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April 29, 2021

Dawn M. Farrell, Administrative Clerk
Township of Monroe Zoning Board
125 Virginia Avenue, Suite 5A
Williamstown, NJ 08094-1768

Final Major Subdivision/Site Plan (1st Review)
Plate 148, Block 14801, Lot 12
The Greens (formerly the Clusters)
Zone: RA, Residential Age-Restricted District
Applicant: NWD Development LLC
Application No. 1854
Colliers Engineering & Design Project No. MMZ-064

Dear Ms. Farrell,

The above referenced application requests a review for final major subdivision and major site plan approval.

1.0 Project Description

1.1 Proposal

The applicant was granted a preliminary major subdivision and major site plan approval by the Zoning Board on September 15, 2020 (Resolution #48-2020) for a mixed-use residential and commercial development within the RA, Residential Age-Restricted District. The applicant is proposing to retain a 7.67± acre parcel to be known as Tract 1 for a planned neighborhood/community commercial use and develop 117 age-restricted, multifamily units (39 triplex buildings, a clubhouse lot and four (4) additional open space lots, two (2) of which contain stormwater management basins) on proposed Tract 2 containing 31.31± acres of which is the subject of this application. The age-restricted residential development is proposed to be constructed in three (3) sections and will ultimately have access from both Franklinville-Turnersville Road (aka Fries Mill-Blackwood Road (CR #655) and Glassboro-Cross Keys Road (CR 689)). The property is proposed to be served by public water and sewer. The applicant was granted use variance approval to permit a mixed use development by the Zoning Board of Adjustment on November 19, 2019 (Resolution #43-2019).

2.0 Materials Reviewed

We have reviewed the referenced submission received via email on March 17, 2021, encoded #1854 021721, consisting of the following:

Sheet	Title	Date
---	Final Major Subdivision Checklist	---
---	Major Subdivision Application	February 17, 2021
---	Corporate Disclosure Statement	---
---	Fiscal Impact Statement	December 2020
---	Phase 1 Environmental Site Assessment	April 6, 2020
---	Stormwater Management Report	Revised to December 2020
---	Traffic Impact Study	March 2020
1 of 31	Cover Sheet	Revised to February 5, 2021
2 of 31	Existing condition/Demolition Plan – Sheet A	April 1, 2020
3 of 31	Existing Condition/Demolition Plan – Sheet B	April 1, 2020
4 of 31	Surrounding Site Features	April 1, 2020
5 of 31	Overall Development Sectioning/Traffic Circulation Plan	Revised to November 16, 2020
6 of 31	Subdivision Plan – Sheet A	Revised to February 5, 2021
7 of 31	Subdivision Plan – Sheet B	Revised to January 7, 2021
8 of 31	Subdivision Plan – Sheet C	Revised to November 16, 2020
9 of 31	Grading & Drainage Plan – Sheet A	Revised to November 16, 2020
10 of 31	Grading & Drainage Plan – Sheet B	Revised to November 16, 2020
11 of 31	Utility Plan – Sheet A	Revised to January 7, 2021
12 of 31	Utility Plan – Sheet B	Revised to January 7, 2021
13 of 31	Drainage Divide Plan – Sheet A	Revised to January 7, 2021
14 of 31	Drainage Divide Plan – Sheet B	Revised to January 7, 2021
15 of 31	Landscape & Lighting Plan – Sheet A	Revised to December 11, 2020
16 of 31	Landscape & Lighting Plan – Sheet B	Revised to December 11, 2020
17 of 31	Landscape & Lighting Notes & Details	Revised to January 26, 2021
18 of 31	Road Profiles	November 16, 2020
19 of 31	Profiles	April 1, 2020
20 of 31	Profiles	Revised to November 16, 2020
21 of 31	Construction Details – Sheet A	Revised to January 7, 2021
22 of 31	Construction Details – Sheet B	Revised to December 23, 2020
23 of 31	Storm Sewer Details – Sheet A	April 1, 2020
24 of 31	Storm Sewer Details – Sheet B	Revised to November 16, 2020
25 of 31	Storm Sewer Details – Sheet C	Revised to December 23, 2020
26 of 31	Sanitary Sewer Details	Revised to August 10, 2020

