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June 12, 2020

Marlboro Township Planning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (#1203-20)  
Preliminary & Final Major Site Plan – Engineering & Planning Review #2  
Block 214, Lot 50  
Location: 156 Boundary Road  
Zone: LI (Light Industrial)  
CME File No.: HMRP0214.11**

Dear Planning Board Members:

Our office received the following information in support of the above-referenced application for Preliminary and Final Major Subdivision and Site Plan approval:

- Preliminary and Final Major Site Plans (13 Sheet) prepared by Redcom Design and Construction, LLC dated November 19, 2019, last revised. May 20, 2020;
- Truck Turning Plan (1 sheet) prepared by Redcom Design and Construction, LLC dated November 19, 2019, last revised May 20, 2020;
- Architect Plans (3 sheets) prepared by Redcom Design and Construction, LLC dated October 30, 2019, last revised May 20, 2020;
- Stormwater Management Report prepared by Redcom Design and Construction, LLC, dated November 19, 2019, last revised May 20, 2020;
- Stormwater Facility Operation and Maintenance Manual prepared by Redcom Design and Construction, LLC dated November 19, 2019, last revised May 20, 2020.
- Phase 1 Environmental Site Assessment Report, prepared by Atlantic Environmental Solutions, Inc. dated March 2019, unrevised;

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Subdivision and Site Plan approval and offer the following comments:

1. Project Description

The subject 10 acre property is within an LI Zone District and contains 781 feet of frontage along the west side of Boundary Road approximately 1,523 feet north of the Vanderburg Road intersection. Currently, the property contains various concrete pads, including overgrown apparent tennis courts, within a fenced clearing and having perimeter wooded areas. A portion of Big Brook and tributary border the site along the northern and southerly property lines and the site is encumbered by wetlands and a 300 foot riparian buffer



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associated with same. The centerline of Boundary Road serves as the municipal boundary with Colts Neck Township.

The Applicant proposes to construct a 2-story 39,459 total square feet warehouse/manufacturing (15,893 s.f. manufacturing/13,461 s.f. warehouse) and office (10,105 s.f.) building within Phase 1 and a 1-story future building addition of 26,172 s.f. consisting of 11,172 s.f. of manufacturing space and 15,000 s.f. of warehouse area within Phase 2. Access is proposed by 2 full-movement drives along the Boundary Road site frontage with parking for 80 vehicles along the front and north sides of the building with 5 loading spaces also along the north side. The building is to be serviced by an onsite septic disposal system and municipal water via extension of approximately 2,300 feet along Vanderburg Road and Boundary Road while stormwater management is proposed by a surface area basin discharging to the rear of the property and an underground basin discharging to an existing drainage system along Boundary Road. Landscape and lighting improvements, a refuse enclosure, monument type site identification sign and a building mounted sign are also proposed. An area of right-of-way dedication to the Township along Boundary Road would reduce the property to 9.3 acres.

2. Surrounding Uses

Property south and southwest of the subject site are zoned MZ containing the Marlboro Sports Complex while property north of the site are zoned A/LC containing residential parcels and Big Brook Park. Properties west of the site are zoned SCPR containing residential parcels with an open space area adjoining the subject site. Properties opposite Boundary Road are located within Colts Neck Township containing residential parcels and vacant/wooded parcels.

3. Zoning Compliance

The subject property is situated within an LI Zone District. The table below summarizes the zone requirements and bulk measures for the property:

<u>DESCRIPTION:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
Minimum Lot Area	3 acres	9.3 acres (after dedication)
Minimum Lot Frontage	300 feet	792 feet
Minimum Lot Width	300 feet	777 feet ±
Minimum Lot Depth	300 feet	>300 feet
Minimum Front Setback	80 feet	95 feet (Phase



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		1/Phase 2)
Minimum Side Setback	70 feet	248 feet (Phase 1)/ 70 feet (Phase 2)
Minimum Rear Setback	80 feet	250 feet
Minimum Side Setback (Accessory)	50 feet	N/A
Minimum Rear Setback (Accessory)	60 feet	N/A
Maximum Building Height (Principal/Accessory)	50/30 feet	40 feet ±
Maximum Lot Coverage Buildings & Structures	35%	7.3% (Phase 1) 13.4% (total)
Maximum Percentage Impervious Lot Cover	60%	19.4% ± (Phase 1) 25.9% ± (total)
Floor Area Ratio (F.A.R.)	0.35	0.10 (Phase 1) 0.16 (total)

The Applicant has requested variances for the following with this application:

- a. **Section 220-35D(24)e)** – The maximum grade for lawns within 5 feet of a building shall be 10% and for lawns more than 5 feet of a building 25% (4:1); 3:1 grade is proposed, along the roadway frontage and the north side of the truck area drive extension as well as southwest of southerly access drive with the interim Grading Plan for Phase 1.
- b. **Section 220-90E(1))** – Front yards may be used for parking provided that no such parking shall be closer than 80 feet to the street line; parking is proposed with a 20 foot setback from the dedicated right-of-way line.
- c. **Section 220-97B** – Parking spaces shall measure not less than 10 feet by 20 feet; 9 foot by 20 foot spaces are proposed along the front of the building.
- d. **Section 220-97E(4)** - All parking areas for 20 or more vehicles shall contain grassed or landscaped island areas of at least six feet in width separating rows of parking spaces in accordance with the provisions of § 220-169H. Such island areas shall be spread throughout the parking area in accordance with a site plan approved by the Planning Board and shall occupy a minimum of 10% of the area formed by the outer perimeter of the paved parking area. The island areas shall contain a minimum of one shade tree for each 10 parking spaces in the parking area and shall be landscaped in accordance with a landscaping plan approved by the Planning Board; no interior parking island areas are proposed.

