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February 4, 2021

Sent Via Interoffice Mail & E-Mail (SRubinstein@marlboro-nj.gov)

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

**Re: *Pallu Associates, LLC "Hyde Park Residential Development" (PB# 1212-20)
Preliminary and Final Site Plan – Engineering and Planning Review #1
Block 146, Lost 25 and 26
Location: Texas Road and Falson Lane
Marlboro Township, Monmouth County, New Jersey 07746
Zone: GH-3 (Generational Housing 3 District)
CME File No.: HMRP0146.01***

Dear Planning Board Members:

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

- Preliminary and Final Site Plan (59 sheets), prepared by Dynamic Engineering Consultants, P.C., dated November 17, 2020;
- Boundary & Topographic Survey (1 Sheet) prepared by Dynamic Survey, LLC dated July 31, 2020;
- Stormwater Management Report prepared by Dynamic Engineering Consultants, P.C. dated November 2020;
- Stormwater Basin Area Investigation Report by Dynamic Earth dated November 9, 2020;
- Architect Plans (20 sheets) prepared by Minno Wasko, Architects and Planners dated December 4, 2020;
- Environmental Impact Statement prepared by Dynamic Engineering Consultants, P.C. dated November 2020;
- Traffic Impact Study by Dynamic Traffic dated October 6, 2020; and
- A Development Application.

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CONSULTING AND MUNICIPAL ENGINEERS

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

1. Property Description

The subject 38.95 acre property is within a GH-3 (Generational Housing 3 District) Zone and is located at the northwest corner of the intersection of Texas Road with Wooleytown Road and Falson Lane. The site specifically contains approximately 1,411 feet of frontage along the north side of Texas Road and 830 feet of frontage along the south side of Falson Lane. Currently, the property is undeveloped and very heavily wooded, with the exception of the cleared JCP&L easement that runs through the center of the subject property. Said JCP&L easement contains two existing First Energy transmission structures and associated overhead wires.

The Applicant is now seeking Preliminary and Final Site Plan approval to construct sixteen (16) three-story multi-family apartment buildings, totaling 387 housing units, of which 78 will be designated as non-age restricted affordable rental units. The project also includes a 5,868 s.f. clubhouse building and associated amenities including a 3,545 s.f. pool, a 450 s.f. shed, an enclosed tennis court, a playground, and one (1) proposed accessible electric vehicle charging station/parking stall. Access to the subject property is provided via two separate two-way drives along the Texas Road frontage and a third two-way drive along the Falson Lane frontage, with all onsite units having the right to use the two-way, 26 feet wide interior access roadways. A monument sign for the development is proposed, as well as directional building signs throughout the site. A total of 808 parking spaces are proposed throughout throughout the site to service the development. Five (5) stormwater management basins are proposed herein, including infiltration basin #A1 to the north between Buildings #2 and #13, detention basin #A2 to the west behind Buildings #9 #10 and #12, detention basin #A3 to the west behind Building #15, and detention basins #B1 and #B2 along the Texas Road frontage. Proposed detention basins #A2 and #A3 are shown discharging into the adjacent wetlands area, while proposed infiltration basin #A1 is shown discharging towards the adjacent residential Lot 22. Proposed detention basin #B1 is shown discharging towards the existing JCP&L easement. Stone recharge trenches are proposed between all buildings for collection of stormwater runoff, with the exception of Buildings #1 #2 #9 #13 through #16 inclusive and the clubhouse which are tied into the proposed stormwater pipe system. All buildings are to be serviced by municipal water and sanitary sewer force main system with associated pump station via proposed connections to existing mains along Texas Road and Falson Lane. A proposed gas connection to existing gas main is also shown at the southernmost Texas Road entrance drive. Additional improvements include refuse enclosures, landscaping and lighting improvements are also proposed as part of this application.



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2. Surrounding Uses

Properties west of the subject site are similarly zoned LC and are a mix of heavily wooded areas and residential lots. Properties north of the site, near Falson Lane are zoned R20/15 and contain single-family residential uses. Properties east of the site near Wooleytown Road are zoned RSCS and contain residential uses.

