

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

April 27, 2021

**Sent Via E-Mail**

Marlboro Township Environmental Commission  
1979 Township Drive  
Marlboro, NJ 07746

Attn: Rohit Gupta, Chairman

**Re: SPG Marlboro LLC "Stone Rise" (P.B. 1214-21)  
Preliminary and Final Major Site Plan – Environmental Review  
Block 111, Lots 4 and 10 – 13 inclusive  
Location: 137 Texas Road  
Marlboro Township, Monmouth County, New Jersey 07746  
Zone: R-60/Scattered Site Redevelopment Area  
CME File No.: HMRP0111.02**

Dear Chairman Gupta and Commission Members:

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

- Preliminary and Final Major Site Plan (35 sheets), prepared by InSite Engineering, LLC, dated December 18, 2020;
- Stormwater Management Report (137 sheets), prepared by InSite Engineering, LLC, dated December 18, 2020;
- Environmental Impact Report (31 sheets), prepared by InSite Engineering, LLC, dated December 18, 2020;
- Report of Geotechnical Investigation (77 sheets), prepared by Whitestone Associates, Inc., dated September 15, 2020, last revised October 21, 2020;
- Traffic Impact Assessment (15 sheets), prepared by Dolan & Dean Consulting Engineers, LLC, dated January 5, 2021;
- Survey of Block 111 Lot 4, Lots 10 & 11, and Lots 12 & 13 (1 sheet ea.), prepared by CPL Partnership, respectively dated August 26, 2019, July 14, 2020, and August 26, 2019;
- Lot Consolidation Map (1 sheet), prepared by CPL Partnership, dated September 21, 2020;
- Composite Boundary & Topographic Survey (1 sheet), prepared by CPL Partnership, dated September 21, 2020, last revised November 30, 2020;

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CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



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- Diagrammatic Key Site Architectural Plans (23 sheets), prepared by CPL Partnership, dated October 29, 2020, last revised December 22, 2020;
- Application for Letter of Interpretation (Line Verification) (3 sheets), prepared by Eastern States Environmental Associates, Inc., dated August 7, 2020;
- Application for FWGP #11, WTAW Averaging Plan, WTAW Special Activity Redevelopment and Stormwater Review (2 sheets), prepared by Eastern States Environmental Associates, Inc., dated December 24 2020;
- NJDEP Freshwater Wetlands Letter of Interpretation: Line Veriifcation (3 sheets), prepared by State of New Jersey Department of Environmental Protection, dated April 10, 2018;
- Preliminary Water Application (2 sheets), prepared by InSite Engineering, LLC, dated December 21, 2020;
- Monmouth County-Health Department Approval Request (2 sheets), prepared by InSite Engineering, LLC, dated January 7, 2021;
- Freehold Soil Conservation District Soil Erosion and Sediment Control Plan Certification Application Review Letter (2 sheets), prepared by InSite Engineering, LLC, dated December 30, 2020;
- Application for WMUA Approval and NJDEP TWA (2 sheets), prepared by InSite Engineering, LLC, dated January 7, 2021;
- Site Plan Application to Monmouth County Planning Board (4 sheets), prepared by Wilentz Attorneys at Law, dated January 11, 2021;
- Monmouth County Planning Board Conditional Approval (3 sheets), prepared by Monmouth County Planning Board, dated February 8, 2021; and
- A Development Application.

In accordance with the Township's authorization, we have reviewed this application for Preliminary and Final Major Site Plan approval and offer the following comments from an environmental perspective (please note that the background information contained herein was extracted from our report to the Planning Board dated March 1, 2021):

1. Property Description



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The subject 34 acre property is within an R-60 zone, however, has been designated an area in need or redevelopment, and included with the Scattered Site Redevelopment Plan. The site is located in the northwestern section of Marlboro Township, more specifically located at 137 Texas Road approximately 1,000 feet north of the intersection of Texas Road with Greenwood Road. The site contains approximately 1,387 feet of frontage along Texas Road and is accessible by two dirt/ graveled lanes from Texas Road and Greenwood Road. Currently, the property is developed and contains the Baron’s Auto Wrecking Inc. junkyard, former homestead the remains of which are present on site, and surrounding heavy woods. The site slopes to the east ultimately draining into a stream along the eastern property line. There appears to be some NJDEP mapped freshwater wetlands that exist along the northern and eastern sections of the property.

