

Township of Marlboro
ENVIRONMENTAL COMMISSION
1979 Township Drive
Marlboro, NJ 07746

Chairperson: Rohit Gupta
Secretary: Rochelle Rosen
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INTER-OFFICE MEMORANDUM

TO: Marlboro Township Planning Board
Donna Pignatelli, Administrative Officer

FROM: Marlboro Township Environmental Commission

RE: 45 Route 520, LLC, Block 268 Lots 67, 68, 69, 45 Route 520, Englishtown, NJ 07726
PB#1200-20 Development of Office Building.

DATE: February 12, 2020

The Environmental Commission & Board Members has accepted all of the Engineers Recommendations for this application. Please see attached report from CME dated February 10, 2020. Rohit Gupta, Chairman made a motion to accept all of CME Associates recommendations for this application and seconded by Joel Bzura. Ayes: 5 Nays: 0



JOHN H. ALLGAIER, 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

February 10, 2020

Marlboro Township Environmental Commission
1979 Township Drive
Marlboro, NJ 07746

Attn: Rohit Gupta, Chairman

**Re: 45 Route 520, LLC (PB #1200-20)
Preliminary & Final Site Plan – Environmental Review
Location: 45 Route 520
Zone: OPT-1 (Office Professional Transitional)
Block 268, Lots 67, 68 and 69
Marlboro Township, Monmouth County, NJ
Our File: HMRP0268.12**

Dear Chairman Gupta and Commission Members:

Our office received the following information that was submitted in support of the above-referenced application for Amended Preliminary and Final Major Subdivision Plan approval:

- Preliminary and Final Major Site Plan (9 Sheets) prepared by Challoner and Associates, LLC dated October 20, 2019, unrevised.
- Architect Plans (2 sheet) prepared by Michael V. Testa, Architect, dated December 16, 2019, unrevised.
- Stormwater Management Report prepared by Challoner and Associates, LLC dated November 13, 2019, unrevised.
- The Development Application.

1. Project Description

As reported to the Planning Board in our report, dated February 6, 2020, the subject properties total 2.7 acres (121,684 s.f.) within the OPT-1 Zone District and has a total of 400 feet of road frontage along the eastbound side of Route 520, approximately 397 feet east of the State Highway Route 9 intersection.

Lot 67 contains a 1-story dwelling and accessory detached garage and driveway; Lot 68 contains a 1-story dwelling and driveway and Lot 69 contains a 2-story office building with thirty eight (38) parking spaces having access by a right-in/right-out only driveway and is serviced by municipal water and sanitary sewer systems and surface area and sub-surface area stormwater management basins. Landscaping and lighting improvements, a refuse enclosure and a monument style sign also exist onsite, with all improvements on Lot 69 approved June 7, 2017 per Resolution PB1156-17.



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The Applicant proposes to retain all improvements currently existing on Lot 69 and to construct a 2-story office building (12,058 s.f. footprint, 24,116 total s.f.) with an additional one hundred (100) parking spaces on the remaining properties. An additional right in/right-out only driveway is proposed along Route 520 near the westerly tract boundary, as well as two (2) interconnecting interior driveways between the subject properties. The office building is to be serviced by Municipal water and sanitary sewer system and additional surface and subsurface stormwater management basins are proposed with discharge via bubbler inlet to Route 520. Additional improvements include landscaping, lighting and refuse enclosures, as well as a 25-foot wide right-of-way dedication along route 520 with pavement widening along the proposed improvements

2. Surrounding Uses

Properties east and west of the subject site along the Route 520 corridor are in the same OPT-1 Zone and contain a commercial use at the Route 9 intersection and a mix of single-family residential dwellings, as do properties to the northeast opposite Route 520, which are zoned R-20. Properties south of the subject site are zoned C-3 and contain a retail shopping center, known as Marlboro Plaza. Properties southeast of the site are zoned C-5 and contain an automotive salvage business and single-family residences further southeast. Properties northwest of the site opposite Route 520 are zoned OPT-2 and contain a mix of commercial uses and a child-care facility, known as the Goddard School.

3. Zoning Compliance

The subject site is situated within an OPT-1 Zone District. The table below summarizes the zoning requirements and bulk measures for the property:

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area	30,000 sf	121,684 s.f.
Minimum Lot Frontage	100 feet	400 feet total
Minimum Lot Width	100 feet	400 feet total
Minimum Lot Depth	150 feet	275 feet± (after dedication)
Minimum Front Yard Setback	40 feet	124.9 feet (EC)
Minimum Side Yard Setback	10 feet	18 feet existing and proposed
Minimum Rear Yard Setback	20 feet	23 feet proposed
Maximum Building Height	35 feet	28.5 feet ± (roof) 31.5 feet ± (parapet)



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Description	Required	Proposed
		38 feet (parapet ridge)
Maximum Building Coverage	25%	13.7% ± total
Maximum Impervious Coverage	50%	60.2% ± total (V)
Minimum Gross Floor Area	1,200 sf	33,476 s.f. total
Minimum Ground Floor Area	1,000 sf	16,738 s.f. total
Maximum Floor Area Ratio	0.30	0.13 total

(EC) – Existing Conditions (V) – Variance Required

4. Environmental Review Considerations

a. Township Ordinance

- 1) An environmental impact statement, in accordance with Township Ordinance § 220-159 should be submitted. The extent of the EIS should be proportional to the intensity of the proposed development.
- 2) Compliance with the Township's Stream Corridor Protection Ordinance at Section 220-37F needs to be discussed.
- 3) It is acknowledged that the Applicant's Engineer has evaluated a series of soil profile pits to determine the subsurface conditions relative to stormwater management. It should be noted, however, that this submission is not fully compliant with Ordinance §220-137D(18) (Plat design standards for subdivisions and site plans), in 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. We recognize, however, that the intent of the Ordinance is to establish the groundwater depths for design purposes, and that has been accomplished by identifying mottling in the borings evaluated for the stormwater management basins, but not for the proposed office building, which is to have a basement.
- 4) The Applicant needs to submit a preliminary site investigation report in accordance Ordinance §220-159.1, for that indicates historical information on the previous uses of the site and identifies any areas of concern that may warrant soil testing, between Preliminary and Final approval.

b. NJDEP Regulatory

- 1) Based on our review of the environmental conditions of the site presented on the NJDEP's GEOWEB online GIS resource and the FEMA map for the area, there are no freshwater wetlands, wetland buffers, streams, riparian zones or flood hazard areas online. The EIS recommended above needs to cover these conditions.



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c. General

- 1) A note should be added to the plans 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).

Should 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

JAG:mrm

cc: Challoner & Associates, LLC – Applicant's Engineer