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August 12, 2020

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Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: *The Place at Marlboro, LLC
Preliminary and Final Major Subdivision and Site Plan (Phase 1) –
and Preliminary Major Site Plan (Phase 2) - Engineering / Planning Review #1
Block 148 Lot 31 and Block 149 Lot 16
Location: Tennent Road (County Route 3)
Zone: GH7D (Generational Housing 7 District)
CME File No.: HMRP0148.02***

Dear Planning Board Members:

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

- Major Subdivision Plans and Preliminary/Final Site Plans (24 sheets) prepared by Taylor Wiseman and Taylor dated July 10, 2020, unrevised;
- Plan of Survey and Major Subdivision (1 sheet) prepared by Taylor Wiseman and Taylor dated July 2020, unrevised;
- Architect Plans (16 sheets) prepared by Barton Partners dated July 14, 2019, unrevised;
- Engineer's Report – Drainage Calculations prepared by Taylor Wiseman and Taylor dated June 30, 2020, unrevised;
- Preliminary Assessment Report (30 sheets) prepared by React Environmental Professional Services Group, Inc., dated March 10, 2017; and
- A Development Application.

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Subdivision and Site Plan approval and offer the following comments:

1. Project Description

The subject 21.1 acre properties (including the unimproved right-of-way of Harnley Road) are within a GH7D (Generational Housing 7 District) and together contain 59 feet of frontage along the south side of Tennent Road (County Route 3) approximately 1,210 feet northeast of the Regal Drive intersection. The property includes a portion of unimproved Harnley Road right-of-way traversing the site from Tennent Road to the Henry Hudson Trail bordering the



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site to the east which also contains a JCP&L right-of-way and transmission towers. Currently, the property is vacant and wooded with areas of isolated wetlands.

The Applicant is seeking Preliminary and Final Major Subdivision approval to subdivide the existing properties, including the Harnley Road right-of-way to be vacated, into three (3) new lots as follows:

- Proposed Lot 31.01 Block 48 would be 11.2 acres in size and would contain 59 feet of frontage along Tennent Road (County Route 3). The property would be developed with 154 residential apartment units within nine (9) buildings as Phase 1 of the subject development.
- Proposed Lot 31.02 would be 6.1 acres in size with no frontage upon a public right-of-way. The property would be developed with 104 residential apartment units within six (6) buildings as Phase 2 of the proposed development. Access would be extended from the Phase 1 development.
- Proposed Lot 31.03 would be 3.7 acres in size with no frontage upon a public right-of-way. The property would remain vacant/undeveloped and provided to the Township as an open space parcel bordering the Henry Hudson Trail.

The Applicant is also seeking Preliminary and Final Major Site Plan approval to develop the subject properties as outlined above with Final Site Plan approval for Phase 2 to be applied for in the future. More specifically site plan development is proposed as follows:

- Phase 1 (Lot 31.01) would provide 154 residential units within nine (9) buildings consisting of 10 one-bedroom, 95 two-bedroom and 49 three-bedroom apartments. Access is proposed by a boulevard style access drive along the Tennent Road (County Route 3) site frontage and 350 parking spaces, including 39 spaces to be dedicated to Phase 2 of the project, are proposed throughout the site. An approximate 1,750 s.f. clubhouse building and tot lot/recreation area are also proposed.
- Phase 2 (Lot 31.02) would provide 104 residential units within six (6) buildings indicated to consist of eight (8) one-bedroom, 64 two-bedroom and 62 three-bedroom apartments. Access is to be extended from the Phase 1 portion of the development and 172 additional parking spaces are proposed, resulting in a total of 522 parking spaces proposed with the project. An additional tot lot/recreation area is also proposed with this phase.



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- Phase 3 (Lot 31.03) would apparently consist solely of the dedication of a 3.7 acre open-space property to the Township.

All buildings are to be serviced by municipal water and sanitary sewer systems via connection to existing mains within Tennent Road, as well as additional water connection within Crescent Court west of the site. A wet pond which will ultimately discharge to the existing drainage system in Tennent Road is proposed within the Phase 1 development to handle the increase in stormwater runoff. Landscape and lighting improvements as well as refuse enclosure areas are also proposed.