3. Zoning Compliance

The subject property is situated within the GH-3 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	10 acres	38.95 acres
Minimum Front Yard Setback, Building (Texas Road)	130 feet	132 feet
Minimum Front Yard Setback, Parking (Texas Road)	50 feet	116.8 feet
Minimum Front Yard Setback, Building (Wooleytown Rd)	75 feet	116 feet
Minimum Front Yard Setback, Parking (Wooleytown Rd)	20 feet	109.9 feet
Minimum Parking Setback To Buildings	10 feet	10 feet
Minimum Side Yard Setback	50 feet	N/A
Minimum Rear Yard Setback	50 feet	62.5 feet
Minimum Side Yard Setback (Accessory)	3 feet	N/A
Minimum Rear Yard Setback (Accessory)	5 feet	51.1 feet
Maximum Building Height (Accessory)	15 feet	< 15 feet
Maximum Building Height (Multifamily Building)	3 stories / 45 feet	40.5 feet



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Maximum Building Height (Clubhouse)	2 stories / 35 feet	24.25 feet
Maximum Lot Coverage Buildings & Structures	25%	10.7%
Maximum Percentage Impervious Lot Cover	65%	32.5%
Maximum Building Length	220 feet	153.83 feet
Maximum Building Width	80 feet	71.83 feet
Minimum Building Separation		
- Front to Front	60 feet	154 feet
- Side to Side	40 feet	40 feet
- Rear to Rear	50 feet	50 feet
- Front to Side/Rear	40 feet	72 feet
- Building to Roadway	15 feet	116 feet

The Applicant has not requested any variances with this application, however, the following relief appears necessary:

- a. **Section 220-97B** – Each off-street parking space shall measure not less than 10 feet by 20 feet; whereas the proposed parking spaces are 9 feet by 18 feet. The proposed parking spaces do comply with RSIS which requires a minimum parking space of 9 feet by 18 feet.

No design waivers have been requested with this application, and none appear necessary.

- 4. The Applicant has requested a waiver from the required checklist submission items.
 - a. **Checklist IV** – Site Plans shall be signed and sealed.
 - b. **Checklist IV, Item g** – Signature of the owner and applicant.



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- c. **Checklist IV, Item k** – Location of all natural and man-made facilities on the subject property and adjoining properties within 200 feet.
 - d. **Checklist IV, Item l** – Location of existing and proposed structures and uses within 200 feet, showing the ground area of the structures and setback dimensions.
 - e. **Checklist IV, Item s** – Estimate of staffing requirements for proposed operation as they affect parking.
5. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Application Fee:	\$50.00
Preliminary Approval Fee: 15 dwelling units x \$25 per unit 100 x \$10 per first 100 parking spaces 708 x \$5 over 100 parking spaces	\$4,915.00
Final Application Fee	\$100.00
Final Approval Fee – ½ Preliminary	\$2,457.50
Subtotal:	\$7,522.50

b. **Professional Services Escrow Fees:**

Preliminary Site Plan	\$12,500.00
Final Site Plan	\$6,250.00
Subtotal:	\$18,750.00

We recommend the Township collect \$7,522.50 in nonrefundable application fees and \$18,750.00 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. This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1 et. seq. The Applicant has not requested any waivers or



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deminimus exceptions from the RSIS requirements. An agreement to exceed said requirements should be filed with the DCA for any improvements which exceed the RSIS.

7. The Applicant should be prepared to discuss the following issues with the Board:
 - a. Compliance with the Generational Housing District requirements per Ordinance Section 220-94.4, especially regarding the ix of low and moderate income affordable dwelling units, income limits and bedroom distribution, and Building design standards.
 - b. Whether any phased construction of the dwelling units is proposed, including whether any threshold regarding construction of the affordable housing units and/or clubhouse improvements would be required.
 - c. Whether the clubhouse would be available for any special events (weddings, birthdays, etc.).
 - d. Timing associated with the installation and removal of a construction and/or sales trailer if either is proposed. Parking associated with same should be discussed.
 - e. Operations associated with the electric vehicle parking/charging spaces at the clubhouse, including any restrictions regarding timing/duration parking/charging. In addition, clarify the number of charging spaces required, as it appears the Ordinance requires a minimum of two.
 - f. Whether the pool and/or tennis court will be available for use after dark. If so, lighting should be provided for these areas.
 - g. We note that several of the units are to have maintenance rooms in the basement, but the Applicant should clarify if these are the only units where basements are proposed.
 - h. Compliance with Section 220-96 Commercial or private club swimming pool with regards to the proposed pool at clubhouse, for which design and specifications are to be provided by others.
 - i. Compliance with Ordinance Section 220-43 concerning tennis courts, specifically relative to fencing, lighting, and screening.
 - j. Compliance with NJDEP Bureau of Dam Safety requirements i.e. Safe Dam Act, N.J.S.A. 58:4 and Dam Safety Standards, N.J.A.C. 7:20, with regards to the proposed Class IV Dam Calculations provided for Basins #A1, #A2, #A3, and #B1.
 - k. The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality, and recharge. As the proposed stormwater basins will be privately owned, the need for same to be protected by easement, deed



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restriction, ordinance, or other legal measures that prevent its neglect, adverse alteration, or removal.

