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June 21st, 2023

Marlboro Township Environmental Commission
1979 Township Drive
Marlboro, NJ 07746

Attn.: Rohit Gupta, Chairman

Re: *The Hebrew Academy (PB#1249-23)*
Preliminary and Final Major Site Plan – Environmental Review
Block 355, Lot 5
Location: 22 School Road
Zone: CF District (Community Facilities)
CME File No.: HMRP0355.04

Dear Chairman Gupta and Environmental Commission Members:

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

- Preliminary and Final Major Site Plan (10 sheets), prepared by WJH Engineering, dated March 20, 2023, unrevised;
- Boundary & Topographic Survey (1 sheet), prepared by WJH Engineering, dated January 3, 2023, unrevised;
- Architectural Plans (4 sheets), prepared by Guzzo Architects, dated March 22, 2023, unrevised;
- Stormwater Management Report prepared by WJH Engineering, dated March 20, 2023, unrevised;
- A Development Application and Site Plan Checklist.

In accordance with the Township's authorization, we have reviewed this application for Preliminary and Final Major Site Plan approval and offer the following comments, from an environmental perspective (Please note that the background information contained herein is based on our engineering review letter as submitted to the Planning Board, dated May 25th, 2023). Environmental comments are found in section 3 below:



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1. Project Description

The subject 2.80-acre property is located within a CF Zone District and contains 300 feet of frontage along the west side of School Road. Currently, the property contains the Hebrew Academy, with associated parking areas, playground/sport court areas, three (3) trailers and a shed. Access is provided by a one-way entry drive along School Road East near the southern property line and a one-way exit drive further north along School Road East near the northern property line. Public water is available from School Road East and public sewer to the west through adjacent Lot 16.

The Applicant is seeking Preliminary and Final Major Site Plan approval to construct a 62,085 sf two-story building addition to the rear and south of the existing building. The addition includes a gym/multi-purpose room, cafeteria, kitchen, classrooms, and a sanctuary. The site improvements include removal of the existing trailers, shed, playground, sports court, and various drive aisles/parking areas, to install a new circulation aisle and parking around the building, new underground stormwater management facilities, landscaping, lighting, and a refuse enclosure. Existing public utility connections will be maintained.

2. Surrounding Uses

The property to the north on the west side of School Road is the Sunrise building and is zoned C-2. The property to the east, across School Road, is the Goddard school and is zoned LI. To the south, within the GH-6 zone, is the K-Hovnanian Marlboro Place residential development.

3. Environmental Review

a) Township Ordinance

- Ordinance §220-137D(18) Plat design standards for subdivisions and site plans, requires an assessment of soil profile pits, the installation of groundwater monitoring wells and the monitoring of the depth to the groundwater in the wells over a period of time. We recognize, however, that soil profile pits have been evaluated in the areas of stormwater management, as part of the Site Plan preparation, and that assessment included an estimation of the depth to the seasonal high-water table. The Applicant should indicate if a waiver from this section is sought.
- Ordinance §220-159 requires that an Environmental Impact Report shall accompany all applications for major subdivision and site development plans. The Applicant should indicate if an Environmental Impact Report will be generated or if a variance will be sought.



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- Ordinance §220-159.1 requires that a Site Investigation and Soil Sampling Report shall accompany any development applications (including major or minor subdivision and site plan approvals). The Applicant should indicate if a waiver from this section is sought.

b) General

- A note should be added to the plans stating that any imported fill will meet the requirements of clean fill as defined with the NJDEP's Technical Requirements for Site Remediation (as found at NJAC 7:26E-1.8).

Should you have any questions concerning this application or require additional information, please do not hesitate to contact the undersigned at (732) 462-7400 or via email at abazuk@cmeusa1.com.

Very truly yours,

CME ASSOCIATES

Austin Bazuk
Consultant to the Commission

AB

cc: Salvatore Alferi, Esq. – Applicant's Attorney
WJH Engineering, LLC – Applicant's Engineer (whopkin@wjhengineering.com)