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January 16, 2019

Marlboro Township Zoning Board  
1979 Township Drive  
Marlboro, NJ 07746

**Re: Tennent Road Wash and Lube, LLC ZB18-6670)  
Use Variance - Engineering & Planning Review #1  
Block 122 Lot 33  
Location: 6 Tennent Road (County Route 3)  
Zone: C-2 (Neighborhood Commercial)  
Our File: H-MR-Z0122.08**

Dear Zoning Board Members:

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

- Variance Plan (1 sheet) prepared by Cranmer Engineering, PA dated September 13, 2018, unrevised.
- Topographic Survey (1 sheet) prepared by Cranmer Engineering, PA dated August 22, 2018, unrevised.
- Architect Plans (2 sheets) prepared by Sonnenfeld and Trocchia Architects, PA dated September 14, 2018, unrevised.
- A Development Application and Checklist.

In accordance with your authorization, we have reviewed this application for Use Variance Approval and offer the following comments:

1. Project Description

The subject 38,084 s.f. property is within a C-2 Zone District and contains 150 feet of frontage along the northerly side of Tennent Road (County Route 3) approximately 305 feet west of the New Jersey State Highway Route 79 intersection. Currently, the property is vacant and predominately wooded.

The Applicant is seeking Use Variance approval to construct a car wash and oil/lubrication service building with an accessory detached detailing building. Access is proposed by a channelized, paved access drive at the approximate midpoint of the site frontage providing looped, one-way circulation to and around the car wash portion of the building with paver block driveway to and from the service area of the building. Parking for eight (8) vehicles,



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including two (2) handicap parking spaces, is proposed to the rear of the building and four (4) parallel vehicle spaces, for clean-out/vacuuming purposes, including an overhead canopy, are proposed east of the service building. A monument style site identification sign as well as apparent building mounted signage and a refuse enclosure area are also proposed with this application.

A car wash and/or vehicle service (oil/lubrication) use are not a permitted principal, accessory or conditional use within a C-2 Zone District therefore requiring the requested Use Variance approval. The Applicant has requested only Use Variance approval at this time and may be required to return before the Board for any Site Plan application and approval subsequent to the Use Variance approval, if granted.

## 2. Surrounding Uses

Properties surrounding the subject site, including immediately opposite Tennent Road (County Route 3), are similarly zoned C-2 and contain a mix of commercial uses and residential parcels. Properties opposite Route 79 are zoned R-30/20 containing residential parcels and properties southwest of the site, further opposite Tennent Road and Church Lane, are zoned MFD II containing a vacant wooded parcel and scattered residential parcels.

## 3. Zoning Compliance

The subject property is situated within a C-2 Zone District. The table below summarizes the zone requirements and bulk measures for the currently vacant property:

DESCRIPTION	REQUIRED	PROPOSED
Minimum Lot Area	3 Acres	0.8 Acres/38,084 s.f. (EC)
Minimum Lot Frontage	300 feet	150 feet (EC)
Minimum Lot Width	300 feet	135 feet ± (EC)
Minimum Lot Depth	200 feet	253 feet ±
Minimum Front Yard Setback	75 feet	124.6 feet (principal) 75.0 feet (accessory)
Minimum Side Yard Setback	50 feet	19.7 feet (V)



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DESCRIPTION	REQUIRED	PROPOSED
Minimum Rear Yard Setback	50 feet	59.8 feet
Minimum Side Yard Setback (Accessory)	40 feet	5.3 feet (V)
Minimum Rear Yard Setback (Accessory)	40 feet	>40 feet
Maximum Building Height	35 feet	14.6 feet (roof) 17.6 feet (parapet)
Maximum Building Height (Accessory)	15 feet	<15 feet
Maximum % of Lot Coverage (Buildings)	30%	15.2% ± (including vacuum canopy)
Maximum % of Lot Coverage (Impervious)	60%	59.7% ±
Floor Area Ratio	0.30	0.14 ±

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

The following existing conditions would appear to remain pertinent to the site:

- a) **Section 220-85C (Table I)** – The minimum required lot area is 3 acres; approximately 0.8 acres (38,084 s.f.) is provided.
- b) **Section 220-85C (Table I)** – The minimum required lot frontage is 300 feet; 150 feet is provided.
- c) **Section 220-85C (Table I)** – The minimum required lot width is 300 feet; approximately 135 feet is provided.

As part of the Use Variance approval, the Applicant must demonstrate that the following deviations from the Zone District regulations would be subsidiary to the granting of the Use Variance and therefore subsumed within said Use Variance, if approved.



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- d) **Section 220-35C (4)** – No paved terrace or driveway shall be permitted closer than 5 feet to any side or rear property line; paved parking areas are proposed at 4.7 feet from the easterly side property line as well as 4 feet from the rear property line and the onsite by-pass driveway is proposed at 3 feet from the westerly side property line.
- e) **Section 220-35D(9)** – Detached accessory buildings shall be located in other than a front yard; the proposed “detailing” building is located within the front yard area.
- f) **Section 220-85C (Table 1)** – The minimum side yard setback required for a principal building shall be 50 feet; 19.7 feet is proposed to the car wash/service building from the westerly side property line.
- g) **Section 220-85C (Table 1)** – The minimum side yard setback required for an accessory building shall be 40 feet; 5.3 feet is proposed for the “detailing” building from the westerly side property line.
- h) **Section 220-97B** – Each off-street parking space shall measure not less than 10 feet by 20 feet; 10 feet by 18 feet parking spaces are proposed.
- i) **Section 200-97C(4)** – Driveways shall have a minimum width of 20 feet for one-way traffic for all non-single family residential uses; separate 15 foot wide entry and exit lanes are proposed for the site access drive and a 15 foot wide one-way drive is proposed along the rear of the building as well as a 14 foot wide one-way bypass drive proposed along the west side of the building. We note also that two (2) one-way circulation lanes each having a 12 foot width are also proposed within the driveway along the east side of the building.

