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January 15, 2021

Jennifer N. Nevins
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Suzanne Rubinstein, Administrative Officer
Marlboro Township Zoning Board of Adjustment
1979 Township Drive
Marlboro, NJ 07746

**Professional
Consulting
Services**

RE: Amended Preliminary & Final Major Subdivision Application
K. Hovnanian at Marlboro Place
Block 355, Lots 6, 7, 8 & 11
Marlboro Township, Monmouth County, NJ
Application No.: ZB#19-6683
Our Reference No. 20-314.00

Dear Ms. Rubinstein:

Engineering

Enclosed please find the following items for your review:

Planning

1. Eighteen (18) sets of plans entitled "K. Hovnanian at Marlboro Place Amended Preliminary & Final Major Subdivision", consisting of twenty-one (21) sheets, dated March 13, 2019, last revised December 28, 2020.
2. One (1) copy of the Post-Development Drainage Area Map, highlighted the changes in the post development areas from the previously approved project.
3. One (1) copy of Board Exhibit Package for hearing.

Surveying

The enclosed plans have been revised to address the comments indicated in the CME Associates review letter, dated December 3, 2020. Enclosed please find an itemized response to each comment.

**Landscape
Architecture**

1. Project Description – Information, no response required.
2. Surrounding Uses – Information, no response required.
3. Zoning Compliance – as noted, an additional variance is requested for the overall building setback from the dwelling on Lot 8.25 to State Highway Route 79 being less than 100 feet. Support of this relief will be provided during testimony.
4. Information, no response required.
5. Information, no response required.
6. Information, no response required.
7. These issues will be addressed during testimony.

**Environmental
Services**

**Community
Association
Services**

"DESIGNING SPECIAL PLACES"

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8. Technical Comments

- a. The removal of the retaining wall in the basin area was made prior to the Stormwater Management Report, dated February 3, 2020; therefore, the reduced basin storage was already accounted for in this report. The basin calculations in the most recent stormwater addendum remain unchanged from the February 3, 2020 report.
- b. The plans have been revised to provide consistency with the routing calculations for the outlet control structure.
- c. The grate elevation for the outlet control structure has been revised to be 170.60 to provide consistency between the plans and report.
- d. A post-development drainage map reflecting the changes in the proposed drainage areas has been included in this submission package. This map shows that the overall area to the basin does not change from previous iterations of this project. Pipe-sizing and pre versus post-development analysis to each drainage area were provided in the stormwater management report addendum.
- e. The stray notes at Lot 8.23 and Lot 6.02 have been removed from the plan.
- f. Revisions to the Major Subdivision Plat will be provided under separate cover.
- g. The grading along the rear of Lots 8.22 through 8.25 maintains greater than a 3:1 slope beyond a 30-foot flat area. The adequacy of these slopes will be addressed further during testimony.
- h. Revisions to the Major Subdivision Plat will be provided under separate cover.
- i. Revisions to the Major Subdivision Plat will be provided under separate cover.
- f. The Howard & Haverford models will have full basements. Unfinished basements will be standard. Buyer's will have the option to have them finished. There will be steps down to the patios. If steps are within the 10 x 10 patio, then the functional usable area of the patio will be less than 10 x 10, thus the developer's preference is for a 10 x 10 patio exclusive of the steps. If the determination of the Board is that the steps will need to be within the 10 x 10 area, then the developer will comply. The Andrews models will also have a 10 x 10 patio.
- j. The cover sheets originally submitted were an error. The proposed layout is as set forth in the Amended Site Plan & Subdivision Plan are withdrawn. Enclosed are floor plans & elevations of the Howard, Haverford & Andrews models.

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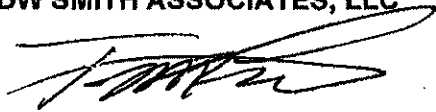
- k. Building heights as calculated in accordance with the applicable Township ordinance are shown on the enclosed architectural plans and all comply.

Please review the enclosed information towards issuance of Amended Preliminary & Final Major Subdivision Approval for the above referenced project.

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:cm:lh
Enclosures

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