

July 22, 2020

Suzanne Rubinstein
Planning Board Secretary
1979 Township Drive
Marlboro, NJ 07746

Re: 156 Boundary Road, LLC "SRS Enterprises, Inc."
Preliminary & Final Major Site Plan
Block 214, Lot 50
Marlboro, NJ 07746
(P.B. #1203-20)

Dear Planning Board Secretary:

Please find itemized responses to comments offered by the various Township Professionals regarding the above referenced project:

CME Associates: Letter dated June 12, 2020

1. Project Description
 - ✓ **Statement of fact, no response is required.**
2. Surrounding Uses
 - ✓ **Statement of fact, no response is required.**
3. Zoning Compliance
 - 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.
 - ✓ **Grading Plan Sheet #4 and #4b have been modified to accommodate maximum grades in the best extensive**
 - 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.
 - ✓ **Variance requested.**
 - 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.
 - ✓ **Variance requested.**
 - 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 separation rows of parking spaces in accordance with the provisions of 220-169H. Such island areas shall be spread throughout the parking areas 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.

✓ **Variance requested.**

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

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.

✓ **Variance Requested.**

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; then (10) trees are proposed within the parking areas.

✓ **Variance Requested.**

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.

✓ **Testimony will be provided.**

b. Anticipated timing associated with the construction of the Phase 2 building addition, and the need for any interim Grading Plan and/or Phase 2 Architect Plans.

✓ **Testimony will be provided**

c. Whether any onsite fueling of vehicles and/or trailers is anticipated.

✓ **Testimony will be provided.**

d. The stormwater management of the property and compliance with NJDEP regulation's regarding quantity, quality and recharge.

✓ **Testimony will be provided.**

e. The need for a fence and/or barrier around the proposed basin.

✓ **Testimony will be provided**

f. The need for a safety barrier at the proposed wall as per Township Ordinance Section 220-35D(24)(g)[5]

✓ **A safety handrail has been proposed on top of concrete wall by the loading area.**

g. Vehicular maneuverability throughout the site, and the need for a Traffic Report.

✓ **Testimony will be provided**

h. The disturbance within the 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.

✓ **NJDEP Flood Hazard determination and Individual permit applications have been submitted and approvals are pending.**

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 street trees inside the property lines.

✓ **Testimony will be provided.**

- j. The need for any improvements (curb, sidewalk, widening, etc.) along the Boundary Road site frontage.
✓ **No road widening is needed for operations of the proposed Building, testimony will be provided in regards of the need of curb and sidewalk along Boundary Road.**
5. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board. (Submitted: comments letter has been issued)
 - b. Freehold Soil Conservation District (Submitted: comments letter has been issued)
 - c. NJDEP – Letter of Interpretation (LOI) (Submitted: approval is Pending)
 - d. Marlboro Township Environmental Commission (Submitted: under review)
 - e. Marlboro Township Fire Bureau (Submitted: comments letter has been issued)
 - f. Marlboro Township Police Department (Submitted: no comments letter has been issued)
 - g. Marlboro Township Water Department (Gordon's Corner Water Co: under review)
 - 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.
✓ **Applicant will provide copies of all outside agency approvals when obtained.**

TECHNICAL ENGINEERING REVIEW #2

A. General

1. Indicate Phase II Building and lot coverage quantities within the Zone Data Schedule.
✓ **Building and coverage quantities has been added to the Zone Data Schedule on Cover Sheet.**
2. Verify building dimensions for Phase II on the Layout and Dimensioning.
✓ **All dimensions and offsets have been revised on Layout and Dimensioning Plan, Sheet #3.**
3. Verify / remove dimensions and setbacks associated with the previous Phase II building layout on the Layout and Dimensioning Plan.
✓ **All dimensions and offsets have been revised on Layout and Dimensioning Plan, Sheet #3.**
4. Verify proposed second floor building area between the Site Plans (9,461 s.f.) and the Architect Plans (8,654 s.f.)
✓ **New Architectural floor plans with revised building areas have been provided under this submission.**
5. Verify setback lines indicated on the Layout and Dimension Plan.
✓ **All setback lines on the Layout and Dimensioning Plan Sheet #3 have been revised to match zoning requirements.**
6. Verify dimension width of the 10 vehicle parking area spaces on the Layout and Dimension Plan.
✓ **Parking stall dimensions have been added to visitor parking area on the Layout and Dimensioning Plan sheet #3.**

