

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

November 12, 2020

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

Marlboro Township Planning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: *The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1) –  
and Preliminary Major Site Plan (Phase 2) - Engineering / Planning Review #2  
Block 148 Lot 31 and Block 149 Lot 16  
Location: Tennent Road (County Route 3)  
Zone: GH7D (Generational Housing 7 District)  
CME File No.: HMRP0148.02***

Dear Planning Board Members:

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

- Major Subdivision Plans and Preliminary/Final Site Plans (24 sheets) prepared by Taylor Wiseman and Taylor dated July 10, 2020, last revised November 2, 2020;
- Tree Management Plan (1 sheet) prepared by Taylor Wiseman and Taylor dated November 3, 2020, unrevised;
- Engineer's Report – Drainage Calculations (352 sheets) prepared by Taylor Wiseman and Taylor dated June 30, 2020, last revised November 2, 2020;
- Plan of Survey and Major Subdivision (1 sheet) prepared by Taylor Wiseman and Taylor dated July 2020, last revised August 17, 2020;
- Architect Plans (17 sheets) prepared by Barton Partners dated November 6, 2020;
- One (1) CD containing electronic copies of all submission documents;

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

1. Project Description

The subject 21.1 acre properties (including the unimproved right-of-way of Harnley Road) are within a GH7D (Generational Housing 7 District) and together contain 59 feet of frontage along the south side of Tennent Road (County Route 3) approximately 1,210 feet northeast of the Regal Drive intersection. The property includes a portion of unimproved Harnley Road right-of-way traversing the site from Tennent Road to the Henry Hudson Trail bordering the site to the east



Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 2

which also contains a JCP&L right-of-way and transmission towers. Currently, the property is vacant and wooded with areas of isolated wetlands.

The Applicant is seeking Preliminary and Final Major Subdivision approval to subdivide the existing properties, including the Harnley Road right-of-way to be vacated, into three (3) new lots as follows:

- Proposed Lot 16.01 Block 149 would be 11.2 acres in size and would contain 59 feet of frontage along Tennent Road (County Route 3). The property would be developed with 154 residential apartment units within nine (9) buildings as Phase 1 of the subject development.
- Proposed Lot 16.02 would be 3.7 acres in size with no frontage upon a public right-of-way. The property would remain vacant/undeveloped and provided to the Township as an open space parcel bordering the Henry Hudson Trail.
- Proposed Lot 16.03 would be 6.1 acres in size with no frontage upon a public right-of-way. The property would be developed with 104 residential apartment units within six (6) buildings as Phase 2 of the proposed development. Access would be extended from the Phase 1 development.

The Applicant is also seeking Preliminary and Final Major Site Plan approval to develop the subject properties as outlined above with Final Site Plan approval for Phase 2 to be applied for in the future. More specifically site plan development is proposed as follows:

- Phase 1 (Lot 16.01) would provide 154 residential units within nine (9) buildings consisting of 10 one-bedroom, 95 two-bedroom and 49 three-bedroom apartments. Access is proposed by a boulevard style access drive along the Tennent Road (County Route 3) site frontage and 350 parking spaces, including 39 spaces to be dedicated to Phase 2 of the project, are proposed throughout the site. An approximate 3,000 s.f. clubhouse building and tot lot/recreation area are also proposed.
- Phase 2 (Lot 16.03) would provide 104 residential units within six (6) buildings indicated to consist of eight (8) one-bedroom, 64 two-bedroom and 32 three-bedroom apartments. Access is to be extended from the Phase 1 portion of the development and 172 additional parking spaces are proposed, resulting in a total of 522 parking spaces proposed with the project. An additional tot lot/recreation area is also proposed with this phase.
- Phase 3 (Lot 16.02) would apparently consist solely of the dedication of a 3.7 acre open-space property to the Township.



Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 3

All buildings are to be serviced by municipal water and sanitary sewer systems via connection to existing mains within Tennent Road, as well as additional water connection within Crescent Court west of the site. A wet pond which will ultimately discharge to the existing drainage system in Tennent Road is proposed within the Phase 1 development to handle the increase in stormwater runoff. Landscape and lighting improvements as well as refuse enclosure areas are also proposed.