The Applicant is seeking Preliminary and Final Major Site Plan approval to construct a residential complex of twenty-one (21) residential buildings, totaling 280 housing units, of which 58 will be designated as non-age restricted affordable rental units. The project also includes a clubhouse building and associated amenities such as a pool, a play area, and numerous proposed accessible electric vehicle charging station/parking stalls. Access to the subject property is provided via two separate roadways along the Texas Road frontage. Two monument signs for the development are proposed at each Texas Road entrance. A total of 571 parking spaces, 228 of which are garage spaces, are proposed throughout the site to service the development. Three (3) stormwater management basins are proposed to handle the increase in runoff generated from the improvements. All buildings are to be serviced by municipal water and sanitary sewer system via proposed connections to existing mains along Texas Road. Additional improvements include refuse enclosures, landscaping and lighting improvements are also proposed as part of this application.

2. Surrounding Uses

Properties west of the subject site are zoned R30/20 and contain residential lots. Properties north, east, and south of the property are zoned R60 and contain residential lots.

3. Zoning Compliance

The subject property is situated within the R60 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	30,000 s.f.	33.5 acres



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Minimum Lot Width	100 feet	1,386 feet
Minimum Lot Depth	200 feet	1,000 feet
Minimum Front Yard Setback	50 feet	59 feet
Minimum Side Yard Setback	30 feet	31 feet
Minimum Rear Yard Setback	30 feet	31 feet
Minimum Side Yard Setback (Accessory)	10 feet	N/A
Minimum Rear Yard Setback (Accessory)	10 feet	51.1 feet
Maximum Building Height (Accessory)	15 feet	< 15 feet
Maximum Building Height	3 stories / 40 feet	3 stories/ 40 feet
Maximum Lot Coverage Buildings & Structures	25%	11.1%
Maximum Percentage Impervious Lot Cover	40%	29%
Minimum Building Separation		
- Front to Front	60 feet	Complies
- Front to Side	40 feet	Complies
- Front to Rear	60 feet	
- Side to Side	50 feet	
- Side to Rear	40 feet	Complies
- Rear to Rear	40 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



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parking spaces do comply with RSIS which requires a minimum parking space of 9 feet by 18 feet.

The following design waivers have been requested from the Scattered Site Redevelopment Plan with this application:

- b. High quality materials such as stone and brick are encouraged to be used at the ground level of the building on all façades. Stone and stucco are proposed.
- c. No building shall have an uninterrupted horizontal width of greater than 50 feet without a change in the vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided. Projections vary, but minimum of 12” proposed.
- d. All residential units should be accessed through enclosed accessed points that are monitored by a security system and/or management staff. Access points are not monitored.
- e. All garbage and recycling storage shall be located in a side yard or rear yard. The location of the refuse enclosure between Buildings 5 and 1 appears to be within a front yard area.

No design waivers have been requested with this application, however the following relief appears necessary from the Scattered Site Redevelopment plan:

- f. Buffering Requirements - Buffering requirements for Sites 1, 2, 3A, 3B, 10, and 11 shall be as follows:
  - i. For tracts greater than 2 acres, a landscaped buffer with a minimum width of 25 feet shall be provided along all tract boundaries. We note that sidewalk, walls, and stormwater basin A are located within the required buffer.
4. 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 de minimus exceptions from the RSIS requirements. An agreement to exceed said requirements should be filed with the DCA for any improvements which exceed the RSIS.
5. The Applicant has been asked to discuss the following issues with the Board:
  - a. Compliance with the Scattered Site Redevelopment Plan, dated November 14, 2019, especially regarding land use standards and affordable housing requirements.