- l. As the roadways appear to be private, the need for easements along all utility improvements.
 - m. While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
 - n. The need for Title 39 throughout the development.
 - o. The nature of proposed improvements along the Falson Lane and Texas Road site frontages.
 - p. The need for a lot consolidation of the existing lots.
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
 - 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.

Our office has prepared the attached Technical Engineering Review #1. The items contained therein should be addressed by the Applicant's Engineer.



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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/JR/BM/MDG;
Enclosure;

cc: Dean Staknys, PE – Assistant Township Engineer
Michael W. Herbert, Esq. – Planning Board Attorney
Mina Attalla – Community Development Department
Pallu Associates, LLC – Applicant
Dynamic Engineering Consultants, P.C. – Applicant's Engineer
Bryan D. Plocker, Esq., c/o Hutt & Shimanowitz, PC – Applicant's Attorney
Craig Black, Dynamic Survey, LLC – Applicant's Surveyor
David J. Minno, AIA, Minno Wasko Architects and Planners – Applicant's Architect



MARLBORO TOWNSHIP PLANNING BOARD

***Pallu Associates, LLC "Hyde Park"
Preliminary & Final Site Plan
Block 146, Lots 25 and 26
HMRP0146.01
January 29, 2021***

TECHNICAL ENGINEERING REVIEW #1

A. General

1. Clarify whether bollards are proposed or not, as currently a detail for bollards is provided but they appear not proposed throughout site plans.
2. Provide detectable warning surfaces at every handicap ramp.
3. Revise all details provided for concrete structures and sidewalk to note concrete strength of 4,500 psi as required.
4. Revise the handicap ramp located near the bottom left corner of Building #13 as currently the landing is not centered with the handicap buffer zone, leading residents into a parking spot.
5. Revise pavement detail per RSIS. A poor subgrade should be assumed.

B. Site Grading

1. The proposed slopes of various ramps appear to be designed at exactly 8.33%, which is the maximum slope allowed. Our office recommends a max design slope of 8% to account for irregularities during construction.
2. Provide spot grades at all building corners.
3. Verify spot elevation 13.25 near building #5.
4. Verify low spot near building #6 at elevation 11.18.
5. Verify slight to no slope in front of the handicap ramp near building 12.
6. Verify low spot at elevation 97.50 near driveway west.



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7. Verify low spot on sidewalk at elevation 96.76 near driveway west.
8. Verify low spot on sidewalk at elevation 104.26 and 104.32 near driveway east.

C. Stormwater Management

1. Provide an Operation & Maintenance Manual for the proposed stormwater management system(s) (each basin, MTD, stone recharge trench, pipelines etc.) in accordance with Section 220-156 Maintenance and repair of stormwater management measures. Same shall include current Owner contact information, cost and frequency of maintenance, and actual vs design drain time calculations.
2. Provide clear time to drain calculations for each proposed surface basin as required by NJ BMP Manual.
3. Revise the stormwater management report to include Detention Basin #B2 as currently the report notes four (4) proposed surface basin. Basin #B2 would be the fifth surface basin proposed. If Basin #B2 is negligible due to size, impact, and contributing drainage area, provide clarification for reasoning.
4. Clarify whether soil profile pits/test pits were conducted for Basin #B2 and if so provide copies of the data obtained during same.
5. Revise surface infiltration Basin #A1 as currently designed does not appear to provide the required 2 feet vertical separation between the seasonal high groundwater table and bottom of basin.
6. Provide groundwater mounding analysis for proposed surface infiltration Basin #A1 as required by NJ BMP Manual.
7. Provide recently dated and valid MTD certification from State of New Jersey for the proposed MTDs, as currently the certification is from 2012 and expired in 2016.
8. Revise surface detention Basin #A2 as currently designed does not appear to provide the required 1 foot vertical separation between the seasonal high groundwater table and the bottom of the basin stone bedding.
9. Revise the existing and proposed drainage area maps to include the curve numbers and time of concentration lines and numbers for all corresponding drainage areas.



