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March 22nd, 2024

Marlboro Township Environmental Commission
1979 Township Drive
Marlboro, NJ 07746

Attn.: Rohit Gupta, Chairman

**Re: Sarai Management, LLC (PB# 1262-24)
Minor Subdivision – Environmental Review
Block 107, Lots 3 and 4
Location: 21 Wicker Place
Zone: R-30/20 (Residential)
Our File: HMRP0107.01**

Dear Chairman Gupta and Environmental Commission Members:

Our office received the following information in support of the above-referenced application for Minor Subdivision approval:

- Minor Subdivision Plan (8 sheets) prepared by Remo Engineering, LLC, dated January 15, 2023, unrevised;
- Survey of Property – Lot 3 (1 sheet) prepared by Leo A. Kalieta & Co., dated May 18, 2022, unrevised;
- Survey of Property – Lot 4 (1 sheet) prepared by Leo A. Kalieta & Co., dated May 18, 2022, unrevised;
- Architectural Plan – Lot 3 (5 sheets) prepared by Roger C. Winkle – Architect, dated October 6, 2022, unrevised;
- Architectural Plan – Lot 4 (4 sheets) prepared by Roger C. Winkle – Architect, dated October 6, 2022, unrevised;
- Stormwater Management Report prepared by Remo Engineering, LLC, dated January 15, 2023, unrevised;
- Subsurface Soil Investigation & Report prepared by ANS Consultants, Inc., dated June 22, 2022, unrevised;
- A Development Application and Checklist.

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In accordance with your authorization, we have reviewed this application for Minor Subdivision 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 submitted to the planning board, dated March 6th, 2024). Environmental comments are found in Section 4 below.

1. Project Description

The subject 0.385-acre tract is comprised of two lots (Lots 3 and 4), that are located within an R-30/20 Zoning District containing frontages along Wicker Place. Currently, Lot 3 contains a one-story dwelling, carport, two (2) sheds, and dirt driveway. Lot 4 is vacant and wooded.

The Applicant is seeking Minor Subdivision approval to adjust the lot lines of Lots 3 and 4 for future residential development. Proposed Lots 3 and 4 will be 0.19 acres in size and contain 60 feet of frontage along Wicker Place. Improvements to both lots include construction of a single family dwelling, an asphalt driveway, drywell with roof leader system, shade tree, and utility services.

2. Surrounding Uses

Properties to the northeast and southwest of the site are similarly zoned R-30/20 and contain residential parcels. Properties to the northwest and southeast of the site are residential properties in the ROS zone.

3. Zoning Compliance

The subject property is situated within an R-30/20 Zone District. The table below summarizes the zone requirements and bulk measures for the proposed lots:

DESCRIPTION	REQUIRED	PROPOSED LOT 3	PROPOSED LOT 4
Minimum Lot Area	20,000 sf	8,400 sf (V)	8,400 sf (V)
Maximum Density	1.16 Lots/Acre	7.78 Lots/Acre (EC) 5.19 Lots/Acre	3.89 Lots/Acre (EC) 5.19 Lots/Acre
Minimum Lot Frontage	100 feet	60 feet (V)	60 feet (V)
Minimum Lot Width	100 feet	60 feet (V)	60 feet (V)
Minimum Lot Depth	150 feet	140 feet (V)	140 feet (V)



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DESCRIPTION	REQUIRED	PROPOSED LOT 3	PROPOSED LOT 4
Minimum Front Yard Setback	30 feet	36 feet	36 feet
Minimum Side Yard Setback	10 feet	10 feet	10 feet
Minimum Rear Yard Setback	50 feet	61.5 feet	55.5 feet
Minimum Front Yard Setback (Accessory)	30 feet	N/A	N/A
Minimum Side Yard Setback (Accessory)	10 feet	N/A	N/A
Minimum Rear Yard Setback (Accessory)	20 feet	N/A	N/A
Maximum Building Height	35 feet	< 35 feet	< 35 feet
Maximum Building Height (Accessory)	15 feet	N/A	N/A
Minimum Gross Floor Area	1,500 sf	2,858 sf (V)	2,888 sf (V)
Minimum Ground Floor Area	1,000 sf	1,044 sf (V)	1,253 sf (V)
Maximum Principal Building Coverage	11%	18.8% (V)	21.8% (V)
Maximum Accessory Structure Coverage	550 sf	N/A	N/A
Maximum Total Building Coverage	14%	18.8% (V)	21.8% (V)
Maximum Impervious Coverage	28%	29.0% (V)	32.2% (V)

(EC) – Existing Condition, (V) – Variance Required



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4. Environmental Review

- Plans should be revised to include cross-sections showing the separation between the house footings and the water table, in order to demonstrate compliance with Ordinance 220-35D(1)(a).
- A note should be included on the plans stating that any imported fill meets the definition of Clean Fill, as defined within the NJDEP's Technical Requirements for Site Remediation (as found at N.J.A.C. 7:26E-1.8).
- The Applicant should indicate if any underground storage tanks are located on site. We note that the survey for Lot 3 shows a feature labeled as "oil".

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Commission.

Should you have any questions concerning this application or require additional information, please do not hesitate to contact the undersigned at (732) 462-7400 x1096 or via email at abazuk@cmeusa1.com

Very truly yours,

CME ASSOCIATES

Austin Bazuk
Consultant to the Commission

AB
cc:

Sarai Management, LLC – Applicant
Remo Engineering, LLC – Applicant's Engineer (marcremo@remoengineering.com)
Salvatore Alfieri, Esq. – Applicant's Attorney