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February 26, 2021

**Sent Via Interoffice Mail & E-Mail ([SRubinstein@marlboro-nj.gov](mailto:SRubinstein@marlboro-nj.gov))**

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: 405 Route 9, LLC (ZB# 21-6729)  
Conditional Use Variance & Preliminary and Final Site Plan  
Engineering and Planning Review #1  
Block 288, Lot 370 and 371  
Location: 405 Route 9  
Zone: C-3 (Community Commercial District)  
CME File No.: HMRZ0288.02**

Dear Zoning Board Members:

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

- Preliminary and Final Site Plan (18 sheets), prepared by Dynamic Engineering Consultants, P.C., dated December 15, 2020, last revised January 12, 2021;
- Boundary & Topographic Survey (2 Sheets) prepared by Dynamic Survey, LLC dated April 25, 2020, last revised July 24, 2020;
- Stormwater Management, Groundwater Recharge And Water Quality Analysis, prepared by Dynamic Engineering Consultants, P.C. dated December 2020, unrevised;
- Stormwater Basin Area Investigation Report by Dynamic Earth dated December 22, 2020, unrevised;
- Architectural Floor Plans and Elevations (2 sheets) prepared by Kamlesh Shah Designs, Inc., dated December 15, 2020, unrevised;
- Environmental Impact Statement prepared by Dynamic Engineering Consultants, P.C. dated January 2021, unrevised;
- Traffic Study for Major Access Application with Planning Review prepared by Dynamic Traffic dated January 8, 2021, unrevised;
- A Development Application.

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CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



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

1. Property Description

The subject 4.08 acre property is within a C-3 (Community Commercial District) Zone and is located at 405 New Jersey State Highway Route 9 southbound. The site contains 814 feet of frontage along the west side of Route 9. Currently, the property consists of two lots, Lot 370 which is undeveloped, and Lot 371 which contains a vacant building and parking lot. Access to Lot 371 is currently provided via two driveways located along each side of its Route 9 frontage. The property also contains streams, freshwater wetlands, and associated buffers along the western property line and also bisecting the two lots.

The Applicant is seeking Use Variance and Preliminary and Final Site Plan approval to construct a 9,648 s.f. building on Lot 371 that will accommodate a 3,504 s.f. restaurant with a drive-thru and three retail units ranging from 1,705 s.f. to 2,339 s.f. The Applicant is also seeking approval to construct a 5,505 s.f. building on Lot 370 that will accommodate a 3,500 s.f. restaurant with a drive-thru and two retail units, 973 s.f. and 1,040 s.f. in size. The project also includes two new parking lots to serve each building, consisting of 69 parking spaces on Lot 371 and 39 parking spaces on Lot 370. Each site will be accessed by a new right in/right out driveway, and no interconnection drive aisle between the two lots is provided due to the presence of the stream and freshwater wetlands. One freestanding ID sign is proposed for each lot, as well as building signs and directional signs throughout the site. Two underground detention basins are proposed, one for each lot, to address stormwater management, and will ultimately discharge stormwater runoff to the stream that exists on site. Both buildings are to be serviced by municipal water and sanitary sewer via proposed connections to existing mains within Route 9 South. Additional improvements include refuse enclosures, landscaping and lighting improvements throughout the site.

A drive-in restaurant is a permitted conditional use within a C-3 Zone District, however, the subject development does not comply with the following Conditional Use standards thereby requiring the subject Use Variance approval.

- a. **Section 220-109C** – The minimum lot depth shall be 300 feet.
- b. **Section 220-109D** – The maximum lot coverage shall be 10%.
- c. **Section 220-109F** – All minimum requirements of front, rear, and side yards, setbacks, and building height shall conform to those established for the zone, except the greater requirements may be established by the Zoning Board of Adjustment.



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- d. **Section 220-109I** – Driveways shall not be more than 35 feet nor less than 25 feet wide at any point.
- e. **Section 220-109L** – All paved areas other than driveways shall be located no closer than 40 feet to the right-of-way line.

