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August 22, 2020
MSS File No. 20-003

Ms. Dawn Farrell, Administrative Clerk
Monroe Township Zoning Board of Adjustment
125 Virginia Avenue, Suite 5
Williamstown, NJ 08094

Re: Monroe Township Zoning Board of Adjustment
Preliminary Major Subdivision Application Review
The Greens (NWD Development)
Block 14801, Lot 12
Monroe File: # 1854

A. We originally received the following documentation, reviewed same, and issued a report dated July 15, 2020 regarding completeness of the application:

1. Major Subdivision application #1854;
2. Preliminary/Final Major Subdivision Plan Set, The Greens, Plate 148, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated 04/01/20, consisting of:
 - a. Cover Sheet, Sheet 1 of 31, revised 06/23/20;
 - b. Existing Conditions and Demolition Plan - Sheet A, Sheet 2 of 31;
 - c. Existing Conditions and Demolition Plan - Sheet B, Sheet 3 of 31;
 - d. Surrounding Site Features, Sheet 4 of 31,
 - e. Overall Development Sectioning/Traffic Circulation Plan, Sheet 5 of 31, revised 06/19/20;
 - f. Subdivision Plan - Sheet A, Sheet 6 of 31, revised 06/19/20;
 - g. Subdivision Plan - Sheet B, Sheet 7 of 31, revised 06/19/20;
 - h. Subdivision Plan - Sheet C, Sheet 8 of 31, revised 06/19/20;
 - i. Grading and Drainage Plan - Sheet A, Sheet 9 of 31, , revised 06/19/20;
 - j. Grading and Drainage Plan - Sheet B, Sheet 10 of 31, , revised 06/19/20;
 - k. Utility Plan - Sheet A, Sheet 11 of 31, revised 06/19/20;
 - l. Utility Plan - Sheet B, Sheet 12 of 31, revised 06/19/20;
 - m. Drainage Divide Plan - Sheet A, Sheet 13 of 31;
 - n. Drainage Divide Plan - Sheet B, Sheet 14 of 31, revised 06/19/20;
 - o. Landscape & Lighting Plan - Sheet A, Sheet 15 of 31, revised 06/19/20;
 - p. Landscaping & Lighting Notes & Details, Sheet 17 of 31, revised 06/19/20;
 - q. Landscaping & Lighting Notes & Details, Sheet 17 of 31, revised 06/19/20;
 - r. Road Profiles, Sheet 18 of 31;
 - s. Profiles, Sheet 19 of 31;

- t. Profiles, Sheet 20 of 32;
 - u. Construction Details - Sheet A, Sheet 21 of 31;
 - v. Construction Details - Sheet B, Sheet 22 of 31;
 - w. Storm Sewer Details - Sheet A, Sheet 23 of 31;
 - x. Storm Sewer Details - Sheet B, Sheet 24 of 31;
 - y. Storm Sewer Details - Sheet C, Sheet 25 of 31;
 - z. Sanitary Sewer Details, Sheet 26 of 31,
 - aa. Water Details, Sheet 27 of 31;
 - bb. Soil Erosion and Sediment Control Plan - Sheet A, Sheet 28 of 31, revised 06/19/20;
 - cc. Soil Erosion and Sediment Control Plan - Sheet B, Sheet 29 of 31, revised 06/19/20;
 - dd. Soil Erosion & Sediment Control Notes and Details, Sheet 30 of 31;
 - ee. Test Pit Logs, Sheet 31 of 31;
 - ff. Plan of Survey & Topography, Sheet 1 of 1, dated 03/31/2020;
 - gg. Final Plan of Lots, The Greens - Section 1, Sheet No. 1 of 2; dated 06/24/20;
 - hh. Final Plan of Lots, The Greens - Section 1, Sheet no. 2 of 2; dated 06/23/20;
 - ii. Final Plan of Lots. The Greens - Section 2, Sheet no. 1 of 1, dated 06/24/2020;
and
 - jj. Final Plan of Lots, The Greens - Section 3, Sheet No. I of 1, dated 06/24/2020.
3. Preliminary Major Subdivision Checklist;
 4. Tax records;
 5. N.W.D. Development, L.L.C. Corporate/Partnership Disclosure;
 6. Request for Taxpayer Identification Number and Certification;
 7. MTZBA Meeting Minutes of November 19,2019;
 8. MTZBA Resolution #43-2019;
 9. Phase I Environmental Site Assessment of Block 14801, Lot 12 (A.K.A. The Greens Subdivision), prepared by Consulting Engineer Services, dated April 6, 2020;
 10. Traffic Impact Study for the Greens, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated March 2020;
 11. Stormwater Management Report for The Greens, Plate 148, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated March 2020.
- B. The applicant's engineer has submitted the following additional documentation in response to our "Completeness" report dated July 15, 2020:

1. Certification and indemnification statements to be incorporated in the submitted Phase I Environmental Site assessment (A.9., above) to meet the requirements of Section 175-99.1 of the Comprehensive Land Management Ordinance of the Township,
2. Stormwater Management Report for The Greens, Plate 148, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated March 2020, revised August 7, 2020.
3. A stormwater maintenance plan (Maintenance Plan for Stormwater Management Measures for The Greens, Plate 148, Block 14801, Lot 12, prepared by Consulting Engineer Services, dated August 2020) for Stormwater Management Measures to supplement the Stormwater Management Report.
4. A request for a waiver of the requirement to provide a topographic plan indicating contours extending 200 feet beyond the proposed site.

Subject to approval of the waiver request for offsite topography, submission requirements have been met and the preliminary major subdivision application may now be deemed to be “complete”.

- C. The project proposes the construction of an age-restricted multi-family home development on County Routes 655 and 689 consisting of 117 units (39 triplex buildings) with a clubhouse, a swimming pool, a bocce ball court, a pickleball court and a fenced dog run on 31.31 acres with future commercial development on 7.67 adjoining acres. This office offers the following comments regarding the subdivision application:
1. This office defers comment on required variances and waivers, landscaping, open space, buffers, recreation and COAH issues to the Board Planner;
 2. Traffic Impact. The submitted Traffic Impact Study (A.10, above) indicates that, with the exception of the Prestwick Lane/CR689/Appletree Lane intersection where **the level of service will be LOS E/F for Appletree Lane during the AM/PM peak hours**, levels of service will remain at LOS A/B for the existing movements and the proposed site accesses are anticipated to operate at good levels of service with minimal queues;
 3. Environmental Assessment.
 - a. The Phase I Environmental Site Assessment (A.9, above) indicates that although the site was previously an orchard-agricultural operation and subject to the potential use of agricultural pesticides, remedial action was taken in 2005, which resulted in an **NJDEP issuance of No Further Action Letter - Unrestricted Use in November 2005.**

