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April 16, 2021

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

Suzanne Rubinstein
Marlboro Township Planning Board
1979 Township Drive
Marlboro, NJ 07746

**Re: *Ashbel Associates, LLC (PB# 1217-21)*
Preliminary and Final Site Plan – Engineering and Planning Review #2
Block 119, Lot 16
Location: Texas Road and Greenwood Road
Zone: GH-4 (Generational Housing 4 District)
*CME File No.: HMRP0119.07***

Dear Planning Board Members:

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

- Preliminary and Final Site Plan (25 sheets), prepared by Dynamic Engineering dated January 20, 2021, last revised March 31, 2021;
- Itemized response letter by Dynamic Engineering dated April 5, 2021.

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

1. Property Description

The subject 34.3 acre property is within a GH-4 (Generational Housing 4 District) Zone and is located at the northwest corner of the intersection of Texas Road with Greenwood Road. The site contains approximately 1,233 feet of frontage along the north side of Texas Road. Currently, the property is undeveloped and heavily wooded.

The Applicant is seeking Preliminary and Final Site Plan approval to construct five (5) three-story multi-family apartment buildings, totaling 120 housing units of which 24 units will be designated as affordable. The project also includes a 1,795 s.f. clubhouse, associated amenities including a 200 s.f. shed, playground, and two (2) accessible electric vehicle charging station/parking stalls. Access to the subject property is provided via one full movement driveway and one right-in/right-out driveway along the Texas Road frontage with all onsite units having the right to use the two-way, 26 feet wide interior access roadways. Two monument signs for the development are proposed, as well as building identification signs throughout the site. A total of 235 parking spaces are proposed throughout the site to service the development. Four (4) stormwater management detention basins are proposed



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and will each discharge to the adjacent wetlands area, which is ultimately tributary to Baker's Brook to the north. All buildings are to be serviced by municipal water and sanitary sewer systems. Additionally, the project includes refuse enclosures, landscaping and lighting improvements.

2. Surrounding Uses

Properties north and west of the subject site are undeveloped and heavily wooded. Properties south of the site, opposite Texas Road are zoned R60 and contain single-family residential uses. Properties east of the site across Greenwood Road are zoned R30/20 and contain single-family uses as well.

3. Zoning Compliance

The subject property is situated within the GH-4 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	10 acres	34.3 acres
Minimum Lot Width	500 feet	1,212 feet
Minimum Lot Depth	500 feet	1,275 feet
Minimum Front Yard Setback, Building (Texas Road)	75 feet	75.5 feet
Minimum Front Yard Setback, Parking (Texas Road)	40 feet	46.5 feet
Minimum Parking Setback To Buildings	10 feet	11.4 feet
Minimum Side Yard Setback	50 feet	276.4 feet
Minimum Rear Yard Setback	50 feet	349.6 feet
Minimum Building setback to Roadway	15 feet	15.0 feet
Minimum Side Yard Setback (Accessory)	3 feet	298.2 feet



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Minimum Rear Yard Setback (Accessory)	5 feet	428.8 feet
Maximum Building Height (Accessory)	15 feet	< 15 feet
Maximum Building Height (Multifamily Building)	3 stories / 45 feet	3 stories/ 40.40 feet
Maximum Building Height (Clubhouse)	2 stories / 35 feet	< 35 feet
Maximum Building Coverage	25%	3.7%
Maximum Impervious Coverage	50%	10.3%
Maximum Building Length	220 feet	192.8 feet
Maximum Building Depth	80 feet	71.8 feet
Minimum Building Separation		
- Front to Front	60 feet	140 feet +/-
- Side to Side	40 feet	45.4 feet
- Rear to Rear	50 feet	N/A
- Building to Roadway	15 feet	15.0 feet

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

- a. **Section 220-97** – Each off-street parking space shall measure not less than 10 feet by 20 feet; whereas the proposed parking spaces are 9 feet by 18 feet. The proposed parking spaces do comply with RSIS which requires a minimum parking space of 9 feet by 18 feet.

