are signed and sealed by Margaret Kulik, P.L.S. and the roadway improvement plans are signed and sealed by Michael R. Brown, P.E. all of Consulting Engineer Services.

3.0 Zoning Requirements

3.1 Use

1. Regional Growth Moderate Residential District

§ 175-161B lists single-family detached cluster development as a principal permitted use in the RG-MR zoning district, subject to



the requirements of § 175-161C(2). These requirements were addressed at the time of preliminary approval, with the following deferred until final:

- c. The maximum number of dwelling units and/or building lots which can be built in a cluster development shall be calculated by multiplying the gross area of the project site times 1.25 as permitted with a conventional development approach. The maximum number of dwelling units or building lots or total dwelling unit yield may be increased up to 2.25 units per acre, provided that the applicant and/or developer can submit to the Board proof of the acquisition of the required amount of Pinelands development credits by the applicant/developer to account for such increases. The subject property is 80.34 acres in area. Therefore, the maximum permitted number of dwelling units and/or building lots is 100 ($80.34 \times 1.25 = 100.4$). The maximum permitted number of dwelling units and/or building lots may be increased to 180 ($80.34 \times 2.25 = 180.8$), provided the applicant obtains the appropriate number of Pinelands development credits. With 102 proposed building lots, the plan conforms to this requirement, provided that the required 0.5 Pinelands development credits are obtained ($102 \text{ units} / 80.34 \text{ acres} = 1.27 \text{ units/acre}$).

No development involving the use of Pinelands development credits shall be approved until the developer has provided the Pinelands Commission and the Township with evidence of ownership and redemption of the requisite Pinelands development credits; provided, however, that the Board may grant preliminary subdivision approval conditioned upon such evidence being presented as a prerequisite to final subdivision approval.

Note: This remains outstanding.

3.2 Bulk Requirements

1. **Lot Area:** The minimum required lot area is 10,000 square feet. The minimum required lot area shall not include utility easements or any required buffers or open space. The plan conforms to this requirement, with the exception of the proposed pumping station lot. As proposed, a variance is required and was granted at the time of preliminary approval.
2. All building lots conform to all other bulk requirements.



4.0 Design and Performance Standards

4.1 Buffers

In accordance with § 175-93I, buffer areas are required for any through residential lot with frontage on two streets (reverse frontage). The buffer area shall have a minimum width of 25 feet and shall be provided along the right-of-way of the street with the higher traffic function. The buffer area shall be exclusive of the minimum lot size and minimum rear yard setback. The design of the buffer area shall be sufficient to screen the residential lot from the adjacent right-of-way and shall contain existing woods, dense plantings of evergreen trees and shrubs or landscaped earth berms. Fences, walls or structures shall not be permitted in a reverse frontage buffer area. Proposed lots must be deed restricted to prohibit fences, walls or structures, or the removal of trees within the reverse frontage buffer area. With the change in location of the proposed forcemain from Malaga Road to Winslow Road, some plant material has been removed from the buffer. I have discussed with the applicant's engineer opportunities for additional plant material to be added back in. This should be made a condition of approval.

5.0 Fees, Contributions and Obligations

5.1 Pinelands Development Credits (PDCs)

Prior to the signing of the final plans, the applicant is required to provide proof of the acquisition and redemption of 0.5 PDCs.

5.2 COAH

The applicant was required to contribute to the Township's COAH requirements in effect at the time final approval is granted. I recommend the applicant pay a development fee of one and one-half (1.5%) percent of the equalized assessed value of the residential construction into a Housing Trust Fund established by Monroe Township Council. A condition of receiving a building permit is the payment of approximately ½ of this fee, the balance being calculated and paid at the time of the request for a certificate of occupancy.

5.3 Recreation

In lieu of recreational facilities being constructed on-site, the applicant has agreed to contribute \$3,000.00 for each market-rate home constructed into the Township's recreation fund. Contributions shall be paid in full for each phase as that phase is approved and plans signed by the Board.



5.4 Sidewalk

In lieu of the construction of sidewalks along Malaga Road, the applicant has agreed to make a contribution of \$23,520.00 into the Township's sidewalk fund, in accordance with § 175-133B(2)(b)[2]. Payment of the contribution shall be made prior to the signing of the final plans.

5.5 Developer's Agreement

The applicant must enter into a developer's agreement relating to such items as improvements to be installed by the developer, conditions of approval, types of guaranties required from the developer, and phasing of the development. The agreement must be recorded by the developer and a fully executed copy of the agreement, stamped by the County Clerk indicating the date of recording, must be delivered to the Township Clerk prior to the approved plans being signed.

The obligation of the developer provided for in the developer's agreement shall be binding on the successors and assigns of the developer and shall run with the land.

5.6 Homeowners' Association

A homeowners' association shall be created, subject to the approval of the Planning Board, to ensure maintenance of all common areas and facilities.

The applicant must present an adequate plan for the organization and administration of such an association. Such plan must ensure that the homeowners' association responsible for maintenance of common open space provides adequate funding for the maintenance, repair and replacement of such open space and its structures by a system of fees assessed against residents of the development. The financial soundness of such homeowners' association shall include fee arrangements guaranteed by assessments levied on the land in the development through permanent deed restrictions or other suitable guaranties.

No residential development shall receive final approval by the Planning Board until all elements of the homeowners' association have been satisfactorily reviewed and approved by the Planning Board and New Jersey Department of Community Affairs, if required.

5.7 Conservation Restriction

A conservation restriction shall be filed with the County Clerk to insure that the open space areas and stormwater management measures are maintained in perpetuity.

5.8 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.

6.0 Outside Agency Approval

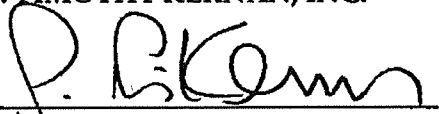
This major subdivision is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.

- New Jersey Pinelands Commission (certificate of filing 9/7/12);
- NIDEP;
- Gloucester County Planning Board;
- Gloucester County Utilities Authority;
- Gloucester County Soil Conservation District;
- Monroe Township MUA (Form B approval 5/21/14); and
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (856) 251-9500.

Regards,

J. TIMOTHY KERNAN, INC.



J. Timothy Kernan, P.E., P.P., C.M.E.
President

JTK/rld

cc: Joseph D. Rocco, Esquire
Raymond Jordan, P.E., P.P., C.M.E.



Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:05 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Also present – Mr. Schwartz, Solicitor, Mr. Kernan, Planner, Mr. Jordan, Engineer.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 15, 2015.

Chairman O'Brien read the following statement: "Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m."

Memorialization of Resolutions:

1. PB-10-15 – Recommendation to Council – Amendments to Chapter 175-135 Signs

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-10-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Mr. Cooper. Abstentions - Zero.

Sidewalk Waiver – for Board Action:

1. #SW-52 – Brian Peterson

Present – Brian Peterson, applicant.

Member's packets contained: 1. A copy of the applicant's sidewalk waiver application. 2. A copy of the applicant's Pinelands Certificate of Filing. 3. A copy of the applicant's grading plan and a copy of the tax map.

Mr. Peterson was sworn in by Mr. Schwartz. He testified that he purchased a lot in Victory Lakes where he intends to build a single family home. Since there aren't any sidewalks in the area he would like to make the \$3,000.00 sidewalk donation in lieu of providing sidewalk. Motion by Mr. Caligiuri, seconded by Mr. Scardino to grant the sidewalk waiver conditioned upon the applicant paying the \$3,000.00 sidewalk contribution. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Mr. Cooper. Abstentions – Zero.

