

January 20, 2021

Ms. Dawn Farrell, Administrative Clerk  
Monroe Township Planning/Zoning Board  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094

Re: Monroe Applications #507-SP, #1856, #20-50  
Preliminary and Final Major Site Plan Application  
Block 14301, Lots 4 and 7-10  
& Minor Subdivision Application  
Block 14301, Lots 7-9  
Township of Monroe, Gloucester County, NJ

Dear Ms. Farrell:

In accordance with the Professionals review letters for the above referenced applications, we offer the following comments:

**Martin S. Sander, PE, CME Letter dated January 14, 2021**

**B. Completeness**

- 1) No comment, a waiver was requested as part of application.
- 2) No comment, a waiver was requested as part of application.
- 3) The applicant requested waivers for both items, it is our understanding that determination of completeness will be made at the public hearing.

**C. Stormwater Management Report**

- 1) The applicant will provide Stormwater Maintenance Plan, which will include all items (1-7) as listed.

**E. Variances/Waivers**

- 1) No comment, the applicant requested waivers from the three items listed as part of the application.
- 2) AA
  - a. The applicant will revise the plans to show millings in the vehicle storage area in lieu of gravel.
  - b. The applicant would like to request this waiver.
  - c. The applicant would like to request this waiver.

**F. Plan Review**

- 1) No comment, the applicant requested this variance as part of the application.
- 2) No comment, this was deferred to the Board Planner.
- 3) No comment, the applicant requested this waiver as part of the application and it seems to be acceptable to the Engineer.
- 4) The applicant will revise plans to show correct pipe slope between inlets C2 and C3.
- 5) The applicant will provide profiles for the stormwater piping system.

- 6) The applicant will update the plans to show previous lots 8 & 9 as new lot 8.01 to match the Minor Subdivision Plan.

#### G. Miscellaneous Items

- 1) The applicant will submit required applications, etc. to the Gloucester County Planning Board, Gloucester County Soil Conservation District, Monroe Fire Marshal, Monroe Twp. MUA and any other agency having jurisdiction over the project.
- 2) The applicant posted the required application and escrow fees at the time of application.
- 3) The applicant will submit a construction cost estimate once approval is granted to assist the Township Engineer in determination of inspection escrows.

### **Maser Consulting letter dated January 14, 2021 (Use Variance – 1<sup>st</sup> Review)**

#### 1.1 Applicant's Proposal

Lots 8 & 9 - The plans will be updated to depict the correct property owner of Lot 9.

The remainder of this letter addresses the requirement for a "Use Variance", which should be addressed by the applicant and project attorney.

### **Maser Consulting letter dated January 14, 2021 (Minor Sub – 1<sup>st</sup> Review)**

#### 3.0 Submission Requirements

- 1) The applicant requests a waiver from providing all existing structures and wooded lands within the area to be subdivided and within 200 feet thereof, and the shortest distance from any existing structure to any proposed and existing lot line.
- 2) The plans will be updated to depict the correct property owner of Lot 9.
- 3) The subdivision application number will be added to the plan.
- 4) The proposed Site Plan application depicts the proposed drainage facilities.
- 5) The plan will be updated to include the names, addresses, phone numbers and signatures of the owner and subdivider.

#### 4.2 Bulk Requirements

- 1) Lot 7.02 (Vehicle Storage)
  - a. A variance was requested for Lot Frontage as part of the application.
- 2) Lot 7.01
  - a. A variance request for Lot Area was included as part of the application.
  - b. The statement that the plan proposes a 23-foot front setback does not depict what is on the plan. The plan shows a 93-foot front setback to the existing residence on this lot.
  - c. Lot Coverage – The plan will be updated to include compliance with the 20% maximum lot coverage.

#### 5.0 General Comments and Recommendations

- 1) The zone table for proposed Lot 7.01 will be updated to include the lot requirements for single-family dwellings in an R-2 zone with onsite disposal.
- 2) The line type for the proposed 50' access easement across Lot 4 will be revised.

- 3) The owners of Lots 4 and 9 will be labeled on the plan.
- 4) The line type at the end of Airport Drive will be revised.
- 5) The line type between Airport Drive and Lot 4.03 will be revised.

#### 6.0 Fees, Contributions and Obligations

- 1) Once approval is granted, the applicant will provide deeds and legal descriptions for the proposed lots and easements.

#### 7.0 Outside Agency Approval

The applicant will submit required applications, etc. to the Gloucester County Planning Board, Gloucester County Soil Conservation District, Monroe Fire Marshal and any other agency having jurisdiction over the project.

### **Maser Consulting letter dated January 18, 2021 (Site Plan – 1<sup>st</sup> Review)**

#### 5.0 Design, Performance and Evaluation Standards

##### 5.1 Buffers and Landscape

- 1) Testimony will be provided regarding the makeup of the berm.
- 2) Testimony will be provided regarding the required buffering.
- 3) The applicant will request a waiver from providing all trees with diameter of 5" or greater.
- 4) Testimony will be provided on the wooded areas to remain, as well as the berm, etc.

##### 5.2 Off-Street Parking and Loading

- 1) The applicant will request a waiver to allow parking stalls be 9' X 18'.
- 2) Testimony will be provided regarding the total number of self-storage units.
- 3) Testimony will be provided regarding parking adjacent to Lot 7.02 as there is an internal property line. A waiver will be requested, if needed.

##### 5.3 Sidewalks

- 1) Testimony will be provided regarding sidewalk. A waiver will be requested.

##### 5.4 Signage

- 1) Testimony will be provided regarding any proposed new signage.

#### 6.0 General Comments/Recommendations

- 1) The plans will be updated to depict the correct property owner of Lot 9. Testimony will be provided regarding the consolidation of existing Lots 8 and 9.
- 2) Testimony will be provided regarding the composting use on Lot 4 and comingling of uses.
- 3) Testimony will be provided regarding the intended usage for Lots 8 & 9 and further explanation will be provided to answer the questions raised in items (a – i).

- 4) Testimony will be provided will regards to the existing treed areas to be retained in buffer areas.
- 5) Testimony will be provided regarding the access easement and which Lots it should be in favor of.
- 6) Testimony will be provided regarding berming around the uses and between Lots 10 and 8/9 as well as between the storage building and basin area.
- 7) The plans will be updated to provide a turning template exhibit to show emergency fire equipment can navigate the project as noted.
- 8) Testimony will be provided regarding utility easements.
- 9) The plans will be updated to provide information requested in items a – h.

Should you have any questions or require any additional information, please feel free to contact our office.

Very truly yours,  
Dewberry Engineers Inc.

Brian Jillson  
Staff Designer

Enclosures

cc: Steve Smith (*w/ encl.*)  
John Stanch (*w/ encl.*)  
Ed Hovatter, Esq. (*w/ encl.*)  
Christine Nazzaro-Cofone (*w/ encl.*) (*via email-ccofone@cofoneconsulting.com*)

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