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November 23, 2021

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

Attn: Laura McPeek  
Land Use Board Secretary

**Re: Michael Margarella – Application 21-09L  
Preliminary & Final Major Site Plan & “d” Variance  
Completeness & Engineering Review #2  
Location: 175 NJSH Route 36 (BP-3 Zone)  
Block 47, Lots 2, 3, 5 & 6  
Hazlet Township, Monmouth County, NJ  
Our File: HHZL0047.02**

Dear Land Use Board Members:

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

- Plans entitled “Preliminary & Final Site Plan for New Professional Building, Block 47, Lots 2, 3, 5 & 6, Tax Map Sheet 15, Hazlet Township, Monmouth County, NJ”, prepared by Andrew R. Stockton, PE & LS of Eastern Civil Engineering, LLC, consisting of nine (9) sheets, dated March 1, 2021, last revised October 1, 2021; and
- Letter from Andrew R. Stockton, P.E. & L.S. of Eastern Civil Engineering, LLC, dated October 14, 2021, outlining the items included with the re-submission package in connection with this application, as well as providing responses to our previous completeness and technical review letter dated June 30, 2021.

Previously, our office reviewed the following:

- Plans entitled “Preliminary & Final Site Plan for New Professional Building, Block 47, Lots 2, 3, 5 & 6, Tax Map Sheet 15, Hazlet Township, Monmouth County, NJ”, prepared by Andrew R. Stockton, PE & LS of Eastern Civil Engineering, LLC, consisting of nine (9) sheets, dated March 1, 2021, unrevised;
- Plan entitled “Boundary & Topographic Survey Map” for Michael Margarella, Block 47, Lots 2, 3, 5 & 6, Tax Map Sheet No. 15, Hazlet Township, Monmouth County, NJ”, prepared by Eastern Civil Engineering, LLC, consisting of one (1) sheet, dated September 29, 2020, last revised March 1, 2021;
- Seepage Pit Detail, by Mershon Concrete.
- Stormwater Management Report for New Professional Building; Block 47, Lots 2, 3, 5 and 6, 175 Highway 36”, prepared by Andrew Stockton, dated March 1, 2021.

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CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



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- Architectural Renderings & Floor Plans; “Mixed-Use occupancy @ 165 Route 36”, prepared by Michael A. Bagioli, AIA, Architect, consisting of six (6) sheets, dated October 21, 2020, unrevised;
- Copy of Completed Environmental Assessment Checklist;
- Letter from Andrew R. Stockton, of Eastern Civil Engineering, LLC, dated March 26, 2021, outlining the items submitted in connection with this application;
- Copy of application to Bureau of Fire Prevention; and
- Completed Application Forms, including Land Use Board Application, Development Application & Development Plan Checklist, Proof of Service, W-9 Request for Taxpayer Certification and Proof of Taxes paid.

Based on our review, we offer the following:

- 1) The Applicant, Michael Margarella, is seeking Preliminary & Final Major Site Plan approval to demolish and remove the existing vacant building and existing site improvements to construct a new 2-story mixed-use building and new driveway and parking area on the property. The new building will provide 4,900 sf of new office space for professional business use on the first floor with four (4) new apartment units on the second floor. Twenty-eight (28) paved parking stalls, inclusive of two (2) ADA-accessible stalls, are proposed to serve the new building. A right-in driveway is proposed to access the site along the frontage of Route 36 while another driveway is proposed to exit the site along the frontage of Munro Avenue, also known as Monmouth County Route No. 7. Stormwater management improvements include a proposed subsurface seepage pit to collect and infiltrate roof runoff from the new building. New water, gas and sanitary sewer services will be extended within the right-of-way of Munro Avenue. Landscaping and lighting improvements are also proposed.
- 2) The subject property with a total lot area of 0.809 acres (+/-35,252 square feet) is a corner lot and provides frontages along the westerly side of Route 36 and the northeasterly side of Monroe Avenue. The site contains the existing vacant Frank and Teddy’s Bar & Grill restaurant with associated paved parking lot and is situated in the BP-3 Business Professional District. The subject parcels are surrounded by similar-typed properties in the BP-3 and B-H Business Highway District to the east and across Route 36 to the south, and residential properties in the R-70 Single Family Residential District to the north and west. There do not appear to be any freshwater wetlands, wetlands transition areas, open water features or other environmental constraints on or in the immediate vicinity of the site. The property is located within Flood Hazard Zone X, which is an area determined to be outside the 0.2% annual chance floodplain, and is also located in the NJDEP CAFRA zone.



