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May 15, 2015

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

MAY 15 2015

RE: **APP #890-13 / #854-14**  
**Planner's Comments**  
**Preliminary and Final Major Subdivision**  
**Preliminary and Final Major Site Plan**  
**K. Hovnanian Shore Acquisitions, LLC**  
**3390 U.S. Route 9 South**  
**Block 71, Lot(s) 8**  
**PAC-3 Planned Adult Community-3 Zone**

Dear Chairman and Members of the Board:

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

- Four Seasons at Freehold Preliminary and Final Major Subdivision and Site Plan, Block 71, Lot 8, consisting of 24 sheets, prepared by Raymond R. Papa, P.E., Najarian Associates, dated 4/10/15 as last revised.
- Four Seasons at Freehold Preliminary and Final Major Site Plan, Landscape and Lighting, Block 71, Lot 8, consisting of 6 sheets, prepared by Raymond R. Papa, P.E., and Richard Picatagi, Najarian Associates, dated 4/10/15 as last revised.
- Final Plat - Major Subdivision, K. Hovnanian's Four Seasons at Freehold & Land Bank Freehold Commercial, Block 71, Lot 8, consisting of 3 sheets, prepared by Harry J. Widdis, Najarian Associates, dated 4/10/15 as last revised
- ALTA/ACSM Land Title Survey, Block 71, Lot 8, consisting of 1 sheet, prepared by Errol Melnick, Maser Consulting P.A., dated 8/9/2013, revised 9/4/2013
- Environmental Impact Statement for a Residential/Commercial Development, Four Seasons at Freehold and Freehold Crossing, Block 71, Lot 8, consisting of 40 pages plus appendices, prepared by Najarian Associates, July 2014

In addition, we have reviewed documents pertaining to the settlement agreement in the matter of Land Bank-Freehold, Inc., v. the Township of Freehold, Docket No.: MON-L-6026-08 of the Superior Court of New Jersey Law Division: Monmouth County.

### **Project Description**

The applicant is seeking preliminary and final major subdivision approval with preliminary and final major site plan approval in order to subdivide the entirety of existing Block 71, Lot 8, creating 117 lots and develop a portion of existing Lot 8 (33.65 acres) for use as an age-restricted residential development consisting of 113 homes, 89 of which would be single-family detached residences and 24 of which would be single-family attached residences, of which 23 would be affordable.

The total land area to be devoted to the Four Seasons at Freehold residential development is 33.65 acres and would be located within the PAC-3 zone. The 117 lots are proposed to be divided between proposed Blocks 71.45, 71.55, and 71.56. Block 71.54, Lot 2 (367,455 square feet), Block 71.55, Lot 1 (85,155 square feet) and Block 71.56, Lot 1 (8,832 square feet) would be comprised of open space, to be dedicated to the homeowner's association. The remaining lots would be developed with single-family attached and detached residences. Single-family detached lots would measure in size from 6,474 square feet to 15,820 square feet. Single-family attached lots would measure in size (combined lot area) from 9,450 square feet to 13,454 square feet.

The total land area to be devoted to the Freehold Crossing commercial development is 19.3 acres. This portion of the subject property is located within the CMX-3 zone and has been divided into "Commercial A" (7.81 acres) to the north and "Commercial B" (10.61 acres) to the south. The commercial portion of the subject property does not appear to have proposed lot number(s).

A boulevard (designated on plans as Road "D") would provide access from U.S. Route 9 to the both the commercial and residential development. Two additional access points would provide access to the Freehold Crossing commercial development from U.S. Route 9. Three additional roads (designated on plans as Roads "A", "B" and "C") would provide access to lots within the Four Seasons at Freehold residential development. As per the applicant, internal roadways would be privately owned and maintained by the homeowner's association.

The subject property is adjacent to single-family homes to the west and south. U.S. Route 9 is located to the east of the subject property and is developed primarily with commercial establishments. An emergency access drive comprised of grass pavers measuring 15 feet in width would be provided from Road A into the Freehold Crossing commercial development to the east.

With regard to project phasing, the Four Seasons at Freehold residential development would comprise Phase 1. The Freehold Crossing commercial development would comprise Phases 2 and 3.

A standard single-family detached building envelope would measure a maximum of 40 feet by 80 feet (3,200 square feet). Inclusive of a driveway (20 feet by 20 feet), optional full width 12 foot patio and sidewalk, the total impervious coverage would measure a maximum of 4,140 square feet (63%).

A standard single-family attached building envelope would measure a maximum of 24 feet by 63 feet (1,512 square feet). Inclusive of a driveway (20 feet by 10 feet), optional full width 12 foot patio and sidewalk, the total impervious coverage would measure a maximum of 2,165 square feet (46%).

All single-family detached residences would have a two car garage and driveway, counting as 3.5 spaces per unit; a total of 311 parking spaces would be provided. All single-family attached residences would have a one car garage and single driveway, counting as 2 spaces per unit; a total of 48 parking spaces would be provided. All internal streets would measure 28 feet in width, allowing for on-street parking on one side, providing approximately 54 parking spaces. Twenty-three (23) parking spaces, two of which would be ADA, would be provided within a parking area on Lot 100 for the recreation facilities.

