

EXHIBIT A-5

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
FAX (856) 428-7335

APRIL 23, 2020

VIA E-MAIL & HAND DELIVERY

Ms. Dawn Farrell
Secretary, Planning Board
Township of Monroe
125 Virginia Avenue
Williamstown, NJ 08094
dfarrell@monroetownshipnj.org

**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 Ms. Farrell:

As you may recall, I have been retained to represent Streamwood Associates/Williamstown, LLC relative to the enclosed minor site plan application. My client proposes the installation of an additional twenty-two (22) parking spaces to service the existing Madison Court Apartments. Notwithstanding the provision of additional parking spaces, there will remain a shortfall in the number of parking spaces provided as mandated by the current Ordinance. Therefore, we will be seeking bulk variance relief to the extent required. In connection with our application I enclose herein the following:

1. Township of Monroe Minor Site Plan Application and W-9 Form (4 copies);
2. Minor Site Plan Checklist (4 copies);
3. Gloucester County Planning Board Application and Submission Checklist (2 copies);
4. Certificate of Filing from the Pinelands Commission dated February 21, 2020 (4 copies);
5. Certifications from Tax Collector (4 copies);
6. Corporate/Partnership Disclosure Certification (4 copies);
7. Resolution of Streamwood Associates/Williamstown, LLC (4 copies);
8. Minor Site Plan prepared by David J. Fleming, P.E. of Marathon Engineering & Environmental Services dated April 22, 2020 (9 full sized originals, 12 reduced sized originals);
9. Tax Map annotated to highlight the subject property (20 reduced sized originals);

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10. FEMA Exhibit (20 reduced sized originals);
11. Stormwater Summary Report prepared by David Fleming, P.E. of Marathon Engineering & Environmental Services dated April 22, 2020;
12. My client's check made payable to Monroe Township in the amount of \$1,000.00 representing the application fee; and
13. My client's check made payable to Monroe Township in the amount of \$6,000.00 representing the Township escrow fees;
14. My client's check made payable to Gloucester County in the amount of \$200.00 representing the filing fee for the County application.

Please note that the enclosed plans have not been executed by the property owner as required by your application checklist. In light of the ongoing COVID-19 crisis I am requesting a temporary waiver from that requirement. We are also requesting a waiver from the requirement for the submission of an Environmental Assessment in light of the limited scope and nature of the proposed improvements. Similarly, we are requesting submission and design waivers for any and all items or details not included herewith.

Please place our application on the first available Planning Board agenda. Please advise me of the date and time for such hearing so I can arrange for the proper public notices to be mailed and published.

Please feel free to contact me if you have any questions or concerns relative to this matter or require anything further in connection with the Board's consideration of the application.

Thank you very much for your consideration.

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

Matthew P. Madden

MATTHEW P. MADDEN, ESQUIRE

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

MINOR SITE PLAN CHECK LIST

- X Township Application Form (4 copies) MUST be signed by applicant and owner.
- X County Form (2 copies) signed. PLEASE FILL IN THE CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE REJECTED.
- X Township Fees: 1. Nonrefundable Filing Fee - \$1,000.00
2. Escrow Fee - \$6,000.00

Note: Please submit the above fees in two separate checks, made out to "Monroe Township".

- X County Fees: Please see County Application Form for proper fees. Checks must be made out to "Gloucester County".
- X Certificate of Filing (If property is located in the Pineland Area)
- X Updated Tax Statement (obtain from the Tax Collector's Office)
- X Corporate/Partnership Disclosure (If Applicable)
Also, provide a certified resolution authorizing this development and stating the authorized agent.
- X W-9 Form (Taxpayer Identification Number & Certification)
- N/A Deed Restrictions or Protective Covenants (If Applicable) 4 copies.
- N/A Agreement of Sale or Lease (If applicant is not owner)
- X Number of Required Plans: 1. 9, signed by Owner and Applicant
(This includes the required copies for the County Planning Board).
 - 2. 12 of reduced size 11" x 17"
 - 3. email a PDF of plan to dfarrell@monroetownshipnj.org
- N/A Architectural Prints – 4 copies of preliminary architectural plans and elevations

IMPORTANT

DO NOT FORWARD YOUR APPLICATION TO THE COUNTY PLANNING BOARD.
BRING YOUR ENTIRE APPLICATION TO THE MONROE TOWNSHIP PLANNING BOARD. WE WILL FORWARD THE APPLICATION TO THE COUNTY FOR YOU. FAILURE TO ADHERE TO THIS PROCEDURE WILL CAUSE DELAYS TO YOUR APPLICATION.

SITE PLAN APPLICATION

Monroe Township Planning Board/Zoning Board of Adjustment
125 Virginia Avenue,
Williamstown, NJ 08094
(856) 728-9800 Ext. 271/279

ALL INFORMATION MUST BE COMPLETED BEFORE ACCEPTANCE BY EITHER BOARD. PLEASE USE THE ATTACHED CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE DELAYED.

I. TYPE OF APPLICATION

Minor Site Plan Preliminary Major Site Plan _____ Final Major Site Plan _____
Preliminary & Final Major Site Plan _____

II. GENERAL INFORMATION:

A. Applicant's Name **Streamwood Associates/Williamstown, LLC**
Address **30 Washington Ave.** City **Haddonfield**
State **NJ** Zip Code **08033** Email **sleonard@thestreamwood.com**
Phone _____ Fax _____

B. Owner's Name **Streamwood Associates/Williamstown, LLC**
Address _____ City _____
State _____ Zip Code _____ Phone _____ Fax _____

C. Attorney **Matthew P. Madden, Esquire - Madden & Madden, P.A.**
Address **108 Kings Highway E. Suite 200** City **Haddonfield**
State **NJ** Zip Code **08033** Email **matthewm@maddenmadden.com**
Phone **(856)428-9520** Fax **(856) 428-7335**

D. Engineer/Surveyor **Marathon Engineering**
Address **3 Killdeer Court, Suite 302** City **Swedesboro**
State **NJ** Zip Code **08085** Email **dave.fleming@marathonconsultants.com**
Phone **(856)241-9705** Fax _____

E. Is Applicant a Partnership or Corporation Yes _____ No _____

F. If Applicant is a Partnership or Corporation:

- 1. Attach certified resolution authorizing this development and stating authorized agent.
- 2. Provide Partnership or Corporate Disclosure Statement as per N.J.S.A. 40:55D-48.1 through 40:55D-48.4.

G. If Applicant is other than Owner, attach a copy of the Agreement of Sale or document conferring a legal or equitable interest upon the Applicant.

III. INFORMATION REGARDING THE PROPERTY:

A. The location of the property is: 1056 South Black Horse Pike

B. The location of the property is approximately 250 feet from the intersection of Black Horse Pike and South Main Street

C. The Block number(s) is 3601

D. Lot number(s) 6, 7 & 8

E. Existing Use of Property: Madison Court Apartments
Proposed Use of Property: Expanded parking facilities for Madison Court Apartments

F. The zone in which the property is located is RG-C [Regional Growth Commercial]
(The Zoning Office can help determine this information)

G. Acreage of the entire site is 10.975 acres Being developed is _____

H. Is the subject property located on a County Road? Yes _____ No X
Is the subject property located on a State Road? Yes X No _____
Is it within 200 feet of a Municipal Boundary? Yes _____ No X

I. The name of the business or activity (if any) Madison Court Apartments

J. Are there deed restrictions that apply or are contemplated? Yes _____ No X
(If yes, attach a copy)

K. Are any variances and/or waivers required? Yes X No _____
If your answer above was yes, please answer the following:

(1) Type of variance(s) and/or waiver(s) Seeking bulk variance approval allowing the provision of less than the minimum number of required parking spaces. Applicant also seeks submission and design waivers for any items not included herewith.

L. Improvements: List all proposed on site utility and off-tract improvements.
Addition of twenty-two (22) parking spaces.

M. Plat submission: List maps and other exhibits accompanying this application.
Please see application cover letter

IV. Submission Requirements, Fees, Authorization & Verification

Attached hereto and made part of this application, I have submitted the appropriate documents along with the appropriate fees for a site plan application.

The Applicant, as a condition of submission, agrees to pay, in escrow, all reasonable and necessary costs for professional review of the application and plans for inspection of required improvements and for other professional services required by this application. The escrow fee is an estimate only. You will be required to pay additional escrow fees if the total invoices exceed this amount. If there is remaining escrow money after all invoices are paid, it will be returned to you.

I certify the statements and information contained in this application is true.

Applicant Matthew P. Madden Date April 27, 2020

Print Name Matthew P. Madden, Attorney for Applicant

Owner Matthew P. Madden Date April 27, 2020

Print Name Matthew P. Madden, Esquire, Attorney for Owner

Date received by the Board _____

§ 175-70. Minor site plan.

Plats submitted for minor site plan approval shall be as follows:

A. Makeup of plan.

- (1) Each site plan submitted for approval shall be at a scale of one inch equals 50 feet for a tract up to 40 acres in size; one inch equals 100 feet for a tract between 40 and 150 acres; and one inch equals 200 feet for a tract 150 acres or more.
- (2) All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a land surveyor, submitted on one of the following standard sheet sizes: 8 1/2 by 13 inches; 15 by 21 inches; 24 by 36 inches; or 30 by 42 inches; and including the following data (if one sheet is not sufficient to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets): boundaries of the tract; North arrow; date; scale; zone district(s) in which the lot(s) are located; existing and proposed streets and street names; existing and proposed contour lines based on United States Geological Survey data and topographical surveys not older than two years, at five-foot intervals inside the tract and within 200 feet of any paved portion of the tract; title of plans; existing and proposed streams and easements; total building coverage in area and percent of lot; total number of parking spaces; all dimensions needed to conform to this chapter, such as but not limited to buildings, lot lines, parking spaces, setbacks and yards; a small key map giving the general location of the parcel to the remainder of the municipality; and the site relation to all remaining lands in the applicant's ownership.