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3) The submitted Site Plan identifies the property within the B-P 3 Zoning District, and per zoning schedule table, bulk requirements are the same as B-H Business Highway District. The proposed development's conformity for "Other Uses" in the B-H Business Highway District is as follows:

Standard	Required	Existing	Proposed
Minimum Lot Area (sq. ft.)	40,000	35,252 <b>(ENC)</b>	No Change <b>(V)</b>
Minimum Lot Width (ft.)	150	253.2	No Change
Minimum Lot Frontage (ft.)	150	280.1	No Change
Minimum Lot Depth (ft.)	200	150 <b>(ENC)</b>	No Change <b>(V)</b>
<b>Principal Building Setbacks</b>			
Front Yard (ft.)	50	10.6 <b>(ENC)</b>	66.4
Side Yard (ft.)	20	61.6	20
Combined Side Yard (ft.)	40	72.2	40.6
Rear Yard (ft.)	25	N/A	25
<b>Accessory Building Setbacks</b>			
Front Yard (ft.)	50	N/A	N/A



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Standard	Required	Existing	Proposed
Side Yard (ft.)	20	N/A	N/A
Rear Yard (ft.)	25	N/A	N/A
Maximum Building Coverage	40%	5.3%	13.9%
Maximum Lot Coverage	55%	44.4%	53.1%
Maximum Building Height / Stories	25 feet / 2 stories	TBD / 2 stories	24.8 / 2 stories

**(ENC) – Existing Non-conforming Condition**

**(V) – Variance Required**

- 4) As per **Section 181-404.06**, the four (4) new apartment units on the second floor of the proposed building is not identified as a permitted principal, conditional or accessory use in the subject zone, and accordingly, is a prohibited use. Therefore, a “d(1)” use variance is required.
- 5) In addition to the above, the following bulk variances are requested:
  - a) **Schedule B Bulk Regulations (Section 181-406) – Minimum Lot Area.** The minimum lot area required in the B-H Business Highway District for Other Uses is 40,000 square feet, whereas the existing lot area is 35,252 square feet. We note this is an existing nonconformity. **(A variance is now being requested).**
  - b) **Schedule B Bulk Regulations (Section 181-406) – Minimum Lot Depth.** The minimum lot area required in the B-H Business Highway District for Other Uses is 200 feet, whereas the existing lot depth is 150 feet. We note this is an existing nonconformity. **(A variance is now being requested).**
- 6) Although not requested by the Applicant, it appears the following variances and/or design waivers may be necessary:
  - a) **Schedule B Bulk Regulations (Section 181-406B) – Minimum Rear Yard Setback.** Per Section 181-408.05 Corner and Through Lots, the interior lot line opposite the street line with the shortest frontage shall be considered to be the rear lot line and any remaining interior lot lines shall be considered side lot lines. Based upon the current site plan, the rear lot line would be considered the easterly property line, which is opposite Munro Avenue, therefore, a rear yard setback variance of 20.5 feet is proposed whereas 25 feet is required **(A variance is required)**
  - b) **Section 181-408.11A:** In all zone districts in connection with every commercial, institutional and industrial use, there shall be provided, at the time that any building or structure is erected, enlarged, increased in capacity or has a change of use, loading spaces. **No loading spaces are proposed. Based on the floor area proposed by the Applicant, one (1) loading space are required. (A variance is now being requested).**



