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January 4, 2021

Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: Camelot at Marlboro (PB#1053-10A)
Minor Subdivision – Engineering & Planning Review #1
Block 132, Lot 18
Location: NJ State Highway Route 79
Zone: CS (Commercial Service) and LI (Light Industrial)
Applicant: Camelot at Marlboro Urban Renewal, LLC
Our File: H-MR-P0132-04**

Dear Planning Board Members:

Our office received the following information in support of the above-referenced application for Minor Subdivision approval:

- Minor Subdivision Plan (1 sheet) prepared by Abbington Engineering Inc. dated September 8, 2020, unrevised;
- Outbound Survey (1 sheet) prepared by Abbington Engineering, LLC dated September 2, 2020, unrevised;
- A development application.

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

1. The subject 18.2 acre property contains bifurcated frontages of 393 feet and 131 feet along the east side of NJ State Highway Route 79 and 1,067 feet of frontage along Beacon Hill Road to the south within both a CS (Commercial Service) and a LI (Light Industrial) Zoning Districts. The site frontages along Route 79 are separated by two lots, one of which is developed with a single-family residential use (Lot 16), and the other is a private educational facility (Lot 17). The property is developed with a multi-family residential development with associated parking and clubhouse building having access by a boulevard style driveway along the northerly Route 79 site frontage. The eastern property line is encumbered by a 25 foot wide ingress/egress easement dedicated to the Marlboro Township Municipal Utilities Department to access a water supply tank on adjoining Lot 19. The northern and eastern portion of the site is heavily wooded and public water and sanitary sewer services are available.

The Applicant is seeking Minor Subdivision approval to subdivide the property into two (20 new lots as follows:



Marlboro Township Planning Board
 Re: Camelot at Marlboro (P.B. #1053-10A)
 Minor Subdivision – Engineering & Planning Review #1

January 4, 2021
 H-MR-P0132-04
 Page 2

- Proposed Lot 18.02 would be 15.3 acres in size and contain 131 feet of frontage along Route 79. The property would contain the existing residential development and associated improvements.
- Proposed Lot 1801 would be 2.8 acres in size and serve as a corner lot containing 393 feet of frontage along Route 79 to the west and 296 feet of frontage along Beacon Hill Road to the south. The property is to remain vacant at this time with the exception of a gravel drive and parking area to the existing residential development. The property is to be developed with a future commercial site as anticipated with the original approvals for the development.

2. Surrounding Uses

Properties north and south of the subject site along the Route 79 corridor are zoned CS and SCMFD-I while the properties opposite Route 79 are zoned C-2 and MFD-II. Properties northeast and southeast of the site are zoned MZ and LC, respectively. Surrounding uses include a multi-family residential development to the north of the site, single-family residential development to the east and southeast, commercial and single-family land uses along Route 79 opposite the site, and a private educational facility between the bifurcated frontages of the subject site along Route 79.

3. Zoning Compliance

The subject property is part of an “Entron Industries Redevelop Plan” per Ordinance 2010-9 adopted February 2010 which established an Office-Commercial District permitting: retail sales or service uses of a neighborhood nature; restaurants; professional offices and banks. The table below summarizes the bulk measures required for the Office-Commercial District per the Redevelopment Plan:

DESCRIPTION	REQUIRED	PROPOSED LOT 18.01
Minimum Lot Area	2 acres	2.8 acres
Minimum Front Yard Setback	50 feet – Route 79 60 feet – Bacon Hill Road	TBD
Minimum Side Yard Setback	N/A	TBD
Minimum Rear Yard Setback	80 feet	TBD



Marlboro Township Planning Board
 Re: Camelot at Marlboro (P.B. #1053-10A)
 Minor Subdivision – Engineering & Planning Review #1

January 4, 2021
 H-MR-P0132-04
 Page 3

Maximum Building Height	3-story/35 feet	TBD
Maximum Building Coverage	25%	TBD
Maximum Lot Coverage	65%	TBD
Minimum Landscape Buffer (Commercial to Multi-Family)	15 feet	TBD

TBD – To Be Determined

The Applicant has not requested any variances and/or design waivers regarding the commercial lot with this Minor Subdivision application and none appear necessary as currently presented. Any variances and/or design waivers granted per prior Resolutions for the multi-family development would appear to remain pertinent.

4. The Applicant has not requested any waivers from providing required checklist submission items and none appear necessary with this current Minor Subdivision Application.
5. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Minor Subdivision \$500.00

Subtotal: \$500.00

b. **Professional Services Escrow Fees:**

Residential Development: Minor Subdivision \$1,500.00

Subtotal: \$1,500.00

We recommend the Township collect \$500.00 in nonrefundable application fees and \$1,500.00 in professional services escrow fees from the Applicant prior to deeming the application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.



Marlboro Township Planning Board
Re: Camelot at Marlboro (P.B. #1053-10A)
Minor Subdivision – Engineering & Planning Review #1

January 4, 2021
H-MR-P0132-04
Page 4

6. The Applicant should be prepared to discuss the following issues with the Board:
 - a. Whether the Minor Subdivision, if approved, would be filed by Deed or Plat, regardless, the Minor Subdivision Plan must be prepared in accordance with the Map Filing Law /Recordation Act.
 - b. Prior Resolutions of Approval contained a Minor Subdivision Approval to permit an Affordable Housing unit site (Lot 18.02; 0.9 acres) presumably Buildings 8 and 9 within the multifamily residential development. The status of said Lot 18.02 must be verified/clarified as a Proposed Lot 18.02 is indicated with this current application for the residential development lot.
 - c. Confirmation of proposed lot numbers by the Township Tax Assessor, if approved, must be provided to this office.
 - d. Anticipated nature of the commercial lot development and possible timing for same should be reviewed. Whether the existing gravel drive and parking area are to be removed should also be clarified, including timing for said removal.
 - e. Notation along the Beacon Hill Road right-of-way line indicates “revised lot line” for both proposed lots which must be clarified with the Board as no right-of-way dedication and/or vacation appears evident.
 - f. It appears that an easement would be required on the proposed commercial lot for existing sanitary sewer and water main connections to Beacon Hill Road for the residential development. Additional cross easements/agreements may be required upon development of the commercial lot.
 - g. The information of fact references on the Outbound Survey are marginally legible and a north arrow should be provided on the Survey Plan.
 - h. The Applicant is requesting Minor Subdivision approval only at this time and would be required to return before the Board for any Site plan application and approval for the subject commercial lot.
7. The Application may be subject to the following outside agency approvals:
 - a. Monmouth County Planning Board



Marlboro Township Planning Board
Re: Camelot at Marlboro (P.B. #1053-10A)
Minor Subdivision – Engineering & Planning Review #1

January 4, 2021
H-MR-P0132-04
Page 5

- b. 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.

Based upon the minor nature of the information requested, we recommend that this application be deemed complete subject to the Applicant complying with all applicable notification requirements as set forth within the Marlboro Township Land Use Ordinance and the Municipal Land Use Law.

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 & Planner

LJN/GAC/pg
Attachment

cc: Marlboro Township Engineering Department
Michael W. Herbert, Esq. - Planning Board Attorney
Camelot at Marlboro Urban Renewal, LLC - Applicant
Abbingdon Engineering, LLC – Applicant's Engineer/Surveyor
Bret Kaplan, Esq. – Applicant's Attorney