B. The plat submitted for approval shall have the following minimum criteria for review and approval:

- (1) Size, height, location and arrangement of all existing and proposed buildings, structures and signs in accordance with the requirements of this chapter, including a licensed architect's and/or engineer's drawing of each building or a typical building and sign showing front, side and rear views and the proposed use of all structures.
- (2) Proposed circulation plans, including access street, curbs, aisles and lanes, easements, fire lanes, driveways, parking spaces, loading areas, loading berths or docks, pedestrian walks and all related facilities for the movement and storage of goods, vehicles and persons on the site and including the location of lights, lighting standards and signs and driveways within the tract and within 100 feet of the tract. Sidewalks

shall be provided from each building entrance/exit along expected paths of pedestrian travel, such as but not limited to access to parking lots, driveways or other buildings where pedestrian traffic can be expected to be concentrated. Plans shall be accompanied by cross sections of new streets, aisles, lanes and driveways, which shall adhere to the applicable requirements and design standards of this chapter.

- (3) Existing and proposed wooded areas, buffer areas and landscaping shall be shown on the plan. The landscaping plan, including seeded and/or sodded areas, grading, retaining walls, fencing, signs, recreation areas, shrubbery, trees and buffer areas shall be in accordance with applicable requirements of this chapter. These plans shall show the location, species and caliper of plant material for all planted or landscaped areas. For applications in the Pinelands Area, the landscaping plan shall incorporate the elements set forth in § 175-147E. **[Amended 4-28-1997 by Ord. No. O-27-97]**
- (4) Utilities.
 - (a) The proposed location of all drainage (including calculations), sewage and water facilities with proposed grades, sizes, capacities and types of materials to be used, including any drainage easements acquired or required across adjoining properties. The method of sewage and waste disposal and waste incineration, if any, shall be shown, percolation tests and test borings from sufficient locations on the site to allow a determination of adequacy shall be included where septic tanks and leaching fields are permitted and are proposed. Such plans shall be reviewed by the Board of Health and Board Engineer and/or other appropriate authority, as applicable, with recommendations to the Planning Board.
 - (b) Proposed lighting facilities shall be included, showing the direction and reflection of the lighting. All public services shall be connected to an approved public utilities system where one exists.
 - (c) The applicant shall arrange with the servicing utility for the underground installation of the utilities' distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and the developer shall provide the Township with four copies of a final plan showing the installed location of the utilities.

- (d) The applicant shall submit to the Board, prior to the granting of final approval, a written instrument from each serving utility, which shall evidence full compliance or intended full compliance with the provisions of this subsection; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from these overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground. In cases where total electrical and telephone load and service cannot be determined in advance, such as industrial parks, shopping centers, etc., perimeter utility poles may be used, but service to buildings from poles shall be underground.
- (e) A written description of the proposed operations of the buildings, including the number of employees or members of nonresidential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck and tractor-trailer traffic, emission of noise, glare and air and water pollution; safety hazards; and anticipated expansion plans incorporated in the building design. Where the applicant cannot furnish the information required herein because of nondetermination of use, site plan approval may be required and, if conditionally granted subject to further review and approval of the applicant's final plans, the applicant may proceed with this application. No certificate of occupancy shall be issued until all such plans are given final approval.

**Request for Taxpayer
Identification Number and Certification**

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Streamwood Associates/Williamstown, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
30 Washington Avenue

6 City, state, and ZIP code
Haddonfield, NJ 08033

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-				
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or

Employer identification number

0	2	-	0	6	8	7	9	2	6
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► *John F. Leonard* Date ► April 27, 2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

SITE PLAN APPLICATION
Gloucester County Planning Board
1200 N. Delsea Drive
Clayton, NJ 08312
(856) 307-6650 Fax (856) 307-6656

All information on this application and the submission checklist **must be completed** and the proper fees enclosed in order to start county review. Failure to comply with submission requirements will classify this application as **“incomplete”**.

Municipality: _____ Code No. _____ (County Use Only)

New Application Revised Application _____ Signatures _____

Sketch _____ Preliminary _____ Final _____

1. **Applicant's Name:** Streamwood Associates/Williamstown, LLC
Applicant's Mailing Address: 30 Washington Avenue, Suite A, Haddonfield, NJ 08033
Phone # _____
Contact Person: Scott Leonard Phone# _____

2. **Owners Name:** Streamwood Associates/Williamstown, LLC
Address: 30 Washington Avenue, Suite A, Haddonfield, NJ 08033
Phone# _____

3. **Attorney's Name:** Matthew P. Madden, Esquire - Madden & Madden, P.A.
Address: 108 Kings Highway East, Suite 200, Haddonfield, NJ 08033
Phone# (856) 428-9520

4. **Location of Site:**
Street 1056 South Black Horse Pike, Monroe Township, NJ
Tax Map Plate _____ Block 3601 Lot 6, 7 and 8

5. **Commercial** _____ **Industrial** _____ **Other** Residential Apartment Complex
Bldg. Size: _____ sq. ft. Land to be Developed _____ acres No. of Parking Spaces: 220 (Existing)
Residential: Square Footage: _____ No. of Units: 174 No. of Parking Spaces: 242 (Proposed)

6. **Proposed Construction:** Alteration New _____
Description: Alteration of existing parking facilities to add twenty-one (21) parking spaces.

7. **Does the site front on a County road?** Yes No Co. Rt.# _____

8. **Fee Schedule: (Please check appropriate category)**
_____ Fee Waived (**Governmental Units/Non-Profit Organizations**)
_____ Sketch Review \$50
 SITES NOT FRONTING A COUNTY ROAD \$200 Preliminary/Final
_____ **SITES FRONTING A COUNTY ROAD** \$350 Preliminary/Final _____ Plus \$10 per parking space

Amount Enclosed \$ 200.00 **Please make your check payable to: “Gloucester County”**
I hereby consent to the filing of this application.

Applicant's Signature Matthew P. Madden Date April 27, 2020

Owner's Signature Matthew P. Madden Date April 27, 2020

**SUBMISSION CHECKLIST
FOR A PRELIMINARY PLAT OF A SITE PLAN**

The following is a list of all documents, and the contents of these documents, that must be submitted as part of the development application. The applicant should carefully review the entire checklist to make sure that every document and all information listed is submitted. It is, however, recognized that in certain instances, as a result of the uniqueness of a particular proposal, some of the information or documents listed may not be appropriate. Any applicant who fails to provide any documents or information shall present, along with his application for development, supporting documentation as to his reasons therefore, or the application shall be deemed incomplete.

Required documents: Submission of an application of a preliminary plat of a site plan to the Gloucester County Planning Department shall include all of the following items.

- (x) Five (5) sets of plans and attachments**
- (x) Two (2) copies of any required supporting documentation**
- (x) One (1) copy of the County application form for site plan approval**
- (x) One (1) copy of this checklist form**
- (x) Completed Affidavit of Ownership Form**
- (x) Payment of the proper application fee set forth in the County Land Development Resolution**

SUBMISSION TO OUTSIDE AGENCIES

- (X) A listing of the outside governmental agencies retaining jurisdiction over the application.
- (X) Status of the application with those agencies retaining jurisdiction.
- (X) For development applications in the Pinelands Area of Gloucester County, a copy of one (1) of the items set forth in Section 804A of the County Land Development Resolution shall be submitted to the County.
- (X) Other submittals that may be required by the County Engineering Department, County Planning Department, or federal, state or local law.

1. PLAT REQUIREMENTS

(General Requirements)

Any preliminary plat of a site plan submitted to the County approving authority for its approval shall be prepared, signed and sealed by a professional licensed to practice in the State of New Jersey, as detailed below:

Depiction of existing conditions on a site plan

- € Survey: Showing existing conditions and exact locations of physical features including metes and bounds, drainage, waterways, specific utility locations, and easements: by a land surveyor.
- € Survey information may be transposed to the site plan if duly noted as to the date of the survey, by whom, and for whom.
- € Vegetation, general flood plain determination, or general locations of utilities, buildings, or structures: by an architect, planner, engineer, land surveyor, or other person acceptable to the reviewing governmental body.

Preparation of site plan

- € The locations of proposed buildings and their relationship to the site and the immediate environs: by an architect or engineer **Yes**
- € The locations of drives: parking layout: pedestrian circulation; and means of ingress and egress: by an architect, planner, or engineer. **Yes**
- € Drainage facilities for site plans of ten (10) acres or more; or involving stormwater detention facilities; or traversed by a water course: by an engineer only. **See the Stormwater Summary letter.**
- € Other drainage facilities: by an architect or engineer. **N/A**
- € Utility connections and on-tract extensions: by an engineer or architect **N/A**
- € Off-tract utility extensions: by an engineer only **N/A**
- € On-site sanitary sewage disposal or flow equalization facilities: by an engineer only. **N/A**
- € Landscaping, signs, lighting, screening or other information not specified above: by an architect, planner, engineer, or other person acceptable to the reviewing governmental body. **N/A**
- € The general layout of a preliminary site plan for a multiple building project, showing the development elements including their relationship to the site and immediate environs: by an architect, planner or engineer.