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- c) **Section 181-408.14B:** Handicapped parking spaces shall measure 12 feet wide by 18 feet long. ***The proposed ADA stalls in the front of the building measure 8 feet wide by 20 feet long. (Addressed. The ADA stalls have been revised and are now measured 11 feet wide by 20 feet long).***
- d) **Section 181-408.14.H.4** - Where such parking, loading and service areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous buffer strip for the adjacent residential property. ***Screen plantings have not been proposed as part of this application. Also, the existing wooded area as indicated on the plans appear to be invasive saplings and other low growing vegetation and not an actual wooded lot. (Partially addressed. Screen plantings are now proposed as part of this application). Also, the existing wooded area as indicated on the plans appears to be invasive saplings and other low growing vegetation and not an actual wooded lot nor successional growth. Notes should be provided to indicate that all invasive locust saplings are to be removed prior to planting. Proposed trees shall be field located to ensure maximum buffering as well as prevent trees from being installed under the canopy of mature existing trees.***
- e) **Section 181-503.D** – Within the buffer area, a solid and continuous landscape screen at least six (6) feet in width shall be planted and maintained. The landscape screen shall consist of massed evergreen and deciduous trees and shrubs at least four (4) feet in height of such species and size as will produce within two (2) growing seasons a screen at least six (6) feet in height. ***This has not been proposed as part of this application. (Partially addressed. Plantings are now proposed within this area; however, no shrubs have been provided. It appears additional plant materials should be provided to ensure a continuous screen).***
- f) **Section 181-507.H** - The base of all sides of a building shall be planted with foundation plantings consisting of evergreen and/or semi-evergreen shrubs and trees. Such plantings shall be a minimum of two feet high at time of planting and spaced an average of three feet on center. ***No foundation plantings are proposed as part of this application. (A design waiver is now being requested).***
- g) **Section 181-507I.1:** The perimeter of all parking lots shall be set back from all rear and side lot lines by a minimum of 10 feet. ***The proposed perimeter parking lot setbacks are approximately 5 feet and 9 feet, from the southerly and easterly property lines respectively. (A design waiver is now being requested).***
- h) **Section 181-507.I.2** - Side and rear yards shall be landscaped with a combination of evergreen shrubs and deciduous trees to form a screen a minimum of six feet tall at the time of planting. ***Screen landscaping has not been proposed as part of this application. (Partially addressed. It appears additional plant material should be provided along the property line with Lot 18, within the open area).***



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- i) **Section 181-507.I.3** – Front yards shall be landscaped with a hedge a minimum of three (3) feet in height with deciduous shade trees thirty (30) feet apart, in addition to the required street trees. ***At a minimum, the Applicant should provide an evergreen hedge three (3) feet in height, to block headlight glare onto oncoming traffic (Addressed. The Applicant has proposed an evergreen hedge at three (3) feet tall along Route 36).***
  - j) **Section 181-512.B.1:** For all uses except single-family dwellings, parking lots or individual spaces shall be prohibited within front yard areas. ***The parking lot is located within both front yards on the property, therefore, a design waiver required.***
  - k) **Section 181-512.B.2:** A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way can be minimized. No parking lot shall be located in a required front yard. ***The parking lot is located within both required front yards on the property. (A design waiver is now being requested).***
  - l) **Section 181-517B1** – Sidewalks shall be required...in association with nonresidential development. ***No sidewalks are proposed along either Route 36 or Munroe Avenue. (Addressed. Sidewalk is now shown along Route 36 and Munro Avenue).***
  - m) **Section 181-522.B.6 - Existing Vegetation.** To the greatest extent possible, significant existing vegetation in good health and condition shall be preserved. Subdivision designs should preserve existing stands of trees, as well as tall shrubs and hedgerows along or near lot lines. ***It appears the Applicant might be able to make concessions to save the existing oak stand within the twenty (20) foot side yard setback. This tree should be specifically located and plans should be reviewed. (Addressed. Existing mature trees are to remain within the residential buffer).***
  - n) **Section 181-523E** – Existing tree information shall be provided to include caliper size by assigned number as well as trees to remain. ***This has not been provided as part of this application. (Addressed).***
  - o) **Section 181-523J** – All commercial and industrial developments are required to replace all trees removed in accordance with this Ordinance. ***Tree replacement calculations have not been provided. (Addressed. Four (4) trees are to be removed with forty-nine (49) trees proposed to be installed).***
- 7) The applicant has requested the following submission waivers:
- a) **Preliminary Site Plan Application Checklist Item 5:** Submission of Environmental Impact Statement.



