

TOWNSHIP OF FREEHOLD



MAYOR
David M. Salkin

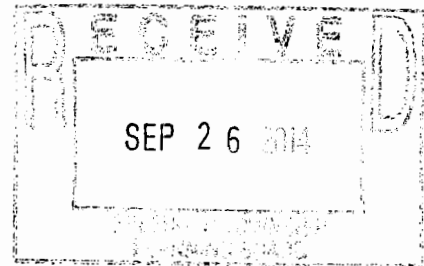
TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Thomas L. Cook
Eugene B. Golub
Barbara J. McMorrow

"Preserving and Enhancing the Quality of Life"

Timothy P. White, PE, PLS, CME
Township Engineer

MEMORANDUM

TO: Planning Board, c/o Nancy Torre, Administrative Officer
FROM: Timothy P. White, Township Engineer
DATE: September 26, 2014
RE: Preliminary and Final Major Site Plan
w/ Waiver of Site Plan Detail # 179-2-14
Bloom Energy (Applicant)
AT&T Corporation (Owner)
Block 69.01, Lot 53.01
175 West Main Street (Trotter's Way)



This review refers to the following:

- Plans entitled "AT&T Clean Energy Server Project", twenty-eight (28) sheets, dated July 2014, last revised August 21, 2014, prepared by IEA Renewable Energy, Inc., not signed or sealed, by Andrew B. Graham, P.E.
- Localized Topographic Survey, one (1) sheet, dated May 19, 2014, prepared by Challoner & Associates, LLC, not signed or sealed, by Edwin J. Hale, P.L.S.

Summary

The applicant is proposing to install three (3) clean fuel cells, also known as Energy Servers on the above referenced property. The Energy Servers are fueled by natural gas and convert natural gas and water into electricity through an electro-chemical process. Each energy server is approximately 8.5' x 26.5' and seven (7) feet in height. They will be installed side by side and raised on precast concrete pads with other related equipment inside a 55' x 62' area enclosed with 6' high chain link fence.

Variance relief is being sought for the installation of energy servers in the front yard of the existing AT&T building at the corner of Route 537 and Trotters Way.

1. Applicant has requested waivers from several submission documents and site plan requirements as listed in their application under cover of letter dated July 23, 2014. Unless otherwise stated in this report, this office has no objections to the Board granting these waivers as the project involves a relatively small area of the applicant's property that will not affect the use and intensity of the site.



To: Planning Board
Re: Bloom Energy (AT&T)
Site Plan # 179-2-14
Block 69.01, Lot 53.01

September 26, 2014

2. The installation of the proposed energy servers will increase the impervious coverage by 3,410 s.f. or 0.9%. Maximum lot coverage permitted in the CMX-4 zone is 60% where 45.5% is proposed. As such, this office has no objections to the Board granting a waiver from providing drainage calculations and/or stormwater detention improvements.
3. It appears that the energy servers will be visible as they are higher than the proposed fence. It is recommended that the applicant supplement the fence with additional landscaping or increase the height to eight (8') feet to properly screen the equipment. Additional information should be provided relative to the height of the related equipment inside the fence.
4. It appears that alternative locations exist on the owner's property for the proposed energy servers. Applicant should provide testimony relative to alternate locations away from the front of the building. If no other locations are feasible, it is recommended that the enclosure be constructed out of masonry materials to match the existing building.
5. Plan should describe the proposed front yard setbacks to the energy servers.
6. Plan cover sheet should be revised to include a zone map of the area, zone schedule, signature lines, appropriately titled plan, sheet index and all other information as required by parts A & B of the completeness checklist.
7. Several sheets in the plan set should be removed that do not pertain to the site plan. Revise sheet index accordingly.
8. Provide construction detail for the proposed grass access driveway and revise and/or add additional construction details in accordance with Township standards.
9. Applicant must obtain Monmouth County Final Planning Board approval.

A handwritten signature in black ink that reads "Timothy P. White".

TIMOTHY P. WHITE
Township Engineer

TPW/ds



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

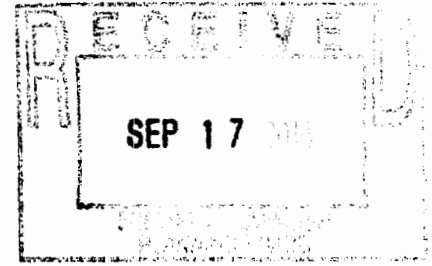
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www.ppgplanners.com

September 17, 2014

Freehold Township Planning Board
% Nancy Torre, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728



RE: **APP #179-2-14**
Planner's Review Letter
Preliminary and Final Major Site Plan with Waiver of Site Plan Detail
Bloom Energy & AT&T Corp.
175 West Main Street
Block 69.01, Lot(s) 53.01
CMX-4 Corporate Multi-Use – 4 Acres

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, including the following documents:

- AT&T Clean Energy Server Project, Fuel Cell Construction Drawings, consisting of 28 sheets, prepared by Andrew B. Graham, P.E., IEA Renewable Energy, Inc., dated 7/22/14

Project Description

The applicant is seeking site plan approval to install three clean fuel cells (i.e., "Energy Servers") and associated equipment, inclusive of all necessary piping and electrical work, within a grassy lawn area to the south of an existing AT&T facility.

The entire site measures ± 9.09 acres and is developed with an existing multistory AT&T office building and associated parking areas, as well as a communications tower located to the northeast of the building. The site is located to the east of Trotters Way and to the north of West Main Street (County Route 537). The site is proximate to Route 9 and Freehold Borough to the east.

As per the applicant, the Energy Servers (ES) would convert natural gas and water into electricity via an electro-chemical process. A typical ES unit would measure 6 feet-9 inches in height, 25 feet-6 inches in length and 7 feet-8 inches in width. Water and electric service would be provided from the existing building, and natural gas would be tapped from an existing pipeline located on the south side of West Main Street.

The project area would be located 25 feet from the building. The ES units would be installed on a precast concrete slab, and a cast-in-place concrete apron would be installed around the ES units to provide maintenance accessibility. The concrete area



would be irregular in shape, measuring from approximately 39 feet-3 inches to 44 feet-9 inches by 62 feet-2 inches; the overall area of the concrete area has not been provided.

In addition to the ES units, associated equipment would be installed within the same project area on a cast-in-place foundation: a water deionization module (WDM) measuring 6 feet-8 inches in height, electrical distribution module (EDM) measuring 7 feet-6 inches in height and telemetry cabinet (TC). The WDM/EDM/TC layout would measure 10 feet-3 inches by 10 feet-5 inches.

A utility trench would be dug to route electricity from the ES units to the building. A chain link fence measuring six feet in height with gate would enclose the project area. No landscaping has been proposed as part of this application. Two pole-mounted light fixtures would be installed within the project area at the eastern and western fence lines; pole height has not been provided. A reinforced grass access lane would run along the western side of the building from an existing parking area to the project area to provide maintenance access.

Maplewood Cemetery is located to the northeast of the subject property. Regional commercial uses (e.g., Home Depot, AMC Movie Theater, etc.) and the Raceway Mall are located to the east and northeast of the subject property. There appears to be farmland across West Main Street to the south of the subject property.

Zoning Compliance

The proposed ES units and associated equipment would be located within the front yard where accessory structures are not permitted by ordinance. As such, this item requires relief from Section 190-103.C of the zoning ordinance, which states that no accessory building shall be permitted except in rear yards, and Section 190-108.B of the zoning ordinance, which states that no accessory structures shall be erected in any front yard, with several exceptions (e.g., flagpoles, lampposts, etc.).

