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March 26, 2021  
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  
Major Subdivision Application (Final)  
The Greens (NWD Development)  
Block 14801, Lot 12  
Monroe File: # 1854

- A. We have received the following documentation, submitted by the applicant and have reviewed same regarding completeness of the above referenced application:
1. Final Major Subdivision application #1854;
  2. 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 02/10/21;
    - 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 11/16/20;
    - f. Subdivision Plan - Sheet A, Sheet 6 of 31, revised 02/05/21;
    - g. Subdivision Plan - Sheet B, Sheet 7 of 31, revised 01/07/21;
    - h. Subdivision Plan - Sheet C, Sheet 8 of 31, revised 11/16/20;

- i. Grading and Drainage Plan - Sheet A, Sheet 9 of 31, revised 11/16/20;
- j. Grading and Drainage Plan - Sheet B, Sheet 10 of 31, revised 11/16/20;
- k. Utility Plan - Sheet A, Sheet 11 of 31, revised 01/07/21;
- l. Utility Plan - Sheet B, Sheet 12 of 31, revised 01/07/21;
- m. Drainage Divide Plan - Sheet A, Sheet 13 of 31, revised 01/07/21;
- n. Drainage Divide Plan - Sheet B, Sheet 14 of 31, revised 01/07/21;
- o. Landscape & Lighting Plan - Sheet A, Sheet 15 of 31, revised 12/11/20;
- p. Landscape & Lighting Plan - Sheet B, Sheet 16 of 31, revised 12/11/20;
- q. Landscaping & Lighting Notes & Details, Sheet 17 of 31, revised 001/26/21;
- r. Landscaping & Lighting Notes & Details, Sheet 17 of 31, revised 06/19/20;
- s. Road Profiles, Sheet 18 of 31, revised 11/16/20;
- t. Profiles, Sheet 19 of 31;
- u. Profiles, Sheet 20 of 31, revised 11/16/20;
- v. Construction Details - Sheet A, Sheet 21 of 31, revised 01/07/21;
- w. Construction Details - Sheet B, Sheet 22 of 31, revised 11/16/20;
- x. Storm Sewer Details - Sheet A, Sheet 23 of 31;
- y. Storm Sewer Details - Sheet B, Sheet 24 of 31, revised 12/23/20;
- z. Storm Sewer Details - Sheet C, Sheet 25 of 31, revised 12/23/20;
- aa. Sanitary Sewer Details, Sheet 26 of 31, revised 08/10/20;
- bb. Water Details, Sheet 27 of 31, revised 08/10/20;
- cc. Soil Erosion and Sediment Control Plan - Sheet A, Sheet 28 of 31, revised 01/07/21;
- dd. Soil Erosion and Sediment Control Plan - Sheet B, Sheet 29 of 31, revised 01/07/20;

- ee. Soil Erosion & Sediment Control Notes and Details, Sheet 30 of 31, revised 11/16/20;
- ff. Test Pit Logs, Sheet 31 of 31;
- gg. Plan of Survey & Topography, Sheet 1 of 1, dated 03/31/2020;
- 3. 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;
- 4. Traffic Impact Study for the Greens, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated March 2020;
- 5. 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 December 2020.
- 6. Plan of Survey & Topography, The Greens, Plate 148, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated 03/31/2020; and
- 7. Fiscal Impact Statement for The Greens, Block 14801, Lot 12, Monroe Township, Gloucester County, New Jersey, prepared by Consulting Engineer Services, dated December 2020.

**B. Completeness. The submitted application does not adequately address the following submission requirements:**

- 1. **The environmental assessment submitted does not meet the requirements of Section 175-99.1 of the Comprehensive Land Management Ordinance of the Township of Monroe, County of Gloucester, State of New Jersey:**
  - a. **Section 175-99.1.J. Certification. The Preliminary Assessment report is required to include a statement as follows:**

*"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties".*



**The above statement shall be signed by the principal of the company that performed the preliminary assessment and by the applicant.**

**b. 175-99.1.K. Indemnification. The preliminary assessment report is also required to include the following statement:**

*"The applicant hereby indemnifies the Township, its affiliates and engineer against any liability, loss, expense, lien, claim, demand and cause of action of every kind of damage to property of the applicant and third parties, including fines or penalties, attorney's fees and other costs that result from activities associated with or the findings of this preliminary assessment."*

- 2. Topographic contours extending 200 feet beyond the boundaries of the Property.** This submission requirement was waived by the Board for Preliminary Major Subdivision Approval and a waiver of this requirement would not be unreasonable for this application.
- 3. The application should be deemed to be "incomplete" pending:**
  - a. Submission of a topographic plan indicating contours extending 200 feet beyond the proposed site, or a waiver of the submission requirement, and**
  - b. Submission of a revised Preliminary Assessment/Site Investigation Report addressing items B.1.a and B.1.b, above.**

C. The application complies with the approved preliminary engineering approval granted by the Board and, at the Board's pleasure and determination of submission of a "complete" application (see B.3.a and B.3.b, above), final major subdivision approval may be granted, subject to:

- 1. Modification of the Stormwater Management Report (Page 15 of the report states that Section 3 consists of 30 units, whereas Section 3 consists of 13 tri-plex units - 39 units total),**
2. Addition of the following plans, submitted with the original application for Preliminary/Final Major Subdivision approval, to the Site Plan Set:
  - a. Final Plan of Lots, The Greens - Section 1, Sheet No. 1 of 2; dated 06/24/20;
  - b. Final Plan of Lots, The Greens - Section 1, Sheet no. 2 of 2; dated 06/23/20;
  - c. Final Plan of Lots. The Greens - Section 2, Sheet no. 1 of 1, dated 06/24/2020; and
  - d. Final Plan of Lots, The Greens - Section 3, Sheet No. I of 1, dated 06/24/2020.

3. Approval by the Board Planner, and
4. All required outside Agency approvals, to include
  - a. NJDEP,
  - b. Gloucester County Planning Board
  - c. Monroe Township Municipal Utilities Authority
  - d. Monroe Township Fire Marshal

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

Very truly yours,



Martin S. Sander, PE, CME