



**MARLBORO TOWNSHIP PLANNING BOARD**

**156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)  
Preliminary & Final Major Site Plan  
Block 214, Lot 50  
HMRP0214.11**

**April 9, 2020**

**TECHNICAL ENGINEERING REVIEW #1**

**A. General**

1. Verify parking setback from street line indicated within the Zone Data Schedule and verify compliance for side yard setback Phase 2 within same.
2. Variance for Section 200-97C(6) would no longer be valid and should be removed.
3. Verify number of trees indicated as required for parking within the Design Waiver Request.
4. Verify Phase I within the off-street parking calculation.
5. Verify setback lines indicated on the Layout and Dimension Plan and verify lot designation within area note.

**B. Grading**

1. Our office recommends that curb tapers be provided at the curb ends along Boundary Road.
2. The northerly access drive at the Boundary Road intersection approaches 10% grade which should be discussed.
3. Verify curb grades BC115.96/TC116.46 at curb radius into the truck loading area.
4. Consideration should be given for a railing, barrier etc. along the loading area wall near the building.
5. Verify proposed 120 elevation contour along south side of the southerly access drive.

**C. Stormwater Management**

1. Whether groundwater mounding analysis shall be required with respect to the proposed underground HDPE basin.



Marlboro Township Planning Board  
1979 Township Drive – Marlboro Township  
Re: 156 Boundary Road, LLC "SRS Enterprises, Inc."  
P&F Major Site Plan – Technical Engineering Review #1

April 9, 2020  
CME File No.: HMRP0214.11  
Page 4

2. Clarification whether the east half of the proposed two buildings roof will be connected to the proposed underground HDPE basin via roof leaders.
3. Provide a safety barrier/fencing, 4 feet high, around the basin in accordance with applicable Township Ordinance.
4. Verify top of grate and weir elevation on the OCS #11 Detail within the Stormwater Report.
5. Revise Section VII. Responsible and Contact Information within the Operations & Maintenance Manual to include a valid phone number for the Owner.
6. Provide required time to drain calculations to confirm proposed surface detention basin will drain under 72 hours.

**D. Lighting**

1. Revise the plans to ensure a minimum of 0.50 footcandles throughout the entire pavement surface as recommended by IES (International Engineering Society), currently it appears there are areas within parking stalls under 0.50 footcandles,.
2. Revise the plans to reduce the proposed lighting temperature. Currently, the Applicant has proposed light fixtures at 5000 Kelvins, which our office does not find acceptable due to the unnatural bluish light it provides.
3. Revise the plans to indicate proposed colors and finish for all proposed light fixtures.
4. Revise the plans to provide isolux patterns on the plans and provide isolux pattern details for all light fixtures.

**E. Landscaping**

1. Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides within the basin area, in accordance with Ordinance Section 220-150E(2)(g). Currently, the Applicant has indicated 'lawn' for this area.
2. Revise the plans to provide a continuous row of evergreen shrubs at a minimum size of three (3) feet in height to block headlight glare for parking stalls fronting Boundary Road.
3. Revise the plans to shift proposed PS (White Pine) to be a minimum of fifteen (15) feet from the proposed curb, due to its branch habit and its tendency to drop sap. Also, shift



Marlboro Township Planning Board  
1979 Township Drive – Marlboro Township  
Re: 156 Boundary Road, LLC "SRS Enterprises, Inc."  
P&F Major Site Plan – Technical Engineering Review #1

