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April 9, 2021

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

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

**Re: Tennent Road Wash and Lube, LLC (ZB# 18-6670)
Amended 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 Amended Preliminary and Final Site Plan approval:

- Preliminary and Final Site Plan (13 sheets) prepared by Cranmer Engineering, P.A., dated February 16, 2021;
- Architectural Plan (2 sheets) prepared by Sonnenfeld and Trocchia Architects, P.A., dated February 12, 2020, unrevised;
- Environmental Impact Statement prepared by Cranmer Engineering dated February 16, 2021;
- Stormwater Management Report (274 sheets) prepared by Cranmer Engineering, P.A., dated February 16, 2021, unrevised;

In accordance with your authorization, our office has reviewed the Amended 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. (1.0124 ac) property is within a C2 Zone District and contains 150 feet of frontage along the northerly side Tennent Road (County Route 3), approximately 305 feet southwest of the New Jersey State Highway Route 79 intersection. Currently, the site is vacant and predominantly wooded.

The Applicant was granted Use Variance approval per Resolution dated September 10, 2019, as well as Preliminary and Final Site Plan approval per Resolution dated August 11, 2020 to construct a car was and oil/lubrication service building on the site.

Currently, the Applicant is seeking Amended Preliminary and Final Site Plan approval to eliminate the lube use. As a result, the building area, which will accommodate the car wash tunnel, will be reduced from 4,335 s.f. to 3,320 s.f., and the site layout has been updated accordingly. Access



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will remain from Tennent Road via, however, the mountable curb island has been removed. Associated improvements include a two-lane, one-way asphalt access loop through the building, 13 vacuum/parking stalls, two (2) employee parking stalls, two (2) connected surface detention basins and stormwater management system, utilities, signage, landscaping and lighting improvements.

2. Surrounding Uses

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 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	0.8 Acre/38,083 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	94.2 feet ±
Minimum Side Yard Setback	50 feet	33.7 feet (V)
Minimum Rear Yard Setback	50 feet	48.9 feet (V)
Minimum Side Yard Setback (Accessory)	40 feet	N/A
Minimum Rear Yard Setback (Accessory)	40 feet	N/A



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DESCRIPTION	REQUIRED	PROPOSED
Maximum Building Height	35 feet	14.6 feet (roof) 17.6 feet (parapet)
Maximum Building Height (Accessory)	15 feet	N/A
Maximum % of Lot Coverage (Buildings)	30%	11.4% ±
Maximum % of Lot Coverage (Impervious)	60%	59.9% ±
Floor Area Ratio	0.30	0.12 ±

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

The following relief was part of the September 10, 2019 Resolution granting Use Variance approval, as well as the August 11, 2020 Resolution granting Preliminary and Final Site Plan. The Applicant should provide testimony demonstrating that the deviations from the Zone District requirements remain subsumed within said Use Variance.

- a. **Section 220-85C (Table I)** – The minimum required lot area is 3 acres; the existing lot is 0.8 acres in size.
- b. **Section 220-85C (Table I)** – The minimum required lot frontage is 300 feet; the existing lot frontage is 150 feet.
- c. **Section 220-85C (Table I)** – The minimum required lot width is 300 feet; the existing lot width is approximately 135 feet.
- 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 feet from the rear property line and the onsite by-pass driveway is proposed at 4.0 feet from the westerly side property line. We note that the 1.8 foot parking area setback has been revised to no longer be applicable. **We note that with the revised design has eliminated the need for said relief.**
- e. **Section 220-85C (Table 1)** – The minimum side yard setback required for a principal building shall be 50 feet; 21 feet was approved to the car wash/service building from the westerly side property line, however, **said setback has been increased to 35 feet with this current submittal.**



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- 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 for the **employee spaces only**.
- 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 were approved at the site access drive, however this has been revised. **Currently, 11 foot wide aisles are proposed at the car wash queue, as well as a 15 foot wide bypass lane.**
- h. **Section 220-169H(1)** – A 25 foot wide circulation aisle is required along 90 degree parking spaces; an 18 foot wide aisle was approved, however **this has been increased to 24 feet.**
- i. **Section 220-97E(3)** – All parking areas for 10 or more vehicles shall be landscaped with hedges and shade trees as specified by the Board; landscaping was approved along the easterly end of the 10 vehicle parking area. **This relief appears to be eliminated with the updated design.**
- j. **Section 220—97F(11)** – For a car wash, parking is required as 12 per reservoir lane; eighteen (18) parking spaces were approved, however, **with this amended application thirteen (13) vacuum/parking spaces and two (2) employee spaces are proposed.**
- k. **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 0.8 acres and was approved with three (3) signs. **The Applicant is now proposing six (6) signs, one freestanding site identification sign with an area of 60 square feet and 15 feet tall, two (2) car wash menu board signs with an area of 30 square feet each, and three (3) façade signs, two of which have areas of 30 square feet, and the other is 130 square feet in size.**
- l. **Section 220-169B(2)** – A minimum of 5% of any parking area over 5,000 s.f. shall be landscaped; whereby the 16 parking spaces and associated circulation aisles, exclusive of remaining driveway areas, appears to be approximately 5,795 s.f. with no interior landscape areas. **It appears that this has been eliminated with the updated design.**
- m. **Section 220-169H(1)** – Sixty degree angled parking required a perpendicular length of 22 feet and an angled length of 20 feet; 16 feet and approximately 18 feet respectively are proposed for the vacuum station spaces. **It appears that this has been eliminated with the updated design.**



