



December 22, 2020

Marlboro Township Planning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: *Marlboro Technology Park, LLC (PB #1191A-19)  
Amended Preliminary and Final Major Site Plan  
Engineering & Planning Review #3  
Block 214.07, Lot 61.02  
Location: Vanderburg Road  
Zone: LI (Light Industrial)  
CME File No.: HMRP0214.08***

Dear Planning Board Members:

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

- Amended Preliminary and Final Major Site Plan (13 sheets) prepared by Geller Sive and Company dated March 1, 2019, last revised October 9, 2020;
- Stormwater Management Report prepared by Geller Sive and Company dated March 1, 2019, last revised October 9, 2020;
- Architect Plans (4 sheets) prepared by Daniel A. Ward, RA dated March 1, 2019, last revised June 24, 2019 (previous submittal);
- Operations and Maintenance Manual prepared by Geller Sive and Company dated July 11, 2019, unrevised (previous submittal);
- Pesticide Soil Sampling Results prepared by Potomac-Hudson Engineering, Inc. dated August 6, 2004, unrevised (previous submittal);
- A Development Application.

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

1. Property Description

The subject 10.6 acre property is within an LI Zone District and contains 480 feet of frontage along the north side of Vanderburg Road, opposite the Weatherspoon Way



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intersection. Currently, the property is vacant and wooded. The property is traversed by a Category One unnamed tributary to Big Brook and is encumbered by wetland areas, stream encroachment and conservation easements along both sides of said stream corridor within the rear portion of the property. A surface area detention basin associated with development of adjoining Lot 61.01 west of the site exists onsite, including discharge pipe traversing the subject property. It should be noted that the subject property was part of a previous Planning Board application (PB953-06) which received Preliminary and Final Site Plan Approval per Resolution dated September 20, 2006 to construct a 49,928 s.f. two-story office building with 216 parking spaces on the site.

Subsequently, on August 7, 2019, the Applicant was granted Amended Site Plan approval to construct a 63,144 s.f. multi-tenant, two-story warehouse/office building (47,682 s.f. footprint; 200 foot x 240 foot) having access by a full-movement driveway along the Vanderburg Road site frontage with looped circulation and 83 parking spaces, provided around the building. The building was to provide six (6) tenant areas of 9,984 s.f. each consisting of approximately 7,677 s.f. of warehouse space and 2,307 s.f. of office space. The building would be serviced by municipal water and sanitary sewer systems with the existing onsite basin area to be utilized for stormwater management purposes. Lighting and landscape improvements, including a site identification sign and berming along the Vanderburg Road site frontage, were also approved. All proposed improvements are located outside of the limits of the various wetland, conservation and/or stream encroachment areas existing onsite

The Applicant is now seeking Amended Preliminary and Final Site Plan approval to reduce the size of the proposed 2-story warehouse/office building from 63,144 s.f. to 62,602 s.f., as well as to relocate the building approximately 26 feet forward towards the Vanderburg Road right-of-way. Access and interior circulation are to remain as approved while parking is to be reduced to 75 spaces from 83 approved. Six (6) tenant areas are to remain within the building with reduced floor areas proposed. Additional previously approved site improvements, including stormwater management are to remain as previously proposed.

## 2. Surrounding Uses

Properties east and west of the subject site along Vanderburg Road are similarly zoned LI and contain a church/house of worship use along each side with commercial uses further east and west. Properties north of the site are zoned SCPR and contain an open space lot abutting the subject property with single-family residential uses further north. Properties opposite Vanderburg Road are zoned R-20AH-1 and contain single-family residential uses, with the exception of an LI zoned property immediately opposite the subject site containing a commercial use.



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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	10.6 acres
Minimum Lot Frontage	300 feet	480.0 feet
Minimum Lot Width	300 feet	480 feet ±
Minimum Lot Depth	300 feet	1,062 feet ±
Minimum Front Setback	80 feet	134 feet
Minimum Side Setback	70 feet	71 feet
Minimum Rear Setback	80 feet	>80 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	38.8 feet ± (roof) 40.8 feet ± (parapet)
Maximum Lot Coverage Buildings & Structures	35%	10.2% ± (total) 15.8% ± (minus wetlands)
Maximum Percentage Impervious Lot Cover	60%	27.0 % ± (total) 40.4% ± (minus wetlands)
Floor Area Ratio (F.A.R.)	0.35	0.13 (total) 0.21 (minus wetlands)

The following variances were granted with the September 20, 2006 Resolution of Approval and would remain pertinent to the amended development:

- a. **Section 220-90F(2)** – No parking area or driveway shall be located within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone, the driveway along the front of the building is proposed with an 80 foot setback from the Vanderburg Road right-of-way which is the street line opposite an R-2OAH-1 residential zone.



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The Applicant has not requested any new variances and/or design waivers with this amended application, and none appear necessary:

4. The Applicant has not requested any waivers from providing required checklist submission items, however, the following required submission item should be provided or a waiver requested:
  - a. Checklist IV Item M – Accompanying floor plans and elevation sketches
5. Based on our review of the subject application, we estimate that the following fees are required:

**a. Nonrefundable Application Fees:**

Revised Plats – half of original submission fee	\$1,535.00
<b>Subtotal:</b>	<b>\$1,535.00</b>

**b. Professional Services Escrow Fees:**

Resubmission of application – 25% of original fee	\$4,688.00
<b>Subtotal:</b>	<b>\$4,688.00</b>

We recommend the Township collect \$1,535.00 in nonrefundable application fees and \$4,688.00 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.

6. The Applicant should be prepared to discuss the following issues with the Board:
  - a. A general overview of the proposed revisions to the previously approved site improvements.
  - b. Compliance with any prior Conditions of Approval as contained within prior Resolutions associated with the site.
  - c. Anticipated operations of the proposed use(s) and overall site, including but not limited to: number and nature of proposed tenants (6 indicated); hours of operation; number of employees and employees per shift, both individually and in total; truck/trailer traffic, including any building access, loading/unloading and overall site circulation; refuse



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management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.

7. Based upon our review, the Plans should be revised as follows:
  - a. General Note #14 references building plans dated September 16, 2020 which must be provided. Floor areas must be verified/clarified whereas first and second floor areas differ from the indicated totals, excluding common areas, especially Unit 3.
  - b. Provide a detail of the proposed building ramps.
  - c. Verify pipe slope Inlet #7 to FES #7-1 between plan and profile and verify pipe length for same within pipe calculations.
  - d. Indicate height dimension for the sign base on the detail
  - e. Verify Rip-Rap Details.
  - f. Revise the plant list, sheet 8 of 13, to indicate proposed JH (Plumosa Creeping Juniper) to be 18-24 inches in spread. Currently, 'height' is indicate; however, this species is a ground spreading plant.
  - g. Revise the plans to correct the 'Deer Protection Guard Detail', sheet 8 of 13, to indicate the guard around the just the trunk of the tree.
  - h. Review and revise the proposed building ramps for handicap access to the side entry doors. Our office has concerns with the door openings within the landing area as well as the ramp slope appears to be exactly 8.33%, which is the maximum slope allowed. Provide additional details and spot grades, for further review.
8. 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



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- g. Western Monmouth Utilities Authority
- h. Marlboro Township Municipal Utilities Authority.
- i. 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.

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 in 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/BM

cc: Marlboro Township Engineering Department  
Michael W. Herbert, Esq. - Planning Board Attorney  
Marlboro Technology Park, LLC – Applicant  
Geller, Sive and Company – Applicant's Engineer  
Peter Licata, Esq. – Applicant's Attorney