No design waivers have been requested with this application; however, the following appears necessary:



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- a. **Section 220-152.1A** – Materials used in the construction of storm sewer shall be constructed of reinforced concrete, ductile iron, corrugated aluminum or corrugated steel; whereas HDPE pipe is proposed.
4. The Applicant has requested waivers from the following required checklist submission items:
 - a. **Checklist IV, Item k** – The location of all natural and man-made facilities on the subject property and adjoining properties within 200 feet, including wooded areas, streams, bridges, railroad rights-of-way and showing easements affecting the site.
 - b. **Checklist IV, Item g** – Signatures of the owner and applicant.
 - c. **Checklist IV, Item j** – Topographical information and survey of existing utilities within 200 feet.
 - d. **Checklist IV, Item l** – The location of existing and proposed structures and uses within 200 feet showing the ground area covered by said structures, including all setback dimensions.
5. This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1 et. seq. The Applicant has not requested any waivers or de minimus exceptions from the RSIS requirements. An agreement to exceed said requirements should be filed with the DCA for any improvements which exceed the RSIS.
6. The Applicant should be prepared to discuss the following issues with the Board:
 - a. Compliance with the Generational Housing District requirements per Ordinance Section 220-94.4, specifically regarding recreation requirements, affordable housing requirements, and architectural design standards.
 - b. The adequacy of screening within the 20 foot wide perimeter buffer.
 - c. Whether any phased construction of the dwelling units is proposed, including whether any threshold regarding construction of the affordable housing units and/or clubhouse improvements would be required.
 - d. Whether the clubhouse would be available for any special events (weddings, birthdays, etc.).
 - e. If a backup generator for the clubhouse will be provided.
 - f. If any light poles or bollard lights would be appropriate at the playground area for evening use or safety reasons. Currently, this area is not illuminated.



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- g. Timing associated with the installation and removal of a construction and/or sales trailer if either is proposed. Parking associated with same should be discussed.
 - h. Operations associated with the electric vehicle parking/charging spaces at the clubhouse, including any restrictions regarding timing/duration parking/charging.
 - i. Operations associated with the mailbox units.
 - j. Compliance with the tree removal ordinance. Currently, the Landscape Plan proposes 414 replacement trees, leaving a deficit of 1,409 trees or \$338,160 to be contributed to the Tree Fund. The Applicant has indicated a waiver is requested from the tree replacement requirements per the Settlement Agreement.
 - k. Compliance with NJDEP Bureau of Dam Safety requirements i.e. Safe Dam Act N.J.S.A. 58:4 and Dam Safety Standards NJAC 7:20, with regards to the proposed Class IV Dam calculations provided for the proposed basins.
 - l. The proposed stormwater management of the site and compliance with NJDEP requirements regarding quantity, quality, and recharge. As designed, it is unclear how recharge measures are met. In addition, as the proposed stormwater basins will be privately owned, the need for same to be protected by easement, deed restriction, ordinance, or other legal measures that prevent its neglect, adverse alteration, or removal.
 - m. As the roadways appear to be private, the need for easements along all utility improvements.
 - n. While our office defers to the Fire Bureau, whether an individual Fire Lane striping and markings plan shall be provided.
 - o. The need for Title 39 throughout the development.
 - p. The improvements along the roadway frontage including curb, sidewalk, widening, right-of-way dedication, etc.
 - q. Compliance with Section 220-37, Performance Standards, including but not limited to: noise, glare, pollutants, solid/liquid waste, refuse management, flammable/hazardous materials, etc.
7. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District



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- c. NJDEP
- d. Marlboro Township Environmental Commission
- e. Marlboro Township Fire Bureau
- f. Marlboro Township Police Department
- g. Western Monmouth Utilities Authority
- h. Marlboro Township Municipal Utilities Authority
- i. 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.

