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November 25, 2020

VIA EMAIL AND U.S. MAIL

Dawn M. Farrell, Administrative Clerk
TOWNSHIP OF MONROE PLANNING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Final Major Subdivision (1st Review)
Phases 1-5
Plate 141, Block 14101, Lot 1
Plate 141.06, Block 141.0602, Lot 1.01
Fries Mill Road (C.R. 655) and U.S. Route 322
Zone: MU, Mixed-Use District
Applicant: Blaze Mill Development Group, LLC
Application No 1838
MC Project No MMP-008

Dear Ms. Farrell:

The above referenced application is a request for final major subdivision review.

1.0 Project Description

1.1 Proposal

The applicant was granted preliminary major subdivision approval by the Planning Board, along with certain waivers and variances on December 18, 2014 (Resolutions PB-53-14 thru PB-58-14) to subdivide existing lots 1 and 1.01 into 250 lots for the development of 244 single-family attached (townhouse) dwelling units, 4 open space lots and 1 sanitary sewer pump station lot on 48.42 acres of the existing 62.21 acre tract (61.54 acre net). The remaining lands of 13.12 acres were to be reserved for future commercial development in response to a 2013 settlement agreement. As agreed in the Township's approved settlement agreement between Blaze Mill Development Group LLC and Monroe Township, the Township adopted Ordinance No. O:15-2013 in conformance with the terms and conditions of said settlement agreement, to establish a mixed-used zoning district to promote an inclusionary market-rate residential and community commercial development on an appropriately located tract of land in the non-Pinelands area of the Township, while contributing to the off-site production of housing for low and moderate income persons.



Of the 48.42 acre residential component, the applicant proposed to set aside 23.19 acres for open space and 0.12 acres for the pump station. The residential development is proposed to have its primary access from Fries Mill Road with a secondary access off U.S. Route 322. It was proposed to be constructed in 12 small phases ranging from 6 to 28 dwelling units per phase. The site will be served by public water and sewer.

The applicant is now requesting final approval for Phases 1-5, totaling 107 lots, consisting of 105 townhouse building lots and 2 remainder lots.

It should be noted that the lot to be reserved for commercial now is noted to have 13.1194 acres vs. 13.12 acres as approved under the variance granted with preliminary approval.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board as 1838 10152020, received via email on October 16, 2020 and subsequently via regular mail on October 21, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Correspondence from Richard J. Clemson, PE, CME, James Sassano Associates, Inc. (JSA)	October 13, 2020
---	Correspondence from Richard J. Clemson, PE, CME, JSA to Gloucester County Planning Board	October 13, 2020
---	Application	October 15, 2020
---	Final Major Subdivision Check List	---
---	W-9	October 6, 2020
---	Ownership Disclosure Affidavit	October 12, 2020
---	Resolutions PB-51-14 through PB-58-14	November 13, 2014
---	Title Commitment and Deed	August 17, 2020
---	Stormwater Management Maintenance Manual	Revised to July 31, 2015
--	Stormwater Management Compliance Report	Revised to November 2, 2015
1 of 2	Overall Final Plan of Lots (Phases 1-5)	September 3, 2020
2 of 2	Overall Final Plan of Lots (Phases 1-5)	September 3, 2020
1 of 32	Cover Sheet	Revised to September 3, 2020
2 of 32	Information Sheet	Revised to September 3, 2020
3 of 32	Site Characteristics Map	Revised to September 3, 2020



4 of 32	Composite Site Plan	Revised to September 3, 2020
5 of 32	Preliminary Phasing Plan	Revised to September 3, 2020
6 of 32	Preliminary Subdivision Plan	Revised to September 3, 2020
7 of 32	Preliminary Subdivision Plan	Revised to September 3, 2020
8 of 32	Grading and Drainage Plan	Revised to September 3, 2020
9 of 32	Grading and Drainage Plan	Revised to September 3, 2020
10 of 32	Composite Utility Plan	Revised to September 3, 2020
11 of 32	Utility Plan	Revised to September 3, 2020
12 of 32	Utility Plan	Revised to September 3, 2020
13 of 32	Road and Utility Profiles	Revised to September 3, 2020
14 of 32	Road and Utility Profiles	Revised to September 3, 2020
15 of 32	Utility Profiles	Revised to September 3, 2020
16 of 32	Landscaping & Lighting Plan	Revised to September 3, 2020
17 of 32	Landscaping & Lighting Plan	Revised to September 3, 2020
18 of 32	Landscaping and Lighting Detail Sheet	Revised to September 3, 2020
19 of 32	Roadway and Paving Detail Sheet	Revised to September 3, 2020
20 of 32	Signage and Striping Details	Revised to September 3, 2020
21 of 32	Roadway Intersection and Barrier Free Grading Detail Sheet	Revised to September 3, 2020
22 of 32	Storm Sewer Detail Sheet	Revised to September 3, 2020
23 of 32	Stormwater Management Detail Sheet	Revised to September 3, 2020
24 of 32	Sanitary Sewer Detail Sheet	Revised to September 3, 2020
25 of 32	Water Main Detail Sheet	Revised to September 3, 2020
26 of 32	Erosion and Sediment Control Plan	Revised to September 3, 2020
27 of 32	Erosion and Sediment Control Plan	Revised to September 3, 2020
28 of 32	Soil Management and Preparation Plan	Revised to September 3, 2020
29 of 32	Soil Management and Preparation Plan	Revised to September 3, 2020
30 of 32	Erosion and Sediment Control Narrative	Revised to September 3, 2020
31 of 32	Erosion and Sediment Control Detail Sheet	Revised to September 3, 2020
32 of 32	Soil Management and Preparation Detail Sheet	Revised to September 3, 2020

The plans are signed and sealed by Richard J. Clemson, P.E. of James Sassano Associates, Inc. (JSA) with the exception of sheets 6 and 7 which are signed and sealed by James A. Sassano, PLS.