April 9, 2020  
CME File No.: HMRP0214.11  
Page 4

- all proposed deciduous trees to be ten (10) feet from proposed curbs, where possible, to reduce root/curb conflicts.
4. Provide additional trees within the open area in the northeast corner of the site.
  5. Revise the 'Planting Schedule', sheet 8 of 13, to indicate a minimum size of proposed JS (Sargent Juniper). Our office recommends a minimum spread of eighteen (18) inches, to enhance site aesthetics.
  6. Revise the plans to indicate the limits of mulch bed lines on the plans, to prevent confusion during construction.
  7. Revise the 'Landscape Installation Notes', sheet 8 of 13, Note #10, to indicate that the root flare shall be located at final grade. Currently, the note indicates the root ball shall be at final grade.
  8. Revise the 'Planting Notes', sheet 8 of 13, Note #8, to remove the reference to gravel for the landscaped beds. Also, indicate that no mulch shall come into contact with the root flare.
  9. Revise the 'Tree Planting' detail, sheet 11 of 13, to indicate only two (2) upright tree stakes are required. Currently, three (3) tree stakes are indicated. Also, indicate that burlap, ties and the wire basket are to be removed prior to backfilling the planting pit. Additionally, provide a note on sheet 8 of 13 to reference the deer trunk guards depicted in the 'Tree Planting' detail, to prevent confusion during construction.

#### **F. Forestry**

1. Revise the 'Tree Removal and Replacement Calculations', sheet 8 of 13, to calculate the monetary replacement requirement to be contributed to the Township Tree Fund.
2. Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance.
3. Graphically depict and specifically label tree protection fencing at the limits of disturbance. Also, revise the 'Sequence of Construction', sheet 10 of 13, to indicate the installation and removal of tree protection fencing.



Marlboro Township Planning Board  
1979 Township Drive – Marlboro Township  
Re: 156 Boundary Road, LLC "SRS Enterprises, Inc."  
P&F Major Site Plan – Technical Engineering Review #1

April 9, 2020  
CME File No.: HMRP0214.11  
Page 4

**G. ADA (Americans with Disabilities Act)**

1. We defer all issues of ADA accessibility compliance to the Township Construction Officials, however, at a minimum, all concrete surfaces shall be provided with a broom finish, to ensure a slip resistant wearing surface, in accordance with ADA requirements.

**H. Signs**

1. Revise the plans to indicate if the proposed site identification signs will be illuminated, and provide the proposed color scheme and materials for said sign for further review.

**I. Environmental**

1. A note should be added to the plans that states any imported fill needs to meet the definition of Clean Fill, pursuant to the Technical Requirements for Site Remediation (as found at NJAC 7:26E-1.8).
2. Submit a preliminary site investigation report in accordance Ordinance §220-159.1, that indicates historical information on the previous uses of the site and identifies any areas of concern that may warrant soil testing. A review of historical aerial photography reveals the property has had past agricultural use, which causes the need for the Site Investigation. The Applicant should indicate if a Phase I Environmental Assessment or Preliminary Assessment (in accordance with ASTM guidelines or NJDEP Site Remediation Standards, respectively). We note that, based on historic aerial photography, there were structures onsite, beginning in the late 1960's that have since been demolished. With this, the applicant should indicate if there were wells, septic systems or underground storage tanks onsite.
3. An application for a Line Verification type of Letter of Interpretation, under the NJDEP's Freshwater Wetland Protection Act rules (as found at NJAC 7:7-4.5) and a Verification under the to the NJDEP's Flood Hazard Control Act Rules (FHA) should be submitted to establish the width of the riparian zone (as found at NJAC 7:13-5). We note that the submitted plans show the riparian zone beginning at the freshwater wetlands boundary, and not from the top of bank, where the NJDEP requires it to be measured from top of bank. Within the FHA rules, the disturbance of an actively disturbed riparian zone can be accomplished under a permit-by-rule, but this project would not qualify for this type of permit because it is a Major Project in terms of the NJDEP's Stormwater Management Rules (as found at NJAC 7;8). Given this condition, the Applicant needs to indicate how the project conforms to the FHA rules with respect to riparian zone impacts.



Marlboro Township Planning Board  
1979 Township Drive – Marlboro Township  
Re: 156 Boundary Road, LLC "SRS Enterprises, Inc."  
P&F Major Site Plan – Technical Engineering Review #1

April 9, 2020  
CME File No.: HMRP0214.11  
Page 4

4. Once received back from the NJDEP, provide this office with the Averaging Plan type of transition area waiver, as outlined within the Freshwater Wetlands Protection Act Rules (as found at NJAC 7:7- 8.2).

**J. Traffic**

1. Revise truck movement closest to Building as it appears to conflict with the curb line and limited amount of room in this area.