The plan does not contain a Zoning Table. In that regard, we note that the proposal would involve the loss of pervious surface area on the site (i.e., grassy areas). Variance relief may be required should the proposal exceed the applicable impervious surface threshold in the CMX-4 zone.

Planning Comments

We offer the following for your consideration.

1. In terms of the variances for installing accessory structures in the front yard, the applicant must confirm that the ES units and associated equipment cannot be installed elsewhere on the subject property such that a variance would not



be required (i.e., in the rear yard). Of particular concern is the visual impacts associated with the installation of three ES units in the front yard area, particularly due to their size (i.e., 6 feet-9 inches in height, 25 feet-6 inches in length and 7 feet-8 inches in width). In addition, associated equipment to be installed in the front yard area would measure up to 7 feet-6 inches in height (i.e., the electrical distribution module or “EDM”).

2. It appears that the proposed ES units and associated equipment would be highly visible from both West Main Street and Trotters Way. No screening has been proposed as part of this application; rather, chain link fencing measuring six feet in height would enclose the project area. The applicant should discuss and the Board should consider if landscaping and/or opaque fencing should be provided to screen the ES units and associated equipment.
3. A Zoning Table has not been provided as part of this application. In that regard, we note that the proposal would involve the loss of pervious surface area on the site (i.e., grassy areas). The area of the proposed concrete pad would not be insignificant in size (i.e., approximately 39 feet-3 inches to 44 feet-9 inches by 62 feet-2 inches). The applicant should provide the overall area of proposed impervious surfaces on the subject property and confirm compliance with the impervious surface coverage requirements per Section 190-146.E of the zoning ordinance. Variance relief may be required should the proposal exceed the applicable impervious surface threshold in the CMX-4 zone.
4. The applicant should confirm for the Board that it will comply with applicable noise standards at all property lines.
5. As “c” bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

We trust that the above information is responsive to your needs.

Respectfully submitted,

Paul A. Phillips, P.P., AICP

cc: Frank Accisano, Board Attorney
Timothy P. White, P.E., Township Engineer

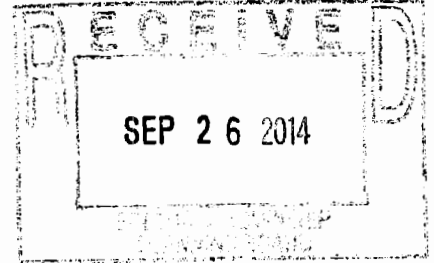
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TOWNSHIP OF FREEHOLD



MAYOR
David M. Salkin
TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Thomas L. Cook
Eugene B. Golub
Barbara J. McMorrow

"Preserving and Enhancing the Quality of Life"



TO: The Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: September 26, 2014
SUBJECT: Bloom Energy/ AT&T Corp
175 West Main Street
Block: 69.01 Lot: 53.01
Pre & Final Major Site Plan - #179-2-14

We have reviewed the site plan for the above referenced site plan. The Board of Health has no objection to this project as there are no public health concerns

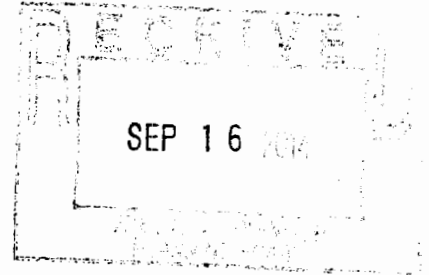
MAYOR
David M. Salkin



TOWNSHIP OF
FREEHOLD

TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
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"Preserving and Enhancing the Quality of Life"



September 12, 2014

Freehold Township Planning & Zoning
One Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Nancy Torre

RE: Bloom Energy
Application #179-2-14

Dear Mrs. Torre,

Plans dated by the Planning Board on August 26, 2014 were received by the Fire Prevention Board for review. Plans indicate proposal of a fuel cell project for the AT&T Facility.

Upon technical review plans are approved as they were submitted.

Sincerely,

Shaun Reilly, Chief of the Board

TOWNSHIP OF FREEHOLD



MAYOR
David M. Salkin

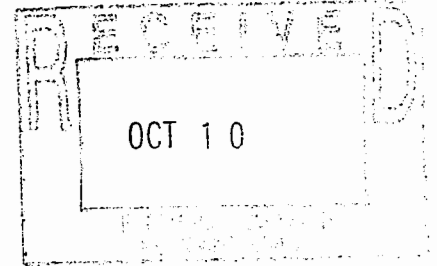
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"Preserving and Enhancing the Quality of Life"

Timothy P. White, PE, PLS, CME
Township Engineer

MEMORANDUM

TO: Planning Board, c/o Nancy Torre, Administrative Officer
FROM: Timothy P. White, Township Engineer
DATE: October 10, 2014
RE: 1151 West Main Street, LLC
The New Jersey Jewish Home for Rehabilitation and Care
Preliminary and Final Major Site Plan # 850-14
Block 86, Lots 2.08 and 2.09



This review refers to the following:

- Preliminary and Final Major Site Plan for The New Jersey Jewish Home for Rehabilitation and Care, Lots 2.08 and 2.09, Block 86, thirteen (13) sheets, dated July 8, 2013, revised September 25, 2014, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E.
- Survey of Property, Lot 2.08, Block 86, one (1) sheet, dated June 19, 2013, revised November 12, 2012, prepared by Crest Engineering Associates, Inc., signed and sealed by Daniel P. Hundley, P.L.S.
- Architectural Plans entitled: "Freehold Home for Nursing and Rehabilitation" for Lot 2.08, Block 86, four (4) sheets, undated, prepared by Spiegle Architectural Group, signed and sealed by Steven Leone, R.A.
- Stormwater Management Report for "Proposed Nursing Home", Block 86, Lot 2.08, dated June 26, 2013, prepared by prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E.
- Environmental Impact Statement, Proposed Nursing Home and Rehabilitation Center, Lots 2.08 and 2.09, Block 86, dated June 25, 2013, prepared by Crest Engineering Associates, Inc., assembled by Peter R. Eshewsky, P.L.S. and Richard P. Weiner, L.L.A. and P.P., unsigned.
- Traffic Analysis, letter format, Freehold Jewish Home for Nursing and Rehabilitation, Lot 2.08 in Block 86, dated December 12, 2013, prepared by McDonough & Rea Associates, Inc., signed by Scott T. Kennel, Associate, signed and sealed by John H Rea, P.E.
- Engineer's Report for Proposed Sanitary Sewer System for Freehold Nursing Home, Lots 2.08 and 2.09, Block 96, dated September 25, 2014, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Engineer's Report for Proposed Water System for Freehold Nursing Home, Lots 2.08 and 2.09, Block 96, dated September 25, 2014, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Colored Sign Renderings for a proposed Pylon Sign, dated February 15, 2014, prepared by Spiegle Architectural Group, signed and sealed by Steven Leone, R.A.



To: Planning Board
Re: 1151 West Main Street, LLC
The Jewish Home for Rehabilitation and Nursing
Site Plan # 850-14

October 10, 2014

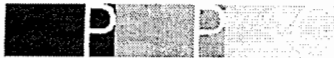
Executive Summary

The applicant is proposing to construct an 86,886 s.f., three (3) story, 150 bed nursing home facility on a 12.15 acre property that contains approximately eight (8) acres of developable property in the P-1 zone. The balance of the property consists of undevelopable wetlands/wetlands transition areas and steep slopes. The nursing home will employ 120 employees with staggered and overlapping shifts, ninety-seven (97) parking spaces are proposed to accommodate for the employees and visitors where approximately eighty-eight (88) are required. Access to the site is proposed from Route 537 through the adjacent property via existing driveways.

