



**Borough of Eatontown**  
**Environmental Commission**  
47 Broad Street, Eatontown, NJ 07724  
<http://eatontownnj.com/environmental/>

Laura Bagwell, Chair  
Jessica Buck  
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Ken Kretch  
Mark Regan, Jr., Council  
Mark Regan, Sr. Planning Board

February 28, 2021

**Eatontown Zoning Board**  
47 Broad Street  
Eatontown, NJ 07724

RE: Use Variance Required for Fast Food Restaurant  
Site plan review of  
**Eatontown 36 LLC (Chick-Fil-A)**  
**Block 2902, Lot 2**  
**50-70 Highway 36**

Received: 1/20/2021  
Comments due: 3/1/2021  
Hearing: 3/8/2021

Zone: B-6  
Total Site Area: 825,184SF (18.944 acres)  
Building Area: 174,503 SF  
Parking and Paved area: 304,663 SF  
Building Coverage: 21.1%  
Parking & Paved area: 691,505 SF (833 spaces)  
Impervious coverage at site: 12.59 acres  
Impervious cover proposed: 12.76 acres  
Land Coverage: 80.7%  
Open Green area: 133,679 SF  
% of Land Coverage: 19.3%

Description: 163,133 SF existing retail building and 3,223 SF existing bank. Construct 3,000 SF furniture retail building & 5,147 SF fast food restaurant. Use variance required for fast food restaurant. Subdivision proposed to create six lots for the purpose of financing. NOTE: A Planning Board hearing was held on October 5, 2020 that granted Preliminary & Final Major Site Plan Approval with Bulk Variances and Design Waiver (PB Application # PB2020-07).

The EC recommends the following for the above-referenced site plan:

**1. Bicycle Parking / Electric Vehicle Charging Stations:**

The EC recommends adding bicycle parking near the stores. The EC also recommends the installation of an Electric Vehicle Charging station.

For complete streets accessibility, a bike/ pedestrian path connecting Parker Avenue to the Chick Fil A to Route 35/36 would be helpful.

**2. Orientation of the entrance and exit of the Chick Fil A Building:**

If Sawa will be demolished, aligning the entrances and exits of the drive-through with the parking rows would reduce idling and increase safe traffic flow.

**3. Green Building Design:**

In keeping with the Borough's Master Plan, the EC recommends using green building techniques to reduce the plan's carbon footprint, including energy efficient lighting; passive solar to reduce need for artificial lighting; water conservation fixtures; solar on the roof and or part of the expanse of parking lot; green roof design; and using recycled materials in any new construction.

**4. Stormwater Management:**

The project will disturb approximately 15.02 acres and will increase impervious surface by less than ¼ acre. As the proposed changes disturb more than 1 acre of land, it qualifies as a major development and is subject to NJ stormwater standards of NJAC 7:8 and must meet erosion control, groundwater recharge and runoff quantity standards. However, as it does not increase impervious by ¼ acre, meeting runoff quality standards is not required.

The EC applauds the use of non-structural stormwater management practices listed in the Stormwater Management Report, including an open-channel vegetated conveyance system along Route 36 frontage; retaining any native plants and the planting of non-invasive, native and low-maintenance vegetation, minimizing lawns and using plants that do not require much, if any, fertilizers, pesticides and irrigation. It is also noted that eco-friendly storm drain grating will be used with symbols telling the public that the runoff discharged to a waterway.

The EC also applauds the use of **porous pavement** to capture a portion of the roof runoff from the westerly property to recharge into the soil via a stone reservoir. Porous pavement is proposed to be 4.3% of the impervious area of the site.

The EC recommends the installation of a **rain garden** to accommodate some of the stormwater that would otherwise be channeled offsite.

**5. Parking:** To reduce the 49.8% of impervious cover that is taken up by driveways and parking, the EC respectfully suggests that the site provide only the required number of parking spaces, rather than the proposed 841 spaces. 702 is required by the regulations. Reducing the parking by 139 spaces would allow for expanded islands with shade trees in the parking lots or expanded vegetated buffer along Route 36. The reduced parking could be used for the suggested bike/pedestrian path.

## **6. Landscape Plan:**

The EC recommends using deer - resistant native plants in the landscaping of the property. A good resource of finding local native plants is <https://www.jerseyyards.org/jersey-friendly-plants/native-plants/>  
[https://www.jerseyyards.org/plant/?fwp\\_region=4-coastal-plain&fwp\\_plant\\_type=shrub&fwp\\_new\\_jersey\\_native=yes&fwp\\_deer\\_resistance=1-deer-high](https://www.jerseyyards.org/plant/?fwp_region=4-coastal-plain&fwp_plant_type=shrub&fwp_new_jersey_native=yes&fwp_deer_resistance=1-deer-high)

The EC recommends replacing the proposed 7 emerging invasive and non-native Acer Ginnala<sup>1</sup> “flame” maples with native alternatives.

The EC also recommends replacing the 10 emerging invasive and non-native Zelkova Serrata “Village Green” trees with native alternatives.

We applaud preserving the existing trees and shrubs on site.

## **7. Lighting:**

We respectfully request that the lighting come into compliance with the lighting ordinance in places where the average to minimum and maximum-to minimum ratios are exceeded so that it reduces energy use, glare, adaptation issues and light trespass.

The plan shows the proposed Cree Edge lighting has a 4,000K color temperature. It is kindly requested that the LED fixtures contain the Color Temperature of amber or at least 3,000K or less, to reduce white and blue light as much as possible, as it has harmful effects for wildlife:  
<https://news.mongabay.com/2018/06/let-there-be-light-but-be-mindful-of-the-wildlife/>.

Thank you for your kind consideration of these recommended changes.

On behalf of the Environmental Commission,

*Laura Bagwell*

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<sup>1</sup> [https://www.fohvoss.info/wp-content/uploads/2019/03/2019\\_Strike\\_Team\\_Do\\_Not\\_Plant\\_List-2.pdf](https://www.fohvoss.info/wp-content/uploads/2019/03/2019_Strike_Team_Do_Not_Plant_List-2.pdf)