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*The subject property is a redevelopment of an existing site, and it doesn't appear any environmentally sensitive features present constraints for development. Our office has no objection to this waiver, pending testimony by applicant.*

- b) **Preliminary Site Plan Application Checklist Item 12:** *If applicable, application for State ingress and egress approval.*

*The site is accessed via NJSH Route 36 under the jurisdiction of NJDOT. At a minimum, the Applicant must obtain a letter of no interest from NJDOT as a result of the proposed improvements, or, pending traffic trip counts, obtain NJDOT access permit.*

- c) **Preliminary Site Plan Application Checklist Item 16.A:** Complete Soil & Ground Water Testing Report.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, it appears the proposed stormwater management control measures (e.g., drywell) depends on the hydrologic properties of soils, therefore, a soils report shall be submitted to determine the suitability and distribution of soils present at the location of the control measure.*

- d) **Preliminary Site Plan Application Checklist Item 16.B:** Test Borings or Test Pits shall be required for the purpose of soil classification and a Soil Log shall be prepared for each 1.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, it appears the proposed stormwater management control measures (e.g., drywell) depends on the hydrologic properties of soils, therefore, soil borings or soil pits are required to determine the suitability and distribution of soils present at the location of the control measure.*

- e) **Preliminary Site Plan Application Checklist Item 16.C:** Observation Wells shall be required for Water Table depth.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, the water table depth is required to demonstrate the proposed drywell provides at least 2 feet separation from the seasonal high water table (SHWT).*

- f) **Preliminary Site Plan Application Checklist Item 16.E:** The number of required borings, test pits and observations Wells shall be determined as follows.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, borings, test pits and observations Wells are required at the exact location of the proposed drywell in order to confirm its ability to function as designed.*

- g) **Preliminary Site Plan Application Checklist Item 16.F:** All test borings, pits and observation wells shall be at locations approved by the Land Use Board.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, borings, test pits and observations Wells are required at the exact location of the proposed drywell in order to confirm its ability to function as designed.*



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- h) **Preliminary Site Plan Application Checklist Item 16.G:** Borings or test pits shall be at least 12 feet deep with the last sample taken at the twelve-foot depth. An appropriate sampling technique approved by the Land Use Board shall be used.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, borings or test pits are required at the exact location of the proposed drywell in order to confirm its ability to function as designed.*

- i) **Final Site Plan Application Checklist Item 16.H:** Water table in observation wells shall be observed at least 4 separate times in each well.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, the water table depth is required to demonstrate the proposed drywell provides at least 2 feet separation from the seasonal high water table (SHWT).*

- j) **Final Site Plan Application Checklist Item 16.I:** Observation wells shall be approved by the Land Use Board as to their design.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, the water table depth is required to demonstrate the proposed drywell provides at least 2 feet separation from the seasonal high water table (SHWT).*

- k) **Final Site Plan Application Checklist Item 16.I:** Observations wells must be perforated, hollow and capable of providing water table readings to a minimum depth of 11 1/2 feet below ground level.

*Our office has no objection to this waiver for the purpose of deeming the application complete. However, the water table depth is required to demonstrate the proposed drywell provides at least 2 feet separation from the seasonal high water table (SHWT).*

- 8) As per **Section 181-811**, a Circulation Impact Study is required for all Preliminary Major Site Plans. A study has not been submitted, and waiver for such study has not been requested. **(A waiver is now being requested).**

Based upon the above, our office recommends that this application be deemed **COMPLETE** for public hearing.





