

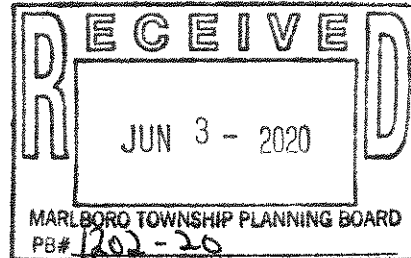
MATRIXNEWORLD

Engineering Progress

June 2, 2020

Via Hand Delivery

Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746



Attn: Chairman & Planning Board Members

**RE: PRELIMINARY AND FINAL MAJOR SITE PLAN
MARLBORO MIXED-USE DEVELOPMENT
BLOCK 213.01, LOT 44
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
MATRIX NO. LD14-305**

Dear Planning Board Members:

This letter has been prepared in support of our responses to the comments as listed on the review letter listed below for the above-referenced project:

- CME Associates Planning Review Letter dated March 13, 2020
- CME Associates Technical Engineering Review #1 dated March 13, 2020
- CME Associates Environmental Review Letter dated March 9, 2020
- Marlboro Township Fire Bureau Review Letter March 5, 2020
- Township of Bureau Traffic and Safety Bureau Review Letter dated February 5, 2020

We are submitting the following information in support of the application:

1. Four (4) copies of the plans entitled "Preliminary and Final Major Site Plan, Marlboro Mixed-Use Development, Township of Marlboro, Monmouth County, New Jersey" prepared by Matrix New World Engineering, last revised June 1, 2020
2. Four (4) copies of the report entitled "Stormwater Management Report, Mixed-Use Development, Block 213.01, Lot 44, Township of Marlboro, Monmouth County, New Jersey" prepared by Matrix New World Engineering, last revised June 1, 2020
3. Four (4) copies of the report entitled "Stormwater Facilities Operations and Maintenance Manual" prepared by Matrix New World Engineering and dated June 1, 2020
4. Four (4) copies of the plan entitled "Wetlands Letter of Interpretation Plan" prepared by Matrix New World Engineering and dated July 18, 2019

In addition to the above enclosures, please review the point-by-point responses below for the above-referenced review letters; *italicized* text indicates review comments and **bold** text indicates our response.

CME ASSOCIATES PLANNING REVIEW LETTER DATED MARCH 13, 2020

3. Zoning Compliance

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

- a. *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 building 25% (4:1)...*

The grading at the indicated locations has been revised to have a maximum grade of 10% within 5 feet of the buildings and for lawns more than 5 feet of building 25% (4:1).

- b. *Section 220-XXC(1) – All development must provide active or passive recreation facilities at a ratio of 50 square feet per dwelling unit.*

The plans have been revised to indicate active and passive recreation areas that comply with the requirement of 50 square feet per dwelling unit.

- c. *Section 220-XXG(6) – No building shall have an uninterrupted horizontal width of greater than 40 feet without a change in vertical plane of the façade...*

The plans have been revised so that no uninterrupted horizontal widths exceed 40 feet. This variance is no longer required.

- d. *Section 220-97B- Each off-street parking space shall measure not less than 10 feet by 20 feet...*

A variance is requested for the parking spaces measuring 9 feet by 18 feet in the commercial section of the site.

- e. *Section 220-97C(4) – Driveways shall have a minimum width of 20 feet for one-way traffic and 25 feet for two-way-traffic for all non-residential single-family uses...*

A variance is requested for the 24-foot-wide two-way traffic driveways in the commercial section, as well as the 12 foot to 15-foot one-way drive-thru lane at Commercial building #1 and the dual 10.75-foot-wide one-way traffic lanes at Commercial building #2.

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

The standards in Sections 220-147 through 158 are “intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain ground water recharge” (Section 220-149.B.). The presumption that the preconstruction condition of the site has good hydrologic conditions for groundwater recharge is rebutted by the actual site conditions which are confirmed by the Applicant’s original geotechnical report and the additional geotechnical testing which demonstrate permeability rates in 17 of the 19 test pits considerably lower than permitted by the NJDEP for the use of infiltration. Based on the existing conditions,

onsite infiltration/recharge would not be appropriate on the site given the existing conditions. Additionally, the pending wetlands permit application before the NJDEP is subject to stormwater management review (based on the same criteria found in Marlboro's Ordinance for calculation of groundwater recharge) and the agency's application of its regulations (not the Township's) should control. If recharge is required by the NJDEP the applicant would address on-site recharge as a condition of the agency's approval. The Applicant's position is that the existing conditions do not provide the opportunity for recharge and therefore there is nothing to mitigate.

Notwithstanding the analysis above, the Applicant responds to CME's review comments 3(f)-(o) in the alternative as follows:

- f. Section 220-150D – A waiver from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater quality requirements of Subsections F and G...*

It is noted that Section 220-150D applies to "enlargement of an existing public roadway, or the construction or enlargement of a public pedestrian access" and doesn't appear to apply to this application. Notwithstanding the above, Matrix offers the following response:

The original geotechnical report (9/4/2019) included 7 test pits in which permeability testing was completed. In all instances the permeability rates were considerably lower than the 1 in/hr tested rate above which the NJDEP allows the use of infiltration. Based upon discussions between CME and Matrix it was decided to perform a total of 11 additional geotechnical test pits and accompanying permeability tests as shown in the enclosed Stormwater Management Report dated June 1, 2020. Of these additional permeability tests, 9 of the tests returned permeability rates far below the 1 in/hr minimum required by the NJDEP (see enclosed Geotechnical Report).

However, two (2) of the test locations did return permeability rates above the 1 in/hr threshold. These results were 2.8 in/hr and 2.4 in/hr. The first of these locations (TP #109) is in the same area as TP #103 and TP #110 which had permeability rates of 0.88 in/hr and 0.13 in/hr respectively, therefore, although TP #109 had a permeability rate above 1 in/hr. Therefore, given the results in these adjacent tests it is our opinion that infiltration/recharge would not be appropriate in the area of the above test pits. The second new test pit (TP #108) is located to the rear of proposed building #18 which is located on the high side of the site and is therefore not well suited to the placement of a recharge trench or infiltration basin. It is also noted that groundwater in the area of TP #108 is relatively shallow at 4 feet which further limits the feasibility of recharge or infiltration systems in this area.

Based upon the above, the applicant requests a waiver (If deemed applicable by the Board) from the recharge requirements based upon the poor soil permeability as well as shallow groundwater depth.

A point by point response to the conditions noted within Section 220-150D is provided below:

- i. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means.*

The proposed development includes 20 affordable housing units and therefore would be considered in the public good.

- ii. *The applicant demonstrates through an alternative analysis, that through the use of non-structural and structural stormwater management strategies and measures, the ...*

As mentioned at the bottom of page 2 above, the Applicant's position is that the existing conditions do not provide the opportunity for recharge and therefore there is nothing to mitigate. With that being said, if required by the Township, the proposed development is requesting a waiver from the recharge requirements of the stormwater requirements, and as noted in the above response, the reasons for this request are poor soil permeability and generally shallow groundwater. Based upon the results of the geotechnical testing as described in more detail above, recharge cannot be provided on the site. With respect to an alternative analysis, one alternative would require the site's proposed grade to be higher to provide required depth to groundwater in order to allow recharge. This would represent a substantial additional cost and recharge would still not be feasible given the soil permeability. Therefore, in order to allow recharge, we would need to remove existing soil underneath the proposed stormwater management basins down to groundwater (depths of 3-6 feet) and replace with soil with an acceptable permeability rate. This would also represent a significant additional cost to the project, and it is noted that based upon the soil testing data the site has limited to no recharge occurring in existing conditions.

It is worth noting that the project currently has a wetland permit application under review with the NJDEP which is subject to a stormwater management review. It is our opinion that the design is in compliance with the NJDEP regulations and it is requested that we defer to the NJDEP with regard to the need for recharge in proposed conditions. If recharge is requested by the NJDEP, the Applicant would need to address as part of the conditions for the Wetlands permit.

- iii. *The applicant demonstrates that, in order to meet the requirements of Subsections F and G, existing ...*

There are no existing structures located on the site and therefore no existing buildings would need to be demolished or condemned in order to address Subsections F and G.

- iv. *The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation the lands not failing...*

The Applicant makes the representation that they do not own or have any other rights to areas or have the ability to acquire through condemnation any areas within the upstream drainage area of the subject property and therefore cannot address recharge on another property.

In addition to the above, the board having jurisdiction over an application requiring a stormwater management plan shall have the jurisdiction to grant a waiver from strict... The applicant must demonstrate one of following:

- g. **(Section 220-158 A.2.a).** *An inability to apply any of the best management practices and methodologies as defined and approved herein and in the stormwater management plan, due to an extraordinary and exceptional situation uniquely affecting the subject property or...*

As discussed earlier in this response letter the site contains soil which, based upon numerous tests, has poor permeability and in many locations shallow groundwater levels both of which limit the existing ability of the site to recharge runoff and which make it impossible to provide recharge as part of the proposed stormwater management design. It is our opinion that the site conditions represent an extraordinary and exceptional situation which is unique to this site and therefore we have demonstrated we meet this ordinance section and that the waiver request for recharge should be granted.

- h. (Section 220-158 A.2.b). That the purposes of Sections 220-147 through 220-158 and stormwater management plan can be advanced by a deviation from the best management practices and methodologies...*

As discussed in previous responses the site has poor soil permeability and relatively shallow groundwater conditions which limit the ability of the site to provide recharge in both the existing and proposed conditions. Therefore, not providing for recharge in proposed conditions would not represent a detriment when compared to existing conditions.

- i. (Section 220-158 A.3) In requesting the waiver as to any application, the applicant may submit as reasons for the waiver the site conditions of the proposed project, including soil types; thin soil coverage; low permeability rates; and/or shallow depths to groundwater (high groundwater levels)...*

The site has both low permeability rates and shallow groundwater and therefore we meet the above condition.

- j. (Section 220-158 A.4). The waiver cannot be granted due to conditions created by the applicant...*

The request for the waiver is based upon soil conditions and groundwater elevation neither of which are created by the Applicant

- k. (Section 220-158 A.5). The applicant must propose a suitable mitigation method through the submission of a mitigation plan which will conform as closely as possible to the design and performance standards of Sections 220-147 through 220-158...*

As discussed elsewhere within this response letter, the site's existing soil and groundwater conditions are such that we are not able to address the recharge requirements of the stormwater regulations. These same site conditions are not permitting effective recharge to occur in the existing conditions and therefore recharge would not be required in the proposed conditions. Since the mitigation requirement would be related to mitigating for something occurring in existing conditions but not provided for in proposed conditions, it is our opinion that there is nothing to mitigate for and therefore a mitigation plan is not required.

- l. (Section 220-158 A.6). Supporting evidence for an exemption or waiver shall be prepared in the form of a stormwater management report...*

A stormwater report has been submitted and contains the applicable items noted in the review letter as "m.", "n.", and "o."

Based upon the above responses, the project meets the requirements justifying the granting of a waiver from the strict compliance with Sections 220-147 through 220-158.

7. The applicant should be prepared to discuss the following issues with the Board:

- a. *Compliance with the Generational Housing District requirements per Ordinance Section 220-XX, especially regarding the mix of low- and moderate-income affordable dwelling units (220-XXD(3)), income limits and bedroom distribution (220-XXD(4)) and building design standards (220-XXD)...*

Testimony will be provided.

- b. *Whether any phased construction of the improvements is proposed.*

Project phasing will be in accordance with the settlement agreement.

- c. *Timing associated with the installation and removal of the sales and construction trailers and construction of the model units must be reviewed.*

Comment, applicant will provide testimony.

- d. *Operations associated with the electric vehicle parking/charging spaces, including any restrictions regarding time/duration of parking/charging should be reviewed with the Board.*

Will be addressed in testimony.

- e. *Whether any fencing along the sides of private rear yard areas, as well as accessory shed structures, would be permitted.*

Fencing along the sides of private rear yards as well as accessory shed structures are not proposed.

- f. *The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality and recharge must be reviewed...*

Will be addressed in testimony

- g. *The need for any fencing at basins.*

Split-rail fencing is now proposed around all basins.

- h. *The need for a basin access drive to the wet pond.*

The plans have been revised to include a basin access drive to the wet pond.

- i. *The need for any bicycle rack at the 4,000 SF commercial building.*

The plans have been revised to include a bicycle rack at the 4,000 SF commercial building.

- j. *The effect of the proposed development upon the existing grade crossing easement along Stevenson Drive.*

Will be addressed in testimony. The applicant is in conversation with the easement holder to modify the existing easement to permit the site improvements shown within the easement.

- k. *The need for a traffic report, which specifically addresses the following...*

A copy of a traffic report was submitted on 4/28/20.

CME ASSOCIATES TECHNICAL ENGINEERING REVIEW #1 DATED MARCH 13, 2020

A. General

1. *Verify total number of dwelling units indicated as proposed within the Zone Data Schedule.*

The Zone Data Schedule has been revised to indicate a total number of dwelling units of 105.

2. *Verify ratio of recreation facility square footage per dwelling unit indicated as proposed within the Zone Data Schedule.*

The Zone Data Schedule has been revised to indicate the ration of recreation facility square footage which complies with the passive and active recreation requirements.

3. *Verify minimum tract area indicated as proposed for the multi-family/mixed-use tract and commercial tract within the Zone Data Schedule.*

The Zone Data Schedule has been revised to indicate the minimum tract area for the multi-family/mixed-use tract and commercial tract.

B. Grading

1. *Verify spot grade within the driveway for easterly end unit of building.*

The plans have been revised to include the spot grade within the driveways for the easterly end unit of building.

2. *Rim elevation for storm manhole MH-3.3 would appear to impede gutter flow.*

The rim elevation for storm manhole MH-3.3 has been revised to allow gutter flow.

3. *Verify FF elevation (140.75) for the next to end unit within Building 6.*

The FF elevation has been revised.

4. *Verify centerline grade (139.23) and Road C and D intersection and sidewalk grades (139.42) at north side and (139.54) and south side of same intersection.*

The grades indicated have been revised.

5. *Provide driveway grades near curb line for Building 16.*

The plans have been revised to provide driveway grades near the curb line for Building 16.

6. *Verify grate elevation for Inlet 2.1 between rear of Buildings 16 and 16 which provides a slope grade of approximately 0.1% within swales to same.*

The grate elevation for Inlet 2.1 has been revised.

7. *Centerline grade along Road C proposed a 10% grade within 50 feet of the Bucks Lane and intersection whereas maximum grade of 5% is permitted by RSIS.*

The grade at the intersection of Bucks Lane and Road C has been revised to comply with the requirement of a maximum grade of 5% permitted by RSIS.

8. *Verify sidewalk grades (140.13) and (135.71 at the north side of Road B and Stevenson Drive intersection and verify HP spot grade (137.50) near northeast corner of Building 10 to provide runoff to Inlet 11.2.*

The sidewalk grades have been revised to allow for runoff to Inlet 11.2.

9. *Verify curb grade (137.16) and sidewalk grade (137.00) at west side of Road G and Stevenson Drive intersection.*

The curb grade and sidewalk grade at the west side of Road G and Stevenson Drive have been revised.

10. *Verify curb grades (140.35) and (140.17) along north side of Road F opposite the 8,110 SF commercial building.*

The curb grades along the north side of Road F opposite the 8,110 SF commercial building have been revised.

11. *Maximum grade for grassed areas indicated within Grading Note #9 should be 4:1.*

Grading Note #9 has been revised to indicate a maximum slope in grassed areas of 4:1.

12. *Centerline slope grades, high point/low point and vertical curve data as well as centerline by centerline intersection stations and grades should be provided on all road profiles.*

All road profiles have been revised to include centerline slope grades, high point/low point, and vertical curve data, as well as centerline by centerline intersection stations and grades.

13. *Centerline stations should be added along all roads on the Plans.*

The plans have been revised to include centerline stations along all roadways.

C. Stormwater Management

1. *It appears all the Storm filter MTDs are proposed on-line, allowing storm events that are greater than the water quality design storm to be bypassed through the treatment unit...*

The design now includes parallel Storm filter designs in two of the three locations to allow for bypass of any flow greater than the NJ Water Quality Design Storm.

2. *The Storm filter Design Summary provided in Appendix I of the Stormwater Report is unclear. Sizing calculations for all proposed Storm filter MTD devices must be selected based on the peak flow rate of the Water Quality Design Storm...*

The Storm filter Designs have been revised based upon the peak flow rate of the Water Quality Design Storm. Additionally, the calculations of the Water Quality Design Storm have been revised to utilize the SCS unit hydrograph (standard unit hydrograph with rate factor of 484) rather than the previously used Delmarva.

3. *The permanent pool volume of the proposed wet pond should be indicated in the Stormwater Report...*

The permanent pool elevation is 135.00 feet. There were two (2) test pits conducted in the area of the proposed wet pond (TP #4 and TP #5) and the estimated depth to ground water was between 6 and 6.5 feet which equates to elevation 133.30. It is noted that the proposed wet pond is proposed for mainly aesthetic purposes and is not being utilized to meet water quality requirements of the NJDEP. Therefore, it is proposed that as needed the elevation of the permanent pool can be supplemented by the Homeowners Association via a well or from on-site water system.

4. *It states in the Stormwater Report that soil permeability tests were performed throughout the site and the results indicate that the soil permeability on site ranges from 0 to 0.54 inches per hour...*

Additional geotechnical testing was completed and included 11 additional permeability tests of which only 2 resulted in permeability rates above the minimum threshold required per the NJDEP. As discussed in a previous response within this letter, a total of 18 permeability tests were completed, and based upon only 2 locations having acceptable results, a waiver is requested for groundwater recharge on-site based on the poor soil permeability rates as well as shallow depth to groundwater.

5. *Revise page 1 of the Stormwater Management Report under "1.0 Project Description" as the site is actually bounded by Bucks Lane on the South.*

Page 1 of the Stormwater Management Report has been revised to indicate that the site is bounded by Bucks Lane on the South.

6. *Revise the surface stormwater basins to be labeled by number for each of reference.*

The plans as well as the Stormwater Management Report have been revised to indicate a numbered label for each surface stormwater basin.

7. *Revise the underground detention basins to be labeled by number for ease of reference.*

The plans as well as the Stormwater Management Report have been revised to indicate a numbered label for each underground detention basin.

8. *Provide details for the proposed underground detention "Stormtrap" systems.*

Details for the underground detention "Stormtrap" systems are provided in the Construction Details (Sheet 22 of 22).

9. *Provide groundwater mounding analysis.*

The on-site soils are such that no infiltration/recharge is proposed as part of this project, and it is also noted that no basements are proposed, therefore, it is our opinion that a groundwater mounding analysis would not be required.

10. *Provide O&M Manual for proposed wet pond; same shall include comparison of actual vs design approximate drain time for wet pond...*

An O&M manual has been prepared and is enclosed.

11. *Provide water budget consisting of calculated analysis of soil inundation or saturation within 1 foot of the ground surface for consecutive days...*

The wet pond is not proposed to address water quality but has been proposed mainly for aesthetic purposes and does provide some stormwater detention. Since the wet pond is not intended to address water quality, it is proposed to provide either a well or connection to on-site water main to supplement the permanent pool elevation as required.

12. *Provide specifications for fountain/aerator and confirmation that sufficient oxygen level for mosquito control will be achieved.*

A note has been added to the Utility Plan stating that an approved aerator and sizing will be provided by the manufacturer.

13. *Confirm proposed perimeter vegetation are water tolerant native species; we suggest 10-15 foot swaths and installed 6-12 inches below permanent pool level...*

Plantings along the perimeter of the wet pond are water tolerant species.

14. *Verify whether wet pond will be protected by easement, deed restriction, ordinance or other legal measures...*

All stormwater management facilities within the Townhome section will be maintained by the Homeowners Association in accordance with the O&M manual. The stormwater management systems within the affordable housing and commercial sections will be maintained by the site owners in accordance with O&M manuals.

C. Landscaping

1. *Revise the plans to provide one (1) additional shade tree along Route 79, south of the proposed entrance drive.*

Plans have been revised to include one (1) additional shade tree along Route 79, south of proposed entrance drive.

2. *Revise the plans to increase the height of evergreen shrubs to a minimum size of three (3) feet, to block headlight glare for oncoming traffic...*

Plans have been revised to increase the height of the evergreen shrubs to a minimum size of three (3) feet.

3. *Our office has concerns regarding the planting of trees between the proposed townhome driveways, due to the tight spatial constraints...*

The proposed plantings in between driveways have been revised to include small flowering trees and root barrier protection is now proposed.

4. *Revise the plans to indicate building numbers on the plan sheets, to prevent confusion during construction.*

The landscaping plans have been revised to include building numbers.

5. *The Applicant has provided a double row of evergreen trees along the eastern property line. Our office recommends reducing the quantity to provide additional spacing...*

The plans have been revised to reduce the quantity of evergreen trees in the indicated areas.

6. *Revise the plans to provide an alternate for proposed BN (River Birch) located along the roadways...*

The plans have been revised accordingly.

7. *Revise the plans to ensure all proposed FG (American Beech) are provided in open lawn locations as this species has a wide spreading crown...*

The plans have been revised accordingly.

8. *Shift all proposed shade trees back eight (8) feet minimum, where possible, from proposed curbs and driveway...*

The plans have been revised to provide the requested setback where possible.

9. *Revise the plans to provide shrubs for the base of the proposed site identification sign...*

The plans have been revised accordingly.

10. *Provide only one (1) TA (Redmond Linden) located at the corner of proposed Building #11...*

The TA (Redmond Linden) located at the corner of proposed Building #11 has been removed from the plans.

11. *Revise the plans to provide a fifteen (15) foot clearance between proposed street trees and light fixtures.*

Where possible, plans have been revised to provide the requested 15-foot separation.

12. *Revise the plans to provide a call out note that trees located along the wooded areas shall be field located to account for existing trees.*

Plans have been revised to include requested note.

13. *All extraneous information provided on the plans should be in half-tone, such as clean out locations, underground utilities, etc...*

Plans have been revised as requested.

14. *Revise the plans to provide all shrubs to be a minimum height or spread of eighteen (18) inches...*

The plans have been revised to indicate a minimum of 18 inches for the height or spread for the proposed shrubs.

15. *Revise the plans to provide an alternative for proposed TA (Redmond Linden) due to the species susceptibility to insect infestation...*

The plans have been revised to provide an alternate to the previously proposed TA.

16. *Revise the plans to reduce the quantity of trees in the Red Oak Family...*

The plans have been revised accordingly.

17. *Revise the plant schedules to indicate the correct name for proposed LM...*

The plans have been revised accordingly.

18. *It appears street trees have been installed along Stevenson Drive when the residential subdivision was constructed...*

The majority of the existing street trees along Stevenson Drive will remain.

19. *Revise the 'Tree & Shrub Planting & Staking' detail, sheet 12 of 21, to indicate rigid, plastic, open mesh trunk guards...*

The plan has been revised as requested.

D. Lighting

1. *Revise the plans to provide a data summary chart, to indicate the average, minimum and maximum light levels...*

The lighting plan has been revised to include a data summary chart to indicate the average, minimum, and maximum light levels on-site.

2. *It appears the proposed roadway will become Township owner. If so, reduce light levels to an average of 0.40-0.45 foot-candles along residential roadways.*

The lighting plan has been revised to have an average of 0.40-0.45-foot candles along residential roadways.

3. *It appears JCP&L will install light fixtures along the roadway. As such, the utility company will provide high pressure sodium light fixtures under the light contribution rate...*

The lighting plan has been revised. The internal roads are not going to be public and it is envisioned that the owner/HOA will be responsible for the site lighting.

4. *Light levels at the entrance from Route 79 to the commercial property appear to be under 0.50 foot-candles. This should be reviewed and revised.*

The lighting plan has been revised to have a minimum foot candle level of 0.50 at the Route 79 entrance to the commercial property.

5. *Revise the plans to indicate proposed timers and hours of operation. Also, indicate proposed color and finish for all fixtures.*

Lighting fixtures within the townhome and affordable housing sections will be operational from sunset to sunrise. Lighting fixtures within the commercial section will be dimmed after 12:00 midnight by not more than 50% of the total lighting required during the period between sunset and sunrise. The proposed color and finish for all fixtures is indicated on the cut sheets included in the Construction Details.

6. *Revise the plans to provide catalog cuts and full ordering information for proposed light poles or prevent confusion during construction.*

The plans have been revised to include the catalog cuts and full ordering information for the proposed light poles in the Construction Details.

7. *Revise the plans to provide isolux patterns and details, to include a scale and graph.*

The lighting plan has been revised to provide the isolux patterns for the proposed lighting fixtures. The lighting details are included in the Construction Details.

8. *Revise the lighting details, sheet 20 of 21, to clarify proposed residential light fixture as the notes appear to indicate two different products.*

The lighting details have been revised to clarify the proposed residential light fixture.

E. Woodland Management

1. *Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance, in accordance with Section 337-15.*

A note has been added to the Tree Removal Plan stating that a tree removal permit shall be secured prior to any site disturbance, in accordance with Section 337-15.

2. *Revise the plans to graphically depict and specifically locate tree protection fencing at the limit of disturbance and provide a detail...*

The Tree Removal Plan has been revised to graphically depict and specifically locate tree protection fencing at the limit of disturbance, and a detail for the tree protection has been added to the plan sheet.

3. *Revise plans to provide tree removal calculations with replacement requirements, in accordance with Section 337-19C.*

The Tree Removal Plan has been revised to provide tree removal calculations with replacements requirements, in accordance with Section 337-19C.

4. *Revise the 'Construction Sequence', sheet 16 of 21, to indicate the timing of tree protection fence installation and removal, to prevent confusion during construction.*

The Construction Sequence has been revised to indicate the timing of tree protection fence installation and removal.

F. ADA

1. *We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office recommends that the 'Handicap Parking Stalls' detail, sheet 20 of 21, be revised to indicate...*

The 'Handicap Parking Stalls' detail has been revised to indicate a five-foot (5') wide accessible aisle with standard stalls eight feet (8') wide and van accessible stalls eleven feet (11') wide. Striping shown on the plan sheets depict same.

H. Environmental

1. *Revise the plans to depict the location and depth of seasonal high-water table for each soil profile log...*

Test pit locations and ground water/seasonal high-water table elevations have been added to the existing conditions and grading plans.

2. *Submit a preliminary site investigation report in accordance Ordinance §220-159.1, that indicates historical information on the previous uses...*

Historical site information to be submitted under separate cover.

3. *Provide the Averaging Plan type of transition area waiver, as outlined within the Freshwater Wetlands Protection Act Rules...*

A copy will be provided upon receipt from NJDEP.

4. *Provide the Line Verification type of Letter of Interpretation to this office one received from the NJDEP for our files.*

A copy of the Wetlands Letter of Interpretation Plan is enclosed.

I. Traffic

1. *Verify regarding the drive-thru lane at the 8,110 SF commercial building as depicted on the Plans, however, not indicated for same within the Narrative Description of Application.*

A drive-through lane varying from 12 to 15 feet is proposed for the 8,110 SF commercial building.

2. *Verify parking count within the parking area east of the affordable housing building.*

The parking count within the parking area east of the affordable housing building has been verified and revised.

3. *Provide a typical parking stall dimension within the Townhome development area.*

A typical parking stall dimension within the Townhome development area has been provided.

4. *Provide a typical section detail for the townhome driveways. The RSIS requires a driveway to be a minimum of 18 feet long between the face of the garage and the right-of way...*

A typical section detail for the townhome driveways has been provided. All driveways are a minimum 18 feet long from the face of garage and the right-of-way and/or sidewalk.

5. *Our office recommends speed limit signs be provided at the entrances to the development.*

Speed limit signs have been added to all entrances of the development.

6. *Detectable Warning Surfaces should be depicted on the Site Plan.*

Detectable Warning Surfaces have been added at all applicable locations.

7. *Additional detail should be included to depict how the Belgian Block Curb will be transitioned from Full Height Curb to Depressed Curb as well as 4" Mountable Curb to Depressed Curb.*

Details have been added to the Construction Details that depict the transition from Full Height Curb to Depressed Curb as well as 4" Mountable Curb to Depressed Curb.

8. *The Mountable Belgian Block Curb Detail should depict the change in height along the slope of the granite block.*

All Belgian block curb on-site is proposed to be mountable and detail provided on submitted plans and it is not clear what additional information is being requested here.

CME ASSOCIATES ENVIRONMENTAL REVIEW LETTER DATED MARCH 9, 2020

Environmental Considerations

a. Township Ordinance

1. *The plans should be revised to depict the depth of the seasonal high water table for each soil profile log as noted by Terracon report dated September 4, 2019...*

The plans have been revised to depict the depth of seasonal high-water table for each soil profile log.

2. *The applicant needs to submit a preliminary site investigation report in accordance Ordinance §220-159.1, that indicated historical information on the previous uses of the site and identifies any areas of concern...*

A preliminary site investigation report will be provided under separate cover.

b. NJDEP Regulatory

1. *The Applicant should submit the Line Verification type of Letter of Interpretation that was received from the NJDEP to this office for our files.*

A copy of the NJDEP stamped Wetlands Letter of Interpretation Plan is included with this submission.

2. *The Applicant should submit the Averaging Plan type of transition waiver, as outlined within the Freshwater Wetlands Protection Act Rules...*

A copy will be provided upon receipt from NJDEP.

c. General

1. *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).*

A note has been added to the plans stating that 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).

MARLBORO TOWNSHIP FIRE BUREAU REVIEW LETTER DATED MARCH 5, 2020

Requirements

1. *Install and maintain approved fire hydrants for the buildings fire flow as indicated on sheet 7, plan 01-22-2020. Relocate fire hydrants: South of Building 8 to the Southwest corner of Building 11 Road A...*

The fire hydrants have been relocated as required.

2. *Install and maintain approved fire lanes per the Fire Bureau specification. Increase road width to a minimum of 20 feet Road B at Stevenson Drive; Commercial building 2 increase driveway width to a minimum of 20 feet...*

The roadway widths have been revised as required.

3. *Ensure that the proposed road names are not duplicated, or similar to the current road names within the Township.*

Final road names will be provided as part of resolution compliance.

4. *Install and maintain an approved emergency services radio repeater system in accordance with Marlboro Police Communications. 510.1*

An approved emergency services radio repeater system will be installed and maintained.

5. *All open flame cooking devices shall be operated and stored a minimum of 10 feet from any building or structure. 308.1.4, 308.4.1*

A note has been added to the plan stating that all open flame cooking devices shall be operated and stored a minimum of 10 feet from any building or structure.

6. *Create and maintain an approved clothes dryer and exhaust vent cleaning schedule. 603.6*

Applicant shall comply.

7. *Install approved truss construction emblem. 2.20*

Applicant shall comply.

8. *Install and maintain a community directory sign, including a map with the address numbers overlaid on the buildings at each entrance.*

Applicant shall comply.

9. *Install and maintain approved building number signs a minimum of 24 inches high and 24 inches wide, visible from all proposed roads.*

Applicant shall comply.

10. *Install and maintain approved address numbers a minimum of four inches high, reflective, and visible from both directions of the proposed roads. 505.1*

Applicant shall comply.

11. *Install and maintain approved signs from all sprinkler, fire alarm, and equipment rooms/mechanical rooms. 509.1*

Applicant shall comply.

Recommendations

1. *Install and maintain an approved fire sprinkler system in the buildings.*

Applicant shall comply.

2. *Install and maintain an approved monitored fire and carbon monoxide alarm system in the buildings.*

Applicant shall comply.

3. *Install and maintain an approved rapid entry system (Knox Box) and a master key for all secured locations. Twp. Ord. 183-36*

Applicant shall comply.

4. *No combustible mulch or landscaping within three feet of the buildings.*

Applicant will consider this recommendation.


TOWNSHIP OF MARLBORO TRAFFIC AND SAFETY BUREAU REVIEW LETTER DATED MARCH 5, 2020

My only concerns are the trees planted on the northbound side of Highway 79. Be sure they are planted far enough back that they do not affect the site triangle for those attempting to exit Stevenson Drive.

The site triangles have been checked for the intersection of Highway 79 and Stevenson Drive and it was found that the trees have no effect on the site triangle for those attempting to exit Stevenson Drive.

I trust the enclosed documents and above explanations to comments are satisfactory in response to the above-referenced review letters. Should you have any questions or require additional information please do not hesitate to contact me directly at (973) 295-3604 or via email to ssavage@matrixneworld.com.

Very truly yours,

A handwritten signature in black ink, appearing to read 'SS', with a stylized flourish underneath.

Sean M. Savage, PE, LEED AP
Director of Land Development
License No. 24GE04451000

SMS:TNM:lb

cc w/enc: William Greenburg, Marlboro Development Group (via email)
James Mullen, Pulte Group (via email)
John Sarto, Esq. (via email)

MATRIXNEWORLD

Engineering Progress

June 2, 2020

Via Hand Delivery

Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746



Attn: Chairman & Planning Board Members

**RE: PRELIMINARY AND FINAL MAJOR SITE PLAN
MARLBORO MIXED-USE DEVELOPMENT
BLOCK 213.01, LOT 44
TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
MATRIX NO. LD14-305**

Dear Planning Board Members:

This letter has been prepared in support of our responses to the comments as listed on the review letter listed below for the above-referenced project:

- CME Associates Planning Review Letter dated March 13, 2020
- CME Associates Technical Engineering Review #1 dated March 13, 2020
- CME Associates Environmental Review Letter dated March 9, 2020
- Marlboro Township Fire Bureau Review Letter March 5, 2020
- Township of Bureau Traffic and Safety Bureau Review Letter dated February 5, 2020

We are submitting the following information in support of the application:

1. Four (4) copies of the plans entitled "Preliminary and Final Major Site Plan, Marlboro Mixed-Use Development, Township of Marlboro, Monmouth County, New Jersey" prepared by Matrix New World Engineering, last revised June 1, 2020
2. Four (4) copies of the report entitled "Stormwater Management Report, Mixed-Use Development, Block 213.01, Lot 44, Township of Marlboro, Monmouth County, New Jersey" prepared by Matrix New World Engineering, last revised June 1, 2020
3. Four (4) copies of the report entitled "Stormwater Facilities Operations and Maintenance Manual" prepared by Matrix New World Engineering and dated June 1, 2020
4. Four (4) copies of the plan entitled "Wetlands Letter of Interpretation Plan" prepared by Matrix New World Engineering and dated July 18, 2019