

# USE VARIANCE AND SITE PLAN FOR MARLBORO MALL BLOCK 351, LOTS 2 & 3 TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY

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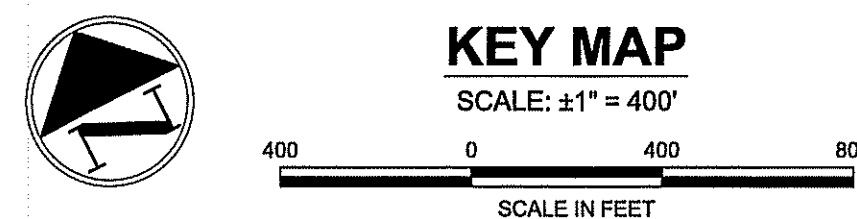
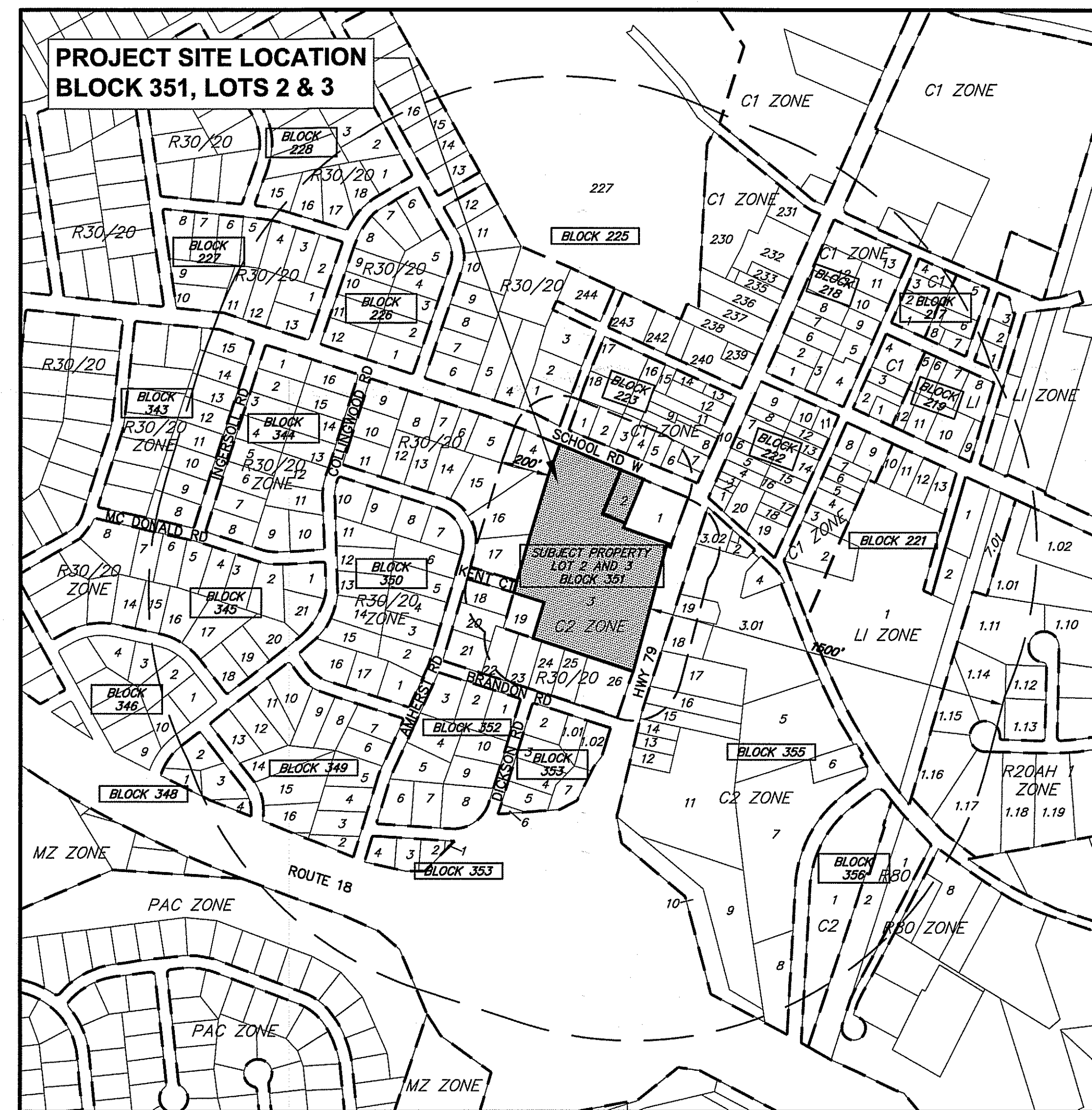
### LIST OF PROPERTY OWNERS WITHIN 200' OF PROJECT SITE