B. Grading

1. Review increasing grade (approaching 10%) of the northerly access drive at the Boundary Road intersection.
✓ **Northerly access drive has been designed according to existing site conditions and minimum disturbance within the NJDEP protected area. Testimony will be provided.**
2. Provide an approved railing, barrier etc. along the loading area wall near the building, as per Township Ordinance Section 220-35D(24)(g)[5].
✓ **A safety 4-foot handrail on top of the proposed wall along the concrete ramp has been provided and labeled on the Layout & Dimensioning Plan Sheet #3.**

C. Stormwater Management

1. Whether the use of the proposed surface detention basin as a temporary sediment basing 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.
✓ **Revisions to the narrative of Temporary Sediment Basin Design, section 1.11 of the Stormwater Management Report were previously provided on revision dated 06/01/2020.**
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 within the SHGWT and submerged almost 5 feet in same.
✓ **A closed, watertight underground detention basin with appropriated buoyancy calculations has been provided at this time. The proposed design will not interfere or impact the SHGWT.**
3. Whether the east half of the proposed two buildings roof will be connected to the proposed underground HDPE basin via roof leaders.
✓ **The entire roof of Phase I building (29,998 S.F.) will drain into the above ground detention basin via downspouts to surface elevation. Phase II building addition (26,172 S.F.) roof runoff will be collected and conveyed to the same above ground detention basin via proposed 12" HDPE pipe as shown on Grading Plan Sheet #4.**
4. Provide groundwater mounding analysis with respect to the proposed underground HDPE basin, not a buoyancy analysis.
✓ **Groundwater mounding analysis is not applicable at this design, the closed underground detention system will not impact the groundwater table.**

D. Lighting

1. Revise the plans to provide Isolux patterns details, to include a scale and graph, for all light fixtures.
✓ **Isolux pattern details have been added to Lighting Plan Sheet #7**

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.
✓ **Evergreen shrubs sizes along parking area have been revised on Landscaping Plan Sheet #8 to read 36-inches in height.**

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.
✓ **Tree removal and replacement calculations have been revised on Landscaping Plan Sheet #8 to include 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.
✓ **Site identification monument sign will be flood illuminated as mentioned on Landscaping Plan Sheet #8**
2. Provide a detail for the proposed site identification signs, noting color scheme and materials, for further review.
✓ **Architectural details will be provided for the proposed wall mounting sign.**

H. Environmental

1. Update the preliminary site investigation report in accordance Ordinance §2020-159.1, 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.
✓ **Applicant will comply identifying and locating wells, septic systems or underground storage tanks that may exist on site.**
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 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 wetland 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 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).
✓ **Applicant has already filed NJDEP applications for Wetland letter of Interpretation, Wetland Transitional Area, FHA Determination and Individual Permit. NJDEP permit plans have been submitted as part of the site plan set at this time. Applicant will provide approvals to the township when obtained.**
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).
✓ **NJDEP supplemental plans have been attached to this submission.**


Enclosed, please find the following material:

1. Three (3) copies full set of entitled, "Preliminary & Final Major Site Plans set entitled, "SRS Enterprises, 156 Boundary Road, Block 214 Lot 50, Township of Marlboro, Monmouth County NJ", dated November 19, 2019 and last revised 07/10/2020, prepared by REDCOM Design & Construction, LLC.
2. Three (3) copies of Architectural plans consisting of First Floor Plan (Sheet SK-6A), Second Floor Plan (Sheet SK-6B), and Exterior Elevations (Sheet SK-6C & SK-6D), dated October 30, 2019 and last revised 07/20/2020, prepared by REDCOM Design & Construction, LLC.

We trust the enclosed is satisfactory for certification. Should you have any questions, please do not hesitate to contact this office.

Sincerely,

REDCOM Design & Construction LLC.


C. Andres Romero EIT
Design Engineer
(For the firm)