2. Surrounding Uses

The property south of the subject site is similarly zoned C-3 and contains a storage unit facility. Properties north and west of the site are zoned RSC and contain residential uses. Properties east of the site across Route 9 are also zoned C-3 and contain other commercial uses.

3. Zoning Compliance

The subject property is situated within the C-3 Zone District. The table below summarizes the zone requirements and bulk measures for the property:

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	5 Acres	4.08 Acres (EC)
Minimum Lot Frontage	400 feet	813.72 feet
Minimum Lot Width	400 feet	767 feet +/-
Minimum Lot Depth	450 feet	117.64 feet (EC)
Minimum Front Yard Setback	75 feet	79.0 feet
Minimum Side Yard Setback	50 feet	38 feet (V)
Minimum Rear Yard Setback	50 feet	74.1 feet
Minimum Side Yard Setback (Accessory)	40 feet	12.3 feet (V)



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DESCRIPTION	REQUIRED	PROPOSED
Minimum Rear Yard Setback (Accessory)	40 feet	55.3 feet
Maximum Building Height	35 feet	23.5 feet
Maximum Building Height (Accessory)	15 feet	<15 feet
Maximum Lot Coverage by Buildings and Structures	30%	8.5%
Maximum Impervious Coverage	60%	45.7%
Maximum Floor Area Ratio	0.30	0.085

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

The following existing conditions appear to remain pertinent to the site:

- f. **Section 220-Attachment 9** – The minimum required lot area is 5 acres; whereas the existing lots combine for 4.08 acres in size.
- g. **Section 220-Attachment 9** – The minimum required lot depth is 450 feet; whereas the existing lot depth is 117.64 feet.

As part of the Use Variance approval, the Applicant must demonstrate 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, if approved.

- a. **Section 220-Attachment 9** – The minimum required side yard building setback is 50 feet; whereas 38 feet is proposed.
- b. **Section 220-Attachment 9** – The minimum required side yard accessory building setback is 40 feet; whereas 12.3 feet is provided to the proposed trash enclosure.
- c. **Section 220-98A** – For every building having over 5,000 square feet of building area, there shall be at least one (1) loading space not less than twelve (12) feet in width, thirty-five (35)



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feet in length and fourteen (14) feet in height; whereas no designated loading spaces are proposed for either building.

Additionally, it appears the following variances are required with this application:

- d. **Section 220-35D(1)(a)** – No structure shall be built within 100 feet of the top of the bank of a stream or other body of water or within any drainage or conservation easement. No building shall be constructed within the one-hundred-year floodplain of any stream or watercourse, or on land subject to periodic overflow, or on land which has a water table within two feet from the bottom of the structure's lowest footing or slab, whichever is lowest; whereas the proposed buildings are located within 100 feet of the top of bank of streams and the proposed building on Lot 370 is within the flood hazard area.
- e. **Section 220-35F(5)(a)** – Stream corridors shall have a buffer of 100 feet on each side; whereas the stream corridor and associated buffer are not provided.
- f. **Section 220-86E(1)** – Front yard areas may be utilized for parking, provided that no such parking shall be closer than 20 feet to the street line; whereas parking is proposed 13.4 feet from the front property line.
- g. **Section 220-86E(4)** – Refuse containers may be stored in a building, in the rear yard or in the side yard if properly screened from view; whereas the proposed trash enclosure is located in the front yard on Lot 371.
- h. **Section 220-86E(5)** – Where the property line of a proposed commercial lot abuts a residential zone, a buffer area shall be established which shall include an area of land 200 feet in width, as measured from said property line. For purposes of establishing a building setback line along the buffer area, all side and rear yard lines shall be increased by the depth of the required buffer area. The northern and western property lines abut the RSC Residential Zone, however the required buffer is not provided.
- i. **Section 220-97A(5)** – Parking areas may be located in any rear or side yard, but may not be located in any required front yard area; whereas parking is proposed in the front yard.
- j. **Section 220-97E(4)** – All parking areas for twenty (20) or more vehicles shall contain grassed or landscaped island areas of at least six (6) feet in width separating rows of parking spaces. Such island areas shall be spread throughout the parking area and shall occupy a minimum of ten (10) percent of the area formed by the outer perimeter of the paved parking area. The island areas shall contain a minimum of one (1) shade tree for each ten (10) parking spaces in the parking area and shall be landscaped in accordance



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with a landscaping plan approved by the planning board; no intermediate landscaped islands are provided within the parking areas.

