

A-16

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April 9, 2020

Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B #1203-20)
Preliminary & Final Major Site Plan – Engineering & Planning Review #1
Block 214, Lot 50
Location: 156 Boundary Road
Zone: LI (Light Industrial)
CME File No.: HMRP0214.11**

Dear Planning Board Members:

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

- Preliminary and Final Major Site Plans (12 Sheet) prepared by Redcom Design and Construction, LLC dated November 19, 2019, unrevised.
- Boundary and Topographic Survey (1 sheet) prepared by Maser Consulting, PA dated July 16, 2019, last revised February 24, 2020;
- Truck Turning Plan (1 sheet) prepared by Redcom Design and Construction, LLC dated November 19, 2019, unrevised;
- Architect Plans (3 sheets) prepared by Redcom Design and Construction, LLC dated October 30, 2019, last revised February 26, 2020;
- Stormwater Management Report prepared by Redcom Design and Construction, LLC, dated November 19, 2019, unrevised; and
- Stormwater Facility Operation and Maintenance Manual prepared by Redcom Design and Construction, LLC dated November 19, 2019, unrevised.

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Subdivision and Site Plan approval and offer the following comments:

1. Project Description

The subject 10 acre property is within an LI Zone District and contains 781 feet of frontage along the west side of Boundary Road approximately 1,523 feet north of the Vanderburg Road intersection. Currently, the property contains various concrete pads, including overgrown tennis courts, within a fenced clearing and having perimeter wooded areas. A portion of Big Brook and tributary border the site along the northern and southerly property lines and the site is encumbered by wetlands and a 150 foot riparian buffer associated with



Marlboro Township Planning Board
 1979 Township Drive – Marlboro Township
 Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)
 P&F Major Site Plan – Engineering & Planning Review #1

April 9, 2020
 CME File No.: HMRP0214.11
 Page 2

same. The centerline of Boundary Road serves as the municipal boundary with Colts Neck Township.

The Applicant proposes to construct a 2-story 39,459 s.f. warehouse/manufacturing (19,893 s.f.) and office (19,565 s.f.) building within Phase 1 and a 2-story future building addition of 72,592 s.f. consisting of 53,027 s.f. of warehouse/manufacturing space and 19,565 s.f. of office area within Phase 2. Access is proposed by 2 full-movement drives along the Boundary Road site frontage with parking for 80 vehicles along the front and north sides of the building with five (5) loading spaces also along the north side. The building is to be serviced by an onsite septic disposal system and municipal water via extension of approximately 2,300 feet along Vanderburg Road and Boundary Road while stormwater management is proposed by a surface area basin discharging to the rear of the property and an underground basin discharging to an existing drainage system along Boundary Road. Landscape and lighting improvements, a refuse enclosure, monument type site identification sign, and a building mounted sign are also proposed. An area of right-of-way dedication to the Township along Boundary Road would reduce the property to 9.3 acres.

2. Surrounding Uses

Property south and southwest of the subject site are zoned MZ containing the Marlboro Sports Complex while property north of the site are zoned A/LC containing residential parcels and Big Brook Park. Properties west of the site are zoned SCPR containing residential parcels with an open space area adjoining the subject site. Properties opposite Boundary Road are located within Colts Neck Township containing residential parcels and vacant/wooded parcels.

3. Zoning Compliance

The subject property is situated within an LI Zone District. The table below summarizes the zone requirements and bulk measures for the property:

<u>DESCRIPTION:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
Minimum Lot Area	3 acres	9.3 acres (after dedication)
Minimum Lot Frontage	300 feet	792 feet
Minimum Lot Width	300 feet	777 feet ±
Minimum Lot Depth	300 feet	>300 feet
Minimum Front Setback	80 feet	95 feet



Marlboro Township Planning Board
 1979 Township Drive – Marlboro Township
 Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)
 P&F Major Site Plan – Engineering & Planning Review #1

