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April 21, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: TDA Capital, LLC (ZB09-6371-A2)
Amended Site Plan - Engineering and Planning Review #1
Block 147 Lot 28.02
Location: 114 Tennent Road
Zone: C-2 (Neighborhood Commercial)
Our File: H-MR-Z0147.14

Dear Zoning Board Members:

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

- Layout and Dimensioning Plan; Grading and Utility Plan and Landscape and Lighting Plan (3 sheets) prepared by Harbor Consultants, Inc. dated May 18, 2009, last revised January 14, 2020.
- A Development Application.

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

1. Project Description

The existing 2.4 acre property is within a C-2 Zone District and contains 288 feet of frontage along the west side of Tennent Road (County Route 3) opposite the Regal Drive intersection. The Applicant was granted Use Variance approval dated November 18, 2009 and Preliminary and Final Site Plan approval dated March 2, 2010 to construct two (2) 2-story warehouse/office buildings on the subject property.

The Applicant was also granted Amended Site Plan Approval per Resolution dated March 8, 2016 to construct a single 2-story warehouse/office building consisting of 7,142 s.f. of warehouse area with ten (10) ground floor units and a 2,724 s.f. office/lobby area within the ground floor and a mezzanine area above same. Access is proposed by a one-way semi-circular paved drive along Tennent Road (County Route 3) with a center paved extension to the building and associated parking. Parking is proposed for twenty-seven (27) vehicles onsite consisting of seventeen (17) spaces, including two (2) handicap, opposite the building and one (1) parking/loading space along the front of each tenant unit. The building is to be serviced by municipal water supply by connection to an existing main along Tennent Road and municipal sewer service is proposed via gravity connection to an offsite manhole within Wooleytown Road northwest of the site while stormwater management is proposed by below grade perforated recharge piping. Lighting and



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landscape improvements, including a refuse enclosure area and a site identification sign, were also approved. The subject site improvements are indicated as currently under construction.

The Applicant is now seeking Amended Site Plan approval to widen the driveway/parking area aisle along the front of the building from previously approved 28 foot wide to 38 foot wide. Other than the revised grading, landscape and lighting associated with the proposed shifting of the parking area, no other changes to approved site improvements are proposed with this application.

2. Surrounding Uses

Properties north and south of the subject site along the west side of Tennant Road are similarly zoned C-2 and contain a mix of residential and residential/agricultural with scattered commercial and vacant/wooded parcels. Properties west of the site are zoned LC and contain a mix of residential parcels and a Hindu-American house of worship temple. Properties east of the site opposite Tennent Road are zoned R-60 and R-10AH and contain a mix of residential parcels and a post office facility.

3. Zoning Compliance

The subject property is situated within a C-2 Zone District. The table below summarizes the bulk measures and zone requirements for the C-2 zone district:

Description	Required	Approved
Minimum Lot Area	3 Acres	2.4 Acres (EC)
Maximum Density (Lots/Acre)	N/A	N/A
Minimum Lot Frontage	300 feet	288.3 feet (EC)
Minimum Lot Width	300 feet	293 feet ± (EC)
Minimum Lot Depth	200 feet	396 feet ±
Minimum Front Yard Setback	75 feet	75.4 feet
Minimum Side Yard Setback	50 feet	80 feet
Minimum Rear Yard Setback	50 feet	80.2 feet



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Maximum Building Height	35 feet	25.8 feet ±
Minimum Gross Floor Area	N/A	N/A
Minimum Ground Floor Area	N/A	N/A
Maximum Percent of Lot Coverage (Building & Structure)	30%	7.9% ±
Maximum Percent of Lot Coverage (Impervious)	60%	32.3 % ±
Maximum Floor Area Ratio	0.30	0.09
Accessory Building Side Yard Setback	40 feet	N/A
Accessory Building Rear Yard Setback	40 feet	N/A
Accessory Building Maximum Height	15 feet	N/A

