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March 20, 2020

Marlboro Township Zoning Board of Adjustment
1979 Township Drive
Marlboro, NJ 07746

Re: Tennent Road Wash & Lube, LLC (ZB# 18-6670)
Preliminary and Final Site Plan – Engineering and Planning Review #1
Block 122, Lot 33
Location: 6 Tennent Road
Zone: C2 (Neighborhood Commercial District)
CME File No.: HMRZ0122.08

Dear Board Members:

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

- Preliminary and Final Site Plan (13 sheets) prepared by Cranmer Engineering, P.A., dated February 6, 2020, unrevised;
- Architectural Plan (2 sheets) prepared by Sonnenfeld and Trocchia Architects, P.A., dated January 13, 2020, unrevised;
- Topographic Survey (1 sheet) prepared by Cranmer Engineering, P.A., dated August 22, 2018, unrevised;
- Stormwater Management Report (98 sheets) prepared by Cranmer Engineering, P.A., dated February 21, 2020, unrevised; and
- A development application.

In accordance with your authorization, our office has reviewed the Preliminary and Final Site Plan application package for the above-referenced site and offer the following comments:

1. Project Description

The subject 38,084 s.f. property is within a C-2 Zone District and contains 150 feet of frontage along the northerly side of Tennent Road (County Route 3) approximately 305 feet west of the New Jersey State Highway Route 79 intersection. Currently, the property is vacant and predominately wooded.

The Applicant was granted Use Variance approval on August 13, 2019, to construct a car wash and oil/lubrication service building on the site, subject to the following conditions:



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- a. **Condition #1** – The development of the site shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Board with this application which are to be revised based on the Board’s determination as follows.
- b. **Condition #2** – Except where specifically modified by the terms of this Resolution, the Applicant shall comply with all recommendations contained in the reports of the Board’s professionals.
- c. **Condition #3** – Old oil shall not be stored in drums at any time on the subject Property.
- d. **Condition #4** – The Applicant shall construct 3-4 foot high retaining walls to surround the stormwater management facilities.
- e. **Condition #5** – The Applicant shall provide express exterior car wash and oil change services only.
- f. **Condition #6** – Automobile detailing, waxing and interior cleaning shall not be permitted.
- g. **Condition #7** – Automobile repair and body work services shall not be permitted.
- h. **Condition #8** – The Applicant shall provide sixteen (16) parking spaces on the subject Property.
- i. **Condition #9** – The Applicant shall apply for preliminary and final site plan approval.
- j. **Condition #10** – Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
- k. **Condition #11** – Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Marlboro, County of Monmouth, State of New Jersey or any other jurisdiction.

Currently, the Applicant is seeking Preliminary and Final Site Plan approval to construct a 1-story conjoined 4,335 s.f. commercial car wash tunnel and four vehicle bay lube center. Access to the lot from Tennent Road is provided via independent one-way entrance lane and exit lane with stop sign and bar, separated by a mountable curb island. Associated improvements include a two-lane, one-way asphalt access loop through the building, sixteen parking stalls, two connected surface detention basins and stormwater management system, utilities, signage, landscaping and lighting improvements. It should be noted that six of the overall parking stalls are against the east site of the lube center bays for clean-out/vacuuming purposes.

2. Surrounding Uses



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Properties surrounding the subject site, are similarly zoned C2 Neighborhood Commercial District and contain a mix of residential and commercial parcels. Properties opposite Route 79 are zoned R-30/20 containing residential parcels and properties southwest of the site, further opposite Tennent Road and Church Lane, are zoned MFD II and contain the Camelot West residential sub development and other residential parcels.

3. Zoning Compliance

The subject property is situated within a C2 Zone Neighborhood Commercial District. The table below summarizes the zone requirements and bulk measures for the property:

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	3 Acres	1 Acre/44,100 s.f. (EC)
Minimum Lot Frontage	300 feet	150 feet (EC)
Minimum Lot Width	300 feet	135 feet ± (EC)
Minimum Lot Depth	200 feet	253 feet ±
Minimum Front Yard Setback	75 feet	124.6 feet
Minimum Side Yard Setback	50 feet	19.7 feet (V)
Minimum Rear Yard Setback	50 feet	59.8 feet
Minimum Side Yard Setback (Accessory)	40 feet	N/A
Minimum Rear Yard Setback (Accessory)	40 feet	N/A
Maximum Building Height	35 feet	14.6 feet (roof) 17.6 feet (parapet)
Maximum Building Height (Accessory)	15 feet	N/A



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DESCRIPTION	REQUIRED	PROPOSED
Maximum % of Lot Coverage (Buildings)	30%	12.5% ± (including vacuum canopy)
Maximum % of Lot Coverage (Impervious)	60%	59.3% ±
Floor Area Ratio	0.30	0.12 ±

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

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

- a. **Section 220-85C (Table I)** – The minimum required lot area is 3 acres; approximately 1 acre (44,100 s.f.) is provided.
- b. **Section 220-85C (Table I)** – The minimum required lot frontage is 300 feet; 150 feet is provided.
- c. **Section 220-85C (Table I)** – The minimum required lot width is 300 feet; approximately 135 feet is provided.