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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

cc: Greg Vella, Esq., Board Attorney  
Sharon Keegan, Zoning Board Officer  
David Rooke, Hazlet Township Sewer Utility Dept.  
Michael Margarella, Applicant  
Andrew R. Stockton, P.E., P.L.S., P.P, Applicant's Engineer/Surveyor  
Kevin Morse, Applicant's Attorney



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**HAZLET TOWNSHIP LAND USE BOARD**

***Preliminary & Final Major Site Plan  
Block: 196.03, Lot: 1  
Applicant: Michael Margarella***

***HHZL0047.02***

**TECHNICAL REVIEW NO. 2**

**A. General**

1. The Applicant should provide testimony in support of the required use variance and bulk variance relief required for the proposed development. We defer to the Board Attorney for further comment relative to the variance relief that is necessary and the criteria required for the Board to approve same. ***(Testimony to be provided at public hearing)***.
2. The Applicant must provide testimony to the Board to demonstrate that the requested Use Variance can be granted without substantial damage to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. ***(Testimony to be provided at public hearing)***.
3. The Applicant should discuss and demonstrate that the overall design and layout of the building complies with the architectural design standards per **Section 181-501** of the Township Development Review Ordinance. ***(Testimony to be provided at public hearing)***.
4. Revise the architectural plans to indicate the height of the building as indicated in the Zoning Information Table. ***(Not Addressed)***.
5. Testimony should be provided regarding overall operations on site, number of employees (both during a typical shift and overall), hours of operation, prospective tenants (to the extent known), etc. ***(Testimony to be provided at public hearing)***.
6. We note the proposed trash enclosure is located within the front yard area of Munro Avenue. ***(Testimony to be provided at public hearing)***.
7. The Applicant shall provide overall testimony related to the proposed buildings architectural plans, and provide detailed descriptions as to material product selection, color, and architectural design elements meeting Section 181-502 – Architectural Standards. Items to be included in testimony include selection and location of HVAC units, shutters, building lighting, wall mounted signage, corner lot location, and design standards noted based upon proposed use.
8. Provide testimony as to whether a site identification sign is proposed, as no sign is shown on site plan and no detail is provided. If no signage is shown, any future sign must meet applicable standards of the Township code.



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9. If signs are proposed, a sign table should be provided on the cover sheet, and any variations to Chapter 181-410 provided.

**B. Layout, Traffic & Circulation**

1. The Applicant's Engineer should address the traffic impact of the proposed use on the adjacent roadway network. Analysis shall include: commercial use traffic and movements, residential use traffic and movements, delivery vehicles, emergency vehicles, refuse and recycling vehicles, and overall movements in and out of site. **(A submission waiver is now being requested).**
2. Provide testimony as to whether left turn out movements are proposed to Munroe. While we defer to County of Monmouth for overall review and approval, our office is concerned with queue times exiting to the left, if proposed, due to proximity to Route 36, and since there is no dedicated right turn only lane. **(Testimony to be provided at public hearing).**
3. As per **Section 181-811**, a Circulation Impact Study is required for all Preliminary Major Site Plans. Provide Circulation Impact Study for review, with emphasis on 811D, the Traffic Impact Report section. **(A submission waiver is now being requested).**
4. The improvements along NJSH Route 36 and Monroe Avenue are under the jurisdiction of NJDOT and Monmouth County respectively, and accordingly, will require NJDOT and County approvals. The Applicant should provide a status update relative to the required NJDOT and County approvals and outline the comments and recommendations received from each respective reviewing agencies. **(Testimony to be provided at public hearing).**
5. Based upon the proposed building commercial use and residential apartment breakdown indicated on the Title Sheet, a total of twenty-eight (28) parking spaces are proposed on site to comply with Township requirements. The Applicant should discuss the details of the breakdown and specify the type of uses in accordance with **Section 181-408.14D**. **(Testimony to be provided at public hearing).**
6. The details of loading / unloading operations should be discussed, and a turning template plan should be provided to demonstrate how delivery, trash collection and emergency vehicles will access and circulate the site. **(Testimony to be provided at public hearing).**
7. The proposed ADA stalls in the front of the building measure 8 feet wide by 18 feet long, per detail sheet 9. Recent ADA guidance suggests van accessible spaces shall include an 11' wide space with a 5' hatch. Revise plans and detail sheets accordingly. **(Addressed).**



