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August 5, 2021

Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: Stack Storage, LLC (PB# 1219A-21)
Preliminary and Final Site Plan - Engineering & Planning Review #1
Block 360, Lots 7 & 8
Location: Vanderburg Road and Boundary Road
Zone: LI (Light Industrial Zone District)
CME File No.: HMRP0360.09**

Dear Planning Board Members:

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

- Preliminary and Final Major Site Plan (19 sheets) prepared by Dynamic Engineering, dated June 23, 2021, unrevised;
- Boundary and Topographic Survey (1 sheet) prepared by Dynamic Survey, LLC, dated May 14, 2021, unrevised;
- Architectural Floor Plan and Elevations (3 sheets) prepared by SAA Architects, dated June 17, 2021, unrevised;
- Stormwater Management Report prepared by Dynamic Engineering dated June 2021, unrevised;
- Environmental Impact Report prepared by Dynamic Engineering dated June 2021, unrevised;
- Traffic Impact Study prepared by Dynamic Traffic dated June 22, 2021, unrevised;
- A Development Application.

In accordance with your authorization, our office has reviewed this application for Preliminary and Final Site Plan approval and offer the following comments:

1. Project Description

The subject 7.85 acre corner property is located within an LI Zone District and provides 779 feet of frontage along the west side of Boundary Road and 416 feet of frontage along the south side on Vanderburg Road. Currently, the property is undeveloped and is partially wooded within the southern Lot 7.

The Applicant is seeking Preliminary and Final Site Plan approval to build three (3) 29,900 s.f. single-story self-storage buildings, totaling 89,700 s.f. The project includes a parking lot to serve all three buildings, consisting of 67 parking spaces. The site will be accessed by a new full movement driveway from Vanderburg Road and there will be no access to the site from Boundary

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CONSULTING AND MUNICIPAL ENGINEERS

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Road. Four (4) aboveground infiltration basins are proposed to address stormwater management along the northern, eastern, and southern property lines. All buildings are to be serviced by public water and sanitary sewer via proposed connections to existing mains. Additional improvements include landscaping and lighting.

2. Surrounding Uses

Properties surrounding the subject property to the south and the west are also zoned LI and contain other industrial uses. Properties to the north include industrial uses in the LI zone and the Vanderburg Soccer Complex in the MZ zone. To the east, across Boundary Road, is Colts Neck Township.

3. Zoning Compliance

The subject site is situated within a LI 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	3 acres	7.85 acres
Minimum Lot Frontage	300 feet	1,195 feet
Minimum Lot Width	300 feet	395 feet +/-
Minimum Lot Depth	300 feet	820 feet +/-
Minimum Front Yard Setback	80 feet	80.7 feet
Minimum Side Yard Setback	70 feet	N/A
Minimum Rear Yard Setback	80 feet	70.2 feet (V)
Minimum Side Yard Setback (Accessory)	50 feet	N/A
Minimum Rear Yard Setback (Accessory)	60 feet	N/A
Maximum Building Height	50 feet	22 feet
Maximum Building Height (Accessory)	30 feet	N/A
Maximum Lot Coverage by Buildings and Structures	35%	28.3%
Maximum Imperious Coverage	60%	58.9%
Maximum Floor Area Ratio	0.35	0.28

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

The Applicant has requested the following variances with this application:



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- a. **Section 220-35(D)(24)(E)** – The maximum grade for lawns within five feet of a building shall be 10% and for lawns more than five feet from building shall be 25%; whereas the maximum proposed slope is 33%.
- b. **Section 220-95A** - Fences erected in any zone in the Township of Marlboro shall be open fences not to exceed three feet in height above ground level when located in a front yard area; whereas a 4 foot high post and rail fence and a 6 foot high chain link security fence are proposed in the front yard.
- c. **Section 220-97(E)(4)** - All parking areas for 20 or more vehicles shall contain grassed or landscaped island areas of at least six feet in width separating rows of parking spaces. Such island areas shall be spread throughout the parking area in accordance with a site plan approved by the Planning Board and shall occupy a minimum of 10% of the area formed by the outer perimeter of the paved parking area. The island areas shall contain a minimum of one shade tree for each 10 parking spaces in the parking area and shall be landscaped in accordance with a landscaping plan approved by the Planning Board. The proposed application does not provide the necessary landscape islands and only provides five (5) trees, whereas seven (7) are required.

