

MONMOUTH COUNTY PLANNING BOARD

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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 Twp.
Applicant New Cingular Wireless PCS, LLC ("AT&T")
Address One AT&T Way, Bedminster, NJ

Project Name AT&T W-575/ Wickatunk
Name of Person and David Revette, PE
Firm preparing plan Dewberry Engineers, Inc.
Address 600 Parsippany Rd., Parsippany, NJ

Telephone 973-401-1111
Owner Ambten Associates, LLC
(if other than applicant)
Address 44 Nikki Ct., Morganville, NJ

Telephone 973-739-9400
Attorney Christopher Quinn, Esq.
Address Pinilis Halpern LLP
160 Morris Street, Morristown, NJ 07960
Telephone 973-401-1111

Indicate which Municipal Agency that plans have been filed with:

- Planning Board Board of Adjustment Construction Official Other

Tax Map: Block(s) 172 Lot(s) 41

Location: (Road, intersecting roads, between what roads?) Tennent Rd. and Amboy Rd.

Site Plan Address: 316 Tennent Road, Morganville

Zone IOR Existing use Industrial/ Commercial Proposed use Unmanned telecom. facility

Area of tract 3.8 Ac. If residential, indicate number of dwelling units _____ Gross density _____

Area of building (square feet): Existing N/A Proposed 0 Total No Change

Number of buildings 1 Area of each N/A- No change

Number of parking spaces: Existing N/A Proposed 0 Total No Change

Impervious Area: Existing N/A Proposed 0 Total No Change

Number of employees: Existing N/A Proposed 0 Total No Change

Hours of operation: Starting time 24/7 Quitting time _____

Signature of applicant or agent [Signature] Date 4/22/20

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 _____

In the Matter of the Application
of New Cingular Wireless PCS, LLC (AT&T)

Block 172, Lot 41
316 Tennent Road

Marlboro Township
Monmouth County
State of New Jersey
AT&T Site No.: W-575 (Wickatunk)

AFFIDAVIT OF OWNERSHIP
OWNER'S CONSENT
SITE INSPECTION CONSENT

State of New Jersey)
County of Monmouth) ss.

I/We, Stacy Rogers and Robert Rogers am/are the
Property Owner(s) of the premises known as 316 Tennent Road, identified
as Lot 41 in Block 172 in the Township of Marlboro, Monmouth County,
State of New Jersey, which is the subject of an application for
development which has or will be submitted by New Cingular Wireless PCS,
LLC (AT&T), located at One AT&T Way, Bedminster, New Jersey 07921, which
involves an application for development to construct a wireless
communications facility and may require the granting of use and bulk
variances and site plan approval.

I/We authorize the applicant to prepare and file an application
and all necessary documentation and to proceed before the proper Board.
I/We further authorize the members of the Board and their authorized
representatives, consultants and other municipal officials to enter onto
the premises for the purpose of evaluating the application for
development.

Sworn and subscribed this
27 day of MAR, 2020

Stacy Rogers
NOTARY PUBLIC

BY: Stacy Rogers
PRINT NAME

Title: Richard Rogers

SIGNATURE: [Signature]

DATE: 2/27/2020

STACEY ROGERS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES June 1, 2022



MONMOUTH COUNTY PLANNING BOARD

DEVELOPMENT REVIEW CHECKLIST

Project Name RYE WICKATUNK MCPB File # _____

Municipality MARLBORO County Road Name: TENNENT ROAD

County Route # 3 County Bridge # _____

Drainage	Provided	Not Applicable	Waiver Requested	For Official Use Only	
				Required for Review	Revision Required
Grading of right-of-way (ROW) @ 2% (Top soil & seed)		X			
Grading outside ROW @ 2:1 Max.		X			
Existing and proposed contour lines (2' intervals within ROW and within 50' of ROW)		X			
Gutter grades (existing)		X			
Gutter grades (proposed)		X			
Road cross slope @ 2%-3%		X			
Road gutter slope @ 0.5% or more		X			
Road cross sections a 50' intervals		X			
Road crown, existing and proposed gutter and top of curb profiles		X			
Size, material, class and percent slope of existing and proposed storm sewer pipes and other drainage structures		X			
Storm sewer inlets (depressed 2" with 10" head unless in traveled way) on county road at min. 350' spacing w/ stations and off-set dimensions		X			
Campbell foundry or equivalent storm sewer inlets(bicycle safe grates) and manholes		X			
Inlet details ("B", "E", "MH", modified "B")		X			
Flared end section or headwall detail		X			
Storm sewer profiles w/ inverts, pipe lengths, grate / rim elevations, utility location		X			
Stream profiles 300' upstream and downstream of county drainage system / structure		X			
Pre and post development drainage area maps		X			