Mr. Kernan asked Mr. Peterson if he was required to purchase a Pinelands Development Credit and if so how much it cost him, since the lot he is building on is just under the 27,500 square foot requirement. Mr. Peterson replied that he has to purchase one quarter of a Pinelands Development Credit that cost him \$9,500.00. He stated that he had a hard time finding someone from the list the Pinelands gave him to sell him the credit as most stated they were waiting for the economy to get better so they could get more money.



Final Major Subdivision – for Board Action

1. #1828 – Philadelphia Suburban Development Co. – Final Major Subdivision

Present – Robert Mintz, applicant's attorney, Rosie Wolk, applicant's engineer, Robert Nicoletti, applicant.

Final Major Subdivision: (continued)

1. #1828 – Philadelphia Suburban Development (continued)

Member's packets contained: 1. Report dated January 20, 2015 prepared by Ray Jordan. 2. Report dated January 22, 2015 prepared by Tim Kernan. 3. A copy of the applicant's final major subdivision plan.

The applicant is proposing to subdivide an existing 80.3 acre tract into 102 single-family residential lots, one pump station lot, and two stormwater management/open space lots. Preliminary approval was granted by the Planning Board on May 23, 2013. The property is located on Malaga/Winslow Road, also known as Block 2702, Lots 11, 15, 17, 40, & 41, in the RG-MR Zoning District.

Ms. Wolk, Mr. Nicoletti, Mr. Jordan, and Mr. Kernan were sworn in by Mr. Schwartz. Mr. Mintz displayed the plan for the Board. He stated that the applicant must purchase one half of a Pinelands Development Credit prior to the final plans being signed. There is a significant portion of the property located in the wetlands. The preliminary approval was for 102 residential lots, one pump station lot, and two open space/stormwater management lots. The existing buildings on the property will be demolished and any wells or septic systems will be abandoned. Mr. Mintz addressed the applicant's COAH obligation which right now stands at one and one half percent of the equalized assessed value of the residential development which will be deposited into the Housing Trust Fund. One half of the fee will be paid at the time of building permit with the remaining amount being paid prior to the issuance of the Certificate of Occupancy. Mr. Kernan added that as a result of the Blaze Mill lawsuit and settlement, the Township's Court Master has determined that the Township has a positive credit of approximately one hundred and thirty units going into the Round 3. He thought it would be appropriate to accept the development fee since the Township does not have any Round 3 obligation at this point.

Mr. Jordan reviewed his report for the Board. He recommended that the application be deemed complete. Motion by Mr. Agnesino, seconded by Mr. Kozak to deem application #1828 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero. The homeowner's association documents must be submitted and reviewed by Mr. Schwartz before the final plans are signed. Mr. Mintz agreed that they would comply. The applicant has separated the project into four phases. He requested that a narrative be provided on the plans for each phase. Ms. Wolk agreed to comply. The applicant has requested that the unit type, anticipated sales price for each type of unit, and the number of each type of unit be provided subsequent to final approval. Mr. Jordan indicated that the Board must agree to that request.

With regard to lighting, Mr. Jordan commented that the layout was provided by Atlantic Electric who historically provide a lot of lights throughout the development. He is recommending that the number of lights can be reduced to save the Township money. If the Board agrees than he will discuss the lighting with the applicant. Mr. Agnesino asked if they will still meet the standard with the reduction. Mr. Jordan replied they wouldn't totally but it's been done before in other developments. Mr. Agnesino replied that he does not recall the Board ever doing that in another development. Mr. Masterson stated that if a reduction in the number of lights can be made that still meets the standard than it's okay, but he didn't feel they should reduce the number below the standard. Mr. Jordan replied that he would look at the issue.

The applicant indicated that a developer has not been identified to date and that the bedroom mix will be provided subsequent to final approval. Mr. Mintz replied that they maximized the design so that there wouldn't be a need for a developer to have to come back to the Board for any bulk variances.

Final Major Subdivision: (continued)

1. #1828 – Philadelphia Suburban Development (continued)

Mr. Kozak inquired as to the sidewalk comment in Mr. Jordan's report. Mr. Jordan replied that the applicant addressed the issue and provided the sidewalk from Winslow Road to Marissa Court on the plans. Mr. Kozak commented that the applicant should be providing curb as well. After some discussion, it was affirmed that sidewalk and curb would be provided along Winslow Road to Marissa Court as long as it can be placed within the right-of-way. With regard to the architectural plans, the applicant has requested they be provided subsequent to final approval. Mr. Mintz commented that because they do not yet have a builder for the project, they will have to defer submission of the architectural plans to a later date. They will be submitted to the Board office and the Board's professionals prior to the final plans being signed. There was discussion on the matter and it was determined that after the architectural plans are submitted they will be brought to the Board as a discussion item.

The applicant has agreed to provide documentation that the ground tank has been properly removed from the site prior to construction. The applicant has provided the location of all existing septic systems on the plans and has agreed to properly abandon those systems and provide the documentation prior to construction. The same has been agreed to with regard to any existing wells located on the site. With regard to the existing structures on the site, the applicant agreed to remove those structures and to properly dispose of any asbestos or lead based paint found during the demolition. The applicant must post a performance bond and inspection fees prior to the final plans being signed. Final approval is also conditioned upon the applicant receiving all outside agency approvals. Ms. Wolk reviewed all the outside agency approvals already received by the applicant and agreed that they will submit the other approvals and documentation prior to the final plans being signed.

Mr. Kozak asked if any fencing will be provided around the pit. Mr. Mintz stated that the applicant is not providing any fencing around the pit. Mr. Agnesino commented on his concern with regard to the steep slopes around the pit.

Mr. Kernan reviewed his report for the Board. He noted that the applicant must purchase one half of a Pinelands Development Credit before the final plans are signed. All the lots are conforming to the bulk requirements with the exception of the pump station lot for which they already received a variance. With the change in the location of the force main from Malaga Road to Winslow Road some plant material had to be removed from the reverse frontage buffer. He spoke with Ms. Wolk and they have found areas where they can add some additional plantings. Mrs. Farrell asked why the force main was relocated. Ms. Wolk replied that the MMUA wanted the applicant to use a different pump station; they are now going all the way down to the Kimberly West pump station. With regard to COAH, he recommends the applicant pay the development fee. Mr. Mintz had indicated if there is a change in the future that would be a lesser fee they would like the Board to consider reducing their obligation; however Mr. Kernan commented that the one and one half percent is probably the lowest obligation on behalf of a developer and he didn't think they should change that percentage. He stated that the town will need the money for the market to affordable program that came out of the Blaze Mill settlement which requires the town to purchase and rehab fifty-four houses scattered throughout the Township which will then be resold at an affordable price.

With regard to the recreation fee, the applicant is required to pay \$3,000.00 per unit per phase; the fee will be collected for the total number of units in each phase prior to receiving a building permit for that phase. Mr. Kozak asked if the reverse frontage buffer will be left in a natural state. Mr. Kernan replied that the developer will berm some areas and in other places it actually drops down and some of the stormwater collection system encroaches into the buffer. The buffer is part of the overall open space and must be maintained by the homeowner's association.

Final Major Subdivision: (continued)

1. #1828 – Philadelphia Suburban Development (continued)

Mr. Agnesino asked why the applicant didn't make a basin out of the pit. Ms. Wolk replied that they are not permitted to touch the pit because it's considered part of the wetlands. Mr. Kozak commented that the pit will turn into a recreation area for the kids in the development.

Mr. Teefy inquired as to the COAH obligation for this development under the old COAH rules. Mr. Kernan replied that the set aside would have been eleven percent, then it went to twenty percent; however both times those percentages were thrown out by the court because they said it was considered "growth share" and the Mount Laurel decision was for "fair share". Mr. Teefy expressed his fear that the town would be playing catch up again. Mr. Mintz stated that there really isn't a number to go by right now and that is the problem. Mr. Kernan replied that in a development like this one there is also the social aspect to consider because the housing prices are increasing again and you could potentially have a four hundred thousand dollar home next to a hundred thousand dollar home; he did not think those homes will coincide with each other.

