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November 23, 2020

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

Re: Shalom Torah Centers (ZB20-6716)
Bulk Variance – Engineering and Planning Review #1
Block 172 Lot 39
Location: 70 Amboy Road
Zone: IOR (Industrial-Office-Research))
CME File No.: HMRZ0172.18

Dear Board Members:

Our office received the following information in support of the above-referenced application for Bulk Variance approval:

- Site Plan (1 sheet) prepared by Crest Engineering Associates, Inc. dated;
- A development application.

In accordance with your authorization, our office has reviewed the Bulk Variance application package for the above-referenced site and offer the following comments:

1. Project Description

The subject 10.21 acre property is within an IOR Zone District and contains 770 feet of frontage along the north side of Amboy Road approximately 230 feet west of the Tennent Road intersection. Currently, the property contains a private school use with associated parking areas and having access by a full-movement driveway along the Tennent Road site frontage.

The Applicant is seeking Bulk Variance approval to construct a 6 foot high security gate within the access drive to be setback 20 feet from the Amboy Road right-of-way line.

2. Surrounding Uses

Properties surrounding the subject site north of Amboy Road are similarly zoned IOR and contain a business/office park and other commercial/light industrial uses. Property opposite Amboy Road is zoned MZ and contains NJ State Highway Route 18 and associated right-of-way.



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3. Zoning Compliance

The subject property is situated within an IOR Zone District. The following variance appears necessary with this application:

- a. **Section 220-95A** – Fences shall be open fences not to exceed 3 feet in height when located in a front yard area; the proposed entry security gate is to be 6 feet in height.
4. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Bulk Variance (Commercial)	\$500.00
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Subtotal Nonrefundable Application Fees:	\$500.00
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b. **Professional Services Escrow Fees:**

Bulk variances (Commercial)	\$1,500.00
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Subtotal Professional Services Escrow Fees:	\$1,500.00
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We recommend the Township collect \$500.00 in nonrefundable application fees and \$1,500.00 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. The approval history of the tract, and compliance with any prior resolutions of approval.
 - b. Operations of the proposed security gate, including emergency vehicle access.
 - c. The need for any detail of the proposed gate.
 - d. Whether the light pole indicated with the gate location is an existing or proposed fixture, and if proposed, compliance with Ordinance Section 220-164.



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Based upon the minor nature of the information requested, we recommend that this application is 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 various submission waivers indicated above.

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

LJN/PG

cc: Dean Staknys, PE – Assistant Township Engineer
Ronald Cucchiaro, Esq. – Zoning Board Attorney
Shalom Torah Centers – Applicant
Crest Engineering Associates, Inc. – Applicant's Engineer