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10. Clarify the existing runoff rate from disturbed area for 2 year storm of 0.4 for “B1” to study point 3 as it does not match up to the hydrograph.
11. Clarify the existing runoff rate from disturbed area for 10 year storm of 3.23 for “B1” to study point 3 as it does not match up to the hydrograph.
12. Clarify the existing runoff rate from disturbed area for 100 year storm of 13.67 for “B1” to study point 3 as it does not match up to the hydrograph.
13. Clarify the existing runoff rate from disturbed area for 25 year storm of 0.36 for “D” offsite as it does not match up to the hydrograph.
14. Clarify the existing runoff rate from disturbed area for 100 year storm of 1.03 for “D” offsite as it does not match up to the hydrograph.
15. Clarify the existing runoff rate from disturbed area for 10 year storm of 10.74 for “B1” to study point 1 as it does not match up to the hydrograph.
16. The following discrepancies exist between the plans and pipe calculations pipe slope from 410 to MH409, from 205 to 204, from 203 to 202, from 202 to A1, from 115 to 114, from 109 to 108, from 112 to 109, and the pipe length from 511 to A2, from 209 to 208, and from 114 to 108. Revise accordingly.
17. Verify pipe calculations from RL14 to MH107, the plan and pipe calculations differ.
18. Clarify whether wet pond will be protected by easement, deed restriction, ordinance or other legal measure to prevent its neglect, adverse alteration, or removal, as per NJ SWBMP Manual.

D. Landscaping

1. It appears there are open gaps in the woods proposed to remain along Falson Lane. Also, it appears the wooded area along Texas Road, from the utility easement to the intersection, has been overtaken by invasive vines, which is suffocating the vegetation in this area. The Applicant should review the buffer areas along both Falson Lane and Texas Road for existing conditions. Additional trees should be provided to fill in gaps, as well as vines should be removed in these areas, to allow native vegetation to continue to buffer the development.



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2. Revise the plans to provide greater plant diversity throughout the site. Currently, only a few species are provided in each category. Our office recommends adding the following tree species: Tulip, Swamp White Oak, Black Gum, Dawn Redwood, Magnolia, Cornelian Cherry, Japanese Tree Lilac, American Holly, Leyland Cypress, Colorado Spruce and Norway Spruce.
3. Reduce the quantity for proposed PM (Douglas Fir) as this species is susceptible to a variety of fungal diseases and has not performed well in recent years. Also, proposed PS (White Pine) is only acceptable to use along the woodline of forested areas. Our office does not recommend this species to buffer buildings and road views, due to the species' mature habit of losing its lower limbs, which does not provide an adequate buffer.
4. Provide additional shrub species, such as Japanese Plum Yew, Leatherleaf Viburnum, Arrowwood Viburnum, Witch Hazel, Bayberry, Threadleaf Falsecypress, etc., to increase site diversity.
5. Review the plans to provide graphics at ten (10) feet wide for proposed evergreen trees, specifically for proposed TON (Green Giant Arborvitae). Currently, this species appears to be a shrub on the plans and is being utilized as such. This tree matures into a large tree, as its cultivar name implies.
6. Revise the landscaping plans as our office does not recommend providing shrubs along the woodline, due to expected heavy deer browse. At a minimum, only the most deer resistant shrubs should be used and sparingly, such as Arrowwood Viburnum, Bayberry, Japanese Plum Yew and Mahonia.
7. Revise the plans to provide a note that plant materials are to be field located along the existing woodline, including street trees along Texas Road, to ensure plant survivability.
8. Revise the landscaping plans as it appears some of the proposed trees are located atop underground utilities as well as between the building and proposed sidewalk, where space is limited. Our office does not recommend these areas as planting locations. The Applicant should consider columnar species in areas of spatial constraints, such as columnar European Hornbeam, Regal Prince Oak, Slender Silhouette Sweetgum, Goldspire Ginkgo, etc.
9. Where possible and space allows, shift proposed trees away from walkways and buildings, to allow trees to mature and reduce the potential of root/hardscape conflicts.