Site plans shall not be drawn at a scale smaller than one (1) inch equals fifty (50) feet nor larger than one (1) inch equals ten (10) feet. If the size of the site would require the use of sheets larger than thirty by forty-two (30 x 42) inches in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty by forty-two (30 x 42) inches, which sheets shall be keyed to an overall plat of the site drawn at a scale of not less than one (1) inch equals two hundred (200) feet. The site plan shall be based on a monumented, current certified boundary survey prepared, signed and sealed by a land surveyor licensed to practice in the State of New Jersey. The plan shall be certified by the surveyor as to the boundaries and physical conditions of the site. The date of the survey and the name of the person making same shall be shown on the map. If twelve (12) months or more have passed since the date of (or date of last recertification of) the survey, it shall be recertified and, if necessary, brought up-to-date. **Waiver**

2. TITLE BLOCK

- () The title block shall include the information required pursuant to NJAC 13:40-1.
The following information shall appear on all sheets and shall be located outside of, but adjacent to the title block:
 - € () Title of "Preliminary Plat – Site Plan." **Title block shows "Minor Site Plan"**
 - € (X) Name of the development, if any.
 - € () Tax Map sheet, block and lot numbers of the site, as shown on the latest municipal Tax Map, the date of which should also be shown.
 - € (X) Date of the original plan and all revisions thereto.
 - € (X) Names and addresses of the owner and development, so designated.
 - € (X) Names, signatures, addresses and license numbers of the engineer, architect, land surveyor or planner who prepared the plan. The plat shall bear the embossed seal of said professional.
 - € (N/A) If the site plan contains more than one (1) sheet, each sheet shall be numbered and titled.

3. A SCHEDULE SHALL BE PLACED ON THE SITE PLAN INDICATING:

- £ () The acreage of the tract and site (the portion of the tract involved in the site plan). See Zoning Note 3
- £ () The floor area of the existing and proposed buildings, listed separately. N/A
- £ () The proposed use or uses, and the floor area devoted to each use. N/A
- £ () Proposed and required lot dimensions and front, rear and side yard setbacks. N/A - no change
- £ () Proposed and required off-street parking spaces. See the Parking Summary
- £ () Acreage, square footage and percentage of the site retained in unoccupied open space.
Lot not surveyed, so difficult to obtain an accurate number. See Zoning note 3.

4. () A key map, at a scale of not less than one (1) inch equals two thousand (2000) feet, which shall be based on a reproduction of the municipal Tax Map sheet, or portions thereof, and shall show the subject site with reference to surrounding areas, existing streets, the names of all such streets, and any municipal boundary within five hundred (500) feet of the property-in-question.

See the attached Tax Map sheet.

5. () The names and addresses of all owners of, and property lines of, parcels within two hundred (200) feet of the site, including properties across the street, as shown by the most recent records of the municipality within which the site is located. The list of property owners shall also indicate the status of all parcels within two hundred (200) feet of the subject site. See the separate list.

6. (X) North arrow.

7. (X) Written and graphic scales.

8. () The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated, or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Engineering Department in the limits. In cases where all or a portion of a site is located in an unnumbered "A" Zone as shown on the Flood Insurance Rate Maps of the Federal Emergency Management Agency, the applicant shall undertake and submit such studies as are necessary to determine the base flood elevations. See the attached FEMA Exhibit.

Waiver 9. () Driveway locations and pavement and right-of-way widths of existing streets within two hundred (200) feet of the site.

Waiver 10. () The boundary, nature and extent of wooded areas, swamps, bogs, wetlands and ponds within the site and within two-hundred (200) feet thereof.

Waiver 11. () Existing and proposed manholes, sewer lines, fire hydrants, waterlines, utility poles and all other topographical features of a physical or engineering nature within the site and within two hundred (200) feet thereof.

OK

Waiver

12. () All existing structures and buildings within the site and within two-hundred (200) feet of the site, including their use.

13. () All existing structures and buildings on the site, and indication of those which are to be destroyed or removed, and the front, rear and side yard setbacks of those to remain, referenced to existing and proposed lot lines. No demo of bldgs is proposed.

14. () Locations, use, finished grade level, ground coverage, first floor and basement elevations, front, rear and side yard setbacks of all existing buildings and other pertinent improvements. Waiver

15. () All existing and proposed public easements or rights-of-way and the purposes thereof.

Waiver

16. () A grading plan showing existing and proposed grading contours at one (1) foot intervals throughout the tract, except that if slopes exceed five percent (5%), a two (2) foot interval is permissible. Data shall be National Oceanographic and Atmospheric Administration (NOAA) data (formerly known as U.S. Coast and Geodetics) (MSL=0), and the source of data shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. **Waiver**

17. ON-SITE DRAINAGE PLAN

- € () The drainage plan shall be present in graphic form which shall clearly show the street and lot layout, and those items which are pertinent to drainage, including existing and proposed contours as previously required. **Waiver**
- € () The plan shall outline each area contributing to each inlet. **Waiver**
- € () All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and directions of flow. The direction of flow of all surface waters and of all streams shall be shown. **Waiver**
- € () The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in the **County Specification Manual**. **See the Stormwater Summary**

18. OFF-SITE DRAINAGE PLAN. **Waiver for all.**

The plan shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:

- € () The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basins for determining basin limits shall be shown.
- € () The pertinent off-site existing drainage shall be shown with elevations of inverts and grades to the nearest one-tenth (0.1) foot.
- € () All existing plans for drainage improvements shall be shown.
- € () In the event that a temporary drainage system is proposed, full plans of that system shall be shown.
- € () The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details; pipe sizes, types, inverts and crowns and slopes; all proposed structures and connections; and design hydraulic grade lines for all conduits designed to carry forty or more cubic feet per second. Cross sections at the intervals not exceeding one hundred feet shall be shown for all open channels.

19. () All sites which are the subject of a preliminary site plan application and which are located within the distances as shown in the table below shall have at least two (2) concrete monument bench marks on the National Oceanographic and Atmospheric Administration (NOAA) datum (formerly known as U.S. Coast and Geodetics). All contours shall be based and referenced to these bench marks. The elevation of the monuments shall be shown on the plans as part of the site plan application to the County. The preferable precision shall be 0.035 run in miles. The monuments shall be set at the intersection of the parcel property lines with the proposed right-of-way line, and each monument shall be located by centerline station and offset dimension. These monuments shall be set prior to dimension. These monuments shall be set prior to the submission of preliminary site plans, and shall be shown on preliminary and final site plans.

<u>Site Plan</u>	<u>Distance to Nearest Horizontal Control</u>
Less than 2 acres	2 miles
2 - 50 acres	6 miles
Over 50 acres	12 miles

20. NEW JERSEY SYSTEM OF PLANE COORDINATES. **Waiver for all.**

- € () The property lines of a tract which is the subject of a site plan application shall be placed on the New Jersey System of Plane Coordinates if they are located within the distances as shown in the table above. The coordinates of all monuments shall be shown on the preliminary and final site plan plats.
- € () Sites not located within the criteria set forth in the table above may not be required to use the New Jersey System of Plane Coordinates, at the discretion of the County Engineer. In that case, existing and proposed lines shall be shown. A closed traverse shall be run to current acceptable standards with preferable precision of at least (1) one in twenty thousand (20,000).

21. Where work is to be done in the County right-of-way, a detailed plan at a scale of not less than one (1) inch equals thirty (30) feet showing the layout of any intersection including driveways with a county road. This plan shall show the following: **Waiver for all.**

- € () Road profiles showing existing elevations along the centerline of the County road, that shall conform to County stationing, every twenty five (25) feet, extending one-hundred (100) feet beyond the property line or the end of road improvements, whichever is greater. Pipe sizes, slope, type, inverts and grate or rim elevations of drainage and sanitary sewage facilities shall also be shown.
- € () Proposed gutterline elevations and top of curb grades shall be determined by the applicant's engineer, and supplied to the County Engineer's office for review and approval.
- € () Full cross-sections every fifty (50) feet and at critical points along the County road, that shall conform to County stationing, shall be provided, and shall be drawn at a scale of one (1) inch equals five (5) feet horizontal and vertical. These cross-sections shall give the elevations for the existing centerline and edge of road, the proposed gutterline and top of curb grades, and the cross-slope of any widened section of pavement along the County road. These sections shall be extended to the proposed right-of-way line to show any regarding (cut or fill) required within the shoulder area.

€ () Pavement markings, signs, and traffic control islands.

€ () Existing and proposed signs, lighting standards, utility poles, and trees of eight (8) inches in diameter or larger and thirty (30) inches or higher within the County right-of-way, except in heavily wooded areas.

22.() Boring Logs. Unless the County Engineer shall determine that no boring logs are required, or that, when required, boring logs may be deferred to the final plat stage, the preliminary plat shall be accompanied by a set of boring logs and soil analyses. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth (0.1) foot.

Waiver

23.() Tax map sheet, lot and block numbers and property lines of parcels within two hundred (200) feet of the site, including properties across the street, as shown by the most recent records of the municipality, or of adjoining municipalities. See the Tax Map Exhibit.

24.() The plat shall show the location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as open space, indicating the facilities to be provided in such areas.

Waiver

25.() The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls shall be shown on the site plan. The location and treatment of existing and proposed entrances and exits to public right-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other devices necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single-unit trucks or buses and semitrailers that will enter the site each day.

OK

Waiver for
the remainder

26.() A graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation shall be provided. If the developer desires to have the appropriate provisions of Title 39 of the New Jersey Revised Statutes governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices, he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The County Engineer shall advise the developer regarding the details of such a plan.

Waiver

27.() The location and size of proposed loading facilities. Waiver. Moving trucks park in the drive aisles.

28.(X) Locations of curbs and sidewalks.

29.() Cross sections showing the composition of pavement areas, curbs and sidewalks. Details are provided

30.(X) Location of signs and drawn details showing the size, materials of construction, height and content of all signs.

31.(X) Location of handicapped facilities, including parking spaces and ramps, where applicable.

32.() A “tree-save” plan shall be submitted, which generally outlines the limits of tree removal and disturbance within existing and proposed County rights-of-way and easements.