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- b. The phasing of the project, including construction of the dwelling units, including affordable housing units, clubhouse improvement or associated amenities, utilities, stormwater management system, etc.
- c. 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.
- d. Whether any of the proposed buildings include proposed basements or maintenance rooms.
- e. Whether the clubhouse would be available for any special events (weddings, birthdays, etc.).
- f. Whether the pool, pergola, Clubhouse and/or play area will be available for use after dark. If so, appropriate lighting should be provided for these areas.
- g. Compliance with Section 220-96 Commercial or private club swimming pool with regards to the proposed pool at clubhouse.
- h. Confirmation that the recreational facilities are designed to accommodate users with disabilities, and be constructed in accordance with the Barrier Free Sub-code of the Uniform Construction Code of the State of New Jersey, and all other applicable codes and standards.
- i. Operations and improvements associated with the electric vehicle parking/charging spaces at the clubhouse, including any restrictions regarding timing/duration parking/charging, or if any specific striping or markings shall be proposed with regards to same.
- j. The design of the buildings, specifically regarding location of primary entrances, changes in vertical wall, step-backs or projections, use of high quality materials, etc.
- k. The open corridors through the buildings, and confirmation that all primary entrances to the buildings are from the front façade.
- l. The nature of proposed signage.
- m. Whether green building and sustainable site design elements were incorporated to minimize environmental impacts to the confirmed wetlands and buffer areas, and if so, to what extent.
- n. The adequacy of buffering along the project perimeter. At a minimum, we note that walkways and basin areas appear to encroach within the required 25 foot wide area.
- o. The availability of the deciduous trees for the site, as the installation size has increased to a minimum of 3.5” caliper. While it appears the trees have been upsized to reduce the



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required replacement quantities, our office has concerns regarding availability of all these species as well as their establishment of same on the site.

- p. The placement and amount of mailboxes should be reviewed. The Phase 2 area appears to have seven (7) proposed mailboxes for a total of 112 individual boxes while 125 units are proposed. Additionally, not all of the Mailboxes are depicted where callouts are located. Ultimately the Applicant's Engineer shall revise the plans accordingly.
- q. Anticipated utility services to the site. Per the Redevelopment Plan, the Redeveloper shall be responsible for ensuring that adequate water and sewer system connections are provided, and for the coordination with the appropriate authority to provide such utilities to any site.
- r. 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 restriction, ordinance, or other legal measures that prevent its neglect, adverse alteration, or removal.
- s. The placement and gates associated with the proposed refuse enclosures should be reviewed, as it appears some of the enclosures and gates could conflict with drivers and the use of some parking stalls.
- t. As the roadways appear to be private, the need for easements along all utility improvements.
- u. Circulation throughout the project site and whether some of the roadways will be one-way traffic, such as Building #12 and Building #3.
- v. The need for Title 39 throughout the development.
- w. While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
- x. Whether the proposed access drive to Basin A should be relocated internal to the site versus as proposed directly from Texas Road.
- y. Whether the two existing dirt/ graveled access roads from Texas Road and Greenwood Road will remain or be permanently removed.
- z. The nature of improvements along the Texas Road frontage. At a minimum, our office recommends dedication, widening, curb, and sidewalk consistent with Section 220-184D of the Ordinance be provided.

6. This application may be subject to the following outside agency approvals:



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- 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.

If you have any questions with regard to the above matter, please do not hesitate to contact the undersigned.