Our office has prepared the attached Technical Engineering Review #2. The items contained therein should be addressed by the Applicant's Engineer.

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

LJN/JR

Enclosure;

cc: Dean Staknys, PE – Assistant Township Engineer
Michael W. Herbert, Esq. – Planning Board Attorney
Mina Attalla – Community Development Department
Ashbel Associates, LLC – Applicant
Dynamic Engineering Consultants, P.C. – Applicant's Engineer
Bryan D. Plocker, Esq. – Applicant's Attorney



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MARLBORO TOWNSHIP PLANNING BOARD

***Ashbel Associates, LLC
Preliminary & Final Site Plan
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April 15, 2021***

TECHNICAL ENGINEERING REVIEW #2

A. General

1. Revise the Planning Board Approval Block on the Cover Sheet to say Monmouth County, and Township Engineer instead of Board Engineer.
2. Provide a detail for the proposed shed that depicts the height to ensure compliance with the accessory structure height requirement. Additionally provide the dimensions and material.
3. Revise the flush belgian block curb detail to note a concrete strength of 4,500 PSI in accordance with Section 220-146C(9).
4. Provide the drive aisle pavement hatch on the Site Plan for the drive aisle located to the southeast of Building #1.
5. The building footprints depicted on the Architectural Plans shall match the footprints that are shown on the Site Plan, and the door locations shall be included. Ensure that a walkway is provided to each door. All setbacks shall be reviewed again once the Site Plan is revised.
6. The Architectural Plan depicts a sprinkler room on the southeast side of Building 1, which is not shown on the Site Plan. This portion of the building would appear to be located within the front yard setback. If the building is to be shifted to the northwest to accommodate, the engineer shall be aware of the 40 foot setback requirement between two sides of buildings.
7. In accordance with Section 220-35D(24)(g) retaining walls in excess of 2.5 feet shall include engineering drawings and material certification prior to the start of construction.
8. Revise the plans to clarify playground details, sheet 20 of 25, as they reference a project in Warren, NJ. Also, provide details regarding proposed safety surfacing to be utilized for the play area.



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B. Site Grading

1. Revise the proposed gutter elevation of 83.75 at the western corner of the EV changing station near Building #2 as this would create a low spot.
2. Revise the proposed gutter elevation of 79.23 near Building #4 as this would create a low spot.
3. Revise the proposed grade elevation of 80.33 near the Building #4 entrance as the running slope is approximately 6.7%, and the proposed grade elevation of 82.02 near the Building #3 entrance as the running slope is approximately 16.8%.
4. Revise the proposed grade elevation of 81.00 near the entrance of Building #5 to provide a compliant turning space less than 2%.

C. Stormwater Management

1. Provide an Operation & Maintenance Manual for the proposed stormwater management systems (each basin, MTD, pipelines etc.) in accordance with Section 220-156 Maintenance and repair of stormwater management measures. Same shall include current Owner contact information and cost and frequency of maintenance.
2. Label and number the test pit locations on the Grading and Drainage Plan.
3. Conduct additional soil investigations at Basin A and B1 to establish the seasonal high water tables at each basin, and update the elevation depicted on the detail.
4. The Detention Basin B2 detail notes a SHWT elevation of 76.9, whereas SPP-2 notes an elevation of 80.2. The Detention Basin C detail notes a SHWT elevation of 70.60, whereas SPP-4 notes an elevation of 73.6. Revise the details to note the correct SHWT, and raise the bottom of the basins to ensure a minimum 1 foot separation between the SHWT and bottom of basin.
5. Revise the existing and proposed drainage area maps to include the curve numbers and time of concentration lines and numbers for all corresponding drainage areas.
6. Revise the stormwater management report to include the Bypass area noted on the Proposed CN worksheet on the Proposed Drainage Area Map and include it within the proposed hydrograph report.



