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April 8, 2021

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: 349 Route 79, LLC (ZB21-6732)
Use Variance and Preliminary and Final Site Plan - Engineering Review #1
Block 153 Lot 7
Location: 394 Route 79
Zone: CS (Commercial Service District)
Our File: H-MR-Z0153.13

Dear Zoning Board Members:

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

- Preliminary and Final Major Site Plan (9 sheets) prepared by East Point Engineering, LLC, dated August 19, 2020, unrevised;
- Topographic Survey (1 sheet) prepared by James P. Deady Surveyor, LLC, dated May 22, 2019, revised October 15, 2019;
- Architectural Plan (1 sheet) prepared by VLArchitects, dated December 5, 2020, unrevised;
- Stormwater Management Report prepared by East Point Engineering, LLC, dated August 19, 2020, unrevised;
- A Development Application.

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

1. Project Description

The subject 2.44 acre property is within a CS Zone District and contains 176.3 feet of frontage along the east side of New Jersey State Highway Route 79. The property contains a two-story dwelling directly adjacent to the Route 79 right-of-way line and a second two story dwelling toward the middle of the property. A majority of the undeveloped portions of the property are wooded. The property is accessed by an ingress/egress driveway from Route



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79 that is split by a landscape island. The front dwelling contains a paved driveway, and the rear dwelling contains a gravel driveway.

The Applicant is seeking a Use Variance and Preliminary and Final Major Site Plan approval to construct a 16,260 s.f. warehouse/office flex building with a 22-vehicle parking area. The existing dwelling located along Route 79 is to be demolished and the second existing dwelling in the middle of the property is to remain and will be utilized as an office building. Access to the site is to remain the same and will utilize the existing driveway that provides an ingress and egress lane, separated by a landscaped island. The development will include stormwater management improvements including an underground detention system in the rear of the site that will collect stormwater runoff and discharge it to the rear of the site toward the Sandy Brook. The proposed building is to be serviced by municipal water within Route 79 and a proposed private septic system located on-site. The existing utilities for the existing building will remain the same, which includes municipal water and a private septic system. Additionally, the project includes a proposed refuse enclosure, landscaping and lighting improvements.

The proposed use is not a permitted use within the CS Zone thereby requiring Use Variance approval. In addition, it should be noted that more than one (1) principal use appears proposed with this application.

2. Surrounding Uses

Properties to the north and south of the subject property are similarly zoned CS and contain single family dwellings. Properties to the west opposite Route 79 are zoned C2 and contain a mix of residential dwellings and commercial uses. Properties to the east are zone LC and are undeveloped with woods.

3. Zoning Compliance

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

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	2 acres	2.44 acres
Minimum Lot Frontage	250 feet	176.3 feet (EC)
Minimum Lot Width	250 feet	174.9 feet (EC)



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DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Depth	300 feet	406.3 feet
Minimum Front Yard Setback	75 feet	156 feet +/- (existing building)
Minimum Side Yard Setback	50 feet	23.9 feet (EC) (existing building)
Minimum Rear Yard Setback	50 feet	51.2 feet
Minimum Accessory Side Yard Setback	40 feet	49 feet +/-
Minimum Accessory Rear Yard Setback	40 feet	40 feet +/- (trash enclosure)
Maximum Building Height (Principal)	35 feet	32.5 feet
Maximum Building Height (Accessory)	15 feet	< 15 feet
Minimum Gross Floor Area	1,200 sf	16,260 sf (proposed building)
Minimum Ground Floor Area	1,000 sf	16,260 sf (proposed building)
Maximum Building Coverage	30%	16.7%
Maximum Impervious Lot Coverage	60%	40.0%
Maximum Floor Area Ratio	0.3	0.17

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

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

- a) **Section 220-Attachment 9** – The minimum required lot frontage is 250 feet; whereas the existing lot frontage is 176.3 feet.
- b) **Section 220-Attachment 9** – The minimum required lot width is 250 feet; whereas the existing lot depth is 174.9 feet.



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- c) **Section 220-Attachment 9** – The minimum required side yard setback is 50 feet; whereas the side yard setback to the existing building is 23.9 feet.
- d) **Section 220-91K(3)** – Where the property line of a proposed commercial service lot abuts a residential zone or use, a buffer area shall be established, which shall include an area of land 30 feet in width as measure from said property line. It appears as though a portion of the existing dwelling to remain and associated deck are within 30 feet of Lot 8.
- e) **Section 220-97C(4)** – Driveways shall have a minimum width of 20 feet for one way traffic, whereas the existing driveway contains a one-way ingress and egress aisle approximately 18-19 feet in width.

