

# EXHIBIT A-4

LAW OFFICES  
**MADDEN & MADDEN**  
A PROFESSIONAL CORPORATION  
SUITE 200  
108 KINGS HIGHWAY EAST  
P.O. BOX 210  
HADDONFIELD, NEW JERSEY 08033-0389

ELECTRONIC  
LETTERHEAD  
Matthew P. Madden, Esquire  
Internet Address:  
matthewm@maddenmadden.com

TELEPHONE  
(856) 428-9520  
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JUNE 25, 2020

**VIA E-MAIL**

Mr. Douglas White, P.E., C.M.E.  
T and M Associates  
200 Century Parkway, Suite B  
Mt. Laurel, NJ 08054  
[DWhite@tandmassociates.com](mailto:DWhite@tandmassociates.com)

**RE: MINOR SITE PLAN APPLICATION  
Streamwood Associates/Williamstown, LLC (Madison Court Apartments)  
1056 South Black Horse Pike (Block 3601 – Lots 6, 7 and 8)**

Dear Mr. White:

Please be advised that I have been retained to represent Streamwood Associates/Williamstown, LLC relative to the above referenced site plan application which is currently pending before the Monroe Township Planning Board. I am in receipt of your separate letters dated May 20, 2020 wherein you provide a completeness and technical review of our application materials.

As noted in my e-mail to you of June 25, 2020, certain items noted as not being submitted were, in fact, included in our application package, They include the certifications from the tax collector; County application forms and fees and corporate certification. Please advise me if I will need to provide these items to you directly.

In addition, I am including below supplemental information and enclosing herewith supplemental documentation in satisfaction of certain of your comments. Please see the following for explanations of items previously submitted and providing supplemental documentation as follows:

1. Attached is the screenshot of the NJDEP GeoWeb showing the Pinelands Management Area. The site is in the Regional Growth Area and a note will be added to the plan to that effect.
2. Attached is a plan titled “Existing Conditions Plan, Madison Court Apartments, Block 3601, Lot 7, Township of Monroe, Gloucester County, NJ”, Sheet C1801, by Marathon Engineering, dated June 15, 2020 which, likely, satisfy your comments regarding the provision of contours.
3. USGS map – the USGS is provided on the Existing Conditions Plan. Please advise of you will require that this be added to the site plan.

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4. Tax Map – A tax map was included in the original application and a copy is attached hereto.
5. Soils Map – the Web Soil Survey is attached. The site is located in soils that are rates HSG-A.
6. Existing contours – these are shown on the Existing Conditions Map (based on NOAA Lidar data).
7. Proposed contours – none are proposed – the contractor will match ex grades and provide a 2% slope in the proposed parking area.
8. Drainage patterns/flow arrows – drainage patterns in the parking area can be seen by the contours in the Existing Conditions Plan.
9. Drainage discharge point – The onsite drainage discharges to the swale located along the south/eastern portion of the property. The swale can be seen on the Existing Conditions Plan.

Please let me know if you will require anything further in connection with the Board's consideration of our application. Please also feel free to contact me if you have any questions or concerns relative to this matter or would like to discuss anything.

