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May 26, 2021

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

Suzanne Rubinstein
Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: SPG Marlboro LLC "Stone Rise" (P.B. 1214-21)
Preliminary and Final Major Site Plan – Engineering and Planning Review #2
Block 111, Lots 4 and 10 – 13 inclusive
Location: 137 Texas Road
Marlboro Township, Monmouth County, New Jersey 07746
Zone: R-60/Scattered Site Redevelopment Area
CME File No.: HMRP0111.02**

Dear Planning Board Members:

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

- Preliminary and Final Major Site Plan (39 sheets), prepared by InSite Engineering, LLC, dated December 18, 2020, last revised April 30, 2021;
- Stormwater Management Report, prepared by InSite Engineering, LLC, dated December 18, 2020, last revised April 30, 2021;
- Operation and Maintenance Manual, prepared by InSite Engineering, LLC, dated December 18, 2020, last revised April 30, 2021;
- Environmental Impact Report, prepared by InSite Engineering, LLC, dated December 18, 2020;
- Report of Geotechnical Investigation, prepared by Whitestone Associates, Inc., dated September 15, 2020, last revised October 21, 2020;
- Survey of Block 111 Lot 4 (1 sheet), prepared by CPL Partnership, dated August 26, 2019, unrevised;
- Survey of Block 111 Lots 10 & 11 (1 sheet), prepared by CPL Partnership, dated July 14, 2020, last revised January 27, 2020;
- Survey of Block 111 Lots 12 & 13 (1 sheet), prepared by CPL Partnership, dated August 26, 2019, unrevised;
- Lot Consolidation Map (1 sheet), prepared by CPL Partnership, dated September 21, 2020, last revised November 30, 2020;

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CONSULTING AND MUNICIPAL ENGINEERS

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Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)
Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021
CME File No.: HMRP0111.02
Page 2

- Composite Boundary & Topographic Survey (1 sheet), prepared by CPL Partnership, dated September 21, 2020, last revised November 30, 2020;
- Architectural Plans (23 sheets), prepared by CPL Partnership, dated October 29, 2020, last revised April 29, 2021;
- Response Letter, prepared by InSite Engineering, LLC, dated May 3, 2021.

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

1. Property Description

The subject 34-acre property is within an R-60 zone, however, has been designated an area in need of redevelopment, and included with the Scattered Site Redevelopment Plan. The site is located in the northwestern section of Marlboro Township, more specifically located at 137 Texas Road approximately 1,000 feet north of the intersection of Texas Road with Greenwood Road. The site contains approximately 1,387 feet of frontage along Texas Road and is accessible by two dirt/graveled lanes from Texas Road and Greenwood Road. Currently, the property is developed and contains the Baron’s Auto Wrecking Inc. junkyard, former homestead the remains of which are present on site, and surrounding heavy woods. The site slopes to the east ultimately draining into a stream along the eastern property line. There appears to be some NJDEP mapped freshwater wetlands that exist along the northern and eastern sections of the property.

The Applicant is seeking Preliminary and Final Major Site Plan approval to construct a residential complex of twenty-one (21) residential buildings, totaling 280 housing units, of which 58 will be designated as non-age restricted affordable rental units. The project also includes a clubhouse building and associated amenities such as a pool, a play area, and numerous proposed accessible electric vehicle charging station/parking stalls. Access to the subject property is provided via two separate roadways along the Texas Road frontage. Two monument signs for the development are proposed at each Texas Road entrance. A total of 561 parking spaces, 228 of which are garage spaces, are proposed throughout the site to service the development. Three (3) stormwater management basins are proposed to handle the increase in runoff generated from the improvements. All buildings are to be serviced by municipal water and sanitary sewer system via proposed connections to existing mains along Texas Road. Additional improvements include refuse enclosures, landscaping and lighting.

2. Surrounding Uses

Properties west of the subject site are zoned R30/20 and contain residential lots. Properties north, east, and south of the property are zoned R60 and contain residential lots.



