

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Our File # MRSP9734A

Site Plan Action

This is to inform the Township of Marlboro Planning Board
that the Site Plan Application of 45 Route 520, LLC
known as 45 Route 520

located in Tax Map Block 268 Lots 67, 68, 69

Owned by: Same as above

Drawn by: Challoner & Associates

and dated 10/20/2019, was received in this office 02/13/2020. On 02/24/2020 the following action

was taken by the: X Development Review Committee Planning Director

X REQUEST INFORMATION. NO ACTION WILL BE TAKEN UNTIL THE ITEMS LISTED BELOW ARE SUBMITTED.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.
Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

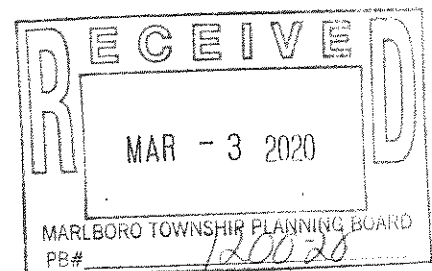
1. Respond to the comments in Victorino B. Zabat's memorandum dated February 24, 2020.
2. Revise site plan to provide islands to prohibit left turns into and out of the property on both the western and eastern driveways.
3. Clarify whether the lots will be consolidated or if a cross-access between the lots is proposed.
4. Submit a justification for two driveways at the site.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Revised plans shall be accompanied by the plan revision fee (\$300.00).



Quinn Ruff
Planner Trainee
For the Development Review Committee

cc: Challoner & Associates
Kenneth L. Pape, Esq.
Mark Aikins, Esq.
Joseph Barris, P.P., A.I.C.P., C.F.M.
J. Ettore; M. Kao; V. Cardone; R. Bragg; V. Zabat
Highway Department/Construction Office
MRSP9734A 1342 RI



The Board of Chosen Freeholders of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director of Public Works & Engineering
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JOSEPH M. ETTORE
County Engineer
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**DIVISION OF ENGINEERING
& TRAFFIC SAFETY**
Hall of Records Annex
Freehold, New Jersey 07728
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Feb. 24, 2020

MEMORANDUM

TO: Edward Sampson, Director of Planning
FROM: Victorino B. Zabat, P.E., Principal Engineer
RE: MRSP 9734A – 45 Route 520, LLC
County Route 520, Newman Springs Road
Block 268, Lots 67, 68, 69
Township of Marlboro

The following items were received by this office in connection with the above-referenced application:

1. Preliminary & Final Plat, Major Site Plan for 45 Route 520, Lots 67, 68 & 69, Block 268, situated in Township of Marlboro, Monmouth County, New Jersey, dated Oct. 20, 2019;
2. Stormwater Management Report for 45 Route 520, Block 268, Lots 67, 68 & 69, Township of Marlboro, Monmouth County, New Jersey, dated Nov. 13, 2019;
3. Partial County Bridge Map with site location, reduced, unsigned, un-sealed, un-dated

Please request the following from the applicant and the applicant's engineer, so that we can continue our review:

1. The partial County Bridge Map, Item 3 above did not delineate the drainage area to the County Structure.
2. The original site plan application, MRSP 9734, proposed less than one (1) acre of impervious area. The impervious area present application, MRSP 9734A, will exceed one (1) acre of cumulative impervious area.
A Bridge Assessment will not be necessary at this time.
3. Indicate historic, surveyed centerline of C.R. 520, Newman Springs Road. Provide survey references.
4. Provide dimensions from the centerline of C.R. 520, Newman Springs Road to:
 - a. Right-of-way fronting site;

continued

To: Joe Barris, Director of Planning
From: Victorino B. Zabat, Principal Engineer

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RE: MRSP 9734A

4.d. (continued) Above-ground and underground elements of the stormwater basin shall not encroach into the C.R. 520, Newman Springs Rd. right-of-way.
Place note on detail, Site Plan, Grading Plan and Drainage & Utility Plan, stating above requirement, and that if inspection reveals encroachment into C.R. 520, Newman Springs Rd. right-of-way, relocation shall be at contractor's expense.

Please request that the applicant and the engineer to provide an itemized response to these comments.

Please advise the applicant that responses to this Request for Information may result in additional requests and / or conditions on the application.

c: Joseph M. Ettore, County Engineer
Ming Y. Kao, Assistant County Engineer
Raymond W. Bragg, Chief Engineer
Vince Cardone, Principal Engineer II
Victor Furmanec, Principal Planner
Phyllis Harrington, Principal Planning Aide
File