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June 5, 2020

Sent Via Interoffice Mail & E-Mail (SRubenstein@marlboro-nj.gov)

Marlboro Township Zoning Board of Adjustment
1979 Township Drive
Marlboro, NJ 07746

**Re: Tennent Road Wash & Lube, LLC (ZB# 18-6670)
Bulk Variance – Engineering and Planning Review #2
Block 122, Lot 33
Location: 6 Tennent Road
Zone: C2 (Neighborhood Commercial District)
CME File No.: HMRZ0122.08**

Dear Board Members:

Our office received the following information in support of the above-referenced application for Bulk Variance approval:

- Preliminary and Final Site Plan (13 sheets) prepared by Cranmer Engineering, P.A., dated February 6, 2020, last revised May 29, 2020;
- Environmental Impact Statement prepared by Cranmer Engineering dated May 29, 2020, unrevised;

In accordance with your authorization, our office has reviewed the Bulk Variance application package for the above-referenced site and offer the following comments:

1. Project Description

The subject 38.084 s.f. (1.0124 ac) property is within a C2 Zone District and contains 150 feet of frontage along the northerly side Tennent Road (County Route 3), approximately 305 feet southwest of the New Jersey State Highway. Route 79 intersection Currently, the site is vacant and predominantly wooded.

The Applicant was granted Use Variance approval per Resolution dated September 10, 2019, to construct a car was and oil/lubrication service building on the site, subject to the following conditions:

- a. **Condition #1** – The development of the site shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Board with this application which are to be revised based on the Board's determination as follows.
(Ongoing Condition)



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- b. **Condition #2** – Except were specifically modified by the terms of this Resolution, the Applicant shall comply with all recommendations contained in the reports of the Board’s professionals. (**Pending Condition**)
- c. **Condition #3** – Old oil shall not be stored in drums at any time on the subject property. (**Ongoing Condition**)
- d. **Condition #4** – The Applicant shall construct 3-4 foot high retaining walls to surround the stormwater management facilities. (**Pending Condition**)
- e. **Condition #5** – The Applicant shall provide express exterior car was and oil change services only. (**Ongoing Condition**)
- f. **Condition #6** – Automobile detailing, waxing and interior cleaning shall not be permitted. (**Ongoing Condition**)
- g. **Condition #7** – Automobile repair and body work services shall not be permitted. (**Ongoing Condition**)
- h. **Condition #8** – The Applicant shall provide 16 parking spaces on the subject property. (**Satisfied**)
- i. **Condition #9** – The Applicant shall apply for Preliminary and Final Site Plan approval. (**Satisfied**)
- j. **Condition #10** – Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within 20 days of said request by the Board Secretary. (**Pending Condition**)
- k. **Condition #11** – Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Marlboro, County of Monmouth, State of New Jersey or any other jurisdiction (**Pending Condition**)

Currently, the Applicant is seeking Preliminary and Final Site Plan approval to construct a 1-storyconjoined 4,335 s.f. commercial car wash tunnel and four (4) vehicle bay lube center. Access to the lot from Tennent Road is provided via independent one-way entrance lane and exit lane with stop sign and bar, separated by a mountable curb island. Associated improvements include a two-lane, one-way asphalt access loop through the building, 16 parking stalls, two (2) connected surface detention basins and stormwater management system, utilities, signage, landscaping and lighting improvements. It should be noted that six (6) of the overall parking stalls are against the east site of the lube center bays for clean-out/vacuuming purposes.



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2. Surrounding Uses

Properties surrounding the subject site, are similarly zoned C2 Neighborhood Commercial District and contain a mix of residential and commercial parcels. Properties opposite Route 79 are zoned R-30/20 containing residential parcels and properties southwest of the site, further opposite Tennent Road and Church Lane, are zoned MFD II and contain the Camelot West residential development and other residential parcels.