N/A

33. () A Traffic Impact Study shall be submitted, which addresses the requirements set forth in the **County Specification Manual**. Waiver - no increase in traffic since the number of units will remain the same.
34. () Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance. Waiver - no change to the number of existing units.
35. Sectionalization and Staging Plan. If large uses, such as shopping centers, multi-family dwelling developments, industrial parks or other such uses are proposed to be developed in stages, the developer shall submit a sectionalization and staging plan showing the following: N/A
- € () The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any state, the developed portion of the site would comply in all respects to the requirements of the County Land Development Resolution and be provided with adequate drainage and utility systems.
 - € () Those improvements that will be completed in each stage prior to application for Certificate of Occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings on the site and adjoining properties.
36. () The applicant shall submit such other information as the County Departments of Engineering and Planning may require or request for preliminary site plan review. See the attached Tax Map Exhibit, Stormwater Summary, and the FEMA Exhibit.

Matthew P. Madden

Preparer of Checklist

Matthew P. Madden, Esquire
Attorney for Applicant

April 27, 2020

Date



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

February 21, 2020

John Leonard (via email)
Streamwood Assoc. Williamstown, LLC
30 Washington Avenue, Suite B4
Haddonfield, NJ 08033

Re: Application # 2019-0186.001
Block 3601, Lot 7
Monroe Township

Dear Mr. Leonard:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Fred Seeber of our staff.

Sincerely,

for Charles M. Horner, P.P.

Director of Regulatory Programs

Enc: Certificate of Filing
Local Agency Approval Submission Checklist
c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Monroe Township Environmental Commission (via email)
Secretary, Gloucester County Planning Board (via email)
David J. Fleming, PE (via email)



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Richard Prickett
Chairman

Nancy Wittenberg
Executive Director

CERTIFICATE OF FILING

Application #: 2019-0186.001

Applicant: Streamwood Assoc. Williamstown, LLC

Municipality: Monroe Township

Block 3601, Lot 7

Regional Growth Area, RG-C Zoning District: 11 acres

Proposed Development

Construction of a 21 space paved parking lot

Plan(s) Subject of Certificate of Filing

Site Plan, consisting of 1 sheet, prepared by Marathon Engineering & Environmental Services, dated 12/9/2019

for **Charles M. Horner, P.P.**
Director of Regulatory Programs

February 21, 2020

Date

Please see reverse side for additional information and conditions.

BACKGROUND

Existing development:

- ♦ Apartment complex

Relevant Information:

- ♦ There are wetlands located within 300 feet of the parcel.

CONDITIONS

None

NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.



LOCAL AGENCY APPROVAL SUBMISSION CHECKLIST

- ✓ All approvals (including permits) issued by local agencies (including counties and municipalities) must be submitted to the Pinelands Commission. **No approval shall take effect and no development may occur until the Commission issues a letter indicating that the approval may take effect.**
- ✓ Identify the approvals required for your development proposal in the list below. Be sure to submit all items listed as quickly as possible as each approval is issued to you.
- ✓ Be sure that all approved plans contain all specified site restrictions and conditions listed in your Certificate of Filing (e.g., wetlands/wetland buffers, threatened/endangered species protection, scenic setback). This includes notes as well as depictions of clearly labeled lines, clearing limits, envelopes, etc.

	Type of approval(s):	Submit a copy to the Commission:
MUNICIPAL	<ul style="list-style-type: none"> • Subdivision approval (<i>preliminary, final, major and minor</i>) • Site plan approval (<i>preliminary, final, major and minor</i>) • Variance and/or waiver • Certificate of Appropriateness • General development plan approval 	<input type="checkbox"/> Resolution granting approval <input type="checkbox"/> Approved plan(s), signed and sealed <input type="checkbox"/> Municipal engineer's and planner's reports <input type="checkbox"/> Stormwater management report (<i>if revised since issuance of Certificate of Filing</i>)
	<ul style="list-style-type: none"> • Construction permit • Zoning permit • Demolition permit • Forestry permit • Mining permit • Certificate of Occupancy 	<input type="checkbox"/> Permit
COUNTY	<ul style="list-style-type: none"> • Subdivision approval (<i>preliminary/conditional, final, major and minor</i>) • Site plan approval (<i>preliminary/conditional, final, major and minor</i>) • Soil Conservation District certification 	<input type="checkbox"/> Approval <input type="checkbox"/> Approved plan(s), signed and sealed
	<ul style="list-style-type: none"> • Standard septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan (<i>only necessary if your Certificate of Filing contains a wetland protection condition and/or threatened/endangered species protection condition</i>)
	<ul style="list-style-type: none"> • Alternate design septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan <input type="checkbox"/> Written certification of approved plan by alternate design system manufacturer

Block:

 Lot:

Qualifier:

Owner:

Prop Loc:

 Account Id:

Notes Exist

General	Assessed Value	Additional	Billed	Principal Balance	Deductions	Balance	All Charges	Add/Omit	Notes	Total Balance
Year	Qtr	Type								
2020	2		69,136.87	69,136.87		69,136.87	.00			69,136.87
2020	1		69,136.88			.00	.00			.00
2020		Total	138,273.75	69,136.87		69,136.87	.00			69,136.87
2019	4		70,265.25			.00	.00			.00
2019	3		70,265.25			.00	.00			.00
2019	2		68,008.50			.00	.00			.00

Other Delinquent Balances:
 Interest Date:

Other APR2 Threshold Amt:
 Per Diem:
 Last Payment Date:

TOTAL TAX BALANCE DUE

Principal:
 Penalty:

Misc. Charges:
 Interest:
 Total:

* Indicates Adjusted Billing in a Tax Quarter.

Block/Lot/Qual:	3601. 6.	Tax Account Id:	5604
Property Location:	1056 S BLACK HORSE PK	Property Class:	4A - Commercial
Owner Name/Address:	STREAMWOOD ASSOCIATES/MONROE LLC	Land Value:	243,500
	30 WASHINGTON AVE STE B4	Improvement Value:	652,300
	HADDONFIELD, NJ 08033-3341	Exempt Value:	0
		Total Assessed Value:	895,800
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes

[Make a Payment](#)
[View Tax Rates](#)
[View Current Bill](#)
[Project Interest](#)

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	8,095.80	0.00	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	8,095.79	0.00	8,091.56	0.00	8,091.56	OPEN
Total 2020			16,191.59	0.00	8,091.56	0.00	8,091.56	
2019	02/01/2019	Tax	7,963.67	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	7,963.66	0.00	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	8,227.92	0.00	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	8,227.92	0.00	0.00	0.00	0.00	PAID
Total 2019			32,383.17	0.00	0.00	0.00	0.00	
2018	02/01/2018	Tax	7,932.31	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	7,932.31	0.00	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	7,995.02	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	7,995.01	1,535.46	0.00	0.00	0.00	PAID
Total 2018			31,854.65	1,535.46	0.00	0.00	0.00	

Last Payment: 04/07/20

**STREAMWOOD ASSOCIATES/WILLIAMSTOWN, LLC
T/A MADISON COURT APARTMENTS
1056 S BLACK HORSE PIKE – BLOCK 3601, LOTS 6, 7 AND 8
MINOR SITE PLAN APPLICATION
CORPORATE CERTIFICATION
[N.J.S.A. 40:55D-48.1]**

In accordance with N.J.S.A. 40:55D-48.1, the following is a list of the names and addresses of all stockholders or individual partners owning at least 10% of the stock or interest in Streamwood Associates/Williamstown, LLC, a New Jersey limited liability company:

John F. Leonard, 30 Washington Avenue, Suite A, Haddonfield, NJ 08033, is the sole member of Streamwood Associates/Williamstown, LLC who owns at least 10% of said entity.

Matthew P. Madden

Matthew P. Madden, Esquire
Attorney for Applicant/Owner
Streamwood Associates/Williamstown, LLC,
a New Jersey limited liability company

**CORPORATE RESOLUTION
OF
STREAMWOOD ASSOCIATES/WILLIAMSTOWN, LLC
A NEW JERSEY LIMITED LIABILITY COMPANY**

WHEREAS, STREAMWOOD ASSOCIATES/WILLIAMSTOWN, LLC, a limited liability company of the State of New Jersey, with its principal place of business at 30 Washington Avenue, Suite A, Haddonfield, New Jersey 08033, hereinafter referred to as the “Company”, is the Applicant in that certain Minor Site Plan Application being submitted to the Monroe Township Zoning Board, Gloucester County Planning Board any ancillary governmental entities exercising jurisdiction thereover (the “Application”); and

WHEREAS, the Application relates to certain improvements proposed for the property and improvements owned by the Company located at 1056 South Black Horse Pike in the Township of Monroe, County of Gloucester and State of New Jersey which property is more particularly identified on the Municipal Tax Map of the Township of Monroe as Block 3601, Lots 7 and 8 (the “Property”); and

WHEREAS, the proposed improvements for the Property are more specifically detailed on that certain Minor Site Plan prepared by David Fleming, P.E. of Marathon Engineering & Environmental Services dated April 22, 2020 consisting of one (1) sheet (the “Site Plan”); and

WHEREAS, the undersigned, John F. Leonard, is the Managing Member and majority owner of the Company; and

WHEREAS, the undersigned, John F. Leonard, is also the Managing Member and majority owner of Streamwood Associates/Monroe, LLC which is the owner of the adjacent property which is designated on the Municipal Tax Map of the Township of Monroe as Block 3601, Lot 6; and