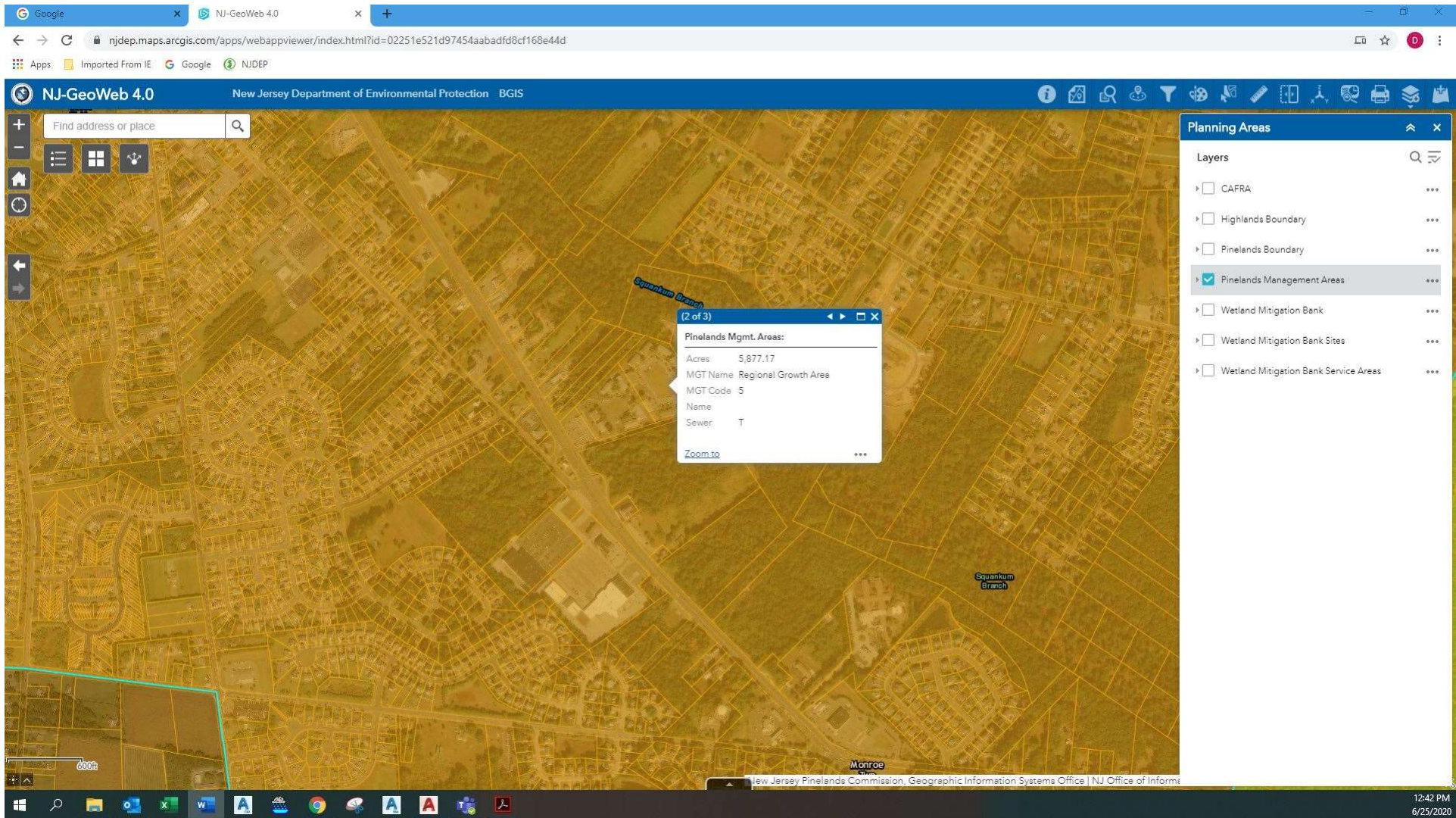
Thank you very much for your consideration.

Very truly yours,  
MADDEN & MADDEN, P.A.

*Matthew P. Madden*

MATTHEW P. MADDEN, ESQUIRE

cc: Dawn Farrell (via e-mail w/enclThe Streamwood Company (via e-mail w/encl.)  
David Domen, P.E. (via e-mail)  
David Fleming, P.E. (via e-mail)