In general, with this current submission the building layout for the project has been slightly modified, including relocation and expansion of the Clubhouse building. Approximately 450 feet of the Harnley Road entrance roadway from Tennent Road is to be dedicated as a public right-of-way while the remaining interior roadways are to be private roads.

## 2. Surrounding Uses

Properties northeast of the site along Tennent Road are zoned OPT-2 with exception of an R-60 zoned tract with all containing a mix of residential parcels. Properties southwest of the site as well as the Henry Hudson Trail to the east are zoned R-60 and R-10AH containing residential parcels. Properties opposite Tennent Road are zoned C-2 containing residential and residential/agricultural parcels, Morganville Fire Company and Marlboro Little League fields. Properties opposite the Henry Hudson Trail are zoned MFD II and C-2 containing residential parcels and vacant/wooded parcels and the Morganville Independent Fire Company.

## 3. Zoning Compliance

The subject properties are designated within a Generational Housing 7 District per Ordinance 2019-14 dated December 12, 2019. The table below summarizes the bulk measures and zone requirements for a multi-family dwelling within said Zone District per Ordinance Section 220-94.11E(5):

Description	Required	Proposed (Overall Tract)
Minimum Lot Area	2 acres	21.1 acres
Minimum Lot Width	125 feet	59 feet ± (V)
Minimum Lot Depth	125 feet	>125 feet
Maximum Building Height	4-story/50 feet	4-story/<50 feet
Minimum Front Yard Setback	10 feet	>10 feet
Minimum Side Yard Setback	10 feet	25 feet ± (Buildings 1 to tract boundary)



Marlboro Township Planning Board  
 Re: The Place at Marlboro, LLC  
 Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
 Preliminary Major Site Plan (Phase 2)  
 Engineering and Planning - Review #2

November 12, 2020  
 CME File No.: HMRP0148.02  
 Page 4

Minimum Rear Yard Setback	10 feet	10.4 feet ± (Building 2 to Lot 16.02)
Minimum Distance Between Buildings	20 feet	30 feet
Maximum Lot Coverage	80%	39% ± (overall tract) / 66% ± (Lot 16.01)
Minimum Side Setback (accessory)	3 feet	>3 feet (clubhouse)
Minimum Rear Setback (accessory)	5 feet	>5 feet (clubhouse)

(V) – Variance Required

The Applicant has requested the following variances with this application:

- a. **Section 220-35C(4)** – No paved terrace or driveway shall be permitted closer than 5 feet to any side or rear property line; various parking areas are within 5 feet of the common property lines of Proposed Lots 16.01 and 16.03 delineating Phase 1 and 2 of the development.
- b. **Section 220-35D(24)(e)** – The maximum grade for lawns within 5 feet of a building shall be 10% and for lawns more than 5 feet of building 25% (4:1); slope areas of approximately 33% (3:1) are proposed along the sides of all Building A types and greater than 10% appears proposed at the southwest corner of Building 7.
- c. **Section 220-94.4G(6)** – No building shall have an uninterrupted horizontal width of greater than 40 feet without a change in vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided; Buildings B and C provide side facades greater than 40 feet without a required step-back or projection and Building A provides a 40 foot wide end unit with no step-back or projection along the façade sections of said units.
- d. **Section 220-94.11E(5)(b)** – The minimum lot width required for a multi-family dwelling shall be 125 feet; the subject tract provides an approximate 59 foot width along the Tennent Road frontage at the 125 foot front setback line.
- e. **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 which would comply with Residential Site Improvement Standards (RSIS) Section 5:21-4.15.
- f. **Section 220-97C(4)** – Driveways shall have a minimum width of 20 feet for one-way traffic and 25 feet for two-way traffic for all non-single family residences; 24 foot wide interior roadways/drives are proposed which would comply with Residential Site Improvement Standards (RSIS) Section 5:21-4.2(c).



Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 5

- g. **Section 220-100B** – Within a buffer area, no use, activity or sign shall be established except as specified therein; while no hardscape improvements appear proposed within the required 15 foot perimeter landscape buffer, site grading is proposed within said buffer area(s).