2. Surrounding Uses

Properties northeast of the site along Tennent Road are zoned OPT-2 with exception of an R-60 zoned tract with all containing a mix of residential parcels. Properties southwest of the site as well as the Henry Hudson Trail to the east are zoned R-60 and R-10AH containing residential parcels. Properties opposite Tennent Road are zoned C-2 containing residential and residential/agricultural parcels, Morganville Fire Company and Marlboro Little League fields. Properties opposite the Henry Hudson Trail are zoned MFD II and C-2 containing residential parcels and vacant/wooded parcels and the Morganville Independent Fire Company.

3. Zoning Compliance

The subject properties are designated within a Generational Housing 7 District per Ordinance 2019-14 dated December 12, 2019. The table below summarizes the bulk measures and zone requirements for a multi-family dwelling within said Zone District per Ordinance Section 220-94.11E(5):

Description	Required	Proposed (Overall Tract)
Minimum Lot Area	2 acres	21.1 acres
Minimum Lot Width	125 feet	59 feet ± (V)
Minimum Lot Depth	125 feet	>125 feet
Maximum Building Height	4-story/50 feet	4-story/<50 feet
Minimum Front Yard Setback	10 feet	>10 feet
Minimum Side Yard Setback	10 feet	34 feet ± (Buildings 2 and 11)
Minimum Rear Yard Setback	10 feet	32 feet ± (Building 1)



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Minimum Distance Between Buildings	20 feet	30 feet
Maximum Lot Coverage	80%	39% ±
Minimum Side Setback (accessory)	3 feet	>3 feet (clubhouse)
Minimum Rear Setback (accessory)	5 feet	>5 feet (clubhouse)

(V) – Variance Required

The Applicant has requested the following variances with this application:

- a. **Section 220-35D(24)(e)** – The maximum grade for lawns within 5 feet of a building shall be 10% and for lawns more than 5 feet of building 25% (4:1); slope areas of approximately 33% (3:1) are proposed along the sides of all Building A types and greater than 10% appears proposed at the southwest corner of Building 7.
- b. **Section 220-97B** – Each off-street parking space shall measure not less than 10 feet by 20 feet; 9 feet by 18 feet parking spaces are proposed which would comply with Residential Site Improvement Standards (RSIS) Section 5:21-4.15.
- c. **Section 220-97C(4)** – Driveways shall have a minimum width of 20 feet for one-way traffic and 25 feet for two-way traffic for all non-single family residences; 24 foot wide interior roadways/drives are proposed which would comply with Residential Site Improvement Standards (RSIS) Section 5:21-4.2(c).

In addition to the above, the following variances appear necessary:

- d. **Section 220-35C(4)** – No paved terrace or driveway shall be permitted closer than 5 feet to any side or rear property line; the parking area along the southerly side of Building 7 appears to be within 5 feet of the property line for Proposed Lot 31.03. We note other paved areas within 5 feet of the common property lines of Proposed Lots 31.01 and 31.02 delineating Phase 1 and 2 of the development.
- e. **Section 220-35D(24)(g)[5]** – An approved safety barrier, minimum 4 feet height, shall be required along all retaining walls greater than 2.5 feet in height; no safety barrier is indicated along proposed retaining walls over 2.5 feet in height.
- f. **Section 220-94.4E(3)** – Monument walls with or without signage, with maximum height of 3 feet, shall be permitted at any entrance to a residential development, provided that the wall does not interfere with any required sight distance(s); a site identification sign



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with a maximum height of 6 feet, including support columns, appears proposed with said sign face mounted on a 4 foot high post/rail fence atop an 18 inch sign base wall. We note that a detail of said sign is provided, however, no location indicated.

- g. **Section 220-94.4G(6)** – No building shall have an uninterrupted horizontal width of greater than 40 feet without a change in vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided; Buildings B and C provide side facades greater than 40 feet without a required step-back or projection and Building A provides a 40 foot wide end unit with no step-back or projection along the façade sections of said units.
- h. **Section 220-94.11E(5)(b)** – The minimum lot width required for a multi-family dwelling shall be 125 feet; the subject tract provides an approximate 59 foot width along the Tennent Road frontage at the 125 foot front setback line.
- i. **Section 220-100B** – Within a buffer area, no use, activity or sign shall be established except as specified therein; while no hardscape improvements appear proposed within the required 15 foot perimeter landscape buffer, site grading is proposed within said buffer area(s).

