



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

March 11, 2021

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

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

**Re: *McDonald's Corporation (PB# 1216-21)*
Preliminary and Final Site Plan – Engineering and Planning Review #1
Block 268, Lost 62 and 80
Location: 78 Route 9
Zone: C-3 (Community Commercial)
*CME File No.: HMRP0268.14***

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 (20 sheets), prepared by Bohler, dated January 22, 2021, unrevised;
- Boundary, Topographic & Utility Survey (1 Sheet) prepared by Control Point Associates, Inc. dated February 11, 2020, unrevised;
- Architectural Plans (3 Sheets) prepared by Core States Group dated January 9, 2020, last revised January 5, 2021;
- Stormwater Statement prepared by Bohler, dated January 2021;
- A Development Application.

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

1. Property Description

The subject 39.9 acre property is within a C-3 (Community Commercial District) Zone and is located at 78 New Jersey State Highway Route 9. The site contains approximately 1,770 feet of frontage along the northbound side of Route 9. Currently, the subject portion of the property contains a 5,593 s.f. McDonald's restaurant with a drive-thru and associated parking lot. Current access to the overall development is provided via a right-in, right-out driveway along Route 9 and a signalized driveway entrance along Newman Springs Road.



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Access to the McDonald's is provided by a one-way in, one-way out driveway to the interior circulation aisle, as well as an extension of the drive aisles from the adjacent use to the north.

The Applicant is seeking Preliminary and Final Site Plan approval to renovate the existing McDonald's building to be 4,320 s.f. in size. The project proposes to reconfigure the drive through operation as well as the parking lot to serve the restaurant which will reduce the number of spaces from 63 to 43. The site will be accessed by a full access driveway from the circulation aisle for the overall development on the east side of the McDonald's site. Site access is also provided via a one-way entrance drive aisle from the adjacent use to the north. The stormwater management network consisting of a series of inlets will be reconfigured and will still ultimately discharge to the Route 9 system. The building will be serviced by new utility connections from mains located along the Route 9 frontage. Additional improvements include a refuse enclosure, landscaping and lighting improvements.

2. Surrounding Uses

Properties west and south of the subject site are similarly zoned C-3 and contain other commercial uses. Properties north of the site, are zoned OPT-1 and contain single-family residential uses. The Property east of the site is zoned C-5 and contains vehicle storage.

3. Zoning Compliance

The subject property is situated within the C-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	5 acres	+/- 39.90 acres
Minimum Lot Width	400 feet	+/- 1,630 feet
Minimum Lot Frontage	400 feet	+/- 1,770 feet
Minimum Lot Depth	450 feet	+/- 1,020 feet
Minimum Front Yard Setback	75 feet	76.5 feet
Minimum Side Yard Setback	50 feet	764.8 feet (North)
Minimum Rear Yard Setback	50 feet	887.1 feet
Minimum Accessory Side Yard Setback	40 feet	> 40 feet



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Minimum Accessory Rear Yard Setback	40 feet	> 40 feet
Maximum Building Height	35 feet	18.8 feet
Maximum Accessory Building Height	15 feet	8 feet
Maximum Building Coverage	30%	+/- 17%
Maximum Impervious Coverage	60%	+/- 71.2% (V)
Maximum Floor Area Ratio	0.30	+/- 0.17

The following existing conditions appear to remain pertinent to the property:

- a. **Section 220-97A(5)** – Parking areas may be located in any rear or side yard, but may not be located in any required front yard area except where specifically permitted elsewhere in this chapter. Parking in the front yard is to remain.
- b. **Section 220-99B(2)** – The minimum required setback for a freestanding sign is 10 feet; whereas the existing freestanding sign for the overall development is setback 0 feet.
- c. **Section 220-99(10)** – The maximum permitted freestanding sign area is 140 square feet, whereas the existing freestanding sign for the overall development it 495 square feet.
- d. **Section 220-99(10)** – The maximum permitted freestanding sign height is 25 feet; whereas the existing sign for the overall development is 33 feet in height.
- e. **Section 220-99D(11)** – Two freestanding signs shall be permitted for street frontage in excess of 400 feet; whereas three signs exist.

The Applicant has requested the following variances with this application:

- a. **Section 220-Attachment 9** – The maximum required impervious coverage is 60%; whereas 71.2% is proposed.
- b. **Section 220-97B** – The minimum required parking stall size is 10' x 20'; whereas the proposed parking stalls are 9' x 18'.
- c. **Section 220-97** – The minimum required one-way driveway width is 20 feet; whereas the proposed width is 15 feet.