The following design waiver has been requested with this application:

- h. **Section 220-165C** – Each lot must front upon an approved public street at least 50 feet in width; Proposed Lots 16.02 and 16.03 would contain no frontage upon a public street.
4. This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1 et. seq. The Applicant has not requested any waivers or de minimus exceptions from the RSIS requirements. An agreement to exceed said requirements should be filed with the DCA for any improvements which exceed the RSIS.
5. The Applicant should be prepared to discuss the following issues with the Board:
- a. Compliance with the Generational Housing District requirements per Section 220-94.4.
  - b. Compliance with affordable housing requirements associated with the units, including the mix of low and moderate income units and bedroom distribution per Section 220-94.11F(1) and (2) respectively.
  - c. Whether the superintendent's unit(s) proposed within Phase 1, per Section 220-94.11F(1), are included within the total number of residential units proposed for the phase and overall tract or in addition to said totals.
  - d. Timing associated with construction of the Phase 2 portion of the development, including any phasing of utility and other improvements.
  - e. The means of vacating the existing Harnley Road right-of-way traversing the site. We note that the proposed site access road is indicated to be named Harnley Road which should be discussed whereby an existing/remaining right-of-way opposite the Henry Hudson Trail is also indicated on the Tax Maps as Harnley Road.
  - f. The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality and recharge. In addition, confirm that all stormwater basins or other facilities shall be managed and maintained by a homeowners association (Section 220-94.4E(5)).
  - g. The design of the wet pond, and its compliance with the Best Management Practices manual. At a minimum, we note that wet ponds must have a minimum inflow drainage area of 20



Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 6

acres. Smaller drainage areas may be permissible if detailed analysis indicates that sufficient base or groundwater flow is available to maintain the permanent pool depth. We note the Applicant is proposing to utilize a well and clay liner to maintain the permanent pool depth, which should be discussed.

- h. The need for any pedestrian connection to the Henry Hudson Trail adjoining the site.
  - i. Whether any driveway extension of the existing driveway on adjoining Lot 15 should be provided to Harnley Road similar to that proposed for adjoining Lot 1.
  - j. Whether any building address signs/plates are proposed throughout the site.
  - k. The need for any improvements along the Tennent Road site frontage. Our office defers comment regarding any improvements within the Tennent Road right-of-way to the Monmouth County Planning Board.
  - l. Whether any buildings will contain basements must be verified.
6. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
  - b. Freehold Soil Conservation District
  - c. NJDEP - Letter of Interpretation (LOI)
  - d. Marlboro Township Environmental Commission
  - e. Marlboro Township Fire Bureau
  - f. Marlboro Township Police Department
  - g. Marlboro Township Water Department
  - h. 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.

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



Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 7

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  
*Planning Board Engineer and Planner*

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

cc: Marlboro Township Engineering Department  
Michael W. Herbert, Esq. - Planning Board Attorney  
The Place at Marlboro, LLC – Applicant  
Taylor Wiseman and Taylor – Applicant's Engineer/Surveyor  
Barton Partners – Applicant's Architect  
Meryl A.G. Gonchar, Esq. – Applicant's Attorney



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

## **MARLBORO TOWNSHIP PLANNING BOARD**

***The Place at Marlboro, LLC  
Preliminary & Final Major Site Plan  
Block 148 Lot 31 and Block 149 Lot 16  
HMRP0148.02  
November 12, 2020***

### **TECHNICAL ENGINEERING REVIEW #2**

#### **A. General**

1. Verify side yard setback indicated as proposed within Zone Data Schedule for Lot 16.01.
2. Verify rear yard setback indicated as proposed within Zone Data Schedule for Lot 16.03.
3. Verify variance required designations for all lots.
4. Indicate building entry patios for Building A as depicted on Building B and C Floor Plans and clarify whether the area between the covered entry porches and the recessed building entrances is covered or open air.

