

BOROUGH OF FAIR HAVEN

748 River Road



New Jersey 07704

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April 14, 2021

Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

Attn.: Sandra Papa, Administrative Assistant

**Re: Engineering Technical Review
PB 21-01
Minor Subdivision
101 Princeton Road
Block: 5, Lot(s): 19**

Dear Ms. Papa:

The Borough has received an application and supporting documents for the above referenced matter, including the following:

- a. Borough of Fair Haven - Standard Development Application Form.
- b. Borough of Fair Haven - Checklist.
- c. Plan entitled, "*Minor Subdivision of 101 Princeton Road*", prepared by Richard Karl Heuser, PE & PLS, dated 11/30/2020, Sheets 1 and 2 of 2.
- d. Impervious Area/Stormwater Management, prepared by Richard Karl Heuser, PE & PLS, dated 12/22/2020.
- e. Map of Survey prepared by Richard Karl Heuser, PE & PLS, date 11/05/2020.
- f. Certification from Tax Assessor.
- g. Electronic copies of plans and survey.
- h. W-9 form.
- i. Escrow Agreement.

The Applicant (Washington Phillips, LLC) requests Minor Subdivision approval for the property known as 101 Princeton Road in order to create two (2) lots. The tract is located in the R-10 Residential District of the Borough.

Based upon my review of the application and supporting plans, I offer the following:

1. It appears there is a chain link fence installed within the Princeton Road Right-of-Way (ROW). This fence shall be removed to eliminate the encroachment. Refer to the Planning Board Planner's report regarding chain link fencing in a front yard.

2. The plans indicate two (2) new curb cuts for the proposed driveways and the existing driveway eliminated. Therefore, the applicant shall remove and replace the existing concrete vertical curb (at least 150 LF) along the frontage of the property.
3. The existing concrete sidewalk is in poor condition and shall be removed and replaced along the entire frontage of the property.
4. The plan shall depict proposed locations of all utility tie-ins. It only includes water and sanitary sewer.
5. It is recommended the pavement restoration be curb to curb, along the frontage of the entire property to ensure proper grade along the curb line(s) and restoration of the various utility trenches.
6. The applicant shall provide testimony regarding the existing utility poles at or near the rear property line. It is unclear if these poles are JCPL or Verizon, or if any easements currently exist.
7. The applicant shall obtain public utility "will serve" letters. The application checklist indicates "to be advised".
8. Electric service, cable, and internet lines for each proposed dwelling shall be underground. It appears in order to connect to the utility poles, disturbance/encroachment may be required for lots 2 and 3, which are located behind the subject property.
9. Drywells shall be provided for each lot to collect the roof stormwater runoff.
10. Should the Board approve the application, as a condition of approval, the following should be considered:
 - a. Prior to issuance of any building permits, the applicant shall submit a zoning permit application and grading plan (with measures to control stormwater runoff) for review and approval for the proposed dwellings for each lot.
 - b. The applicant shall obtain approval or "Letters of No Interest" from the Freehold Soil Conservation District and the Two Rivers Water Reclamation Authority.
 - c. Prior to any utility work or other construction activity within Borough Right-of-Way (ROW), a street opening permit(s) shall be obtained.
 - d. Obtaining a tree removal permit, as necessary.
 - e. Payment of tax map revision fee of \$300 (2 lots x \$150/lot).
 - f. Posting of Performance Guarantee in accordance with the Municipal Land Use Law (MLUL).

Very truly yours,



Richard Gardella, PE, PP, CME, CPWM
Director of Engineering and Public Works

cc: Planning Board Members
Douglas Kovats, Esq., Planning Board Attorney
Elena Gable, PP, AICP, CFM, Heyer Gruel & Associates
Mark Aikins, Esq., Applicant's Attorney