Ms. Hui asked if the basin will have landscaping. Mr. Kernan replied that they will as well as having some natural vegetation areas. Mr. Cotton asked if there are a list of plants that will be used on the site and if they are native to the area. Mr. Kernan stated that the list of plants is on the landscaping plan and that the Pinelands pretty much dictates what can be used. Mr. Agnesino asked the width of the driveways and if four cars can be parked in the driveway. He expressed his concern with on-street parking if the lots are not wide enough and the driveways are not adequate. Mr. Kernan stated that there are forty foot frontages and double wide driveways; these houses are laid out just like the first section in the Arbours so there should be plenty of room.

Mr. O'Brien stated that the application is not a public hearing; however Mrs. Lawrence, who was present at the preliminary hearing, is present as well as Mr. Heffner and they have some questions and or comments.

1. Elizabeth Lawrence, 746 East Malaga Road, commented that the landscaping trees across the street from her property are proposed to be sugar maples. She asked if a sugar maple tree has a lot of leaves because she has to rake the leaves when they blow across the street onto her property. She asked if the trees can be changed to evergreen trees so she will not have to deal with the leaves. Mr. Kernan stated that he will work with Ms. Wolk on the landscaping in that area and see what they can work out. Ms. Lawrence also inquired if the speed limit would be changed from forty-five miles an hour to thirty-five miles an hour. The Board stated that Malaga Road is a County road and the Township does not have jurisdiction with regard to the speed limit. Mr. Teefy stated that they can ask Officer Burton to go out and take a look at the situation.

2. Bob Heffner expressed his concern with the steepness of the slopes around the pit and asked if there are any plans to knock the grade down. Mr. Mintz stated that it wasn't a requirement as part of preliminary but they will take a look at that issue. Mr. Heffner also commented on the ordinance with regard to ATV's and motorcycles and those being an issue in the open space areas of this development. He stated that since it will be privately owned by the homeowner's association he wanted to make sure they will enforce the ordinance for the residents within the development so that the Township doesn't have to send out police officers. Ms. Wolk replied that most of the areas with the steep slopes are located in the wetlands and they would not be allowed to grade into those areas.

Final Major Subdivision: (continued)

1. #1828 – Philadelphia Suburban Development (continued)

Mr. Schwartz reviewed the conditions of approval; the proof of purchase of the Pinelands Development Credit has to be submitted, additional plant material in the buffer as well as working out the plantings in the buffer across from Mrs. Lawrence's property, all existing structures to be removed, the COAH fee of one and one half percent, the recreation fee of \$3,000.00 per unit per phase, the sidewalk contribution of \$23,520.00 to be paid before the final plans are signed, homeowner's association documents submitted and approved prior to the final plans being signed, the conservation restriction, all the variances and waivers previously granted, the comments in Mr. Jordan's report and Mr. Kernan's report, the architectural plans being submitted and reviewed prior to the final plans being signed, documentation being submitted with regard to the wells and septic systems, posting of bonding and inspection fees, the developers agreement, the homeowner's association documents containing the language in the ordinance for ATV's and motorcycles. Motion by Mr. Agnesino, Mr. Caligiuri clarified that the sidewalk waiver was only for sidewalk on Malaga Road and Morgan Road, the applicant agreed, the motion was seconded by Mr. Caligiuri. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 1/22/15 regular meeting.

Motion by Mr. Cooper, seconded by Mr. Agnesino to approve the minutes from the January 22, 2015 regular meeting. Voice vote; all ayes, motion passed. Mr. Caligiuri abstained.

Reports:

1. Mr. Teefy informed the Board that he would be meeting with Mr. Chheda from the Best Western concerning amending his approval for expansion. He would like to expand up rather than out as was previously approved. He is also going to expand his parking and will submit to the NJDOT for another access drive. He is also meeting with Mr. Paparone concerning the Fries Mill Road and Route 322 intersection improvements.

He also met with the Pinelands and they did discuss sending the Pinelands any proposed changes to ordinances prior to actually changing the ordinances so they can give the Township their feedback first, as well as discussing future planning proposals. They were agreeable to the concept of allowing mixed uses along Main Street. They also came out with a new list of exemptions that will allow Mr. Weikel to make a decision without having to get Pinelands approval. Mrs. Farrell asked if the issue of Pinelands Development Credits came up in the conversation regarding mixed uses on Main Street and reducing some residential uses. The issue of Pinelands credits did not come up with regard to mixed uses on Main Street; however Mr. Kernan stated that they have to change the ordinance and send a draft to the Pinelands so they can comment on the proposed changes. They may require credits but the town is not going to offer that or discuss that issue unless they bring it up in their comments. They also discussed the Redevelopment Zones and they were okay with moving the residential uses to the Williamstown Square side.

Mr. Teefy also met with Mr. Wainberg who is supposed to come back with a concept for the Williamstown Square Redevelopment Zone. He also met with Inspira Health Systems; they are looking to bring Urgent Care facilities to Gloucester County and he showed them photographs of the Redevelopment areas which they liked. It is a non-profit organization, but it may spur some other ratables to come to the area.

Reports: (continued)

Mr. Teeffy questioned the final approval just granted for Philadelphia Suburban and how the application could be deemed complete and approval given when they still have to submit so many items. Mrs. Farrell stated that the outstanding items are conditions of approval and most are typical. When the Board gives approval subject to certain conditions, they rely on their professionals to review the outstanding items and any plan changes and if they see that something is not right they will bring it back to the Board. Mr. Schwartz replied that the Board also relies on the office staff to make sure the outstanding items are submitted and reviewed before Mrs. Farrell and the Chairman sign the plans.

Adjournment:

The meeting was adjourned at 8:20 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. The tape of the meeting is stored in the office of the Board.

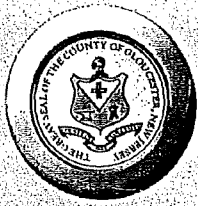
Ninette Orbaczewski
Clerk Transcriber

Board of
Chosen Freeholders

County Of Gloucester
State of New Jersey

FREEHOLDER DIRECTOR
Robert M. Damming

FREEHOLDER LIAISON
Heather Simmons



Department of Public Works
Planning Division

Public Works Director
Larry Haynes, Sr.

Richard Westergaard, PP, AICP
Planning Director

Office of Government
Services
1200 N. Delsea Drive
Clayton, NJ 08312

Phone: 856.307.6650
(Development Review
856-307-6658)
Fax: 856.307.6656

Email:
westergaard@co.gloucester.nj.us

Web:
www.co.gloucester.nj.us

New Jersey Relay Service -711
Gloucester County Relay Service
(TTY/ITD) - 856-848-6616



RECEIVED
DEC 4 2013
CES

TO: PLANNING BOARD SECRETARY Monroe

FR: GLOUCESTER COUNTY PLANNING DEPARTMENT

DT: November 26, 2013

RE: MO-1290 Prel Philadelphia Suburban Development
(Malaga Road Tract)

Enclosed please find the Plans and Plat Requirement Sheets of the Gloucester County Planning Board. As the Land Development Review Committee is authorized to act on behalf of the County Planning Board, the action detailed on these sheets is the official Report of Action of the County Planning Board to your Municipality Planning Board as required by State statute.