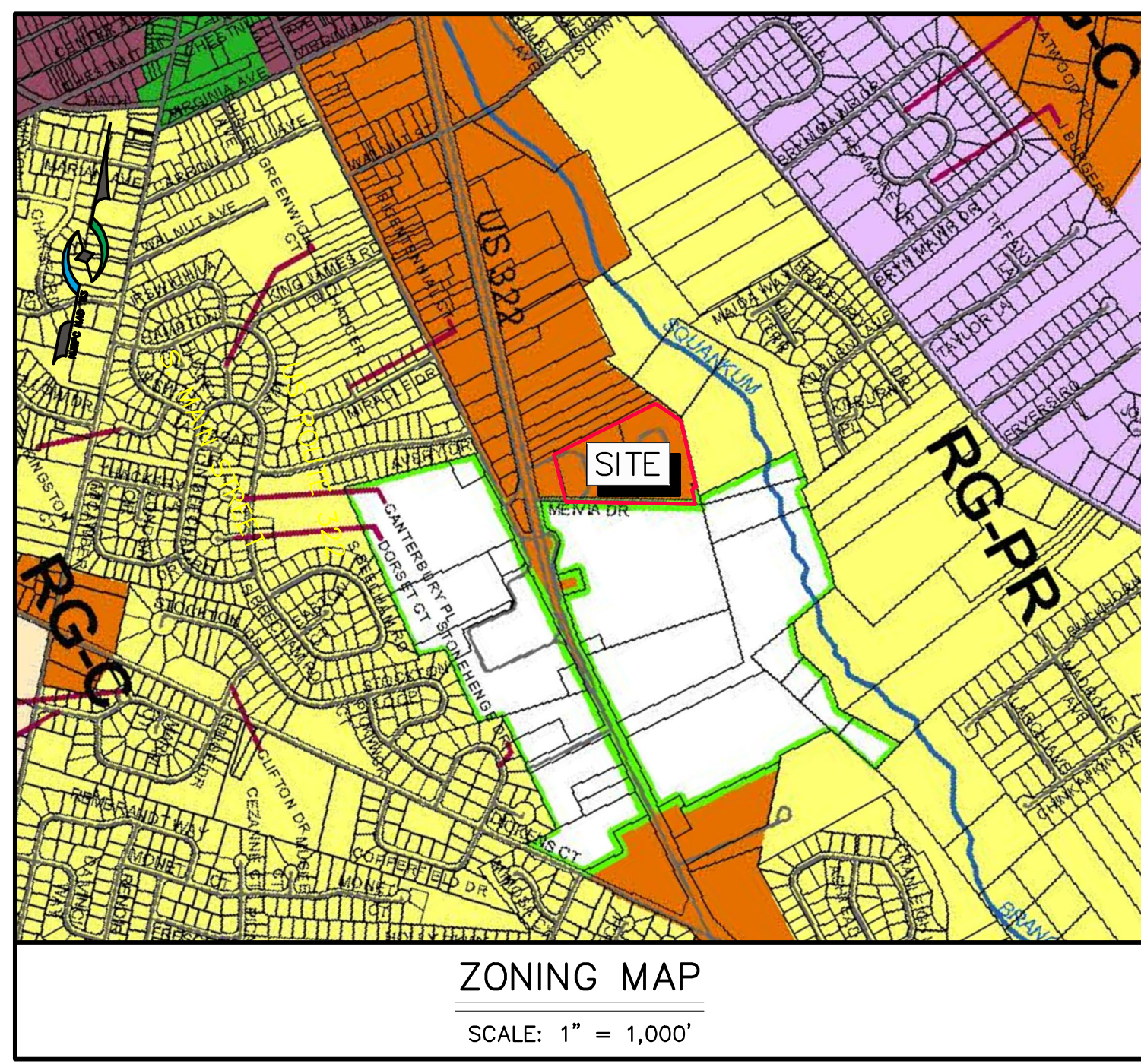
WHEREAS, pursuant to the Operating Agreements of Streamwood Associates/Williamstown, LLC and Streamwood Associates/Monroe, LLC, John F. Leonard is authorized to oversee the management, development, improvement, maintenance and operation of the Property and to execute any and all documentation in furtherance thereof; and

NOW THEREFORE BE IT RESOLVED that, in accordance with the Operating Agreements, the Managing Member of the Company, to wit, **JOHN F. LEONARD**, is hereby authorized to execute any and all documentation necessary to pursue the Application for the improvements on the Property as more particularly show on the Site Plan and that John F. Leonard authorizes counsel for the Company, Matthew P. Madden, Esquire, to execute any and all documentation associated with the pursuit of the approval of the improvements detailed on such Site Plan.