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7. Revise the Basin A and Basin C routing in the stormwater management report. The second orifice is turned off, however, this orifice should be considered in the calculation.
8. Verify the slope from MH207 to HW206 between the pipe calculations and the plan.
9. Clarify invert 'B' and 'C' entering into storm manhole #108 on the Drainage Plan.
10. In accordance with NJAC 7:8-5.3, the maximum contributory drainage area to an MTD is 2.5 acres, whereas 3.62 acres are contributory to Basin C. Revise the drainage patterns to comply.
11. Provide a description in the stormwater management report as to how Groundwater Recharge is being satisfied. The proposed improvements are increasing the impervious coverage without proposing any infiltration areas.
12. Revise the dimensions on the trash rack detail based upon the elevation of the orifices/weirs in the final outlet control structure design.
13. In accordance with NJAC 7:8-5.2(m) a deed notice for the stormwater management system shall be submitted for review prior to recording with Monmouth County.

D. Utilities

1. Revise all concrete structure details to note a strength of 4,500 PSI.

E. Landscaping

1. Our office strongly recommends a licensed landscape architect prepare and/or review these plans, due to the variety of concerns with the selected species and their locations on the plans.
2. In accordance with Section 220-94.8H(2), a 20 foot wide perimeter tract buffer is required. It appears the Applicant is utilizing the existing trees for the majority of the buffer; however, it should be indicated on the plans. The Applicant has added ornamental trees within this area, due to our office's concerns the existing trees will not provide an adequate buffer. However, additional evergreen trees, such as American Holly, might also be proposed in this area.



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3. Revise the plans to provide street trees along Texas Road, in accordance with Section 220-177. The Applicant has proposed street trees within the right-of-way. These should be shifted to be inside the property lines.
4. Previously, the Applicant had proposed JV (Eastern Red Cedar) around the perimeter of the proposed shed. The plans have been revised to provide an upright Juniper species as our office recommended, however, trees are now only depicted on the far side of the shed, with no plantings on the visible sides. Also, only one (1) row of trees is necessary in this area, due to spatial constraints.
5. Revise the plans to provide graphics at a semi-mature size for proposed TON (Western Arborvitae). Currently, these evergreen trees are depicted as a shrub and should be shown approximately ten (10) feet wide.
6. The Applicant has provided too many large evergreen, ornamental and shade trees within the two (2) parking lot islands; however, these trees, layout and quantity are not appropriate for the middle of the parking lot. It should be noted that soil volume is a limiting factor for a tree and none of them will thrive at this quantity. It would be better to use less to have a healthier landscape. This should be revised.
7. The Applicant has proposed groundcovers as our office previously recommended. Revise the plans to shift and provide additional plant materials towards the proposed shade trees to avoid having the maintenance of a small patch of lawn.
8. The Applicant has revised the plantings along the woodline. Revise the plans to provide a call out note for all plantings along existing trees that plants are to be field located under the direction of the Township Engineer, as some of the proposed layout is not recommended, (ie: evergreen trees in front of ornamental trees) as well as trees should be placed based on open areas in the woodline.
9. The Applicant has provided a basin seed mix on sheet 14 of 25, however, a basin seed mix is also provided on sheet 18 of 25. Revise the plans to clarify the proposed seed mix. Our office recommends a low mow mix as well as a mix that contains native pollinator species.
10. It appears graphics for plant materials along the woodline northwest of proposed Building #2 are missing. This should be corrected to prevent confusion during construction.