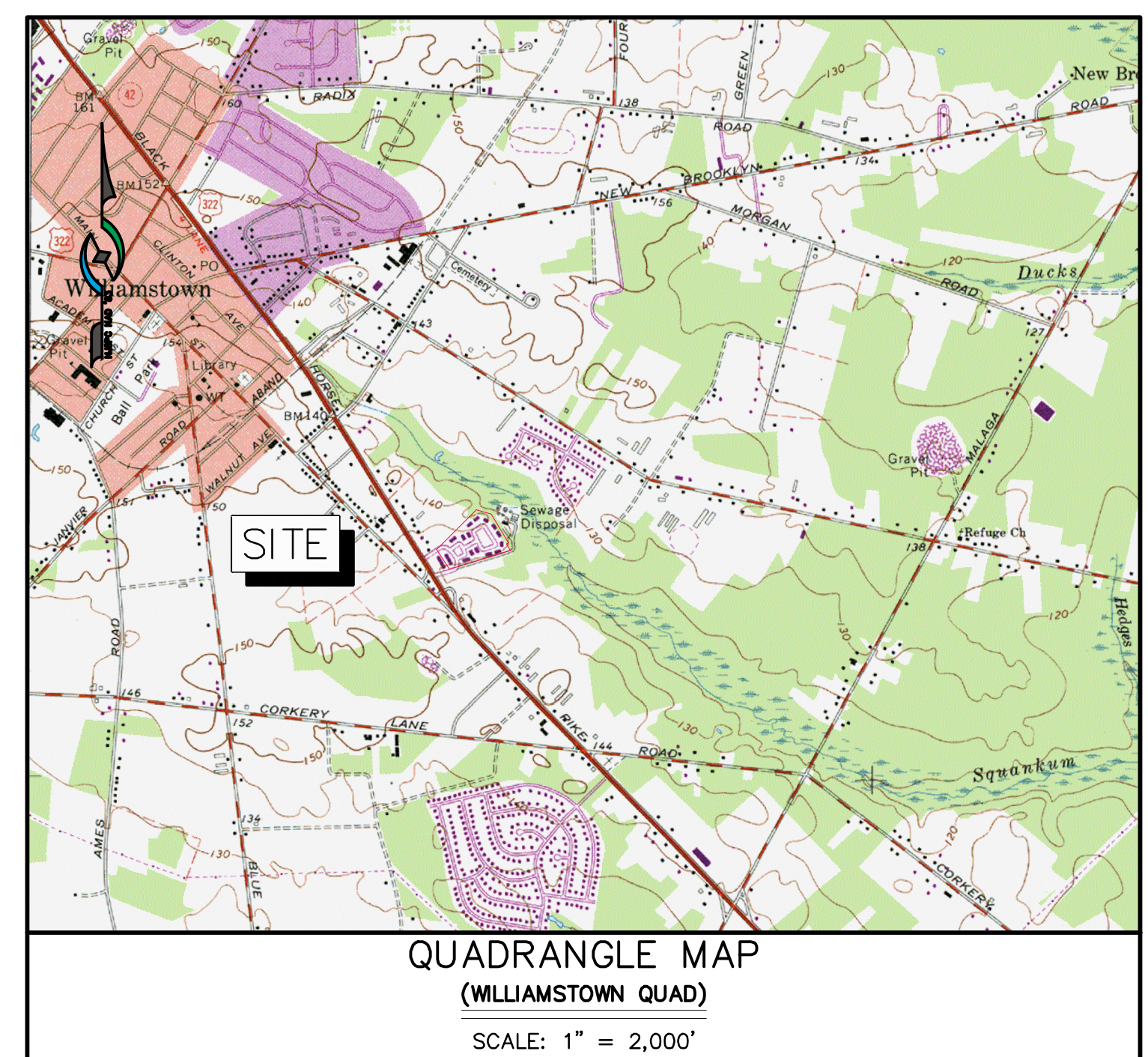


### Pinelands Management Area (Regional Growth Area)

Madison Court Apartments

Block 3601, Lot 7 & 8

Monroe Township, Gloucester County, NJ

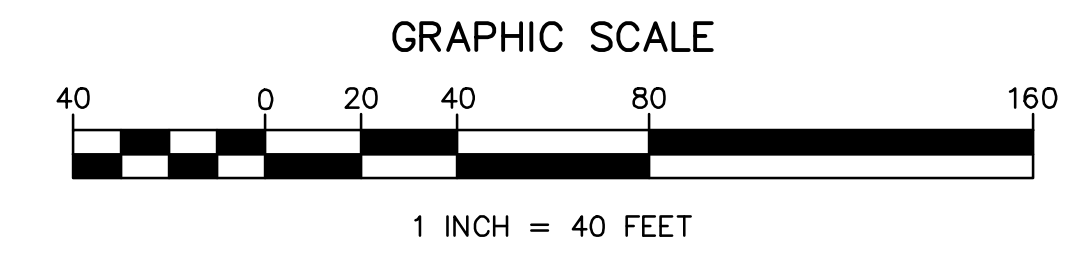


**LEGEND**

---	PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EXISTING EDGE OF PAVING
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