The Applicant must demonstrate that the following deviations from the Zone District regulations would be subsidiary to the granting of the Use Variance and therefore subsumed within said Use Variance, if approved.

- d. **Section 220-35C (4)** – No paved terrace or driveway shall be permitted closer than 5 feet to any side or rear property line; paved parking areas are proposed at 1.8 feet from the easterly side property line as well as 4.0 feet from the rear property line and the onsite by-pass driveway is proposed at 3.0 feet from the westerly side property line.
- e. **Section 220-85C (Table 1)** – The minimum side yard setback required for a principal building shall be 50 feet; 21 feet is proposed to the car wash/service building from the westerly side property line.
- f. **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.
- g. **Section 200-97C(4)** – Driveways shall have a minimum width of 20 feet for one-way traffic for all non-single family residential uses; separate 13.5 foot wide entry and exit lanes are proposed for the site access drive and an 18 foot wide one-way drive is



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proposed along the rear of the building as well as a 14 foot wide one-way bypass drive proposed along the west side of the building. We note also that two (2) one-way circulation lanes each having a 12 foot width are also proposed within the driveway along the east side of the building.

- h. **Section 220-99D(10)** – Each office, commercial or industry located in a commercial or industrial zone, having a street frontage of at least 200 feet and a minimum lot size of 1 acre, may erect one (1) freestanding sign; the property provides an existing site frontage of 150 feet and a lot size of 38,084 s.f. and has provided a freestanding site identification sign with an area of 60 square feet and fifteen (15) feet tall. It should be noted that a car wash menu board sign is also proposed.
- i. **Section 220-150D** – A waiver from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of Subsections [F](#) and [G](#) may be obtained for the enlargement of an existing public roadway, or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 - i. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 - ii. The applicant demonstrates through an alternatives analysis, that through the use of nonstructural and structural stormwater management strategies and measures, the option selected complies with the requirements of Subsections [F](#) and [G](#) to the maximum extent practicable;
 - iii. The applicant demonstrates that, in order to meet the requirements of Subsections [F](#) and [G](#), existing structures currently in use, such as homes and buildings, would need to be condemned; and
 - iv. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under Subsection [D\(3\)](#) above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Subsections [F](#) and [G](#) that were not achievable on site.

In addition to the above, the board having jurisdiction over an application requiring a stormwater management plan shall have the jurisdiction to grant a waiver from strict compliance with the performance requirements of Sections [220-147](#) through [220-158](#) or the stormwater management plan. The waiver may be granted where an applicant has demonstrated the inability or impracticality of strict compliance with Sections [220-147](#) through [220-158](#) and/or the stormwater management plan upon the following conditions. The applicant must demonstrate one of the following:



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- v. An inability to apply any of the best management practices and methodologies as defined and approved herein and in the stormwater management plan, due to an extraordinary and exceptional situation uniquely affecting the subject property or structures thereon, resulting in a peculiar and exceptional practical difficulty or undue hardship; or
- vi. That the purposes of Sections [220-147](#) through [220-158](#) and stormwater management plan can be advanced by a deviation from the best management practices and methodologies as defined and approved herein and in the stormwater management plan, where the benefits of such deviation substantially outweigh any detriment.
- vii. In requesting a waiver as to any application, the applicant may submit as reasons for the waiver the site conditions of the proposed project, including soils types; thin soil cover; low permeability soils, and/or shallow depths to groundwater (high groundwater levels), unique conditions which would create an unsafe design, or conditions which would provide a detrimental impact to public health, welfare, or safety.
- viii. The waiver cannot be granted due to conditions created by the applicant. If the applicant can comply with the requirements of Section [220-147](#) through [220-158](#) and stormwater management plan through reducing the size of a project, the hardship is self-imposed, and therefore the Board lacks jurisdiction to grant any waiver under this section.
- ix. The applicant must propose a suitable mitigation method through the submission of a mitigation plan which will conform as closely as possible to the design and performance standards of Sections [220-147](#) through [220-158](#), through structural or nonstructural stormwater management measures, governing stormwater quality, quantity, and groundwater recharge. Approval of a waiver or exemption from any one of the three stormwater design standard criteria which include groundwater recharge, water quality, and water quantity provides no guarantee that, if requested, an exemption or waiver will be granted for either or both of the remaining criteria.
- x. Supporting evidence for an exemption or waiver shall be prepared in the form of a stormwater management report which will be signed and sealed by a New Jersey licensed professional engineer. The report shall include at a minimum:
- xi. Detailed hydrologic and hydraulic calculations identifying the sizing criteria for each BMP and the stormwater collection system based upon the anticipated peak flow and/or volume.