PE/mp
C: Applicant
Applicant's Engineer
Attorney
Building Inspector
Township Engineer

GLOUCESTER COUNTY PLANNING BOARD

Report of Action.....Subdivision

Municipality: Monroe Code No: MO-1290Prel Co. Rt: 659

Applicant: Philadelphia Suburban Development (Malaga Road Tract)

Location Block: 2702 Lot: 11,15,17,40 & 41

Date of Reply: 11/26/13

The Land Development Review Committee of the Gloucester County Planning Board has reviewed your application for Subdivision Approval and has taken the following action based on plans received 10/16/13 and dated 5/20/13.

Approved Preliminary.

NOTES:

Before Final subdivision approval may be granted, the following requirements must be addressed:

RIGHT-OF-WAY

1. The Applicant must grant additional right-of-way to the County in the form of a road easement to provide a right-of-way width of 38 feet from the centerline of Malaga Road (County Route 659) including a 25-foot right-of-way radius at the Route 659/Winslow Road intersection. The Applicant must provide this office with the legal description for the required road easement along with a copy of the property deed with deed book and page numbers, the date of recording and a current Certificate of Title or current Title Report. In order to expedite the review and preparation of the required road easement and not delay approval, the Applicant should submit the above mentioned documents as soon as possible. In the event a current property owner is deceased, you must provide this office with a copy of the Death Certificate or other proof of the date of death, and the date the decedent's Last Will was probated in the Surrogate's Office.

Page 2

MO-1290 Prel.

Philadelphia Suburban

November 26, 2013

2. The plan must clearly show the metes and bounds description of the road easement and provide the deed book and page number of the existing road easement shown near the Route 659/Winslow Road intersection.

SIGHT TRIANGLE EASEMENT

3. The Engineer must grant the horizontal clear sight triangle easement at the Route 659/Road A intersection as shown on the plan. The Applicant must submit a legal description of the sight triangle along with the current recorded deed and current title information (less than 6 months old) as specified in this Report. Once this information has been received, the sight triangle easement will be prepared by the Gloucester County Planning Board Solicitor and forwarded to the Applicant for execution. The Executed sight triangle easement must be returned to the Gloucester County Planning Board Solicitor for filing in the Gloucester County Clerk's Office.

BOND/PERFORMANCE GUARANTEE

4. The Applicant must post a Bond or Performance Guarantee in the amount of \$176,478 for the roadway improvements (curbing, pavement widening and overly and traffic striping work) required within the Route 659 right-of-way. An estimate sheet with a cost breakdown has been attached to this report. All roadway improvements required within the Route 659 right- of-way must be completed before the Applicant requests any Certificates of Occupancies from the Township of Monroe. The bond amount shown is for road frontage improvements only. A separate bond/permit will be required for any other work such as water and sewer service or any other utility.

DEED RESTRICTION

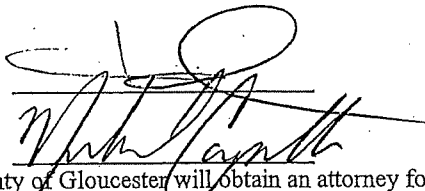
5. All lots with frontage on Route 659, including the "stormwater management facility" lot must be deed restricted to prevent any future direct access to the County Roadway. A declaration of restriction or deeds restricting access should be prepared by the Applicant's Attorney and sent to our office to be reviewed and approved by the County Planning Department Solicitor. Execution of said deed should be completed before Final Approval is granted. Once this deed has been filed with the County Clerk's Office, a copy of said recorded deed must be sent to our office.

ELECTRONIC DRAWINGS

6. The Applicant must provide our office with a CD of the Autocad drawing files of the County Road Improvement Plans.

NOTES:

1. As per Section 411, Permits, of the GLOUCESTER COUNTY LAND DEVELOPMENT RESOLUTION, after Final Approval is granted and prior to any construction, an access permit, containing the above referenced County code number, must be obtained from the Highway Division of the Gloucester County Department of Public Works. Three (3) approved plans which contain the latest revisions, including County Road Improvement Plans, signed by the Gloucester County Land Development Review Committee must be submitted to the Highway Department at the time of permit application.
2. Review and approval of the internal stormwater management system is the jurisdiction of the Township of Monroe. The County assumes no maintenance responsibility or liability associated with any subsequent approval of the system.
3. The Applicant has notified the adjacent property owners of Lot 12, Lot 13, and Lot 14 in Block 2702, via certified mail, that the County is requiring roadway improvements to be constructed within the existing right-of-way of Route 659 across their frontage. The Applicant's Engineer has included a copy of the County Roadway Plan with said notice.



Where easements are required on subdivision and site plans, the County of Gloucester will obtain an attorney for the preparation and filing of documents necessary for easement or right-of-way procurement

For information contact: Gloucester County Planning Department

**1200 North Delsea Drive
Clayton, New Jersey 08312
(856) 307-6650**

GLOUCESTER COUNTY ENGINEERING DEPARTMENT

PROJECT: Philadelphia Suburban Development

TOWNSHIP: Township of Monroe

PLANNING CODE: MO-1290

County Route: Malaga Road (County Route 659)

CALC. BY: E.T.R.

DATE: November 20, 2013

BONDABLE TO THE COUNTY OF GLOUCESTER

ITEM NO.	ITEM	UNIT MEASURE	QUANTITY	UNIT PRICE	AMOUNT
1	9"x18" Conc. Vert. Curb, 6" Reveal	L.F.	600	\$40	\$ 24,000
2	Monolithic Curb & Gutter	L.F.	75	\$60	\$4,500
3	Conc. Rocker Gutter	L.F.	110	\$60	\$6,600
4	Bit. Conc. Pavement(Full Depth)	S.Y.	3100	\$28	\$86,800
5	Bit. Conc. Overlay w/Milling, 2" thk.	S.Y.	350	\$15	\$5,250
6	Bit. Conc. Driveway Apron, 2" thk	S.Y.	61	\$15	\$915
7	ADA Curb Ramps	UNIT	5	\$1,800	\$9,000
8	Traffic Striping & Signs	L.S.	1	\$7,500	\$7,500
9	Rip-Rap Pad, 8" thk.	L.S.	1	\$1,000	\$1,000
10	Temp. Constr. Entrance	L.S.	1	\$1,500	\$1,500
SUBTOTAL					\$147,065
PLUS 20% CONTINGENCIES					\$29,413
TOTAL AMOUNT					\$176,478

RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE
PLANNING BOARD OF THE TOWNSHIP OF MONROE
FOR
FINAL MAJOR SUBDIVISION APPROVAL
PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
APPLICATION NO. 1828

WHEREAS, PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION has applied to the Planning Board of the Township of Monroe for Final Major Subdivision Approval for property known as Plate 27, Block 2702, Lots 11, 15, 17, 18, 40 and 41, said property located at the corner of Malaga Road and Winslow Road, Williamstown, New Jersey, to construct a 105 lot housing subdivision; and

WHEREAS, the subject property is zoned RG-MR (Regional Growth Moderate Residential Zoning District); and

WHEREAS, a public meeting was held concerning said application on February 12, 2015; and

WHEREAS, the subdivision application was, on February 12, 2015, deemed complete; and

WHEREAS, the Board specifically approves plans dated 12-8-2014; and

WHEREAS, the Planning Board of the Township of

Monroe, on May 23, 2013, by Resolution Nos. PB-29-13 thru PB-34-13, granted preliminary major subdivision approval to this Applicant; and

WHEREAS, the Planning Board, Township of Monroe, after carefully considering the evidence presented by the Applicant, through its attorney and its professionals has made the following findings of fact:

1. The Applicant has submitted an application for final major subdivision approval as to Phase One through four of the development known at the present time as Malaga Road Tract (Sharpies Pit), providing the Board with a proposed set of plans for said purpose.

