



November 24, 2020

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

Re: File #1838: Blaze Development Group, LLC  
**Application for Preliminary and Final Major Subdivision Approval**  
 Applicant: Blaze Mill Development Group, LLC  
 Block 1401, Lot 1; Block 141.0602, Lot 1.01  
 Zoning District - MU, Mixed-Use District  
 Glassboro-Williamstown Road, NJSH Route 322/Fries Mill Road, CR 655  
 T&M #: MRPBR1420  
**Technical Review #3**

Dear Board Members:

We have received the following for review:

<u>Sheet</u>	<u>Materials Received for Review</u> <u>Title</u>	<u>Date/Last Revised</u>
<b>Prepared by James Sassano Associates, Inc. (James A. Sassano, P.E.)</b>		
01 of 02	Overall Final Plan of Lots	09-03-20 /
02 of 02	Final Plan of Lots	09-03-20 /
<b>Prepared by James Sassano Associates, Inc. (Richard J. Clemson, P.E.)</b>		
01 of 32	Cover Sheet	08-20-14 / 09-03-20
02 of 32	Information Sheet	08-20-14 / 09-03-20
03 of 32	Site Characteristics Map	08-20-14 / 09-03-20
04 of 32	Composite Site Plan	08-20-14 / 09-03-20
05 of 32	Phasing Plan	08-20-14 / 09-03-20
06 of 32	Preliminary Subdivision Plan	08-20-14 / 09-03-20
07 of 32	Preliminary Subdivision Plan	08-20-14 / 09-03-20
08 of 32	Grading and Drainage Plan	08-20-14 / 09-03-20
09 of 32	Grading and Drainage Plan	08-20-14 / 09-03-20
10 of 32	Composite Utility Plan	08-20-14 / 09-03-20
11 of 32	Utility Plan	08-20-14 / 09-03-20
12 of 32	Utility Plan	08-20-14 / 09-03-20
13 of 32	Road and Utility Profiles	08-20-14 / 09-03-20
14 of 32	Road and Utility Profiles	08-20-14 / 09-03-20
15 of 32	Utility Profiles	08-20-14 / 09-03-20
16 of 32	Landscaping and Lighting Plan	08-20-14 / 09-03-20
17 of 32	Landscaping and Lighting Plan	08-20-14 / 09-03-20
18 of 32	Landscaping and Lighting Detail Sheet	08-20-14 / 09-03-20



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**Materials Received for Review (Continued)**

<b><u>Sheet</u></b>	<b><u>Title</u></b>	<b><u>Date/Last Revised</u></b>
<b>Prepared by James Sassano Associates, Inc. (Richard J. Clemson, P.E.)</b>		
19 of 32	Roadway and Paving Detail Sheet	08-20-14 / 09-03-20
20 of 32	Signage and Striping Details	08-20-14 / 09-03-20
21 of 32	Roadway Intersect. and Barrier Free GRD Detail	08-20-14 / 09-03-20
22 of 32	Storm Sewer Detail Sheet	08-20-14 / 09-03-20
23 of 32	Stormwater Management Detail Sheet	08-20-14 / 09-03-20
24 of 32	Sanitary Sewer Detail Sheet	08-20-14 / 09-03-20
25 of 32	Water Main Detail Sheet	08-20-14 / 09-03-20
26 of 32	Erosion and Sediment Control Plan	08-20-14 / 09-03-20
27 of 32	Erosion and Sediment Control Plan	08-20-14 / 09-03-20
28 of 32	Soil Management and Preparation Plan	08-20-14 / 09-03-20
29 of 32	Soil Management and Preparation Plan	08-20-14 / 09-03-20
30 of 32	Erosion and Sediment Control Narrative	08-20-14 / 09-03-20
31 of 32	Erosion and Sediment Control Detail Sheet	08-20-14 / 09-03-20
32 of 32	Soil Management and Preparation Detail Sheet	08-20-14 / 09-03-20
	Stormwater Management Compliance Report	07-31-14 / 11-02-15
	Stormwater Management Facilities Maintenance Manual	07-31-14 / 07-31-15

**Missing Documents:**

- 1) Monroe Utilities Authority Review Form B
- 2) Map Filing Certifications

The applicant has provided a major site plan and other documents to gain approval for Phases 1 through 5 of the proposed final subdivision to create 105 Townhouse units. The following is our review of this submission and our listing of comments to be addressed.

The subject property is Block 14101, Lot 1 and Plate 141.06, Block 141.0602, Lot 1.01 as a part of the application. The entire site is 62.21 acres and is located at the southwest corner of Fries Mill Road (County Road #655) and US Route 322.

The project is located within the "MU" Mixed-Use zone. The application proposes, for Phases 1 through 5, to subdivide the two lots (Lot 1 and 1.01) to create 105 townhomes with two open space lots remaining.