3. Zoning Compliance

The subject property is situated within a C2 Zone Neighborhood Commercial District. The table below summarizes the zone requirements and bulk measures for the property:

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	3 Acres	0.8 Acre/38,083 s.f. (EC)
Minimum Lot Frontage	300 feet	150 feet (EC)
Minimum Lot Width	300 feet	135 feet ± (EC)
Minimum Lot Depth	200 feet	253 feet ±
Minimum Front Yard Setback	75 feet	126 feet ±
Minimum Side Yard Setback	50 feet	21 feet (V)
Minimum Rear Yard Setback	50 feet	60 feet
Minimum Side Yard Setback (Accessory)	40 feet	N/A
Minimum Rear Yard Setback (Accessory)	40 feet	N/A
Maximum Building Height	35 feet	14.6 feet (roof) 17.6 feet (parapet)



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DESCRIPTION	REQUIRED	PROPOSED
Maximum Building Height (Accessory)	15 feet	N/A
Maximum % of Lot Coverage (Buildings)	30%	11.4% ±
Maximum % of Lot Coverage (Impervious)	60%	59.9% ±
Floor Area Ratio	0.30	0.12 ±

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

The September 10, 2019 Resolution granting Use Variance approval, also granted the following variances and/or design waivers:

- a. **Section 220-85C (Table I)** – The minimum required lot area is 3 acres; approximately 0.8 acre is provided as an existing condition nonconformity.
- b. **Section 220-85C (Table I)** – The minimum required lot frontage is 300 feet; 150 feet is provided as an existing condition nonconformity.
- c. **Section 220-85C (Table I)** – The minimum required lot width is 300 feet; approximately 135 feet is provided as an existing condition nonconformity.
- d. **Section 220-35C (4)** – No paved terrace or driveway shall be permitted closer than 5 feet to any side or rear property line; paved parking areas are proposed at 1.8 feet from the easterly side property line as well as 4.0 feet from the rear property line and the onsite by-pass driveway is proposed at 4.0 feet from the westerly side property line. We note that the 1.8 foot parking area setback has been revised to no longer be applicable.
- e. **Section 220-85C (Table 1)** – The minimum side yard setback required for a principal building shall be 50 feet; 19 feet is proposed to the car wash/service building from the westerly side property line. We note that said setback has been increased to 21 feet with this current submittal.
- f. **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.
- g. **Section 200-97C(4)** – Driveways shall have a minimum width of 20 feet for one-way



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traffic for all non-single family residential uses; separate 13.5 foot wide entry and exit lanes are proposed for the site access drive.

- h. **Section 220-169H(1)** – A 25 foot wide circulation aisle is required along 90 degree parking spaces; an 18 foot wide aisle is proposed along the rear parking area.
- i. **Section 220—97F(11)** – Eighteen (18) parking spaces were determined as being required for the proposed use; 16 parking spaces are proposed.

The Applicant should provide testimony demonstrating that the following deviations from the Zone District requirements would be subsidiary to the granting of the Use Variance and therefore subsumed within said Use Variance.

- j. **Section 220-97E(3)** – All parking areas for 10 or more vehicles shall be landscaped with hedges and shade trees as specified by the Board; landscaping is proposed only along the easterly end of the 10 vehicle parking area.
- k. **Section 220-99D(10)** – Each office, commercial or industry located in a commercial or industrial zone, having a street frontage of at least 200 feet and a minimum lot size of 1 acre, may erect one (1) freestanding sign; the property provides an existing site frontage of 150 feet and a lot size of 0.8 acres and has provided a freestanding site identification sign with an area of 60 square feet and 14.5feet tall. It should be noted that a car wash menu board sign is also proposed with an area of 30 s.f. and 10 foot height.