1. Plan should clearly describe a cross-access easement to lot 2.09. This easement would eventually permit access to all adjoining properties along Route 537 in this block including the hospital property and provide access to Route 537 and Gravel Hill Road by way of the future access roads to be constructed on adjoining properties. Provide metes and bounds descriptions for review.
2. Plan should be revised to describe an emergency access easement to Freehold Township located along the emergency access drive between the proposed parking lot and Route 537. Provide metes and bounds descriptions for review.
3. "Conservation Easements" to be dedicated to Freehold Township should be labeled with bearings and distances. Provide metes and bounds descriptions for review.
4. Provide metes and bounds descriptions for the proposed 30' wide landscape buffer along the westerly boundary line and the 40' wide Scenic Corridor buffer along Route 537 for review.
5. The applicant has been advised that a separate application is required for a soil removal/fill permit for all soil needed to be exported or imported to balance the site.
6. Sidewalk should be described along the frontage of the property along Route 537 and connecting to the site.
7. Applicant should provide copies of all required permits and approvals from all other involved outside regulatory agencies including, but not limited to the following:
 - a. Freehold Soil Conservation District
 - b. NJDEP – Wetlands, Flood Hazard Area, TWA-Sanitary Sewer, BSDW-Water
 - c. Monmouth County Planning Board
8. Several construction details must either be added or revised to comply with current Township standards.

TIMOTHY P. WHITE
Township Engineer

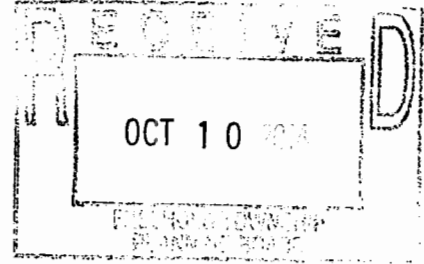
TPW/ds



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October 9, 2014

Freehold Township Planning Board
% Nancy Torre, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728



RE: APP #850-14
Planner's Review Letter
Preliminary and Final Major Site Plan
1151 Main Street, LLC – The New Jersey Jewish Home for Rehabilitation and Care
1151 West Main Street (Route 537)
Block 86, Lot(s) 2.08, 2.09
P-1 Professional Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and major site plan for this project, dated 9/25/2014. A prior report dated 7/7/2014 was prepared and submitted to the Township for review; this report has been modified to reflect the aforementioned plan revisions.

We have reviewed the above-referenced development application, including the following document(s):

- Freehold Home for Nursing and Rehabilitation, Block 86, Lots 2.08 and 2.09: Preliminary and Final Major Site Plan, consisting of 13 Sheets, prepared by Peter W. Strong, P.E., Crest Engineering Associates Inc., dated 7/8/2013 and revised 9/25/14.
- Survey of Property, Block 86, Lot 2.08, prepared by Daniel P. Hundley, Professional Land Surveyor, Crest Engineering Associates Inc., dated 6/19/2003.
- Freehold Home for Nursing and Rehabilitation, Block 86, Lot 2.08: Floor Plans and Building Elevations, consisting of four sheets, prepared by Steven Leone, Spiegle Architectural Group, undated.
- The Jewish Home for Rehabilitation and Nursing, Signage Plans, consisting of three sheets, prepared by Steven Leone, Spiegle Architectural Group, dated 2/5/2014.
- Environmental Impact Statement, Proposed Nursing Home and Rehabilitation Center, Block 86, Lots 2.08 and 2.09, Freehold-Smithburg Road, prepared by Crest Engineering Associates Inc., dated 6/25/2013.



Project Description

The applicant is seeking site plan approval to develop Lot 2.08 for use as a 150-bed skilled nursing home measuring 86,889 square feet. Lot 2.08 measures 12.15 acres (529,385 square feet) and is currently forested. There are environmental features on Lot 2.08, including ponds, wetlands and steep slope areas. The contiguous Lot 2.09 is developed with a 2-story medical office building, and, as part of this development application, there would be a new internal access connection between the two lots.

The site is located along West Main Street (Route 537), just east of Gravel Hill Road. The nursing home would be located on Lot 2.08. As noted, access to the site would be provided via a new access drive from Pond View Professional Park on Lot 2.09 to the east of the site. The intersection of West Main Street and the entrance drive to Pond View Professional Park is signalized.

Ninety-six parking spaces would be provided, four of which would be handicapped and two of which would be van accessible. Three additional service and delivery van spaces would be provided.

Services to be provided on the site include: health and nursing care, dietary services, recreation, housekeeping, and administrative services. As per the applicant, approximately 120 employees are expected. There would be 46 employees during the peak shift from 7:00 am to 3:00 pm. Visiting hours would be held daily from 9:00 am to 8:00 pm; there would typically be up to 50 visitors per day. There would be three deliveries of food and supplies each week, and trash pick-up would occur on one to two occasions per week in the early morning. Site maintenance would be provided by both outside contractors and janitorial and maintenance staff. As per the applicant, the facility would meet both Federal and New Jersey Department of Health standards applicable to providers of nursing care and it is licensed as such.

Shared resident rooms (i.e., two beds/room) would measure ± 389 square feet, and single resident rooms (i.e., one bed/room) would measure ± 190 square feet to ± 220 square feet. The nursing home would also be comprised of a kitchen, communal dining areas, pantries, offices, physical therapy areas, and lounges, as well as staff facilities and additional mechanical, service and storage rooms. Outdoor areas would include a terrace (5,159 square feet) and a memory garden, both of which would be located on the western side of the nursing home building. A porte cochere would be located at the main building entrance on the eastern side of the building.

Parking areas would be located to the east and north of the nursing home building. Forty-three parking spaces along the eastern side of the nursing home building would be reserved for visitor parking, and 53 parking spaces to the north of the nursing home building would be reserved for staff. An emergency access driveway with bol-

lard and chain access would be provided from West Main Street and an emergency access drive would be provided along the western side of the nursing home building. The emergency access driveway and drive have also been shown as "lawn area" on landscape plans. A service and delivery area with three van parking spaces would be provided to the northwest of the nursing home building at the northern terminus of the emergency access drive.

A trash compactor and recycling area would be located to the northwest of the nursing home building proximate to the service and delivery area. The enclosure would measure 26 feet by 30 feet and would have decorative metal gates and masonry walls with decorative stone or brick veneer to compliment the proposed building architecture.

Allan block retaining walls would be installed on the site, generally along portions of the eastern parking area; along the western side of the emergency access drive; along the northern side of the access drive from Lot 2.09; along the eastern perimeter of the northern parking area; and around a proposed infiltration basin in the south-central portion of the site. Retaining walls would measure a maximum of five feet in height. Metal fencing measuring four feet in height would be installed around the memory garden.

A landscape buffer which meets or exceeds the required width of 30 feet would be provided along the western property line where the site is adjacent to single-family residences in the R-40 Residential district. A scenic corridor buffer measuring 40 feet in width would be provided along West Main Street. Both the 30 foot landscape buffer and the 40 foot scenic corridor buffer would be dedicated as easements to the Township. A 50 foot wetlands buffer would be provided within the eastern portion of the site adjacent to New Jersey Department of Environmental Protection (NJDEP) regulated freshwater wetlands; the access drive from Lot 2.09 would traverse this buffer area.

Existing vegetation would be retained within the 30 foot landscape buffer, the 40 foot scenic corridor buffer and the 50 foot wetlands buffer, with the exception of areas to be cleared for the emergency access driveway from West Main Street and the access drive from Lot 2.09. Existing vegetation would also be retained in the northernmost portion of the site. Landscaping in the form of evergreen trees, shade trees and shrubs would be provided along the perimeter of the emergency access drive; the parking areas; and the scenic corridor buffer. Evergreen trees would be provided along the perimeter of the landscape buffer. Shade trees and several landscaped islands would be provided within the parking areas. Plantings are proposed along the eastern base of the building, as well as within the memory garden and outdoor terrace, to be comprised of a variety of annuals, perennials, shrubs, shade trees, and evergreen trees. The memory garden would also have a vegetable/herb garden.