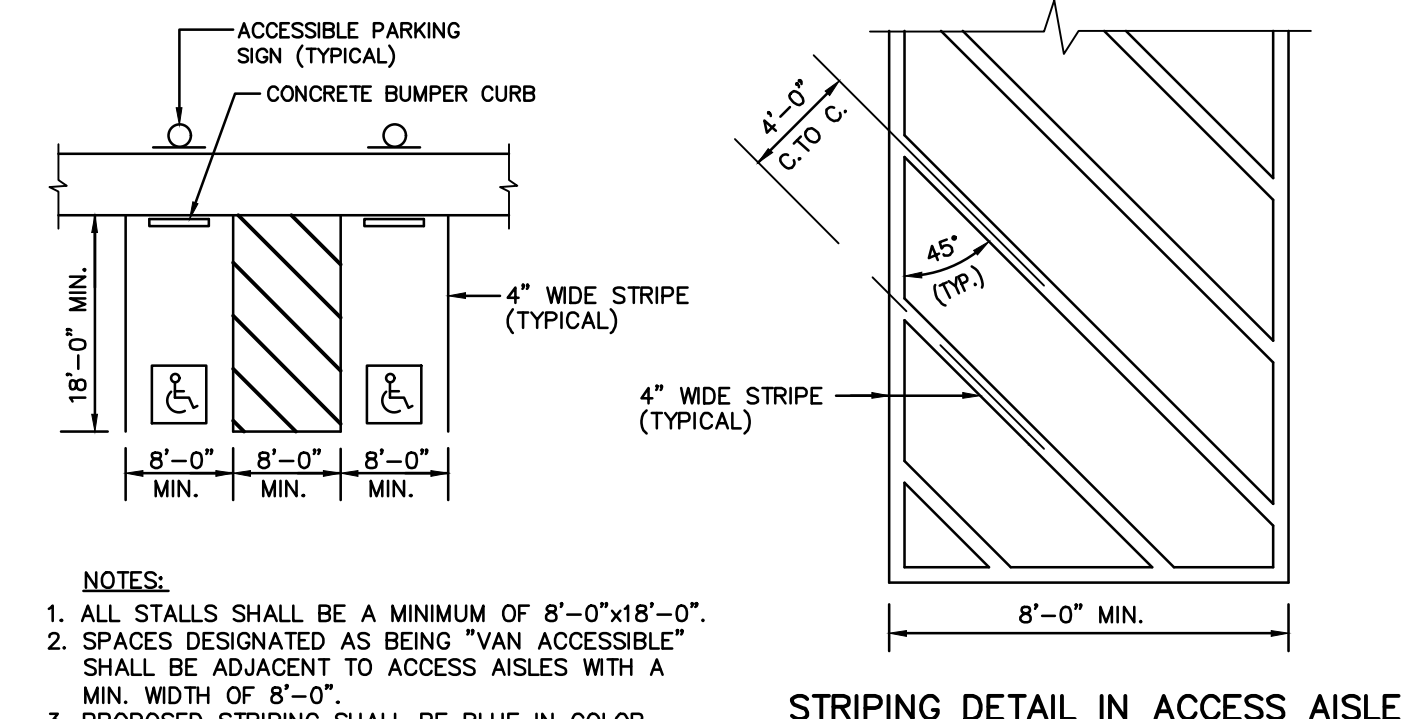
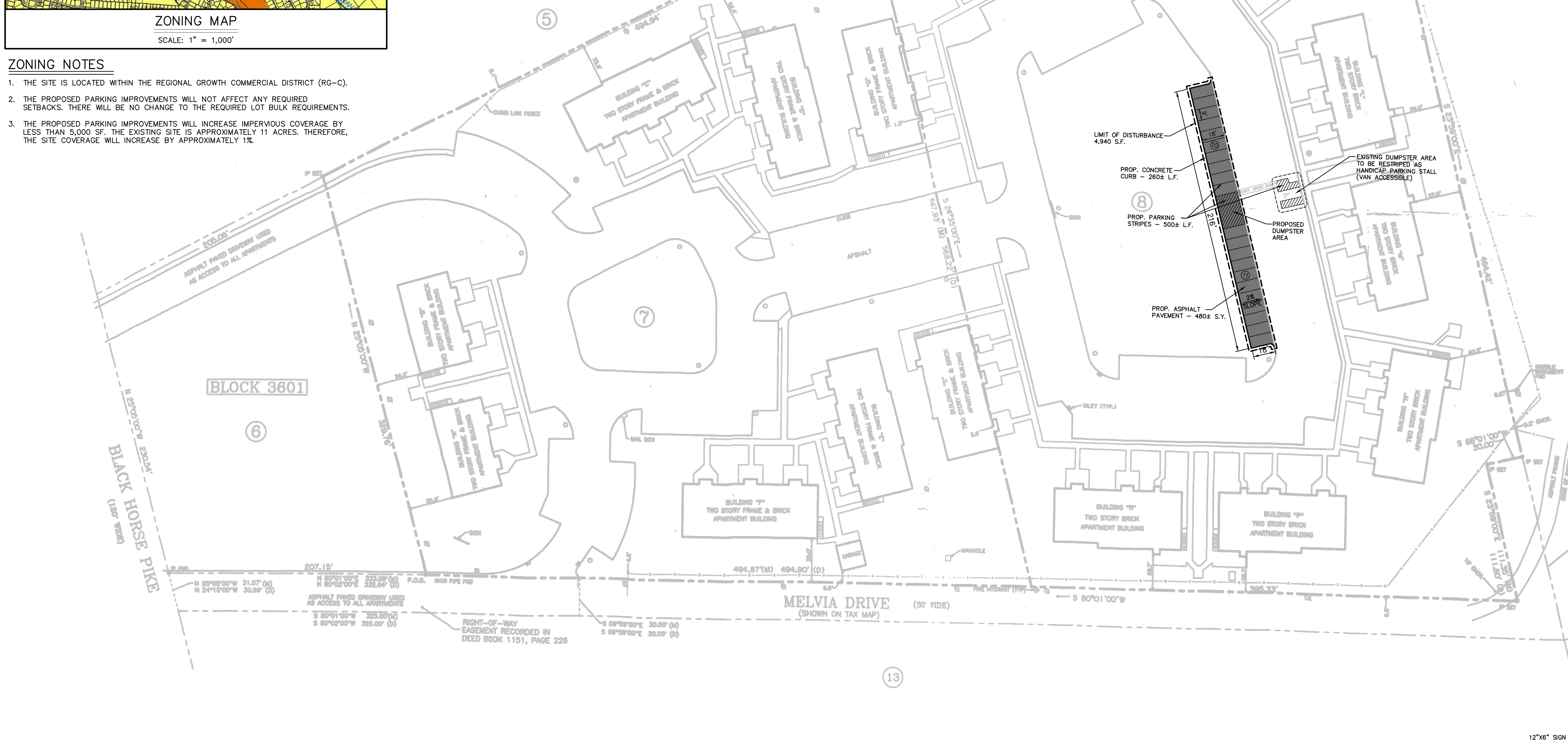
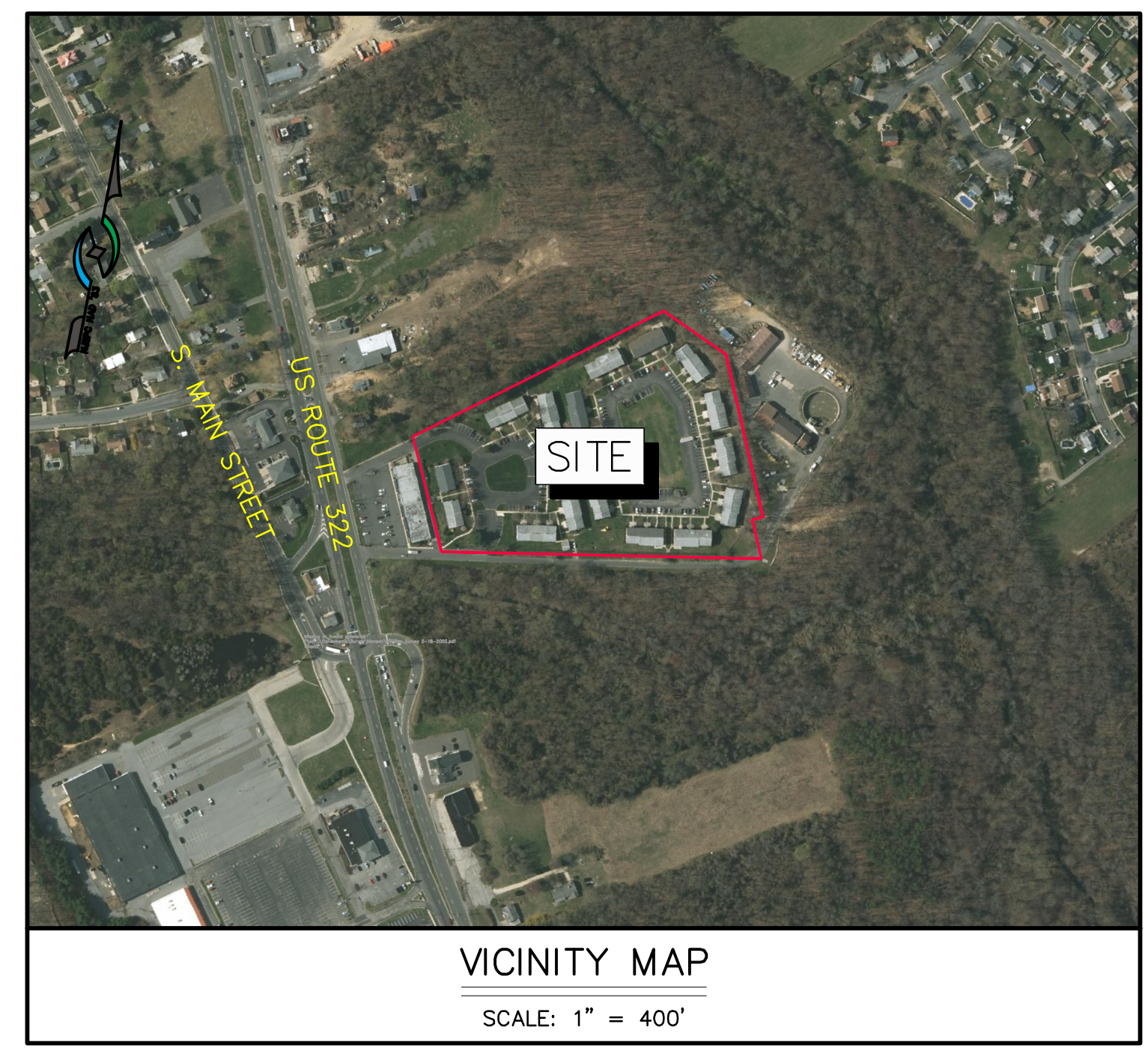
CERTIFICATION

The undersigned, as the Managing Member and Majority Owner of Streamwood Associates/Williamstown, LLC and Streamwood Associates/Monroe, LLC, limited liability companies of the State of New Jersey, does hereby certify that the above is a true and correct copy of the Resolution adopted by the Company. I am aware that if any of the statements set forth herein are knowingly false, I am subject to punishment.

By: *John F. Leonard*
JOHN F. LEONARD
MANAGING MEMBER,
Streamwood Associates/Williamstown, LLC
Streamwood Associates/Monroe, LLC

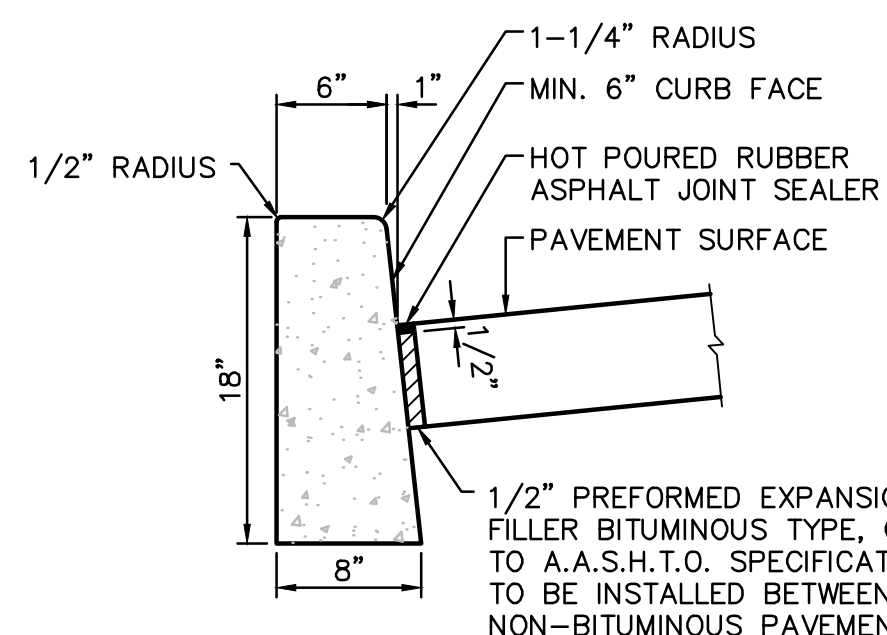


- ZONING NOTES**
1. THE SITE IS LOCATED WITHIN THE REGIONAL GROWTH COMMERCIAL DISTRICT (RG-C).
 2. THE PROPOSED PARKING IMPROVEMENTS WILL NOT AFFECT ANY REQUIRED SETBACKS. THERE WILL BE NO CHANGE TO THE REQUIRED LOT BULK REQUIREMENTS.
 3. THE PROPOSED PARKING IMPROVEMENTS WILL INCREASE IMPERVIOUS COVERAGE BY LESS THAN 5,000 SF. THE EXISTING SITE IS APPROXIMATELY 11 ACRES. THEREFORE, THE SITE COVERAGE WILL INCREASE BY APPROXIMATELY 1%.

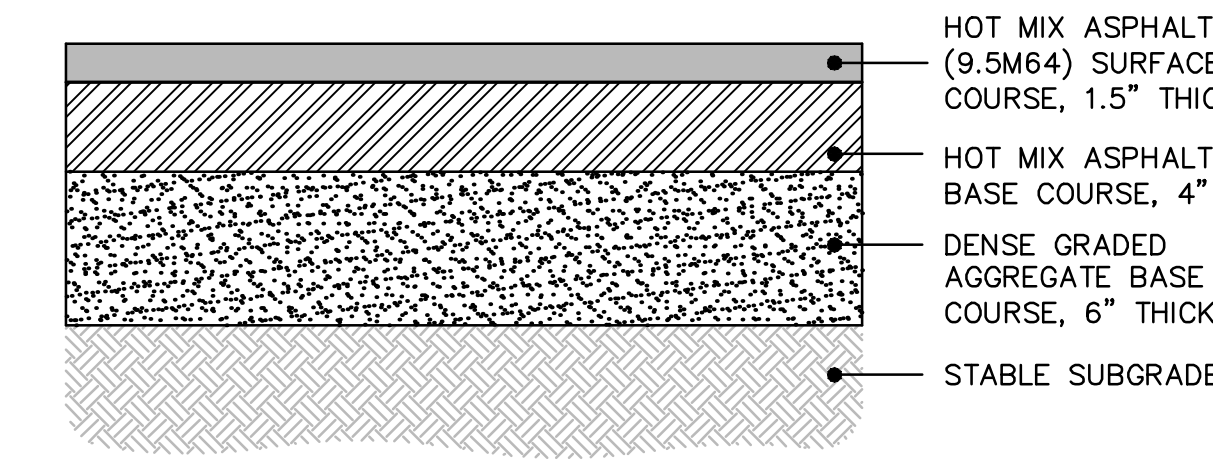


- NOTES:**
1. ALL STALLS SHALL BE A MINIMUM OF 8'-0" X 18'-0".
 2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8'-0".
 3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.