The Applicant has requested the following variances with this application. 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 220-97F** – The required parking for an office use is 1 stall per 250 s.f. of gross floor area, and 1 space per 5,000 s.f. of gross floor area for a warehouse, or a total of 26 parking; 22 parking spaces are proposed.
- b) **Section 220-99D(10)** – Each use located in a commercial or industrial zone, having a street frontage of at least 200 feet and minimum lot size of one acre may erect one freestanding sign; whereas one 82.5 sf freestanding sign is proposed despite having a street frontage of 176 feet.

Additionally, the following variances are required with this application:

- c) **Section 220-35D(22)** – No septic tank shall be constructed closer to any property line than 20 feet; whereas the proposed septic disposal system is approximately 19 feet from the side property line and the existing septic tank to remain is located approximately 10 feet from the side property line.
- d) **Section 220-97B** – Each off-street parking space shall measure not less than 10 feet by 20 feet; whereas the proposed parking spaces measure 9 feet by 18 feet.
- e) **Section 220-97D** – Sidewalks with a minimum width of four feet shall be provided in all parking areas for five or more vehicles, between parking areas and principal structures, along aisles and driveways and wherever pedestrian traffic shall occur. Sidewalks must be raised six inches above the parking area except where crossing streets or driveways, and curbed as a protection to pedestrians using the walks. Sidewalks and parking areas



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must be arranged to prevent cars from overhanging or extending over sidewalk areas. Sidewalks and curbing are not proposed within the vehicle parking areas.

- f) **Section 220-97E(6)** – All parking areas for ten (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; whereas proposed lighting ranges from an average of 0.99-1.81 footcandles in different areas of the proposed parking lot.
- g) **Section 220-98A** – For every building having over 5,000 square feet of building area, there shall be provided and permanently maintained adequate space for standing, loading, and unloading services. Every building having a use which complies with the above definition shall be provided with at least one truck standing, loading and unloading spaces on the premises not less than 12 feet in width, 35 feet in length and 14 feet in height. The proposed application does not propose a loading zone.

The Applicant has not requested any design waivers with this application; however, the following waivers are required:

- a) **Section 220-146** – All curbs shall be granite curb; whereas concrete curb is proposed.
- b) **Section 220-159A** - An environmental impact report shall accompany all applications for major subdivision and site development plans and shall provide the information needed to evaluate the effects of the proposed development upon the environment and shall include data, be distributed, reviewed and passed upon by the approving board. An environmental impact report has not been provided.
- c) **Section 220-159.1** – A preliminary site investigation report and soil sampling report shall be filed by the Applicant; whereas no such report has been provided.
- d) **Section 220-169D(2)(a)** – All off-street parking lots shall be provided with curbing or the equivalent so that vehicles cannot be driven onto required landscaped areas, buffer zones and street rights-of-way and so that each parking lot has controlled entrances and exits and drainage control. Portions of the proposed drive aisle and parking areas do not provide curb.
- e) **Section 220-169H(1)** – The minimum drive aisle width for 90 degree parking stalls is 25 feet; whereas a 24 foot wide drive aisle is proposed.
- f) **Section 220-171** – No more than one principal use shall be permitted on one lot; whereas two principal buildings are proposed.



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4. The Applicant has not requested any waivers from providing Use Variance, Bulk Variance and/or Site Plan Checklist submission items. However, the following required Site Plan Checklist items should be provided or waivers requested:
 - a. Checklist IV Item g – Signatures of the owner/applicant.
 - b. Checklist IV Item j – Topographical information and survey of existing utilities within 200 feet.
 - c. Checklist IV Item k – Location of all natural and manmade facilities within 200 foot radius of the property.
 - d. Checklist IV Item l – Location of existing structures and use within 200 feet of the property.
 - e. Checklist IV Item O – Proposed on-site circulation system for both pedestrians and vehicular traffic, including sidewalks
 - f. Checklist IV Item U – Any driveways within 200 feet accessing the street on which the subject property is located.

