

DW SMITH
 ASSOCIATES, LLC
Greeneengineering®

A 21

Jennifer N. Nevins
 Timothy P. Lurie
 Thomas J. Murphy

October 22, 2020

Syed B. Husain
 Kevin J. Murphy
 Lynn A. Voorhees
 John T. Harper

Ines M. Zimmerman, District Manager
 Freehold Soil Conservation District
 4000 Kozloski Road
 P.O. Box 5033
 Freehold, NJ 07728-5033

**Professional
 Consulting
 Services**

RE: Amended Preliminary & Final Major Subdivision
 Buckdale Subdivision
 Block 355, Lots 6, 7, 8 & 11
 Marlboro Township, Monmouth County, NJ
 FSCD #2019-0464
Our Reference No. 20-314.00

Dear Ms. Zimmerman:

Engineering

Enclosed please find the following documents submitted pursuant to our application for Soil Erosion and Sediment Control Certification:

Planning

1. One (1) complete set of plans entitled "K. Hovnanian at Marlboro Place Amended Preliminary & Final Major Subdivision", consisting of 22 total sheets, dated March 13, 2019, revised through October 20, 2020.
2. Four (4) copies of the Soil Erosion and Sediment Control Plans consisting of Sheets 10, 11 & 12 of 16, dated March 13, 2019, revised through October 20, 2020.

Surveying

3. One (1) copy of the Hydraulic and Hydrologic Database Summary Form for:
 - Infiltration/Detention Basin
 - Underground Recharge System

**Landscape
 Architecture**

4. One (1) copy of the Stormwater Management Report, dated March 13, 2019, revised through February 3, 2020
5. One (1) copy of the Stormwater Management Report Addendum, dated October 20, 2020.

**Environmental
 Services**

6. One (1) original Application form.
7. One (1) original Corporate Disclosure form.
8. One (1) copy of the original FSCD Certification, Ref. #2019-0464, for the site.

This application received Certification from FSCD on February 28, 2020. Ownership has transferred to K. Hovnanian at Marlboro Place, LLC, and some minor changes have been incorporated into the plans, as follows:

**Community
 Association
 Services**

- a. The Townhome section of the subdivision has been revised to include two six-unit buildings, one four-unit building and one three-unit building. The total number of Townhome units will remain at 19, however the building footprints have changed.

"DESIGNING SPECIAL PLACES"

Ines M. Zimmerman, District Manager
Freehold Soil Conservation District
FSCD #2019-0464
Our Reference No. 20-314.00
October 22, 2020

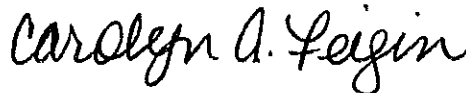
- b. The configuration of the buildings is such that four units will be located on the east side of Holland Drive, and the remaining fifteen units will be located on the west side of Holland Drive. This was previously approved at five on the east and fourteen on the west.
- c. The shift in the number of units on the east and west side of Holland Drive resulted in updated lot numbers in Block 355.01, now Lots 1-5 (previously Lots 1-6) and in Block 355.02, now Lots 8.01-8.25 (previously Lots 8.01-8.24).
- d. Grading, utilities and landscaping were revised as necessary to accommodate the new building footprints. The retaining walls in the rear of the single family homes have been removed.
- e. The overall impervious coverage has been analyzed. The approved plan included 169,049 SF (3.88 AC) of impervious coverage. The proposed design includes 167,975 SF (3.86 AC) of impervious coverage. There has been a slight reduction, in the amount of 1,074 SF (0.02 AC), which is attributed to the elimination of side entry garages.
- f. Although nominal changes are seen in a few of the individual drainage areas along Holland Drive and to the stormwater management basin, the overall runoff to the basin will be the same as the previously approved design. All pipes conveying runoff to the basin were slightly oversized and therefore have the capacity to convey these slight differences. The changes are minor and have been further described in the enclosed Stormwater Management Report Addendum.

As all fees were previously paid for the original Certification, it is our understanding that no additional fees are required. K. Hovnanian at Marlboro Place, LLC, will also request a transfer of the Stormwater Discharge Permit using the NJDEPS form on the NJDEP website, upon issuance of the FSCD Certification.