Marlboro Township Planning Board
 1979 Township Drive – Marlboro Township

May 26, 2021
 CME File No.: HMRP0111.02

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Page 3

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

3. Zoning Compliance

The subject property is situated within the R60 Zone District. The table below summarizes the zone requirements and bulk measures for the property:

<u>DESCRIPTION:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
Minimum Lot Area	30,000 s.f.	33.5 acres
Minimum Lot Width	100 feet	1,386 feet
Minimum Lot Depth	200 feet	1,000 feet
Minimum Front Yard Setback	50 feet	56.4 feet
Minimum Side Yard Setback	30 feet	31 feet
Minimum Rear Yard Setback	30 feet	31 feet
Minimum Side Yard Setback (Accessory)	10 feet	N/A
Minimum Rear Yard Setback (Accessory)	10 feet	51.1 feet
Maximum Building Height (Accessory)	15 feet	< 15 feet
Maximum Building Height	3 stories / 40 feet	3 stories/ 40 feet
Maximum Lot Coverage Buildings & Structures	25%	11.1%
Maximum Percentage Impervious Lot Cover	40%	29%
Minimum Building Separation		
- Front to Front	60 feet	Complies
- Front to Side	40 feet	Complies
- Front to Rear	60 feet	
- Side to Side	50 feet	



Marlboro Township Planning Board
 1979 Township Drive – Marlboro Township

May 26, 2021
 CME File No.: HMRP0111.02

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Page 4

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

- Side to Rear	40 feet	Complies
- Rear to Rear	40 feet	

The Applicant has not requested any variances with this application, however, the following relief appears necessary:

- a. **Section 220-97B** – Each off-street parking space shall measure not less than 10 feet by 20 feet; whereas the proposed parking spaces are 9 feet by 18 feet. The proposed parking spaces do comply with RSIS which requires a minimum parking space of 9 feet by 18 feet.

The following design waivers have been requested from the Scattered Site Redevelopment Plan with this application:

- a. High quality materials such as stone and brick are encouraged to be used at the ground level of the building on all façades. Stone and stucco are proposed.
- b. No building shall have an uninterrupted horizontal width of greater than 50 feet without a change in the vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided. Projections vary, but minimum of 12” proposed.
- c. All residential units should be accessed through enclosed accessed points that are monitored by a security system and/or management staff. Access points are not monitored.

The following relief from the Scattered Site Redevelopment plan also appears necessary:

- d. Buffering Requirements - Buffering requirements for Sites 1, 2, 3A, 3B, 10, and 11 shall be as follows:
 - i. For tracts greater than 2 acres, a landscaped buffer with a minimum width of 25 feet shall be provided along all tract boundaries. We note that walls near the entrance driveways, stormwater structure A33 and associated conduit outlet protection near Basin A, sidewalk opposite building 16, a concrete walkway near building 17 and a retaining wall near building 19 are located within the required buffer.
- e. Off-street parking shall be set back a minimum of 50 feet from any development tract street frontage; whereas the proposed ADA parking spaces are located less than 50 feet from the front property line.
- f. A maximum of two project identification signs shall be permitted for each development; whereas two development entrance signs and two development map signs, four total, are proposed.



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021

CME File No.: HMRP0111.02

Page 5

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 Scattered Site Redevelopment Plan, dated November 14, 2019, especially regarding land use standards and affordable housing requirements.
 - b. The phasing of the project, including construction of the dwelling units, affordable housing units, clubhouse improvement or associated amenities, utilities, stormwater management system, etc.
 - c. Timing associated with the installation and removal of a construction trailer. The Applicant has noted that a sales trailer will not be required as leasing will be located in the clubhouse. Operation and parking associated with same should be discussed.
 - d. Whether any of the proposed buildings include proposed basements or maintenance rooms.
 - e. Whether the clubhouse would be available for any special events (weddings, birthdays, etc.).
 - f. Whether the pool, pergola, Clubhouse and/or play area will be available for use after dark. Light fixtures are now proposed within this area.
 - g. Compliance with Section 220-96 Commercial or private club swimming pool with regards to the proposed pool at clubhouse.
 - h. Confirmation that the recreational facilities are designed to accommodate users with disabilities, and be constructed in accordance with the Barrier Free Sub-code of the Uniform Construction Code of the State of New Jersey, and all other applicable codes and standards.
 - i. Operations and improvements associated with the electric vehicle parking/charging spaces at the clubhouse, including any restrictions regarding timing/duration parking/charging, or if any specific striping or markings shall be proposed with regards to same.
 - j. The design of the buildings, specifically regarding location of primary entrances, changes in vertical wall, step-backs or projections, use of high quality materials, etc.
 - k. The open corridors through the buildings, and confirmation that all primary entrances to the buildings are from the front façade.
 - l. The nature of proposed signage.
 - m. Whether green building and sustainable site design elements were incorporated to minimize environmental impacts to the confirmed wetlands and buffer areas, and if so, to what extent.