2. The taxes on the subject property are current.

3. The Applicant has paid and/or posted all required fees.

4. This approval is solely as to all phases shown on the Exhibit presented to the Planning Board on February 12, 2015.

5. The development will consist of 102 single

family residential dwelling lots, one pump station lot and two stormwater management/open space lots and is located at the corner of Malaga and Winslow Roads.

6. With regard to utilities, basins and other infrastructure, it is understood that each phase must stand on its own and that whatever such structures may be necessary for this phase will be constructed at that time.

7. The Planning Board has previously determined that the Applicant has met the requirements for the type of development as specified in Section 175 of the Land Management Ordinance, as otherwise modified herein.

8. The Planning Board Engineer has reviewed the plans submitted by the Applicant and submitted its letter dated January 20, 2015, and the Applicant and/or its agents and representatives have testified that the Applicant will comply with the comments contained in the Engineer's reports, except as modified by the Resolutions adopted in connection with this application.

9. The Planning Board Planner has reviewed the plans submitted by the Applicant and submitted its letter

dated January 22, 2015, and the Applicant and/or its agents and representatives have testified that the Applicant will comply with the comments contained in the Planner's reports, except as modified by the Resolutions adopted in connection with this application.

10. All deed restrictions, Site Triangle Easements and the like have been submitted to all Board Professionals for review.

11. At the February 12, 2015, hearing the Applicant reaffirmed its agreement set forth in the Preliminary Major Subdivision Approval Resolution (PB-34-13) that it would provide a contribution to the Monroe Township Recreation Fund in lieu of providing active recreation on site in the amount of Three Thousand (\$3,000.00) Dollars for each market rate unit being constructed. Contributions will be paid in full for each phase as that phase is approved and plans signed by the Board.

12. The Applicant further agrees to provide a COAH contribution to the Township Housing Trust Fund equal

to 1.5% of the equalized assessed value of every market rate unit. Fifty (50%) percent of that amount shall be paid at the time a building permit is applied for and the remaining fifty (50%) percent will be paid when the Certificate of Occupancy for the unit is applied for.

13. The Applicant further reaffirmed its Agreement found in the Malaga Road Sidewalk Waiver Resolution (PB-32-13) that it would contribute the sum of Twenty-Three Thousand Five Hundred Twenty (\$23,520.00) Dollars to the Township Sidewalk Fund prior to the signing of the final plans and in lieu of and as a waiver of curbs and sidewalks along Malaga Road as more specifically set forth in the aforesated Resolution and as shown on the final, approved plans.

WHEREAS, based upon the above factual findings, the Planning Board has come to the following conclusions:

1. The Applicant has satisfied all requirements imposed upon it by the Planning Board, and/or in accordance with the New Jersey Municipal Land Use Act, except for any modifications or conditions as contained

herein.

2. The Planning Board has specifically approved the Applicant's plans dated 12-08-2014, except as otherwise revised and/or conditioned in accordance with this Resolution, the public meeting or except as specifically amended herein.

3. This application was deemed complete by the Planning Board on February 12, 2015.

4. The Planning Board has considered the letter of the Board's Engineer dated January 20, 2015.

5. The Planning Board has considered the letters of the Board's Planner dated January 22, 2015.

6. The Planning Board of the Township of Monroe, on May 23, 2013, by Resolution Nos. PB-29-13 thru PB-34-13, granted preliminary major subdivision approval to this Applicant

7. The Applicant testified that the development will be serviced by public water and sewer.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Monroe that this Board hereby grants

the Applicant final subdivision approval, subject to the conditions set forth herein, including all conditions contained in the previous subdivision approvals and in accordance with the plans submitted by the Applicant:

1. Subject to the comments of the Board Engineer contained in his letter of January 20, 2015, the letter of the Board's Planner dated January 22, 2015, and the comments set forth on the record at the meeting of February 12, 2015.

2. Subject to the testimony of the Applicant's Engineer and any other witnesses testifying on behalf of the Applicant including the agreements entered into on the record and under oath.

3. Subject to the variances and design waivers granted previously.

4. Subject to the developer contributing \$3,000.00 per home for each home constructed in the development as a voluntary contribution in lieu of onsite recreation facilities. Payment is to be made for each phase prior to the signing of the final plans for that

phase.

5. Subject to the Applicant submitting to the Board's Solicitor for his approval all open space and HOA documents prior to any final plans being signed.

6. All signage is subject to Board Planner approval.

7. Subject to any final required MMUA approvals.

8. Subject to the Applicant entering into a Developers' Agreement with the Township.

9. Subject to the Township approval of all street names.

10. Subject to the Final Plat being reviewed by the Township Engineer.

11. Subject to a submission of a bedroom mix report, as more specifically stated in the T & M report on page 7, prior to the signing of final plans.

12. Subject to the Applicant submitting to the Board and the Board's Planner colored elevations and architectural plans of the proposed buildings as more

specifically stated in the T & M report on page 8, prior to the signing of final plans. Said plans are to be reviewed by Planning Board members and by Professionals before final plans are signed.

13. Subject to the Applicant paying a COAH fee which shall be set at one and one half (1½%) percent of the appraised values in lieu of construction of affordable housing units to the Township Affordable Housing Fund. This amount shall also apply to all phases of construction.

14. Subject to the Applicant paying all escrows in full for the Board's professionals' reviews of this application. The Applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts and payment of all fees and posting of any required bonds and/or escrows before the signing of any deeds or plans by the Planning Board and must provide proof of payment to the Planning Board office.

15. Subject to the Applicant posting a site improvement performance bond in an amount equal to 120% of

the site improvement costs as reviewed by the Township Engineer and a five (5%) percent escrow fee for site inspections.

16. Prior to the Planning Board signing any final plans the Applicant must provide proof of acquisition and redemption of the requisite number of Pinelands Development Credits - 0.5 - and the submission of same to The Pinelands Commission. The Planning Board grants final major subdivision approval conditioned upon such evidence being presented as a prerequisite to final subdivision approval plans being signed by the Board.

17. Subject to the Applicant providing additional plant material in the buffer areas, the Developer to meet with the Board Planner to agree upon what materials are to be replanted. The Planner and Developer agree to work with a neighbor on Malaga Road regarding the type of trees to be planted in this buffer.

18. Subject to the Developer removing the existing house, dwellings and other buildings from the lots.

19. Subject to the Applicant contributing the sum of \$23,520.00 to the Township Sidewalk Fund prior to the signing of the final plans in lieu of and as a waiver of curbs and sidewalks along Malaga Road.

20. Subject to the filing and Board Professionals' - Planner and Solicitor - review of the Conservation Restriction required by the Pinelands Commission prior to the signing of final plans.

21. Subject to a submission of a schedule report listing the number of residential units by type, anticipated sales price of each type, etc., as more specifically stated in the T & M report on page 7, item 5.b., prior to the signing of final plans.

22. Construction is being carried out in four phases.

23. Subject to the Applicant locating and abandoning all onsite septic systems, oil and water separators, wells, heating oil tanks and any other above or below ground tanks, as more specifically stated in the T & M report on page 11, an updated report of these

ROLL CALL VOTE

THOSE IN FAVOR: Agnesino, Caligiuri, Cooper, Crane, Kozak, Masterson, Scardino, Teefy, O'Brien. (9)

THOSE OPPOSED: Zero. (0)

THOSE ABSTAINING: Zero. (0)

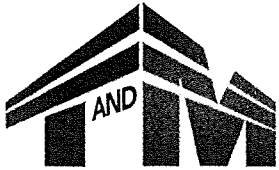
CERTIFICATION

I hereby certify that the foregoing Resolution is a memorializing resolution adopted by the Planning Board of the Township of Monroe on February 26, 2015 to memorialize its decision at its regular meeting on February 12, 2015.