Per Technical Review #2, dated 5/25/15, this application was deemed complete on December 18, 2014, at which time the application also received Preliminary Major Subdivision Approval, as memorialized in Resolutions PB-52-14 through PB-58-14.

The applicant should be aware that issues related to Stormwater Management, including size and ultimate location of the basins on the subject property is subject to change, based on NJDOT's review of the improvements of the Route 322/Fries Mill Road intersection.



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We reiterate that outside agency approvals and posting of bonds and fees as noted in our previous review letter must be provided.

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

### **Submission Requirements**

Based on the Final Major Subdivision, as specified in Ordinance Section 175-59.B, 175-69 the applicant has submitted a copy of the following information: a subdivision application form, a Stormwater Management Report, a Final Plat, and set of Final Subdivision Plans. In our letter dated November 5, 2020 we stated this application can be considered complete if the noted outstanding requirements are made a condition of approval.

### **Zoning**

We defer to the Board's Planner for review of the zoning issues and Fiscal Impact Report relative to this application.

### **Requested Submission Waivers**

1. No submission waivers are requested.

### **Requested Design Waivers**

1. No design waivers are requested.

### **Required Waivers**

It appears two additional waivers are required:

1. Plans submitted for review do not include existing contours extending 300 feet beyond the property. Unless plans are revised to include this information, a waiver would be required, to which we would not take exception.
2. The proposed lighting will require a design waiver as no more than 0.25 footcandles is allowed at any property line, whereas the Applicant proposes 1.0 footcandles at the northern property line along Glassboro-Williamstown Road.

### **Requested Variances**

1. There are no requested variances.

### **Required Variances**

1. There are no required variances.



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### **Zoning Requirements**

We defer to the Board's Planner for review of the zoning issues relative to this application.

### **Technical Review**

1. **§175-68, Preliminary Major Subdivision and Planned and Cluster Developments**

The preliminary plans shall be clearly and legibly drawn or reproduced at a scale of not less than one-inch equals 100 feet unless otherwise specified. All plans shall be designed in compliance with the provisions of this chapter and shall show or be accompanied by the following information on existing and proposed features:

A. A preliminary site plan of the project site at the scale required above showing:

1. The names, locations and dimensions (cartway and right-of-way widths) of all streets, both existing and proposed, within a distance of 500 feet from the boundaries of the subdivision, showing any connections from the proposed streets to existing streets and to those proposed arterial and collector streets as shown on the Master Plan or Official Map, as adopted. **We defer to the Board's Planner.**

B. A utilities plan at the same scale of the site plan showing:

1. Plans of proposed improvements and utility layouts, including sewer, water, storm drains, gas, telephone, television, and electricity showing feasible connections to any proposed utility systems. If private utilities are proposed, they shall comply fully with all Township, County and State regulations.

If service will be provided by an existing utility company, a letter from that company stating that service will be available before occupancy will be sufficient. When individual on-lot water or sewage disposal is proposed, the plan for such system shall be approved by the appropriate Township and state agencies, and the results of percolation tests shall be submitted with the preliminary plat under conditions designated by the County Board of Health. Where applicable, the utility company letter must indicate that wet hookups will be available for each subdivided lot. **The applicant will need to submit to the board, prior to final approval, a written agreement with all utility providers. Copies of all approvals shall be provided to the Board upon receipt.**

- C. Plans, typical cross sections, center-line profiles, tentative grades and details of all proposed streets and of the existing streets abutting the development based on the vertical datum specified by the Board Engineer, including curbing, sidewalks, storm drains and drainage structures. Sight triangles, the radii of curbline and street sign locations shall be clearly indicated at intersections. This submittal complies. **Corresponding Top of curb shall be added to bottom of curb grade shots. The drainage structure grate elevations shall be added to the grading and drainage plan.**



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2. §175-93 Buffers

We defer all buffer issues to the Board's Planner.

3. §175-96. Curb and Gutters

The applicant has provided Belgian Block type curbing throughout the site. Details for the Granite/Belgian block curb and depressed curb are provided on the Roadway and Paving Detail Sheet, which are generally in conformance with this section.

4. §175-98 Easements

We defer all easement issues to the Board's Planner.

5. §175-99.1 Environmental Assessments

Per Response Letter dated 8/24/15 all comments related to the Environmental Reports were addressed in a letter dated 11/11/14.