Additionally, the following variances also appear necessary with this application:

- d. **Section 220-90** – The minimum required rear yard setback is 80 feet; whereas the proposed building is set back 70.2 feet from the western rear property line.
- e. **Section 220-90F(1)** – No building, structure or railroad tracks shall be erected within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone; whereas the proposed building is approximately 94 feet from the front property line along Boundary Road which fronts a residential property within Colts Neck Township.
- f. **Section 220-90F(2)** – No parking area or driveway shall be located within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone; whereas the proposed parking and drive aisles are located within 150 feet of the front property line along Boundary Road which fronts a residential property within Colts Neck Township.
- g. **Section 220-90F(4)** – Prior to commencing construction of any building, structure, railroad tracks, driveway or parking areas, a permanent fence shall be constructed along the entire length of any front, side or rear lot line that abuts a residential zone or use. Such fence shall be at least six feet in height and shall be of a type and material approved by the Planning Board as part of site plan approval. The application is proposing a 4 foot high post and rail fence along the entire Boundary Road frontage, but this fence does not satisfy the height requirements and is intended to fence in the proposed basins.



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- h. **Section 220-90F(5)** – A buffer area 50 feet in width shall be provided along any front, side or rear lot line that abuts a residential zone or use. Such buffer area shall be suitably landscaped with trees, shrubs and/or ground cover; whereas a buffer suitably landscaped along the Boundary Road frontage across from the residential property within Colts Neck Township is not provided.
- i. **Section 220-97E(3)** – All parking areas shall be landscaped with hedges and shade trees; whereas shade trees have not been adequately provided throughout the parking areas.

No design waivers have been requested with this application; however, the following appear necessary:

- a. **Section 220-146A** – All curbs shall be granite curbs; whereas concrete curb is proposed throughout the development.
 - b. **Section 220-177A** – Nursery-grown shade trees, healthy, well-branched, bagged and burlapped, with good roots, shall be planted an average of 50 feet apart and four (4) feet from the sidewalk in the front lawn area. If there is no sidewalk, then these trees shall be planted 11 feet inside the right-of-way line on the residence side or as otherwise designated by the Planning Board. Street trees are not proposed with this application.
4. The Applicant has not requested any waivers from providing required checklist submission items, however, the following Site Plan Checklist submission items should be provided or waivers requested:
- a. A completed Site Plan Checklist
 - b. **Checklist IV, Item G** – Name, address and signatures of the owners and applicant.
 - c. **Checklist IV, Item J** – Topographical information and survey of existing utilities within 200 feet.
 - d. **Checklist IV, Item K** – The location of all natural and man-made facilities on the subject property and adjoining properties within 200 feet.
 - e. **Checklist IV, Item L** – The location of existing and proposed structures and uses within 200 feet showing the ground cover and setback dimensions.



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5. Based upon or review of the subject application, we estimate that the following fees are required:

Nonrefundable Application Fees:

Preliminary Application Fee	\$50.00
Preliminary Approval Fee	
\$100 plus the sum of: [(\$5.00 per 1,000 s.f. of affected lot area for first 50,000 s.f. (50,000 s.f.) + \$2.00 per 1,000 s.f. of affected lot area over 50,000 s.f. (292,331 s.f.)] + \$10 per parking space (67) + \$25.00 per 1,000 s.f. of proposed new gross floor area for first 50,000 s.f. (50,000 s.f.) + \$10.00 per 1,000 s.f. of new gross floor area over 50,000 s.f. (39,700)	\$3,251.66
Final Application Fee	\$100.00
Final Approval Fee	
50% Preliminary	\$1,625.83
Bulk Variance (Commercial)	\$500.00
Environmental Impact Statement Review	\$400.00
Subtotal:	\$5,927.49

