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Attorneys at Law

A- 28

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January 11, 2021

VIA HAND DELIVERY

Monmouth County Planning Board
Hall of Records Annex
One East Main Street, 2nd Floor
Freehold, New Jersey 07728-1255

**RE: SPG Marlboro LLC (Preliminary and Final Major Site Plan)
137 Texas Road
Block 111, Lots 4, 10, 11, 12, 13
Marlboro, New Jersey**

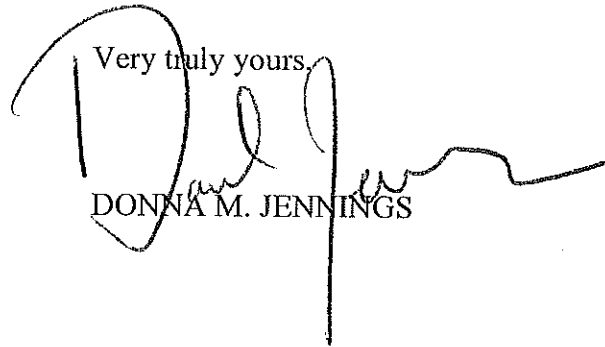
Dear Madam / Sir:

Please be advised that our office represents the Applicant, SPG Marlboro LLC, in this matter. Enclosed, for filing, please find the following:

1. One (1) Check made payable to the "Treasurer, Monmouth County" in the amount of \$2,180.00 representing the Application fee;
2. An original and one (1) Copy of the Site Plan Application Form with Owners List Attached;
3. Two (2) Copies of the Stormwater Management Report, prepared by InSite Engineering, LLC dated December 18, 2020;
4. Two (2) Copies of the Drainage Area Map to the nearest downstream County Bridge 28, prepared by InSite Engineering, LLC dated October 23, 2020; and
5. Two (2) Copies of the Site Plans entitled, "Preliminary & Final Major Site Plan for Stone Rise", prepared by InSite Engineering LLC, dated December 18, 2020.

If you need any further documentation, please advise.

Thank you for your assistance with this matter.

Very truly yours,

DONNA M. JENNINGS

Enc.

cc: Peter Mercatili
Sonny Adoni
Eric R. Ballou, P.E.
Robert S. Larsen, A.I.A., P.P.
Gary W. Dean, P.E., P.P.
Elizabeth Dolan, P.E.
Peter A. Chacantias, Esq.

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
Phone, 732.431.7460 Fax, 732.409.7540
Web Site: www.visitmonmouth.com



FILE NUMBER _____

SITE PLAN APPLICATION FORM

Municipality Marlboro
Applicant SPG Marlboro LLC
Address 94 Green Street
Woodbridge, New Jersey 07095
Telephone 908-380-3309
Owner See attached Owner's List.
(if other than applicant)
Address _____

Project Name Stone Rise
Name of Person and Eric R. Ballou, P.E.
Firm preparing plan InSite Engineering, LLC
Address 1955 Route 34, Suite 1A
Wall, New Jersey 07719
Telephone 732-531-7100
Attorney Donna M. Jennings, Esq.
c/o Wilentz, Goldman & Spitzer, P.A.
Address 90 Woodbridge Center Drive, Suite 900
Woodbridge, New Jersey 07095
Telephone 732-855-6039

Indicate which Municipal Agency that plans have been filed with:

Planning Board Board of Adjustment Construction Official Other

Tax Map: Block(s) 111 Lot(s) 4, 10-13

Location: (Road, intersecting roads, between what roads?) Texas Road

Site Plan Address: 137 Texas Road, Marlboro, New Jersey 07751

Zone Scattered Site Redevel. Plan Existing use Portion of Site occupied by vehicle storage yard and remainder is undeveloped Proposed use Multifamily Residential

Area of tract 33.555 acres If residential, indicate number of dwelling units 280 Gross density 8.33 per gross acre

Area of building (square feet): Existing Not applicable ("N/A") Proposed N/A Total N/A

Number of buildings 21 Apt. Bldgs. / Clubhouse Area of each Avg. 7,300 square feet

Number of parking spaces: Existing None. Proposed 560 Total 560

Impervious Area: Existing None Proposed 29% Total 29%

Number of employees: Existing N/A Proposed N/A Total N/A

Hours of operation: Starting time N/A Quitting time N/A

Signature of applicant or agent _____ Date _____
Donna M. Jennings, Esq., c/o Wilentz, Goldman & Spitzer, P.A., on behalf of Applicant

The review period will not commence until the proper fee, three (3) sets of sealed plans (two [2] if not on county road) and a completed Monmouth County Development Review Checklist for applications on county roads, are received.

Checks or Money Orders shall be made payable to the County of Monmouth. Cash will not be accepted.

State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.

Do Not Write Below This Line

REVIEW FEE PAID Amount _____ Date Received _____
Received By _____

Owner's List – SPG Marlboro LLC

1. Block 111, Lot 4: 25 PA, LLC
94 Green Street
Woodbridge, New Jersey 07095
908-380-3309

2. Block 111, Lots 10-11: SPG Marlboro LLC
94 Green Street
Woodbridge, New Jersey 07095
908-380-3309

3. Block 111, Lots 12-13: Texas Road at Marlboro, LLC
94 Green Street
Woodbridge, New Jersey 07095
908-380-3309

* Please be advised that these three entities are all owned and controlled by the three managing members:

1. Sonny Adoni
2. Peter Mercatili
3. Gil Adoni