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 x first	
50,000 s.f. + \$2.00 per 1,000 s.f. of affected lot area	
x over 50,000 s.f. (41,400 s.f.) + \$25.00 per 1,000	
s.f. of new gross floor area (16,260 s.f.) + \$10.00	
per new or additional parking space (22 spaces) +	
\$5.00 per 1,000 s.f. of remodeled existing gross	
floor area (2,912 s.f.)	
Final Application Fee	\$100.00



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Final Approval Fee (50% of Preliminary Approval Fee)	\$536.93
Environmental Impact Statement (Waiver)	\$400.00
Use Variance (Floor Area of 5,000 s.f. or more)	\$500.00
Subtotal:	\$2,660.79

b. **Professional Services Escrow Fees:**

Preliminary Site Plan (10,001 s.f. – 20,000 s.f.)	\$10,000.00
Final Site Plan (10,001 s.f. – 20,000 s.f.)	\$5,000.00
Use Variance (commercial/industrial)	\$3,750.00
Subtotal:	\$18,750.00

We recommend the Township collect \$2,760.79 in nonrefundable application fees and \$18,750.00 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 flex warehouse is not a permitted principal, accessory, or conditional use within the CS Zone, 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

- iii) 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) Anticipated operations for the proposed use and overall site, including but not limited to: hours of operation; number of employees and employees per shift; overall site circulation and loading/unloading; buffering/screening for the overall site and overall site aesthetics; etc..
- b) The refuse management operation, including mandatory recyclables. It is noted on the plans that the proposed warehouse building will utilize a trash enclosure and the existing dwelling/office use will utilize trash cans and receptacles that will be collected by a private hauler.
- c) The type and frequency of trucks that will access this development, and if the existing driveway and proposed site drive aisles are of sufficient size to accommodate these vehicles.
- d) If the existing driveway island is intended to restrict any ingress or egress turning movements. Additionally, the existing asphalt driveway is noted to remain, however, it appears to be in poor condition.
- e) If any interior or exterior modifications will be made to the existing dwelling to remain that would constitute the submission of Architectural Plans. The change in operation of the existing dwelling shall also be discussed.
- f) The type of outdoor activities that will be conducted in the "plaza area."
- g) The nature of signage, including whether any building mounted signage is proposed.
- h) ADA compliance for the overall site and access to each building and trash enclosure.
- i) The need for any improvements (curb, sidewalk, widening, right-of-way dedication, etc.) along the roadway site frontage should be reviewed with the Board. Our office defers all comment regarding any improvements within the Route 79 right-of-way to the NJDOT, including any Access Permit.



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- j) The need to provide a Traffic Report or Environmental Impact Study.
 - k) The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality, and recharge.
 - l) While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
 - m) 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.
8. This application may be subject to the following outside agency approvals:
- a) Monmouth County Planning Board
 - b) Monmouth County Board of Health
 - c) Freehold Soil Conservation District
 - d) New Jersey Department of Transportation
 - e) New Jersey Department of Environmental Protection
 - f) Marlboro Township Fire Bureau
 - g) Marlboro Township Police Department
 - h) Marlboro Township Environmental Commission
 - i) Western Monmouth Utilities Authority
 - j) Marlboro Township Water Department
 - k) 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



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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.

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 Engineer and Planner

LJN/JAR/MDG

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. – Zoning Board Attorney
394 Route 79, LLC – Applicant
East Point Engineering, LLC. – Applicant's Engineer
Dante Alfieri, Esq.. – Applicant's Attorney

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MARLBORO TOWNSHIP PLANNING BOARD
394 Route 79, LLC
Use Variance and Preliminary & Final Site Plan
Block 153, Lot 7
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TECHNICAL ENGINEERING REVIEW #1

A. General

1. Revise the Signature Block on the Cover Sheet to say "Zoning Board" instead of "Planning Board" and "Township Engineer" instead of "Board Engineer."
2. Identify the 30 foot residential buffer from Lots 6 and 8 on the Site Layout Plan in accordance with Section 220-91K(3).
3. Identify the side and rear yard accessory structure setbacks for the proposed trash enclosure on the Site Layout Plan to demonstrate compliance.
4. Verify the proposed building size between the Architectural Plan, the Zoning Table and General Note #8 on the Cover Sheet and the Site Layout Plan.
5. Identify the building size and proposed use on the existing building to remain on the Site Layout Plan.
6. Verify the eastern building dimension of 106 feet on the Site Layout Plan, whereas it appears to be approximately 91 feet.
7. Identify the exterior door locations for the proposed building on the Site Layout Plan. The Architectural plan depicts exterior doors on the north and east side of the building. Identify if a concrete pad or walkway will be provided outside of these doors.
8. Identify the ground material on the Site Layout Plan for the area labeled "plaza area."
9. Revise the concrete curb details to identify a concrete strength of 4,500 PSI. If a granite curb is to be proposed, provide a detail and ensure the detail states the same.