Very truly yours,

**CME ASSOCIATES**

Joseph A. Giddings, CSE  
*Consultant to the Environmental Commission*

Enclosure;

cc: InSite Engineering, LLC – Applicant's Engineer  
Donna M. Jennings, Esq., c/o Wilentz, Goldman & Spitzer, P.A. – Applicant's Attorney





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## **MARLBORO TOWNSHIP PLANNING BOARD**

***SPG Marlboro LLC "Stone Rise" (P.B. 1214-21)  
Preliminary & Final Major Site Plan  
Block 111, Lots 4 and 10 – 13 inclusive  
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### **TECHNICAL ENGINEERING REVIEW #1**

#### **A. General**

1. Revise the plans so that the concrete sidewalk areas located in the basin access pathway shall be 6" thick and reinforced. Callouts and a construction detail for same shall be provided as well.
2. Revise the detail for accessible parking stalls so that the hatched paint within includes dimensions for width and distance between same.
3. Clarify the type of proposed paint within all pavement marking details.
4. Provide additional dimensions for the Solid Waste Enclosure detail.
5. Revise the Mailbox Detail label as it currently states Bike Rack, and provide dimensions for the Mailbox.
6. Provide a detail that depicts how the Belgian Block Curb will be transitioned from Full Height Curb to Depressed Curb.
7. Clarify where Concrete Paver: Entrance Median Detail and Endurablend Crosswalk Surfacing Detail are proposed on site plans.
8. Provide a detail for the Project Identification signs.
9. Revise the fire lane striping detail in accordance with the Marlboro Township Fire Bureau Fire Lane Requirements.
10. Revise the Water Meter Detail to be in accordance with the last revised Combined Fire and Domestic Services Meter Pit Detail as per Marlboro Township Water Utility Division ("MTWUD").



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11. Revise all proposed water utility details to be in accordance with standard MTWUD details.
12. Revise the proposed water connections from wet tap to cut-in connections with gate valves, as the MTWUD does not permit wet taps.
13. Revise the segmental block retaining wall detail to include drainage systems that daylight and provide on center spacing for same to avoid confusion during construction.

**B. Stormwater Management**

1. Verify the total acreage of proposed impervious area between the stormwater management report and the NJDEP Attachment D Major Development Stormwater Summary form.
2. Provide an Operation & Maintenance Manual for the proposed stormwater management system(s) (each basin, 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.
3. Provide groundwater mounding analysis for proposed infiltration Basin A and bio-retention Basin B1 as required by NJ BMP Manual.
4. Clarify whether the proposed basins will be protected by easement, deed restriction, ordinance or other legal measure to prevent their neglect, adverse alteration, or removal, as per NJ BMP Manual.
5. Revise the bio-retention system with infiltration detail to include specific design parameters including but not limited to top and bottom elevations and seasonal high water table elevation.
6. Provide individual construction details specific to the three proposed stormwater basins with detailed design information for each.

**C. Landscaping**

1. Revise the plans to provide an overall plant schedule, to prevent confusion during construction.



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2. Revise the plans to provide an alternative to proposed AL (Sugar Maple) as this species is very susceptible to road salt as well as warming temperatures. The Applicant might consider Black Gum, Silver Linden, Tartarian Maple, etc.
3. The plans incorrectly list MS (Sweetgum Magnolia) as an evergreen. This should be revised and plans should be reviewed to ensure this species is properly utilized as an ornamental tree.
4. Indicate on the plans whether the proposed MS and AR (Serviceberry) is either a multi-stem or single stem to prevent confusion during construction.
5. Revise the plans to provide an alternative to proposed PS2 (Scotch Pine) as this species is highly susceptible to Diplodia blight, which leads to tree mortality. The Applicant might consider increasing quantities for species already proposed such as Norway Spruce and Green Giant Western Arborvitae.
6. Our office does not recommend PS (White Pine) in visual buffer areas and internal site locations due to the species' mature habit of losing its lower limbs, as well as heavy needle and sap dropping from the tree. However, this species is a native tree and should be used in appropriate locations, such as in the wetland buffer enhancement area and scattered as an individual or small group planting in open space. PS within the internal site should be substituted with a different evergreen species.
7. Revise the plans to provide greater diversity for proposed low growing ground cover. Currently, three (3) Juniper shrub species are proposed. The Applicant might consider other options for site diversity, such as Russian Cypress, Gro-lo Sumac, or another alternative.
8. The Applicant has proposed sixty-three (63) BM (Boxwood) at each entrance. Revise the plans to provide greater diversity and increased aesthetics, to avoid issues with a monoculture, which can lead to the spread of insects and disease. Also, Boxwood species' latest issue is the newly discovered disease, Boxwood Blight, which will lead to plant mortality. Providing more than one (1) species at the entrance will reduce the chance of losing the entire entrance landscaping. Also, BM is currently listed as an ornamental grass on the plans.
9. Revise the plans to provide a substitute for proposed CA (Silky Dogwood) as this species is not always commercially available and the plans already are proposing CB (Red Twig Dogwood) which would be a typical field substitute. Our office recommends Sweet Pepperbush or Sweetspire as an alternative.