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 351 LOTS 2 AND 3, LIST HAS BEEN PREPARED BY RENEE FROTTON, CTA - TAX ASSESSOR OF THE TOWNSHIP OF MARLBORO TAX ASSESSOR'S OFFICE DATED 01-22-2018

BLOCK LOT	PROPERTY OWNER	PROPERTY LOCATION
223 05	Marlboro Fire Co, Inc. PO Box 65 Marlboro, New Jersey 07746	3 North Main Street
223 01	Michael and Kathleen Robbani 14 School Road West Marlboro, New Jersey 07746	14 School Road West
223 02	Aldon Properties, LLC 12 School Road West Marlboro, New Jersey 07746	12 School Road West
225 01	Thomas and Linda MC Culston PO Box 1362 Marlboro, New Jersey 07746	School Road West
355 18	Friendship Realty Co, LLC PO Box 811 Howell, New Jersey 07731	7 South Main Street
355 19	Horvey V. Jr. & Consilia I. Holland 3 Buckey Road Marlboro, New Jersey 07746	5 South Main Street
355 3.01	Sunrise Marlboro Assisted Living 7802 Westpark Drive Molten, Virginia 22102	3 South Main Street
355 16	East Point Partners, LLC 18 Brandon Road Middletown, New Jersey 07748	11 South Main Street
355 17	Century Vision Association, LLC 45 Bushey Road Marlboro, New Jersey 07746	9 South Main Street
355 15	Eastpoint of Marlboro Associates 103 Condemned Commons Howell, New Jersey 07731	15 South Main Street
355 14	Eastpoint of Marlboro Associates 103 Condemned Commons Howell, New Jersey 07731	15 South Main Street
355 01	Mahr Tara, LLC 40 Cooper View Drive Freehold, New Jersey 07728	Route 79
223 08	C. A. L. Real Estate, LLC 84 Vandenberg Road Marlboro, New Jersey 07746	9 North Main Street
223 7X	Marlboro Fire Co, Inc. PO Box 65 Marlboro, New Jersey 07746	5 Main Street
223 06	Marlboro Fire Co, Inc. PO Box 65 Marlboro, New Jersey 07746	School Road West
223 04	Marlboro Fire Company, Inc. PO Box 65 Marlboro, New Jersey 07746	School Road West
223 03	Ralibole Investment Group, LLC 146 New Brickfield Avenue Hopewell, New Jersey 08584	10 School Road West
351 15	Jon A. and Marjorie Leeds 9 Amherst Road Marlboro, New Jersey 07746	9 Amherst Road
351 05	Nita and Bajana Liala 61 Owlert Drive Jackson, New Jersey 08527	21-23 School Road West
351 04	Olivia Lomanto 17 School Road West Marlboro, New Jersey 07746	17 School Road West
351 17	Carol Dellovalle 15 Amherst Road Marlboro, New Jersey 07746	15 Amherst Road
351 18	Javier Gargallo 11 Amherst Road Marlboro, New Jersey 07746	11 Amherst Road
351 28	Brody, Kevin & TSZ Yan Tong & JTWROS 2 Brandon Road Marlboro, New Jersey 07746	2 Brandon Road
351 22	Colin A. and Thelma U. Harry 10 Brandon Road Marlboro, New Jersey 07746	10 Brandon Road
351 20	Louis J. and Barbara E. Morrone 17 Amherst Road Marlboro, New Jersey 07746	17 Amherst Road
351 21	Paul and Angela Conestro 19 Amherst Road Marlboro, New Jersey 07746	19 Amherst Road
351 18	Daniel and Toni Marchese 5 Kent Court Marlboro, New Jersey 07746	2 Kent Court
351 19	Gordona Corner Water Co 27 Vandenberg Road Marlboro, New Jersey 07746	Kent Court
351 23	Steven Ross 8 Brandon Road Marlboro, New Jersey 07746	8 Brandon Road
351 24	Betty Duffy 8 Brandon Road Marlboro, New Jersey 07746	6 Brandon Road
351 25	Sergio and Victoria Murolo 4 Brandon Road Marlboro, New Jersey 07746	4 Brandon Road
351 01	Two Main Realty Co 201 West Passaic Street #101 Rochelle Park, New Jersey 07862	2 South Main Street