The Applicant has requested the following design waivers with this application:



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- e. **Section 337-23A(2)** – Landscaping shall include foundation plantings around the building; no foundation plantings are proposed along the south and west sides of the building.
  - f. **Section 337-23A(4)** – One (1) shade tree or ornamental tree shall be planted for every five (5) parking spaces whereby 16 trees would be required; ten (10) trees are proposed within the parking areas.
4. The Applicant should be prepared to discuss the following issues with the Board:
- a. Overall operations of the proposed use and site, including but not limited to: amount and type of material/product to be manufactured and stored on site; hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.
  - b. Anticipated timing associated with the construction of the Phase 2 building addition as well as the need for any Phase 2 Architect Plans.
  - c. Whether any onsite fueling of vehicles and/or trailers is anticipated.
  - d. The stormwater management of the property and compliance with NJDEP regulation’s regarding quantity, quality and recharge.
  - e. The need for a fence and/or barrier around the proposed basin.
  - f. The need for a safety barrier at the proposed wall as per Township Ordinance Section 220-35D(24)(g)[5].
  - g. Vehicle maneuverability throughout the site, and the need for a Traffic Report.
  - h. The disturbance within 300 foot Riparian Buffer, and compliance with NJDEP requirements, specifically how the project conforms to the Flood Hazard Control Act Rules (FHA) with respect to riparian zone impacts.
  - i. Location of the proposed shade trees along Boundary Road, which shall comply with Ordinance Section 220-177A and whether the Board agrees if the trees are acceptable within said right of way; currently all of the proposed shade trees are within the right-of-way rather than within the property. As the plan is currently designed, there is not sufficient space to shift the street trees inside the property lines.
  - j. The need for any improvements (curb, sidewalk, widening, etc.) along the Boundary Road site frontage.



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5. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
  - b. Freehold Soil Conservation District
  - c. NJDEP - Letter of Interpretation (LOI)
  - d. Marlboro Township Environmental Commission
  - e. Marlboro Township Fire Bureau
  - f. Marlboro Township Police Department
  - g. Marlboro Township Water Department
  - h. All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to our office.

Our office has prepared the attached Technical Engineering Review #2. The items contained therein should be addressed by the Applicant’s Engineer.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,  
**CME ASSOCIATES**

Laura J. Neumann, PE, PP  
*Planning Board Engineer and Planner*

LJN/GAC/pg/BM

cc: Dean Staknys, PE – Township Engineering Division  
Michael W. Herbert, Esq. – Planning Board Attorney  
156 Boundary Road, LLC – Applicant  
Redcom Design and Construction, LLC – Applicant’s Engineer/Architect  
Atlantic Environmental Solutions, Inc. – Applicant’s Environmental Engineer  
Salvatore Alfieri, Esq. – Applicants Attorney



**MARLBORO TOWNSHIP PLANNING BOARD**

**156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)  
Preliminary & Final Major Site Plan  
Block 214, Lot 50  
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**TECHNICAL ENGINEERING REVIEW #2**

**A. General**

1. Indicate Phase II Building and lot coverage quantities within the Zone Data Schedule.
2. Verify building dimensions for Phase II on the Layout and Dimensioning Plan.
3. Verify / remove dimensions and setbacks associated with the previous Phase II building layout on the Layout and Dimensioning Plan.
4. Verify proposed second floor building area between the Site Plans (9,461 s.f.) and the Architect Plans (8,654 s.f.).
5. Verify setback lines indicated on the Layout and Dimension Plan.
6. Verify dimension width of the 10 vehicle parking area spaces on the Layout and Dimension Plan.

**B. Grading**

1. Review increasing grade (approaching 10%) of the northerly access drive at the Boundary Road intersection.
1. Provide an approved railing, barrier etc. along the loading area wall near the building, as per Township Ordinance Section 220-35D(24)(g)[5].

**C. Stormwater Management**

1. Whether the use of the proposed surface detention basin as a temporary sediment basin during construction with permanent pool of water, to be de-watered by designed riser pipe, is acceptable or not given the uncharacteristic proposed methods, as noted in Section 1.11 Temporary Sediment Basin Design within the Stormwater Management Report.
2. The vertical separation of the seasonal high groundwater table elevation from the bottom of the proposed underground HDPE basin, as currently it appears to be in conflict with the SHGWT and submerged almost 5 feet in same.



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3. Whether the east half of the proposed two buildings roof will be connected to the proposed underground HDPE basin via roof leaders.
4. Provide groundwater mounding analysis with respect to the proposed underground HDPE basin, not a buoyancy analysis.

**D. Lighting**

1. Revise the plans to provide isolux patterns details, to include a scale and graph, for all light fixtures.

**E. Landscaping**

1. 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. Currently, the Applicant has provided shrubs with an installation height of two (2) feet.

**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, as our office allows for 20% reduction for assumed dead and dying trees.

**G. Signs**

1. Revise the plans to indicate if the proposed site identification signs will be illuminated.
2. Provide a detail for the proposed site identification signs, noting color scheme and materials, for further review.

**H. Environmental**

1. Update the preliminary site investigation report in accordance Ordinance §220-159.1, to indicate 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



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since been demolished. With this, the applicant should indicate if there were wells, septic systems or underground storage tanks onsite.

2. Indicate how the project conforms to the Flood Hazard Control Act Rules (FHA) rules with respect to riparian zone impacts given the following condition: 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 FHA Rules 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).
3. 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).