

August 31, 2020

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, New Jersey 07746

**RE: Northeastern Development, Inc. (ZB19-6697)  
Use Variance – Traffic Review  
Block 351, Lots 2 & 3  
N.J.S.H Route 79 & School Road West  
RVE File No. 1330-Z-033**

Dear Board Members:

**REMINGTON & VERNICK ENGINEERS** has reviewed the documentation submitted regarding Traffic Engineering for the site improvements to facilitate the construction of a 3,663 SF drive thru cars wash with five (5) parking spaces and five (5) self-serve vacuum stations. The following documentation was reviewed by this office for the above-referenced application:

1. Plan Set (4 sheets) entitled *Use Variance and Site Plan for Marlboro Mall*, dated November 18, 2019; revised March 3, 2020, prepared by French & Parrello Associates.
2. *Traffic Impact Analysis* dated November 19, 2019 prepared by McDonough & Rea Associates, Inc.

We recommend the following items be incorporated into a revised submission as applicable:

**A. Traffic Impact**

1. The applicant submitted a *Traffic Impact Analysis* in support of this project. We concur with the conclusions that the additional trips associated with the proposed car wash when compared to the previously approved 4,500 SF retail building is expected to have negligible impact on the surrounding roadways and intersections.
2. The applicant's traffic engineer should provide testimony regarding adequacy of the onsite storage for vehicles entering the car wash.

**B. Site Plan**

1. The applicant should provide testimony regarding the type and size of the delivery vehicles. The plans should be revised to indicate the vehicle path

through the site to ensure the delivery, trash and emergency vehicles can properly circulate the site without conflict and encroaching into parking spaces.

2. The plans should be revised to provide a bypass lane so any patron that desires to leave the site while waiting to enter the car wash can do so without proceeding through the facility.
3. The plans should indicate that all traffic control signs must have “retroreflective sheeting” in accordance with the *Manual on Uniform Traffic Control Devices for Streets and Highways, MUTCD*, and mounted on break-away posts.
4. The applicant and owner are reminded that site safety is their responsibility. The plans note on Sheet 3 that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)”.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



Michael Angelastro, Ph.D., PE, PTOE

MA/jlm

cc: Brian R. Decina, PE – Applicant’s Site Plan Engineer  
John Rea, PE – Applicant’s Traffic Engineer  
Kenneth Pape, Esq – Applicant’s Attorney