



MIPB-R8760

August 8, 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
Second 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 May 18, 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, fifteen (15) standard spaces, removing~~ **convert twelve (12) drive-up spaces into sixteen (16) standard stalls, and thirty-two (32) standard spaces into twenty-four (24) drive-up stalls, add a curb ramp and walkway in the center island. and relocating two (2) cart corrals in the process.** Additionally, ~~one (1) two (2)~~ **two (2)** solar-powered beacons and ~~four (4) two (2)~~ **two (2)** 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.

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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 5 SF Beacon (2 Proposed) – 4 SF	Variations Required
540-627.R.37.	One (1) parking space required per every 150 square feet of retail space	785 Spaces Required – 519 Exist Today 514 517 Parking Spaces Proposed	Variance Required
540-623.A.1.	Minimum lighting level shall be 75% of average illumination	Average illumination: 9.6 footcandles Minimum illumination: 5.4 footcandles $5.4/9.6 = 56.25\%$	Waiver Required
540-922.B.2.	Maximum lot coverage of 70%	Lot coverage of 73.6% proposed (73.3% existing)	Variance Required

Variations

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~~ 4 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~~ 517 spaces are proposed. A variance is required. The applicant shall provide testimony on the current demand.
3. **Per Section 540-922.B.2. of the Ordinance, the applicant is required to have a maximum lot coverage of 70%, whereas the applicant proposes a lot coverage of 73.6%, where 73.3% is existing. A variance will be required.**

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Design Waivers

1. **Per Section 540-623.A.1. of the Ordinance, the minimum lighting level shall be 75% of the average lighting level, whereas the applicant proposes a minimum lighting level that is 56.25% of the average lighting level. A design waiver will be required.**

C. Off-Site and Off-Tract Improvements

1. The applicant does not propose any off-site improvements as part of this application. **Continuing comment.**
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. **Continuing comment.**

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. 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. **No longer applicable.**
2. The applicant shall clearly indicate on the plans the approximate limits of asphalt sawcut and replacement for all electrical conduit installation. **Not addressed.**
3. **The applicant proposes to remove the existing curb island landscaped areas and replace it with a new concrete walkway. The applicant shall address the following:**
 - a. **A detail shall be provided of the concrete walkway and curb.**
 - b. **The applicant shall provide additional grading information along the proposed concrete walkway and ramps.**
 - c. **The applicant shall advise if new curb is proposed. It is currently unclear on the plan.**
4. **The applicant shall relocate the existing “No Parking Fire Lane” striping, which is in the area of the proposed stop sign and stop bar.**

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- 5. We note the applicant is proposing new stop signs and stop bars. The stop bar and stop striping shall be located before the stop sign. The plan shall be revised accordingly.**

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.
3. **The applicant proposes to remove the landscaped area within the curb island and replace it with a new concrete walkway. In addition, the applicant shall confirm that per Section 540-622.D.5.a. of the Ordinance, they are providing a minimum of 10% of the area formed by the outer perimeter of the paved parking area with landscaped islands. A design waiver may be required.**

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.

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4. **The applicant shall revise the construction notes on Sheet 3 to be consistent with the updated plans. Additionally, the applicant shall revise the light pole construction notes for clarity on Sheet 4.**
5. **Based on the discussion at the prior Planning Board meeting, the applicant shall provide testimony relative to the location of the drive-up spaces, as proposed, versus an alternate location.**
6. 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.

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

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