

**MARLBORO DEVELOPMENT GROUP CO., LLC**  
**Lot 44, Block 213.01, Route 79, Marlboro, NJ**

**Marlboro Township Planning Board**  
**Preliminary & Final Major Site Plan, and Preliminary & Final Major Subdivision**  
**January 29, 2020**

**NARRATIVE DESCRIPTION OF APPLICATION:**

(Application Form No's: 16, 17, 18)

Marlboro Development Group Co., LLC (“MDG” or “Applicant”), seeks Preliminary and Final Major Site Plan & Preliminary and Final Major Subdivision Approval (“Application”) from the Marlboro Township Planning Board (“Board”) to permit the construction of an inclusionary residential development with 85 market rate townhomes, 20 affordable rental units within a multi-family building, as well as two commercial buildings totaling approximately 12,110 s.f. of building area, along with grading, drainage, utilities, parking, paving, striping, curbing, signage, and lighting, fencing and other typical site plan improvements associated with residential and commercial development (the “Project”) at property identified as Lot 44, Block 213.01 on the Township’s Tax Map and located along the eastern side of New Jersey State Highway Route 79, also with frontage on Stevenson Drive to the north and Schanck Road (a/k/a Buck Lane) to the south (the “Property”). The Property is presently vacant.

The Property is approximately 13.75 acres in area and was recently rezoned to the Township’s Generational Housing 1 District (“GH-1 Zone”) by Ordinance No. 2019-14 adopted by the Township on December 12, 2019, and pursuant to the settlement of the Township’s Mount Laurel litigation. The Project proposed by this Application is intended to be fully conforming with the GH-1 Zone and the Township’s Ordinances and without any variance relief.

Applicant seeks Preliminary & Final Major Subdivision Approval to create four new tax lots: (i) Lot 44.01, Block 213.01 consisting of 10.71 acres; (ii) Lot 44.02, Block 213.01 consisting of .89 acres; (iii) Lot 44.03, Block 213.01 consisting of 1.11 acres; and, (iv) Lot 44.04, Block 213.01 consisting of 1.04 acres.

Applicant seeks Preliminary & Final Major Site Plan Approval to permit construction of the following: (i) 85 market rate residential townhomes, within 18 buildings, on proposed Lot 44.01, Block 213.01 with access from a bifurcated driveway from Stevenson Drive and a driveway from Schank Road. Onsite stormwater will be managed by three stormwater basins and a wetpond. A total of 229 parking spaces are provided for the townhomes;

(ii) 20 affordable rental units within a multi-family building on proposed Lot 44.02, Block 213.01, with an access drive from Stevenson Drive, and to the adjacent commercial lots which access Route 79. A total of 43 parking spaces are provided on the lot for the multi-family building;

(iii) an 8,110 s.f. commercial building on proposed Lot 44.03, Block 213.01, with an access drive from N.J. State Highway Route 79, and with internal access drives providing connectivity to adjacent Lots 44.02, and 44.04. A total of 42 parking spaces are provided on the lot;

(iv) a 4,000 s.f. commercial building on Lot 44.04, Block 213.01, with 2 access drives to Lot 44.03. A drive-thru window is proposed for the anticipated restaurant or bank tenant’s use. A total of 20 parking spaces are provided on the lot. The Project will be services by public sewer and water.

As stated above, the Project proposed by this Application is intended to be fully conforming with the GH-1 Zone and the Township's Ordinances and without the need for variance relief. However, Applicant will seek any such variances, waivers, exceptions, or deviations that are required by the Board or its professionals during the pendency of the Application.

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