

Memorandum

TO: Monroe Township Planning Commission

FROM: Gregory R. Rogalski, PE
Monroe Township Engineer

DATE: March 6, 2024

SUBJECT: 1047 York Road – Steager
Final Subdivision Plan
Engineer’s Reference No. MNTWP 12402

We have completed our review of Final Subdivision Plan for Brian & Susan Steager as prepared by Romeo Land Surveying, Inc. The following documents were reviewed as part of the submission:

- Final Minor Subdivision Plan dated February 22, 2024

A. Subdivision

1. Provide a statement on the plan identifying any existing non-conforming structures, including a General note regarding the restoration provisions contained in Section 505 of the Zoning Ordinance (§402.2.11).
2. Show the location of existing features within 200 feet of the property (§402.3.4). **Identify existing driveways and adjacent dwellings, and private water supplies.**
3. Show the location of the private water supply wells within 50 feet of the property (§402.3.5).
4. Show the location of existing healthy trees with a caliper of 6” or more (§402.3.6).
5. Label all lot line markers and include a note indicating when they will be set (§402.4.12).
6. Revise waiver statement based on Board action. (§402.4.14).
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. Add the Land Limitations statement to the plan (§403.6.13).
10. Owner shall sign and submit a Subdivision Plan Application (Appendix 6) and Waiver Request Form (Appendix 7) (§403.6.14).
11. Two (2) concrete monuments are required along the existing York Road right-of-way line and set prior to plan recording (§614.1.8).
12. Street Trees shall be provided along all road frontages (§618.3)
13. On-lot sanitary disposal system testing for a potential replacement site shall be provided on each lot, meeting the setback requirements of Section 620.6 and 7 (§620.5).

B. Outside Agency Comments

1. The applicant shall address the Cumberland County Subdivision Review Report comments.

C. Waivers

1. Preliminary Plan Requirement (303). The applicant has requested a waiver from this section, however a Preliminary Plan is not required pursuant to Section 301.1.2

D. General Comments

1. Owner shall sign and submit a Subdivision Plan Application (Appendix 6) and Waiver Request (Appendix 7).
2. Revise General Note #3 on the Cover Sheet based on the absence of a flood plain on the property.
3. Add the approximate location of the municipal boundary line on the Location Map.
4. Solicitor shall review access easement agreement to be recorded with the plan.
5. Revise proposed building setback lines on Sheet 3 to align with new property boundary lines.

cc: Romeo Land Surveying, Inc.
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