



YOUR GOALS. OUR MISSION.

MIPB-R8760

May 23, 2022

Ms. Erin Uriarte, Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (euriarte@middletownnj.org)

**Re: Target Drive Up Expansion Improvements
2105 Highway 35
Block 596, Lot 1 & 2
Major Site Plan
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced major site plan application, consisting of the following:

- Preliminary and Final Plat - Major Site Plan, prepared by Richard Procanik, P.E., of Kimley-Horn and Associates, Inc., dated October 26, 2021, last revised February 17, 2022, consisting of six (6) sheets.
- Project Narrative, dated April 6, 2021.
- Development Permit Application, dated July 15, 2021.
- Denial of Development Permit, dated November 23, 2021.

Based on our review and site visit, we offer the Board the following comments and suggestions:

A. Project Description

The 11.33-acre property is currently developed and contains a Target shopping center with associated parking. The site is located in the Business (B-3) Zone of the Township with frontage along Palmer Avenue and New Jersey State Highway 35.

With this application, the applicant is seeking major site plan approval to reconfigure the existing parking lot to include twenty-four (24) drive-up spaces, removing twelve (12) drive-up spaces, fifteen (15) standards spaces, and relocating two (2) cart corrals in the process. Additionally, one (1) solar-powered beacon is to be relocated and one (1) solar-powered beacon is proposed, and four (4) light poles are proposed. The applicant also proposes to restripe the affected parking spaces and provide rubber wheel stops in the spaces.

We note that the application requires variances for signage as well as insufficient parking provided.



Le: Township of Middletown
Attn: Ms. Erin Uriarte, Secretary

Re: Target Drive Up Expansion Improvements
2105 Highway 35
Block 596, Lot 1 & 2
Major Site Plan
First Engineering Review

B. Variances and Design Waivers

| ORDINANCE SECTION | ORDINANCE REQUIREMENT | PROPOSED CONDITION | VARIANCE/ WAIVER REQUIRED? |
|--------------------------|---|---|-----------------------------------|
| 540-635.F.1. | Non-illuminated directional signs identifying parking areas shall not exceed three (3) square feet. | Post and Panel (12 Proposed) – 3.75 SF Stanchion (12 Proposed) – 5 SF Beacon (2 Proposed) – 4 SF | Variances Required |
| 540-627.R.37. | One (1) parking space required per every 150 square feet of retail space | 785 Spaces Required – 519 Exist Today 514 Parking Spaces Proposed | Variance Required |

Variances

1. Per Section 540-635.F.1 of the Ordinance, nonilluminated directional signs identifying parking areas shall not exceed three (3) square feet, whereas the applicant is providing signage between 3.75 and 5 square feet.
2. Per Section 540-627.R.37 of the Ordinance, the applicant is required to provide 1 parking space per 150 square feet of retail store area – 785 spaces for the site, whereas 519 spaces exist, and 514 spaces are proposed. A variance is required. The applicant shall provide testimony on the current demand.

C. Off-Site and Off-Tract Improvements

1. The applicant does not propose any off-site improvements as part of this application.
2. We note that the subject site contains frontage on NJ State Route 35, therefore, we defer to the NJDOT with respect to any comments they might have regarding the State Right-of-Way.

D. Site Requirements/Layout

1. The applicant indicates that the two (2) cart corrals affected by the proposed work are to be relocated; however, the plans do not appear to identify where these cart corrals are to be relocated to or if their relocation will cause a further reduction in available parking. The applicant shall provide the location of the relocated cart corrals on the plans as well as a detail.



**Le: Township of Middletown
Attn: Ms. Erin Uriarte, Secretary**

**Re: Target Drive Up Expansion Improvements
2105 Highway 35
Block 596, Lot 1 & 2
Major Site Plan
First Engineering Review**

In addition, the applicant should consider the relocated locations of the cart corrals and their proximity to the non-drive-up parking stalls located in this parking row.

2. The applicant shall clearly indicate on the plans the approximate limits of asphalt sawcut and replacement for all electrical conduit installation.

E. Drainage/Grading

1. The proposed development will not disturb an area exceeding one (1) acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a “major development” as defined by NJAC. 7:8 and is not subject to the NJDEP Stormwater Management stormwater quantity, quality and recharge requirements of a major development.
2. The applicant does not propose any new drainage improvements as a part of this application. The applicant should provide testimony on whether there will be any adverse drainage impacts as a result of the proposed construction.

F. Lighting and Landscaping

1. The applicant does not propose any landscaping.
2. The applicant shall provide testimony on the time and frequency of the proposed lighting. It is recommended they be placed on a timer.

G. Miscellaneous

1. The applicant shall be aware that any damages to the existing pavement due to the proposed construction shall be repaired or replaced to the satisfaction of the Township’s Engineer. A note shall be added to the plans indicating same.
2. We defer further review to the Fire Department.
3. The applicant shall add a note to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable.
4. Approvals or letters of no interest should be obtained from the following agencies:
 - a. New Jersey Department of Transportation
 - b. Freehold Soil Conservation District
 - c. All other agencies and departments having jurisdiction.



MIPB-R8760
May 23, 2022
Page 4

**Le: Township of Middletown
Attn: Ms. Erin Uriarte, Secretary**

**Re: Target Drive Up Expansion Improvements
2105 Highway 35
Block 596, Lot 1 & 2
Major Site Plan
First Engineering Review**

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER

RRK:GTG:DV:lkc

cc: Target Corporation (c/o Matthew Flansburg), Applicant, (matthew.flansburg@target.com)
Rich Procanik, P.E., Applicant's Engineer, (rich.procanik@kimley-horn.com)

G:\Projects\MIPB\R8760\Correspondence\Uriarte_RRK_1st Engineering Review_Target Drive Up Expansion.docx