DEVELOPMENT REVIEW CHECKLIST

For Official Use Only

Drainage (continued)	Provided	Not Applicable	Waiver Requested	Required for Review	Revision Required
Storm Water Management Report / drainage calculations		X			
Drainage area map showing total drainage area upland of county structure and total site area upland of county drainage structure		X			
Existing drainage easements		X			
Proposed drainage easements		X			
Easement for county drainage structure (@ 1" = 50' min.) w/ bearings and distances		X			
Drainage easement for outfall		X			
Deed of easement for county drainage structure or system		X			
Soil borings / soil logs		X			
Percolation / permeability tests		X			
Plans for reconstruction of county drainage structure		X			
Special drainage treatment due to scenic road designation		X			

Road Design

Survey baseline with stations, and off-set dimensions at inlets, manholes, P.T.s, P.C.s, angle points, beginning and end of improvements, etc.		X			
Existing and proposed edge of pavement - new edge of pavement at least 20' off painted centerline		X			
Existing driveways and roads along county road opposite the development and within 200'		X			
Pavement tapers as required (50' long @ beginning of widening / 15:1 @ end of widening) if curb - 2' off edge of pavement		X			
Areas of pavement to be milled and resurfaced and/or reconstructed (is road covered by 5-year moratorium?)		X			
Existing and proposed traffic line striping and pavement marking (including passing and no-passing zones, shoulder lines, cross-walks, reflective pavement markers, etc.) -		X			

DEVELOPMENT REVIEW CHECKLIST

Road Design (continued)	Provided	Not Applicable	Waiver Requested	For Official Use Only	
				Required for Review	Revision Required
12" wide lanes/ 8' shoulder (typ.) / 24" stop bar		X			
Note advising contractor that proposed traffic line striping mark-out must be approved by county traffic engineer prior to final striping		X			
Color, width and material (extruded thermoplastic)		X			
Traffic lines to be removed by grinding method		X			
Reflective pavement markers (RPM) to be removed, method of pavement repair		X			
Existing and proposed traffic signs (existing signs to be relocated)		X			
Proposed traffic sign & post details (12' long, 3lbs/ft., green)		X			
Existing and prop. utility poles and equipment (new poles 6' off or >) with pole references along frontage, within 300' of site and on opposite side of road and ROW/ easement lines at relocated poles		X			
Letter from utility company(ies) approving location of relocated poles and equipment		X			
Existing speed limit		X			
Typical county road section including pavement specifications, sidewalk, grading within right-of-way & outside ROW, curb.		X			
Existing and proposed curb		X			
County curb detail (6"X 8" X 20" concrete curb w/ 8" reveal)		X			
Vertical curb taper & detail		X			
Curb Radii (15' min. site plan – 35' min. major subdivision – Designed to accommodate turning radius of all types of vehicles that will use the site)		X			
Driveway width/ road width & lane widths		X			
Percent slope of driveway and road approach to county road (max. 7%)		X			
Emergency access detail		X			

DEVELOPMENT REVIEW CHECKLIST

For Official Use Only

Road Design (continued)	Provided	Not Applicable	Waiver Requested	Required for Review	Revision Required
Driveway depressed curb with dimension & apron w/5' flares each side or corner radii		X			
Depressed curb & apron detail		X			
Concrete traffic island (full face or mountable as directed)		X			
Handicap ramps per ADA		X			
Pavement repair detail w/ saw cut		X			
Guiderail plan & details (B.C.T. or S. R.T. or E.T. 2000 end treatment as applicable) with Length of need calculations		X			
Sight distance (7 seconds from proposed intersection)		X			
Fences or other encroachments within right-of-way or sight triangle to be removed		X			
Sight line profiles (10 X speed limit)		X			
Right-of-way centerline with dimensions to existing right-of-way line		X			
Existing sight triangle, access and utility easements		X			
Proposed right-of-way line with dimensions (bearings and distances)		X			
Proposed sight triangle easements with dimensions (bearings and distances)		X			
Right-of-way radii (25')		X			
Deed for additional right-of-way		X			
Deed for sight triangle easements		X			
Left turn lane or two-way left turn lane		X			
By-pass area (26 or > peak hour left turns in)		X			
Lane transitions (dimensions)		X			
Traffic impact analysis or statement		X			
Traffic signing and striping plan @ 1" = 20'		X			
Municipal ordinance for access restriction		X			
Special road treatment due to scenic road designation		X			

DEVELOPMENT REVIEW CHECKLIST

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For Official Use Only

Landscaping/Landscape plan	Provided	Not Applicable	Waiver Requested	Required for Review	Revision Required
Scenic county road		X			
Existing shade trees shown within ROW and within 50' (size, genus, species and common name)		X			
Identification of trees and shrubs to be saved		X			
Limits of existing and proposed wooded area		X			
Method for protecting trees to be saved		X			
Identification of proposed trees shrubs and ground cover by size, genus, species and common name (shade trees 40'-50' on center on property side of right-of-way at least 15' from overhead utility lines)		X			
Sight triangles		X			
Existing and proposed contours		X			
Existing and proposed utilities including overhead lines, sewer and water pipes and manholes		X			
Sidewalks and/or pathways		X			
Landscape easements		X			

Comments/Justification for waiver request:

Prepared by: 

Date: 04.02.2020