### UTILITY CONTACT LIST

WMJA 103 Pension Road Englishtown, New Jersey 07728 Attention: Kathy Leatherman
Marlboro Township Water Utility 1979 Township Drive Marlboro, New Jersey 07746
Gordon Corner Water Utility 27 Vandenberg Road Marlboro, New Jersey 07746
NJ Natural Gas Company 1415 Wycott Road Wall, New Jersey 07719 Attention: Frank Graf
Cablevision of Monmouth 40 Pine Street Tinton Falls, New Jersey 07753
Verizon New Jersey, Inc. 789 Weygale Road Neptune, New Jersey 07753
Jersey Central Power and Light Company 331 Newnam Springs Road, Suite 325-BLDG 3 Red Bank, New Jersey 07701 Attention: Joy Boelick
State of NJ Department of Transportation 100 Daniels Way Freehold, New Jersey 07728



APPROVED AS A USE VARIANCE AND SITE PLAN BY THE MARLBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT ON \_\_\_\_\_

ATTEST:	
CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

No.	Date	Revision	Revised By	Checked By



*Brian R. Decina*  
**BRIAN R. DECINA, PE**  
PROFESSIONAL ENGINEER, LIC. NO. 045149

A-28

COVER SHEET FOR USE VARIANCE AND SITE PLAN FOR MARLBORO MALL BLOCK 351, LOTS 2 & 3 TAX MAP SHEET NO. 98			
MARLBORO TOWNSHIP MONMOUTH COUNTY, NEW JERSEY			
DATE: 11-18-2019	DESIGNED BY: KDW	SCALE: AS SHOWN	PROJECT NUMBER: 13119.003
DRAWN BY: KDW	CHECKED BY: BRD	FIELD BOOK:	SHEET: 1 of 4

### GENERAL NOTES:

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 351, LOTS 2 & 3 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF MARLBORO TOWNSHIP, SHEET NO. 98 AND IS SITUATED IN THE "C2" (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT. THE SUBJECT PROPERTY CONTAINS A TOTAL OF ±364,855 SF, ±8.376 ACRES AS INDICATED ON THE SURVEY FOUND IN NOTE 4.1.
- OWNER:** Northeastern Development Inc.  
c/o Peter Passarella  
PO Box 773  
Farmingdale, NJ 07727
- APPLICANT:** Northeastern Development Inc.  
c/o Peter Passarella  
PO Box 773  
Farmingdale, NJ 07727
- EXISTING USE:** COMMERCIAL RETAIL SHOPPING CENTER
- PROPOSED USE:** NO CHANGE
- BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
  - TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "SURVEY OF LOTS 2 & 3, BLOCK 351 SITUATED IN MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELO ASSOCIATES, DATED DECEMBER 11, 2017.
  - THE HORIZONTAL AND VERTICAL DATUM REFERENCED ON THIS SURVEY IS BASED ON GPS OBSERVATIONS AND IS RELATIVE TO NAD 83 ADJUSTMENT.
  - UNDERGROUND UTILITY INFORMATION IN THE AREA OF DISTURBANCE ARE SHOWN BASED ON ABOVE GROUND OBSERVATIONS AT TIME OF SURVEY.
  - ARCHITECTURAL INFORMATION OBTAINED FROM PLANS ENTITLED "NEW CAR WASH BUILDING FOR MARLBORO MALL" PREPARED BY PEREZ + RADOSTI ASSOCIATES, P.C., DATED OCTOBER 10, 2019.
- THE APPLICANT IS PROPOSING A CAR WASH OPERATION IN THE FUTURE BUILDING PAD LOCATION THAT WAS IDENTIFIED AND APPROVED BY THE TOWNSHIP OF MARLBORO PLANNING BOARD ON OCTOBER 3, 2018 RESOLUTION NO. PB177-18. THIS APPLICATION IS A BIFURCATED APPLICATION FOR APPROVAL OF THE PROPOSED USE.
- BULK ZONE REQUIREMENTS**  
(TOWNSHIP OF MARLBORO ZONE BULK SCHEDULE)