- GENERAL NOTES**
1. AERIAL PHOTOGRAPHY TAKEN FROM NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 2016/02/24, NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAHY, NAD83(2011) NJ STATE PLANE FEET, MRSID 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.



- NOTE:**
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED) @ 4,000 PSI.
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20"-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.
 3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

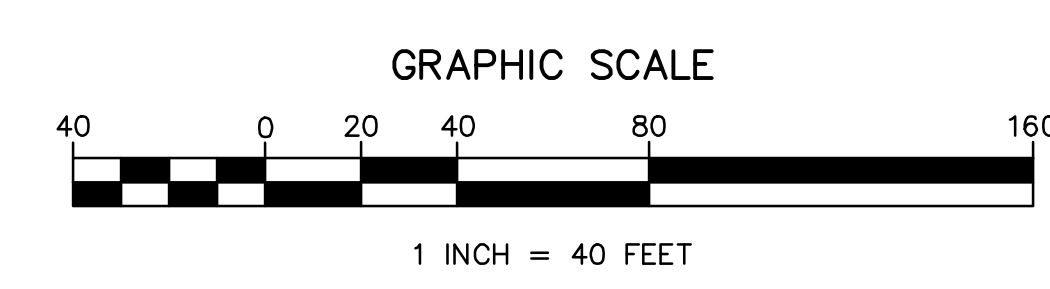


PARKING SUMMARY

Unit Type	# of Units	Required RSIS Parking Per Unit	Required Parking Stalls
Studio Apartment	20	2.0	40
Studio Apartment (1 Bedroom)	92	1.8	165.6
Studio Apartment (2 Bedroom)	52	2.0	104
Townhouse (2 Bedroom)	9	2.3	20.7
Townhouse (1 Bedroom)	1	1.8	1.8
Total	174		332.1
		Use	332

EXISTING PARKING = 220 PARKING STALLS
PROPOSED PARKING = 242 PARKING STALLS

THE NUMBER OF PROPOSED PARKING STALLS IS LESS THAN THE NUMBER REQUIRED BY THE RSIS. HOWEVER, IT SHOULD BE NOTED THAT THE RSIS WAS ADOPTED JANUARY 6, 1997. THE EXISTING APARTMENTS PREDATE THE RSIS SINCE THEY WERE CONSTRUCTED PRIOR TO 1995.



OWNER/APPLICANT
STREAMWOOD ASSOC. WILLIAMSTOWN LLC
C/O JOHN F. LEONARD
30 WASHINGTON AVENUE, SUITE B4
HADDONFIELD, NJ 08033

BLOCK 3601, LOT 7
1056 S. BLACK HORSE PIKE (US ROUTE 322)

04/22/2020	2	TOWNSHIP SUBMISSION	DJD	D.J.F.
12/09/2019	1	INITIAL SUBMISSION	KSK	D.J.F.
ISSUE DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.

MADISON COURT APARTMENTS
SHEET 36, BLOCK 3601, LOT 7
TOWNSHIP OF MONROE, GLOUCESTER COUNTY, NEW JERSEY

MINOR SITE PLAN

STREAMWOOD ASSOC. WILLIAMSTOWN LLC
30 WASHINGTON AVE., SUITE B4
HADDONFIELD, NJ 08033

DAVID J. FLEMING, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 246033321600

04/22/2020
STRO01.02

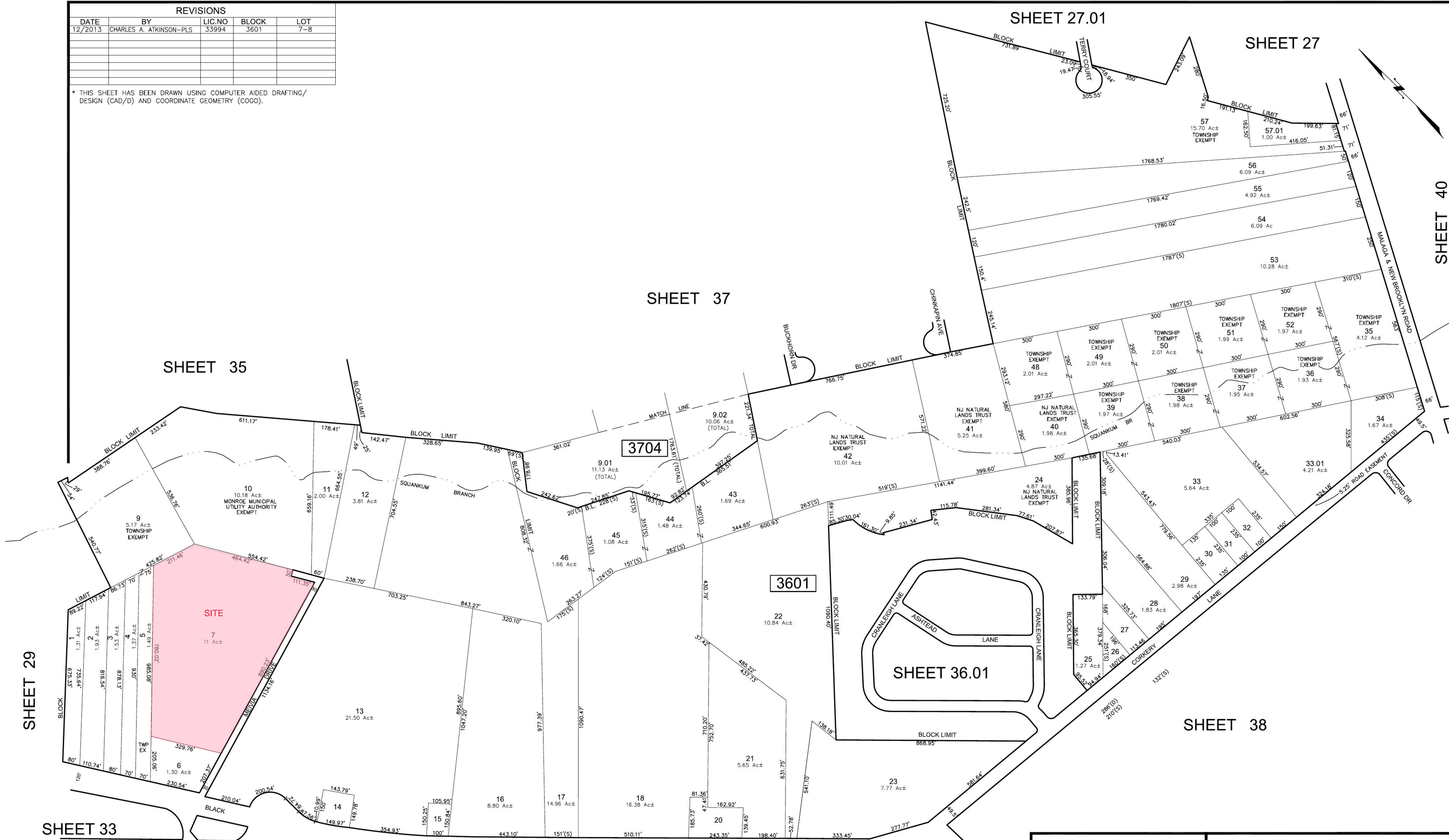
MARATHON
Engineering & Environmental Services
Swedesboro Office
3 Killdeer Court, Suite 302, Swedesboro, NJ 08085
ph (856) 241-9705 fax (856) 241-9709
Certificate of Authorization #24GA27956700

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SCALE: 1" = 40'
DRAWN BY: KSK
SHEET: 1 OF 1
APPROVED: D.J.F.
DRAWING NO.: C0101

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

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **flowways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **flowways** were computed at cross sections and interpolated between cross sections. The flowways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Flowway widths and other pertinent flowway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New Jersey State Plane (FIPS 2000) zone. The **horizontal datum** was NAD 83. GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA, NNGS12
 National Geodetic Survey
 SSMC-3 #8202
 1315 East-West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Delaware Valley Regional Planning Commission. This information was derived from digital orthophotos produced at a scale of 1:2400 with a 1-foot pixel resolution from photography dated April 2005.