DATED: 3/3/15

Dawn M. Farrell

DAWN FARRELL,
ADMINISTRATIVE CLERK
MONROE TOWNSHIP PLANNING BOARD



YOUR GOALS. OUR MISSION.

January 20, 2015

Dawn M. Farrell, Administrative Clerk
Township of Monroe Planning Board
125 Virginia Avenue, Suite 5A
Williamstown, NJ 08094

Re: File #1828 – Malaga Road Tract
Application for Final Major Subdivision
Block 2701, Lots 11, 15, 18, 40, and 41
Zoning Districts: RG-MR Regional Growth Moderate Residential
Application # 1828 121014
T&M# MRPBR1000
Technical Review #4

Dear Board Members:

We have received the following for conformance review:

Materials Received for Review

<u>Sheet</u>	<u>Title</u>	<u>Date / Last Revised</u>
Prepared by Consulting Engineer Services		
<u>Preliminary Major Subdivision Plans</u>		
1 of 57	Cover Sheet	02-03-12/12-05-14
2 of 57	Existing Conditions & Demolition Plan – Sheet A	02-03-12/12-05-14
3 of 57	Existing Conditions & Demolition Plan – Sheet B	02-03-12/12-05-14
4 of 57	Surrounding Site Features	02-03-12/11-01-13
5 of 57	Overall Plan of Open Space	02-03-12/05-09-14
6 of 57	Major Subdivision Plan Sheet A	02-03-12/12-05-14
7 of 57	Major Subdivision Plan Sheet B	02-03-12/12-05-14
8 of 57	Major Subdivision Plan Sheet C	02-03-12/12-05-14
9 of 57	Major Subdivision Plan Sheet D	02-03-12/12-05-14
10 of 57	Major Subdivision Plan Sheet E	02-03-12/12-05-14
11 of 57	Grading Plan Sheet A	02-03-12/12-05-14
12 of 57	Grading Plan Sheet B	02-03-12/12-05-14
13 of 57	Grading Plan Sheet C	02-03-12/12-05-14
14 of 57	Grading Plan Sheet D	02-03-12/12-05-14
15 of 57	Grading Plan Sheet E	02-03-12/12-05-14



Monroe Township Planning Board
Application for Preliminary Major Subdivision
Malaga Road Tract, Technical Review #4

January 20, 2015
Page No. 2

16 of 57	Utility Plan Sheet A	02-03-12/12-05-14
17 of 57	Utility Plan Sheet B	02-03-12/12-05-14
18 of 57	Utility Plan Sheet C	02-03-12/12-05-14
19 of 57	Utility Plan Sheet D	02-03-12/12-05-14
20 of 57	Utility Plan Sheet E	02-03-12/12-05-14
21 of 57	Drainage Divide Plan Sheet A	02-03-12/12-05-14
22 of 57	Drainage Divide Plan Sheet B	02-03-12/12-05-14
23 of 57	Drainage Divide Plan Sheet C	02-03-12/12-05-14
24 of 57	Drainage Divide Plan Sheet D	02-03-12/12-05-14
25 of 57	Drainage Divide Plan Sheet E	02-03-12/12-05-14
26 of 57	Landscape and Lighting Plan Sheet A	02-03-12/12-05-14
27 of 57	Landscape and Lighting Plan Sheet B	02-03-12/12-05-14
28 of 57	Landscape and Lighting Plan Sheet C	02-03-12/12-05-14
29 of 57	Landscape and Lighting Plan Sheet D	02-03-12/12-05-14
30 of 57	Landscape and Lighting Plan Sheet E	02-03-12/12-05-14
31 of 57	Landscape and Lighting Plan Notes and Details	02-03-12/04-15-14
32 of 57	Road Profiles	02-03-12/12-05-14
33 of 57	Road Profiles	02-03-12/12-05-14
34 of 57	Profiles	02-03-12/04-15-14
35 of 57	Profiles	02-03-12/04-15-14
36 of 57	Winslow Road Construction Plan and Profile	10-14-13/04-15-14
37 of 57	Winslow Road Construction Plan and Profile	10-14-13/04-15-14
38 of 57	Winslow Road Construction Plan and Profile	10-14-13/04-15-14
39 of 57	Winslow Road Construction Plan and Profile	10-14-13/04-15-14
40 of 57	Cross Sections – Winslow Road	02-03-12/11-01-13
41 of 57	Cross Sections – Winslow Road	02-03-12/11-01-13
42 of 57	Off Site Sanitary Sewer	10-14-13/05-09-14
43 of 57	Off Site Sanitary Sewer	10-14-13/05-09-14
44 of 57	Construction Details	02-03-12/12-05-14
45 of 57	Storm Sewer Details	02-03-12/11-01-13
46 of 57	Storm Sewer Details	02-03-12/11-01-14
47 of 57	Sanitary Sewer Details	02-03-12/04-15-14
48 of 57	Sanitary Sewer and Water Details	02-03-12/05-09-14
49 of 57	Pump Station Site Plan and Details	02-03-12/05-09-14
50 of 57	Pump Station Details	02-03-12/05-09-14
51 of 57	Soil Erosion and Sediment Control Plan-Sheet A	02-03-12/12-05-14
52 of 57	Soil Erosion and Sediment Control Plan-Sheet B	02-03-12/12-05-14
53 of 57	Soil Erosion and Sediment Control Plan-Sheet C	02-03-12/12-05-14
54 of 57	Soil Erosion and Sediment Control Plan-Sheet D	02-03-12/12-05-14
55 of 57	Soil Erosion and Sediment Control Plan-Sheet E	02-03-12/12-05-14



Monroe Township Planning Board
Application for Preliminary Major Subdivision
Malaga Road Tract, Technical Review #4

January 20, 2015
Page No. 3

56 of 57	Soil Erosion and Sediment Control Notes and Details	02-03-12/11-01-13
57 of 57	Boring Logs	02-03-12/11-01-13
1 of 2	Plan of Survey	11-02-10/02-25-11
2 of 2	Plan of Survey	11-02-10/02-25-11
1 of 2	Final Plan of Lots – Section 1	12-05-14/
2 of 2	Final Plan of Lots – Section 1	12-05-14/
1 of 1	Final Plan of Lots – Section 2	12-05-14/
1 of 2	Final Plan of Lots – Section 3	12-05-14/
2 of 2	Final Plan of Lots – Section 3	12-05-14/
1 of 1	Final Plan of Lots – Section 4	12-05-14/
	Stormwater Management Report	02-12/04-14

Roadway Improvements Malaga Road (CR 659)

1 of 15	Cover Sheet	12-27-11/03-17-14
2 of 15	Legend, Notes, & Typical Sections	12-27-11/11-20-13
3 of 15	Construction Plan & Profile	03-17-14/
4 of 15	Construction Plan & Profile	12-27-11/07-31-14
5 of 15	Construction Plan & Profile	12-27-11/03-17-14
6 of 15	Construction Plan & Profile	12-27-11/07-16-14
7 of 15	Signage & Striping Plan	12-27-11/07-16-14
8 of 15	Cross Sections	12-27-11/11-20-13
9 of 15	Cross Sections	12-27-11/11-20-13
10 of 15	Cross Sections	12-27-11/11-20-13
11 of 15	Cross Sections	12-27-11/11-20-13
12 of 15	Cross Sections	12-27-11/11-20-13
13 of 15	Construction Details	12-27-11/09-06-13
14 of 15	Construction Details (NJDOT)	03-17-14/
15 of 15	Construction Details (NJDOT)	03-17-14/
	Response Letter	12-09-14/
	Sight Triangle & Roadway Easements for Malaga Road (CR 659)	12-05-14/



Prepared by the Pinelands Commission

Certificate of Filing	09-07-12/
Notification of Local Agency Approvals	06-18-14/

Prepared by Monroe MUA

Resolution Authorization for Submitting Plans to NJDEP	05-21-14/
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Prepared by Jane Paftinos, Esquire

Release of Deed Restriction	02-03-10/
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These submittals have been reviewed for compliance with the requirements of the Monroe Township Land Use Ordinance. We note the following:

Based on our review of the above noted, submitted materials, we offer the following:

As previously noted, this application proposes to combine existing Lots 11, 15, 17, 40 & 41, of Block 2702 creating a single lot, approximately 80.34± acres in size, and then subdividing this new lot into a total of 105 lots, with 102 single family homes, one (1) pump station lot, and two (2) open space lots. Four (4) stormwater management basins; Basin A, D, C, and C1 have been included on proposed open space Lot 56 in Block 27.0301.