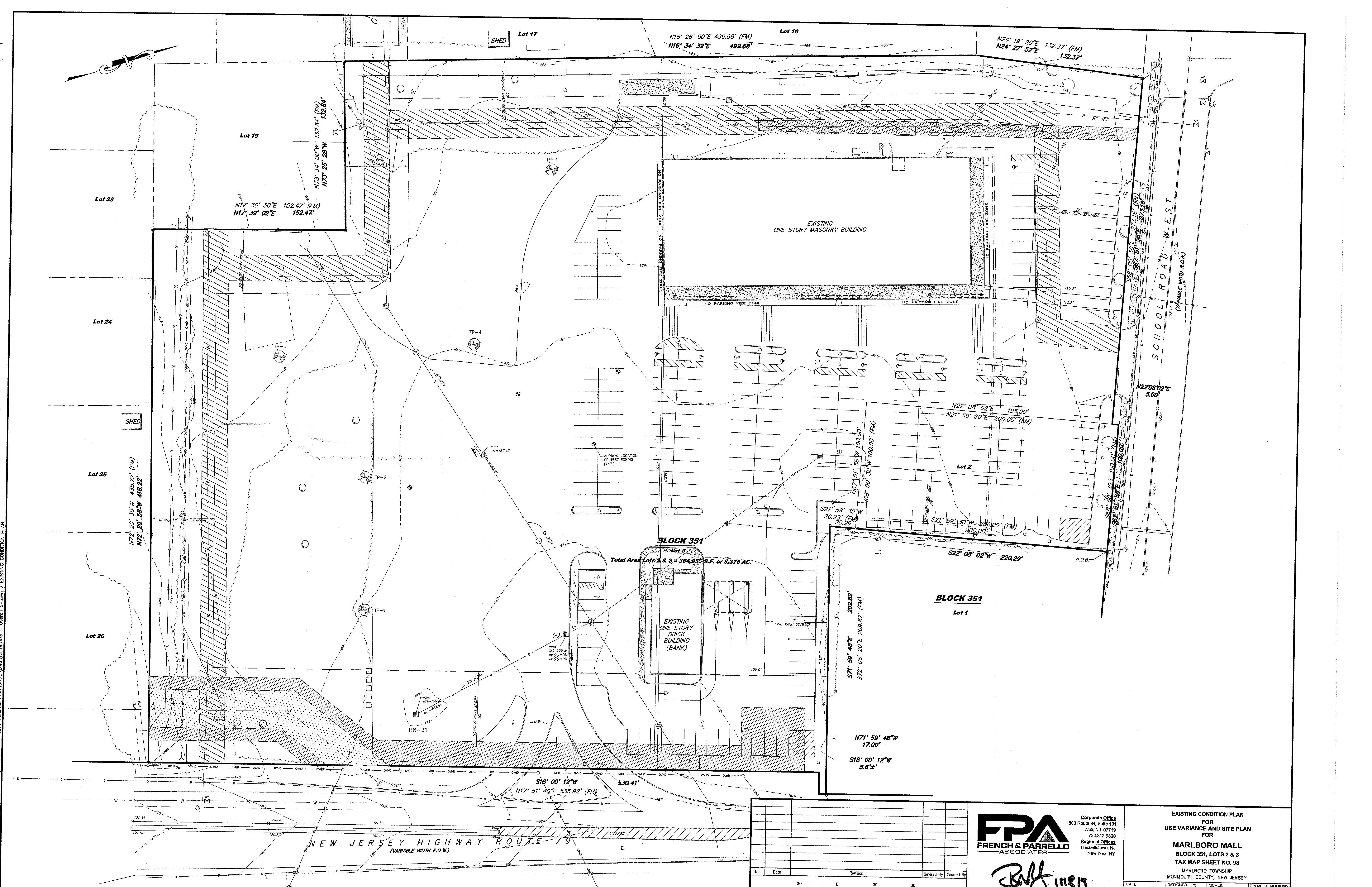
### ZONING DATA TABLE

PERMITTED ZONING - C2 ZONE (NEIGHBORHOOD COMMERCIAL ZONE)			
"C2" (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT			
	REQUIREMENT	RECENTLY APPROVED	PROPOSED CAR WASH
MIN. LOT AREA	3 AC	8.376 AC ±	NO CHANGE
MIN. LOT FRONTAGE	300 FT	536.01 FT ± (RT. 79) 373.16 FT ± (SCHOOL RD WEST) 50.00 FT ± (KENT COURT)*	NO CHANGE
MIN. LOT WIDTH	300 FT	536.5 FT ± (RT. 79) 381.2 FT ± (SCHOOL RD WEST) 50.0 FT ± (KENT COURT)*	NO CHANGE
MIN. LOT DEPTH	200 FT	575.5 FT ± (RT. 79) 770.4 FT ± (SCHOOL RD WEST) 575.5 FT ± (KENT COURT)	NO CHANGE
MIN. FRONT YARD (PRINCIPAL/ACCESSORY)	75 FT	NO CHANGE TO BANK NO CHANGE RETAIL TO SCHOOL ROAD WEST 365.3 FT ± CANOPY/357.7 ± (RETAIL BLDG TO RT. 79)	78.0' (CAR WASH TO RT.79)
MIN. EACH SIDE YARD (PRINCIPAL)	50 FT	NO CHANGE	155.5'
MIN. REAR YARD (PRINCIPAL)	50 FT	NO CHANGE	428.0'±
MAX. BUILDING HEIGHT	35 FT (PRINCIPAL) 15 FT (ACCESSORY)	28'-11" ± (RETAIL MALL) 22'-10" ± (DAYCARE) < 35'± (FUTURE PAD) SEE ARCH. PLANS	34' - 0"± (CAR WASH) SEE ARCH. PLANS
MAX. BUILDING COVERAGE	30%	16.12% ±	15.89% ±
MAX. OF IMPERVIOUS LOT COVERAGE	60%	71.63% ± **	71.00% ± **
FLOOR AREA RATIO	0.30	0.148 ± TOTAL 0.008 ± (BANK) 0.027 ± (DAYCARE) 0.012 ± (FUTURE PAD)	0.010 ±
RESIDENTIAL ZONE BUFFER	30 FT (80 FT INCL. SETBACK)	NO CHANGE	NO CHANGE
MIN. FRONT YARD PARKING SETBACK	20 FEET	NO CHANGE	NO CHANGE
MAXIMUM TENANT SIZE	15,000 SF	10,000 S.F. (DAYCARE)	NO CHANGE

- \* EXISTING NON CONFORMITY  
\*\* PROPOSED VARIANCE CONDITION
- OFF-STREET PARKING: (ORD. SECT 220-977)  
PROPOSED USE:  
CAR WASH:  
REQUIRED: RESERVOIR CAPACITY EQUAL TO 12 PER LANE, 2 LANES PROPOSED OR 24 VEHICLE RESERVOIR REQUIRED  
