



YOUR GOALS. OUR MISSION.

TOWNSHIP OF MIDDLETOWN

FEB 25 2015

DEPARTMENT

MIPB-R4522

February 24, 2015

Ms. Debra Yuro, Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail

**Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Plan (GDP) Review
First Engineering Review
MTPB # 2014-216**

Dear Board Members:

As requested, our office has reviewed the following submittals for the above referenced property:

- General Development Plans prepared by Gerard Fitamant, P.E., of Langan Engineering, dated October 31, 2014 and revised through November 14, 2014, consisting of ten (10) sheets.
- Environmental Impact Report prepared by Donald A. Dimarzio, M.S., P.P., dated January 2014.
- Fiscal Impact Analysis prepared by Phillips Preiss Grygiel, LLC (PPG), dated November 2014.
- Completeness letter from John Barree, P.P., AICP, dated January 15, 2015.
- Denial of Development Permit prepared by Zoning Officer, Marianne Dunn, dated October 10, 2014.
- Project Narrative.
- Disclosure Statement.
- 200' Property Owners List.

Based on our review and a recent site visit, we offer the Board the following comments and suggestions:

A. Project Description

The site currently contains several buildings, proposed to be removed. The applicant seeks General Development Plan (GDP) approval at this time to develop the referenced property with approximately 400,000 SF of commercial space (the "Commercial Component") and 350 total residential units (including 70 "affordable housing" units) (the "Residential Component"). Separately, the applicant anticipates submitting a distinct



Le: Township of Middletown Planning Board
Attn: Ms. Debra Yuro, Secretary

Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Review
First Engineering Review
MTPB # 2014-216

application for subdivision approval to create unique lots for each component. Assuming both GDP and subdivision approval are granted, the applicant, or designee, will submit distinct site plan applications for each component. The 118.29-acre tract is located in the Planned Development Zone (PD Zone) and contains frontage along Kings Highway East, Kanes Lane and NJ State Highway Route 35 (N.J.S.H. 35).

B. Municipal Land Use Law (MLUL) Compliance

In accordance with N.J.S.A. 40:55D-45.2.a through N.J.S.A. 40:55D-45.2.l, a General Development Plan (GDP) for this tract should include:

1. General Land Use Plan - Provided

- a. Testimony shall be provided regarding the proposed development.

2. Circulation Plan - Provided

- a. Testimony shall be provided regarding the proposed circulation.
- b. The applicant shall indicate if the proposed roads and re-aligned roads are anticipated to be public or private.
- c. At the time of site plan review, the applicant shall be required to provide all proposed circulation, access and traffic signal improvements along N.J.S.H. 35. NJDOT approval will be required for all improvements along N.J.S.H. 35.
- d. The applicant is proposing new roadways, along with realignment of existing roadways. New rights-of-way and rights-of-way revisions will be required. The applicant shall coordinate with the Township prior to submitting a site plan application.
- e. At the time of site plan review, the applicant shall be required to provide additional information related to site and off-site pedestrian and vehicular circulation and demonstrate adequate access for adjacent property owners.



Le: Township of Middletown Planning Board
Attn: Ms. Debra Yuro, Secretary

Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Review
First Engineering Review
MTPB # 2014-216

- f. At the time of site plan review, the applicant shall be required to provide parking calculations for the commercial/retail and residential sites showing compliance with the ordinance and RSIS..
 - g. At the time of site plan review, the plans shall be developed to comply with the design standards of the ordinance.
 - h. At the time of site plan review, the applicant shall be required to provide barrier-free parking calculations as well as demonstrate ADA-compliance throughout the site.
 - i. At the time of site plan review, the applicant shall be required to demonstrate compliance with the Residential Site Improvements Standards (R.S.I.S.), as well as the ordinance.
 - j. At the time of site plan review, the applicant shall provide all driveway locations, along with proposed material types and associated details.
 - k. At the time of site plan review, the applicant shall be required to provide vehicle turning templates demonstrating adequate circulation entering, throughout and exiting the site and along all adjoining roadway networks. Fire Official review and approval of the emergency vehicle turning movements will be required.
 - l. At the time of site plan review, the applicant shall be required to address refuse for both the residential and commercial/retail portion of the development.
 - m. At the time of site plan review, the applicant shall be required to provide a traffic study and plans detailing proposed improvements to the adjacent roadway system.
 - n. At the time of site plan review, all aspects of emergency services, site access and site safety will be deferred to the Fire Official for review and approval.
3. Open Space Plan - **Provided**
- a. Testimony shall be provided regarding proposed open space.



Le: Township of Middletown Planning Board
Attn: Ms. Debra Yuro, Secretary

Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Review
First Engineering Review
MTPB # 2014-216

4. Utility Plan - Provided

- a. Testimony shall be provided regarding the proposed utilities and utility connections.
- b. At the time of site plan approval, additional information regarding existing utilities, utility connections, restoration limits and details shall be required.