Fourteen pole-mounted light fixtures measuring 20 feet in height would be installed within parking areas and along the access drive from Lot 2.09. Twenty cast aluminum bollard lights measuring 3.5 feet in height would be installed within the memory garden and outdoor terrace. An average site lighting level of 1.5 footcandles and a maximum site lighting level of 4.2 footcandles would be provided.

One double-sided monument sign with a sign face measuring approximately 9 feet-8 inches by 8 feet-6 inches (75 square feet) is proposed to be located on Lot 2.09; an existing Pond View Professional Park monument sign would be expanded to include this signage for the nursing home. The sign would state: "The Jewish Home for Rehabilitation & Nursing". An additional monument sign, which appears to be single-sided, measuring approximately 9 feet-8 inches by 8 feet-6 inches (75 square feet) would be located on Lot 2.08 with a 20 foot setback from West Main Street. The sign would state: "Left at Next Light for the Jewish Home for Rehabilitation & Nursing". It appears, due to site grading, that pier heights would be variable, ranging from 9 feet-8 inches to 14 feet-8 inches. Sign piers would be clad with brick and would have a cast stone cap. The signs would be illuminated with ground-mounted spotlights.

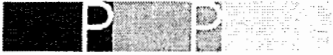
Surrounding Land Uses

The site is adjacent to single-family homes in the R-40 residence district along Gravel Hill Road to the west, as well as to the south across West Main Street (Route 537). The site abuts forested areas and farmland in the ROL Research, Office & Laboratory—40 acres district to the north. Centrastate Medical Center is located within the greater vicinity of the site to the northeast along West Main Street (Route 537).

Zoning Compliance

The subject property is located in the Township's P-1 Professional Office zone. The P-1 zone is intended to be utilized as a buffer zone between residential zones and more intensive nonresidential zones. The P-1 zone on Route 537 east of Gravel Hill Road is intended to provide for office uses related to and in support of the existing hospital and medical offices that serve Freehold Township and the western Monmouth region.

Nursing homes, extended care, assisted living and other similar long-term in-patient residential living and/or long-term physical and mental rehabilitation facilities are permitted in the P-1 zone as part of a planned medical center support service development. Planned medical support service developments are permitted on one tract or on contiguous properties totaling 25 or more acres. As per the applicant, the site is part of a planned medical center support service development and is contiguous to properties totaling 25 or more acres within the P-1 zone. Our review of tax maps/records indicates that Lot 2.09 is 12.24 acres, Lot 5 is 26.86 acres, Lot 5.01



is 3 acres, and Lot 5.02 is 3.06 acres. These lots combined total approximately 57.31 acres, in compliance with the above standard.

In the P-1 zone, each business or commercial use may display one freestanding illuminated sign. For sites with frontage of 400 feet and over, a maximum sign face of 200 square feet is permitted for both single-faced and double-faced (i.e., 200 square feet/sign face) signs. Two monument signs are proposed where only one monument sign is permitted. As such, this item requires relief from Section 190-179 of the zoning ordinance.

There does not appear to be any additional bulk variance conditions as part of this application.

Planning Comments

We offer the following for your consideration.

1. The applicant should provide documentation regarding compliance with the 25-acre minimum contiguous property standard, or else a variance should be sought.

Letters from William J. Mehr, Esq. of Mehr, LaFrance and Williams dated 7/24/2014 and Peter W. Strong, P.E. of Crest Engineering Associates Inc. dated 9/25/2014 indicate that the site is part of a planned medical support service development exceeding 25 acres. The applicant has stated that testimony will be provided in support of this assertion.

However, the applicant should provide clarification regarding those properties that are included in the planned medical support service development. Note 6 on the Cover Sheet indicates that the development is comprised of Lots 2.08, 2.09, 4.01, 5, and 5.01. (Note that Lot 4.01 is in the ROL zone.) The letter from Crest Engineering dated 9/25/2014 indicates the development is comprised of Lots 2.08, 2.09, 5, 5.01, and 5.02. The letter from Mehr, LaFrance and Williams indicates there are three contiguous properties, inclusive of Lots 2.08 and 2.09. Plans should be revised for consistency.

2. Since the application involves site changes to Lot 2.09 (i.e., new access connection to Lot 2.08), the applicant should provide a Zoning Table for Lot 2.09 indicating compliance with P-1 standards and indicate whether any variance conditions are triggered.

The applicant has indicated that development approvals for Lot 2.09 included the connection improvements to Lot 2.08; no changes are proposed to the site which impact the bulk requirements.



It is nevertheless recommended that the applicant provide a Zoning Table for Lot 2.09 indicating compliance with P-1 standards, particularly with regard to impervious surface coverage, which would presumably increase on Lot 2.09 with the new access connection to Lot 2.08.

3. The Board should determine if building elevations indicating proposed cladding materials should be prepared and submitted as part of this application.

The applicant has indicated that this item will be addressed as part of the Kaplan Gaunt DeSantis review.

4. The Board should determine if a detail for the emergency access gate from West Main Street (Route 537) should be prepared and submitted as part of this application.

Plans have been revised to replace the proposed emergency access gate with bollard and chain access.

5. An emergency access drive is proposed to the west of the nursing home building proximate to single-family homes along Gravel Hill Road. The applicant should discuss the circumstances and frequency with which the emergency access drive is anticipated to be utilized.

The applicant has indicated that the emergency access drive would be used for fire emergencies, when and if they occur.

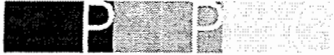
6. The applicant should provide testimony regarding if existing and proposed plantings in the 40 foot scenic corridor buffer area are adequate to provide screening per Section 190-160 of the zoning ordinance.

The applicant has indicated that this item has been addressed by the Landscape Review.

7. The applicant should provide testimony regarding if existing and proposed plantings in the 30 foot landscape buffer area are adequate to provide screening per Section 190-166 of the zoning ordinance.

The applicant has indicated that this item has been addressed by the Landscape Review.

8. Plans indicate that the steep slope area on the site (i.e., slopes greater than 15%) measures 7,444 square feet. As per Section 190-124 of the zoning ordinance: "any property that is the subject of a site plan application and which



contains slope areas of 12% or greater or having a rise of five vertical feet or greater” must comply with the provisions set forth in the ordinance for steep slopes. The applicant should confirm compliance with Section 190-124 of the zoning ordinance.

The applicant has indicated that they will comply with Section 190-124.C of the zoning ordinance. Existing wooded slopes would not be disturbed and would be contained within the proposed conservation easements depicted on Sheet 3 of plans. In addition, retaining walls would be designed and certified.

However, it appears, based on Note 6 on the Cover Page, that steep slope areas were calculated using slopes of 15% or greater, rather than 12% or greater as specified in the ordinance. Plans should be corrected as needed.

9. The applicant should confirm compliance with all applicable NJDEP environmental regulations as it relates to the environmental conditions (e.g., wetlands, ponds, etc.) on the site. In particular, the driveway connection between Lots 2.08 and 2.09 crosses delineated wetlands and will require a permit.

The applicant has indicated that this item was previously addressed. It is recommended that the applicant provide testimony regarding this item.

10. The applicant should provide testimony regarding application for and/or acquisition of all applicable licenses required for the operation of a nursing home in the State of New Jersey.

The applicant has indicated that testimony will be provided.