No design waivers have been requested with this application, however, the following relief appears necessary:

- j. **Section 220-146A** – All curbs, where required, shall be granite/belgian block curb; concrete curb is proposed onsite, except at the access drive median where mountable belgian block curb is proposed.
 - k. **Section 220-164** – The light intensity provided at ground level shall be a minimum of 0.3 footcandle anywhere in the area to be illuminated and shall average a minimum of 0.5 footcandle over the entire area; areas of the boulevard portion of the site access drive and near Sta. 7+50 along Harnley Road provide less than 0.3 footcandle.
 - l. **Section 220-165C** – Each lot must front upon an approved public street at least 50 feet in width; Proposed Lots 31.02 and 31.03 would contain no frontage upon a public street.
- 4. The Applicant has not requested any waivers from providing required ordinance and/or checklist submission items and none appear necessary.
 - 5. Based on our review of the subject application, we estimate that the following fees are required:



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a. Nonrefundable Application Fees:

Preliminary Plat Application Fee	\$500.00
Preliminary Plat Review Fee - \$100 per lot x 3 Lots	\$300.00
Final Plat Application Fee	\$500.00
Final Plat Review Fee - \$50 per lot x 3 lots	\$150.00
Preliminary Major Site Plan Application Fee	\$50.00
Preliminary Major Site Plan Review Fee (Residential)	
The sum of: \$25.00 for each new dwelling unit (258)	
+ \$5.00 per new or additional parking spaces over 100 spaces (522 spaces)	\$9,060.00
Final Major Site Plan Review Fee	
(50% of Preliminary Review Fee – Phase I only)	\$2,800.00
Bulk Variance (Residential)	\$250.00
Environmental Impact Statement Review	\$400.00
Fee for each new tax lot – 1 to 5 lots	\$350.00
Subtotal:	\$14,360.00

b. Professional Services Escrow Fees:

Preliminary Residential Development (100 to 500 units or lots)	\$10,000.00
Final Residential Development (Phase I only) (100-500 units)	\$5,000.00
Bulk Variance (Residential)	\$1,500.00
Subtotal:	\$16,500.00



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We recommend the Township collect \$14,360.00 in nonrefundable application fees and \$16,500.00 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. 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.
7. The Applicant should be prepared to discuss the following issues with the Board:
 - a. While multi-family dwellings are a permitted use within the GH7D Zone, there are area, yard and building requirements associated with said units per Section 220-94.11E (5). The plans should be updated demonstrating compliance with said requirements for each of the proposed lots on a stand-alone basis.
 - b. Compliance with the Generational Housing District requirements per Section 220-94.4.
 - c. Compliance with affordable housing requirements associated with the units, including the mix of low and moderate income units and bedroom distribution per Section 220-94.11F(1) and (2) respectively.
 - d. Whether any superintendent's unit(s) would be provided as permitted per Section 220-94.11F(1).
 - e. Timing associated with construction of the Phase 2 portion of the development, including any phasing of utility and other improvements.
 - f. The means of vacating the existing Harnley Road right-of-way traversing the site. We note that the proposed site access road is indicated to be named Harnley Road which should be discussed whereby an existing/remaining right-of-way opposite the Henry Hudson Trail is also indicated on the Tax Maps as Harnley Road.
 - g. Whether all proposed roads/drives are to be private roads owned and maintained by a homeowners association.
 - h. The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality and recharge. In addition, confirm that all



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stormwater basins or other facilities shall be managed and maintained by a homeowners association (Section 220-94.4E(5)).