PROPOSED: RESERVOIR CAPACITY OF 27  
IN ADDITION, 10 SPACES PROVIDED, INCLUDING 1 HANDICAP, FOR EMPLOYEE PARKING AND VACUUM SERVICES.
  - WHERE APPLICABLE, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO THE PLACEMENT OF ANY PAVEMENT.
  - ALL CONSTRUCTION SHALL CONFORM WITH THE TOWNSHIP OF MARLBORO REQUIREMENTS.
  - TRASH AND RECYCLING DISPOSAL SHALL BE IN ACCORDANCE WITH MARLBORO TOWNSHIP DEPARTMENT OF PUBLIC UTILITIES REQUIREMENTS.
  - ALL SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
  - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION.
  - ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND CABLE TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATION. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS PRIOR TO PERFORMING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES ASSOCIATED WITH THE UTILITIES. ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE AGENCIES GOVERNING THOSE UTILITIES.
  - ANY CONFLICTS ENCOUNTERED WITH EXISTING UTILITIES MUST BE ADDRESSED. COORDINATE RELOCATION WITH RESPECTIVE UTILITY COMPANY.
  - THERE ARE NO PROPOSED PUBLIC STREETS WITHIN THE PROJECT SITE.
  - FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP OF MARLBORO'S FIRE OFFICIAL.
  - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
  - ALL PROPOSED BUILDINGS SHALL HAVE A KNOX BOX RAPID ENTRY SYSTEM INSTALLED. COORDINATE LOCATION WITH MARLBORO TOWNSHIP FIRE OFFICIAL.
  - FULL ACCESS TO LOT 19 MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
  - ANY IMPORTED FILL SHALL MEET THE DEFINITION OF CLEAN FILL PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (NAAC 7-262-1.8).