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021

CME File No.: HMRP0111.02

Page 6

- n. The adequacy of buffering along the project perimeter. At a minimum, we note that walkways, walls, and the stormwater structures associated with Basin A appear to encroach within the required 25 foot wide area. Additionally, minimal landscaping has been provided along the frontage of Basin A.
 - o. Anticipated utility services to the site. Per the Redevelopment Plan, the Redeveloper shall be responsible for ensuring that adequate water and sewer system connections are provided, and for the coordination with the appropriate authority to provide such utilities to any site.
 - p. The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality, and recharge. As the proposed stormwater basins will be privately owned, the need for same to be protected by easement, deed restriction, ordinance, or other legal measures that prevent its neglect, adverse alteration, or removal.
 - q. The placement and gates associated with the proposed refuse enclosures should be reviewed. It appears the gates associated with enclosure #2 and #3 protrude into the drive aisles and the gate associated with enclosure #5 blocks a parking stall.
 - r. As the roadways appear to be private, the need for easements along all utility improvements.
 - s. Circulation throughout the project site and whether some of the roadways will be one-way traffic, such as Building #12 and Building #3.
 - t. The need for Title 39 throughout the development.
 - u. Whether the proposed access drive to Basin A should be relocated internal to the site, whereas access is currently proposed directly from Texas Road.
 - v. The nature of improvements along the Texas Road frontage. At a minimum, our office recommends dedication, widening, curb, and sidewalk consistent with Section 220-184D of the Ordinance be provided. Curb and sidewalk are now proposed along the frontage of the improved area but does not extend the full length of the lot.
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. Western Monmouth Utilities Authority



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021

CME File No.: HMRP0111.02

Page 7

- h. Marlboro Township Municipal Utilities Authority
- i. 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.

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/JR;

Enclosure;

cc: Dean Staknys, PE – Assistant Township Engineer
Michael W. Herbert, Esq. – Planning Board Attorney
Mina Attalla – Community Development Department
SPG Marlboro LLC – Applicant
InSite Engineering, LLC – Applicant’s Engineer
Donna M. Jennings, Esq., c/o Wilentz, Goldman & Spitzer, P.A. – Applicant’s Attorney



MARLBORO TOWNSHIP PLANNING BOARD

***SPG Marlboro LLC "Stone Rise" (P.B. 1214-21)
Preliminary & Final Major Site Plan
Block 111, Lots 4 and 10 – 13 inclusive
HMRP0111.02
May 26, 2021***

TECHNICAL ENGINEERING REVIEW #2

A. General

1. The latest plan proposes a second water main within Texas Road that runs parallel to the existing water main. All proposed water improvements shall be approved by the Marlboro Township Water Utility Division.
2. Identify the setback dimension from the proposed ADA parking spaces to the front property line.

B. Stormwater Management

1. As noted in the Operations and Maintenance Manual for the proposed development, the Maintenance Plan and the Drainage Plan shall be recorded upon the deed of record for the property.
2. The bio-retention system with infiltration detail correctly notes that the maximum water quality storm depth shall be 12 inches; however, the water quality storm elevation is 97.4, which is 1.4 feet above the bottom of basin.
3. Revise the Infiltration Basin details as follows:
 - a. Provide a note or graphic on the Basin A and B2 details that the minimum separation between the bottom of the sand layer and the seasonal high water table is 2 feet.
 - b. Revise the Basin A and B2 detail to note a maximum slope of 4:1 in accordance with Section 220-35D(24)(e); whereas a 2:1 slope is noted.
 - c. Revise the infiltration rate on the Basin A detail for SPP-2. The geotechnical report notes a field rate of 2 in/hr with a corresponding design rate of 1 in/hr.
 - d. Revise the Basin B2 detail to indicate the emergency spillway elevation.
 - e. Revise the water quality storm elevation on the Basin A detail and the 2-year storm elevation on both the Basin A detail and the Grading and Drainage Plan to be consistent with the Stormwater Management Report.
 - f. Revise the 2-year and 100-year storm elevations on both the Basin B2 detail and on the Grading and Drainage Plan to be consistent with the Stormwater Management Report.