- i. The design of the wet pond, and its compliance with the Best Management Practices manual. At a minimum, we note that wet ponds must have a minimum inflow drainage area of 20 acres. Smaller drainage areas may be permissible if detailed analysis indicates that sufficient base or groundwater flow is available to maintain the permanent pool depth. We note the Applicant is proposing to utilize a well and clay liner to maintain the permanent pool depth, which should be discussed.
 - j. The need for a protective barrier (fencing, etc) around the proposed wet pond, as well as a guiderail/barrier along Harnley Road at same.
 - k. The need for any pedestrian connection to the Henry Hudson Trail adjoining the site.
 - l. The need for any Traffic Report and/or Environmental Impact Report to be provided.
 - m. Whether any driveway extension of the existing driveway on adjoining Lot 15 should be provided to Harnley Road similar to that proposed for adjoining Lot 1.
 - n. Whether any directional signs, building address signs/plates, or stop signs/bars are proposed throughout the site.
 - o. The need for any improvements along the Tennent Road site frontage. Our office defers comment regarding any improvements within the Tennent Road right-of-way to the Monmouth County Planning Board.
 - p. It is acknowledged that the Applicant has conducted soil sampling and analysis in accordance with Ordinance §220-159.1, where three soil samples were taken across the roughly 15 acres that were previously farmed. The result did not reveal levels of pesticides, arsenic or lead above the NJDEP's Site Remediation Program's Residential Direct Soil Cleanup Criteria (RDSCC) thresholds. Soil sample R4, which was taken within an isolated wetlands area in the southerly portion of the Site, showed an arsenic concentration of 33.5 ppm, but is within the section of proposed Lot 31.03 that is to remain in Township ownership.
8. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board



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- 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. Marlboro Township Water Department
- h. 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.

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 J. Neumann, PE, PP
Planning Board Engineer and Planner

LJN/GAC/pg/BM;
Enclosure(s);

cc: Marlboro Township Engineering Department
Michael W. Herbert, Esq. - Planning Board Attorney
The Place at Marlboro, LLC – Applicant
Taylor Wiseman and Taylor – Applicant's Engineer/Surveyor
Barton Partners – Applicant's Architect
Meryl A.G. Gonchar, Esq. – Applicant's Attorney



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MARLBORO TOWNSHIP PLANNING BOARD

***The Place at Marlboro, LLC
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TECHNICAL ENGINEERING REVIEW #1

A. General

1. Whether any buildings will contain basements.
2. The Zone Data Schedule indicates a density requirement (15 units/acre) and maximum families per building (25) which should be clarified with the Board regarding the applicable Ordinance requirements.
3. Verify Applicant indicated on the Title Sheet within the signature certification and add Major Subdivision to the Planning Board Certification.
4. Verify Zone District for the subject site indicated within General Note #6 on Site Plan.
5. Verify rear and side yard setbacks indicated as proposed within Zone Data Schedule.
6. Depict patio areas at the clubhouse building per the Architect Plans and indicate building height for Building #3 (C) on the Site Plan.
7. Indicate location of apparent site identification sign on the Site Plans.
8. Clarify the need for two (2) Trash Enclosure Details as provided.
9. Indicate building entry patios for Building A as depicted on Building B and C Floor Plans and clarify whether the area between the covered entry porches and the recessed building entrances is covered or open air.
10. Verify detail provided for wet pond's surface spray aerator.

B. Site Grading

1. Our office recommends review of various roadway grades, as they appear to approach 10%.



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2. Provide spot grades at all building corners.
3. Verify/provide additional grading/tie into existing topography for the 136 and 135 elevation contours east of the parking area south of Building #14.
4. Provide a Retaining Wall Detail, including required safety barrier fence along same and toe/heel drain system that must daylight. Provide on center spacing for each weep hole to avoid confusion during construction.

C. Stormwater Management

1. Provide pipe slope from Inlet 401 to 403 on the Utility Plan.
2. Verify pipe slope Inlet 111 to Inlet 113 between Plan and Harnley Road Profile.
3. Provide a profile for Inlet 900 to Converted MH-900A.
4. Verify top of wall grade and 36 inch invert at Inlet 115 between Plan and Inlet 112 to HW116 Profile.
5. Verify outlet pipe size at Modified Inlet 115 between the Plans and Detail for same and all drainage details should indicate 4,500 psi concrete.
6. Provide Conduit Outlet Protection calculation for HW 302 and add same to Detail.
7. Verify pipe length Inlet 300 to Inlet 301 between plans and calculations.
8. Verify grate elevations for Inlet 204 and Converted MH 408 between plans and calculations.
9. Verify/revise pipe lengths from OCS 400 to Inlet 403 as they do not measure as indicated within the calculations.
10. Revise the plans to indicate the location of the proposed wet pond well as well as provide any necessary construction details for same.
11. Verify Typical Section Wet Pond Detail information, including emergency spillway, versus the plans and indicate location of the basin access drive on the Site Plans.