We request that you please review the enclosed material at your earliest convenience. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

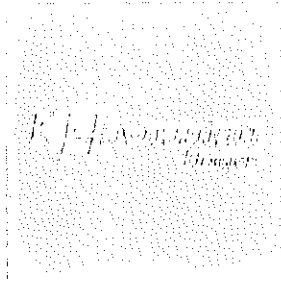
DW SMITH ASSOCIATES, LLC



CAROLYN A. FEIGIN, PE, PP
Senior Project Engineer

CAF:lh
Enclosures

cc: John Caniglia, K. Hovnanian at Marlboro Place, LLC
Salvatore Alfieri, Esq.



John C. Caniglia, Esq.
Phone: 732-623-6823
jcaniglia@khov.com

Via Overnight Delivery

October 13, 2020

Western Monmouth Utilities Authority
103 Pension Road
Manalapan, NJ 07726

Re: Application for Premises located at Block 355, Lots 6, 7, 8 and 11
Marlboro Township, Monmouth County, New Jersey

Dear Sir or Madam:

Enclosed please find our application for review of plans for the development of the above premises. This project had previously been approved by the Authority for Buckdale, LLC by Resolution dated September 10, 2019 as Project #683, commonly known as the Buckdale subdivision. The TWA was issued on 11/21/2019. Our company is the contract purchaser of the premises from Buckdale, LLC with closing scheduled for October 15, 2020. We are submitting this application solely for the purpose of transferring the Authority's prior approval to our Company so that we can execute the Authority's Developer Agreement and proceed with the installation of the sanitary sewer facilities per the TWA.

In addition to the application, enclosed please find the following:

1. Four (4) copies of the Preliminary & Final Subdivision Plans prepared by DW Smith Associates.
2. Four (4) copies of the Engineers' Final Design Report prepared by DW Smith Associates.
3. The Resolution by the Marlboro Zoning Board of Adjustment for Preliminary and Final Major Subdivision Approval dated January 14, 2020, ZB 18-6683.
4. Completed W-9 form.
5. Our check in the amount of \$10,000 payable to the WMUA as the escrow for this application.
6. The Agreement of Sale with Buckdale, LLC for the Premises and the Assignment and Assumption Agreement which will be signed at closing assigning the Agreement of Sale to K. Hovnanian at Marlboro Place, LLC so that title to the Premises will be conveyed to K. Hovnanian at Marlboro Place,

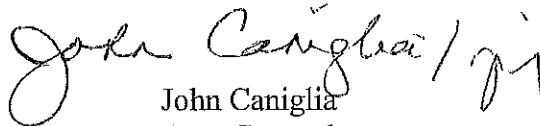
LLC. These documents are submitted as proof of ownership or possessory interest.

7. Per the Marlboro Township website, the current owner has not paid real estate taxes for the 3rd Quarter 2020, however, these will be paid from the closing proceeds and we can submit proof of payment at that time.
8. Engineer's Cost Estimate prepared by DW Smith.
9. The WMUA Resolution adopted on September 10, 2019 for this Project.
10. The TWA for this Project issued on November 21, 2019.

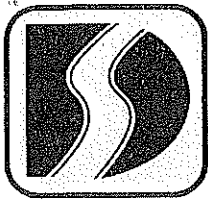
We would appreciate your prompt review of this application. Please contact my office if there are any questions. Thank you for your consideration.

Very Truly Yours,

K. HOVNANIAN AT MARLBORO PLACE, LLC


John Caniglia
Area Counsel

Cc: Jonathan Fisher
John Cummins
Frank Wood
Nikki Mallozzi
Carolyn Feigin, P.E.