- k. **Section 220-97E(6)** – All parking spaces for 10 or more motor vehicles shall have artificial lighting that will provide an average lighting level of 0.5 horizontal footcandle throughout the parking area. The minimum lighting level at any location within the parking area shall be 75% of the average level. Freestanding light poles shall be no higher than the height of the highest principal building served by the parking area, plus five feet; whereas the proposed average lighting level in the parking areas exceeds an average of 5.0 footcandles.
- l. **Section 220-100E** – When a parking area of four (4) or more vehicles or a loading and unloading area adjoins an adjacent residential property, a planted buffer screen shall be provided between the parking area and the adjoining property; whereas the Applicant has not proposed any plantings along the north and west property lines.

The following design waivers appear necessary with this application:

- a. **Section 220-140E** – If located in a front yard, accessory buildings or structures shall be set back a minimum of twice the distance from any street line than is required for a principal building. The proposed trash enclosure on Lot 371 is required to be setback 150 feet; whereas it is set back approximately 34 feet.
- b. **Section 220-169F** – Off-street parking may occupy front, side and rear yard areas, subject to site plan approval, but shall be no closer than 20 feet to any street line; whereas the proposed parking is 13.4 feet from the front property line.
- c. **Section 220-169H(2)** – Islands with raised curbs located between adjacent rows of angle or perpendicular parking spaces and at the ends of rows shall be installed in all parking areas; whereas the double row of parking on Lot 371 does not provide an island between the two rows of parking.
- d. **Section 220-171** – No more than one principal use shall be permitted on one lot, except for shopping centers receiving site plan approval where all uses are as permitted for that zone; whereas two commercial buildings will be located on the same lot following a lot consolidation.
- e. **Section 220-189** – Any parcel of land which does not meet the minimum lot size requirements prescribed for a lot in the zone in which such lot is located and which is not under common ownership with adjacent lands and which parcel existed as a lot on the date of this chapter may be used as a lot for any purpose permitted in the zone, provided that the



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width of each side yard and the width of the rear yard must equal or exceed 20% or 12 1/2%, respectively, of the width of the lot for main buildings or structures and 12 1/2% of the width of the lot for side and rear setback lines for accessory buildings, and in no case shall any main or accessory building or structure or part thereof be less than 15 feet from any property line, and provided further that all other regulations prescribed for the zone by this chapter are complied with. The proposed trash enclosure on Lot 371 is 12.3 feet from the side property line which is less than the minimum requirement of 15 feet.

4. The Applicant has not requested any waivers from the required checklist submission items; however, the following would appear necessary:
  - a. **Bulk Variance Checklist** – The bearing and distances of all existing and proposed easements and/or rights-of-way, and wetland lines; whereas the bearings and distances for the wetlands lines are not provided.
  - b. **Checklist IV, Item f** – Owner's name provided on the property survey.
  - c. **Checklist IV, Item g** – Signature of the Owner and Applicant.
  - d. **Checklist IV, Item j** – Topographical information and survey of existing utilities within 200 feet.
  - e. **Checklist IV, Item k** – The location of all natural and man-made facilities on the subject property and adjoining properties within 200 feet, including wooded areas, streams, bridges, railroad rights-of-way and easements affecting same.
  - f. **Checklist IV, Item l** – The location of existing and proposed structures and uses within 200 feet showing the ground area covered by said structures, including all setback dimensions.
5. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Application Fee	\$50.00
Preliminary Approval Fee	
\$100.00 plus the sum of:	
(\$5.00 per 1,000 s.f. of affected lot area for first 50,000 s.f. [50,000]+ \$2.00 per 1,000 s.f. of affected lot area over 50,000 s.f. [127,575]) + (\$25.00 per 1,000 s.f. of new gross floor area [15,153]) + (\$10 per new or additional parking space for first 100	\$2,023.98