It should be noted that final subdivision plats have not been provided for review.

3.0 Compliance with Preliminary Approval

The overall subdivision plans are in compliance with the project's preliminary approval granted December 14, 2014 (Resolution PB-58-14).

4.0 Bulk Requirements (townhouses)

The townhouse lot requirements including setbacks appear unchanged from the approved preliminary plans. Testimony shall be provided to confirm same.

5.0 Design and Performance Standards

1. Streets

The developer per Condition of Approval #4e shall dedicate to the Township of Monroe the internal streets. The plans do not indicate the limit of dedications for Phases 1-5 nor easement descriptions for temporary cul-de-sacs. Testimony to be provided regarding the developer's intentions and a final plat specific to Phases 1-5 should be provided for review and approval.

2. Parking

The subdivision plan overall for 244 units requires 586 spaces. The plan conforms with its preliminary approval and proposes 691 spaces overall. The applicant shall provide an analysis of required and proposed parking for the 105 units of Phases 1-5 to determine compliance on a phased basis.

3. Buffers

1. The buffer, designed in accordance with § 175-93, shall contain existing woodlands, dense plantings of evergreen trees and shrubs or landscaped earth berms. Buffer areas shall be developed in an aesthetic manner for the primary purpose of providing a year-round visual screen to the development from adjacent rights-of-way and land uses. Fences, walls or structures shall not be permitted in the required buffer area unless they are proposed for decorative or safety purposes.
 - a. In accordance with § 175-93B, a minimum of half (½), but in no case less than 10 feet of the horizontal width of any buffer along a periphery shall have an area which shall be designed, planted, graded, landscaped and developed to obscure the activities of the site from view. Existing vegetation is being



used along portions of the buffer. Approval was conditioned (Condition #4m) on the applicant locating existing trees 16” in diameter or larger in the “Hunter Woods” buffer area, namely behind the lots fronting on Whispering Woods Drive and Cornus Court. The applicant shall confirm if existing trees 16” or greater were located in this buffer area as required. Compliance to be determined. As such, we reserve the right to further comment on the buffers.

4. Fencing

Per Preliminary Approval Condition #4g, the 5 foot chain link fence to be built around the entire perimeter of all basins is to be black on black vinyl coated. The detail on sheet 18 of 32 shall be revised to indicate the same.

5. Architecturals

Architecturals have not been provided for review as was required per Preliminary Approval Condition #4o deferring to final approval. In addition, approval of building façade offsets was also deferred to final approval. The developer needs to address these requirements.

6.0 Fees, Contributions and Obligations

6.1 Homeowners’ Association

A homeowners’ association shall be created in accordance with Condition of Approval #4d, subject to the approval of the Planning Board, to ensure maintenance of all basins and open spaces and shall also include snow removal and trash collection per a condition of its preliminary approval.

The applicant must present an adequate plan for the organization and administration of such an association. Such plan must ensure that the homeowners’ association responsible for maintenance of common open space provides adequate funding for the maintenance, repair and replacement of such open space and its structures by a system of fees assessed against residents of the development. The financial soundness of such homeowners’ association shall include fee arrangements guaranteed by assessments levied on the land in the development through permanent deed restrictions or other suitable guaranties.

No residential development shall receive final approval by the Planning Board until all elements of the homeowners’ association have been satisfactorily reviewed and approved by the Planning Board and New Jersey Department of Community Affairs, if required.



6.2 Contributions

The developer will provide per Condition of Approval #4h, all contributions as required by the Settlement Agreement, last dated August 8, 2012, and the Final Judgment of Compliance and Repose and Order Approving Settlement Agreement dated July 15, 2013.

6.3 COAH

The developer will meet its COAH obligation as required by the Settlement Agreement, last dated August 8, 2012, and the Final Judgment of Compliance and Repose and Order Approving Settlement Agreement dated July 15, 2013 by funding to the Monroe Township Affordable Housing Trust Fund in the amount of \$6,311.48 per market rate unit (previously \$6,160 per market rate unit) for a total of \$1,540,000. Per Condition of Approval #4i the overall amount approved by the Court does not change despite the fact that the total number of housing units was reduced from 250 units to 244 units as approved.

The developer of the nonresidential component will also be required to pay a nonresidential development fee in accordance with the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 et seq.).

6.4 Lot Numbers

Lot numbers must be approved by the Tax Assessor's office.

6.5 Developer's Agreement

The applicant must enter into a developer's agreement (Condition #4g) relating to such items as improvements to be installed by the developer, conditions of approval, types of guarantees required from the developer and phasing of the development. A fully executed copy of the agreement, stamped by the County Clerk indicating the date of recording, must be delivered to the Township Clerk prior to the approved plans being signed.

The obligations of the developer provided for in the developer's agreement shall be binding on the successors and assigns of the developer and shall run with the land.

6.6 No Parking Zones

The plan was approved having no on-street parallel parking. The applicant shall request, where required, the Monroe Township Council to establish these no parking zones by Ordinance. An exhibit noting where these areas shall be is recommended and signage provided for same.



6.7 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.

8.0 Outside Agency Approval

This final major subdivision is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.

- New Jersey Department of Environmental Protection;
- New Jersey Department of Transportation;
- Gloucester County Planning Board;
- Gloucester County Soil Conservation District;
- Gloucester County Department of Health;
- Gloucester County Utilities Authority;
- Monroe Township Municipal Utilities Authority;
- Monroe Township Fire Code Official;
- Monroe Township Council; and
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Best regards,

MASER CONSULTING, INC.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'. The signature is written in a cursive, flowing style.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Stephen Boraske, Esquire
Douglas A. White, PE, CME
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