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No.	Date	Revision	Revised By	Checked By



**FPA**  
**FRENCH & PARRELLO**  
 ASSOCIATES

Corporate Office  
 1800 Route 34, Suite 101  
 Wall, NJ 07719  
 732.312.9800

Regional Offices  
 Hackettstown, NJ  
 New York, NY

*Brian R. Decina*  
**BRIAN R. DECINA, P.E.**  
 PROFESSIONAL ENGINEER, N.J. Lic. No. GE45149

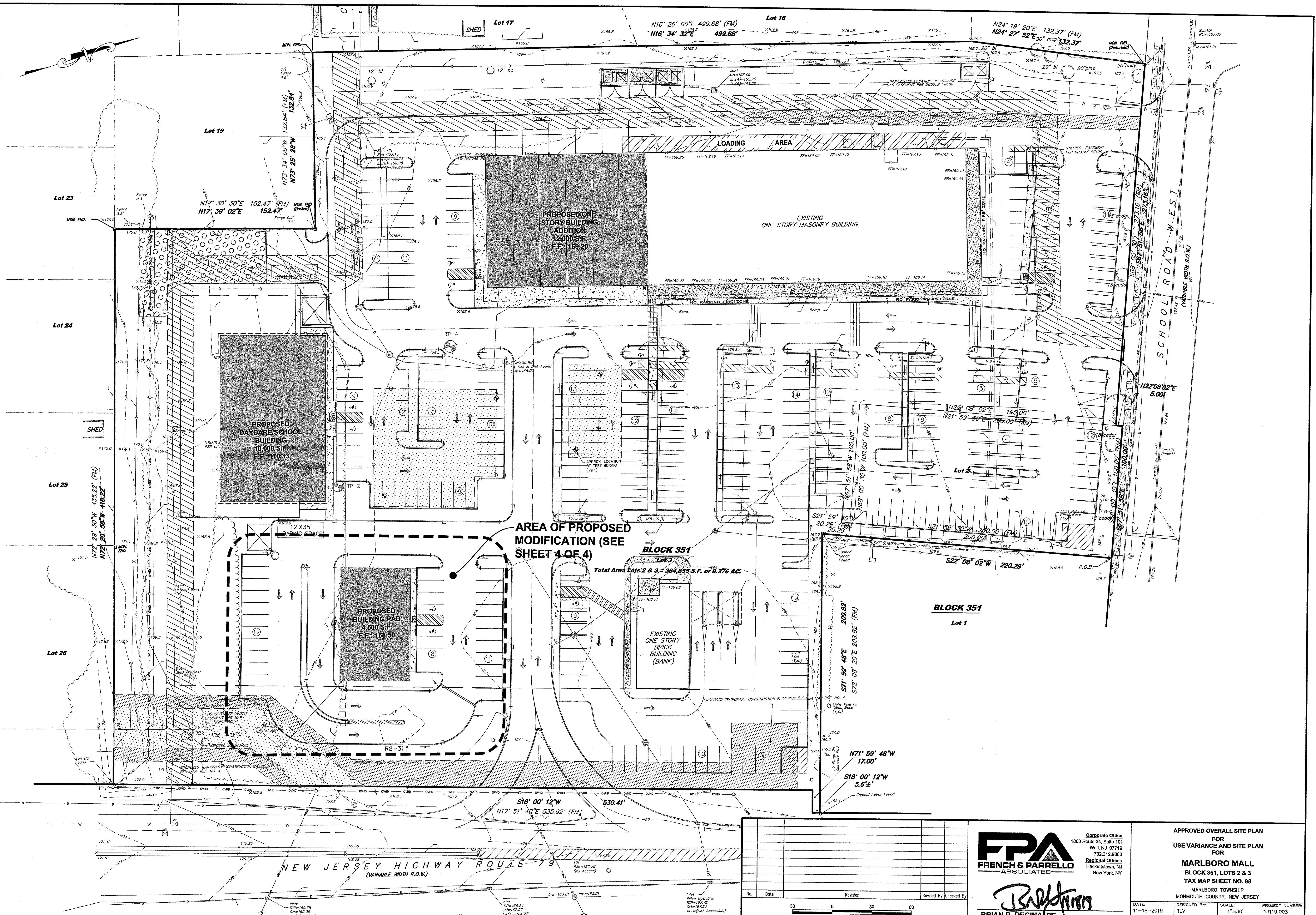
EXISTING CONDITION PLAN  
 FOR  
 USE VARIANCE AND SITE PLAN  
 FOR  
**MARLBORO MALL**  
 BLOCK 351, LOTS 2 & 3  
 TAX MAP SHEET NO. 98  
 MARLBORO TOWNSHIP  
 MONMOUTH COUNTY, NEW JERSEY