6. We defer all Homeowners Association issues to the Board's Planner and Board's Solicitor. **However, it shall be noted that the Association will maintain all open space areas and stormwater management facilities. The streets will be dedicated to the Township as will drainage facilities within the streets.**

7. §175-116 Lighting

A. **The applicant shall testify if there are any existing lights within 100 feet of the property, per the requirements in §175-116B(1)(a) of the Ordinance.**

The applicant has provided 50-watt fixtures along the streets and at parking area and 100-watt fixtures at intersections. **The Applicant will need to provide a light detail for the 250-watt light fixtures located in the northeast corner of the property by the wastewater pump station, along with an Isolux curve. The Applicant shall also provide ground level light intensity point values at a 10-foot grid throughout Lot 1 and 1.01, so that the Board can determine if adequate lighting is provided in all areas.**

B. **The proposed lighting will require a design waiver as no more than 0.25 footcandles is allowed at any property line, whereas the Applicant proposes 1.0 footcandles at the northern property line along Glassboro-Williamstown Road.**

C. The proposed streetlights will be installed on the same side of a straight roadway, per the Ordinance §175-116A(2)(f).

D. ~~The plans note that the proposed luminaire, with a 25-foot mounting height, will have a cobra head, but there is no mention if it will be recessed, which is required, per Section 175-116A(2)(g) of the ordinance.~~ **Satisfied.**

E. Streetlights in residential areas must be installed with a minimum footcandle of 1.0 over the full area of each intersection. **The applicant needs to submit revised Lighting Plans to show this.**



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8. §175-123 Off-street Parking and Loading

- A. The plans note that 190 townhouse units will contain one (1) garage space and one (1) driveway space for a total of 380 parking spaces; 54 townhouse units will contain (1.5) garage spaces and two (2) driveway spaces for a total of 189 parking spaces.

The total number of parking spaces for the townhouse units for all Phases, 1 through 12, is 569 parking spaces. The Residential Site Improvement Standards RSIS requires that 2.4 parking spaces be provided for each unit, for a total of 586 parking spaces and that 122 parking spaces be provided for guests, totaling 708 parking spaces. Off-street parking will be provided containing a total of 122 parking spaces. It shall be noted that the total number of parking spaces provided is 813 and this conforms to RSIS. **The Applicant will need to add an amendment to the parking breakdown to show the parking requirements for Phases 1 through 5 by themselves.**

- B. As noted above, off-street parking will be provided throughout the development within reasonable walking distance of buildings they are designated to serve. Traffic must back into the cartway to exit the parking space, which is not unusual in this type of development. Off-street parking located on main access roads are located far enough from the intersection so as not to create a problem.
- C. The off-street parking spaces are 9' x 18' which complies with The Residential Site Improvement Standards RSIS §5:21-4.15 Parking Space Size. **With the number of driveways and off-street parking in the development, testimony should be provided as to whether the applicant anticipates that there will be on street parking.** If on street parking is permitted, it shall be restricted within 50 feet of a stop sign and 25 feet of a crosswalk.
- D. The proposed cartways throughout the development, with the exception of the entrances/exits to the development will be 30 feet within 50-foot right-of-way. A 30 feet cartway provides for two (2) way traffic and parking on either side of the road.

9. §175-124 Off-Tract Improvements

The Applicant proposes roadway improvements to Franklinville-Turnersville Road (CR 655) as well as to Glassboro-Williamstown Road (U.S RT. 322). The following note is listed on Sheet 4 (Composite Site Plan): "See Route 322 & Country Route 655 Roadway Improvements Plans by Land Dimensions Engineering for Detailed Design within Route 322 and County Route 655." The following note is listed on Sheet 8 (Grading and Drainage Plan): "See County Route 655 Roadway Improvements plan by Land Dimensions Engineering for Detailed Design Within County Route 655." **A copy of these plans should be provided for review.**

10. §175-124 Open Space

We defer all Open Space issues to the Board's Planner.

11. 175-129 Public Utilities

No comment.



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12. §175-130.1 Rodent Control

The plans provide Rodent Control Notes per the Information Sheet.

13. §175-132 Shade Trees

We defer all Shade Tree issues to the Board's Planner.

14. §175-133 Sidewalks

A. Four (4) foot wide sidewalks will be provided on both sides of the street within the development except in front of the off-street parking, where a six (6) foot sidewalk will be provided. Sidewalks are also provided along the frontages of the property on Route 322 and Fries Mills Road. ~~The Board may wish to consider a five (5) foot wide sidewalk along Route 322 and Fries Mills Road as the proposed future commercial area is a pedestrian generator, per RSIS.~~ **Satisfied.**

B. **As part of Phase 1 through 5 improvements will the 8-foot asphalt walkway be completed? Testimony shall be provided.**

15. §175-134 Sight Triangles

It appears that all issues have been addressed with respect to this section.

16. §175-135 Signs

We defer all sign issues to the Board's Planner.

