



February 26, 2020

Sarah Paris, Zoning Officer
Township of Marlboro
1979 Township Drive
Marlboro, New Jersey 07746

Re: TDA Capital, LLC (ZB09-6371A)
Block 147, Lot 28.02
114 Tennent Road
Marlboro Township, Monmouth County, NJ

Dear Ms. Paris:

On behalf of our client, TDA Capital, LLC, regarding the above referenced project, which is currently under construction, enclosed please find eight (8) copies of the following revised plans for your review:

1. Layout and Dimensioning Plan, dated 5/18/2009, last revised 1/14/2020.
2. Grading and Utility Plan, dated 5/18/2009, last revised 1/14/2020.
3. Landscape and Lighting Plan, dated 5/18/2009, last revised 1/14/2020.

The Owner is proposing minor modifications to the approved plans to increase the width of the parking aisle by 10 feet (from 28 feet to 38 feet). The proposed parking aisle modifications will improve the maneuverability of delivery trucks, large emergency vehicles and garbage trucks within the parking area. A new variance is not required. The stormwater management system has adequate capacity to accommodate the additional impervious coverage.

The following changes were necessary to accommodate the new width of the parking aisle:

- The impervious lot coverage increased from the approved 29.8% to 30.06%. However, the permitted impervious lot coverage for the Zone is 60%.
- The grading within the north side of the parking area was revised and relocated to the north. However, the stormwater management system and the constructed retaining wall will not be affected.
- The landscaping and lighting within the parking area were relocated 10 feet north. The number of approved planting will not be reduced.

The Zoning Board Engineer is requesting confirmation from your office that the project will not need to go back to the zoning board. Please let us know if a zoning board application will be required.

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Should you have any questions or require any additional information, please call me at your earliest convenience at 908-276-2715 x116, or via email at joseb@hcicg.net

Very truly yours,

Harbor Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Jose M. Betances', with a long horizontal line extending to the left.

Jose M. Betances, P.E., P.P., M.C.E.

cc: William Trochiano / TDA Capital, LLC