Professional Services Escrow Fees:

Preliminary Site Plan (20,000 plus s.f. building)	\$12,500.00
Final Site Plan (20,000 plus s.f. building)	\$6,250.00
Bulk Variance (Commercial)	\$1,500.00
Subtotal:	\$20,250.00

We recommend the Township collect \$5,927.49 in nonrefundable application fees and \$20,250.00 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. Overall operations associated with the proposed self-storage buildings, including but not limited to: hours of operation; number of employees and employees per shift; loading/unloading, delivery and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.



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- b. If the two (2) existing Lots will be consolidated as part of this application.
 - c. The largest size vehicle that is anticipated to access the site. If tractor trailers are expected, parking and site circulation for same should be provided.
 - d. The use or need for the oversized parking stalls which are indicated to be as large as 12' x 30' in size.
 - e. The location for trash refuse facilities and the pickup for same shall be identified.
 - f. How vehicle and pedestrian access will work within the covered drive aisle in the middle of Building B and if it is expected that vehicles would need to park when inside. Additionally, stop bars are provided, however, the overhead door opening only appears to be 14 feet wide.
 - g. The proposed application proposes one (1) loading space in the southwest corner of the property. In accordance with Section 220-98, the Board shall review if additional off-street loading spaces shall be provided as the buildings exceed 25,000 square feet of gross building area.
 - h. The proposed stormwater management of the property, including compliance with NJDEP regulations regarding quantity, quality, groundwater recharge, and green infrastructure.
 - i. The need for any improvements (curb, sidewalk, widening, etc.) along Vanderburg Road and Boundary Road site frontages should be discussed with the Board.
 - j. While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
 - k. Compliance with Ordinance Section 220-37, Performance Standards, relative to: noise; glare; pollutants; flammable/hazardous material; solid/liquid and medical waste.
7. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District
 - c. Monmouth County Board of Health
 - d. Marlboro Township Environmental Commission
 - e. Marlboro Township Fire Bureau
 - f. Marlboro Township Police Department



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- g. Marlboro Township Water Division
- h. Western Monmouth Utilities Authority
- i. 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 and the granting of the various submission waivers indicated above.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

Should you have any questions with regard to the above matter, please do not hesitate to contact the undersigned.

Very truly yours,

CME Associates

Laura J. Neumann, PE, PP
Planning Board Engineer & Planner

LJN/JAR/MDG

cc: Dean Staknys, PE – Township Engineering Department
Michael W. Herbert, Esq. – Planning Board Attorney
Stack Storage, LLC – Applicant
Dynamic Engineering – Applicant's Engineer
Carleton R. Kempf, Esq. – Applicant's Attorney



MARLBORO TOWNSHIP PLANNING BOARD

**Stack Storage, LLC
Preliminary & Final Major Site Plan
Block 360, Lot 7 & 8
HMRP0360.09**

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TECHNICAL ENGINEERING REVIEW #1

A. General

1. Indicate the angle of the proposed parking spaces on the Site Plan.
2. Revise the concrete curb detail to indicate a concrete strength of 4,500 PSI.
3. Revise the paving detail to note a minimum surface course thickness of 2" and base course thickness of 4" in accordance with Section 220-169D(1). Alternatively, a second paving detail may be provided if the Applicant wishes to provide a different pavement section for the parking areas and drive aisles. Note #4 on the paving detail shall note that the thicknesses may only be increased based upon the recommendation of the geotechnical report and may not be reduced to less than what is required by the ordinance.
4. Revise the concrete sidewalk detail and depressed curb and concrete apron at driveway detail to indicate a concrete strength of 4,500 PSI and revise the asphalt/concrete paving detail to indicate a concrete strength of 4,500 PSI and thickness of 6" in accordance with Section 220-178.
5. Our office recommends providing a striped area or crosswalk outside of the three (3) man doors that open directly into the drive aisles.