Site access will be provided at two (2) locations: from Malaga Road (CR 659) approximately 3,400± feet north of its intersection with Winslow Road, and from Winslow Road, a Township dedicated road, approximately 250 feet west of its intersection with Malaga Road. The property also fronts on Morgan Road, but will have no access from the Morgan Road frontage. The proposed development is situated within the RG-MR Regional Growth Zoning Moderate Residential District.

Submission Requirements

Based on the Final Major Subdivision requirements, as specified in Ordinance Section 175-59.B, the applicant has submitted a copy of the following information: a subdivision application form, New Jersey Pinelands Commission Certificate of Filing, Affidavit of Ownership, a Stormwater Management Report and set of Final Subdivision Plans, including a Final Plan of Lots. Based on the information provided, we recommend that this application be deemed **complete**.



Project Background

The Monroe Township Planning Board had denied approval of this application on February 28, 2013. The applicant had requested the Board's consideration of new evidence provided by the applicant and to clarify mistaken facts which led to the denial of the application. At the April 25, 2013, Planning Board meeting, the Board voted to reconsider this application with a new public hearing. The new public hearing was held on May 23, 2013.

The amended application was found complete and the applicant was granted Preliminary Approval with one (1) variance and several waivers as contained in Planning Board Resolutions; PB-29-13, PB-30-13, PB-31-13, PB-32-13, PB-33-13, PB 33A-13 and PB-34-13.

Variances Granted

Minimum Lot Area for the Pump Station Lot. The ordinance requires a maximum lot area of 10,000 square feet, while that proposed is 8,750 square feet.

Waivers Granted

- Waiver from providing the location of all existing lights, lighting standards within 100 feet of the tract.
- Waiver from providing sidewalk along Malaga Road, except at the entrance/exit from the development with the understanding that a \$23,520.00 contribution will be made to the Township sidewalk fund.
- Waiver from providing curb and sidewalk along Morgan Road. The applicant, however, must provide a graded area of sufficient width to provide for safe pedestrian passage along the entire frontage of the property and to provide an area for future sidewalk construction, if the need arises. The applicant will not be required to post a contribution to the Township's sidewalk fund.
- It shall be noted that the applicant has agreed to installation of sidewalks along the property frontage along Winslow Road from the corners of Winslow and Malaga Roads, with some limited curbing at the actual entry way to the Development, into Marissa Court, so long as it can be accomplished with in the right-of-way.

Zoning

As previously noted, we defer to the Board's Planner for review of the zoning issues relative to this application.



Technical Review

A technical review has been performed and the following has been noted that must still be addressed prior to Final Approval, as noted in the approving resolutions:

1.H.2. Homeowner Association Documents will be provided at Final.

(Status #3) The applicant, in his Response Letter indicated that the Homeowners Association documents will be provided under separate cover. This document must be received prior to signing the final plans.

5.a. Phasing for the proposed project will be provided at Final.

(Status #3) A phasing plan has been provided consisting of four (4) sections.

Section 1, one (1) of the large sections within the development containing 28 single family units includes the following improvements.

- Construction of Honeylocust Road from Winslow Road to Cypress Boulevard within the development.
- Construction of a portion of Cypress Boulevard from Malaga Road to the pump station.
- Improvements to Winslow Road and Malaga Road.
- Stormwater Management Basins A and D.
- Stormwater drainage pipes assumed to be installed throughout the south portion of the development, which shall be confirmed by the applicant.
- Pump Station with gravity sanitary sewers throughout the development, which shall be confirmed by the applicant.
- Sanitary sewage forcemain from the pump station through the development to Winslow Road; along Winslow Road, a distance of approximately 4100± linear feet to a terminal manhole.
- Watermain throughout the development connecting to a proposed watermain in Malaga Road and a proposed watermain in Winslow Road, that will ultimately connect to an existing main in Angielee Avenue.

Section 2 consists of two (2) smaller sections on either side of Honeylocust Road containing twelve (12) single family units, includes the following improvements:



- Construction of Sequoia Court and Hornbeam Court.
- All utilities not constructed in Section 1 will be installed as part of this phase.

Section 3 consists of the portion of the development located on the north side of the tract, adjacent to Morgan Road, containing 31 single family units, includes the following improvements:

- Construction of the remainder of Cypress Boulevard, the majority of Buckeye Circle and Aspen Street.
- Stormwater Management Basins C and C-1 together with all stormwater drainage pipes leading to Basin C and C1.
- All utilities not constructed in Section 1 will be installed as part of this phase.

Section 4 is located on the north side of the tract, along a portion of the west property line, containing 26 single family units, includes the following:

- Construction of the remainder of Buckeye Circle.
- All utilities not constructed in Section 1 and/or Section 3.

We recommend that a phasing narrative be provided on the plans for each phase.

5.b. A schedule report listing the number of residential units by type, anticipated sales price of each type, etc. will be provided at Final.

(Status #3) The applicant indicated in the response letter that the report will be provided subsequent to final approval. This document must be received prior to signing the final plans.

6. We previously recommended that the street lighting be revisited by the Board at Final Submission, to determine if the number of street lights proposed is acceptable.

(Status #3) There may be an opportunity to reduce the number of lights in the development. If the Board is in agreement, we could review the lighting with the applicant.

7.A. The applicant agreed to provide the bedroom mix at time of Final Submission.

(Status #3) The applicant indicated in the response letter that are developer has not been identified and that the bedroom mix will be provided subsequent to final approval. We defer this issue to the Board and its Solicitor.



C. The applicant agreed to review the plans to include "No Parking" where applicable. A detail of the "No Parking" sign shall be provided on the plan. This information may be deferred until Final.

(Status #3) The plans now provide the location where parking is not permitted and a "No Parking" sign detail has been shown. Therefore this issue has been addressed.

11.A. The issues related to providing sidewalk along the perimeter of the tract. We recommend that the sidewalk to be extended to Marisa Court, along Winslow Road, be shown pictorially on the plans, which may be done at Final.

(Status #3) This issue has been addressed.

11.B. The strength of concrete utilized for vertical concrete curb shall be shown.

(Status #3) This issue must be addressed.

12. Sight Triangles still need to be shown for Block 27.0301, Lot 1; Block 27.0303, Lots 1, 2, 7 and 8 and Block 27.0304, Lot 1.

(Status #3) Sight triangles have been shown for the above noted lots. It appears that a sight triangle easement is also needed for Block 27.0303, Lot 14.

We defer review of sight triangle and roadway easement descriptions to the Board's Planner.

13. Signage details will be shown at Final.

(Status #3) The applicant in the response letter indicated that signage will not be requested for the development at this time.

15.C. The plans shall indicate that the pump station lot will be owned by the Monroe Township MUA.

(Status #3) This issue has been addressed.

I. Architectural plans will be provided at Final.

(Status #3) The applicant indicated in the response letter that architectural plans will be provided under separate cover. The plans must be received prior to signing the final plans.

