



**Consulting & Municipal
ENGINEERS**

August 26, 2024

Marlboro Township Environmental Commission
1979 Township Drive
Marlboro, NJ 07746

Attn.: Rohit Gupta, Chairman

**Re: 148 South Main Street, LLC (PB#1242-2224)
Preliminary and Final Major Site Plan – Environmental Review #1
Block 414, Lots 1-4 and 14.02
Location: 148 South Main Street
Zone: C-5 (Community Commercial District II) and R-20 (Residential District)
CME File No.: HMRP0414.03**

Dear Chairman Gupta and Environmental Commission Members:

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

- Preliminary & Final Major Site Plan (20 sheets), prepared by East Point Engineering, LLC, dated December 28, 2021, last revised March 12, 2024;
- Preliminary & Final Major Site Plan Stormwater Management Report, prepared by East Point Engineering, LLC, dated January 24, 2022, last revised March 12, 2024;
- Pervious Pavement System Design Report, prepared by East Point Engineering, LLC, dated March 12, 2024, unrevised;
- Resubmission Letter, prepared by East Point Engineering, LLC, dated April 26, 2024.

In accordance with the Township's authorization, we have reviewed this application for Preliminary and Final Major Site Plan approval and offer the following comments, from an environmental perspective (Please note that the background information contained herein is based on our engineering review letter to be submitted to the Planning Board, dated June 14th, 2024). Environmental comments are found in section 5 below:

1. Project Description

The subject 15.4-acre tract is comprised of five lots within the C-5 (Community Commercial District II) and R-20 (Residential District) Zones and is located on the west side of South Main Street (Route 79), across from the intersection with Van Mater's Lane. Currently, the properties contain an agricultural use and a residential dwelling. The site is accessed by several gravel driveways along South Main Street. The site is also noted to contain freshwater

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

Barnegat • Berlin • Camden • Howell • Medford • Monmouth Junction • Parlin



Marlboro Township Environmental Commission
Re: 148 South Main Street, LLC (PB#1242-2224)
Preliminary & Final Major Site Plan – Environmental Review

August 26, 2024
Our File No. 115.MRP0414.H03
Page 2

wetlands within the southern and western portions of the tract.

The Applicant is seeking Preliminary and Final Major Site Plan approval to build three (3) one-story flex facility buildings, totaling 35,200 sf and two (2) one-story general retail buildings, totaling 32,485 sf. The site provides a parking lot to serve all five (5) buildings, consisting of

two-hundred fifty-four (254) parking spaces. Access to the proposed development is provided via one new signalized driveway as well as a secondary right-in/right-out only driveway, both located along South Main Street. Two (2) aboveground infiltration basins and two (2) pervious pavement systems are proposed to address the stormwater management for the property. All buildings are to be serviced by public water and sanitary sewer via proposed connections to existing mains within South Main Street. Additional improvements include refuse enclosures, landscaping, and lighting improvements.

2. Surrounding Uses

Properties to the east, across South Main Street, are similarly zoned C-5 Community Commercial District II and contain commercial uses. Properties to the north are similarly zoned C-5 Community Commercial District II as well as R-20 Residential District and contain residential uses and a farm. Properties to the west are zoned R-20 Residential District and contain residential uses. The southern property line of the tract is the Marlboro Township and Freehold Township boundary line.

3. Zoning Compliance

The subject tract is situated within the C-5 Community Commercial District II and R-20 Residential District. The table below summarizes the zone requirements and bulk measures for the C-5 Community Commercial District II since no improvements are proposed within the portion of the property located within the R-20 Residential District:

| DESCRIPTION | REQUIRED | PROPOSED |
|--|-----------------|-----------------|
| Minimum Lot Area ¹ | 5 acres | +/- 11.4 acres |
| Minimum Lot Frontage (interior lots) | 400 feet | 840 feet |
| Minimum Lot Width (interior lots) | 400 feet | 820 feet |
| Minimum Lot Depth | 450 feet | +/- 950 feet |
| Minimum Front Yard Setback (Principal) | 75 feet | 92.0 feet |



Marlboro Township Environmental Commission
 Re: 148 South Main Street, LLC (PB#1242-2224)
 Preliminary & Final Major Site Plan – Environmental Review

August 26, 2024
 Our File No. 115.MRP0414.H03
 Page 3

| | | |
|--|---|------------|
| Minimum Side Yard Setback (Principal) | 50 feet | 62.8 feet |
| Minimum Rear Yard Setback (Principal) | 50 feet | 72.6 feet |
| Minimum Front Yard Setback (Accessory) | 75 feet | N/A |
| Minimum Side Yard Setback (Accessory) | 40 feet | N/A |
| Minimum Rear Yard Setback (Accessory) | 40 feet | N/A |
| Maximum Building Height (Principal) | 35 feet | < 35 feet |
| Maximum Building Height (Accessory) | 15 feet | N/A |
| Maximum Percentage of Lot Coverage by Buildings and Structures | 30% | 13.6% |
| Maximum Percentage Impervious Lot Coverage | 60% | 54.5% |
| Maximum Floor Area Ratio (FAR) | 0.30 | 0.14 |
| Minimum Number of Parking Spaces | General Retail: 1/200 sf (32,485 sf) = 162.4 spaces Light Industrial: 1/5,000 sf (29,920 sf) = 6.0 spaces General Office: 1/250 sf (5,280 sf) = 21.1 spaces Total = 190 spaces | 254 spaces |

(EC) – Existing Condition (V) – Variance

¹ – In accordance with the Lot Area definition in the ordinance, wetlands on site shall be excluded in the lot area calculation.



