

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Subdivision Action

Our File # MRMJ784A

This is to inform the Township of Marlboro Planning Board
that the Subdivision Application of Marlboro Development Group Co., LLC
known as Marlboro Development Group Subdivision - 2
located in Tax Map Block 213.01 Lot 44 (44.01)

Owned by: Same as above

Drawn by: Matrix New World Engineering

and dated 3/5/2020, was received in this office 5/22/2020. On 6/22/2020 the following action
was taken by the: Development Review Committee Planning Director

Conditional Preliminary Approval

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.

Conditions:

1. The applicant shall submit a copy of the landscape plan to the Monmouth County Parks System for their review and approval of the proposed buffer along the Henry Hudson Trail.
 2. The applicant shall enter into a Right of Entry Agreement with the Monmouth County Parks System for the proposed path connecting to the Henry Hudson Trail.
 3. The applicant shall provide notice to prospective residents that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail and that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent into the Monmouth County Division of Planning for review before being finalized.
- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$300.00), and a CD containing an AutoCAD drawing (dxf format) of the approved final subdivision plat.



Quinn Ruff
Planner Trainee
For the Development Review Committee

cc: Matrix New World Engineering
John A. Sarto, Esq.
Mark R. Aikins, Esq.
Joseph Barris, P.P., A.I.C.P., C.F.M.
Paul Gleitz, P.P., A.I.C.P. (Monmouth County Parks System)
J. Ettore; M. Kao; V. Cardone; R. Bragg; V. Zabat
Highway Department
Construction Office
MRMJ784A 1350 CPA

