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June 2, 2021

Hazlet Township Land Use Board
1766 Union Avenue
Hazlet, NJ 07730

Attn: Laura McPeek
Land Use Board Secretary

**Re: Georgetown Realty Associates
Minor Site Plan Application
Completeness & Technical Engineering Review #1
Location: 734 NJSH Route 36
Block 120, Lot 1.01
Hazlet Township, Monmouth County, NJ
Our File: HHZL0120.05**

Dear Land Use Board Members:

In accordance with your authorization, our office has performed a completeness and engineering review of the above-referenced application, including but not limited to, the following:

- Plan entitled, "Proposed Burger King With Double Drive-Thru For Georgetown Realty Associates; Plate 1.05, Block 120, Lot 1.01 - 734 N.J.S.H. Route 36, Hazlet Township, Monmouth County, New Jersey", prepared by Michael D. Galante, P.E. of MG Engineering Associates, LLC, consisting of five (5) sheets, dated March 2021, unrevised;
- Plan entitled, "Boundary & Topography Plan, #734 Route No. 36, Lot 1.01, Block 120, Plate 1.05, Hazlet Township, County of Monmouth, New Jersey", prepared by Philip J. Schaeffer, P.L.S. of JTS Engineers & Land Surveyors, Inc., consisting of one (1) sheet, dated August 3, 2020, unrevised;
- Copy of application to Monmouth County Planning Board
- Copy of Completed Environmental Assessment Checklist;
- Copy of application to Bureau of Fire Prevention; and
- Completed Application Forms, including Land Use Board Application, Development Application & Development Plan Checklist and W-9 Request for Taxpayer Certification.

Based on our review, we offer the following:

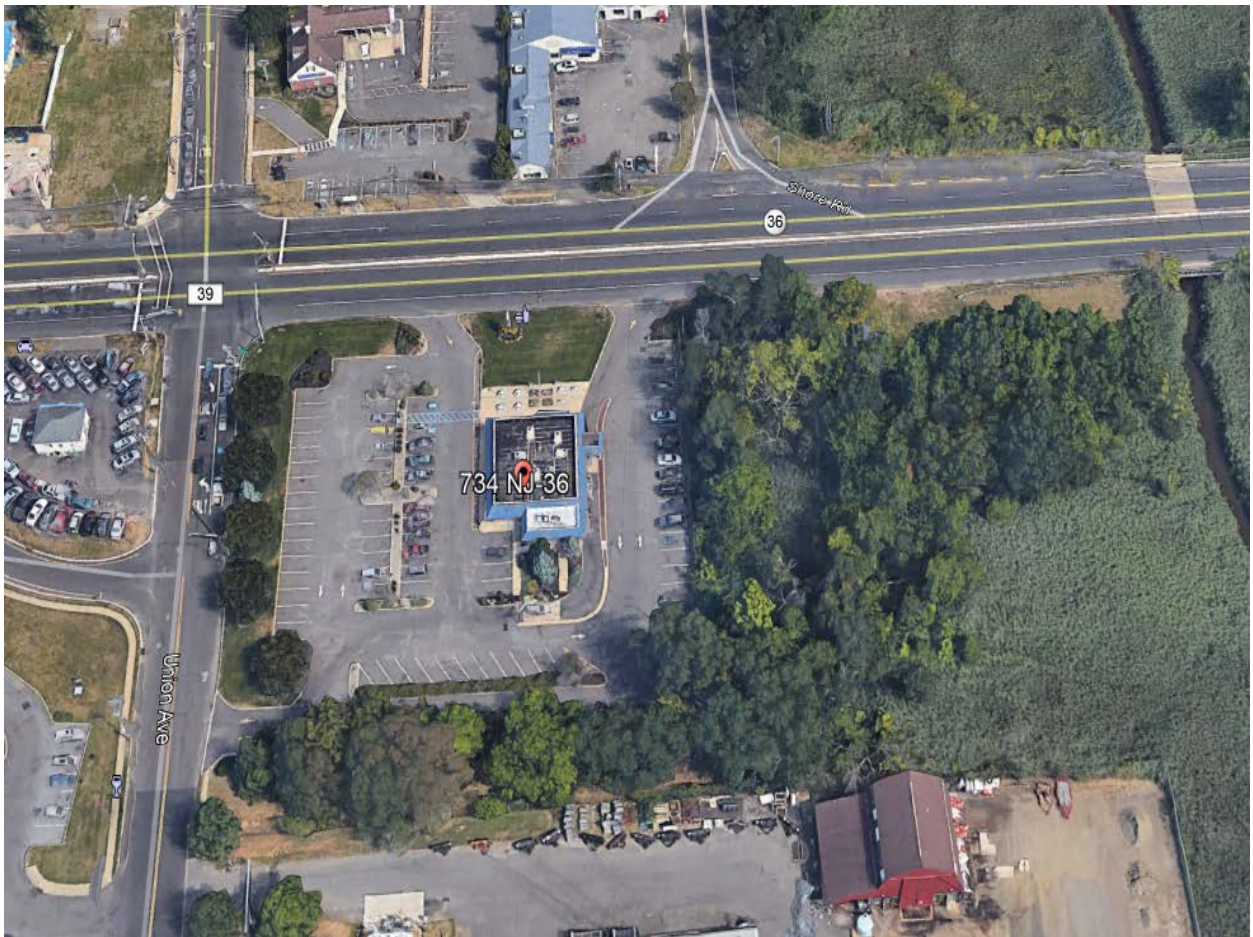
- 1) The Applicant, Georgetown Realty Associates, is seeking Minor Site Plan approval to expand the existing single lane drive-thru into a double lane drive-thru within the existing Burger King parking