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10. The Applicant has proposed BNC (River Birch) throughout the site; however, it is being utilized as an ornamental tree. This species matures between 40-70 feet tall with approximately the same spread. This should be taken into account when locating this species near buildings and walkways.
11. Revise the south facing foundation layout to provide an alternative for proposed BXG (Barberry) as this is an invasive species. Also, the graphic appears to be missing from proposed ICS (Steeds Japanese Holly).
12. Revise the Clubhouse and north facing foundation layout to shift proposed IO (American Holly) away from the buildings, as this species matures to a wide tree. If space is limited, the Applicant might consider Dragon Lady Holly, as this is a similar but smaller plant.
13. Revise the plans to provide mulch bed lines on the plans to prevent confusion during construction.
14. Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance.
15. Revise the plans to indicate the disposition of all open space, such as lawn, stone, mulch, etc., to prevent confusion during construction.
16. Revise the 'Planting Notes', sheet 4 of 59, Note #16, to indicate that no mulch shall come into contact with the root flare.
17. Revise the tree planting details, sheet 39 of 59, to indicate only two (2) tree stakes are required. Currently, three (3) are indicated. Also, remove the tree wrap from the deciduous planting detail and instead depict rigid, plastic open mesh trunk guards to protect from the irreparable damage from buck rub. A detail of same should be provided.
18. Revise the plans to provide a detail for proposed safety surfacing for the proposed playground, to prevent confusion during construction.
19. In accordance with Section 220-43.G, a year round visual screen is to be provided to buffer the proposed tennis courts. The Applicant has not provided any landscaping along the westerly side of the proposed tennis courts. Also, revise the plans to provide additional plant materials to ensure a four-season screen is provided around the entire perimeter.



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E. Lighting

1. It should be noted that the LED light fixtures which are not available from the utility company as a contribution rate.
2. Revise the plans to indicate if building mounted lights are proposed. If so, also provide construction details on the plans for further review.
3. Revise the plans to provide a minimum of 0.50 footcandles throughout parking areas. It appears light levels in proposed parking areas on Sheets 42 and 44 of 59 are under the IES (Illuminating Engineering Society) standards.
4. Revise the lighting plan, which has proposed street light fixtures at 5,000 Kelvins; however, our office does not recommend this due to the unnatural bluish light the higher light temperatures provide. Also, specifically indicate proposed Kelvins for the Mirada light fixtures.
5. Revise the plans to indicate timers and hours of operation. Also, indicate proposed color and finish.
6. Revise the plans to provide the isolux pattern details to include a scale and graph on the plans.
7. Revise the plans to provide the manufacturer's light pole detail for the proposed Mirada light fixture.

F. ADA (Americans with Disabilities Act)

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office has the following comments:
 - a. Revise the 'ADA Stall Markings Detail', sheet 52 of 59, to indicate the current preferred standards which outline all access aisles to be five (5) feet wide with standard stalls at eight (8) feet wide and van accessible stalls at eleven (11) feet wide. This should also be reflected on the plans.
 - b. Revise the plans to ensure a five (5) by five (5) 'U' turn pad or a handicap curb ramp at the terminus of all internal walkways as well as the proposed sidewalk along Texas Road.



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- c. Ensure that the trash enclosures are ADA accessible.

G. Signs

1. Revise the 'Monument Sign Detail', sheet 53 of 59, to provide the following note: Sign supports and support foundations shall be designed to sustain minimum design loadings for dead, live, wind and seismic conditions, in accordance with the Building Code having jurisdiction.
2. Revise the Direction Sign Details to note a minimum setback of 4 feet is required to any street or driveway.

H. Environmental

1. Submit a Site Investigation and Soil Sampling report in accordance with Section 220-159.1, as a review of historic aerials confirms past agricultural use.
2. Verify whether a Preliminary Assessment (in accordance with NJDEP requirements) or a Phase I Environmental Assessment (in accordance with ASTM guidance) was generated for the property or not, and if so, provide copies of same to this office for further review.
3. Provide data demonstrating that the number of soil profile pits meets the requirements of Section 220-137D(18) (Plat design standards for subdivisions and site plans), which notes that groundwater monitoring needs to be performed over a twelve (12) week period, where the results of the monitoring are to be included in a report to the Township.
4. Revise the plans to include a note 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).
5. Provide this office with a copy of the Geotechnical Report referenced in the EIS for further review.