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021

CME File No.: HMRP0111.02

Page 9

C. Landscaping

1. Our office does not recommend PS (White Pine) in visual buffer areas and internal site locations due to the species' mature habit of losing its lower limbs, as well as heavy needle and sap dropping from the tree. However, this species is a native tree and should be used in appropriate locations, such as in the wetland buffer enhancement area and scattered as an individual or small group planting in open space. The Applicant has reduced some of the proposed PS. Our office recommends providing alternatives for the majority of PS still proposed behind Buildings 14 and 15 as well as next to Building 13.
2. Revise the proposed Wetland Buffer Enhancement Plant schedule, sheet C602, to remove the previously proposed schedule, as there are now two (2) schedules provided on this sheet. Also, our office recommends reducing some of the proposed BN (River Birch) to provide an Oak species within the planting schedule, as this is an important species to support native wildlife.
3. It appears a grouping of shrubs should be shifted to the landscape bed at the corner of Building 21. Currently, the shrubs are depicted within the road.
4. Revise the 'Landscape Notes', sheet C600, Note A4 to indicate all substitutions to be approved by the Township Engineer, prior to installation. Also, indicate rigid, plastic, open mesh trunk protection to be provided within Section B Materials, of the notes. Also, ensure the notes on Sheet C101 indicate same.

D. Woodlands Management

1. Revise the tree replacement 'Summary', sheet C201, to include all proposed deciduous and evergreen trees on the plans except for the required street trees along Texas Road (1 tree/50' frontage), in accordance with Section 337-19C. It does not appear all proposed landscaped trees were included in the summary. The monetary contribution to the Tree Fund should also be noted for the remaining deficit.

E. Lighting

1. The Applicant has now indicated the site has an average of 1.5 and 1.6 footcandles throughout.

F. Signs

1. The sign details located within the Architectural Plans shall be revised to indicate the method of illumination.



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)
Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021
CME File No.: HMRP0111.02
Page 10

G. Environmental

1. Provide soil sampling and reports to this office for further review in accordance with Section 220-159.01.
2. The Response Action Outcome (RAO) shall be provided when completed by the LSRP.
3. Once received, copies of the NJDEP issued Transition Area Waiver and outstanding Freshwater Wetlands Letter of Interpretation should be submitted to this office for our files.

H. Traffic

1. The Applicant has stated that testimony will be provided as to how trip distribution was determined as same is not stated within the report.
2. Verify direction and tube count volumes utilized, as currently the Applicant is using existing tube counts along Texas Road located between Tylers Lane and Wooleytown Road which includes two large residential communities between the location of the counts and the project site, which could significantly alter same. The Applicant has stated that testimony will be provided for same.
3. Provide traffic analysis for the intersections directly north and south of the project site (Texas Road at Greenwood Road, and Texas Road at Wilson Avenue) including review of the existing conditions/delays of the intersections. The Applicant has stated that testimony will be provided for same.
4. Revise the plans to include R4-7 signage on both sides of the ingress/egress islands.
5. Revise the plans so that the yellow lines extend from the ingress/egress islands to the first intersection for both driveways.
6. Revise the plans to extend sidewalk along the sides of buildings to provide access to the parking area to allow for easier pedestrian access throughout the site, as currently the accessible pedestrian route to get from Building #2 to Building #11 requires the pedestrian to go around the central buildings instead of between them. Sidewalk was extended along the side of Building #8 but not Building #6. The proposed accessible route has not changed.



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

Re: SPG Marlboro LLC “Stone Rise” (P.B. 1214-21)

Preliminary and Final Major Site Plan – Engineering and Planning Review #2

May 26, 2021

CME File No.: HMRP0111.02

Page 11

7. Sight triangles should be included on the Landscape Plan with a note stating that shrubbery within the sight triangles should be lower than 3’ and lowest branches for trees within sight triangles should be above 8’.
8. Provide a profile of Texas Road and confirm whether the vertical sight distance for same is acceptable, as currently there appears to be a significant crest vertical curve along the site frontage. Vertical sight distance triangles should be provided for the two driveways that are being lowered (Lot 10 and Lot 103).
9. Typically parking spaces are reserved for guests or staff around the clubhouse. Signage should be provided if same is proposed as well as depicted in the details.
10. The proposed mailbox is a 12 tenant box. There are two (2) proposed mailboxes for Building 1 and Building 2 which has a total of 29 units while only 24 mailboxes are available. Same should be revised throughout the site. Additionally, the local post master should be contacted to ensure the mailboxes are placed in accessible areas for the postmen.