B. Site Grading

1. Provide additional spot grades at the ADA parking spaces to ensure compliant slopes are provided.
2. There appears to be a low spot along the property line near inlet #80. Our office recommends installing a yard inlet and collecting this runoff.

C. Stormwater Management

1. Provide the path for the time of concentration calculation on the Existing Drainage Area Map.



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2. Revise the Proposed Curve Number chart in the Appendix of the Stormwater Management Report to indicate the total to each drainage area.
3. Identify the basin number, type, and bottom elevation on the Drainage Plan.
4. The post-development conditions for the South do not meet the required reductions for the 10- and 100-year storm. Each point of analysis is required to meet the reductions.
5. Verify that the inlet #30 grate elevation is above the 100-year storm elevation for Basin North 1.
6. Additional geotechnical soil testing to verify the seasonal high water table and the infiltration rates shall be conducted in accordance with Chapter 12 of the NJ BMP Manual. Special consideration should be taken to ensure the location of the test pits are completed in the location of the proposed BMP's, two (2) tests per BMP, the depth of the tests below the proposed basin surface elevation, and the type of test (soil profile pit versus boring) are correct per the manual.
7. Provide groundwater mounding calculations for each proposed stormwater infiltration basin and provide an analysis to determine if there will be a negative impact on the groundwater table or the adjacent stormwater system.
8. The construction detail for an 'A' Inlet should be replaced with an 'E' Inlet.
9. Provide a trash rack detail and make sure the dimensions are indicated to ensure it will cover each proposed orifice and weir.
10. All concrete structures shall indicate a concrete strength of 4,500 PSI.
11. Provide a Stormwater Management Operations and Maintenance Manual for review.
12. In accordance with NJAC 7:8-5.2(m) a deed notice for the stormwater management system shall be submitted for review prior to recording with Monmouth County.

D. **Utilities**

1. If any utilities (water, sanitary sewer, electric, gas) will be provided to the back two (2) buildings it should be indicated on the Utility Plan.

E. **Landscaping**

1. Revise the plans to specify a cultivar for proposed AR (Red Maple), to prevent confusion during construction.



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2. The Applicant has proposed CF (Flowering Dogwood) within parking lot islands; however, our office does not recommend this species due to its low wide spreading branch habit. Other species should be considered, such as AG (Amur Maple), Tartarian Maple, Japanese Tree Lilac, etc.
3. Revise the plans to provide shade trees along the perimeter of the site. Currently, the Applicant has proposed only six (6) deciduous trees for the entire site.
4. Our office does not recommend providing a linear row of shrubs, parallel with the proposed curb, due to concerns with deer browse, snow clearing damage and aesthetics. Our office recommends shade trees with groupings of shrubs.
5. Our office has concerns with the proposed quantity and species of evergreen trees located between the proposed fence and the parking lot curb and potential future conflicts. This should be revised and discussed with our office.
6. Revise the 'Landscape Schedule', to indicate proposed JCS (Spartan Juniper) to be listed in the evergreen tree category. Also, the proposed installation size should be a minimum size of five (5) feet tall.
7. Revise the plans to provide the limits of mulch bed lines on the plans, to prevent confusion during construction.
8. Revise the plans to indicate the disposition of open space, i.e. lawn, mulch, stone, etc., to prevent confusion during construction.
9. Revise the 'Planting Notes', sheet 3 of 19, Note #16 to indicate that no mulch shall come into contact with the root flare. Also, indicate watering responsibilities in Note #17.
10. Revise the 'Planting Specifications', sheet 3 of 19, to indicate that the Township Engineer shall approve all plant substitutions and relocations prior to install. Also, provide a note referencing the installation of trunk guards to protect from buck rub, as noted in the planting detail on sheet 15 of 19.