J. As noted above, the construction of the project will be phased and will be provided at Final.



(Status #3) This information, as indicated above, has been provided and, therefore, this issue has been addressed.

L. Coordination of new street names with the Township and Office of Emergency Services will be completed at Final.

(Status #3) The applicant indicated in the response that the coordination of new street names with the Township and Office of Emergency Services is currently under review.

This information must be incorporated onto the Final Plat. We defer review of the Final Plat to the Office of the Township Engineer.

Stormwater Management

The applicant's engineer has prepared an amended report entitled Stormwater Management Report for Malaga Road Tract, Block 2702 – Lots 11, 15, 17, 40 and 41, Monroe Township, Gloucester County, New Jersey, revised April 2014. This report and the development plans are intended to address the stormwater management standards of Monroe Township and other jurisdictional agencies, including, but not limited to; The New Jersey Pinelands Commission, Gloucester County Soil Conservation District, Gloucester County Planning Board, New Jersey Stormwater Best Management Practices (NJBMP) Manual, and the Residential Site Improvement Standards (RSIS).

As previously noted, the stormwater management design includes a collection and conveyance system consisting of inlets and pipes, and four (4) infiltration basins, labeled Basin A, C, C1 & D. The development of the site will create eight (8) drainage areas with the same total footprint as the existing drainage areas. Three (3) onsite drainage areas and two (2) off-site drainage areas will drain to proposed basins with the remaining three (3) drainage areas draining off-site with no reductions.

D. The Existing Condition calculations use site coverage's other than all 'Wooded-Good Condition', which is required per Section III.A.5 of the Stormwater Management section of the Ordinance. The applicant may proceed in this manner, but is required to provide evidence that the existing land covers have been in place at least five (5) years prior to the time of application. The applicant shall address this issue.

(Status #3) This issue has been addressed.

Q. As requested, the applicant has called for the installation of a four (4)-foot high black vinyl clad chain link fence around the perimeter of the stormwater management basins. The applicant shall provide a detail of the fence to be installed.

(Status #3) This issue has been addressed.



R. The applicant has provided a note on the plans indicating that all open space, excluding the proposed basins will be deeded as a conservation easement. A note has been added to the plans stating the applicant will guarantee and fund the stormwater basin inspections and maintenance for a period of ten years. Additional notations shall be provided to clarify the eventual owner of the basins and the party responsible for maintenance.

(Status #3) This issue has been addressed.

W. The applicant has proposed a concrete gutter through the intersection of Malaga Road and Road A to convey gutter flow across the intersection from south to north. The gutter flow would continue north along the Malaga Road gutter line to station 26+87 where the curb ends and the flow travels overland to Basin D. We recommend a stormwater inlet be installed near station 23+75 to capture the gutter flow prior to the intersection. The stormwater would discharge from the conveyance system to Basin D

(Status #3) The comment to install an additional inlet was a recommendation that the application believes is not necessary. We defer to Gloucester County who has jurisdiction over the design and construction work within the Malaga Road (Cty. Rt. 659) right of way.

Z. It shall be noted that the NJBMP Manual suggests that all infiltration basins be located at least 100 feet away from a drinking water supply well. The applicant shall show on the plans whether adjacent properties utilize wells for their drinking water and, if so, locate these wells on the plans.

(Status #3) This issue has been addressed.

Environmental Site Assessment

We have reviewed the documents(s) for compliance with Section 175-99.1 of the Ordinance, and based on our review we offer the following comments with respect to the previous open issues:

1. The applicant agreed that the lots are owned by Philadelphia Suburban Development Corp. and have offered to send a letter acknowledging same, which is acceptable.

(Status #3) The applicant has indicated that current owner is Philadelphia Suburban Development. This issue has been addressed.

2. The applicant indicates that as of this time no additional investigations have been performed. Additional investigations will be performed as a condition of Final Approval and the results provided to the Township. We do not take exception to this approach.



(Status #3) The applicant has indicated that further investigation of the septic systems, oil and water separator, and the heating oil tanks will be performed as a condition of Final Approval prior to the signing of the final plans. The applicant should provide an update of findings regarding these areas as a condition of Final Approval prior to signing the final plans.

4. The underground storage tank on Lot 17 should be shown on the plan and documentation be provided that the tank will or has been removed in accordance with the ordinance.

(Status #3) The applicant has indicated the location of the above ground tank and has agreed to provide documentation that the tank has been properly removed from the site. Documentation regarding the removal and proper disposal of the tank must be provided to the Township prior to construction.

5. The location of the existing septic system should be shown on the plans. The applicant agreed to abandon the wells and septic system in accordance with the regulation.

(Status #3) The locations of the existing septic systems are shown on the plans. The applicant has indicated that all the existing systems will be abandoned. The applicant has agreed to properly locate and abandon any additional septic systems found during the construction of the project in accordance with the regulations. Documentation of regarding the proper closure of all systems should be provided to the Township prior to construction.

6. The location of the existing wells should be shown on the plans. The applicant agreed to abandon the wells and septic system in accordance with the regulation.

(Status #3) The locations of the existing wells are shown on the plans. All the existing wells will be abandoned. The applicant has agreed to properly locate and abandon any additional wells found during the construction of the project in accordance with the regulation. Documentation of regarding the proper closure of all wells should be provided to the Township prior to construction.

8. The applicant agreed to remove the dilapidated structures located on Lot 41. These structures should be shown on the plan and labeled as "To be Removed" or indicate that they have been removed.

(Status #3) The applicant agreed to remove the dilapidated structures located on Lot 41. These structures have been shown on the plan and labeled as "To be Removed".

12. If issues arise concerning asbestos and/or lead based paint found during demolition of the above noted dilapidated structure they will be disposed of in accordance with the regulations.



Monroe Township Planning Board
Application for Preliminary Major Subdivision
Malaga Road Tract, Technical Review #4

January 20, 2015
Page No. 12

(Status # 3) Based on our understanding of the regulations and since demolition will occur, an asbestos inspection should be conducted by a licensed firm prior to building removal and demolition. This issue has been partially addressed.

13. The applicant agreed to provide certification for any imported fill material.

(Status #3) The applicant has agreed to provide a copy of the clean fill certification. Documentation regarding the certification must be provided as a condition of final approval prior to construction.

Bonds and Fees

As previously noted, this application is subject to the posting of a site improvement performance bond in an amount equal to 120% of the site improvements cost as reviewed by the Township Engineer and a five (5%) percent escrow fee for the site inspection.

Outside Agency Approvals

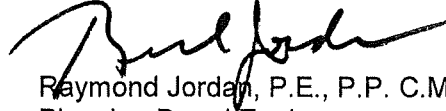
As previously noted, evidence of approval by the following agencies shall be a condition of any approvals by the Monroe Township Planning Board. The applicant shall provide an updated status of their approvals:

1. Gloucester County Soil Conservation District
2. Gloucester County Planning Board - **Block and Lot approval issued.**
3. Monroe Township Fire Code Official
4. Monroe Township Municipal Utilities Authority (MUA) – **Authorization to submit plans issued.**
5. New Jersey Pinelands Commission – **Certificate of Filing issued.**
6. NJDEP Treatment Works Approval (TWA)
7. NJDEP Water Main Extension Permit
5. Any and all other agencies having jurisdiction over the application.

Should you have any questions regarding these comments, please do not hesitate to contact this office.

Very truly yours,

T&M ASSOCIATES



Raymond Jordan, P.E., P.P. C.M.E.
Planning Board Engineer

cc: Joseph D. Rocco, Esq., Solicitor
J. Timothy Kernan, P.E., P.P., C.M.E., Board Planner