17. §175-141 Street and Traffic Control Signs

**A. The applicant shall provide testimony regarding whether any proposed wayfinding signs are to be included in this application.**

18. §175-144, Streets

A. As noted above this application provides for a 30-foot-wide cartway within a 50-foot right-of-way, which conforms to RSIS for Neighborhood Classification of Streets and permits parking on both sides of the street.

B. Prestwick and Spyglass Hill Drive appear from the phasing plan that they will be dead-end turnarounds at the end of Phase 5. **Some form of turn around treatments need to be added at the end of these roads.**

**C. The plans need to indicate the limit of roadway improvements and provide testimony as to where the cutoff point will be.**

19. §175-144, MU Mixed-Use District

The plans appear to conform to the Ordinance which establishes a Mixed-Use Zoning District, for townhouse development, however, we defer to the Board's Planner.

20. ~~A six (6) foot wide paved walkway will be provided from the existing bike path to the south, through the subject development, to the proposed future commercial area. The detail indicates that it is a bike path, which is too narrow for a bike path. The title of the detail should be revised to "Walkway".~~ **Satisfied Per Technical Review #2, Comment #15.**





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21. A gazebo will be provided in the open space area at the center of the development, which can be accessed via the walking path. **The applicant shall provide testimony if these will be included in Phases 1 through 5.**
  
22. The following additional items have also been noted as a part of this review:
  - A. Sanitary sewer service will be provided to each dwelling by connecting into the sanitary system provided as part of this development. The west section of the development will connect directly to the existing sanitary manhole at the bike path that discharges to the existing Whispering Woods sanitary sewer. The east section of the development will discharge to the sanitary pump station and a force main will be provided that discharges to the proposed sanitary system located in the west section of the development and ultimately to the sanitary sewer in the Whispering Woods development. We defer review of the proposed sanitary system to the Monroe Township MUA.
  
  - B. Potable water service for each proposed dwelling will connect to a proposed main installed within the development that will connect to existing mains in Route 322 and in Fries Mills Road. We defer review of the proposed water main system to the Monroe Township's MUA.
  
  - C. We defer the review of the number of proposed fire hydrants and their location to the Township Fire Code Official.
  
23. §175-144, MU Mixed-Use District  
We defer the review and approval of the soil erosion and sediment control design and implementation to the Gloucester County Soil Conservation District.
  
24. **Architectural plans have not yet been provided. Per Letter dated 8/24/15 the Planning Board agreed to the submission of Architectural Plans at Final.**
  
25. §175-147 Vegetation  
The Applicant has submitted a Landscaping Plan. We defer all landscaping requirements to the Board's Planner.
  
26. §175-151 Wetlands  
Per Note Section on Sheet 2, there are no freshwater wetlands/waters or transition areas on Block 14101, Lot 1. A freshwater wetlands boundary line was delineated on Block 141.0602, Lot 1.01 and was verified by NJDEP on July 25, 2014, File Number 0811-14-0002.1. Wetlands on Lot 1.01 was classified intermediate resource value with a 50' buffer.
  
27. Traffic Engineering Assessment  
Satisfied per Review Letter Response dated 8/24/15.





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28. §175-140 Stormwater Management

- A. The applicant has provided five (5) foot high chain link fencing to be installed to surround the proposed basins. One gate is provided for access to each basin. **Per Response Review Letter dated 8/24/15, the 5' high vinyl fence was deemed appropriate. The applicant will need to provide a detail for the gate that gives access to the basin.**
- B. The plan indicates that the basins' outlet control structures are tied into the existing stormwater conveyance systems of the neighboring residential subdivisions. The Stormwater Report does not appear to discuss the capacity of the neighboring systems. The report shall be revised to any potential issues associated with the proposed connection. **Review letter response dated 8/24/15 states, that "The available capacities were respected in the course of the Stormwater Management Design. Our office has reviewed the analysis with your Engineer."**

**Environmental Site Assessment**

Satisfied as part of Preliminary Technical Review #2, dated 5/25/15.

**Major Subdivision**

Based on our review of the Major Subdivision plans, we offer the following

1. **The lot and block number shall be approved by the tax assessor.**
2. **The final plans(s) should be separated so that all information related to an individual property located near a plan boundary is shown on one sheet.**

The Final Plat(s) will be subject to further review and should include, as a minimum, the following:

1. **Map filing certifications.**
2. **Monument locations.**
3. **All other requirements of the Map Recordation Act.**

**Bonds and Fees**

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



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**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
2. Gloucester County Planning Board
3. New Jersey Department of Transportation
4. Monroe Township Fire Code Official
5. Monroe Township Municipal Utilities Authority (MUA)
6. Any and all other agencies having jurisdiction over the applications.

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

Very truly yours,  
T & M ASSOCIATES

Kyle R. Humphreys, P.E.  
Planning Board Engineer

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

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