The following design waivers are necessary with this application:

- l. **Section 220-150D** – A waiver from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of Subsections F and G may be obtained for the enlargement of an existing public roadway, or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 - i. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 - ii. The applicant demonstrates through an alternatives analysis, that through the use of nonstructural and structural stormwater management strategies and measures, the option selected complies with the requirements of Subsections F and G to the maximum extent practicable;
 - iii. The applicant demonstrates that, in order to meet the requirements of Subsections F and G, existing structures currently in use, such as homes and buildings, would need to be condemned; and



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- iv. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under Subsection D(3) above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Subsections F and G that were not achievable on site.

In addition to the above, the board having jurisdiction over an application requiring a stormwater management plan shall have the jurisdiction to grant a waiver from strict compliance with the performance requirements of Sections 220-147 through 220-158 or the stormwater management plan. The waiver may be granted where an applicant has demonstrated the inability or impracticality of strict compliance with Sections 220-147 through 220-158 and/or the stormwater management plan upon the following conditions. The applicant must demonstrate one of the following:

- v. An inability to apply any of the best management practices and methodologies as defined and approved herein and in the stormwater management plan, due to an extraordinary and exceptional situation uniquely affecting the subject property or structures thereon, resulting in a peculiar and exceptional practical difficulty or undue hardship; or
- vi. That the purposes of Sections 220-147 through 220-158 and stormwater management plan can be advanced by a deviation from the best management practices and methodologies as defined and approved herein and in the stormwater management plan, where the benefits of such deviation substantially outweigh any detriment.
- vii. In requesting a waiver as to any application, the applicant may submit as reasons for the waiver the site conditions of the proposed project, including soils types; thin soil cover; low permeability soils, and/or shallow depths to groundwater (high groundwater levels), unique conditions which would create an unsafe design, or conditions which would provide a detrimental impact to public health, welfare, or safety.
- viii. The waiver cannot be granted due to conditions created by the applicant. If the applicant can comply with the requirements of Section 220-147 through 220-158 and stormwater management plan through reducing the size of a project, the hardship is self-imposed, and therefore the Board lacks jurisdiction to grant any waiver under this section.
- ix. The applicant must propose a suitable mitigation method through the submission of a mitigation plan which will conform as closely as possible to the design and performance standards of Sections 220-147 through 220-158, through structural or nonstructural stormwater management measures, governing stormwater



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quality, quantity, and groundwater recharge. Approval of a waiver or exemption from any one of the three stormwater design standard criteria which include groundwater recharge, water quality, and water quantity provides no guarantee that, if requested, an exemption or waiver will be granted for either or both of the remaining criteria.

- x. Supporting evidence for an exemption or waiver shall be prepared in the form of a stormwater management report which will be signed and sealed by a New Jersey licensed professional engineer. The report shall include at a minimum:
 - xi. Detailed hydrologic and hydraulic calculations identifying the sizing criteria for each BMP and the stormwater collection system based upon the anticipated peak flow and/or volume.
 - xii. A map of the planned project showing existing conditions with drainage boundaries and land features, including delineated wetlands, proposed improvements, including all BMPs, grading, utilities, impervious features, and landscaping.
 - xiii. Construction details for each BMP with appropriate contact information.
- m. **Section 220-169B(2)** – A minimum of 5% of any parking area over 5,000 s.f. shall be landscaped; whereby the 16 parking spaces and associated circulation aisles, exclusive of remaining driveway areas, appears to be approximately 5,795 s.f. with no interior landscape areas.
- n. **Section 220-169H(1)** – Sixty degree angled parking required a perpendicular length of 22 feet and an angled length of 20 feet; 16 feet and approximately 18 feet respectively are proposed for the vacuum station spaces.
4. The Applicant should be prepared to discuss the following issue with the Board:
- a. Compliance with the conditions of the Use Variance approval as indicated within Item 1 of this review report, especially Condition #4 regarding retaining walls to surround the basins..
 - b. Overall operations of the proposed use and site, including but not limited to: hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; landscaping, buffering/screening and overall site aesthetics; etc.
 - c. The ability to construct the retaining walls and associated grading along the



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westerly side and rear property lines without disturbing the adjoining property.