- GENERAL NOTES**
1. AERIAL PHOTOGRAPHY TAKEN FROM NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 20160224, NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAHY, NAD83(2011) NJ STATE PLANE FEET, MERIS TILES; NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), PO BOX 212, TRENTON, NJ, 08625-0212, US.
  2. PARCEL BOUNDARIES AND EXISTING CONDITIONS SHOWN ON THE PLAN TAKEN FROM "PLAN OF SURVEY - CIRCLES APARTMENTS LOTS 7 & 8, BLOCK 3601, PLATE 36, MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY", PREPARED BY ROBERT J. MONSON, P.L.S., DATED 02-18-00, REVISED 04-11-00.
  3. NO FIELD SURVEY WAS PERFORMED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES, HOWEVER A SITE VISIT WAS PERFORMED ON OCTOBER 31, 2019 TO VERIFY THE AREA WHERE IMPROVEMENTS ARE PROPOSED WAS UNCHANGED.
  4. TOPOGRAPHY SHOWN HEREON TAKEN FROM CONED TOPOBATHYMETRIC MODEL FOR NEW JERSEY AND DELAWARE, 1880 TO 2014, PUBLISHED 12/01/2015, OBTAINED FROM NOAA OFFICE FOR COASTAL MANAGEMENT.

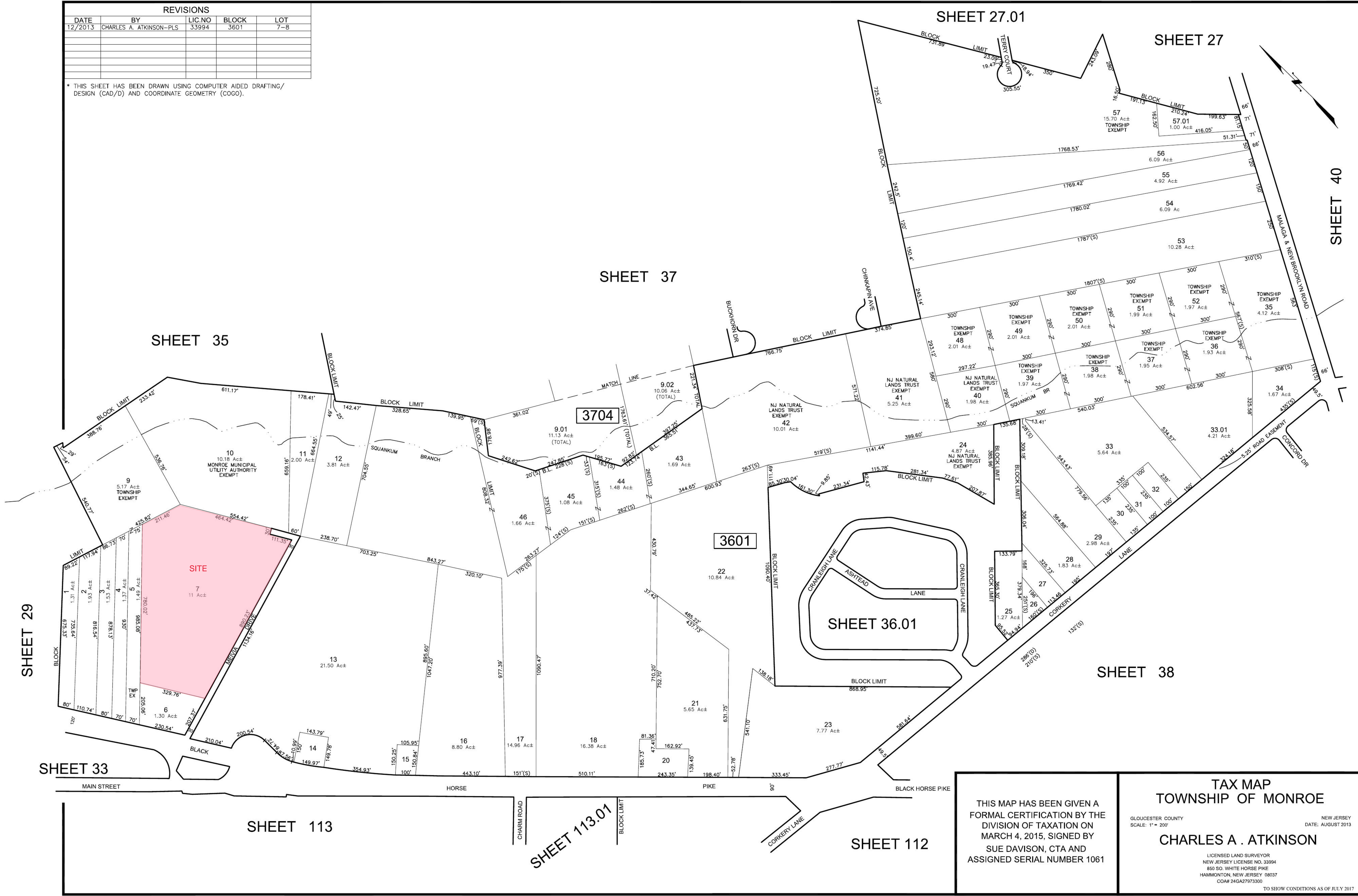
EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.