11. The applicant should discuss compliance with the general sign requirements per Section 190-176 of the zoning ordinance regarding illumination and general sign requirements, such as architectural style, graphic design, etc.

The applicant has indicated that testimony will be provided.

12. In terms of the requested variance for number of monument signs, the applicant should provide testimony regarding the need for an additional monument sign and any associated impacts, particularly with regard to aesthetics and the visual environment, along Route 537.

The applicant has indicated that testimony will be provided.

13. As a “c” bulk variance is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

zoning would be advanced by the deviation and the benefits of granting the variance for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

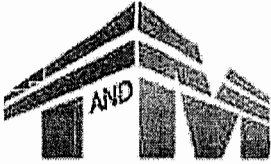
We trust that the above information is responsive to your needs.

Respectfully submitted,

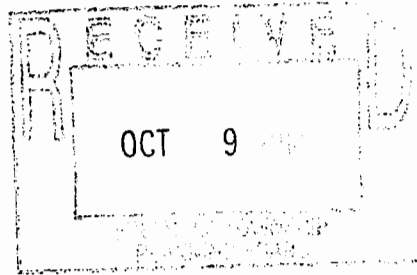
Paul A. Phillips, P.P., AICP

cc: Frank Accisano, Board Attorney
Timothy P. White, P.E., Township Engineer

14158



YOUR GOALS. OUR MISSION.



FRTW-R3530

October 9, 2014

Mr. Timothy White
Township Engineer
Township of Freehold
One Municipal Plaza
Freehold, NJ 07728

**Re: The Jewish Home for Rehabilitation and Nursing
Block 86, Lot 2.08 and 2.09
Site Planning No. 850-14
Drainage and Landscape Review – Second Review**

Dear Mr. White:

I have completed review of the revised plans for the proposed drainage facilities and landscaping for the above referenced site prepared by Crest Engineering Associates, Inc., plans dated July 8, 2013, revised September 25, 2014.

The plans were revised to address comments outlined in my July 10, 2014 review letter.

We have the following comments pertaining to this application:

DRAINAGE

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. The invert of the proposed 24" x 38" ERCP culvert pipes is approximately 1.5 feet below existing grade. This may require extensive grading upstream of the culvert. The plan does not indicate disturbance upstream of the culvert. **The applicant states the plan has been modified and submitted to NJDEP for approval.**
5. The grading plans show extensive wall construction throughout the site. The elevation of the proposed walls varies throughout the site. A number of walls, particularly in the infiltration area, are close to 10 feet in height. Structural calculations, specific wall details and profiles, geotechnical analysis and borings will be required. This could be addressed with a note on the plans indicating that specific calculations and details must be submitted to the Township Engineer for review and approval prior to construction. **Addressed. Added Note 34 to plan sheet no. 1 of 13.**
6. The grading plan indicates significant cuts throughout the proposed site, particularly in the area of the infiltration basin and along the westerly property line. The applicant should provide a geotechnical analysis which includes soil borings and design calculations for the walls. The analysis should also address impacts, if any, on the upstream slope. The plan indicates residential



FRTW-R3530
October 9, 2014
Page 2

**Le: Mr. Timothy White, Township Engineer
Township of Freehold**

**Re: The Jewish Home for Rehabilitation and Nursing
Block 86, Lot 2.08 and 2.09
Site Planning No. 850-14
Drainage and Landscape Review – Second Review**

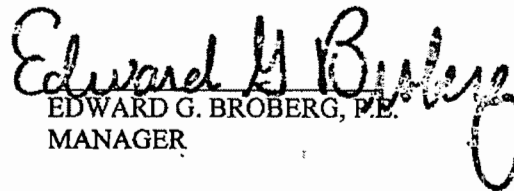
structures within 120 feet of the proposed cuts. **Addressed. Added Note 34 to plan sheet no. 1 of 13**

7. **Addressed.**
8. **Addressed.**
9. An Operation and Maintenance Manual should be provided which clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The manual should provide specific maintenance requirements and schedule for sand bottom of the detention basin and the pre-manufactured water quality device. **Continuing Comment. Application states O&M Manual to be submitted with Resolution Compliance.**
10. A detail of the pre-manufactured device should be included on the plan. Documentation should be provided demonstrating device meets NJDEP requirements and is approved by NJDEP. **Partially Addressed. NJDEP approval documentation should be provided.**

LANDSCAPING - All landscaping comments have been addressed.

If you have any questions or require additional information, please do not hesitate to call.

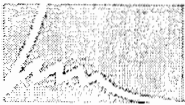
Very truly yours,
T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
MANAGER

EGB:EGB:dk

cc: Eamon Leighty
Nancy Toree

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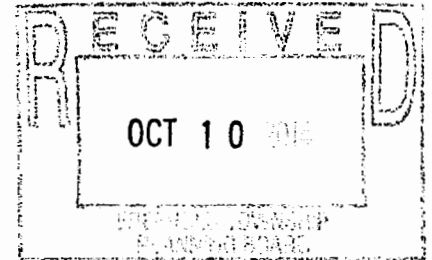


**Hatch Mott
MacDonald**

Hatch Mott MacDonald
3 Paragon Way
Freehold, NJ 07728
T 732.780.6565 www.hatchmott.com

October 10, 2014

Mr. Timothy P. White, P.E.
Township Engineer
Township of Freehold
Municipal Plaza - Schanck Road
Freehold, NJ 07728



**RE: The New Jersey Home for Rehabilitation and care
Freehold Township
Block 86, Lots 2.08 & 2.09
Sanitary Sewer & Water System Review
Site Plan # 850-14
HMM Job No. 342346FH01**

Dear Mr. White:

As requested by the Township, we have reviewed the set of resubmitted plans entitled "Preliminary and Final Major Site Plan for New Jersey Jewish Home for Rehabilitation and care, Lots 2.08 & 2.09, Block 86, Freehold Township, Monmouth County, New Jersey", as prepared by Crest Engineering Associates, Inc. for the Applicant 1151 West Main Street, LLC. and dated as received by the Township on September 24, 2014.

The following items were included in the September 24, 2014 submittal to this office:

- Site plan set referenced above, sheets 1 to 13, dated July 8, 2013 and last revision date of September 25, 2014;
- Preliminary and Final approval applications to the Township, dated as signed on February 14, 2014 and December 4, 2013 respectively;
- A response letter from the Applicant's Engineer, Crest Engineering Associates Inc., dated September 25, 2014;
- An Engineer's Report for the "Proposed Water System for the Freehold Nursing Home Lots 2.08 & 2.09, Block 86, West Main Street, Freehold Township, Monmouth County, New Jersey", dated September 25, 2014;
- An Engineer's Report for the "Proposed Sanitary Sewer System for the Freehold Nursing Home Lots 2.08 & 2.09, Block 86, West Main Street, Freehold Township, Monmouth County, New Jersey", dated September 25, 2014;



EXECUTIVE SUMMARY

The site is located on Block 86, Lots 2.08 & 2.09 and situated on the north side of Route 537 between Gravel Hill Road and Iron Bridge Road. The applicant is proposing to construct a new 150 bed, 86,899 SF, three story nursing home and rehabilitation facility with parking areas, storm water management facilities and public sanitary sewer and water services.

The Applicant with this submission proposes to provide sanitary sewer service to the nursing home by connecting to the sanitary sewer in the Pond View Corporate center and extending it onto his site. The Applicant has now submitted a sanitary sewer report for the project and has estimated the projected sanitary sewer flow to be approximately 11,250 GPD for the building based on NJAC 7:14A-23.3. **We concur with this flow projection.** The impact on approval is discussed in the sanitary sewer review section below.