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spaces [100]) + (\$5 per new space of additional parking space  
over 100 spaces [8])

Final Application Fee	\$100.00
Final Approval Fee (½ Preliminary)	\$1,011.99
Use Variance (5,000 s.f. or more of floor area)	\$500.00
Review of EIS	\$400.00
<b>Subtotal:</b>	<b>\$4,085.97</b>

b. **Professional Services Escrow Fees:**

Preliminary Site Plan (10,001 to 20,000 s.f. of floor area)	\$10,000.00
Final Site Plan (10,001 to 20,000 s.f. of floor area)	\$5,000.00
Use Variance (Commercial)	\$2,000.00
<b>Subtotal:</b>	<b>\$17,000.00</b>

We recommend the Township collect \$4,085.97 in nonrefundable application fees and \$17,000.00 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. As the proposed use does not comply with the Conditional Use requirements for a motel use within a C-3 Zone District, the Applicant must seek a “Special Reasons” Use Variance pursuant to NJSA 40:55D-70d. The Applicant shall provide testimony demonstrating compliance with the Medici case consistent with the following:

a. Positive Criteria

- i) That the site is particularly suited to the use.
- ii) There are special reasons that allow a departure from the zoning regulations in this particular case. In general, to show special reasons, the grant of a variance must be shown to implement one or more of the purposes of the Municipal Land Use Law (NJSA 40:55D-2).





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b. Negative Criteria

- i) That the variance can be granted without substantial detriment to the public good. This requires an evaluation of the impact of the proposed use on surrounding properties and a determination as to whether or not it causes such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

7. The Applicant should be prepared to discuss the following issues with the Board:

- a. If the two Lots will be consolidated as a condition of approval. The Site Plan drawings have presented and evaluated the proposed improvements for the overall limits of both Lots combined. If the Applicant's intent is for the two Lots to remain independent, the zoning schedule shall be revised to reflect each Lot individually and the application may be subject to additional variances and/or design waivers.
- b. If the Applicant intends to comply with Section 220-173B with regards to providing a conservation easement. All information regarding the proposed easement shall be provided on the Site Plan set.
- c. Overall operations associated with the proposed restaurants and retail stores, including but not limited to: hours of operation; number of employees and employees per shift; trailer truck traffic, loading/unloading, delivery and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.
- d. The use of each trash enclosure and the route the employee would take from the building to the enclosure. The Applicant shall also verify that this route will be ADA compliant.
- e. Development constraints related to the stream and freshwater wetlands and the status of open applications and approvals from the NJDEP.
- f. The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality, and recharge.
- g. While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
- h. Compliance with Ordinance Section 220-37, Performance Standards, including but not limited to: noise; glare; pollutants; solid/liquid waste; refuse management; flammable/hazardous materials; etc.
- i. The need for any improvements (curb, sidewalk, widening, right-of-way dedication, etc.) along the roadway frontage. Our office defers all comment regarding any improvements within the Route 9 right-of-way to the NJDOT, including any Access Permit.



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8. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
  - b. Freehold Soil Conservation District
  - c. NJDEP
  - d. NJDOT
  - e. Marlboro Township Environmental Commission
  - f. Marlboro Township Fire Bureau
  - g. Marlboro Township Police Department
  - h. Western Monmouth Utilities Authority
  - i. Marlboro Township Municipal Utilities Authority
  - j. 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  
*Zoning Board of Adjustment  
Engineer and Planner*

LJN/JAR/MDG;  
Enclosure;

cc: Dean Staknys, PE – Assistant Township Engineer  
Ronald Cucchiaro, Esq. – Planning Board Attorney  
Mina Attalla – Community Development Department  
405 Route 9, LLC – Applicant  
Dynamic Engineering Consultants, P.C. – Applicant's Engineer  
Salvatore Alfieri, Esq. – Applicant's Attorney  
Kamlesh Shah Designs, Inc. – Applicant's Architect



**MARLBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT**

***405 Route 9, LLC  
Preliminary and Final Site Plan  
Block 288, Lots 370 and 371  
HMRZ0288.02  
February 26, 2021***

**TECHNICAL ENGINEERING REVIEW #1**

**A. General**

1. The Zoning Board of Adjustment signature block on the Cover Sheet of the Site Plan set shall be revised to include the Township Engineer instead of the Board Engineer.
2. Provide a graphic scale on Sheet 18 of the Site Plan set.
3. Revise the Boundary and Topographic Survey to include the property owners name.
4. Provide the bearings and distances for the freshwater wetlands lines.
5. Provide Architectural Elevations for all four sides of the proposed buildings.
6. Revise all concrete curb, pad and sidewalk details to note a concrete strength of 4,500 psi.
7. Verify the height of the proposed masonry trash enclosure on the detail.
8. Revise the modular block wall detail to include the proposed fence.

**B. Site Grading**

1. Verify the finished floor elevation of the northern door on Lot 371. The elevation appears to be 115 based upon the proposed contour, implying there will be a step down within the building from elevation 115.75.
2. Verify the existing sanitary sewer manhole rim elevation of 115.43 near the Lot 371 driveway, and reset the rim if necessary.
3. Verify the rim elevation for MTD Structure #20.
4. Revise the proposed grade elevations within the grass area to the south of the drive through lane on Lot 370. The minimum slope shall be 1.5% through grass areas, whereas the slope between 110.80 and 110.74 is nearly flat.



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### **C. Stormwater Management**

1. A concrete flared end section detail is provided, however one does not appear to be proposed on the plan.
2. Provide a manhole in the southwest corner of proposed underground detention basin on Lot 370.
3. The roof leaders from the front of the building on Lot 370 conflict with the light pole and possibly with the 15 inch stormwater pipe at structure #13. Verify if this roof leader can connect to structure #37 instead.
4. Provide an Operation & Maintenance Manual for the proposed stormwater management systems in accordance with Section 220-156 Maintenance and repair of stormwater management measures.
5. Revise the underground detention basin details as follows:
  - a. Verify the pipe material, whereas perforated HDPE pipe is proposed for the detention basins.
  - b. Provide the highest elevation for the seasonal high water table at each basin, and note that a minimum of 1 foot separation is required between the bottom of the basin and the seasonal high water table. As currently designed, the seasonal high water table appears to be higher than the bottom of basin.
  - c. Verify if adequate cover over the pipes is provided. The detail for Lot 371 provides 1.25 feet between the lowest grade elevation and the top of pipe, whereas the detail notes 6 inches plus the 12 inch pavement thickness is required.
6. The seasonal high water table is noted to be at elevation 111.9 on Lot 371 and 113.0 on Lot 370, whereas both basins have a bottom elevation of 109.5. There must be a 1 foot separation from the bottom of basin to the seasonal high water table. Alternatively, provide buoyancy calculations demonstrating that the water table will not negatively impact the basin pipes/structures.
7. Verify the 4.5" x 36" orifice elevation for structure #15 on the Drainage and Utility Plan.



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8. The manufactured treatment device model has not been identified. Provide a detail for the proposed manufactured treatment device on the Site Plans as well as sizing calculations and NJDEP certification within the stormwater management report.
9. Provide Time of Concentration calculations for all flow paths in excess of 10 minutes, and show the flow path on the Drainage Area Maps.
10. Provide an analysis demonstrating that the 100-year flood event associated with the stream will not back into the two underground detention basins and reduce the overall capacity and functionality of the basins.

**D. Landscaping**

1. In accordance with Section 220-177, shade trees are to be provided and planted an average of fifty feet apart. Revise the plans to provide street trees along Route 9, for further review.
2. It appears additional plant material shall be provided along the residential zone to ensure the full buffer requirements are met.
3. Revise the plans to provide foundation landscaping along the western (back) side of the proposed buildings, to enhance site aesthetics.
4. The Applicant has only provided an ornamental tree species on the site. Revise the plans to provide shade trees in open areas, including along the parking lot curb lines. Trees should be located approximately 8-10 feet away from all curbs, to allow the trees to mature and prevent potential root/hardscape conflicts.
5. The Applicant has proposed one (1) CF (Flowering Dogwood) within each parking lot island; however, our office does not recommend this species as it has a low, wide spreading canopy. The Applicant might consider Japanese Tree Lilac, Tartarian Maple, Amur Maple, Lacebark Elm, etc.
6. Our office recommends an alternative species to the proposed IGC (Inkberry) within the parking lot islands due to potential damage from snow mounding. The Applicant might consider Russian Cypress or Gro-Low Sumac.
7. The Applicant has proposed a double row of IGC (Inkberry) along Route 9. Our office does not recommend this as it is a monoculture, which can lead to the spread of insects and diseases. Our office recommends the row closest to the parking area to be a hardier