(EC) – Existing Condition

The following variances and/or design waivers were previously granted per prior Resolution of Approvals:

- a. **Section 220-85C (Table 1)** – The minimum required lot area is 3 acres; 2.4 acres are provided.
- b. **Section 220-85C (Table 1)** – The minimum required lot frontage is 300 feet; 288.3 feet is provided.
- c. **Section 220-85C (Table 1)** – The minimum required lot width is 300 feet; 293.1 feet is provided.
- d. **Section 220-85C (Table 1)** – The minimum required side yard setback (accessory structure) is 40 feet; 31 feet is provided from the retaining wall to the buffer line along the southerly side property line.



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- e. **Section 220-85C (Table 1)** – The minimum rear yard setback (accessory structure) required is 40 feet; 28.4 feet is proposed from the retaining wall to the buffer line along the rear property line.
- f. **Section 220-97C(3)** – No driveway to or from a parking area shall be located closer than 100 feet to the nearest right-of-way line of an intersecting street; the one-way entry drive is proposed opposite the Regal Drive intersection with Tennent Road.
- g. **Section 220-97C(6)** – No parking shall be allowed within 30 feet of the outer walls of any structure; parking/loading spaces are proposed along the front of each warehouse unit. We note that said requirement has been rescinded and no longer applicable.
- h. **Section 220-140E(1)** – If located within a front yard, accessory buildings or structures shall be setback a minimum of twice the distance from any street line than is required for a principal structure, whereby 150 feet would be required; 81.1 feet is proposed to the retaining wall. We note that said wall has been subsequently relocated and subject variance no longer applicable.
- i. **Section 220-169D(2)(a)** – All off-street parking lots shall be provided with curbing, or the equivalent, so that vehicles cannot be driven onto landscape areas, buffer zones and street right-of-ways; flush concrete curb is proposed along the parking area opposite the building with wheel stops proposed within the spaces.
- j. **Section 220-169H(2)** – Islands with raised curb shall be installed within parking areas; flush concrete curb islands are proposed within the parking area opposite the building.

No new/additional variances and/or design waivers appear necessary with this subject application.

- 4. The Applicant has not requested any waivers from providing required checklist submission items and none appear necessary.
- 5. Based upon our review, we estimate that the following fees are required:

a. Non-Refundable Application Fee

Revised Plans	\$25.00*
Subtotal	\$25.00

*Where there are only minor changes in the plat proposed by the applicant or required by another governmental agency where approval was a condition of the Planning Board or Board of Adjustment approval, which do not involve any additional building or parking or significant change in the design of the site or



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subdivision, an application and application fee of \$25 will be required along with sufficient copies of the plat incorporating the changes as may be necessary for distribution.

b. Professional Services Escrow Fees

Commercial Site Plan not involving structures	\$5,000.00
Final Site Plan	\$2,500.00
Subtotal	\$7,500.00

We recommend the Township collect \$25.00 in nonrefundable application fees and \$7,500.00 in professional services escrow fees from the Applicant prior to deeming the application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.

6. The Applicant should be prepared to discuss the following issues with the Board:

- a) Reasons supporting the proposed pavement area widening and the effect of same upon previously approved site grading, stormwater, landscape/lighting and buffering/screening.
- b) The status of current site construction conditions should be reviewed. In addition, address compliance with any Conditions of Approval contained within any prior Resolutions.
- c) Confirmation of the increase in impervious area. Currently, the application package indicates an increase of proposed impervious lot coverage of 0.2%, whereas the proposed pavement widening of 10 feet would result in a greater increase of coverage.
- d) 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.

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 Neumann

Laura J. Neumann, PE, PP
Zoning Board of Adjustment Engineer and
Planner

LJN/GAC/pg

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
TDA Capital, LLC - Applicant
Harbor Consultants, Inc. – Applicant's Engineer
Salvatore Alfieri, Esq. – Applicant's Attorney