DW SMITH
ASSOCIATES, LLC
Greengineering®

Jennifer N. Nevins
Timothy P. Lurie
Thomas J. Murphy

October 29, 2020

Syed B. Husain
Kevin J. Murphy
Lynn A. Voorhees
John T. Harper

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

**Professional
Consulting
Services**

RE: Revised Major Subdivision
K. Hovnanian at Marlboro Place Subdivision
Block 355, Lots 6, 7, 8 & 11
Marlboro Township, Monmouth County, NJ
MCPB File #MRMJ773
Our Reference No. 20-314.00

Engineering

Dear Mr. Furmanec:

Enclosed please find the following documents submitted pursuant to our application for Revised Major Subdivision approval:

Planning

1. Three (3) complete sets of plans entitled "K. Hovnanian at Marlboro Place Amended Preliminary & Final Major Subdivision", consisting of twenty two (22) sheets, dated March 13, 2019, revised through October 23, 2020.

Surveying

2. One (1) original Application Form.
3. Application fee in the amount of \$100.00 and Schedule A: Fees (Revised Major Subdivision, not on a County road).

**Landscape
Architecture**

The original subdivision was approved by the County and the map was subsequently filed at the Monmouth County Clerk's Office on January 15, 2020, as Map #321-9.

**Environmental
Services**

The property has been purchased by K. Hovnanian at Marlboro Place, LLC, and due to changes in their multi-family product, lot lines have been revised in the vicinity of the townhomes. The number of lots and units are the same, however due to the reallocation of the units, some lot numbers have been revised. Grading was revised to remove retaining walls in the rear of the single family homes. The overall stormwater management design is still applicable; although there have been some changes to a few individual drainage areas internally, there is a slight reduction in overall impervious coverage and the total contributory area is the same as the previously approved design.

**Community
Association
Services**

The owner/applicant hereby requests revised Major Subdivision Approval.

"DESIGNING SPECIAL PLACES"

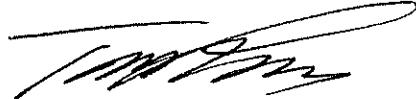
1450 State Route 34, Wall Township, NJ 07753
p. 732.363.5850 • f. 732.905.8669 • www.dwsmith.com

Victor Furmanec
Monmouth County Planning Board
RE: K. Hovnanian at Marlboro Place Subdivision
MCPB File #MRMJ773
October 29, 2020

I trust that the enclosed documents satisfy the completeness requirements for submission. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

DW SMITH ASSOCIATES, LLC



TIMOTHY P. LURIE, PE, PP, CME
Principal

TPL:lh
Enclosures

cc: John Caniglia, Esq., K. Hovnanian at Marlboro Place, LLC
Salvatore Alfieri, Esq.

S:\PROJECTS\2020\20-314\Correspondence\LR2031400-20201029TPL-MCPB Initial Submission.doc

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 _____

SUBDIVISION APPLICATION FORM

Municipality Marlboro Township
Applicant K. Hovnanian at Marlboro Place, LLC
Address 110 Fieldcrest Avenue
Edison, NJ 08837
Telephone (732) 623-6823
Owner Same
(if other than applicant)
Address _____

Project Name K. Hovnanian at Marlboro Place
Name of Person and Carolyn A. Feigin PE, PP
Firm Preparing Plan DW Smith Associates, LLC
Address 1450 State Route 34
Wall Township, NJ 07753
Telephone (732) 363-5850
Attorney Salvatore Alfieri, Esq.
Address 955 State Rt. 34
Matawan, NJ 07747
Telephone 732-583-7474

Indicate which Municipal Agency that plans have been filed with: Planning Board Board of Adjustment

Tax Map: Block(s) 355 Lot(s) 6, 7, 8 & 11

Location: (Road, intersecting roads, between what roads?) Buckley Road and School Road East

Site Street Address: Buckley Road and School Road East

Zone C-2 Proposed Use Residential

Number of Proposed Lots 47 Gross density 4.16 Lots/Acre

Number of Proposed Dwelling Units 45 Sell Vacant Lots

Average Lot Size 10,450 SF Linear Feet of New Roads 1687 Feet

Area of Entire Tract 11.33 Acres Area Being Subdivided 11.33 Acres

Impervious Area: Existing 0.4 ac Proposed 3.8 Total 3.8

DocuSigned by:
John Caniglia
Signature of Applicant or Agent _____ Date 10/23/2020 | 4:45:50 PM EDT
John Caniglia, Esq., K. Hovnanian at Marlboro Place, LLC

