

Monmouth County Division of Planning
Development Review Committee
Hall of Records Annex
One East Main Street
Freehold, NJ 07728-1255

September 27, 2021

Attn. Ms. Phyllis Harrington
Re: Fair Haven Mixed-Use Development
Borough of Fair Haven, Monmouth County
Block 31, Lot 1

Dear Ms. Harrington:

We are in receipt of an application review letter from David Schmetterer, PP, of the Monmouth County Planning Board Development Review Committee, dated August 9, 2021. In said review letter, section 5.2-3.1B (Alternate Access) of county's development regulations is cited and the applicant is instructed to revise the site plan to eliminate the proposed access from River Road, also known as County Route 10.

Please accept this letter as applicant's formal request for a waiver of the previously mentioned section 5.2-3.1B of the county's development regulations. A waiver is being requested based on the following:

1. The proposed driveway on County Route 10 has been previously approved by the Borough of Fair Haven as well as the applicant through a Settlement Agreement and subsequent Ordinance No. 2021-06.
2. The proposed driveway on County Route 10 has also been previously approved by the Borough of Fair Haven and the Fair Share Housing Center through a Settlement Agreement which will help the Borough to satisfy its affordable housing obligation.
3. Access to the site is presently being provided via two (2) full-movement driveways on Route 10 as well as one (1) full-movement driveway along Cedar Avenue, a municipal roadway. Applicant is proposing to eliminate one of the existing driveways on Route 10 and restrict the remaining driveway on Route 10 to an ingress only movement. This will greatly improve existing conditions related to site access on Route 10.
4. In addition to the reasons stated above, the Monmouth County Planning Board granted conditional site plan approval for a prior application that included two (2) driveways on Route 10, one (1) ingress and one (1) egress. The proposed development has an ingress driveway in the approximate same location as previously approved. (MCPB File FHSP9558)
5. A Traffic Impact Study was prepared by Stonefield Engineering in June of 2021. As part of this study, particular attention was focused on the site access, circulation and parking supply. The study found that the proposed development, including the driveway on Route 10, would not have a significant impact on the traffic operations of the adjacent roadway network. The study also confirmed that the proposed site driveways and on-site layout have been designed to provide for effective access to and from the subject property.

As stated previously, applicant is respectfully requesting a waiver of section 5.2-3.1B of the Monmouth County development regulations and be permitted to maintain a driveway for site access on County Route 10 as shown on the submitted plans.

Should you have any questions or require additional information, please feel free to contact me at 732-985-1900.

Best Regards,



Sean Martin
Development Coordinator

Cc: Ronald Aulenbach
Salvatore Alfieri, Esq.
Paul Latham, PE