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- xii. A map of the planned project showing existing conditions with drainage boundaries and land features, including delineated wetlands, proposed improvements, including all BMPs, grading, utilities, impervious features, and landscaping.
 - xiii. Construction details for each BMP with appropriate contact information.
 - j. **Section 220-169H(1)** – Circulation aisles of a minimum 25 feet width are required along 90 degree parking spaces; a minimum aisle width of 18 feet is proposed along the rear parking area and widening to 24 feet wide along the vacuum area parking spaces.
4. Based upon 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 review fees: \$100.00 plus the sum of: \$2.00 per 1,000 s.f. of affected lot area x 38,084 s.f.) + \$25.00 per 1,000 s.f. of new gross floor area x 4,335 s.f. + \$10.00 per new or additional parking space x 16 spaces	\$461.00
Final application fee	\$100.00
Final approval review fees (1/2 preliminary)	\$230.50
Variances: Hardship or Bulk Variance; Commercial uses	\$500.00
Environmental impact statement (EIS)	\$400.00
Subtotal Nonrefundable Application Fees:	\$1,741.50

b. **Professional Services Escrow Fees:**

Preliminary site plans	\$7,500.00
Final site plans	\$3,750.00
Bulk variances (Commercial)	\$1,500.00



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Subtotal Professional Services Escrow Fees: \$12,750.00

We recommend the Township collect \$1,741.50 in nonrefundable application fees and \$12,750.00 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.

5. The Applicant should be prepared to discuss the following issue with the Board:
 - a. Compliance with the conditions of the Use Variance approval.
 - b. Overall operations of the proposed use and site, including but not limited to: hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; landscaping, buffering/screening and overall site aesthetics; etc.
 - c. The need for Architect Plans of the proposed vacuum area canopy.
 - d. The ability to construct the retaining wall and associated grading near the refuse enclosure without disturbing the adjoining property.
 - e. The nature of the proposed signage, both freestanding and façade type.
 - f. The nature of proposed stormwater management for the site, and its compliance with NJDEP requirements.
 - g. Whether the proposed plant materials within the right-of-way can remain within this area or if they must be revised to shift proposed trees inside the property lines.
 - h. Whether proposed buffer screening will be provided for the existing residential properties across Tennent Road.
 - i. Compliance with Ordinance Section 220-37, Performance Standards, regarding but not limited to: noise; glare; pollutants; refuse management, including mandatory recyclables; solid/liquid waste; flammable and/or hazardous materials etc. must be reviewed with the Board.
 - j. Confirmation that no parts and/or dismantled vehicles be stored outdoor onsite and that any repair of vehicles be performed within the building.
 - k. The need for any improvements (curb, sidewalk, widening, right-of-way dedication, etc.) along the Tennent Road (County Route 3) site frontage. Our office defers all comment



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regarding any improvements within the Tennent Road right-of-way to the Monmouth County Planning Board.

- I. Any approvals/permits required by outside agencies. The Applicant shall address the board regarding the status of all outside agency approvals and copies of all said 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 and the granting of the various submission waivers indicated above.

Our office has prepared the attached Technical Engineering Review #1. The items contained therein should be addressed by the Applicant's professionals.

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 regarding the above matter, please do not hesitate to call.

Very truly yours,

Laura Neumann

Laura J. Neumann, PE, PP
Zoning Board of Adjustment Engineer and Planner

LJN/BM;

Enclosure(s);

cc: Dean Staknys, PE – Assistant Township Engineer
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Tennent Road Wash & Lube, LLC – Applicant
Marc D. Policastro, Esq. – Applicant's Attorney
Cranmer Engineering, P.A. – Applicant's Engineer and Surveyor
Sonnenfeld and Trocchia Architects, P.A. – Applicant's Architect