In addition to the above, the following design waiver is necessary with this application:

- j) **Section 220-169H(1)** – Circulation aisles of a minimum 25 feet width are required along 90 degree parking spaces; a minimum aisle width of 15 feet is proposed along the rear parking area.
4. As the proposed use is not a permitted principal, accessory or conditional use within a C-2 Zone District, the Applicant must seek a “Special Reasons” Use Variance pursuant to NJSA 40:55D-70d. The Applicant shall provide testimony demonstrating compliance with the Medici case consistent with the following:
- a) Positive Criteria
    - i) That the site is particularly suited to the use.



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- ii) There are special reasons that allow a departure from the zoning regulations in this particular case. In general, to show special reasons, the grant of a variance must be shown to implement one or more of the purposes of the Municipal Land Use Law (NJSA 40:55D-2).

**b) Negative Criteria**

- i) That the variance can be granted without substantial detriment to the public good. This requires an evaluation of the impact of the proposed use on surrounding properties and a determination as to whether or not it causes such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

**5. The Applicant should be prepared to discuss the following issue with the Board:**

- a) Overall operations of the proposed use and site, including but not limited to: hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; landscaping, buffering/screening and overall site aesthetics; etc.
- b) The use and operations of all proposed buildings, including the number of service bays within the oil/lubrication portion of the building; whether any retail sales of wash and/or auto accessories is proposed; pedestrian and vehicle access and/or queueing of vehicles associated with the proposed "detailing" building; and the means of any water recovery/recycling system associated with the car wash use.
- c) The parking requirements for the proposed use, whereby a minimum reservoir capacity of 12 vehicles per car wash lane is required per Ordinance Section 220-97F(11). The Applicant indicates 12 parking spaces proposed onsite, however four (4) such spaces are indicated as used with the vacuum/cleanout area and whether the proposed parking spaces qualify as reservoir capacity. In addition, whether any parking associated with the proposed oil/lube service bays and/or the "detailing" use would be required.
- d) Operations of the two (2) lane circulation drive along the east side of the car wash building, as well as the merge area, including the merge from the oil/lube portion of the building.
- e) The need for Architect Plans of the proposed "detailing" building and/or the vacuum canopy.



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- f) Anticipated height of the proposed retaining walls, as well as the ability to construct the retaining wall and associated grading near the refuse enclosure without disturbing the adjoining property.
  - g) The nature of the proposed monument site identification sign and any building mounted signage.
  - h) Anticipated utility services and stormwater management of the site.
  - i) Compliance with Ordinance Section 220-37, Performance Standards, regarding but not limited to: noise; glare; pollutants; refuse management, including mandatory recyclables; solid/liquid waste; flammable and/or hazardous materials etc. must be reviewed with the Board.
  - j) The Board may wish to consider providing a Condition of Approval, if granted, that no parts and/or dismantled vehicles be stored outdoor onsite and that any repair of vehicles be performed within the building(s).
  - k) The need for any improvements (curb, sidewalk, widening, right-of-way dedication, etc.) along the Tennent Road (County Route 3) site frontage. Our office defers all comment regarding any improvements within the Tennent Road right-of-way to the Monmouth County Planning Board.
  - l) The Applicant is seeking only Use Variance approval at this time and may be required to return before the Board for any Site Plan application and approval deemed necessary subsequent to the Use Variance approval, if granted.
  - m) Any approvals/permits required by outside agencies. The Applicant shall address the board regarding the status of all outside agency approvals and copies of all said approvals shall be forwarded to our office.
6. Based upon our review, the Plans should be revised as follows:
- a) The "accessible route" from the proposed handicap parking spaces to the building should be clarified.
  - b) Verify number of parking spaces indicated as proposed on the Development Application.
  - c) Add accessory building setback and height requirements to the Zone Data Schedule and verify front yard parking setback indicated as required within same. Also, verify variance



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designation indicated for the maximum impervious coverage within the Zone Data Schedule.

- d) Verify lot area indicated within General Note #2.
- e) Indicate side setback distance to the proposed vacuum area canopy.
- f) Verify building dimensions between the Architect Plans and the Variance Plan

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  
Zoning Board of Adjustment  
Engineer and Planner

LJN/GAC/pg

cc: Marlboro Township Engineering Department  
Ronald Cucchiaro, Esq. – Planning Board Attorney  
Tennent Road Wash and Lube, LLC – Applicant  
Cranmer Engineering, PA – Applicant's Engineer and Surveyor  
Sonnenfeld and Trocchia Architects, PA – Applicants Architect  
Marc D. Policastro, Esq. – Applicant's Attorney