



May 20, 2020

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

Re: File #499-SP – Streamwood Associates/Williamstown, LLC  
 Application for Minor Site Plan Approval  
 1056 S. Black Horse Pike, Williamstown, New Jersey  
 Block 3601, Lots 6, 7 & 8  
 Zoning District: RG-C (Regional Growth Commercial)  
 T&M# MRPBR1360  
 Technical Review #1

Dear Board Members:

We have received the following for review:

<u>Sheet</u>	<u>Title</u>	<u>Materials Received for Review</u>	<u>Date/Last Revised</u>
<b>Marathon Engineering &amp; Environmental Services</b>			
1 of 1	Minor Site Plan		12-09-19 / 04-22-20
	Stormwater Summary		04-22-20 /

**Site Description**

The subject property is 1056 S. Black Horse Pike (Route 322), roughly 250 feet north of the Black Horse Pike and S. Main Street intersection. The site is Block 3601 Lots 6, 7 and 8, totaling 10.975± acres and is the location of the existing Madison Court Apartments. The site is bordered by woods to the north and east, woods and a residential dwellings to the west, and Route 322 to the south.

This application proposes the expansion of the existing parking lot near the northeast end of the complex. Twenty-two (22) new parking spaces are proposed including one (1) ADA parking space. The Applicant also proposes to relocate the existing dumpsters adjacent to Buildings L & M and restripe the asphalt to provide a handicap parking stall, for a total of twenty-two (22) parking spaces. The proposed development will result in roughly 4,940 square feet of disturbance. The applicant is requesting a bulk variance for providing fewer parking spaces than required by Residential Site Improvement Standards (RSIS). The site currently has 220 parking stalls and will have 242 parking stalls after the proposed improvements are made. However, RSIS requires the site to have 332 parking spaces. The Applicant requested this bulk variance noting that the apartment complex pre-dates RSIS.



These submittals have been reviewed for compliance with the submission requirements of the Monroe Township Land Use Ordinance. We note the following:

### **Submission Requirements**

We reviewed the requirements set forth in the following Ordinance Sections: 175-60, Minor Site Plan Review; Section 175-70, Minor Site Plan; In our letter dated May 20, 2020 we deemed this application **incomplete**. **Those items shall be resolved before the application is heard by the board.**

### **Requested Waivers**

The Applicant stated in their application that they are requesting waivers for any items not included with this submission.

### **Required Waivers**

Waivers will be required for the following, as outlined in the Completeness Review letter:

- (1) For projects in the Pinelands area – a waiver from providing USGS Map, Municipal Tax Map, Pinelands management area designation, Soils Map and existing/proposed vegetation on the plan.
- (2) A waiver from providing lot lines certified by a licensed land surveyor
- (3) A waiver from providing existing and proposed contour lines based on USGS data within 200 feet of the tract.
- (4) A waiver from providing a vehicle circulation plan.
- (5) A waiver from providing lighting within 100 feet of the tract.

### **Requested Variances**

- (1) The applicant is requesting a bulk variance for providing fewer parking spaces than the 332 parking spaces required for this site by Residential Site Improvement Standards (RSIS). The site currently has 220 parking stalls and the Applicant proposes 22 additional spaces for a total of 242 parking stalls. The Applicant requested this bulk variance noting that the apartment complex pre-dates RSIS.

### **Required Variances**

There do not appear to be any additional bulk variances required.

### **Zoning Requirements**

We defer to the Boards Planner for review of the Zoning issues relative to this application.

### **Minor Site Plan Comments**

Sheet 1 of 1 provides proposed site improvements for the site.

- (1) The Applicant shall provide a compliant ADA accessible curb ramp adjacent to the proposed handicap parking stall and add an appropriate detail to the plan. The plan and detail should be dimensioned relative to an existing speed hump, an existing ramp, an existing garden area, and adjacent parking spaces.



- (2) The Applicant shall provide a trash enclosure for the relocated dumpsters and add a detail to the plan for the proposed enclosure.
  
- (3) Although this application is not required to meet the State and Monroe Ordinance stormwater requirements as the proposed improvements will ultimately disturb less than 5,000 square feet, the Applicant should confirm that the existing stormwater management system has sufficient capacity for the increase in runoff generated by the proposed improvements. They should describe the existing stormwater system and where the project area drains to. The Applicant should consider adding arrows to the plan to show existing drainage patterns.

### **Bonds and Fees**

This application may be subject to the posting of a site improvement performance bond in an amount equal to 120% of the bondable site improvements cost as reviewed by the Township Engineer and a five (5%) percent escrow fee for the site inspection.

### **Outside Agency Approvals**

Evidence of approval by the following agencies shall be a condition of any approvals by the Monroe Township Planning Board.

1. Gloucester County Soil Conservation District – if applicable
2. New Jersey Department of Transportation - if applicable
3. New Jersey Pinelands Commission
4. Gloucester County Planning Board – if applicable

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

Very truly yours,  
T & M ASSOCIATES

Douglas A. White, P.E., CME  
Planning Board Engineer

cc: Stephen Boraske, Board Solicitor  
Pamela Pellegrini, P.E., P.P., C.M.E., Board Planner

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