- b. The Speed Gas service station located across from the property on Fries Mill Road experiences groundwater contamination but, **NJDEP mapping indicates that the impacted groundwater does not extend across Fries Mill Road to the subject property.**
4. Stormwater Management Report.
- a. Page 15 of the report states that Section 3 consists of 30 units. **Section 3 consists of 13 tri-plex units (39 units total).**
 - b. The following modifications are required to the pipe design capacities indicated in the report:
 - (1) **The capacity of the 24" pipe between Inlets B6 and B10 is shown as 10.22 cfs but the actual pipe capacity is 10.12 cfs;**
 - (2) **The capacity of the 24" pipe between Inlets B10 and B11 is shown as 11.07 cfs but the actual pipe capacity is 10.97 cfs;**
 - (3) **The capacity of the 36" pipe between Inlets B16 and B17 is shown as 24.82 cfs but the actual pipe capacity is 25.03 cfs;**
 - (4) **The capacity of the 15" pipe between Inlet C3 and MH1c is shown as 4.16 cfs but the actual pipe capacity is 4.14 cfs.**
 - (5) **The capacity of the 18" pipe between Inlets C4 and C5 is shown as 6.17 cfs but the actual pipe capacity is 6.21 cfs;**
 - (6) **The capacity of the 30" pipe between Inlets B4 and C8 is shown as 3.84 cfs but the actual pipe capacity is 3.82 cfs;**
 - (7) **Modifications for compliance with changes resulting from modifications to the subdivision plans.**
 - c. There are two (2) instances (Inlet A9 to Inlet A10 and Inlet C1 to C2) where an 18" pipe is indicated from the County roadway which is followed on site by a 15" pipe. This would result in the capacity of the 18" pipe being restricted to that of a 15" pipe, however **in both instances the reduced flow capacity would be sufficient to convey anticipated runoff from the County road.**
5. Subdivision Plans.
- a. The Site Data listing on the Cover Sheet, Sheet 1 of 31, indicates a waiver request, but does not identify the waiver.
 - b. An acceptable level of streetlighting is proposed for the subdivision.
 - c. **Prestwick Lane should be constructed (base paving) from Panmure Way to Glassboro - Cross Keys Road concurrently with Phase I to provide a second emergency vehicles access to the site.**

- d. **See comment C.4.c, above for the 18” pipe between Inlets A9 and A10 on Sheet 11 of 31 and the 18” pipe between Inlets C1 and C2 on Sheet 12 of 31.**
- e. **An acute angle is formed by the pipes from Inlet B22 to Inlet B23 to Inlet B24, as shown on Utility Plan – Sheet A, sheet 11 of 31. The minimum angle required is 90 degrees. This portion of the stormwater drainage system must be redesigned. Modifications must also be indicated on the appropriate Utility Profile.**
- f. **An acute angle is also formed by the pipes from Inlet B12 to Inlet B13 to Inlet B14, as shown on Sheet 12 of 31. It is recommended that Inlet B13 be relocated with recalculated slopes and inverts and the proposed 20’ wide storm easement to Gloucester County be revised accordingly. Modifications must also be indicated on the appropriate Utility Profile.**
- g. **A Match Line is shown between Sheet B and Sheet C on Utility Plan – Sheet B, Sheet 12 of 31 but, there is no Utility Plan – Sheet C in the subdivision plan set.**

D. Any subdivision approval granted should be conditioned upon:

- 1. **Approval of all agencies with jurisdiction, including but not limited to:**
 - a. Gloucester County Planning Board,
 - b. Gloucester County Soil Conservation District,
 - c. Monroe Township Municipal Utilities Authority,
 - d. Monroe Township Fire Marshal.
- 2. **Submission of plans, revised in accordance with all conditions of approval established by the Board, to the Zoning Board of Adjustment within sixty (60) days of approval.** The applicant’s engineer is advised that all plan revisions must be noted on the plan as such and a revision date added to the plan each time it is revised. Notations such as “Revised per Township Review” in the revisions block is not sufficient to meet this requirement. **Plan approval will be limited to the original plan and noted revisions.**
- 3. **Payment of fees and posting of a performance guarantee for public improvements and an inspection escrow for the project.** The applicant’s engineer should submit a construction cost estimate to assist the Township Engineer in determination of the total applicable public and private improvement project costs to be used for calculation of the required Performance Guarantee and Inspection Escrow.

4. Review fees must be paid in full by the applicant prior to endorsement of the plans for construction by Township officials.

- E. All conditions of subdivision approval must be satisfied prior to this office endorsing the final plans. Plan approval by this office does not constitute an endorsement of the design concept, nor does it warrant the accuracy of the plans which have been prepared by the developer's professionals. The applicant is solely responsible to determine what (if any) other permits and/or approvals are required for this project and to apply for and obtain such approvals.

Should you have any questions or concerns, please feel free to contact this office.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Martin S. Sander".

Martin S. Sander, PE, CME

MSS