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10. A detail for a split rail fence is provided, however, the proposed location is not identified on the plan. If a fence is proposed, the location and height will be further reviewed with the ordinance. If a fence is not proposed, the detail shall be removed.
11. Verify if there is historical significance to the existing dwelling that is to be removed.

B. Site Grading

1. Provide the proposed contours between the north and west side of the proposed building and the proposed retaining wall.
2. Provide the finished floor elevation of each exterior door for the proposed building. A finished floor of 91.25 is identified, however, it appears each door may have a different finished floor elevation as the exterior elevations around the building vary significantly.
3. It appears the walkway identified as "slate" near the existing dwelling will be required to be replaced for the installation of the stormwater pipe. Show this walkway as proposed and provide proposed grade elevations to ensure ADA compliant slopes.
4. Provide spot grades for proposed top and bottom curb at the two corners of the parking row of 10 spaces.
5. Provide spot grades at the corner of the trash enclosure.
6. If the maximum height of the retaining wall is not to exceed 2.5 feet, identify same on the retaining wall detail. If the retaining wall is to exceed 2.5 feet in height, which appears to be the case in the northwest corner of the wall, the Township's requirements for retaining walls in excess of 2.5 feet shall be followed, which includes providing a safety barrier on the wall.
7. Revise the limit of disturbance line on the Soil Erosion and Sediment Control Plan to include the limits of the existing dwelling that is to be removed and associated grading areas.
8. Revise Grading Note #5 to note the maximum slope in lawn areas is 4:1.

C. Stormwater Management

1. Identify how the stormwater generating from the roof of each building will be collected. Provide inverts, pipe size, material, and slope of the underground roof collection pipes.



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2. Label the pipe size, slope and material between the MTD and basin, basin and OCS, and OCS and FES.
3. Verify the OCS rim elevation on the Grading & Utility Plan and detail. It appears to be at proposed elevation 90.0, whereas it is noted as 89.0.
4. The southeastern corner of the property is identified to be disturbed on the Soil Erosion and Sediment Control Plan but this area is not considered in the stormwater calculations based on the Drainage Area Maps.
5. The runoff curve numbers for impervious areas as shown for Existing and Proposed DA-2 (To South) shall be independent of pervious areas and shall not be weighted together.
6. Revise the DA-1 line separating disturbed and undisturbed areas on the Post Development Drainage Area Map. There are grading disturbances that extend beyond this limit along the northern and eastern property lines. The stormwater calculations shall be revised accordingly.
7. Verify the permitted peak flow rate (50% of existing) for the 2-year storm in section VI of the stormwater report.
8. DA-2 (To South) was analyzed as being undisturbed and not required to meet quantity reductions; however, this area contains proposed grading disturbance and will be required to meet the quantity reductions.
9. Verify the outlet structure data in the pond report. The Site Plan identifies a 3" orifice and the pond report identifies a 4" orifice.
10. Provide calculations for the water quality storm flow rate to demonstrate the proposed MTD is accurately sized. Additionally, identify on the plans and in the MTD appendix of the stormwater report the model number for the MTD.
11. Provide an Operation & Maintenance Manual for the proposed stormwater management system (basin, MTD, pipelines etc.) in accordance with Section 220-156 Maintenance and repair of stormwater management measures. Same shall include current Owner contact information, cost and frequency of maintenance, and actual vs design drain time calculations.
12. Provide a detail for the underground detention basin which includes at a minimum the seasonal high water table, the required separation from bottom of basin to seasonal high



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water table, the 2-, 10-, and 100-year storm elevations, and basin liner. The label for the basin on the Grading & Utility Plan shall identify that it is a detention basin.

13. Provide details for the Hydrofilter manufactured treatment device and a stormwater manhole. Verify if there is a drop required between the invert in and out of the manufactured treatment device and note both inverts on the Grading & Utility Plan.
14. Provide conduit outlet protection at the base of the FES, and provide a detail and calculations for same.
15. Verify the slope of the 15" RCP pipe between the proposed type "E" inlet and proposed storm manhole. The slope is identified as 0.5% but appears to be 1.0% based on the inverts.
16. Provide pipe sizing calculations to demonstrate adequate pipe capacity in the stormwater management report.
17. Verify the seasonal high water table for the two soil borings. The bottom soil layer for each is noted to be "damp to wet"; however, the seasonal high water table is noted to be at least one foot deeper.
18. 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. Identify the existing septic system that appears to remain on both the Existing Conditions Plan and the Grading & Utility Plan.