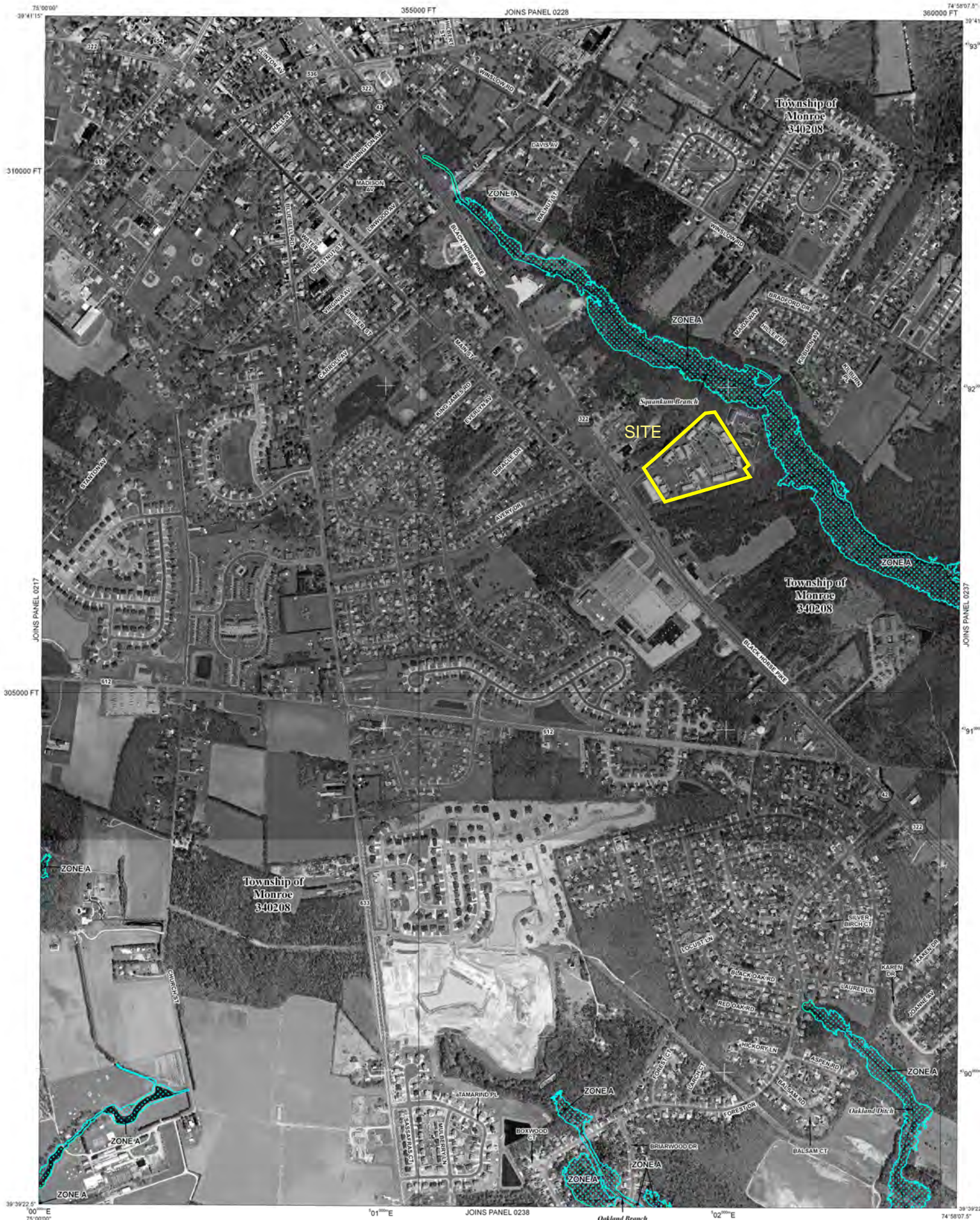
Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas:
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet
- Base Flood Elevation value where uniform within zone; elevation in feet

- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transsect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 76°N 1000-meter Universal Transverse Mercator grid values, zone 18
- 600000 FT 5800-foot grid ticks: New Jersey State Plane coordinate system (FIPSZONE 2900), Transverse Mercator projection
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORY
 Refer to listing of Map Repositories on Map Index.
 EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
 January 20, 2010
 EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
 To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6625.



NFIP PANEL 0236E

FIRM
 FLOOD INSURANCE RATE MAP
 GLOUCESTER COUNTY,
 NEW JERSEY
 (ALL JURISDICTIONS)

PANEL 236 OF 320
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER PANEL SUFFIX
 MONROE, TOWNSHIP OF 340208 0236 E

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 34015C0236E
EFFECTIVE DATE
 JANUARY 20, 2010
 Federal Emergency Management Agency



MARATHON

Engineering & Environmental Services

WWW.MARATHONCONSULTANTS.COM

April 22, 2020

STR 002.01

Mr. Schwaiger, Planning Board Chairman

Township of Monroe

125 Virginia Avenue

Williamstown, NJ 08094

**RE: Stormwater Summary
Minor Site Plan – Madison Court Apartments
Block 3601, Lot 7
1056 S. Black Horse Pike (US Route 322)
Township of Monroe, Gloucester County, New Jersey**

Dear Mr. Schwaiger:

On behalf of Streamwood Assoc. Williamstown LLC, this letter will provide a stormwater summary for the proposed parking lot improvements as depicted on the plans titled "Minor Site Plan – Madison Court Apartments, Block 3601, Lot 7, Township of Monroe, Gloucester County, NJ", prepared by Marathon Engineering & Environmental Consultants, revised April 22, 2020.

Stormwater Summary

The plans propose an addition to the parking area that will result in an increase of impervious coverage by 4,020 SF (0.092 ac), and the proposed disturbance will be less than 5,000 SF (0.115 acres). The State stormwater requirements (N.J.A.C. 7:8) for water quantity, water quality and groundwater recharge are only required if impervious coverage is increased by 0.25 acres or if the disturbance is greater than 1.0 acres. Since the proposed improvements do not exceed either of these thresholds, stormwater management measures are not required.

Should you have any questions or require additional information, please contact our office at (856) 241-9705 or contact me via e-mail at David.Domen@marathonconsultants.com.

Sincerely,

Marathon Engineering & Environmental Services, Inc.

David J. Domen, P.E.

Sr. Project Engineer

P:\STR00201 - Madison Court Apartments\Stormwater\2020-0422 Stormwater Summary - Madison Court Apts.docx

MADISON COURT APARTMENTS

Streamwood Associates/ Williamstown, LLC
30 Washington Ave
Haddonfield, NJ 08033

Republic Bank
3-224/360

3973
Date: 04/23/2020

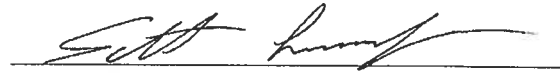
Memo: Block# 3601 Lot# 7 Application Fee

Pay To
The Order Of **TOWNSHIP OF MONROE**

One Thousand Dollars

****1,000.00****

TOWNSHIP OF MONROE
125 VIRGINIA AVE., SUITE 5
WILLIAMSTOWN, NJ 08094



SAFEGUARD S.E.C.U.R.E.
SAFEGUARD S.E.C.U.R.E.
M

⑈003973⑈ ⑆036002247⑆ 1026291⑈

MADISON COURT APARTMENTS
11487--TOWNSHIP OF MONROE
Print As: TOWNSHIP OF MONROE

125 VIRGINIA AVE., SUITE 5
WILLIAMSTOWN, NJ 08094

3973
Republic Bank
MC Republic OP 6291
Date: 04/23/2020

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
04/23/2020	Block# 3601 Lot# 7 Application Fee	Block# 360...cation Fee	Madison-...artments	\$1,000.00	\$1,000.00
HUD0.1440.9000--Capital P	Block#3601 Lot# 7 Esc...pital Parking Project				
Net Amount:					\$1,000.00

MADISON COURT APARTMENTS

Streamwood Associates/ Williamstown, LLC
30 Washington Ave
Haddonfield, NJ 08033

Republic Bank
3-224/360

3974
Date: 04/23/2020

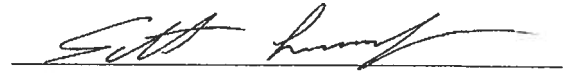
Memo: Block#3601 Lot# 7 Escrow

Pay To
The Order of **TOWNSHIP OF MONROE**

Six Thousand Dollars

****\$6,000.00****

TOWNSHIP OF MONROE
125 VIRGINIA AVE., SUITE 5
WILLIAMSTOWN, NJ 08094



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SAFEGUARD SECUR
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⑈003974⑈ ⑆036002247⑆

1026291⑈

MADISON COURT APARTMENTS
11487--TOWNSHIP OF MONROE
Print As: TOWNSHIP OF MONROE

125 VIRGINIA AVE., SUITE 5
WILLIAMSTOWN, NJ 08094

3974
Republic Bank
MC Republic OP 6291
Date: 04/23/2020

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
04/23/2020	Block#3601 Lot# 7 Escrow	Block#3601 Lot# 7 Escrow	Madison...artments	\$6,000.00	\$6,000.00
HUD0.1440.9000--Capital P	Block#3601 Lot# 7 Esc...pital Parking Project				
Net Amount:				\$6,000.00	\$6,000.00

MADISON COURT APARTMENTS

Streamwood Associates/ Williamstown, LLC
30 Washington Ave
Haddonfield, NJ 08033

Republic Bank
3-224/360

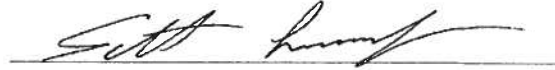
3972
Date: 04/23/2020

Pay To
The Order Of **Gloucester County**

Two Hundred Dollars

***200.00**

Gloucester County



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⑈003972⑈ ⑆036002247⑆ 1026291⑈

MADISON COURT APARTMENTS
12814--Gloucester County
Print As: Gloucester County

3972
Republic Bank
MC Republic OP 6291
Date: 04/23/2020

Date	Invoice #	Reference Number	Location	Amount Entered	Amount Paid
04/23/2020	Block# 3601 Lot# 7 Fee	Block# 3601 Lot# 7 Fee	Madison-...artments	\$200.00	\$200.00
HUD0.1440.9000--Capital P	Block#3601 Lot# 7 Fee Capital Parking Project				
Net Amount:					\$200.00