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4. Based upon our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Plan Revisions (1/2 original fee of \$1,890.00) \$945.00

Subtotal Nonrefundable Application Fees: \$945.00

b. **Professional Services Escrow Fees:**

Preliminary site plans \$7,500.00

Final site plans \$3,750.00

Subtotal Professional Services Escrow Fees: \$11,250.00

We recommend the Township collect \$945.00 in nonrefundable application fees and \$11,250.00 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 conditions of the September 10, 2019 Use Variance approval, as well as the August 11, 2020 resolution granting Preliminary and Final Site Plan approval.
- b. The nature of changes associated with the application, as well as the 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 and recyclables; landscaping, buffering/screening and overall site aesthetics; etc.
- a. 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.
- b. The ability to construct the retaining walls and associated grading along the westerly side and rear property lines without disturbing the adjoining property. Confirm compliance with applicable Ordinance Section for retaining walls and grading along property lines.



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- c. The proposed lighting levels within the parking lot, as it appears an average of 1.9 footcandles is proposed. In addition, there appears to be light spillage over 0.30 footcandles occurs over the property lines.
- d. The nature of all proposed signage; freestanding menu board and façade type.
- e. The nature of all proposed stormwater management for the site, and its compliance with NJDEP requirements. In addition, confirm the changes to the drainage discharge onto adjoining Lot 31.
- f. Confirmation that no parts and/or dismantled vehicles be stored outdoor onsite and that any repair of vehicles be performed within the building.
- g. The need for any improvements (sidewalk, widening, right-of-way dedication, etc.) along the Tennent Road (County Route 3) site frontage. Our office defers to the applicable governing authority for said roadway(s).
- h. 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 within the Marlboro Township Land Use Ordinance and the Municipal Land Use Law.

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.



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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/JAR/MDG;
Enclosures;

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



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MARLBORO TOWNSHIP ZONING BOARD

Tennent Road Wash & Lube, LLC Amended Preliminary and Final Major Site Plan April 9, 2021

TECHNICAL ENGINEERING REVIEW #1

A. General

1. While our office defers to the Water Department, our office has concerns regarding the proposed water connection size, and the need for a meter pit.

B. Site Grading

1. Provide proposed retaining wall design report and certification in accordance with Ordinance Section 220-35D(24)(h) prior to construction.
2. Provide spot grades of the grate for the underground recharge system to ensure positive flow.

C. Stormwater Management

1. Clarify whether ground water was or was not encountered during soil investigations, as the submitted soil report provides conflicting statements. Provide at grade elevation for each soil log for comparison with SHWT.
2. Clarify whether access paths or depressed curb will be provided to perform maintenance on the surface basins.
3. Clarify whether the proposed Flexstorm inlet filter system with replaceable geotextile bag is typical or practical considering future maintenance, and the outdated Device Testing Report for same (2009). Confirm this is currently an accepted NJDEP system.
4. The Seasonal High Water Table and bottom of basin elevations must be labeled on basin details.
5. Provide a site specific Operations & Maintenance Manual for the proposed stormwater management system (i.e. each basin's maintenance, stormwater structure maintenance, etc.). Same shall include owner name, owner phone number, and costs associated to maintaining the system.



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6. Provide confirmation that the outlet structure trash rack is designed to withstand a perpendicular live loading of 300 lbs/sf.
7. Provide construction detail for the proposed water quality swale in accordance with BMP Manual Chapter 9.12.

D. Landscaping

1. The Applicant has proposed shade trees and shrubs within the right-of-way. It does not appear street trees can be provided within the property due to the proposed basins. This should be discussed with the Board. If the trees are to remain as proposed, our office recommends providing an Oak species to match the neighboring property.
2. Revise the 'Planting Schedule', sheet 7 of 13, to indicate a minimum size of eighteen (18) inches in spread for proposed AJ (Arcadia Juniper), to enhance site aesthetics. Also, indicate proposed CC (Redbud) to be a single stem tree, due to the placement of this species on the site and the potential to have low, wide spreading branches too close to circulation drives. Additionally, indicate a specific cultivar for proposed AR (Red Maple).
3. Our office recommends providing an alternative to proposed RR (Knock-out Rose), due to the deer population. Also, our office recommends an alternative to proposed PL (Cherry Laurel) along Lot 34 and the proposed swale. Bayberry or Sweet Pepperbush might establish and thrive better near a swale than PL. This will also provide more diversity for the site.
4. Our office recommends providing a narrower columnar evergreen in lieu of proposed TP (Western Arborvitae) within the internal area of the site, due to this species becoming too large. The Applicant might consider Wichita Blue Juniper, Spartan Juniper, Skyrocket Juniper, etc. Also, our office recommends providing ornamental grasses in the divider island between the car wash entrance drive and the exit from the car wash building, to reduce lawn maintenance in this small area.
5. Revise the landscape bed along the building to expand the size of it to include the proposed shade tree, wrap around the corner of the building fronting Tennent Road as well as reduce the straight lines of the bed, to enhance site aesthetics. Additional plant materials should be provided, to include ornamental grasses, as well as greater quantities of a species before switching to another species.
6. It does not appear the one (1) proposed PP (Colorado Spruce) is graphically depicted on the plans. This should be revised.
7. It appears proposed CC (Redbud) are in close proximity to the proposed basin fence. Our office recommends shifting the location further from the fence and/or spreading the trees further down the entrance road. Also, the row of shrubs along the east property line appear to



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have the room to provide a more natural staggered row, rather than squeezing them in a spatially limited planting bed.

8. The Applicant has graphically depicted proposed AJ (Arcadia Juniper) as a large shrub; however, this is a ground cover type plant material. The plans should be revised to provide appropriate graphics, spacing and use of this species.
9. Revise the plans to provide additional plant material at the base of the site identification sign, to enhance site aesthetics. Currently, only a ground cover is proposed.
10. Revise the plans to depict mulch bed limits on the plans, to prevent confusion during construction.
11. Revise the plans to indicate the proposed disposition for all open areas, to prevent confusion during construction. Currently, some areas are labeled but do not appear accurate, such as lawn in a sand bottom basin or lawn in the drive aisles.
12. Remove grading lines, existing woodlines and trees to be removed, and other extraneous information from the 'Landscaping Plan, sheet 7 of 13, to prevent confusion during construction. Also, provide a north arrow on this sheet.

E. Lighting

1. Revise the plans to provide all light fixtures with a light temperature of 4000 Kelvins. Currently, it appears the wall mounted fixture is proposed at 5000 Kelvins; however, our office does not find the higher light temperatures acceptable, due to the unnatural bluish light they provide.
2. Revise the plans to provide the manufacturer's catalog cut and ordering information for the proposed light pole. Also, indicate a concrete strength of 4,500 psi for the pole foot details, sheet 8 of 13.

F. Woodland Management

1. The Applicant has indicated tree replacement calculations on the plans. However, the three (3) proposed street trees are exempt from the replacement deduction quantity as they are required by ordinance. It appears thirty (30) proposed trees may be deducted from the ninety-eight (98) required trees, leaving a deficit of sixty-eight (68) trees.
2. Revise the plans to specifically note the final payment the Applicant will contribute to the Township Tree Fund, to prevent confusion at time of construction.
3. Revise the 'General Landscape Notes', sheet 7 of 13, to provide a note that tree protection fencing will be installed where necessary, to protect neighboring trees.



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G. ADA (Americans with Disabilities Act)

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office recommends the plans graphically depict the current preferred standards which outline all access aisles to be five (5) feet wide with standard stalls eight (8) feet wide and van accessible stalls eleven (11) feet wide. Provide handicap parking stall marking detail.

H. Environmental

1. Under Ordinance Section 220-137D(18) (Plat design standards for subdivisions and site plans), groundwater monitoring needs to be performed over a twelve week period, where the results of the monitoring are to be included in a report to the Township. We recognize, however, that the Applicant's engineer has evaluated a series of soil profile pits to determine the depth to the seasonal high water table and soil permeability. We are recommending, however, that two subsurface assessments (borings or soil profile pits) be assessed for each proposed basin, in order to comply with Appendix E of the NJDEP stormwater BMP manual. With the submission of the additional information, the data will meet the intent of the Ordinance, however, the Applicant should still indicate whether or not a waiver is requested from the Ordinance.
2. The Applicant needs to submit a Site Investigation and Soil Sampling report in accordance with Ordinance Section 220-159.1, as we note that a review of historic aerial photography reveals past agricultural use.
3. A note should be added to the plans that states any imported fill needs to meet the definition of Clean Fill, pursuant to the Technical Requirements for Site Remediation (as found at NJAC 7:26E-1.8).