The flow from this project will be discharged into an adjacent sanitary sewer collection main which eventually empties into the Township owned 15" interceptor along Iron Bridge Road and downstream to the 18 inch interceptor west of Iron Bridge Road to the existing MRRSA interceptor. The flow from this project will be above 8,000 GPD and will require an NJDEP T.W.A. permit.

In addition, the plan was reviewed for conformance with the Township's Sanitary Sewer Master Plan, to determine if sufficient capacity exists within the Township's sanitary sewer collection system to convey the potential wastewater developed by the building. An analysis was conducted to determine the capacity of the downstream Township collection system that will convey the sewage to the MRRSA Interceptor. A review of the existing downstream 15" PVC line along Iron Bridge Road and downstream sections of the 18" PVC line west of Iron Bridge Road, revealed that the additional flow from the subject property will not presently cause the collection system to exceed its maximum capacity. However, the flow capacity of the system at these locations downstream is near full capacity.

Additional project flows generated by this project were not anticipated for this area when the 15" and 18" downstream interceptors were constructed. Changes in zoning in this area of the Township have caused the previously anticipated flows from this area to increase dramatically. Because of the loading due to various zoning changes, and increased development which will exacerbate the future condition, we have identified approximately 2000 LF of downstream sewer which will be of critical capacity in the future. The cost to upgrade the downstream sewer system in this area will be approximately \$870,000.

The Engineer for this project has submitted a formal sanitary sewer report at this time projecting the project sanitary flow at 11,250 GPD and a peak flow of 45,000 GPD. Using this projection we have calculated the exact contribution to the Township for implementation of a fair share cost for the long-term upgrade of the existing collection system at this time. Using the flow rate of 11,250 and a peak of 45,000



GPD develops a fair share value of \$ 7,968.21 for the anticipated needed future upgrades based upon peak flow demands.

The Applicant proposes to provide domestic water service to the building via a connection to the existing water main in the Pond View Corporate center and extending the water main from that site to his site. The project also now includes a loop to connect the water main to the Township's system on Gravel Hill Road. The applicant had submitted an Engineer's report for the water demand of the project. The Engineer's projected water demand is anticipated to be approximately 15,000 GPD for the proposed building based on NJAC 7:10-12.6. **We do not concur with this projection.** The impact on approvals is discussed in the water review section below.

SANITARY SEWER REVIEW

The following items should be addressed prior to further review of the sanitary sewer system:

1. There should be 10' separation between the sanitary sewer main and the water main along the access drive at all times. The main is too close to Sanitary Manhole "A"
2. The sanitary sewer main may have to be concrete encased at the location where the water main crosses it upstream of manhole "B" or the water main installed below the sanitary sewer to insure there is the minimum of 18 inches of clearance between the two utilities.
3. **Informational:** The Township's approval of the applicant's plan to connect a sewer through private property should be contingent upon acquiring a final executed agreement from the owner of Pond View Corporate Park, which should be binding to any future owners of that property. The agreement should allow for the construction and for the future maintenance and repair of the system, as necessary.
4. **Informational:** A NJDEP TWA permit approval for sewer main extension is anticipated at this time, as the projected flow is estimated to be more than 8,000 GPD.
5. **Informational:** Final approval should also be contingent upon application to and approval by the Manasquan River Regional Sewerage Authority (MRRSA) and the Ocean County Utilities Authority (OCUA).
6. **Informational:** An USEPA waiver will be required to receive approval from MRRSA and NJDEP since the property has wetlands delineated on same.



WATER SYSTEM ISSUES

The following items should be addressed prior to further review of the water system:

1. The Applicant has provided a signed and sealed Engineer's Water report and the flows generated for the report will be approximately 15,000 GPD based upon an average of demand of 100 GPD/bed. This estimate is not consistent with NJAC 7:10-12.6, which calls for 75 to 125 GPD per person. Accordingly, this flow must be recalculated adding staff to the report. The report does not indicate fire flow demand required for the building but is stating that further analysis will be performed to obtain the needed fire flows.
2. The Applicant may consider installing a larger domestic water service line to the building and then branch off the line in the building in lieu of installing 4 separate 2 inch copper water service lines in such close proximity to one another. However, this is not mandatory unless there is an issue with the Township's plumbing code official.
3. Each 2 inch water service should indicate a curb stop and box, to be located somewhere within the grassed area before the services enter the building.
4. The water main should maintain a 10 foot separation from the sanitary sewer along the main access drive, where it is too close in proximity to Sanitary Manhole A.
5. The size of the new water main, from the point of connection to the first tee, should be labeled as 8" on the plan sheet.
6. The water main alignment of the proposed 12 inch water line at the northeast corner of Gravel Hill Road and Route 537 shows the water line conflicting with the utility poles and the alignment on the inset is not consistent with the main plan sheet. This should be corrected.
7. The connection to the existing 16 inch water main in Gravel Hill Road should be labeled as a 12" wet tap.
8. It should be noted that there is no line valve on the existing 16 inch water main in Gravel Hill Road near the proposed connection point as shown and this valve should be removed.
9. The proposed inline 12 inch valve along Route 537 and the proposed inline 12" valve along Gravel Hill Road, in the driveway to the corner house, are not required and can be removed from the plans.



Hatch Mott
MacDonald

10. The proposed 12 inch inline valve shown in the "Emergency Access Drive" should be shown and installed closer to the hydrant tee assembly but not under the depressed curb so it can be located easily when needed.
11. The 90 degree on the 12" main before it enters Gravel Hill Road should be shown as 2 – 45 degree bends.
12. The proposed inline 8 inch valve shown to the west of the water services and fire line can be omitted.
13. The proposed 8" valve and piping at the end of the main past the water services and fire line is not needed and can be removed. The turn to the last hydrant at this location should be made with 2 – 45 degree bends.
14. **Informational:** NJDEP BWSE permit approval for water main extension is anticipated at this time, as the water demand projection is above the State mandate.
15. **Informational:** Final approval should be contingent upon the review and approval from the Township Fire Code Official and the BWSE.

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

Hatch Mott MacDonald

Robert C. Mainberger, P.E., CME
Senior Vice President
T 732.780.6565 F 732.577.0551
robert.mainberger@hatchmott.com

cc: Peter R. Valesi, Township Administrator
Robert Koches, Superintendent of Utilities
Nancy Torre, Planning Board Administrative Officer
Ronald Kirk, Construction Official
Shaun Reilly, Township Fire Official
Alexander E. Michalchuk, PE, Hatch Mott MacDonald
Ralph Mercado, HMM, Hatch Mott MacDonald
File Freehold 342346 (Freehold Nursing Home)

Hatch Mott number last review.
Pims 342346/correspondence/outgoing

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

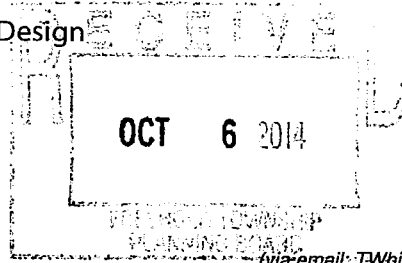
277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

ESBE / SBE Certified

David R. Shropshire, PE, PP
A Andrew Feranda, PE, PTOE, CME
James A. Vena, PE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

October 7, 2014

Mr. Timothy P. White, P.E.
Freehold Township Engineer
1 Municipal Plaza
Freehold, NJ 07728-3099



(via email: TWhite@twp.freehold.nj.us)

Attn: Nancy Torre, Administrative Officer

(via email: NTorre@twp.freehold.nj.us)

Re: **The Jewish Home for Rehab & Nursing (SP #850-14)
Preliminary & Final Major Site Plan
1511 West Main Street; Block 86, Lots 2.08 & 2.09
Freehold Township, Monmouth County
SA Project No. 14512**

Dear Mr. White:

At the request of Freehold Township, a traffic review was performed for the above referenced site plan application. The materials re-submitted for review include:

1. Cover Letter with responses to Freehold Township professionals review letters prepared by Crest Engineering Associates, dated September 25, 2014
2. Preliminary and Final Site Plan set for The Jewish Home for Nursing & Rehabilitation, Block 86, Lots 2.08 & 2.09 prepared by Crest Engineering Associates, dated July 8, 2014 and revised to September 25, 2014.

