

July 8, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, New Jersey 07746

**RE: Bubbleworks Auto Spa
Use Variance – Traffic Review
Block 175, Lots 4, 5 & 6
33 Route 9 South
RVE File No. 1330-Z-035**

Dear Board Members:

REMINGTON & VERNICK ENGINEERS has reviewed the documentation submitted regarding Traffic Engineering for the site improvements to facilitate the installation of nine (9) self-service vacuum stations. The following documentation was reviewed by this office for the above-referenced application:

1. Sheet 3 of 5 entitled *Bubbleworks Auto Spa – Site Plan Vacuum Stations*, dated October 18, 2019, revised June 12, 2020, prepared by JKR Engineering and Planning Services, LLC.

We recommend the following items be incorporated into a revised submission as applicable.

Site Plan

1. Section 220-169H(1) requires a 25-foot-wide drive aisle. The plan proposes a 21-foot-wide driveway adjacent the vacuum stations. Additionally, the minimum required parking space size is 10' x 20' whereas the proposed employee parking is 9' x 18'. The applicant should request a variance to permit the proposed drive aisle width and parking space size.
2. The plans should be revised to indicate the vehicle path through the site to ensure the delivery and emergency vehicles can properly circulate the site without conflict.
3. The plans should be revised to indicate the intersection sight triangle at the site driveway. The applicant's engineer should confirm that adequate sight distance exists in accordance with AASTHO polices.
4. The plans should be revised to indicate a STOP sign at the site driveway.

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If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.



Michael Angelastro, Ph.D., PE, PTOE
Zoning Board Traffic Engineer

MA/

cc: Ronald Cucchiaro, Esq., Zoning Board Attorney
Laura Neumann, Zoning Board Engineer
Richard DiFolco, JKR Engineering and Planning Services, LLC
Kenneth Pape, Esq.