- d. The nature of all proposed signage, freestanding menu board and façade type.
- e. The nature of all proposed stormwater management for the site, and its compliance with NJDEP requirements.
- f. Whether the proposed plant materials within the right-of-way can remain within this area or if they must be revised to shift proposed trees inside the property lines and whether any proposed buffer screening will be provided for the existing residential properties across Tennent Road.
- g. Compliance with Ordinance Section 220-37, Performance Standards, regarding but not limited to: noise; glare; pollutants; refuse management, including mandatory recyclables; solid/liquid waste; flammable and/or hazardous materials etc. must be reviewed with the Board.
- h. Confirmation that no parts and/or dismantled vehicles be stored outdoor onsite and that any repair of vehicles be performed within the building.
- i. The need for any improvements (sidewalk, widening, right-of-way dedication, etc.) along the Tennent Road (County Route 3) site frontage. Our office defers all comment
- j. Any approvals/permits required by outside agencies. The Applicant shall address the board regarding the status of all outside agency approvals and copies of all said approvals shall be forwarded to our office.

Our office has prepared the attached Technical Engineering Review #2. The items contained therein should be addressed by the Applicant's professionals.

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 regarding the above matter, please do not hesitate to call.

Very truly yours,

Laura Neumann

Laura J. Neumann, PE, PP
Zoning Board of Adjustment Engineer and Planner

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

cc: Dean Staknys, PE – Assistant Township Engineer
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Tennent Road Wash & Lube, LLC – Applicant
Marc D. Policastro, Esq. – Applicant's Attorney
Cranmer Engineering, P.A. – Applicant's Engineer and Surveyor
Sonnenfeld and Trocchia Architects, P.A. – Applicant's Architect



MARLBORO TOWNSHIP ZONING BOARD

Tennent Road Wash & Lube, LLC Preliminary & Final Major Site Plan June 5, 2020

TECHNICAL ENGINEERING REVIEW #2

A. General

1. Provide dimensions for the proposed wall/building mounted signage to verify proposed sign areas. In addition, provide additional detail regarding colors, fonts, illumination, and anchoring.
2. Revise the masonry block wall detail to include the required safety barrier location.

B. Site Grading

1. The refuse pad enclosure should provide a slope from the rear to the front.
2. Provide proposed retaining wall design report and certification in accordance with Township Ordinance Section § 220-35D(24)(h) prior to construction.

C. Stormwater Management

1. Clarify whether access paths or depressed curb will be provided to perform maintenance on the surface basins.
2. Clarify whether the trench drain will be routed into the proposed stormwater management system as same is currently shown not connected to anything.
3. Clarify whether the proposed Flexstorm inlet filter system with replaceable geotextile bag is typical or practical considering future maintenance, and the outdated Device Testing Report for same (2009).
4. Provide details for each surface detention basin and individually label the water surface elevation for the Water Quality Design Storm and the 2-, 10-, and 100-year storms. The Seasonal High Water Table and bottom of basin elevations must also be labeled.
5. Provide an Operations & Maintenance Manual for the proposed stormwater management system. Same shall include owner name, owner phone number, and costs associated to maintaining the system.



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6. Provide calculations to confirm the two basins can fully empty within 72 hours.
7. Provide confirmation that the outlet structure trash rack is designed to withstand a perpendicular live loading of 300 lbs/sf.