The Preliminary and Final Major Site Plan set was revised by the Applicant to address comments found in the Traffic Review dated July 8, 2014 Freehold Township professionals review letters and comments discussed at the August 8, 2014 Technical Review Committee (TRC). The revised plans and corresponding cover letter with responses to comments were reviewed with respect to the Applicant's request for approval of the proposed Jewish Home for Nursing & Rehabilitation. The 12.153 acre site on Block 86, Lot 2.08, is currently wooded. The proposal is to construct a three-story, 86,889 square foot (sf), 150 bed nursing home in the P-1 (Professional Office) Zone. Site improvements include a 96 space parking lot and corresponding site circulation. Access to the site is via a driveway across Lot 2.09 to the existing Professional View Drive to connect with West Main Street, County Route 537 (CR 537). In the future a shared driveway will connect across other properties north of CR 537 to the intersection of CR 537 and Sentinel Drive allowing a second means of access to the nursing home site. Gated emergency access is also proposed to directly connect the site (lot 2.08) to CR 537.

Based on review of the revised preliminary and final site plan set all the traffic comments have been addressed except for the following:



Access:

The site will not have direct access to CR 537, rather the site shares an internal driveway with adjacent lot, Lot 2.09, to connect with the existing Professional View Drive for access to CR 537. In the future a driveway will interconnect the adjacent Pond View Professional Park (Lot 2.09) with two (2) adjacent developments to the east, Freehold Ventures and CentraState Hospital. A shared driveway will then be constructed as a fourth leg to the intersection of CR 537 and Sentinel Drive. The Sentinel Drive intersection will be signalized once the fourth leg is constructed. At that time the County is expected to remove the temporary signal at the CR 537 and Professional View Drive intersection. The nursing home will then have access to CR 537 via both the Professional View Drive and Sentinel Drive intersections. A gated emergency vehicle access is proposed along westbound CR 537.

1. ***The proposed site can only be accessed via internal connection with adjacent lot(s). A copy of cross access agreement shall be provided for all lots internally connected as part of the shared access.*** – The Applicant has agreed to provide additional testimony regarding the cross access agreement.
2. ***A gated emergency vehicle access is proposed along CR 537. The configuration and location of the access are subject to Monmouth County review and approval.*** – County approval is required for the Emergency Access.
5. ***The configuration of the intersection of CR 537 and Professional View Drive and the future intersection of CR 537 and Sentinel Drive are subject to Monmouth County requirements. We defer to the County for the ultimate configuration of the two (2) intersections.*** – County approval is required for the configuration of intersections along CR 537.
6. ***It is expected that the County will require the temporary signal that currently exists at CR 537 and Professional View Drive to be removed once improvements are made at CR 537 and Sentinel Drive. Additionally, the County is expected to eliminate left-turns from eastbound CR 537 at Professional View Drive. The Applicant has requested that the County consider maintaining the eastbound left-turns at this intersection. Should left-turns be eliminated, eastbound CR 537 motorists wishing to enter the nursing home site (or the Pond View Professional Park) would have to travel approximately 1,500 feet (ft) to the east to the Sentinel intersection and then more than 1,500 ft back west. Freehold Township might consider supporting the Applicant's request of the County to maintain the left-turns. The Applicant shall provide information/testimony to the Board justifying the retention of the left-turns. However, the decision to retain or prohibit left-turns from CR 537 is ultimately Monmouth County's to make. A copy of the County's final determination shall be provided to Freehold Township.*** – Testimony shall be provided regarding the County review and approval of the proposed shared site driveways.

Circulation:

The site is accessed via a single driveway across adjacent Lot 2.09 as described above. The driveway will connect to a 28 ft wide existing circulation driveway at the southwest corner of parking on Lot 2.09. The proposed driveway on Lot 2.08 will also be 28 ft wide across wetlands



and continues to an emergency and delivery vehicle area at the northwest corner of the proposed nursing home. A parking area north of the building has 25 ft circulation aisles for two-way access to parking spaces. Additionally, a 25 ft circulation aisle is proposed on the east side of the building for two-way access to parking near the main building entrance. A drop-off/pick-up area is provided adjacent to the main entrance. An 18 ft one-way turn-around is provided across from the building entrance to facilitate vehicles exiting from the drop-off/pick-up area. Sidewalk is proposed on the east and north sides of the building for pedestrian use.

- 4. Sidewalk is provided adjacent to the building for access to/from parking. It is suggested that sidewalk be provided along at least one side of the site access driveway for pedestrian access between Lot 2.08 and Lot 2.09.** – The Applicant indicated at the TRC that pedestrian movements are not anticipated due to the remote location of the center and that no pedestrian accommodations are provided on Lot 2.09 to connect with.

Parking:

Parking for the 150 bed nursing home is provided in two (2) areas, a parking area north of the building with 53 parking spaces and parking to the east of the building, near the entrance with 43 parking spaces. The parking area near the entrance or east of the building includes 4 handicap (HC) parking spaces, two (2) of which are van accessible. A total of 96 parking spaces are provided.

- 3. Section 190-164 B. requires off-street loading spaces be provided based on the size of the facility. The 86,889 sf building technically would require five (5) designated loading spaces of 12 ft by 45 ft. Five (5) loading spaces would appear excessive for a nursing home. An area is provided at the northwest corner of the building for deliveries, but only three (3) van spaces are provided. The Applicant shall indicate the type and frequency of deliveries that are anticipated to justify the loading spaces proposed.** – The Applicant requests a waiver from the number of loading spaces and will provide testimony.

Traffic Impact Report:

A Traffic and Parking Analysis report was provided to review existing and proposed traffic conditions. The report provides site traffic generated by the site and its impact on the study roadways and intersections. The report provides a brief review the proposed site layout and parking. Additionally, a copy of a letter submitted to the Monmouth County Engineer was provided. That letter includes a request that left-turns continue to be permitted at the intersection of CR 537 and Professional View Drive upon removal of the temporary signal at the intersection.

- 1. The traffic report indicates that the proposed 150 bed Jewish Home for Nursing & Rehabilitation will generate a total (in & out) of 26 AM peak hour trips and 45 PM peak hour trips. The report indicates that due to shift work, trips generated by the site are anticipated to be offset from the commuter peaks of the adjacent roadways. The Applicant shall provide information on the time frames of the anticipated shifts, and the number of employees per shift.** - The Applicant will provide testimony regarding staffing and shifts.