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12. Update the Wet Pond Detail to note the elevations for each 100-10-2 yr. storm, for the normal water/permanent pool elevation, and the SHGWT.
13. Provide an Operations & Maintenance Manual for the proposed stormwater system (wet pond, MTDs, two Underground Recharge areas, and pipelines), including Owner contact information, cost and frequency of maintenance, and actual vs design drain time calculations (confirm wet pond can completely drain the WQDS volume above the permanent pool level).
14. Clarify whether wet pond will be protected by easement, deed restriction, ordinance or other legal measure to prevent its neglect, adverse alteration, or removal, as per NJ SWBMP Manual.
15. With regards to the proposed Wet Pond, provide a water budget analysis consisting of the calculated analysis of soil inundation or saturation within 1 foot of the ground surface for consecutive days that represent at least 12.5% of the growing season (approximately 30 consecutive days). Same must consider all of the inputs to and outputs from the wet pond including runoff, flooding, groundwater inflow, evapotranspiration, and groundwater outflow.
16. Provide design soil permeability and supporting testing data, specific construction details for each, and confirm vertical separation between stone bottom and SHGWT, with regards to the two (2) proposed Underground Recharge areas located on either end of the wet pond.

D. Landscaping

1. Verify tree location indicated on the Landscape Plan within the reconstructed driveway from Lot 1.
2. Provide more than one (1) planting palette for the foundation landscaping, to account for solar orientation of the buildings as well as to provide more plant diversity on site.
3. Revise the plans to graphically depict proposed TP (Green Giant Arborvitae) as well as the other evergreen trees on site in proper scale. Currently, TP is depicted on par with the proposed shrubs.



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4. Provide a greater quantity of proposed TP (Green Giant Arborvitae) due to availability and greater deer resistance within the planting plan. Currently, the Applicant is proposing other uncommon evergreens for buffering, such as PF (Limber Pine), PP (Japanese White Pine) and AK (Korean Fir).
5. Revise the 'Tree Planting Detail', sheet 21 of 24, to provide rigid, plastic, open mesh trunk guards to protect from the irreparable damage from buck rub. A detail of same should also be provided.
6. Provide one (1) additional shade tree to be located at the west corner of the proposed Tot Lot near the proposed Clubhouse building, to provide day time shade for the play area as the tree matures.
7. Revise the plans to provide manufacturer's ordering information and required dimensions for the proposed playground equipment.
8. Revise the plans to indicate the proposed safety surfacing for the playground area.
9. Provide building numbers on the landscape plans.

E. **Lighting**

1. Revise the plans to clarify the proposed light pole fixture, to prevent confusion during construction. Currently, sheet 21 of 24 indicates a direct burial mounting; however, the graphic does not reflect this.
2. Revise the missing isolux patterns from both A and C fixtures at the northeastern side of the site.

F. **Forestry**

1. Revise the plans to provide a woodlands management plan to include a tree inventory, in accordance with Ordinance Section 337-15M, as existing tree information has not been provided.
2. Revise the plans to provide a replacement tree schedule and calculations, in accordance with Ordinance Section 337-19C.



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3. Revise the plans to graphically depict and specifically label the location of tree protection fencing, in accordance with Ordinance Section 337-16.
4. Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance, in accordance with Ordinance Section 337-15A.

G. **ADA (Americans with Disabilities Act)**

1. We defer all issues of ADA accessibility compliance to the Township Construction Officials. However, at a minimum, revise the plans to provide spot grades at building and tot lot entrances, to ensure a maximum building entry lip of ½ inch, to ensure a barrier free route, in accordance with ADA requirements.

H. **Signs**

1. Revise the sign detail to provide the following note: Sign supports and support foundations shall be designed to sustain minimum design loadings for dead, live, wind and seismic conditions in accordance with the Building Code having jurisdiction.

I. **Traffic**

1. Add road designations to the overall Site Plan and clarify any designations for the roadways/driveways west of Harnley Road.
2. Provide centerline road grades and points of vertical intersection (PVI) information should be on each road profiles.
3. Indicate limits of the entrance road pavement section, different from the parking lot section, on the Site Plans.

J. **Environmental**

1. 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).