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I. Traffic

1. Provide details for all striping and pavement markings, such as stop bar, directional arrow, etc.
2. Verify utilizing 2017 existing counts at the intersection of Texas Road and Costco Driveway and utilizing a 2.5% growth rate to compare the counts to the 2020 volumes at the same intersection. Adjustment factors at the intersection were then transferred over to the study intersection of Texas Road at Falson Lane/Wooleytown Road.
3. Clarify what the proposed build year is. The Traffic Impact Study states that the no build traffic volumes were developed by applying the background growth for two (2) years.
4. It appears that the half cartway width along both frontages will be milled and paved as well as widened in some areas. Provide additional details of each road shall for further review as well as a striping plan.
5. Extend the yellow lines from the access point to the first intersection for each driveway.
6. It appears that the sight triangles go through proposed landscaping. Revise the plans to include a note ensuring that branches will be trimmed at the correct height so sight distance lines are not impeded.
7. Extend sidewalk around the parking lot between Building #9 and Building #10 to lower the accessible route length between the two buildings.
8. Provide crosswalk around the half circles at the end of parking areas between Building 4 and Building #5 as well as between Building #15 and Building #16.
9. Provide a ramp for the sidewalk east of Building #16. Additionally, sidewalk should be provided along the parking spaces proposed in the same lot between Building #13 and Building #16.
10. The sidewalk south of Building #13 does not have a ramp or depressed curb. The Applicant's Engineer should revise same. Additionally, the Applicant's Engineer should consider extending the sidewalk to the west to meet the sidewalk south of the building.
11. A crosswalk should be proposed across the parking lot for Buildings #13 and #16 to access the trash enclosure.



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12. A crosswalk and ramp should to be provided for Building #2 to access the trash enclosure adjacent to Building 1.
13. The Applicant should consider sidewalk along the southern side of the proposed lawn activity field adjacent to the parking spaces. Additionally, a proposed Pedestrian Crossing sign is located in the parking space island where no crosswalk is located. Due to the lawn activity field to the north, a crosswalk should be proposed between the two islands and connect to the sidewalk to the south of the lawn activity field mentioned above and a crossing sign should be depicted in both directions.
14. It appears that no ramps are provided at the crosswalks northeast of the proposed clubhouse. The Applicant's Engineer should review and revise same.
15. A ramp does not appear proposed southwest of Building #3. The Applicant's Engineer should revise same.
16. It appears that the playground detail depicts accessible ramps but there are no accessible access point to same. The Applicant's Engineer should revise same.
17. The parking spaces directly west of Proposed Detention Basin #B1 have not sidewalk next to it. The Applicant should extend sidewalk from Building #7 northbound and provide a crosswalk directly north of the parking spaces to provide access to Building #6.
18. The Applicant should provide NO PARKING signage reasonably distributed along driveways except where head-in parking is proposed.
19. The NO PARKING signage that is proposed to be relocated on Texas Road does not appear to be relocated. The Applicant should revise same.
20. The Applicant should provide the firetruck circulation plan to the Fire Marshal for review and confirm that the correct vehicle was utilized.
21. It appears that several trash enclosures encroach into the proposed driveways. The Applicant should relocate or rotate same. Additionally, the detail provided appears to depict that the vinyl gate will need to be opened for each use by a resident. The Site



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Plan depicts sidewalks leading to the back of the trash enclosure where no gate or door is located. The Applicant's engineer will need to revise same.

22. The circulation plan for the garbage truck depicts the truck going to the center of the trash enclosure east of Building 9. It is unclear if same will be able to access the eastern portion of the enclosure due to the curb on located across the driveway. The Applicant should revise the circulation plan to ensure both sides of the enclosure can be accessed.
23. The Applicant's Engineer should relocate the placement of the Handicap Parking signs to the opposite side of the sidewalk.
24. Indicate the type of paint for the Painted Markings and Parking Stall Striping Details.
25. It does not appear that depressed curb is depicted at all of the proposed crosswalks. For example, the crosswalk west of Building #12 next to the three (3) proposed parking spaces and southeast of Building #1. The Applicant's Engineer should review and revise same.
26. There is depressed curb located west of the proposed playground. The Applicant should clarify what same is for.
27. The Applicant's Engineer should consider relocating the gate for basin access into infiltration Basin #A1. It does not appear that a vehicle would be able to turn into the gate with the proposed tree line. Additionally, the access driveway should be extended to a driveway.