ISSUE DATE   ISSUE NO.	SUBMISSION/REVISION	BY   APPR.
<b>MADISON COURT APARTMENTS</b>		
SHEET 36, BLOCK 3601, LOT 7 TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY		
<b>EXISTING CONDITIONS PLAN</b>		
<b>STREAMWOOD ASSOC. WILLIAMSTOWN LLC</b>		
30 WASHINGTON AVE., SUITE B4 HADDONFIELD, NJ 08033		
<b>DAVID J. FLEMING, P.E.</b>		 <b>MARATHON</b> Engineering & Environmental Services Swedesboro Office 3 Killdeer Court, Suite 302, Swedesboro, NJ 08085 ph (856) 241-9705 fax (856) 241-9709 Certificate of Authorization #24GA27956700
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 246033321600 		
06/15/2020		SCALE: 1"=40' DRAWN BY: DJD SHEET: 1 OF 1 DRAWING NO.: <b>C1801</b>

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
12/2013	CHARLES A. ATKINSON-PLS	33994	3601	7-8

\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).



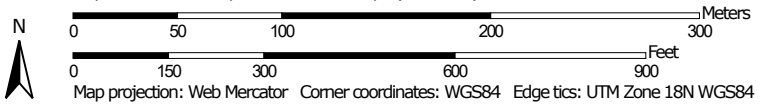
THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MARCH 4, 2015, SIGNED BY SUE DAVISON, CTA AND ASSIGNED SERIAL NUMBER 1061

**TAX MAP**  
**TOWNSHIP OF MONROE**  
 GLOUCESTER COUNTY NEW JERSEY  
 SCALE: 1" = 200' DATE: AUGUST 2013  
**CHARLES A. ATKINSON**  
 LICENSED LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 33994  
 850 SO. WHITE HORSE PIKE  
 HAMMONTON, NEW JERSEY 08037  
 CO# 24GAZ973300  
 TO SHOW CONDITIONS AS OF JULY 2017

Hydrologic Soil Group—Gloucester County, New Jersey  
(Madison Court Apartments)



Map Scale: 1:3,620 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gloucester County, New Jersey  
 Survey Area Data: Version 17, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 11, 2014—Sep 17, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AugA	Aura sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B	2.5	9.5%
AvuB	Aura-Urban land complex, 0 to 5 percent slopes	B	0.2	0.7%
DouB	Downer-Urban land complex, 0 to 5 percent slopes	A	17.1	65.6%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	A/D	1.9	7.1%
WokA	Woodstown-Glassboro complex, 0 to 2 percent slopes	B	4.5	17.0%
<b>Totals for Area of Interest</b>			<b>26.1</b>	<b>100.0%</b>



## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher