

USE VARIANCE AND SITE PLAN FOR MARLBORO MALL BLOCK 351, LOTS 2 & 3 TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY

SHEET INDEX			
SHEET NUMBER	SHEET TITLE	DATE	LAST REVISED
1	COVER SHEET	11/18/2019	2/12/2020
2	EXISTING CONDITION PLAN	11/18/2019	2/12/2020
3	APPROVED OVERALL SITE PLAN	11/18/2019	2/12/2020
4	ENLARGED SITE PLAN	11/18/2019	2/12/2020

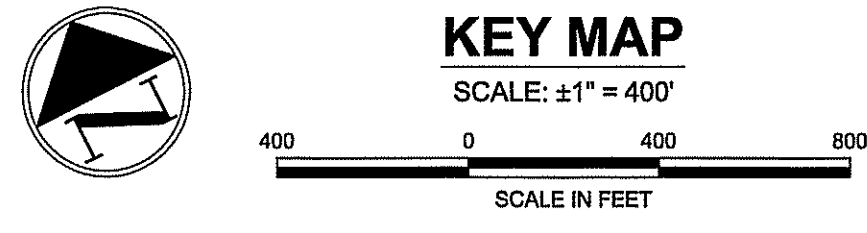
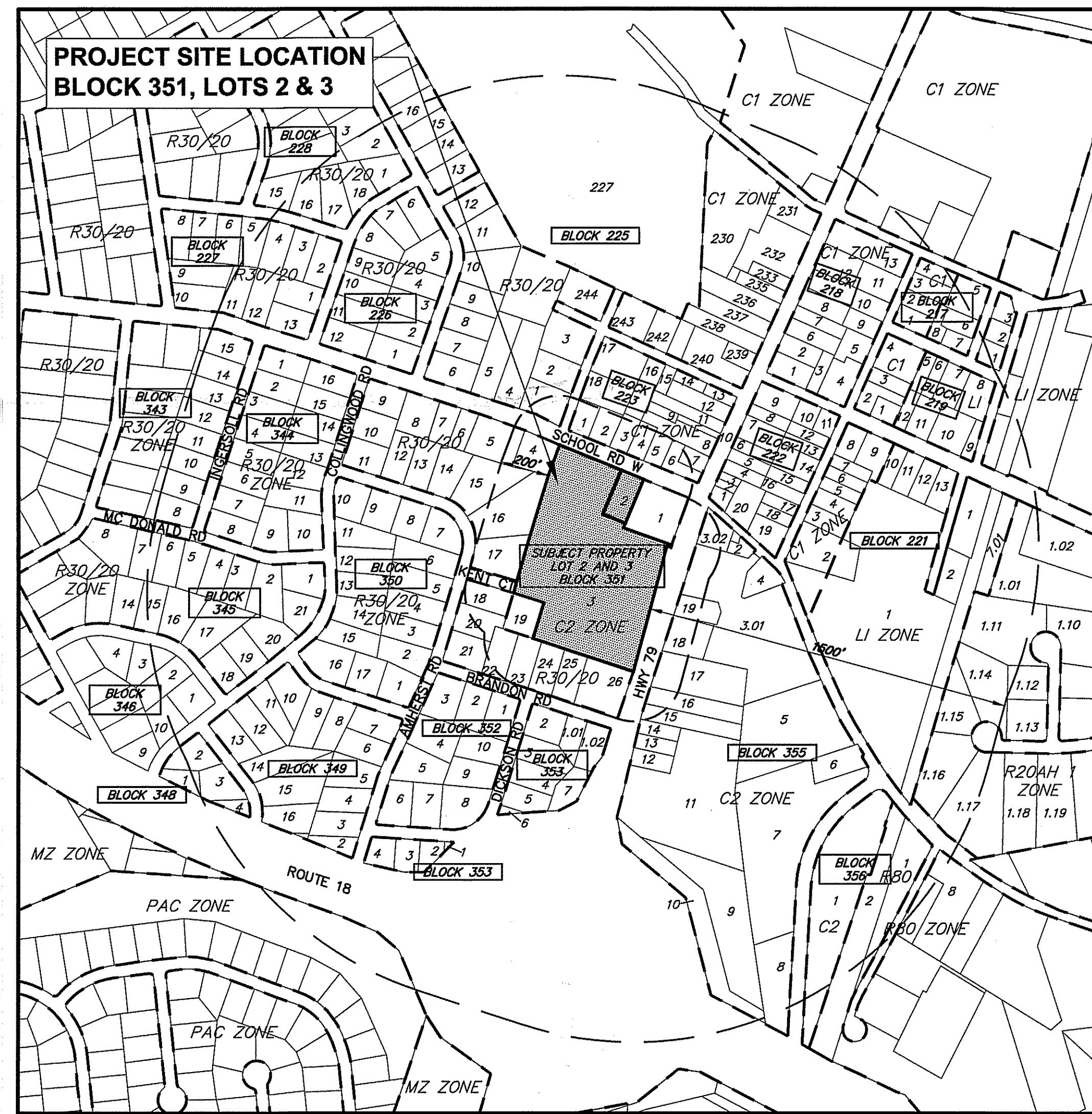
LIST OF PROPERTY OWNERS WITHIN 200' OF PROJECT SITE

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 351 LOTS 2 AND 3. LIST HAS BEEN PREPARED BY RENEE FROTTON, CTA - TAX ASSESSOR OF THE TOWNSHIP OF MARLBORO TAX ASSESSOR'S OFFICE DATED 01-22-2018

BLOCK LOT	PROPERTY OWNER	PROPERTY LOCATION
223 05	Marlboro Fire Co, Inc. PO Box 65 Marlboro, New Jersey 07746	3 North Main Street
223 01	Michael and Kathleen Robbitt 14 School Road West Marlboro, New Jersey 07746	14 School Road West
223 02	Aldon Properties, LLC 12 School Road West Marlboro, New Jersey 07746	12 School Road West
225 01	Thomas and Linda MC Culston PO Box 1302 Marlboro, New Jersey 07746	School Road West
350 18	Friendship Realty Co, LLC PO Box 811 Howell, New Jersey 07731	7 South Main Street
350 19	Harvey V. Jr. & Consuela I. Holland 3 Buckley Road Marlboro, New Jersey 07746	5 South Main Street
350 3.01	Surprise Marlboro Assisted Living 7822 Westport Drive Mickon, Virginia 22102	3 South Main Street
350 16	East Point Partners, LLC 16 Brandon Road Marlboro, New Jersey 07746	11 South Main Street
350 17	Century Vision Associates, LLC 45 Buckley Road Marlboro, New Jersey 07746	9 South Main Street
350 15	Eastpoint of Marlboro Associates 103 Condwood Commons Howell, New Jersey 07731	15 South Main Street
350 14	Eastpoint of Marlboro Associates 103 Condwood Commons Howell, New Jersey 07731	15 South Main Street
350 01	Mela Tere, LLC 40 Country View Drive Freehold, New Jersey 07728	Route 79
223 08	C & L Real Estate, LLC 94 Vandenberg Road Marlboro, New Jersey 07746	9 North Main Street
223 7X	Marlboro Fire Co, Inc. PO Box 65 Marlboro, New Jersey 07746	5 Main Street
223 06	Marlboro Fire Co, Inc. PO Box 65 Marlboro, New Jersey 07746	School Road West
223 04	Marlboro Fire Company, Inc. PO Box 65 Marlboro, New Jersey 07746	School Road West
223 03	Reliable Investment Group, LLC 146 New Brunswick Avenue Marlboro, New Jersey 08064	10 School Road West
351 15	Jon A. and Marjorie Leeds 9 Amherst Road Marlboro, New Jersey 07746	9 Amherst Road
351 05	Nites and Bijanée Lallo 81 Overlook Drive Jeddah, New Jersey 08527	21-23 School Road West
351 04	Clarie Lomanto 17 School Road West Marlboro, New Jersey 07746	17 School Road West
351 17	Carol DeLorella 15 Amherst Road Marlboro, New Jersey 07746	15 Amherst Road
351 16	Javier Cappallo 11 Amherst Road Marlboro, New Jersey 07746	11 Amherst Road
351 28	Brody, Kevin & TSZ Yan Tong & JT805 2 Brandon Road Marlboro, New Jersey 07746	2 Brandon Road
351 22	Colin A. and Thelma U. Harry 10 Brandon Road Marlboro, New Jersey 07746	10 Brandon Road
351 20	Louis J. and Barbara E. Marrone 17 Amherst Road Marlboro, New Jersey 07746	17 Amherst Road
351 21	Paul and Angela Canestro 18 Amherst Road Marlboro, New Jersey 07746	18 Amherst Road
351 18	Daniel and Toni Marchese 2 Kent Court Marlboro, New Jersey 07746	2 Kent Court
351 19	Gordon Corner Water Co 27 Vandenberg Road Marlboro, New Jersey 07746	Kent Court
351 23	Slaven Road 8 Brandon Road Marlboro, New Jersey 07746	8 Brandon Road
351 24	Betty Duffy 6 Brandon Road Marlboro, New Jersey 07746	6 Brandon Road
351 25	Sergio and Victoria Murolo 4 Brandon Road Marlboro, New Jersey 07746	4 Brandon Road
351 01	Two Main Realty, Co 201 West Passaic Street #101 Rochelle Park, New Jersey 07862	2 South Main Street

UTILITY CONTACT LIST

WMA 103 Pennton Road Englishtown, New Jersey 07728 Attention: Kathy Leathersman
Marlboro Township Water Utility 1979 Township Drive Marlboro, New Jersey 07746
Gordon Corner Water Utility 27 Vandenberg Road Marlboro, New Jersey 07746
NJ Natural Gas Company 1415 Newport Road Wall, New Jersey 07719 Attention: Frank Graf
City of Marlboro 40 Pine Street Tilton Falls, New Jersey 07753
Verizon New Jersey, Inc. 789 Weymouth Road Neptune, New Jersey 07753
Jersey Central Power and Light Company 331 New Jersey Turnpike Red Bank, New Jersey 07701 Attention: Joy Bostick
State of NJ Department of Transportation 100 Dunleavy Way Freehold, New Jersey 07728



GENERAL NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 351, LOTS 2 & 3 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF MARLBORO TOWNSHIP, SHEET NO. 98 AND IS SITUATED IN THE "C2" (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT. THE SUBJECT PROPERTY CONTAINS A TOTAL OF 3,364,855 SF, ± 83,376 ACRES AS INDICATED ON THE SURVEY FOUND IN NOTE 4.1
- OWNER:** Northeastern Development Inc.
c/o Peter Passarella
PO Box 773
Farmingdale, NJ 07727
- EXISTING USE:** COMMERCIAL RETAIL SHOPPING CENTER
- BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
 - TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "SURVEY OF LOTS 2 & 3, BLOCK 351 SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED DECEMBER 11, 2017.
 - THE HORIZONTAL AND VERTICAL DATUM REFERENCED ON THIS SURVEY IS BASED ON GPS OBSERVATIONS AND IS RELATIVE TO NAD 83 ADJUSTMENT.
 - UNDERGROUND UTILITY INFORMATION IN THE AREA OF DISTURBANCE ARE SHOWN BASED ON ABOVE GROUND OBSERVATIONS AT TIME OF SURVEY.
 - ARCHITECTURAL INFORMATION OBTAINED FROM PLANS ENTITLED "NEW CAR WASH BUILDING FOR MARLBORO MALL" PREPARED BY PEREZ + RADOSTI ASSOCIATES, P.C., DATED OCTOBER 10, 2019.
- THE APPLICANT IS PROPOSING A CAR WASH OPERATION IN THE FUTURE BUILDING PAD LOCATION THAT WAS IDENTIFIED AND APPROVED BY THE TOWNSHIP OF MARLBORO PLANNING BOARD ON OCTOBER 3, 2018 RESOLUTION NO. PB177-18. THIS APPLICATION IS A DEFERRED APPLICATION FOR APPROVAL OF THE PROPOSED USE.
- BULK ZONE REQUIREMENTS:** (TOWNSHIP OF MARLBORO ZONE BULK SCHEDULE)
PERMITTED ZONING - C2 ZONE (NEIGHBORHOOD COMMERCIAL ZONE)

ZONING DATA TABLE

C2 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT			
	REQUIREMENT	RECENTLY APPROVED	PROPOSED CAR WASH
MIN. LOT AREA	3 AC	8,376 AC ±	NO CHANGE
MIN. LOT FRONTAGE	300 FT	536.01 FT ± (RT. 79) 373.16 FT ± (SCHOOL RD WEST) 50.00 FT ± (KENT COURT)*	NO CHANGE
MIN. LOT WIDTH	300 FT	536.5 FT ± (RT. 79) 381.2 FT ± (SCHOOL RD WEST) 50.0 FT ± (KENT COURT)*	NO CHANGE
MIN. LOT DEPTH	200 FT	575.5 FT ± (RT. 79) 770.4 FT ± (SCHOOL RD WEST) 575.5 FT ± (KENT COURT)	NO CHANGE
MIN. FRONT YARD (PRINCIPAL/ACCESSORY)	75 FT	NO CHANGE TO BANK NO CHANGE RETAIL TO SCHOOL ROAD WEST 365.3 FT ± CANOPY/357.7 ± (RETAIL BLDG TO RT. 79)	78.0' (CAR WASH TO RT.79)
MIN. EACH SIDE YARD (PRINCIPAL)	50 FT	NO CHANGE	155.5'
MIN. REAR YARD (PRINCIPAL)	50 FT	NO CHANGE	428.0' ±
MAX. BUILDING HEIGHT	35 FT (PRINCIPAL) 15 FT (ACCESSORY)	28'-11" ± (RETAIL MALL) 22'-10" ± (DAYCARE) 0.009 ± (BANK) 0.027 ± (DAYCARE) 0.012 ± (FUTURE PAD)	34' - 0" ± (CAR WASH) SEE ARCH. PLANS
MAX. BUILDING COVERAGE	30%	16.12% ±	15.89% ±
MAX. OF IMPERVIOUS LOT COVERAGE	60%	71.63% ± **	71.00% ± **
FLOOR AREA RATIO	0.30	0.148 ± TOTAL 0.101 ± (RETAIL MALL) 0.009 ± (BANK) 0.027 ± (DAYCARE) 0.012 ± (FUTURE PAD)	0.010 ±
RESIDENTIAL ZONE BUFFER	30 FT (80 FT INCL. SETBACK)	NO CHANGE	NO CHANGE
MIN. FRONT YARD PARKING SETBACK	20 FEET	NO CHANGE	NO CHANGE
MAXIMUM TENANT SIZE	15,000 SF	10,000 S.F. (DAYCARE)	NO CHANGE

- EXISTING NON CONFORMITY
- PROPOSED VARIANCE CONDITION
- OFF-STREET PARKING: (ORD. SECT 220-97F)
PROPOSED USE:
CAR WASH
REQUIRED: RESERVOIR CAPACITY EQUAL TO 12 PER LANE, 2 LANES PROPOSED OR 24 VEHICLE RESERVOIR REQUIRED
PROPOSED: RESERVOIR CAPACITY OF 27
IN ADDITION, 10 SPACES PROVIDED, INCLUDING 1 HANDICAP, FOR EMPLOYEE PARKING AND VACUUM SERVICES.
- WHERE APPLICABLE, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO THE PLACEMENT OF ANY PAVEMENT.
- ALL CONSTRUCTION SHALL CONFORM WITH THE TOWNSHIP OF MARLBORO REQUIREMENTS.
- TRASH AND RECYCLING DISPOSAL SHALL BE IN ACCORDANCE WITH MARLBORO TOWNSHIP DEPARTMENT OF PUBLIC UTILITIES REQUIREMENTS.
- ALL SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE ISSUES FOR CONSTRUCTION.
- ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND CABLE TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATIONS. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS PRIOR TO PERFORMING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES ASSOCIATED WITH THE UTILITIES. ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE AGENCIES GOVERNING THOSE UTILITIES.
- ANY CONFLICTS ENCOUNTERED WITH EXISTING UTILITIES MUST BE ADDRESSED, COORDINATE RELOCATION WITH RESPECTIVE UTILITY COMPANY.
- THERE ARE NO PROPOSED PUBLIC STREETS WITHIN THE PROJECT SITE.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP OF MARLBORO'S FIRE OFFICIAL.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
- ALL PROPOSED BUILDINGS SHALL HAVE A KNOX BOX RAPID ENTRY SYSTEM INSTALLED. COORDINATE LOCATION WITH MARLBORO TOWNSHIP FIRE OFFICIAL.
- FULL ACCESS TO LOT 19 MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- ANY IMPORTED FILL SHALL MEET THE DEFINITION OF CLEAN FILL, PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (NJAC 7:26E-1.6).

APPROVED AS A USE VARIANCE AND SITE PLAN BY THE MARLBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT ON _____

ATTEST:

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

No.	Date	Revision	Revised By	Checked By
1	02/12/20	PER TRC MEETING	KDW	BRD

SCALE IN FEET

#29

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New York, NY

BRIAN R. DECINA, PE
PROFESSIONAL ENGINEER, NJ LIC. NO. 3E45149

COVER SHEET A-29

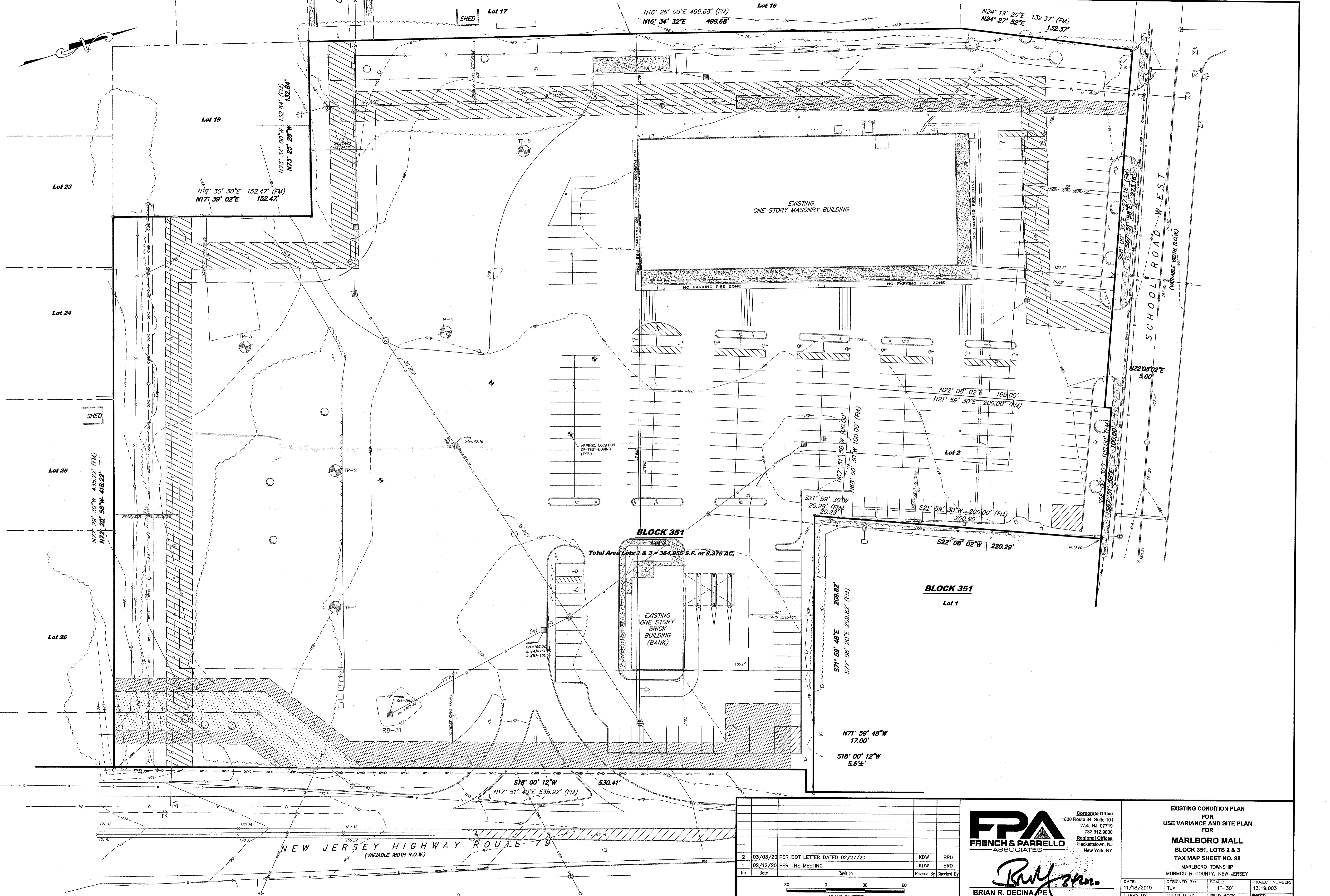
FOR
USE VARIANCE AND SITE PLAN
FOR
MARLBORO MALL
BLOCK 351, LOTS 2 & 3
TAX MAP SHEET NO. 98

MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

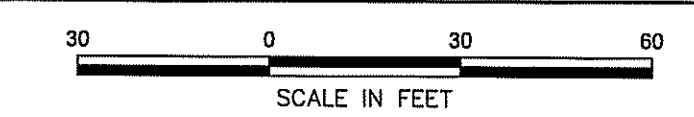
DATE: 11/18/2019	DESIGNED BY: KDW	SCALE: AS SHOWN	PROJECT NUMBER: 13119.003
DRAWN BY: KDW	CHECKED BY: BRD	FIELD BOOK	SHEET: 1 of 4

MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB177-18

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No.	Date	Revision	Revised By	Checked By
2	03/03/20	PER DOT LETTER DATED 02/27/20	KDW	BRD
1	02/12/20	PER THE MEETING	KDW	BRD



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 New York, NY

Brian R. Decina
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 PROFESSIONAL ENGINEER, N.J. LIC. NO. GE45149

EXISTING CONDITION PLAN
 FOR
 USE VARIANCE AND SITE PLAN
 FOR
MARLBORO MALL
BLOCK 351, LOTS 2 & 3
TAX MAP SHEET NO. 98

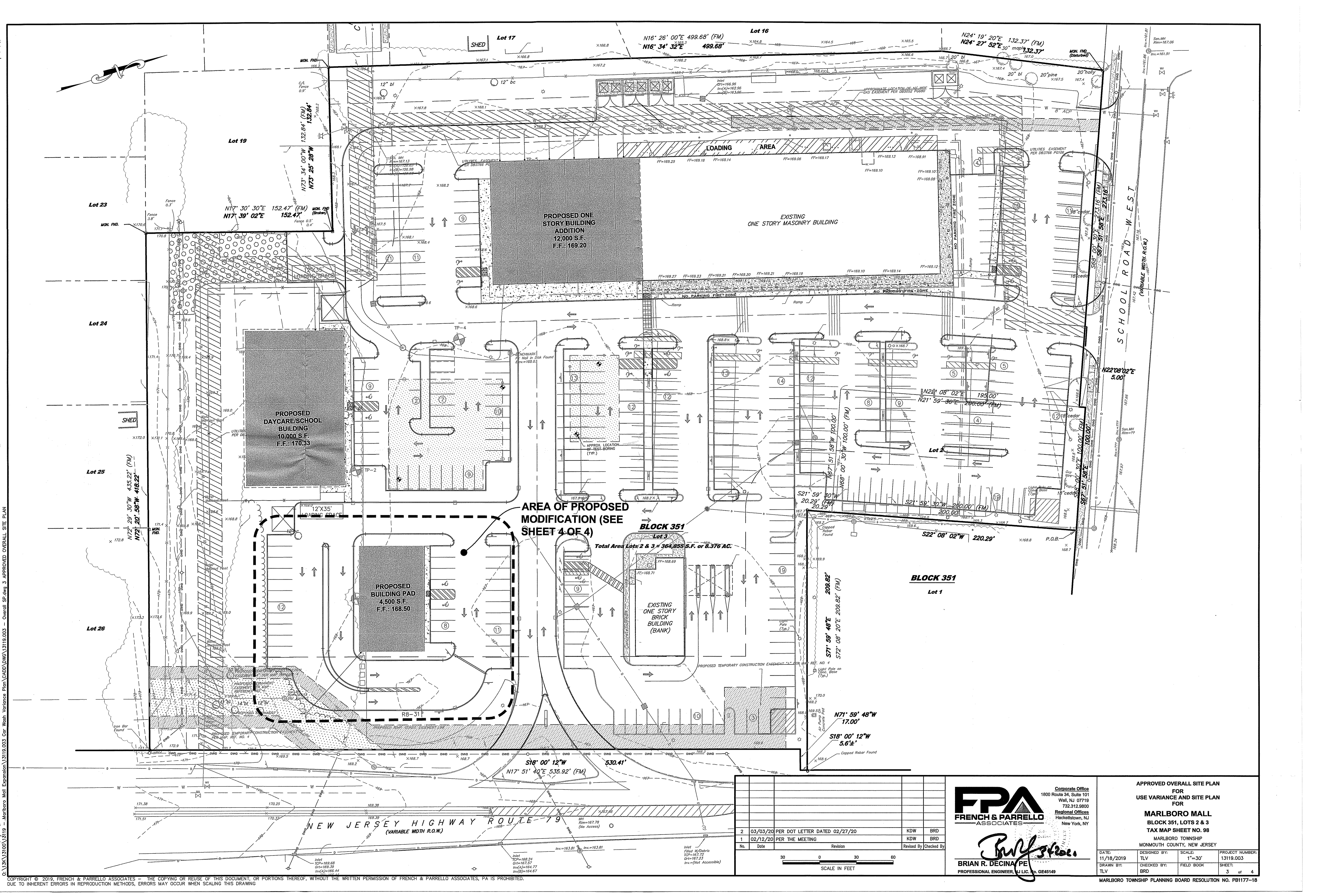
MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

DATE: 11/16/2019
 DESIGNED BY: TLV
 DRAWN BY: TLV

SCALE: 1" = 30'
 CHECKED BY: BRD
 FIELD BOOK

PROJECT NUMBER: 13119.003
 SHEET: 2 of 4

MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB1177-18



AREA OF PROPOSED MODIFICATION (SEE SHEET 4 OF 4)

BLOCK 351
 Lot 3
 Total Area Lots 2 & 3 = 364,855 S.F. or 8.376 AC.

BLOCK 351
 Lot 1

No.	Date	Revision	Revised By	Checked By
2	03/03/20	PER DOT LETTER DATED 02/27/20	KDW	BRD
1	02/12/20	PER THE MEETING	KDW	BRD

FPA
FRENCH & PARRELO
 ASSOCIATES

Brian R. Decina

BRIAN R. DECINA PE
 PROFESSIONAL ENGINEER, N.J. LIC. NO. GE45149

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 Regional Offices
 Hackensack, NJ
 New York, NY

APPROVED OVERALL SITE PLAN
 FOR
 USE VARIANCE AND SITE PLAN
 FOR

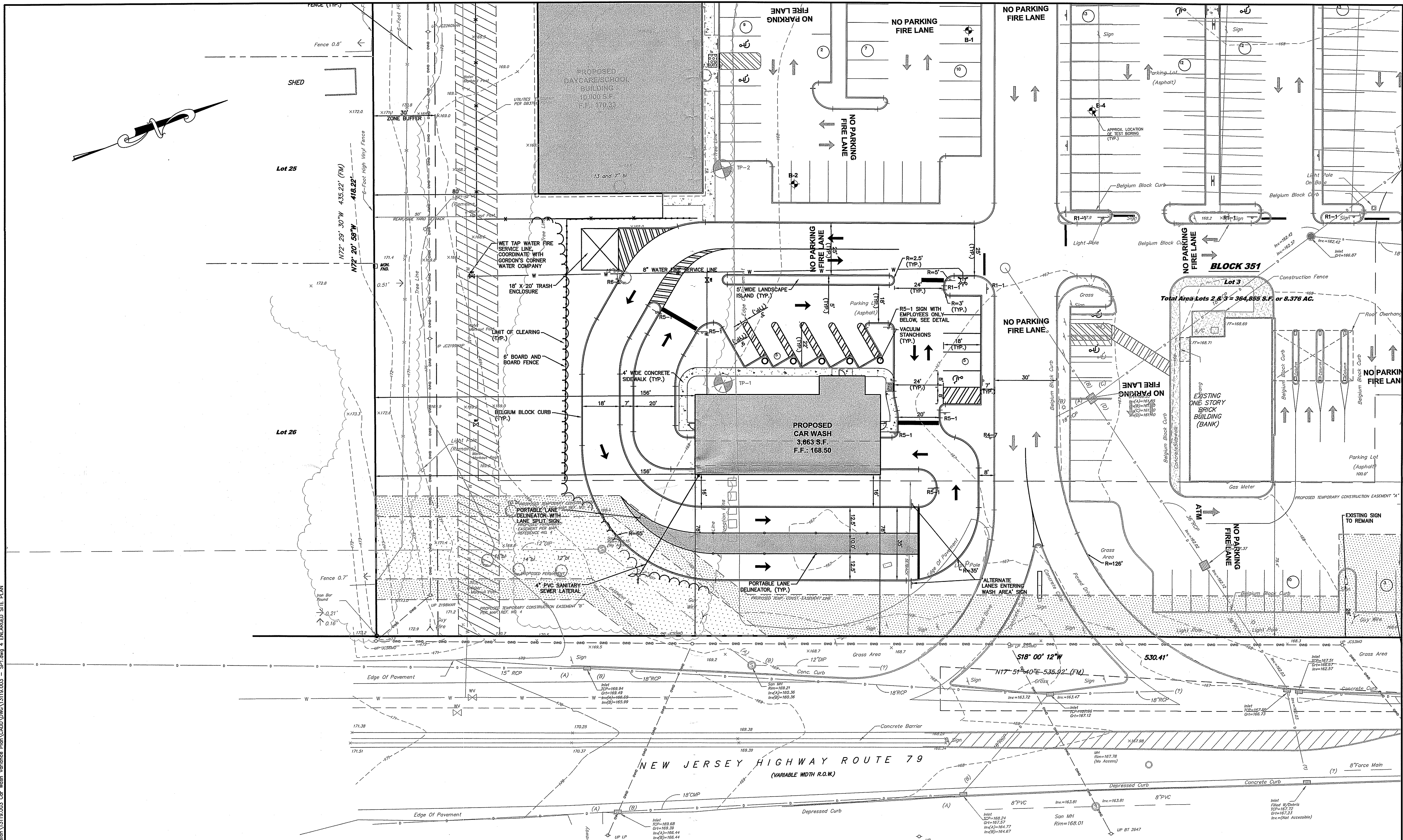
MARLBORO MALL
BLOCK 351, LOTS 2 & 3
TAX MAP SHEET NO. 98

MARLBORO TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
11/18/2019	TLV	1"=30'	13119.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
TLV	BRD		3 of 4

MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB177-18

0:\1\3\13100\13119 - Marlboro Mall Expansion\13119.003 Cor Wash Variance Plan\CADD\DWG\13119.003 - SP1.dwg 4 ENLARGED SITE PLAN



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1	02/12/20	PER THE MEETING	KDW	BRD

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ENLARGED SITE PLAN
FOR
USE VARIANCE AND SITE PLAN
FOR
MARLBORO MALL
BLOCK 351, LOTS 2 & 3
TAX MAP SHEET NO. 98
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

DATE: 11/18/2019
DESIGNED BY: TLV
DRAWN BY: TLV

SCALE: 1"=20'
CHECKED BY: FIELD BOOK
BRD

PROJECT NUMBER:
13119.003
SHEET:
4 of 4

MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB1177-18