Marlboro Township Environmental Commission
Re: 148 South Main Street, LLC (PB#1242-2224)
Preliminary & Final Major Site Plan – Environmental Review

August 26, 2024
Our File No. 115.MRP0414.H03
Page 4

The Applicant has requested the following variance with the application:

- a. **Section 220-87.1E** – Other provisions as identified within Section 220-86E.
 - i. **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 buffer screen shall meet the standards set forth in Section 220-100; whereas a 200-foot wide buffer area has not been provided along the abutting residential zone within the northwestern portion of the property. In addition, the proposed side and rear building setbacks abutting the residential zone are less than required.

In addition to the above, the following variances appear to be required with this application:

- b. **Section 220-97C(7)** – All off-street parking, off-street loading and service areas and outdoor dining and/or seating areas shall be separated from walkways, sidewalks, streets or alleys by curbing and other protective devices, such as bollards, approved by the Planning Board; whereas off-street parking abutting sidewalks is not separated by both curbing and other protective devices (bollards).
- c. **Section 220-97E(3)** – All parking areas for 10 or more vehicles shall be landscaped with hedges and shade trees of a type and quantity approved by the Planning Board; whereas no landscaping has been provided for the parking stalls fronting Route 79.
- d. **Section 220-97E(4)** – All parking areas for 20 or more vehicles shall provide one shade tree for each 10 parking spaces; whereas three additional shade trees must be provided to meet this requirement.
- e. **Section 220-97E(5)** – For commercial and all nonresidential uses in business districts, required parking shall be provided within 150 feet of such use, measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve; whereas parking spaces are located in excess of 150 feet away from the proposed 25,915 sf retail building.
- f. **Section 220-98A** – For every building, structure or part thereof having over 5,000 square feet of building area erected and occupied for commerce, hospital, laundry, dry cleaning, places of public and quasi-public assembly, industry and other similar uses involved in the receipt and distribution by vehicles of materials or merchandise, there shall be provided and permanently maintained adequate space for standing, loading and unloading services, in



Marlboro Township Environmental Commission
Re: 148 South Main Street, LLC (PB#1242-2224)
Preliminary & Final Major Site Plan – Environmental Review

August 26, 2024
Our File No. 115.MRP0414.H03
Page 5

order to avoid undue interference with the public use of streets or alleys. Every building, structure or addition thereto having a use which complies with the above definition shall be provided with at least one truck standing, loading and unloading space on the premises not less than 12 feet in width, 35 feet in length and 14 feet in height. Such buildings as contain in excess of 25,000 square feet of gross building area will be required to provide additional off-street loading spaces as determined by the Planning Board during site plan review; whereas a loading space has not been provided for the proposed 6,570 sf retail building and each flex building.

- g. **Section 220-99B(2)** – No part of any sign shall be located closer to any lot line than 10 feet or a distance equal to the height of the sign, whichever is greater; whereas the proposed pylon sign appears to be 19.5 feet in height and is set back less than 19.5 feet from the property line.
 - h. **Section 337-22A(2)** – Foundation plantings in suitable planting beds not less than three feet wide shall be provided on the front, sides and rear of any building structure. Such foundation plantings shall be of suitable size in proportion to the size of the building structure; whereas none have been provided. However, the 'Planting Notes', sheet 8 of 20, Note #31, indicates foundation plantings are to be provided.
4. The Applicant has requested the following waivers from the checklist submission items:
- a. **Section 220-Attachment 4** – Topographical information and survey of existing utilities within 200 feet.
 - b. **Section 220-Attachment 4** – Location of all natural and man-made facilities on the subject property and adjoining properties within 200 feet
 - c. **Section 220-Attachment 4** – Location of existing and proposed structures and uses within 200 feet showing the ground covered by said structures, including all setback dimensions.
5. Environmental Review
- a. The Applicant must submit an Environmental Impact Report in accordance with Section 220-159 of the Township Ordinance.
 - b. In accordance with Section 220-46B(3)(b)[1], the Applicant must apply for and receive a NJDEP Flood Hazard Area Verification (as outlined under NJAC 7:13-3).



**Consulting & Municipal
ENGINEERS**

Marlboro Township Environmental Commission
Re: 148 South Main Street, LLC (PB#1242-2224)
Preliminary & Final Major Site Plan – Environmental Review

August 26, 2024
Our File No. 115.MRP0414.H03
Page 6

- c. Please revise the plans to show the Township required stream corridor and stream corridor buffer in accordance with Section 220-35F.
- d. Based on our review of historic aerials, it appears the site was previously utilized for agriculture. Therefore, the Applicant needs to conduct soil sampling and analysis for pesticides, arsenic and lead in accordance with Section 220-159.1.
- e. Since a floodplain has yet to be established, the Stormwater Management Report should be revised to remove the statement regarding the absence of a regulated floodplain, because one is not depicted on the FEMA map.
- f. A note should be added to the plans stating that any imported fill needs to meet the definition of clean fill as stated within the NJDEP's Technical Requirements for Site Remediation (as found at NJAC 7:26E).
- g. Once received, provide copies of the NJDEP Freshwater Wetlands and Flood Hazard Area permits to our office for review.

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

Should you have any questions concerning this application or require additional information, please do not hesitate to contact the undersigned at (732) 462-7400 x1096 or via email at abazuk@cmeusa1.com.

Very truly yours,

CME ASSOCIATES

A handwritten signature in blue ink that reads 'ABazuk'.

Austin Bazuk
Consultant to the Commission

AB

cc: Salvatore Alfieri, Esq. – Applicant's Attorney (salfieri@cgajlaw.com)
East Point Engineering, LLC – Applicant's Engineer (mleber@eastpointeng.com)