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- d. **Section 220-99D(1)** – Directional sign areas shall not exceed 3 square feet; whereas the proposed directional signs are 4.5 square feet.
- e. **Section 220-99** – Drive-thru, “pull forward” and mobile order signs are not expressly permitted; whereas fifteen signs are proposed.

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

- a. **Section 220-146A** – All proposed curbs shall be granite curb; whereas concrete curb is proposed.
- b. **Section 337-23.A(6)** – Each tree shall be capable of shading a circular area having a radius of 15 feet with the trunk of the tree as the center. There must be sufficient trees so that, using this standard, 35% of the parking area will be shaded. The application does not comply.
- c. **Section 337-23.A(7)** – One tree shall be required for each 50 feet of frontage or designated area. Trees shall be located an average distance of 50 feet apart, not less than 35 feet nor more than 75 feet, and 10 feet from a line that is directly under any utility lines and five feet from utility boxes. Trees shall be planted in the shade tree right-of-way, which is the area eight feet to 10 feet in from the sidewalk on the interior or dwelling side thereof. The application does not comply.

Additionally, it appears the following design waivers are required with this application:

- d. **220-137D(18)** – Report of Soil and Groundwater Conditions
 - e. **Section 220-152.1A(1)** – Materials used in the construction of storm sewers shall be constructed of reinforced concrete, ductile iron, corrugated aluminum or corrugated steel unless site and other conditions dictate otherwise. Plastic pipe is proposed.
 - f. **220-159A** – Environmental Impact Report
 - g. **220-159.1** – Site Investigation Report and Soil Sampling Report
4. The Applicant has requested waivers from the required checklist submission items:
- a. **Checklist IV, Item j** – Topographical information and survey of existing utilities within 200’.



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- b. **Checklist IV, Item l** – The location of existing and proposed structures and uses within 200' showing the ground area covered by said structures, including all setback dimensions.

IN addition to the above, the following submission waivers also appear necessary:

- c. **Checklist IV, Item k** – The location of all natural and man-made facilities on the subject property and adjoining properties within 200 feet, including wooded areas, streams, bridges, railroad rights-of-way and showing of easements affecting the site.
- d. **Checklist IV, Item o** – Proposed on-site circulation system for both pedestrians and vehicular traffic, including sidewalks.

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: \$100.00 plus the sum of: (\$5.00 per 1,000 s.f. of affected lot area for first 50,000 s.f. [50,000 s.f.] + \$2.00 per 1,000 s.f. of affected lot area for over 50,000 s.f. [6,853]) + (\$25 per 1,000 s.f. of new gross floor area [4,320]) + (\$10.00 per new or additional parking space [43])	\$901.71
Final Application Fee	\$100.00
Final Approval Fee – (½ Preliminary)	\$447.00
Bulk Variance (Commercial Use)	\$500.00
Waiver of an Environmental Impact Statement	\$100.00
Subtotal:	\$2,098.71



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b. **Professional Services Escrow Fees:**

Preliminary Site Plan (2,000 s.f. to 10,000 s.f.)	\$7,500.00
Final Site Plan (2,000 s.f. to 10,000 s.f.)	\$3,750.00
Bulk Variance (Commercial)	\$1,500.00
Subtotal:	\$12,750.00

We recommend the Township collect \$2,098.71 in nonrefundable application fees and \$12,750.00 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. The Applicant should be prepared to discuss the following issues with the Board:
- Anticipated operations for the proposed use and overall site, including but not limited to: hours of operation; number of employees and employees per shift; overall site circulation and loading/unloading; refuse management, including mandatory recyclables; buffering/screening for both the overall site and subject pad site and overall site aesthetics; etc.
 - The adequacy of parking provided. In addition, vehicle circulation around the site for customers, garbage truck, delivery truck and emergency vehicles.
 - While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
 - The route the employees would take from the building to the trash enclosure. The Applicant shall also verify that this route will be ADA compliant.
 - The use for the 8" concrete pad to the north of the trash enclosure. Our office recommends additional striping or signage to deter customers from using this as a cut through.
 - The proposed landscaping throughout the site, and if the landscape schedule can be enhanced to better match the adjacent Chase Bank site.
 - Compliance with Ordinance Section 220-37, Performance Standards, including but not limited to: noise; glare; pollutants; solid/liquid waste; refuse management; flammable/hazardous materials; etc.



