

# 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 12/7/2021, was received in this office on 12/14/2021. On 1/10/2021 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:

1. An 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 will be required for this application.

## Traffic

2. Initially, the Development Review Committee (DRC) directed the application to eliminate the proposed access from River Road pursuant to Section 5.2-3.1B (Alternate Access) of county's development regulations, which 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." The applicant submitted a waiver request to allow the proposed driveway on the basis that individuals who miss turning at Cedar Avenue would be able to turn into the proposed driveway, whereas otherwise they would have to circle around to access the site. In reviewing the waiver request the DRC directed the applicant to investigate a layout that would provide the required ten-foot setback from the side property line. The revised site plan, which now shows a 4.6-foot driveway setback measured from the point at which an extension of the property line intersects the River Road right-of-way line, doesn't demonstrate compliance with the driveway setback requirement. The DRC now requests the applicant to demonstrate the necessity and public benefits of the River Road driveway in view of the restriction noted above, especially in view of the low traffic volume generated by the proposed use.

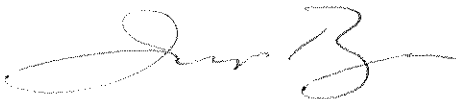
## Stormwater/Road

3. Revise the site plan to provide dimensions from the centerline to the opposite right-of-way line, and to the curb fronting and opposite site.
4. Metes and bounds for the road widening easement were not indicated on the plans.

5. Provide a supplemental stormwater analysis to address site discharge assuming the following:
  - a. Infiltration is not available.
  - b. Infiltration is not available, and the control structure is blocked.
6. Indicate a minimum one foot clear distance from the proposed right-of-way line to the control structure.
7. Show one foot clear distance from the containment wall for the proposed infiltration basin to the proposed right-of-way line. Provide a dimension.
8. Submit a detail for the proposed infiltration basin with plan and section views, clearly indicating one foot clear distance behind the proposed right-of-way line to the nearest element of the retaining wall or control structure.
9. The site plan indicates the area behind curb will be treated with pavers. Provide additional TC and BC elevations at endpoints and midpoints of proposed full-height curb.
10. Delete "Soil" from dense-graded aggregate sub-base on the county curb and pavement section and county pavement section details. Indicate a sawcut through the HMA base course.
11. Provide pipe information (size, shape, slope, material) for the proposed connection to the inlet located at the intersection of River Road and Cedar Avenue.
12. Correspondence from applicant's engineer states stormwater discharge under proposed conditions is proposed to be reduced from existing conditions. However, the report indicates that infiltration was used to reduce stormwater discharge. Therefore, provide a supplemental 25-year stormwater analyses assuming infiltration is not available and that the control structure clogged or disabled. Verify the capacity of downstream storm drainage system 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, i.e., drainage area maps, computations for runoff curve number or runoff coefficient, time of concentration, rainfall intensity curves or rainfall tables, etc.
13. Indicate INV elevations at the proposed underground stormwater detention structure, and all inflow and discharge pipes. The proposed utility plan is not clear as to whether pipes connected to the underground stormwater basin at the rear of the site flow into or from the basin.
14. Verify the driveway slope complies with Monmouth County Development Regulations, as follows:
  - a. Driveway longitudinal slope shall not exceed 3 percent within 25 feet of River Road.
  - b. Driveway longitudinal slope shall not exceed 7 percent at any point thereafter.
  - c. Change in slope from driveway to the River Road cross-slope shall not exceed 7.5 percent.

Provide sufficient spot elevations to verify proposed slopes.

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).**



Joseph Barris, P.P., A.I.C.P., C.F.M.  
Director of Planning  
For the Development Review Committee

cc: EP Design Services  
Douglas Wolfson, Esq.  
Mark R. Alkins, Esq.  
J. Ettore; R. Bragg; V. Cardone; V. Zabat  
Highway Department/Construction Official  
FHSP9558A 1387 RI