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8. Driveway aprons are required to permit access to any driveway from a street and same should conform in accordance with **Section 181-506B. (Addressed)**.
9. The proposed driveway to Munro Avenue extends into the public right-of-way. Sight triangles, in accordance with County and State requirements, shall be provided on both sides of the driveway and at the corner lot intersection. **(Partially Addressed, sight triangles added along Munro Avenue driveway, but no confirmation for corner lot sight triangle)**.
10. The widths of all site access drives should be dimensioned on the plans, and all edge-of-pavement / curb radii, parking space dimensions should be indicated. **(Partially addressed. Parking space dimensions remain to be indicated on the plan)**.
11. Existing sidewalk is present along Route 36 from the adjoining property to the east. In accordance with **Section 181-571**, sidewalks are required for all non-residential development. It is our recommendation that sidewalk be added for the entire frontage of the property, however, overall approval shall be per NJDOT and Monmouth County. **(Addressed. Approval of same is contingent upon NJDOT and Monmouth County approvals)**.
12. Any existing curb cuts and depressed curb not proposed to be reused shall be removed and replaced with full face curbing. A note indicating same should be added to the Site Plan indicating that damaged and/or unacceptable curbing will be removed and replaced as directed by the Township Engineer. **(Addressed. A note has been added to the plan)**.
13. As per **Section 181-518**, Sight Triangles – On all corner lots in all zones there shall be an unobstructed sight triangle formed by measuring 25 feet along each curb line from the point of intersecting curb lines at such corner and connecting such points to form a triangular area. Provide testimony meeting this requirement, and revise all plans as required. **(Not addressed)**.
14. Indicate the limit of pavement repair on the plan associated with improvements within the public R.O.W. A pavement repair detail should also be provided, for both County and State highway requirements. **(Not addressed)**.
15. Provide “DO NOT ENTER” signs to prevent motorists from accessing the site through the driveway along Monroe Avenue. In addition, pending testimony regarding movements in and out of site, we reserve the right to future signage requests. **(Addressed)**.
16. The Applicant shall provide testimony regarding the proposed 28 paved parking spaces, and provide note on cover sheet indicating the Township code sections 181-408.14. The source of the presently calculated 28 spaces shall be confirmed with applicable uses at 181-



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408.14D. We note application says “mixed use-apartments over commercial” whereas architectural plans call out 4 offices.

**C. Grading, Drainage and Utilities**

1. Applicant proposes an on-site seepage pit, to be located north of proposed building, to take runoff from proposed new building roof. Per Stormwater Report, seepage pit designed such that stormwater runoff leaving site under post development conditions does not exceed pre-development. Applicant shall provide testimony as to proposed stormwater management onsite, and its design meeting applicable Township codes. **(Testimony to be provided at public hearing).**
2. It appears existing runoff exits the site to the northerly and southerly property lines. Provide a pre & post drainage area maps to indicate the existing and proposed drainage patterns and demonstrate no increase in peak runoff rates and volumes for the 2, 10 and 100-yr storm for the site for each point of analysis resulting from the proposed improvements. **(Not addressed).**
3. Soil tests are required at the exact location of the proposed drywell system in order to confirm its ability to function as designed. **(Not addressed).**
4. The seasonal high water table (SHWT) must be at least 2 feet below the bottom of the proposed drywell. **(Not addressed).**
5. Provide permeability rate soil testing results for review in order to confirm the drywell system as designed will function properly. **(Not addressed).**
6. Assess groundwater mounding impacts for the proposed drywell. The mounding analysis must provide details and supporting documentation on the methods used and assumptions made, including values used in calculations. **(Not addressed).**
7. Provide calculations for the proposed roof leader collection piping to the drywell system. **(Not addressed).**
8. Revise the Operation & Maintenance Manual to include the following:
  - i. The name, address and telephone number of the party responsible for the preventative and corrective maintenance of the stormwater management measure. **(Not addressed).**
  - ii. Cost estimates of preventative and corrective maintenance tasks for the drywell system. **(Not addressed).**
  - iii. Maintenance equipment, tools, and supplies necessary to perform the various preventative and corrective maintenance tasks specified in the plan. **(Not addressed).**



