



TOWNSHIP OF MANALAPAN
MONMOUTH COUNTY
NEW JERSEY

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**MINOR & MAJOR SUBDIVISION & SITE PLAN
REFERRAL & REQUEST FOR RECOMMENDATIONS**

- Assessor
- Board of Health
- Environmental Commission
- Fire Prevention Bureau
- Shade Tree (CME)
- Transportation Commission

From: Planning/Zoning Department

Date: June 8, 2020

Project: Hidden Hills Estates; Block 19, Lots 28 and 30

The Planning/Zoning Board has received the attached plan for consideration. Please provide your recommendations and/or comments **prior** to

Your comments are appreciated as soon as possible.

COMMENTS: (Please note – If reference is made to a previous report, please attach.)

Approved with the following contingencies and recommendations:

Contingencies:

- Applicant complies with comments by CME in the CME Report dated June 5, 2020
- Deeds for the individual residential properties should include a restrictive covenant requiring that the homeowners, separately or jointly, be responsible for all common lands and retention basins in the development.
- Applicant works with CME to follow CME recommendations related to planting on site.

Recommendations:

- A rain garden be incorporated into at least a portion of the drainage basin which will help to remove nonpoint source pollution from the stormwater and increase habitat in the area. Applicant agreed to work with CME on this.
- Solar panels or geothermal be considered for use in house construction on site. Perhaps one or both of these sources of energy could be options offered to homeowners.

Signed: Jenine Tankoos

Agency: Manalapan Environmental Commission

Dated: June 8, 2020