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species, due to previously mentioned concerns regarding snow mounding. The Applicant might consider the two shrubs species mentioned above as well as providing additional plant materials along this stretch, such as ornamental grasses, perennials and flowering shrubs.

8. Shift proposed IGC (Inkberry) along the parking stalls to be three feet back from the proposed curbline, to prevent damage from vehicle overhang.
9. Revise the plans to provide an alternative to proposed TON (Dark American Arborvitae), due to the large deer population of the area and this species becoming severely damaged by browsing. Our office recommends an upright Juniper species, such as Wichita Blue Juniper, Spartan Juniper, Hollywood Juniper, etc. that are more resistant to deer browse.
10. Revise the Deciduous Tree Planting Detail to remove the note referencing tree wrap, as current industry standards do not endorse same. However, depict rigid, plastic, open mesh trunk guards to protect from buck rub. Also, provide a detail of same. Additionally, indicate only two tree stakes are required for both deciduous and evergreen trees. Currently, three are indicated.
11. Revise the Planting Specification Note #8, to include rigid, plastic open mesh trunk guards are to be provided for all deciduous trees, to prevent the irreparable damage from buck rub.
12. Revise the plans to graphically depict mulch limits on the plans, to prevent confusion during construction.
13. Revise the plans to indicate the proposed disposition for all open areas, such as lawn, mulch, stone, etc., to prevent construction during construction.

#### **E. Lighting**

1. The Applicant has provided a data summary chart that indicates parking lot areas with an average of over 5.0 footcandles. Our office recommends reviewing light fixtures and levels in an effort to reduce unnecessary light pollution.
2. Revise the plans to indicate the proposed lighting temperature in Kelvins, for further review.
3. Revise the plans to indicate proposed timers and hours of operation.
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.



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5. Revise the plans to provide the proposed pole catalog ordering information, to prevent confusion during construction.

**F. Woodland Management**

1. Revise the plans to indicate that a tree removal permit shall be secured prior to site disturbance.
2. Revise the plans to graphically depict and specifically label tree protection fencing at the limit of disturbance. It appears tree protection fencing from Lot 370 can end at the existing fence on Lot 371, as the existing fence can take be used in the same manner.

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

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office has the following comments:
  - a. Revise the ADA Stall Markings Detail to indicate the current preferred standards which 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. This should also be reflected on the plans.
  - b. Provide an ADA curb ramp detail. Additionally, verify that all curb ramps do not exceed 6 inches in height, whereas the northernmost curb ramp on Lot 370 appears to exceed 6 inches.

**H. Signs**

1. Revise the sign details 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.
2. Revise the height dimension of each individual panel for both freestanding sign details. The height of each panel does not equal the total height of 15 feet noted on the left side of the detail.
3. Provide a detail for the proposed directional signs.





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**I. Traffic**

1. Provide a vehicle circulation plan for a fire truck.
2. Verify the location of the clearance bar on Lot 371 and if it will have any impact to emergency vehicles. Consider relocating the clearance bar to the beginning of the drive through lane, as was proposed on Lot 370.
3. Verify the vehicle circulation for the SU-30 truck around the backside of the building on Lot 370, whereas the truck crosses into the drive through lane. Revise the circulation plan or provide testimony that this truck will visit the site during non-drive thru hours.

**J. Environmental**

1. A Site Investigation Report needs to be submitted to fulfill the requirements of Section 220-159.1 (Site investigation and soil sampling reports).
2. 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).