F. Woodland Management

1. The Applicant has indicated 249 trees are required to be replaced with 76 trees proposed to be planted on site. Revise the plans to indicate the monetary contribution that will be required to be contributed to the Township Tree Fund.



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2. Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance.
3. Revise the 'Sequence of Construction', sheet 13 of 19, to indicate the timing of tree protection fence installation and removal, to prevent confusion during construction.

G. Lighting

1. Revise the plans to provide a minimum of 0.50 footcandles throughout the pavement surface, in accordance with IES (Illuminating Engineering Society) standards.
2. Revise the plans to indicate the hours of operation and proposed timers.
3. Revise the plans to provide isolux pattern details to include a graph and scale. Also, provide the manufacturer's catalog cut for the proposed light pole. Additionally, Indicate the proposed color and finish for all light fixtures.
4. Revise the plans to provide a light pole foundation detail, to include but not limited to, dimensions, rebars and concrete strength, for further review.

H. ADA (Americans with Disabilities Act)

1. We defer all issues of ADA accessibility compliance to the Township Construction Officials; however, at a minimum, our office has the following comments:
 - a. Revise the plans to provide the current preferred standards for handicap parking stalls. The current guidelines outline all access aisles to be five (5) feet wide with standard stalls at eight (8) feet wide and van accessible stalls at eleven (11) feet wide. Revise the Site Plan and detail to indicate same.
 - b. The development is proposing 67 total parking stalls which would require three (3) ADA parking stalls, whereas only one (1) is provided.
 - c. Provide an ADA curb ramp detail.

I. Signs

1. Provide construction details for the proposed wall signs. The detail for the wall signs and the monument ID sign should indicate the illumination method, color scheme and materials.



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J. **Environmental**

1. The Applicant shall submit a Site Investigation and Soil Sampling report in accordance with Section 220-159.1. Please note that a review of historic aerials confirms past agricultural use, including an orchard on the northerly portion of the tract.
2. Additional soil profile pit assessments need to be performed in order to meet the Township Stormwater Management Ordinance in accordance with Section 220-150. It appears that at least five additional soil profile pits and permeability assessments need to be completed. The additional soil profile pits need to identify mottling as a means of determining the depth to the seasonal high water table (SHWT), as was apparent for the northernmost basin. Township Ordinance Section 220-137D(18) (Plat design standards for subdivisions and site plans), also requires groundwater monitoring 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 that the intention of the Ordinance is to have the depth of the SHWT established for stormwater management design and utility trench dewatering considerations, as will be accomplished with the additional soil profile pit assessments. With this, the Applicant should indicate if a waiver from Ordinance Section 220-137D(18) is requested.
3. The Applicant shall indicate whether a Preliminary Assessment (in accordance with NJDEP requirements) or a Phase I Environmental Assessment (in accordance with ASTM guidance) was generated for the property, and if so, provide a copy for our review.
4. While it is acknowledged the NJDEP GEOWEB online GIS resource does not show freshwater wetlands to be present onsite, we note that the southeast corner of the site is mapped as Shrewsbury soil, which is a Group II hydric soil according to the publication entitled Wetlands of New Jersey (July 1985). Because this soil is typically associated with freshwater wetlands, the General Notes sheet in the plan set needs to include a note stating that there are no freshwater wetlands or wetland transition areas onsite, if this is factual. The submitted EIS indicates that there are wetlands approximately 50 feet east of the Site, across Boundary Rd. With that description of the wetland location, a transition area may extend across the roadway into the proposed stormwater management basin in the southeastern corner of the Site. This condition needs to be further investigated and the EIS and plans may need to be revised if the wetlands transition area extends into the site.
5. Revise the plans to include a note that states any imported fill must meet the definition of Clean Fill, pursuant to the NJDEP's Technical Requirements for Site Remediation, per N.J.A.C. 7:26E-1.8.