

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

Site Plan Action

Our File # MRSP10092

This is to inform the Township of Marlboro Planning Board
that the **Site Plan Application** of The Place at Marlboro, LLC
known as The Place at Marlboro
located in Tax Map Blocks 148/149 Lots 31/16

Owned by: Township of Marlboro Drawn by: Taylor Wiseman Taylor
and dated 7/10/2020, was received in this office on 8/25/2020. On 9/14/2020 the following action
was taken by the: **Development Review Committee** **Planning Director**

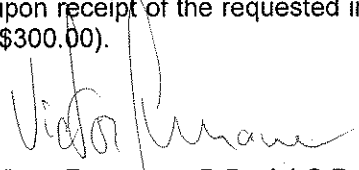
Request Information. No action will be taken until the items listed below are submitted.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be given. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be given. 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. Revise the application form to include the neighboring properties (Block 148, Lot 1; Block 148, Lot 2; and Block 149, Lot 15) upon which the applicant proposes site improvements. Submit documents indicating the property owners' consent to the proposed site improvements.
2. Address the comments in the attached memorandum prepared by Victorino B. Zabat, dated September 14, 2020.

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).


Victor Furmanec, P.P., A.I.C.P.
Principal Planner
For the Development Review Committee

cc: Taylor Wiseman Taylor
Meryl Gonchar, Esq.
Mark R. Aikins, Esq.
Joseph Barris, P.P., A.I.C.P., C.F.M.
J. Ettore; V. Cardone; R. Bragg; V. Zabat
Highway Department/Construction Official
MRSP10092 1355 RI

The Board of Chosen Freeholders of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

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Sep. 14, 2020

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Victorino B. Zabat, P.E., Principal Engineer

**RE: MRSP 10092 – The Place at Marlboro
County Route 3, Tennent Road
County Structure ML 28, Matawan Creek at Texas Road
Block 148, Lot 31 & Block 149, Lot 16
Township of Marlboro**



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

1. The Place at Marlboro Major Subdivision Plans and Preliminary / Final Major Site Plans, Block 148, Lot 31 & Block 149, Lot 16, Tax Map Sheet 15, Township of Marlboro, Monmouth County, New Jersey, dated July 10, 2020 (24 sheets);
2. Engineer's Report, Drainage Calculations, The Place at Marlboro, Plate 15, Block 148, Lot 31 & Block 149, Lot 16, Marlboro Township, Monmouth County, New Jersey, dated June 30, 2020;
3. The Place at Marlboro, County Route No. 3 (Tennent Road) Road Improvements at Entrance, Block 148, Lot 31 & Block 149, Lot 16, Township of Marlboro, Monmouth County, New Jersey, Tax Map Sheet 15, dated July 10, 2020 (15 sheets);
4. Drainage Area ML 28 on Texas Road, un-signed, un-sealed, dated Aug. 13, 2020

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

1. Indicate surveyed right-of-way centerline of C.R.3, Tennent Road. Provide survey references.
2. Provide dimensions from centerline of C.R.3, Tennent Road to:
 - a. Right-of-way fronting site;
 - b. curb line or edge of pavement fronting site;
 - c. right-of-way and curb line or edge of pavement opposite site.