April 9, 2020
 CME File No.: HMRP0214.11
 Page 3

Minimum Side Setback	70 feet	248 feet (Phase 1)/ 50 feet (Phase 2)
Minimum Rear Setback	80 feet	250 feet
Minimum Side Setback (Accessory)	50 feet	N/A
Minimum Rear Setback (Accessory)	60 feet	N/A
Maximum Building Height (Principal/Accessory)	50/30 feet	40 feet ±
Maximum Lot Coverage Buildings & Structures	35%	7.3% (Phase 1) 15.4% (total)
Maximum Percentage Impervious Lot Cover	60%	19.4% ± (Phase 1) 27.6% ± (total)
Floor Area Ratio (F.A.R.)	0.35	0.10 (Phase 1) 0.18 (total)

The Applicant has not requested any variances with this application; however, the following relief appears necessary:

- a. **Section 220-90E(1)** – Front yards may be used for parking provided that no such parking shall be closer than 80 feet to the street line; parking is proposed with a 20 foot setback from the dedicated right-of-way line.
- b. **Section 220-97B** – Parking spaces shall measure not less than 10 feet by 20 feet; 9 foot by 20 foot spaces are proposed.
- c. **Section 220-97E(4)** - All parking areas for 20 or more vehicles shall contain grassed or landscaped island areas of at least six feet in width separating rows of parking spaces in accordance with the provisions of § 220-169H. Such island areas shall be spread throughout the parking area in accordance with a site plan approved by the Planning Board and shall occupy a minimum of 10% of the area formed by the outer perimeter of the paved parking area. The island areas shall contain a minimum of one shade tree for each 10 parking spaces in the parking area and shall be landscaped in accordance with a landscaping plan approved by the Planning Board.
- d. **Section 220-97F(11)** – Parking required for the proposed uses would be one (1) space per 800 s.f. (manufacturing) and one (1) space per 5,000 s.f. (warehouse) resulting in 99 spaces required within Phase 1 and 134 spaces required in total; 80 parking spaces are proposed.
- e. **Section 220-35D(24)e)** – The maximum grade for lawns within 5 feet of a building shall be 10% and for lawns more than 5 feet of a building 25% (4:1); grading along the south side and part of the west side of the Phase 2 future building addition exceed 10% within



Marlboro Township Planning Board
 1979 Township Drive – Marlboro Township
 Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)
 P&F Major Site Plan – Engineering & Planning Review #1

April 9, 2020
 CME File No.: HMRP0214.11
 Page 4

5 feet as well as 25% more than 5 feet whereby 3:1 grade is proposed, including along the roadway frontage and the north side of the truck area drive extension.

The Applicant has not requested any design waivers with this application, however the following relief appears necessary:

- f. **Section 337-23A(2)** – Landscaping shall include foundation plantings around the building; no foundation plantings are proposed along the south and west sides of the building.
 - g. **Section 337-23A(4)** – One (1) shade tree or ornamental tree shall be planted for every five (5) parking spaces whereby 16 trees would be required; ten (10) trees are proposed within the parking areas.
4. The Applicant has not requested any waivers from providing required ordinance and/or checklist submission items, however, the following required submission item should be provided or a waiver requested:
- a. Checklist IV Item L – Uses of all properties within 200 foot radius.
5. Based on our review of the subject application, we estimate the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Application Fee	\$50.00
Preliminary Approval Fee	\$1,912.00
\$100.00 plus the sum of:	
\$2.00 per 1,000 s.f. of affected lot area (142,760 s.f.)	
+ \$10.00 per 1,000 s.f. of new gross floor area (24,116 s.f.)	
+ \$10.00 per new or additional parking space x 80 spaces	
Final Application Fee	\$100.00
Final Approval Fee (50% of Preliminary Approval Fee)	\$956.00
Environmental Impact Review	\$400.00
Bulk Variance	\$500.00
Subtotal Nonrefundable Application Fees:	\$3,918.00

b. **Professional Services Escrow Fees:**

Preliminary Site Plan	\$12,500.00
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Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

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P&F Major Site Plan – Engineering & Planning Review #1

April 9, 2020
CME File No.: HMRP0214.11
Page 5

Final Site Plan	\$6,250.00
Bulk Variance	\$1,500.00
Subtotal Professional Services Escrow Fees:	\$20,250.00

We recommend the Township collect \$3,918.00 in nonrefundable application fees and \$20,250.00 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.

6. The Applicant should be prepared to discuss the following issues with the Board:
 - a. Overall operations of the proposed use and site, including but not limited to: amount and type of material/product to be manufactured and stored on site; hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.
 - b. Anticipated timing associated with the construction of the Phase 2 building addition, and the need for any interim Grading Plan and/or Phase 2 Architect Plans.
 - c. Whether any onsite fueling of vehicles and/or trailers is anticipated.
 - d. The stormwater management of the property and compliance with NJDEP regulation's regarding quantity, quality and recharge. Our office notes that while the overall site complies with runoff reduction requirements, there appears to be a flow increase to Boundary Road (Analysis Point B)
 - e. Whether the use of the proposed surface detention basin as a temporary sediment basin during construction with permanent pool of water, to be de-watered by designed riser pipe, is acceptable or not given the uncharacteristic proposed methods, as noted in Section 1.11 Temporary Sediment Basin Design within the Stormwater Management Report.
 - f. The vertical separation of the seasonal high groundwater table elevation from the bottom of the proposed underground HDPE basin, as currently it appears to be in conflict with the SHGWT and submerged almost 5 feet in same.
 - g. Vehicular maneuverability throughout the site.
 - h. The poor condition of the existing trees located along the road. The Applicant shall coordinate with our office to schedule a site visit with the LTE to determine if some of the currently proposed tree save areas should be removed and replanted. In addition,



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township

April 9, 2020
CME File No.: HMRP0214.11

Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)
P&F Major Site Plan – Engineering & Planning Review #1

Page 6

address the location of the proposed shade trees within the right-of-way of Boundary Road.

- i. The need for any Environmental Impact Study and/or Traffic Report should be reviewed.
 - j. The disturbance within the 300 foot riparian buffer, and compliance with NJDEP requirements, specifically how the project conforms to the Flood Hazard Control Act Rules (FHA) with respect to riparian zone impacts.
 - k. Compliance with Ordinance Section 220-37, Performance Standards, relative to: noise; glare; pollutants; flammable/hazardous materials; solid/liquid waste; refuse management, including mandatory recyclables; etc. must be reviewed with the Board.
 - l. The need for any improvements (curb, sidewalk, widening, etc.) along the Boundary Road site frontage should be discussed.
7. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District
 - c. NJDEP - Letter of Interpretation (LOI)
 - d. Marlboro Township Environmental Commission
 - e. Marlboro Township Fire Bureau
 - f. Marlboro Township Police Department
 - g. Marlboro Township Water Department
 - h. All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency 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.

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



Marlboro Township Planning Board
1979 Township Drive – Marlboro Township
Re: 156 Boundary Road, LLC "SRS Enterprises, Inc." (P.B. #1203-20)
P&F Major Site Plan – Engineering & Planning Review #1

April 9, 2020
CME File No.: HMRP0214.11
Page 7

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 with regard to the above matter, please do not hesitate to call.

Very truly yours,
CME ASSOCIATES

Laura Neumann
Laura J. Neumann, PE, PP
Planning Board Engineer and Planner

LJN/GAC/pg
Enclosure(s)

cc: Marlboro Township Engineering Department
Michael W. Herbert, Esq. - Planning Board Attorney
156 Boundary Road, LLC – Applicant
Redcom Design and Construction, LLC – Applicant's Engineer/Architect
Maser Consulting, PA – Applicant's Surveyor
Salvatore Alfieri, Esq. – Applicant's Attorney

P.B. 120320
156 Boundary Rd LLC

A-17
B. 214
L. 50

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
156 Boundary Road LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
14 Leonardville Road

6 City, state, and ZIP code
Middle town NJ 07748

7 List account number(s) here (optional)

Requester's name and address (optional)
732-706-0004

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

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or

Employer identification number

8	4	-	1	8	9	6	8	2	9
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Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of [Signature]

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

SRS ENTERPRISES, INC.
2711 HARWAY AVENUE
BROOKLYN, NY 11214

BANK OF AMERICA, N.A.
BROOKLYN, NY 11211
01-032/210

38428

1/7/2020

PAY TO THE ORDER OF Marlboro Township \$ **2,500.00

Two Thousand Five Hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Marlboro Township

[Signature]

MEMO

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