27 of 31	Water Details	Revised to August 10, 2020
28 of 31	Soil Erosion Sediment Control Plan – Sheet A	Revised to January 7, 2021
29 of 31	Soil Erosion Sediment Control Plan – Sheet B	Revised to January 7, 2021
30 of 31	Soil Erosion Sediment Control Notes & Details	Revised to January 7, 2021
31 of 31	Test Pit Logs	April 1, 2020

The PDF copies of the plans are signed by Paul A. Witthohn, PE with the exception of sheets 2, 3, 6, 7 & 8 which are jointly signed with Adam R. Grant, PLS of Consulting Engineer Services (CES). The stormwater management report is signed by Paul A. Witthohn, PE and Norman K. Rodgers, II, PE and the traffic impact study is signed by Michael R. Brown, PE, all of CES. The fiscal impact statement and Phase 1 environmental site assessment reports were prepared by CES.

3.0 Compliance with Preliminary Approvals

The revised plans are in compliance with the resolution of preliminary approval and have addressed all outstanding comments from our previous review letter(s) as modified by the Board's approval.

It should be noted that sheets 5 & 10 of 31 still show the formerly proposed crosswalk across Fries Mill Road at Queensferry Road and Stirling Glen Drive. This crosswalk is no longer required and should be removed from the plans.

4.0 Conditions of Preliminary Approval to be addressed at Final Approval

Per condition #7 of the project's preliminary approval (Resolution #48-2020), the fence for the clubhouse pool shall be up to 6 feet in height, as determined at the time of final approval.

The plans currently show 4 foot high black decorative fence.

5.0 Fees, Contributions and Obligations

5.1 COAH

Per condition #11 of their preliminary approval, the applicant is required to satisfy its affordable housing production obligation, which requires payment of a development fee of one and one-half (1.5%) percent of the equalized assessed value of the residential construction into a Housing Trust Fund established by Monroe Township Council. A condition of receiving a building permit is the payment of this fee at the time of the request for a certificate of occupancy.

5.2 Developer's Agreement

Per condition #12 of their preliminary approval, the applicant must enter into a developer's agreement relating to such items as improvements to be installed by the developer, conditions of approval, types of guaranties required from the developer, and phasing of the development. The agreement must be recorded by the developer and 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 obligation 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.

5.3 Homeowners' Association

Per condition #13 of their preliminary approval, a homeowners' association shall be created, subject to the approval of the Zoning Board, to ensure maintenance of all common areas and facilities.

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 Zoning Board until all elements of the homeowners' association have been satisfactorily reviewed and approved by the Zoning Board and New Jersey Department of Community Affairs, if required.

As outlined per conditions 8 & 9 of the preliminary approval, the maintenance of signage, open space, basins and all other common property shall be the responsibility of the homeowners association and per condition #10 of the preliminary approval, the homeowners association will be responsible for snow removal of all off-street parking areas whereas the Township shall be responsible for snow removal on the Township cartway only.

5.4 Lot Numbers

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

5.5 Escrow

The applicant must contact the Township's finance office to settle any outstanding review escrow accounts prior to any approvals taking effect or plans being signed.

5.0 Outside Agency Approval

The 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.

- NJ Department of Environmental Protection;
- Gloucester County Planning Board (preliminary 3/16/2021);
- Gloucester County Soil Conservation District;
- Gloucester County Utilities Authority;
- Monroe Township Municipal Utilities Authority;
- Monroe Township Fire Official; and
- Any other 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.

Sincerely,

Colliers Engineering & Design



Pamela Pellegrini, PE,PP,CME
Senior Project Manager

cc: Richard P. Coe, Esquire