continued

3. Site runoff is tributary to County Structure ML 28, Matawan Creek at Texas Road. A Bridge Assessment will not be necessary at this time.
4. The proposed stormwater basin is described as a wet pond. Therefore all rainfall on the pond surface becomes runoff. Adjust drainage sub-areas P1-Impervious and P1-Pervious to consider surface area of proposed wet pond as impervious. Revise stormwater analyses as necessary.
5. Provide supplemental stormwater analyses to address overall 25-year site discharge and site discharge toward C.R. 3, Tennent Road, with stormwater basin unavailable and without infiltration.
6. Under what conditions will proposed basin spillway flow?
Will the spillway flow when the control structure is blocked?
Site grading and adjacent topography indicate that spillway flow will be directed toward C.R. 3, Tennent Road. Are intervening structures present between the spillway and C.R. 3, Tennent Road, or along the path of potential spillway flow?
7. Provide a copy of the Operations & Maintenance Manual for on-site stormwater management system(s). Clearly indicate responsible party(ies) maintenance of stormwater basin, control structure and spillway.
8. A stormwater connection is proposed to two (2) existing storm drainage systems in C.R. 3, Tennent Road.
Therefore, in compliance with Monmouth County Development Regulations Vol. 2, §3.2, provide supplemental stormwater analyses to verify capacity of existing storm drainage systems to convey 25-year runoff from their respective tributary areas, with runoff from developed site in addition;
 - a. with proposed stormwater management system functioning as designed; and
 - b. with stormwater management system unavailable.
9. Indicate runoff path for drainage sub-area E 1, as computed in the report.
10. Indicate runoff path(s) to support assumed $t_c = 10$ min. and for t_c through drainage sub-area P2 Pervious. If computed t_c is greater than 10 min., then use computed value.
11. Stormwater analysis does not address the entire site.
- 12.a. Indicate the following on the drainage area map for County Structure ML 28:
 - a. Topography and dominant runoff path through the drainage area;
 - b. Land use and land cover within the drainage area;
 - c. If a portion of the site is tributary to another County Structure, then identify the other County Structure.
13. Indicate size, shape, slope, material and destination of all pipes connected to:
 - a. relocated inlet on southwest-bound side of C.R. 3, Tennent Road, opposite the northeast curb return;

continued

- 13.b. existing inlet on the northeast-bound side of C.R. 3, Tennent Road, northeast of proposed side entrance.
Indicate stations and offsets of inlets on C.R. 3, Tennent Road, and proposed site entrance.
14. Notation for existing inlet at site entrance is obscured by other text. Revise as necessary.
15. The report states on page 6 that the wet pond “will act as a sediment basin with the 2.5-in. orifice plugged.” Will this orifice be plugged during normal operation? Please explain.
16. Verify that the longitudinal slope of the proposed entrance road does not exceed 2% within 25-ft. of the widened curb line, and change in slope from the proposed road to cross-slope on C.R. 3, Tennent Road does not exceed 8%, as stated in Monmouth County Development Regulations Vol. 2, §5.2-2.2G. Provide road profile with corresponding elevations and slopes.
17. Incorporate the station line from the C.R. 3, Tennent Road Improvements plans onto the Site Plan, Grading Plan & Utility Plan, sheets 4, 5 & 6 of 24.
18. Portion of C.R. 3, Tennent Road indicated on the Site Plan, Grading Plan & Utility Plan, sheets 4, 5 & 6 of 24 is clipped, southwest of the proposed intersection.
 - a. Therefore increase the segment of C.R. 3, Tennent Road indicated on the above sheets to extend 50-ft. beyond the limit of construction;
 - b. place reference on appropriate site plan sheets to the C.R. 3, Tennent Road Improvement Plans;
 - c. place similar reference on the C.R. 3, Tennent Road Improvement Plans to the site plan set.
19. Indicate stations and offsets along C.R. 3, Tennent Road for:
 - a. beginning and end of pavement transitions opposite the site;
 - b. beginning and end of full-width bypass area;
 - c. PCs and PTs of curb returns;
 - d. center of median island along site entrance road
 - e. all storm drainage structures – inlets, manholes, outfall(s)
20. Indicate right-of-way dedication to 40-ft. from the centerline of C.R. 3, Tennent Road. Provide the following information:
 - a. metes and bounds;
 - b. area of dedication in acres and sq.ft.;
 - c. grantee of dedication;
 - d. deed of dedication, with parcel description
21. Site Plan, Grading Plan & Utility Plan, sheets 4, 5 & 6 of 24 and C.R. 3, Tennent Road Improvements plans all indicate proposed curb along C.R. 3, Tennent Road will encroach on Block 148, Lots 1 & 2, and Block 149, Lot 15.
Was right-of-way dedicated for road widening? If so indicate on plans. Provide information requested in comment 20 above.

