

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 #: FHSP9558A

This is to inform the Borough of Fair Haven Planning Board
that the Site Plan Application of M&M Realty Partners at Fair Haven, LLC
known as Fair Haven Mixed-Use Development
located in Tax Map Block 31 Lot 1

Owned by: Same as above

Drawn by: EP Design Services

and dated 7/16/2021, was received in this office on 7/21/2021. On 8/9/2021 the following action
was taken by the: X Development Review Committee Planning Director

X 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 issued. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. 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:

Site Plan

1. Receipt of a deed of easement for the widening of the River Road (County Route 10) right-of-way to a distance of 30 feet from the centerline with a 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
2. The applicant shall submit a letter requesting a withdrawal of the previously approved project on this site.

Traffic

3. Revise the site plan to eliminate the proposed access from River Road. Section 5.2-3.1B (Alternate Access) of county's development regulations provides that "Access to a county road shall not be permitted if the site plan also abuts a municipal road or adjacent driveway and access to the municipal road or adjacent driveway can be reasonably provided."
4. Revise the site plan to show dimensions for the driveway apron flares. The minimum apron flare is 5 feet per county's development regulations.
5. Revise the site plan to show a sight triangle easement at the corner of Cedar Avenue and River Road. Please be advised that the County Commissioners are scheduled on August 12, 2021, to vote on a resolution to reduce the speed limit along this section of River Road to 25 mph. If that resolution passes, then the required sight triangle easement shall be 25 feet x 250 feet.
6. Show all signs along the River Road frontage and label them with their MUTCD designation. Likewise,

show the Stop sign (R1-1) on the Cedar Avenue approach to River Road on the site plan.

7. Revise the site plan to show the ornamental streetlight at the southwest corner of River Road and Cedar Ave on all sheets.
8. The signpost detail incorrectly references Section 916 of the NJDOT specifications. The correct section is Section 912. Also, the detail does not show the method of setting a post in concrete sidewalk. NJDOT signpost details 612-4 and 612-5 are the county's standards and may be incorporated by reference.
9. There are existing streetscape elements along River Road that must be identified on the site plan and restored as necessary and/or required by Fair Haven.
 - a. The sidewalk along the River Road frontage consists of scored concrete. Eliminating the depressed curb will impact the sidewalk. Revise site plan as necessary.
 - b. The crosswalks at River Road and Cedar Ave consist of brick pavers with 6-inch white thermoplastic stripes. Revise the site plan to indicate that any disturbance shall be replaced in kind.

Stormwater/Road

10. Indicate the centerline of the River Road right-of-way and its county route number.
11. Provide dimensions from the centerline of River Road to the following:
 - a. Right-of-way line fronting site;
 - b. Edge of pavement fronting site; and
 - c. Right-of-way line and edge of pavement opposite the site.
12. Indicate a 30-foot right-of-way dedication on all sheets of the site plan.
13. Provide computations to address change in 25-year storm runoff and design of storm drainage and stormwater management systems.
14. Provide supplemental stormwater analyses to address site discharge assuming the following:
 - a. Infiltration is unavailable;
 - b. Infiltration is unavailable and the control structure is blocked.
15. Clearly indicate the section line for cross section A.
16. The proposed control structure is located within the road widening easement; within the corner arc. Relocate the structure and revise the site plan as necessary.
17. The containment wall for the proposed infiltration basin is proposed to be located within the road widening easement; within the corner arc. Relocate the containment wall to provide a minimum of 1-foot clear distance to the boundary of the easement.
18. Place a note on all of the site plan sheets, as follows:

"No component of the proposed infiltration basin wall, whether underground, ground-level or above ground, shall be located with less than one (1) foot clear distance to the River Road right-of-way. If inspection, or future county work, reveals less than one (1) foot clear distance from the stormwater basin to the right-of-way line, then these components shall be relocated at the owner's expense."
19. Provide a detail of the proposed infiltration basin, with plan and section views, and indicating the right-of-way line. Place dimensions indicating one-foot clear distance from the right-of-way line to the infiltration basin.
20. Indicate a sawcut, offset two feet from the River Road curb line, along proposed curb.
21. Replace the proposed driveway onto River Road with full-height county curb.
 - a. Indicate backfill to top of curb.
 - b. Provide revised TC and BC elevations.

22. Revise the detail for the county curb and pavement section, as follows:
- Indicate 6-inch dense graded aggregate under 6-inch HMA 19M64 base course. Label 2-inch thick surface course as HMA 9.5M64.
 - Indicate a sawcut through the 6-inch thick base course.
 - Indicate these pavement courses on the detail for county pavement section.
23. Provide existing and proposed elevations for INV, GRT and TC at the existing inlet at the curb return between River Road and Cedar Avenue. Indicate size, shape, slope, material of all pipes connected to this inlet.
24. Provide computations to verify the capacity of the discharge pipe from the inlet discussed in Comment 23 above, to convey 25-year runoff from its own tributary area, with runoff from the site under proposed conditions in addition. Provide all necessary supporting information and documents, including drainage area maps, computations for runoff curve number or runoff coefficient, time of concentration, rainfall intensity curves or rainfall tables, etc.

Landscaping

25. This application has been referred to the county's landscape architect for review.

Please provide an itemized response to the above items. Additional comments may be provided and conditions established by the DRC upon receipt of the requested information. **Revised plans shall be accompanied by the plan revision fee (\$300.00).**



David Schmetterer, P.P., A.I.C.P.
Assistant Director of Planning
For the Development Review Committee

cc: EP Design Services
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