5. Stormwater Management Plan - Provided

- a. Testimony shall be provided regarding proposed stormwater management facilities.
- b. The project disturbs more than 1 acre, therefore, is considered a "major development" as defined by N.J.A.C. 7:8, and will be subject to the NJDEP Stormwater Management II requirements.
- c. The SWM Plan (sheet 9 of 10) indicates that a combination of infiltration and detention basins will be provided to meet state and municipal requirements for Stormwater Quantity, Stormwater Quality, and Groundwater Recharge.
- d. At the time of site plan review, the applicant shall be required to provide full stormwater management plans, stormwater report, geotechnical report and an operations and maintenance manual for all proposed stormwater management facilities on both the residential and commercial/retail sites.

6. Environmental Inventory - Provided

- a. Testimony shall be provided regarding proposed Environmental Impacts.
- b. As per section 40:55D-45.2.f of the MLUL, the applicant must provide an environmental inventory that includes a detailed description of the existing vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing man-made structures or features and the probable impact of the development on the environmental attributes of the site. The Report includes a majority of this information; however, the Report shall be revised to include a section on impacts to the climate and implementation of



Le: Township of Middletown Planning Board
Attn: Ms. Debra Yuro, Secretary

Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Review
First Engineering Review
MTPB # 2014-216

methods to minimize impacts to the climate (i.e. alternative sources of energy, stormwater design, or certified LEED ® design measures).

- c. At the time of site plan review, the Report shall be updated to include the current information on the Engineer and the applicant.
- d. The Report references Block 871, Lot 7.01 as being included in the project; whereas, the site application and submitted plans do not reference this block and lot number. At the time of site plan approval, the applicant shall clarify.
- e. Section 4.3 of the Report, Hydrology, discusses the unnamed tributary (UNT) of McClees Creek that is located on the Southeast portion of the site as a Category 1 water body. However, based on the FHA Applicability Determination, the DEP has classified this feature as a ditch. At the time of site plan review, the plans and Report shall be revised accordingly.
- f. At the time of site plan review, the applicant shall be required to submit an environmental permitting plan depicting the project's impacts to areas such as wetlands, transition areas, riparian zone and floodway.
- g. At the time of site plan review, the applicant shall be required to provide critical area plans.

7. Community Facility Plan - **Provided**

- a. Testimony shall be provided regarding the proposed community facilities.
- b. At the time of site plan review, the applicant shall provide all proposed materials, equipment, layout, grading, drainage, etc. and means of access to all proposed recreational facilities.

8. Housing Plan - **Provided**

- a. Testimony shall be provided regarding the proposed housing.
- b. At the time of site plan review, the applicant shall be required to provide the number, type and bedroom count of each proposed dwelling unit.



Le: Township of Middletown Planning Board
Attn: Ms. Debra Yuro, Secretary.

Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Review
First Engineering Review
MTPB # 2014-216

9. Fiscal Report - **Provided**

- a. The applicant shall provide testimony regarding the fiscal impacts of the development.
- b. The fiscal impact analysis shall be revised and updated as this development becomes further defined.

10. Proposed Timing Schedule - **Provided**

- a. Testimony shall be provided regarding the proposed phasing and schedule of the development.

11. Municipal Development Agreement – **Not Provided**

- a. Section 40:55D-45.2.1 of the MLUL requires a municipal development agreement, which shall mean a written agreement between a municipality and a developer relating to the planned development. This office is not aware of a municipal development agreement being provided.

12. Miscellaneous

- a. The applicant shall provide testimony regarding a Homeowners Association Management entity responsible for the maintenance of the development.
- b. At the time of site plan review architectural plans shall be provided.
- c. At the time of site plan review, the applicant shall be required to provide all existing and proposed utilities and will-serve letters.
- d. Full lighting and landscaping plans shall be required at the time of site plan approval.
- e. Full subdivision plans, along with all existing and proposed easements, will be required at the time of subdivision approval. Associated metes and bounds descriptions will be required.



Le: Township of Middletown Planning Board
Attn: Ms. Debra Yuro, Secretary

Re: Village 35, LP
Highway 35
Block 825, Lots 53-57, 59-69, 72-79 & 81
General Development Review
First Engineering Review
MTPB # 2014-216

- f. At the time of site plan review, all aspects of structural integrity will be deferred to the Building Department for review and approval.
- g. Approvals from all agencies or departments shall be obtained, including, but not limited to, the following:
- Township of Middletown Sewerage Authority (TOMSA)
 - Monmouth County Planning Board
 - NJDEP
 - Freehold Soil Conservation District
 - NJDOT
 - All other agencies or departments having jurisdiction
- h. Additional information may be requested at the time of either subdivision or site plan review, in addition to the information required above. Revisions may be required depending on the information provided.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES


ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN TOWNSHIP
PLANNING BOARD ENGINEER

RRK:RDM:lkc

cc: Anthony Mercantante, Township Administrator (*via email*)
John Barree, Assistant Planner (*via email*)