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 _____

TREASURER COUNTY OF MONMOUTH
ONE EAST MAIN STREET
FREEHOLD NJ 07728

INVOICE #	DATE	PO#/REFERENCE/JOB COST CODE	GROSS AMOUNT	DISCOUNT	NET AMOUNT
102620	10/26/20	3773277	100.00		100.00
CHECK NUMBER	DATE	NAME		VENDOR NO.	TOTAL AMOUNT
122912	10/27/20	Treasurer County of Monmouth		159024	\$100.00

THE FACE OF THIS DOCUMENT HAS A BLUE AND WHITE BACKGROUND WITH A STEP AND REPEAT PATTERN. A TRUE WATERMARK. HOLD TO LIGHT TO VIEW.

KHovnanian
Homes
110 Fieldcrest Avenue
Edison NJ 08837

K. Hovnanian New Jersey Operations, LLC

CHECK NO.
00122912

55-277/312

DATE OF CHECK

10/27/20

PAY: ONE HUNDRED AND XX/100 DOLLARS

CHECK AMOUNT

\$100.00

TO THE ORDER OF TREASURER COUNTY OF MONMOUTH
ONE EAST MAIN STREET
FREEHOLD NJ 07728


Authorized Signature

PNC Bank, N.A. 060
New Jersey

**MONMOUTH COUNTY PLANNING BOARD
MONMOUTH COUNTY DEVELOPMENT REGULATIONS
SCHEDULE A: FEES**

EFFECTIVE: June 11, 2018

SUBDIVISIONS

A subdivision that contains three (3) lots or less which does not abut a county road or a county drainage facility.	\$100.00
A subdivision which contains three (3) lots or less which abuts a county road or county drainage facility.	\$300.00 + \$25.00 per lot
A subdivision which contains more than (3) lots and/or new streets.	\$500.00 + \$25.00 per new lot

SITE PLANS

A site plan which does not abut a county road or county drainage facility which contains less than one (1) acre of impervious surfaces.	\$100.00
A site plan which does not abut a county road or county drainage facility which contains one (1) or more acres of impervious surfaces.	
Nonresidential:	\$500.00 + \$6.00 per new parking space
Multi-family Residential: (excluding 2-family homes)	\$500.00 + \$6.00 per new dwelling unit
A site plan which abuts a county road or county drainage facility.	
Nonresidential:	\$500.00 + \$6.00 per new parking space
Multi-family Residential: (excluding 2-family homes)	\$500.00 + \$6.00 per new dwelling unit
A site plan for industrial use or warehousing which contains one (1) or more acres of impervious surfaces.	\$500.00 + \$6.00 per 1,000 square feet of gross floor area or \$6.00 per parking space, whichever is greater

PLAN REVISIONS

Revised plans for a major subdivision or site plan which involves county requirements	\$300.00
A revised plan for a minor subdivision which requires county requirements.	\$150.00
Revised plans for a minor subdivision, major subdivision or site plan which does not involve county requirements.	\$100.00

FINAL MAJOR SUBDIVISION PLATS

A final major subdivision plat which involves county requirements.	\$300.00
A major subdivision plat which does not involve county requirements	\$100.00

INSPECTIONS OF COUNTY IMPROVEMENTS FOR RELEASE OF PERFORMANCE GUARANTEE – INITIAL INSPECTION

\$100.00 for guarantees up to \$5,000.00;
2% of guarantee amount for guarantees exceeding \$5,000.00.

RE-INSPECTIONS:

1st - \$100.00
2nd - \$200.00
3rd or more - \$300.00

PREPARATION OF DEVELOPER AGREEMENTS

\$750.00

PREPARATION OF HOLD HARMLESS/INDEMNIFICATION AGREEMENTS

\$500.00

- Check or money orders (no cash will be accepted) should be made out to: Treasurer, Monmouth County.
- State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.
- The review period will not commence until a complete application is submitted.
- Fees will not be refunded if the application is withdrawn or the scope of the project is reduced.
- 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.

Monmouth County Planning Board
Hall of Records Annex * One East Main Street * Freehold, New Jersey
Phone: 732.431.7460 Fax: 732.409.7540
www.visitmonmouth.com
Email: devreview@co.monmouth.nj.us