

Memorandum

TO: Monroe Township Planning Commission

FROM: Gregory R. Rogalski, PE
Monroe Township Engineer

DATE: February 5, 2024

SUBJECT: Meriweather – Ethel C. Wenger
Final Minor Subdivision Plan
Engineer’s Reference No. MNTWP 12401

We have completed our review of Final Minor Subdivision for Ethel C. Wenger as prepared by Akens Engineering Associates, Inc. The following documents were reviewed as part of the submission:

- Submission Letter to Township dated January 22, 2024
- Application for Consideration of a Subdivision Plan dated January 22, 2024
- Sewage Facilities Planning Module
- Final Minor Subdivision Plan dated January 22, 2024

A. Zoning

1. Identify the available site distances for the proposed driveways for both Lot 11 and 12 (§308.1.11).
2. Flag-lots shall only be permitted when they will enable the preservation of some important natural or cultural feature which would be otherwise disturbed by conventional lotting techniques. Applicant shall address how this requirement will be addressed with this application (§423.1.1).
3. Applicant shall provide information how the proposed use complies with General Criteria for conditional uses contained in Section §704.2.

B. Subdivision

1. Provide a statement on the plan indicating any proposed conditional uses. The statement must be revised upon action by the Board of Supervisors (§402.2.11).
2. Show the location of the features within 200 feet of the property, including adjacent driveways (§402.3.4).
3. Show the location of the features within 50 feet of the property, including adjacent on-lot disposal systems and wells (§402.3.5).
4. Show the location of existing healthy trees with a caliper of 6” or more (§402.3.6).
5. Provide a statement on the plan that a Highway Occupancy Permit is required before any improvements are initiated within a driveway intersection to a state highway (§402.6.4).
6. A grading plan for all subdivision land development plans. The grading plan shall include finished grades and ground floor elevations and elevations for all structures (§402.4.13,18).
7. Provide a notarized statement on the plan signed by the landowner (§403.6.4).
8. A wetlands study is required (§402.5.7).
9. A stormwater management plan is required (§402.5.9).
10. Provide a notarized statement on the plan signed by the landowner (§403.6.4).
11. Proof of financial security shall be provided prior to the plan’s recording (§403.6.9).

12. Add the land limitations statement to the plan (§403.6.13).
13. Two (2) concrete monuments are required at the proposed right-of-way line and set prior to plan recording (§614.1,8).
14. Existing wooded areas shall be protected (§618.2).
15. Provide a 100-foot setback for on-lot disposal systems (§620.7).
16. Any proposal that would result in the creation of one or more dwelling units shall be required to dedicate a minimum of 0.028 acres of park and/or open space (623.1). **A fee-in-lieu of dedication may be provided as an alternative.**

C. Outside Agency Comments

1. The applicant shall address the Cumberland County Subdivision Review Report comments.
2. DEP approval of the Sewer Facilities Plan Revision shall be required (403.6.3).

D. General Comments

1. If Bee Keeping is proposed, the plan shall identify the location of the proposed bee hives. Bee keeping shall meet the requirements of section 201.2.12.B. If no bee keeping is proposed the plan notes should be removed from the plan.
2. Owner shall sign Subdivision Plan Application

cc: Akens Engineering Associates, Inc
File

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