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7. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District
 - c. NJDOT
 - 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.

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



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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/JAR/MDG;
Enclosure;

cc: Dean Staknys, PE – Assistant Township Engineer
Michael W. Herbert, Esq. – Planning Board Attorney
Mina Attalla – Community Development
McDonald's Corporation – Applicant
Bohler – Applicant's Engineer
John M. Marmora, Esq. – Applicant's Attorney



MARLBORO TOWNSHIP PLANNING BOARD

***McDonald's Corporation (PB#1216-21)
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TECHNICAL ENGINEERING REVIEW #1

A. General

1. Revise the paving detail to provide a 2" surface course and 4" base course thickness in accordance with Section 220-169D(1)(a & b).
2. Revise the concrete curb detail to note a concrete strength of 4,500 PSI.
3. Provide a detail for the 6' wide crosswalk.
4. Revise the 'Thank You' pavement marking detail to provide the color.
5. Verify the length of the flush curb in front of the ADA parking spaces; whereas the length of the flush curb appears to include the curb transitions.

B. Grading

1. Provide a top of curb elevation for proposed grades 110.38 and 110.30 at the ADA parking spaces.
2. The curb ramp to the south of the 11 space parking row has been designed as a downward sloping curb ramp at 6.8%; whereas curb ramps cannot slope downward through a curb. Revise this location to function as a sidewalk with a maximum slope of 5.0%.

C. Landscaping

1. The Applicant has proposed ASC (Sugar Maple) along the frontage of the site; however, our office doesn't recommend this species due to its sensitivity to road salt and extreme heat. Our office recommends London Plane to match the planting on the opposite corner of the entrance to the shopping center at the Chase Bank site. Also, slightly shift the trees to maintain a distance of ten (10) feet from the proposed curb, to allow them to mature and provide clearance from the overhead wires.



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2. Our office recommends providing an alternative to the proposed TXAR (Redmond Linden) due to the species' susceptibility to insect infestation. Our office recommends using Silver Linden due to the species' greater resistance to Japanese beetle.
3. The Applicant has proposed a concrete pad next to the proposed trash enclosure. Due to this pad, the proposed planting bed is very narrow along the north side of the enclosure. Our office recommends increasing the size of the planting bed and providing an upright, narrow tree in lieu of the proposed shrubs, such as a Juniper cultivar, at a minimum height of five (5) feet tall, to enhance site aesthetics.
4. The Applicant has indicated existing landscaping along the southern side of the site will remain. However, it consists of very few shrubs, spaced very far apart, with many in poor condition. Our office recommends this area be redone to be more comparable with the entrance landscaping on the opposite side of the development driveway. The Applicant should consider providing a minimum of three (3) London Plane trees along with shrubs and ornamental grasses.
5. The shopping center recently added some landscape enhancement areas at the internal four-way stop, including Russian Sage, Daylillies and other perennials. Our office recommends enhancing the southeastern corner of the site with similar perennials, as well as the exit drive along the east side of the site.
6. It appears there are a significant amount of large weeds within the foundation landscaping of the site identification sign, including mugwort and ragweed. The plans indicate the landscaping is to remain; however, the mulched beds and competing weeds should be removed.

D. Lighting

1. Revise the plans to provide full catalog cuts for proposed light fixtures, to prevent confusion during construction. Also, provide isolux pattern details with a scale and graph.
2. The Applicant has indicated light fixtures with a light temperature of 5000 Kelvins; however our office does not find this acceptable due to the unnatural bluish light the higher light temperatures provide.
3. Revise the plans to provide hours of operation and proposed timers.



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E. ADA (Americans with Disabilities Act)

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, revise the Angled ADA Parking Stall Marking Detail to indicate the current preferred standards. The current guidelines outline all access aisles to be five (5) feet wide with standard stalls eight (8) feet wide and van accessible stalls eleven (11) feet wide. The plans should reflect same.

F. Signs

1. Revise the sign details to provide the total square footage of each sign.

G. Traffic

1. Label the angle of the angled parking stalls on the Site Layout Plan.
2. Provide a vehicle circulation plan for a fire truck, garbage truck, and the largest delivery truck that will access the site.