

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 # MRSP10041

This is to inform the Township of Marlboro Planning Board
that the Site Plan Application of SRS Partners, LLC
known as SRS Enterprises - Manufacturing/Warehouse
located in Tax Map Block 214 Lot 50

Owned by: 156 Boundary Road, LLC Drawn by: Redcom Design & Construction

and dated 11/19/2019, was received in this office on 3/4/2020. On 3/23/2020 the following action
was taken by the: X Development Review Committee Planning Director

X Request Information. No action will be taken until the following items listed below are
submitted.

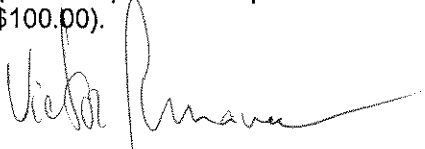
If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If
conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be
issued. This action does not release the applicant from obtaining 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. Address the comments in the attached memorandum prepared by Victorino B. Zabat, dated March
23, 2020.

Additional comments may be provided and conditions established by the Development Review Committee
upon receipt of the requested information. Revised plans shall be accompanied by the plan revision fee
(\$100.00).



Victor Furmanec, P.P., A.I.C.P.
Principal Planner
For the Development Review Committee

cc: Redcom Design and Construction
Salvatore Alfieri, Esq.
Mark R. Aikins, Esq.
Joseph Barris, P.P., A.I.C.P.
J. Ettore; M. Kao; V. Cardone; R. Bragg; V. Zabat
Highway Department
Construction Official
MRSP10041 1344 RI

The Board of Chosen Freeholders
of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director of Public Works & Engineering
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JOSEPH M. ETTORE
County Engineer
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**DIVISION OF ENGINEERING
& TRAFFIC SAFETY**
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March 23, 2020

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Victorino B. Zabat, P.E., Principal Engineer

**RE: MRSP 10041 – SRS Enterprises, LLC
County Structure ML 55, Big Brook at Boundary Road
County Structure ML 57, Big Brook Tributary at Boundary Road
Block 214, Lot 50
Township of Marlboro**



The following items were received by this office in connection with the above-referenced application:

1. Preliminary & Final Site Major Plan prepared for SRS Enterprises, 156 Boundary Road, Block 214, Lot 50, Township of Marlboro, Monmouth County, New Jersey, dated Nov. 19, 2019 (twelve [12] sheets & 1 sheet)
2. Boundary & Topographic Survey, 156 Boundary Road, Block 214, Lot 50, Township of Marlboro, Monmouth County, New Jersey, revised Feb. 24, 2020 (one [1] sheet);
3. Stormwater Management Report for SRS Enterprises, located at 156 Boundary Road, Block 214, Lot 50, Township of Marlboro, Monmouth County, New Jersey, prepared Nov. 19, 2019

We have the following comments regarding this site plan application:

- 1 Identify County Structure ML 57 on Boundary Road, northeast of the site, on the Existing Conditions and Demolition Plan, Layout & Dimensioning Plan, Grading & Drainage Plan and Utility Plan, sheets 2, 3, 4 & 5 of 12, respectively.
2. Was an easement established for reconstruction and maintenance of County Structure ML 57?
If so, then indicate the easement on the sheets listed in Comment 1 above, and provide the following information:
 - a. Metes and bounds;
 - b. easement area , in acres and sq.ft.;

continued

To: Joe Barris, Director of Planning
From: Victorino B. Zabat, Principal Engineer

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- 2.c. grantee of easement;
 - d. Deed for easement, with parcel description;
 - e. Deed book and page for easement;
- If an easement was not established, then provide an easement for County structure ML 57, extending 50-ft. into the site from the centerline of the road, and 50-ft. from the side of the bank of the waterway or side of the opening.
Provide easement information requested in 2.a-d above.
Indicate the easement on the Layout & Dimensioning Plan, Grading & Drainage Plan and Utility Plan, sheets 3, 4 & 5 of 12, respectively.
3. The site is located within the drainage area to County Structure ML 55, Big Brook at Boundary Road. An assessment for County bridge reconstruction and replacement will not be necessary at this time.
 4. Indicate distance to County Structure ML 55, Big Brook at Boundary Road.
 4. Minimal impact to County storm drainage systems

Please request that the applicant and the applicant's engineer provide an itemized response to this request.

Please advise the applicant and the applicant's engineer that responses to this review may result in additional requests and / or conditions on the application.

c: Joseph M. Ettore, County Engineer
Ming Y. Kao, Assistant County Engineer
Raymond W. Bragg, Chief Engineer
Vince Cardone, Principal Engineer II
Victor Furmanec, Principal Planner
Phyllis Harrington, Principal Planning Aide
File