E. Landscaping

1. In accordance with Section 220-91K, properties that abut a residential use or zone shall provide a thirty (30) foot wide solid and continuous four-season screen; whereas this has not been provided. If the plan is not revised to comply, a variance would be required.
2. In accordance with Section 220-97E, parking areas abutting a residential use shall be adequately screened. Revise the plans to provide an evergreen hedge at a minimum installation size for proposed parking stalls fronting the southern property line. If the plan is not revised to comply, a variance would be required.



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3. The Applicant has proposed an upright street tree due to overhead utility lines; however, this columnar cultivar is not required throughout the site. Revise the plans to provide another species for the interior of the site.
4. It appears there is space to provide the PO (Serbian Spruce) with a staggered layout, which will allow for more air circulation between the trees, which leads to healthier trees.
5. Revise the plans to provide foundation landscaping at the base of the proposed site identification sign, to enhance site aesthetics.
6. Revise the Schedule of Planting Materials to include proposed PA as this species is graphically depicted on the plans. Also, indicate the proposed container size and cultivar for PV (Switchgrass). Additionally, indicate a cultivar for proposed BX (Boxwood) and increase proposed SB (Spirea) to a minimum size of eighteen (18) inches in height. Further, proposed PK (Flowering Cherry) should be specified in caliper size.
7. Revise the plans to depict mulch bed limits on the plans, to prevent confusion during construction.
8. Remove extraneous information from the Landscape Plan, such as stormwater management areas, outlet structure grades, inlet grades, etc.

F. Lighting

1. Revise the plans to provide the manufacturer's catalog cut and ordering information for the proposed light pole.
2. It appears one of the proposed wall mounted fixtures is not correctly depicted on the plans. This should be reviewed and revised.
3. Revise the plans to indicate the proposed color and finish for all proposed light fixtures and poles, to prevent confusion during construction.

G. Woodland Management

1. The Applicant has indicated existing trees on the plan sheets; however, a Tree Clearing Plan has not been provided, to include a list of tree species, sizes and quantities as well as replacement tree calculations, in accordance with Section 337-15M and 337-19.
2. It is unclear which trees are proposed to be removed and to remain. Revise the plans to graphically depict tree protection fencing on the plans, in accordance with Section



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337-16. It appears numerous existing trees on site can remain. This should be reviewed with our office.

3. Revise the construction schedule to indicate the timing of tree protection fencing installation and removal.

H. 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 Accessible Parking Striping Layout detail to depict the current guidelines that all access aisles are to be 5 feet wide with standard stalls 8 feet wide and van accessible stalls 11 feet wide. It appears this is correctly depicted on the plan.
 - b. The ADA parking spaces shall be located on the shortest accessible route to the public entrance of each building. It appears the shortest route to the public entrance for the proposed warehouse building would be if the ADA space was moved to the northernmost space in the parking row of 10.
 - c. Additional proposed grade elevations shall be provided at the corners of the ADA parking spaces to ensure ADA compliant slopes.

I. Signs

1. Identify the method of illumination on the site ID sign detail.
2. 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.

J. Traffic

1. Provide a vehicle circulation plan for a fire truck, garbage truck, and the largest truck that will visit this site.
2. Identify the AASHTO sight triangle at the egress driveway of Route 79.



Marlboro Township Zoning Board
Re: 394 Route 79, LLC (ZB21-6732)
Use Variance and Preliminary and Final Site Plan
Engineering and Planning Review #1

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3. A detail for the fire lane pavement markings is provided. Identify the location on the Site Layout Plan.

K. Environmental

1. Label the freshwater wetlands lines and buffer with the file number and notes as described on the NJDEP LOI.
2. Applicant should verify 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 copies of it to this office for review. We note that portions of the site appear to have been farmed, such that conformance with Section 220-159.1 (Site investigation and soil sampling reports) will need to be addressed. The locations of the septic system and well serving the house to be removed need to be depicted on the plans, along with a note stating that their removal be accomplished in accordance with NJDEP, County and Township requirements.
3. The Applicant should indicate if the proposed building is to have a basement.
4. 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).