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10. Revise the plans to provide all shrubs at a minimum size of eighteen (18) inches in height or spread), to enhance site aesthetics.
11. Revise the plans to provide details for the proposed Clubhouse foundation landscaping, for further review.
12. Where possible, shift proposed trees 5-8 feet back from all walkways, to reduce the potential root/hardscape conflicts.
13. It appears proposed trees are located in very close proximity to the proposed fence along Texas Road. Review and revise plans to shift trees where necessary away from the fence, to allow trees to properly mature.
14. Revise the plans to provide a minimum clearance of fifteen (15) feet between the proposed trees and the proposed light fixtures.
15. It appears proposed trees and grasses located by Building #9 and the walkway are depicted as if they were providing a visual buffer to a transformer or utility box, however, none are noted on the plans. This should be revised.
16. Revise the proposed Wetland Buffer Enhancement Plant schedule, sheet C602, to provide native tree species for this area. Also, most nature areas consist of a majority of deciduous trees, not evergreen, as currently proposed. Revise the plans to remove nonnative trees that are not appropriate for wetland locations and instead provide species such as Red Maple, Sweetgum, Black Gum, Willow Oak and/or Pin Oak for deciduous trees and evergreens such as Red Cedar, White Pine and American Holly can be interspersed in the layout.
17. Revise the plans to provide landscaping at the base of the proposed site identification signs, for further review.
18. Revise the ‘General Site Planting’ notes, sheet C606, Note D4 to indicate three (3) inches of shredded hardwood mulch, to match the provided planting detail. Also, indicate that mulch shall not come into contact with the root flare.
19. Revise the plans to provide a deciduous tree planting detail as it appears it is missing. Also, ensure rigid, plastic open mesh trunk protection fencing has been indicated and depicted, to prevent the irreparable damage from deer buck rub.



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20. Revise the evergreen tree planting detail, sheet C606, to indicate that no mulch shall come into contact with the root flare. Also, provide a note that wire baskets are to be removed prior to backfilling the planting pit.
21. Revise the plans to provide mulch bed lines on the plans to prevent confusion during construction.
22. Revise the plans to indicate the disposition of all open space, such as lawn, stone, mulch, etc., to prevent confusion during construction.
23. Revise the plans to reconfigure the landscaping proposed around the three (3) parking spaces east of Building #17 to allow for more access to the sidewalk.

**D. Woodlands Management**

1. Revise the plans to graphically depict and specifically label the location of tree protection fencing, in accordance with Section 337-16.
2. Revise the tree replacement ‘Summary’, sheet C201, to include all proposed deciduous and evergreen trees on the plans except for the required street trees along Texas Road (1 tree/50’ frontage), in accordance with Section 337-19C. It does not appear all proposed landscaped trees were included in the summary. The monetary contribution to the Tree Fund should also be noted for the remaining deficit.