continued

22. C.R. 3, Tennent Road is under a moratorium on road openings. Therefore indicate on road improvement plans and site plans full-width road milling and resurfacing between proposed pavement widening fronting site and proposed bypass area opposite site.
23. On road cross-sections, indicate cross-slopes across existing C.R. 3, Tennent Road roadway, resurfaced roadway pavement widening fronting site and bypass area opposite site. Based on speed limit, change in cross-slope must not exceed 3.4 % over 100-ft., or 1.7 % over 50 -ft.
24. The northeasterly curb return continues directly into a pavement transition, and the neighboring driveway apron is within the transition.
 - a. Extend the curb return to a tangent parallel to and 20-ft. from the centerline of C.R. 3, Tennent Road, extending across the neighboring driveway;
 - b. Provide station and offset of the PT. The offset must be minimum 20 ft.
 - c. Continue pavement transition from northeasterly limit of driveway apron, at offset 20-ft.
25. Full-width milling and resurfacing on C.R. 3, Tennent Road will require replacement of reflective pavement markers (RPMs). Removal of a segment of center stripe, opposite the proposed road may affect RPM spacing. Indicate existing and proposed RPMs on the plans.
26. Verify positive surface drainage at all points and portions of the road improvement area. Provide a gutter profile for the northeast- and southwest-bound sides of C.R. 3, Tennent Road. Indicate longitudinal slopes.
- 27.a. Southwesterly pavement transition indicated on plans, for proposed bypass area, ends at another transition which is ~5:1. This is not acceptable. Therefore extend this transition to existing edge of pavement southwest of site. Revise plans, provide stations and offsets as necessary.
 - b. The approach transition for the bypass area reaches full width in the middle of a driveway apron at Sta. 31+10±, L. This transition can be shifted to end at the limit of the driveway apron at Sta. 31+32±, and begin near the existing inlet northeast and opposite the site at Sta. 31+82±.
28. Proposed MHs near curb returns at site entrance are within the wheel path of turning vehicles.
 - a. MH at Sta. 30+16±, R may be eliminated by directly connecting inlet at Sta. 30+25±, 64 R to converted MH at Sta. 30+44±, R;
 - b. MH at Sta. 29+68± should be relocated out of wheel path.
29. Proposed converted MH at Sta. 30+66±, L may be eliminated by extending the existing pipe to the proposed inlet with GRT 99.8 and INV 97.88.
30. Indicate size, shape, slope, material and destination of discharge pipe from existing MH at Sta. 29+58±, 20 L.
31. Notation for existing inlet at Sta. 30+44± , L converted to MH were obscured by other text. Indicate clearly.

continued

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

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32. Use larger text for notations for existing storm drainage structures and pipes, for legibility.
33. Invert elevation at proposed inlet at Sta. 30+44±, L is lower than existing inlet, converted to MH. Is this correct? Revise as necessary.
34. Proposed discharge pipe from inlet at Sta. 30+25±, R is 24-in. x 38-in. ERCP, connecting to an existing 24-in. HDPE. Is this correct?
35. The rear portion of the site was not considered in the stormwater report. Site topography indicates that this portion of the site is located within the tributary area to another County Structure.
Therefore, place language in the approval document regarding additional impervious cover placed in the rear of the site:
If and when cumulative impervious area in the portion of the site within the drainage area to County Structure ML 10, Sandy Brook at Harbor Road, equals or exceeds one (1) acre, including impervious cover placed on any parcel subdivided therefrom a complete stormwater analysis shall be submitted, in compliance with the Monmouth County Development Regulations. This stormwater analysis may result in an assessment for County Bridge replacement or reconstruction.
36. Label pavement courses on County curb and pavement repair detail. Standard County pavement consists of 2-in. thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-in. thick HMA 19M64 base course, over 6-in. thick dense graded aggregate (DGA) base course;

Please request 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
Raymond W. Bragg, Chief Engineer
Vince Cardone, Principal Engineer II
Victor Furmanec, Principal Planner
Phyllis Harrington, Principal Planning Aide
File