D. Landscaping

1. The Applicant has now proposed shade trees along Tennent Road; however, the trees are spaced too close together. It appears a total of three (3) trees should be provided along the site frontage.
2. Shift all proposed shrubs located along the drive-through area to be further back from the curb, to reduce damage from vehicles, snow removal and de-icing salts.
3. Revise the plans to exclude FA (Autumn Applause White Ash) and provide a different species in its place. Ash is no longer commercially available due to the Emerald Ash Borer, an invasive beetle that kills its host ash tree. Also, a three (3) inch caliper tree should be indicated with a height of 12-14 feet tall. Currently, the schedule indicates 6-8 feet tall.
4. The Applicant has provided an alternative to previously proposed RR (Knock-Out Shrub Rose) due to deer browse. However, proposed KJ (Kerria) performs best in part-sun/shade conditions and grows in a more wild habit. Our office recommends Glossy Abelia for this proposed location.
5. The Applicant has provided TP (Western Arborvitae) as an alternative for previously proposed TO (Eastern Arborvitae) due to deer browse around the trash enclosure. As this is a wider tree, remove the proposed grouping of four (4) BM (Winter Gem Boxwood) proposed in front of these trees, due to limited spacing.
6. Revise the plans to indicate 'columnar form' CB (European Hornbeam) to prevent confusion during construction.
7. Revise the plans to provide a greater variety for proposed shrubs along the eastern property line. Previously, seventy (70) VN (Brandywine Viburnum) were to be proposed. Currently, the plans reduced VN to fifty-seven (57) while increasing BM (Winter Gem Boxwood) from seventy-nine (79) to ninety-two (92) shrubs. Revise the plans to provide a greater variety of proposed shrubs on the site.



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8. Revise the plans to indicate mulch bed lines on the plans, to prevent confusion during construction.
9. Revise the 'General Landscape Notes', sheet 7 of 13, Note 8, to remove the reference to trunk wrap, as industry standards does not recommend the use of such. However, the notes should indicate the use of rigid, plastic, open mesh trunk protection for all installed deciduous trees, to be provided loosely around the trunks to allow the guards to remain for approximately five (5) year while the bark hardens off.
10. Revise the 'Deciduous and Coniferous Tree Planting Detail', sheet 7 of 13, to indicate rigid, plastic, open mesh trunk protection only for the deciduous tree. A detail of same should also be provided.

E. Lighting

1. The Applicant has reduced light levels; however, in accordance with Township Ordinance Section 220-97E(6), the average light levels shall provide 0.5 horizontal footcandle throughout the parking area. Currently, the Applicant has proposed an average of 1.4 footcandles.
2. Revise the plans to provide manufacturer's catalog cuts for proposed light poles with full ordering information, to prevent confusion during construction.

F. Woodland Management

1. Revise the plans to revise the tree replacement calculations in accordance with Section 337-19C. The Applicant may deduct all proposed trees on the plans that meet the minimum size (except for required street trees) from the required replacement calculations. If a deficit exists, monetary calculations should be provided to indicate the Applicant's contribution to the Tree Fund.
2. The Applicant has indicated all trees shall be removed from the property.

G. ADA (Americans with Disabilities Act)

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office recommends the plans graphically depict the current preferred standards which outline all access aisles to be five (5) feet wide with standard stalls eight (8) feet wide and van accessible stalls eleven (11) feet wide. The 'Barrier-Free Parking Stall Markings' detail, sheet 10 of 13, should depict same.



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H. Environmental

1. Under Ordinance § 220-137D(18) (Plat design standards for subdivisions and site plans), groundwater monitoring needs to be performed over a twelve week period, where the results of the monitoring are to be included in a report to the Township. We recognize, however, that the Applicant's engineer has evaluated a series of soil profile pits to determine the depth to the seasonal high water table and soil permeability. We are recommending, however, that two subsurface assessments (borings or soil profile pits) be assessed for each proposed basin, in order to comply with Appendix E of the NJDEP stormwater BMP manual. With the submission of the additional information, the data will meet the intent of the Ordinance, however, the Applicant should still indicate whether or not a waiver is requested from the Ordinance.
2. The Applicant needs to submit a Site Investigation and Soil Sampling report in accordance with Ordinance § 220-159.1, as we note that a review of historic aerial photography reveals past agricultural use.
3. 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).