DATE: 11-18-2019	DESIGNED BY: TLV	SCALE: 1"=30'	PROJECT NUMBER: 13119.003
DRAWN BY: TLV	CHECKED BY: BRD	FIELD BOOK	SHEET: 2 of 4

MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB1177-18



G:\13K\13100\3119 - Overall SP.dwg 3 APPROVED OVERALL SITE PLAN  
 G:\13K\13100\3119 - Marlboro Mall Expansion\3119.003 Cor. West Variance Plan\CAD\DWG\3119.003 - Overall SP.dwg 3 APPROVED OVERALL SITE PLAN



**AREA OF PROPOSED MODIFICATION (SEE SHEET 4 OF 4)**

**BLOCK 351**  
 Lot 3  
 Total Area Lots 2 & 3 = 364,855 S.F. or 8.376 AC.

**BLOCK 351**  
 Lot 1

No.	Date	Revision	Revised By	Checked By

**FPA**  
**FRENCH & PARRELLO**  
 ASSOCIATES

*Brian R. Decinale*  
**BRIAN R. DECINALE**  
 PROFESSIONAL ENGINEER, N.J.L.C. No. GE45149

Corporate Office  
 1800 Route 34, Suite 101  
 Wall, NJ 07719  
 732-312-9800

Regional Offices  
 Hackettstown, NJ  
 New York, NY

**APPROVED OVERALL SITE PLAN**  
 FOR  
**USE VARIANCE AND SITE PLAN**  
 FOR  
**MARLBORO MALL**  
**BLOCK 351, LOTS 2 & 3**  
**TAX MAP SHEET NO. 98**