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11. Our office recommended reducing the quantity of proposed PS (White Pine) as this species loses its lower limbs as it matures as well as drops needles and sap as should not be near parking areas or within close proximity to any buildings. However, quantities have been reduced but are still in close proximity to buildings and parking lots.
12. Our office recommends Honeylocust to be utilized within the developed parking lot area and provide previously recommended Sweetgum, Swamp White Oak and/or Blackgum along the woodline. Also, upright juniper species are not recommended along the woodline at the basins, as these are narrow trees meant to be utilized in spatially constrained locations.
13. The Applicant has proposed PIAB (Norway Spruce) in various locations throughout the site where it will become too large. This should be revised.
14. The Applicant has provided too many evergreen trees around the trash enclosure near proposed Building #1. This should be revised to prevent maintenance issues as well as to allow the trees to establish and thrive.
15. Revise the plans to provide mulch bed lines on the plans to prevent confusion during construction.
16. Revise the plans to indicate the disposition of all open space, such as lawn, stone, mulch, etc., to prevent confusion during construction.

F. Woodlands Management

1. The Applicant has indicated a replacement of 1,823 trees are required, as per Section 337-19C. Currently, the Landscape Plan proposes 414 replacement trees (excluded street trees), leaving a deficit of 1,409 trees or \$338,160 to be contributed to the Tree Fund.

G. Lighting

1. Revise the plans to provide manufacturer's catalog cuts and ordering information for all proposed light poles, to prevent confusion during construction. It appears a post top colonial fixture will be installed on a direct burial pole. This should also be clarified as the plans indicate a flush mount installation.



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2. Revise the plans to indicate the proposed timers and hours of operation. Also, indicate the proposed color and finish for all fixtures and poles. Additionally, provide isolux pattern details to include a scale and graph.
3. If building mounted light fixtures are proposed, provide details, for further review.
4. Revise the Concrete Notes within the light pole foundation details to indicate a concrete strength of 4,500 PSI.

H. ADA (Americans with Disabilities Act)

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office has the following comments:
 - a. Revise the ADA Stall Marking Detail to indicate the current preferred stall 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. Same should be depicted on the plans.
 - b. Provide an ADA accessible walkway to the sprinkler room for each building.
 - c. Revise the slope between proposed grades 85.51 and 85.88 in Grading Inset A-5 next to the ADA stalls to ensure a compliant slope at the top of the curb ramp.

I. Signs

1. The signage table notes a sign height of 10 feet, whereas the monument sign detail depicts a 7-foot-tall sign. Revise the Signage Table or the monument sign detail accordingly.
2. The signage table notes five building identification signs are proposed. Identify the location of the signs on the Site Plan and Architectural Elevations and provide a detail of same to ensure compliance with the signage requirements.

J. Environmental

1. Submit a Site Investigation and Soil Sampling report in accordance with Section 220-159.1, as a review of historic aerials confirms past agricultural use.



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2. Verify whether a Preliminary Assessment (in accordance with NJDEP requirements) or a Phase I Environmental Assessment (in accordance with ASTM guidance) was generated for the property, and if so, provide copies of same to this office for review.
3. In accordance with section 220-35F, depict the stream corridor buffer on the plan which shall be dedicated to the Township as a conservation easement.
4. The Site Plans depict a flood hazard area line with a comment to see general notes; however, it does not appear that a note is provided. Clarify the source for the flood hazard area line.
5. The list of licenses and permits within the Environmental Impact Statement should be revised to include the need for Statewide general permits and an averaging plan type of transition area waiver, under the NJDEP'S Freshwater Wetland Protection Act Rules.
6. Revise the plans to include a note 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).

K. Traffic

1. Verify the number of 1-, 2-, and 3-bedroom units between General Note #8 on the Site Plan and page 8 of the Traffic Impact Study. Additionally, the Architectural Plans shall be revised to show the total bedroom count as well for each building, as the total number of each unit does not appear to match the quantity on the Site Plan nor the Traffic Impact Study.
2. Shift the location of the proposed trees near the entrance driveways to ensure they remain outside of the sight triangles.
3. A detail for a W14-2 "No Outlet" sign is provided; however, the location is not identified on the Site Plan.
4. Provide a Stop Bar and Stop Sign at the northwestern end of the center (east-west) drive aisle.