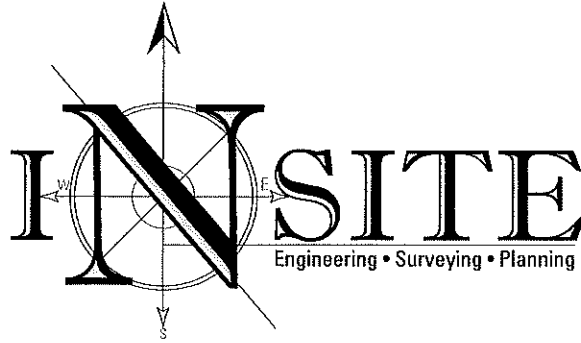


Marlboro Township Zoning Board
Attn: Susan Rubinstein
Zoning Board Secretary
1979 Township Drive
Marlboro, NJ 07746



January 28, 2021

Via Hand Delivery

RE: **ZONING BOARD CASE NO. ZB20-6725**
Hernandez Residence
4-6 Ardsley Place
Block 171, Lot 79
Township of Marlboro
Monmouth County, NJ

MARLBORO TOWNSHIP
ZONING BOARD

JAN 27 2021

ZB# 20-6725

Ms. Rubinstein;

We are submitting this letter on behalf of the Owner/Applicant in response to CME's Engineering and Planning Review #1, dated 12/23/20. Each comment and response is numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference;* non-italicized text represents our responses.

CME's Engineering and Planning Review #1, dated 12/23/20

6. *The Applicant should be prepared to discuss the following issues with the Board.*
- a. *The need for any Architectural Plans for the proposed dwelling, as well as the pool cabana and/or run-in shelter. At a minimum, the amenities to be provided and any utilities to be extended to the accessory structures, especially the cabana, must be clarified with the Board.*

Updated architectural plans for the dwelling and cabana are included in this submission for Board review. Additional testimony will be provided regarding the run-in shelter and utility connections at the public meeting.

- b. *Compliance with Residential Site Improvement Standards (RSIS) parking requirements for the proposed dwelling.*

Testimony will be provided for this item at the public meeting.

- c. *The use of the run-in shelter and associated fence enclosed area.*

Testimony will be provided for this item at the public meeting.

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
Licensed in NJ, PA, DE, NY, CT, MD, NC, DC, & CO

The stormwater management of the site, as well as any stream corridor preservation and/or flood damage prevention measures should be reviewed. A stormwater management system is indicated to be provided onsite, however, no supporting design calculations are provided.

The revised plans included in this submission include the stormwater management design components for this application. A stormwater management report has been prepared and is also included in this submission.

The Applicant has submitted to the NJDEP for a freshwater wetlands LOI and a flood hazard area verification (Method 5, Approximation). Copies of the submitted application packages are included in this submission as well.

- d. *Any permits/approval required by outside agencies. The Applicant shall discuss the status of all outside agencies with the Board and copies of all outside agency approvals shall be forwarded to this office.*

Testimony will be provided for this item at the public meeting. Copies of the NJDEP permit application packages are included in this submission. Should the Board approve the application, the Applicant will file an application to the Freehold Soil Conservation District for plan certification and to the local health department for septic design and approval.

7. *Based upon our review of the plans, we offer the following:*

- a. *The lot area indicated within the Zone Data Schedule differs from the indicated for the property, please clarify.*

The lot area indicated within the Zoning Schedule excludes wetlands over 20,000 SF per the ordinance definition of "Lot Area", please refer to footnote (1). The lot area shown on the plan base indicates the total outbound area.

- b. *Provide a Depressed Curb and Apron Detail for the access drive and a Road Restoration Detail for the proposed utility connections.*

Sheet 3 has been revised to provide depressed curb, driveway apron, and pavement restoration details.

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In accordance with the above, please find enclosed the following information:

- Three (3) copies of the plot plan prepared by Insite Engineering, LLC, entitled "Hernandez Residence" dated 09/25/20, last revised 01/28/21.
- Three (3) copies of the Architectural Plans prepared by CPL Partnership, entitled, "Ardsley Place, Single Family Home" dated 01/09/21.
- Three (3) copies of the Stormwater Management Report prepared by Insite Engineering, LLC, entitled "Stormwater Management for the Hernandez Residence" dated 01/28/21.
- Three (3) copies of the Application for Letter of Interpretation and Flood Hazard Area Verification submitted to the NJDEP, prepared by Insite Engineering, LLC, dated 12/18/20.
- One (1) hyperlink with all PDF documents:
 - https://insiteeng-my.sharepoint.com/:f/g/personal/insite_insiteeng_net/EkbK06KvVp9JhHnfztnCxdkBf0AUNwzR9X5urCowCAYI7w?e=FBxmEU

Thank you for your kind consideration of this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,
InSite Engineering, LLC



Patrick R. Ward, PE, PP

20-1384-01

BRK/jw

cc:

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Rick Brodsky, Esq
rb@ansellzaro.com

Client (w. attachments)
Via Email
CPL (w. attachments)
Via Email
CPL (w. attachments)
Via Email
Attorney (w. attachments)
Via Email

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