MARLBORO TOWNSHIP  
 MONMOUTH COUNTY, NEW JERSEY

DATE: 11-18-2019	DESIGNED BY: TLV	SCALE: 1"=30'	PROJECT NUMBER: 13119.003
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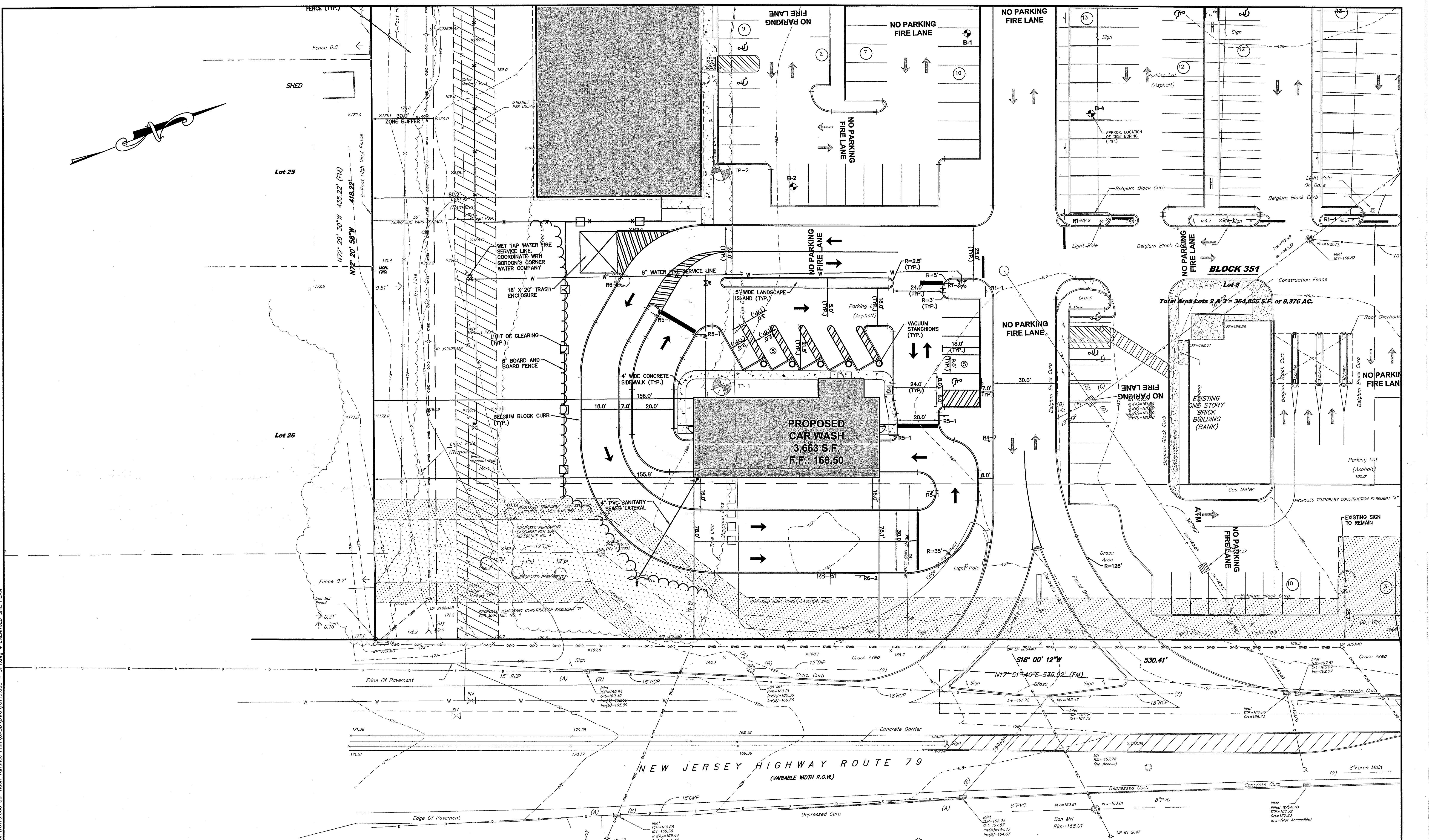
MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB117-18

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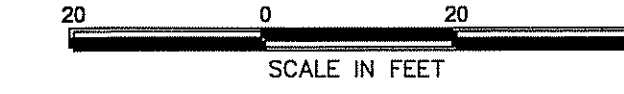


G:\13K\13100\13119 - Memberco Mall Expansion\13119.003 Car Wash Variance Plan\CA00\DWG\13119.003 4 ENLARGED SITE PLAN

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FRENCH & PARRELLO ASSOCIATES

Corporate Office  
1800 Route 34, Suite 101  
Wall, NJ 07719  
732.312.9800

Regional Offices  
Hackettstown, NJ  
New York, NY

*Brian R. Decina*  
**BRIAN R. DECINA, PE**  
PROFESSIONAL ENGINEER, No. 120,645,149

**ENLARGED SITE PLAN FOR USE VARIANCE AND SITE PLAN FOR MARLBORO MALL BLOCK 351, LOTS 2 & 3 TAX MAP SHEET NO. 98**

MARLBORO TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY

DATE: 11-18-2019  
DESIGNED BY: TLV  
DRAWN BY: BRD

SCALE: 1"=20'  
CHECKED BY: BRD  
FIELD BOOK: SHEET: 4 of 4

PROJECT NUMBER: 13119.003

MARLBORO TOWNSHIP PLANNING BOARD RESOLUTION NO. PB1177-18