2. **The traffic report analyzes Existing and 2016 Build conditions at the intersection of CR 537 and Professional View Drive. The intersection currently has a span wire temporary signal. The signal will function at an overall level of service A (LOS A) under existing conditions and LOS B under 2016 Build. However, it is expected that the signal will be removed in the future once improvements are made to signalize the intersection of CR 537 and Sentinel Drive. Additionally, the County may prohibit left-turns from eastbound CR 537 to Professional View Drive. Additional traffic analysis shall be provided for this intersection as an unsignalized intersection under future conditions after the temporary signal is removed.** – Additional traffic analysis shall be provided for the unsignalized intersection of CR 537 and Professional View Drive under future conditions after removal of the temporary signal.
3. **The traffic report and subsequent letter to Monmouth County includes recommendation and request that the eastbound CR 537 left-turn lane at the intersection of CR 537 and Professional View Drive remain upon removal of the temporary traffic signal. As noted above, the intersection is under Monmouth County's jurisdiction and ultimately the intersection configuration is subject to County approval. The Applicant could provide additional traffic analysis of the unsignalized intersection requested in No. 2 above to support the request to retain the left-turn lane after the temporary signal is provided.** – The Applicant shall provide testimony regarding the status of the County review and approval of the proposed site access intersections.
5. **The Applicant's traffic engineer shall provide information regarding the configuration of the emergency access along eastbound CR 537. Should the County not accept the proposed emergency access, an alternate plan for emergency access will be required since the site only has one driveway which requires access via internal connection to adjacent lot(s).** – The Applicant shall provide testimony regarding the County's review and approval of the emergency access.

Additionally, the Applicant shall obtain all required approvals including, Monmouth County, Freehold Fire Department, and any other outside agency approvals.

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads 'A Andrew Feranda'.

A Andrew Feranda, PE, PTOE, CME
Traffic Consultant
AAF/jab

TOWNSHIP OF FREEHOLD



MAYOR
David M. Salkin
TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Thomas L. Cook
Eugene B. Golub
Barbara J. McMorrow

"Preserving and Enhancing the Quality of Life"



TO: The Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: September 4, 2014
SUBJECT: 1151 West Main Street, LLC – Jewish Home for Rehab & Nursing
1151 West Main St
Block: 86, Lots: 2.08 & 2.09
Pre & Final Major Site Plan No. 850-14

We have reviewed the site plan for the above referenced project. Since the proposed project will utilize city sewer and water, and there are no other public health concerns, the Board of health has no objection to this project.

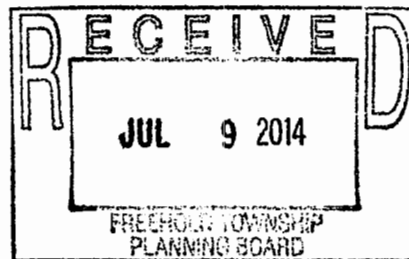
**TOWNSHIP OF
FREEHOLD**



*MAYOR
David M. Salkin*

*TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Thomas L. Cook
Eugene B. Golub
Barbara J. McMorrow*

"Preserving and Enhancing the Quality of Life"



July 8, 2014

Freehold Township Planning Board
One Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Nancy Torre

RE: The Jewish Home for Rehab & Nursing
Site plan #850-14

Dear Mrs. Torre,

Plans dated by the Planning Board on June 9, 2014 were received by the Fire Prevention Board for review. Plans indicate proposal of a nursing home facility to be located at 1151 West Main Street.

Upon review of the plans, a motion was made and seconded to approve the plans as submitted, as there are no concerns regarding the Fire Prevention Boards requirements.

Sincerely,

Shaun Reilly, Chief of the Board

KAPLAN

GAUNT

DESANTIS

ARCHITECTS

241 MAPLE AVENUE

RED BANK, NEW JERSEY 07701

TELEPHONE 732.842.8021

FAX 732.747.7634

E-MAIL info@kgdarch.com

June 19, 2014

Ms. Nancy Torre, Administrative Officer
Planning & Zoning Boards
Township of Freehold
1 Municipal Plaza
Freehold, NJ 07728

Re: 1151 West Main Street, LLC
"The Jewish Home for Rehabilitation and Nursing"
Lots 2.08 and 2.09, Block 86
County Route 537
Application #850-14

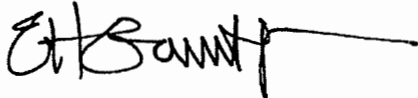
Dear Nancy:

We are in receipt of architectural and engineering drawings regarding the above referenced application. The project involves a new three story Home for Rehabilitation and Nursing. The architectural drawings consist of floor plans and exterior elevations, the latter of which have minimal detailed information. I spoke to Steven Leone, the architect from Spiegle Architectural Group and indicated we needed to know the materials and colors in order to complete our review. Mr. Leone subsequently sent the attached letter with that information.

The building is quite large but the architect has broken up the exterior into smaller elements which create a more residential scale. The materials are consistent with traditional materials and the mix of materials also creates interest. The windows with divided lights, the clapboard siding, and the shingle and standing seam metal roofs all reflect traditional materials. The siding is indicated as high grade horizontal vinyl. The Planning Board may want to see a sample of the siding to observe its quality.

In our opinion, the overall design is consistent with the intent of the ordinance. We recommend approval of the project.

Sincerely,



E. H. Gaunt, Jr. AIA/NCARB
Kaplan Gaunt DeSantis Architects
File:032814eg centrastate data center application review

CC: Tim White, Danielle Sims, Michael Berman, Steven Leone

EDMUND H. GAUNT, JR., AIA, LIC. #AI 05251
ROBERT F. DESANTIS, AIA, LIC. # AI 06325
VICTOR W. SIMON, AIA, ASSOCIATE, LIC. #21AI01752000
RON GRAMMER, AIA, ASSOCIATE, LIC. #21AI01760400

A LIMITED LIABILITY COMPANY

TOWNSHIP OF FREEHOLD



MAYOR
David M. Salkin

TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy
Mayor
Thomas L. Cook
Eugene B. Golub
Barbara J. McMorrow

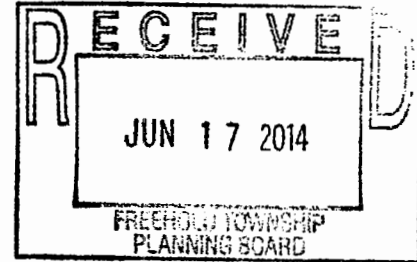
"Preserving and Enhancing the Quality of
Life"

To: Nancy Torre
Township of Freehold
Zoning Board Administration Officer

June 17, 2014

From: Pasquale Popolizio
Township of Freehold
Zoning Official

RE: Sign Application
Freehold Jewish Home For Nursing & Rehab



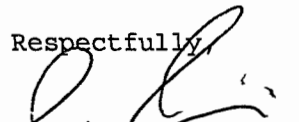
Nancy,

A Zoning Review of the above referenced sign rendering has revealed the following:

1. Freestanding Signs are permitted in a P-1 Zone; T.O. 190-179.C(2).
2. Only one freestanding sign is permitted within the P-1 Zone unless it's part of a planned center of three or more units; T.O. 190-179.C(2) (a). The proposed additional signs will be in violation of this requirement.
3. The proposed sign must be visibly compatible with the architectural style and elements of the building which it services; T.O. 190-179.B(1,)(2),(3). The Board should ask for renderings of the building to compare the signage with.
4. Sign area in the P-1 Zone is relative with its frontage; T.O. 190-179 (See Attached Chart "A"). The applicant must submit a Site Plan detailing lot Frontage and scaled renderings to meet this requirement. Currently the additional sign proposed is 75 SF. The Planning Board will require the square footage of the existing sign and determine if the signs are single or double-faced in order to calculate the "Maximum Size" allowed per Ordinance.
5. A Site Plan and scaled elevation renderings will also be required to determine setbacks and sign height requirements; T.O. 190-179.C(2) (b), (c), (d).
6. The signs proposed appears to consist of two (2) colors and six (6) colors each, where only three are permitted by Ordinance; T.O. 190-176.O(1)(b). The Board should take this into consideration.
7. Sign colors must either be from the Township's approved color palette or be very similar; T.O. 190-176.O(2). All sign colors must be indicated on the scaled renderings and must reference the color code from the Township's Color Palette.

Should you have any questions or concerns please feel free to contact this office.

Respectfully,


Pasquale Popolizio
Zoning Official