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9. The operation and maintenance of the stormwater management facility shall remain with the owner of the property with provisions requiring that it shall pass to any successive owner. A note should be added to the plan addressing this requirement. **(Not addressed)**.
10. Include a detailed log of all preventative and corrective maintenance for the drywell. **(Not addressed)**.
11. The Applicant should provide an overview of the utility extensions necessary to service the proposed development, discussing how these extensions will be connected to the existing systems, and outline any of the preliminary comments received from the applicable utilities agencies, if any. **(Testimony to be provided at public hearing)**.
12. All new curbing, including depressed driveway curbing and new ADA ramps, shall be provided with proposed TC and G grades in the Grading Plan. **(Partially addressed. Spot elevations remain to be provided at all ADA ramps)**.
13. The stormwater management report indicates that the proposed drywells are designed to address stormwater quantity and groundwater recharge. The Applicant should provide a general overview of how the system will function. **(Testimony to be provided at public hearing)**.
14. We defer water and sewer utility comments to the Township water and sewer engineer.

D. **Landscaping and Lighting**

1. It appears existing trees were previously cleared and the area indicated as 'wooded' does not match field conditions. Our office recommends removing invasive species and providing an appropriate buffer screen to the existing residential property. **(Partially addressed. As discussed above, additional plant materials as well as the requested notes should be provided)**.
2. Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance, in accordance with **Section 181-523D. (Not addressed)**.
3. It appears the proposed shrubs and annual flower beds are directly under the proposed shade tree. Our office recommends providing a minimum of at least two (2) foot clearance (or more) from the base of the trees, to reduce root competition and aid in survivability. **(Addressed)**.
4. Our office does not recommend PS (White Pine) due to its mature size, sapping and losing its lower limbs as it matures. An alternative species should be considered, such as Eastern Red Cedar, Spartan Juniper, Wichita Blue Juniper, Robusta Green Juniper, etc. **(Addressed)**.



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5. Revise the 'Plant Schedule', sheet 6 of 9, to indicate proposed CC (Redbud) to be a single stem tree, due to its use within the parking lot islands. Also, proposed single stem ornamental trees should be indicated by caliper size, such as a 2" caliper minimum, and multi-stem trees should be a minimum size of 8-10 feet tall. **(Addressed)**.
6. Revise the plans to graphically depict mulch bed lines on the plans, to prevent confusion during construction. **(Addressed)**.
7. Revise the tree planting details to indicate only two (2) stakes are required. Also, remove the note referencing tree wrap, as current industry standards does not endorse the use of such. **(Addressed)**.
8. It appears significant light spillage occurs onto existing Lot 7 as well as both roadways. This should be reviewed and revised. **(Addressed)**.
9. Revise the plans to provide details and ordering information for any proposed building mounted light fixtures, for further review. **(Addressed)**.
10. Revise the 'Pole Mounted Light Fixture Detail', sheet 6 of 9, to indicate a concrete strength of 4,500 psi. Currently, the plans indicate 3,000 psi. **(Addressed)**.
11. Revise the plans to provide manufacturer's catalog cuts for all proposed fixtures and poles, for further review. Also, indicate proposed color and finish. Further indicate the proposed lighting temperature in Kelvins. **(Not Addressed)**.

E. **Environmental**

1. Applicant has requested a waiver from submission of Environmental Impact Report. Provide testimony in support of waiver request. **(Testimony to be provided at public hearing)**.
2. The applicant should outline if any comments have been received from the Township Environmental Commission for the benefit of the Board. **(Testimony to be provided at public hearing)**.
3. The Applicant should indicate if a Phase I Environmental Assessment (in accordance with ASTM-1597-05) or a Preliminary Assessment (in accordance with the NJDEP Technical Requirements for Site Remediation, NJAC 7:26E) have been performed. **(Testimony to be provided at public hearing)**.
4. The Applicant should indicate if a well exists onsite. If so, its location should be shown on the plans along with a note stating it is to be sealed in accordance with Township Health Department and NJDEP requirements. **(Testimony to be provided at public hearing)**.



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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. Monmouth County Planning Board
- iii. Hazlet Township Fire Prevention Bureau
- iv. Hazlet Township Sewer Utility
- v. Bayshore Regional Sewerage Authority
- vi. New Jersey American Water Company
- vii. Hazlet Township Police Department
- viii. Freehold Soil Conservation District