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lot. Other improvements include reconstruction of two (2) ADA parking spaces with associated curb ramps, inlet relocation and construction of new curb and dumpster enclosure. The proposed improvements will reduce parking supply by 8 spaces to accommodate the double lane drive-thru, leaving a proposed total of 44 parking spaces whereas 40 spaces are required.



- 2) The subject property is located at #734 Route 36, along NJSH Route 36 southbound just after the intersection of NJSH Route 36 with Union Avenue. Access to the property is provided via a right-in driveway and another right-out driveway along Route 36 southbound and an alternative two-way access driveway to Union Avenue. The site is located in the I-A (Industrial Assembly) Zoning District. Presently, the site contains the existing Burger King fast food restaurant. The property is located in the Flood Hazard Zone “AE-11” as noted on the FEMA Flood Maps, wherein freshwater wetlands associated with East Creek occupy the undeveloped portion of the site. The property is located in the CAFRA Zone.



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- 3) The Applicant has not requested any variance relief and none appears to be required.
- 4) The Applicant has requested the following submission waivers:
 - a) **Preliminary and Major Subdivision Approval Checklist Item U.(5)6.:** Environmental Impact Report.
Given the scope of the project and the fact that all proposed developments are within previously disturbed areas, our office has no objection to this waiver.
- 5) The following required submission items have not been provided:
 - a) As per Township of Hazlet Development Application item 2: Disclosure of Ownership Form, listing % ownership for all corporate officers holding 10% or more of Applicant's corporation.
- 6) The application must be signed by the property owner of record indicating his acknowledgement and permission for the application to be submitted to the Hazlet Township Land Use Board for consideration.

Based upon the above and the required submission items not being provided, our office recommends that this application be deemed **INCOMPLETE**. The Applicant must submit to the Board the documents noted in Items 5 and 6 to address the outstanding submission requirements and technical deficiencies set forth above.

Enclosed please find our Technical Engineering Review No. 1. The Applicant remains responsible to address the comments contained therein.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

CME Associates

Kurt Otto, PE, PP, CME, CFM
Land Use Board Engineer

KO:LZ:mrm
Enclosure

cc: Greg Vella, Esq., Board Attorney
Sharon Keegan, Zoning Board Officer
Georgetown Realty Associates, Applicant
Michael Galante, P.E., Applicant's Engineer
David Shafkowitz, Applicant's Attorney

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HAZLET TOWNSHIP LAND USE BOARD

Proposed Burger King with Double Drive-Thru Minor Site Plan

Block: 120, Lot: 1.01

Applicant: Georgetown Realty Associates

HHZL0120.05

TECHNICAL ENGINEERING REVIEW NO. 1

1. The parking lot appears to be in need of pavement repair. We note that construction and repair are proposed solely for the ADA parking spaces and the drive-thru areas. We recommend that the areas of the parking lot showing signs of rutting and alligator cracking be repaired in accordance with Section 181-512B.4, all parking lots and loading areas shall be constructed or repaired to specifications as approved by the Township Engineer.
2. Provide a circulation plan to demonstrate that access to the proposed dumpster is feasible.
3. Indicate how ingress and egress to the four (4) spaces from the second drive-thru lane will be achieved if a drive thru queue is formed.
4. Provide more signage or pavement markings, including traffic arrows, to direct traffic circulation to the drive-thru areas, as well as the queue area.
5. The need to restripe some areas of the parking lot should be considered, including parking lane striping and pavement arrows, etc.
6. Indicate the grate elevation of the proposed type 'A' inlet. A detail of same should also be provided.
7. Provide a bicycle safe grate casting detail for the proposed type 'A' inlet.
8. Revise the reinforced concrete detail to indicate the concrete thickness.

We reserve the right for future comments pending receipt of revised plans.

The Applicant should indicate the status of all required outside agency approvals as required, including but not limited to, the following:

- i. NJDOT
- ii. NJDEP (CAFRA)
- iii. Monmouth County Planning Board
- iv. Hazlet Township Fire Prevention Bureau
- v. Hazlet Township Police Department
- vi. Freehold Soil Conservation District