**E. Lighting**

1. Revise the plans to provide a data summary chart, to include, but not limited to, the maximum, minimum and average footcandles proposed.
2. Revise the plans to provide isolux pattern details with a scale and graph for all proposed light fixtures.

**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:



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- a. Ensure that the trash enclosures are ADA accessible.
- b. Revise the ‘Concrete Sidewalk’ detail, sheet 26 of the details, to indicate a broom finish, to ensure a slip resistant wearing surface, in accordance with ADA requirements.

**G. Signs**

1. Clarify whether any proposed site identification signs or directional signs are included within the full set of construction plans, and if so, provide details for further review.

**H. Environmental**

1. Please note that under Section 220-35D(1)(a) General provisions, the depth to the water table cannot be less than 24” below the lowest footing or slab. We note that Boring #4, taken within the footprint of Building #9, extended to elevation 104.9, where the finish grade around the building perimeter is 107.15. Similarly, Boring #5 within the Building #5 footprint, shows the boring bottom elevation of 104, where the proposed perimeter finish grade is 104.85. With this, please clarify how Buildings #4 and #5 will meet the minimum required 24” separation from the water table to the lowest footing.
2. Provide soil sampling and reports to this office for further review in accordance with Section 220-159.01, in that it appears that portions of the site have been farmed.
3. 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).
4. The Applicant needs to indicate 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, and if so, provide copies of it to this office for review.
5. Once received, copies of the NJDEP issued Transition Area Waiver and outstanding Freshwater Wetlands Letter of Interpretation should be submitted to this office for our files.
6. Under Ordinance § 220-137D(18) (Plat design standards for subdivisions and site plans), 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. We



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recognize, however, that the Applicant has evaluated a series of soil borings and soil profile pits, where estimations on the depth of the seasonal high water table have been made. With this, the Applicant should clarify if he is applying for a waiver for the ordinance requirement.

#### **I. Traffic**

1. Clarify how trip distribution was determined as same is not stated.
2. Verify direction and tube count volumes utilized, as currently the Applicant is using existing tube counts along Texas Road located between Tylers Lane and Wooleytown Road which includes two large residential communities between the location of the counts and the project site, which could significantly alter same.
3. Provide traffic analysis for the intersections directly north and south of the project site (Texas Road at Greenwood Road, and Texas Road at Wilson Avenue) including review of the existing conditions/ delays of the intersections.
4. Revise the plans to include R4-7 signage on the ingress/ egress islands.
5. Revise the plans so that the yellow lines extend from the access point to the first intersection for each driveway.
6. Revise the plans so that the island east of Building #3 includes a crosswalk and sidewalk for accessibility.
7. Revise the plans to extend sidewalk along the sides of buildings to provide access to the parking area to allow for easier pedestrian access throughout the site, as currently the accessible pedestrian route to get from Building #2 to Building #11 requires the pedestrian to go around the central buildings instead of between them.
8. Revise the plans to extend sidewalk to the three (3) spaces between Building #5 and Building #6 to discourage pedestrians from walking in the driveway isle.
9. Revise the plans to reconfigure the spacing of the Waste Enclosures, as currently residents from Building #16 would have to walk approximately 300 feet to reach same.
10. Revise the Circulation Plan to include the Refuse Truck layer which appears to have been turned off.



Marlboro Township Environmental Commission  
1979 Township Drive – Marlboro Township  
Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)  
Preliminary and Final Major Site Plan – Environmental Review

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11. Revise the Circulation Plan as currently there are multiple spots where the firetruck encroaches significantly onto the curb, such as the western ingress.
12. Revise the plans to remove any proposed landscaping within the proposed Sight Triangle for both entrances to the project site so as not to impede same.
13. Provide a profile of Texas Road and confirm whether the vertical sight distance for same is acceptable, as currently there appears to be a significant crest vertical curve along the site frontage.
14. Provide another pavement directional arrow for the one-way driveway east of Building #12.