



April 7, 2021

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: CRP Royal Pines, LLP (ZB#21-6735)  
Amended Preliminary and Final Site Plan  
Engineering and Planning Review #1  
Block 299, Lot 3  
Location: 365 Route 9  
Zone: C-3 (Community Commercial)  
Marlboro Township, Monmouth County, NJ 07746  
CME File No.: HMRZ0299.19**

Dear Zoning Board Members:

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

- Preliminary & Final Site Plans (16 sheets) prepared by Crest Engineering Associates, Inc., dated February 14, 2005, revised February 28, 2006;
- Development Application

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

1. Project Description

The subject 7.2 acre property is located within a C-3 Zone District and contains 535 feet of frontage along the east side of Route 9 South. Currently, the property is developed by a 94,000 s.f. 2-story age restricted residential apartment complex, with associated walks, patio, in ground swimming pool, pavilion, 169 parking spots, and a retention basin. Access is provided by an entrance on both Route 9 North and Clayton Road.

The Applicant was granted Use Variance approval from the Zoning Board on December 22, 2004 to permit construction of age-restricted rental apartments, and consequently on August 10, 2005 was granted Preliminary and Final Site Plan Approval to construct a two-story age restricted residential rental complex consisting of twenty-six (26) one-bedroom and sixty-four (64) two-bedroom units with associated site amenities.

The Applicant is now seeking Amended Preliminary and Final Site Plan approval to correct the bedroom unit mix as was indicated in the original resolution to be consistent with the approved plans, specifically sixty-four (64) one-bedroom and twenty-six (26) two-bedroom.



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2. Surrounding Uses

Properties surrounding the subject site east of Route 9 are zoned FRD and contain a mix of residential parcels. Properties west of the site opposite Route 9 are zoned RSC and contains a senior citizen community.

Zoning Compliance

The subject property is situated within a C-3 Zone District. The table below summarizes the zone requirements and bulk measures for the Development:

<b><u>DESCRIPTION</u></b>	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
Minimum Lot Area	5 acres	7.2 acres
Minimum Lot Frontage	400 feet	535 feet
Minimum Lot Width	400 feet	358 feet (EC)
Minimum Lot Depth	450 feet	658 feet
Minimum Front Yard Setback	75 feet	274.32 feet
Minimum Side Yard Setback	50 feet	133.15 feet
Minimum Rear Yard Setback	50 feet	143.75 feet
Maximum Building Height	35 feet	33.5 feet
Maximum Percent of Lot Cover	30%	15%
Maximum Percent Impervious Lot Coverage	60%	45%
Floor Area Ratio	0.30	0.30

(EC) – Existing Condition



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The following existing condition appears to remain pertinent to the site:

- a. **Section 220-Attachment 9** – The minimum required lot width is 400 feet; whereas the existing lot width is 358 feet.
3. The Applicant has not requested any waivers from providing any checklist submission items with this Amended Preliminary and Final Site Plan application and none appear necessary.
4. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Request for reapproval	\$200.00
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<b>Subtotal:</b>	<b>\$200.00</b>
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b. **Professional Services Escrow Fees:**

Preliminary Site Plan	\$5,000.00
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Final Site Plan	\$2,500.00
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<b>Subtotal:</b>	<b>\$7,500.00</b>
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We recommend the Township collect \$200.00 in nonrefundable application fees and \$7,500.00 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. 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 Standards. An agreement to exceed the RSIS should be filed with the DCA for any improvements which exceed the RSIS.
6. The Applicant should be prepared to discuss compliance with any Conditions of Approval contained within any prior Resolutions associated with the site and/or uses.



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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.

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/JAR/MDG

cc: Marlboro Township Engineering Department  
Ronald Cucchiaro, Esq. - Zoning Board Attorney  
CRP Royal Pines, LLP - Applicant  
Crest Engineering Associates, Inc. – Applicant's Engineer  
Bruce H. Snyder, Esq. – Applicant's Attorney