#### **B. Site Grading**

1. Revise/ further review various roadway grades, as they appear to approach 10%.
2. Provide spot grades at all building corners.
3. Revise the Retaining Wall Detail to note material and size of toe/heel drain system that must daylight. Provide on center spacing for each weep hole on the site plans to avoid confusion during construction.
4. Verify grate elevation for Inlet 112 which appears to impede curblin drainage flow.

#### **C. Stormwater Management**

1. Provide a profile for Inlet 900 to Converted MH-900A.
2. Revise all drainage details to indicate 4,500 psi concrete required.
3. Provide any necessary construction details for the proposed wet pond well.
4. Verify invert at MH 117 for the 36" pipe from Inlet 112 between the plans, profile, and stormwater calculations.





Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 9

5. Verify pipe lengths into and out of Inlet 404 as well as invert at same between the plans and the Harney Road profile.
6. Verify invert at Inlet 211 between the plans and Street C profile.
7. Verify grate elevation and invert at MH 214 on plans and profile Inlet 210 to MH 213.
8. Revise the Basin Access Drive Detail to include grass pavers.
9. Provide an Operations & Maintenance Manual for the proposed stormwater system (wet pond, MTDs, two Underground Recharge areas, and pipelines), including Owner contact information, cost and frequency of maintenance, and actual vs design drain time calculations (confirm wet pond can completely drain the WQDS volume above the permanent pool level).
10. Clarify whether wet pond will be protected by easement, deed restriction, ordinance or other legal measure to prevent its neglect, adverse alteration, or removal, as per NJ SWBMP Manual.
11. With regards to the proposed Wet Pond, provide a water budget analysis consisting of the calculated analysis of soil inundation or saturation within 1 foot of the ground surface for consecutive days that represent at least 12.5% of the growing season (approximately 30 consecutive days). Same must consider including but not limited to runoff, flooding, groundwater inflow, evapotranspiration, and groundwater outflow.

**D. Landscaping**

1. Revise the plans to include an upright Juniper, such as Robusta Green, Wichita Blue, Spartan etc. as our office does not recommend providing TO (Eastern Arborvitae) due to heavy deer population in the area.
2. Revise the plans to utilize TD (Bald Cypress) but relocate same to the basin area where it will have sufficient room to mature. We note the Applicant is proposing TD (Bald Cypress) and lists same as an evergreen tree; however, is actually a large deciduous conifer tree.
3. Revise the plans to include a small quantity of PS such as Eastern Red Cedar or American Holly to maintain diversity in lieu of the proposed PS (White Pine).



Marlboro Township Planning Board  
Re: The Place at Marlboro, LLC  
Preliminary and Final Major Subdivision and Site Plan (Phase 1)  
Preliminary Major Site Plan (Phase 2)  
Engineering and Planning - Review #2

November 12, 2020  
CME File No.: HMRP0148.02  
Page 10

**E. Lighting**

1. Revise the plans to clarify the proposed light pole fixture, to prevent confusion during construction. Currently, sheet 21 of 24 indicates a direct burial mounting; however, the note alongside the detail does not reflect a direct burial mount.

**F. Forestry**

1. Revise the plans to provide a woodlands management plan to include a tree inventory, in accordance with Ordinance Section 337-15M, as existing tree information has not been provided for trees 4"-8" DBH.
2. Revise the plans to provide a replacement tree schedule and calculations, in accordance with Ordinance Section 337-19C, inclusive of calculations for trees 4"-8" DBH.
3. Revise the plans accordingly as our office allows for a 20% deduction from surveyed trees when extrapolating the numbers to determine the entire quantity being removed, to account for dead, dying and diseased trees.

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

1. We defer all issues of ADA accessibility compliance to the Township Construction Officials. However, at a minimum, revise the plans to provide spot grades at building and tot lot entrances, to ensure a maximum building entry lip of ½ inch, to ensure a barrier free route, in accordance with ADA requirements.

**H. Traffic**

1. Add road designations to the overall Site Plan and clarify any designations for the interior roadways/driveways west of Harnley Road.
2. Provide centerline road grades and points of vertical intersection (PVI) information should be on each road profiles.
3. Indicate limits of the entrance road pavement section, different from the parking lot section, on the Site Plans.