Recreation facilities would be located on Block 71.55, Lot 1 and would include a recreation building, bocce courts and a pool.

Planted buffer/screening areas measuring 25 feet or greater are proposed along all property lines in accordance with Section 190-140.2.C(11) and Section 190-140.2.D(12) of the zoning ordinance. These buffer/screening areas would be planted with shade, evergreen and flowering trees. As per the Environmental Impact Statement, "most trees that are adjacent to the property boundaries will be preserved."

Street trees would be provided along Roads A, B and C. The recreation facilities would be planted with a variety of perennials, shrubs and flowering and shade trees. Lot 116 (open space area) would be planted with shade, flowering and evergreen trees.

Keystone retaining walls with paddock fencing would be installed within portions of the southern and western buffer/screening areas. The paddock fence would be comprised of PVC posts and horizontal rails, to measure 4 feet in height.

46 "Town and Country" luminaires measuring 14 feet in height would be installed along Roads A, B and C.

Proposed signage for Four Seasons at Freehold would be located within the commercial portion of the subject property along U.S. Route 9.

A detention basin would be located on Lot 1 in the western portion of the subject property.

**Zoning Comments**

1. As per Section 190-140.2.C(3) of the zoning ordinance, the minimum width at the front building setback line for single-family detached lots is 55 feet; and as per Section 190-140.2.D(3) of the zoning ordinance, the minimum width at the front building setback line for single-family attached lots is 90 feet for combined and 45 feet for individual housing units. The zoning table indicates that a minimum width of 55 feet has been provided for single-family detached lots and a minimum width of 90 feet has been provided for combined single-family attached lots. However, the plat does not provide lot width at the front building setback line on a lot-by-lot basis, and it is unclear if all proposed lots meet these requirements.

**Outstanding Planning Comments**

The following are our outstanding comments base on the submittal of revised plans and response from the applicant to our 3/27/15 reports.

**Preliminary and Final Major Subdivision Comments**

1. The applicant should provide testimony regarding compliance with the minimum lot width at the front building setback line for single-family detached and single-family attached housing units per Section 190-140.2.C(3) and Section 190-140.2.D(3) of the zoning ordinance, respectively. Variance relief may be required.

**Applicant's Response: No response.**

**Planner's Comment: The applicant should provide testimony as requested at the Planning Board hearing.**

2. The typical lot layout (Sheets 2 and 3) depicts side yard setbacks ranging from 7 feet to 9 feet for single-family detached units and 9 feet for single-family attached units. The zone table (Sheet 1) indicates that a side yard of 7.5 feet would be provided for single-family detached units and a side yard of 7 feet would be provided for single-family attached units. The plat should be revised for consistency.

**Applicant's Response: The minimum side yard setbacks are shown on the typical Lot Layout drawing.**

**Planner's Comment:** The side yard setbacks are shown on Lot Layout drawings on the plat and the site plan; however, neither zone tables have been revised to be consistent with the drawings. The applicant should revise the zone tables on the plat and the site plan for consistency.

**Preliminary and Final Major Site Plan Comments**

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

**Applicant's Response:** Floor plans and architectural elevations have been submitted.

**Planner's Comment:** The applicant has submitted the requested information and should provide additional testimony regarding proposed architecture at the Planning Board hearing.

4. The Board should determine if additional details should be provided regarding the proposed recreation and common elements, as required per Section 190-140.2.F of the zoning ordinance. The board should determine if additional details, such as building plans and elevations for the clubhouse, should be provided.

**Applicant's Response:** Building elevations and floor plans for the clubhouse have been provided.

**Planner's Comment:** Additional testimony should be provided at the hearing to ensure the recreation and common elements comply with the ordinance standards.

5. The applicant should discuss and the Board should consider if adequate parking has been provided at the recreation facility.

**Applicant's Response:** Testimony will be provided at the Planning Board hearing regarding the same.

**Planner's Comment:** Testimony will satisfy this comment.

6. As per Section 190-140.2.H of the zoning ordinance, "an application for PAC-3 development shall include a plan showing the location and type of affordable housing units, including whether such housing unit is a low-income or moderate income housing unit." The Board should determine if such a plan distinguishing

between low- v. moderate-income housing units should be prepared and submitted as part of this application.

**Applicant's Response:** Testimony will be provided at the Planning Board hearing regarding same.

**Planner's Comment:** The applicant has also revised the plans to denote the location of low- and moderate-income units throughout the proposed development. The Board should determine whether the units have been distributed equitably through the development per the requirements of Section 190-140.2.G. Further testimony should be provided at the hearing to confirm compliance.

7. The applicant should provide testimony regarding compliance with Section 190-140.2.G of the zoning ordinance, which stipulates, in part, that the development should provide a minimum of 50% low income and a maximum of 50% moderate income housing units.

**Applicant's Response:** Testimony will be provided at the Planning Board hearing regarding same.

**Planner's Comment:** The applicant has also revised the plans to denote the locations of 12 moderate-income and 11 low-income housing units. In order to comply with the requirements of Section 190-140.2.G, the applicant should revise the plans to denote that there will be 12 low-income units and 11 moderate-income units. Further testimony should be provided at the hearing to ensure compliance.

8. The applicant should provide testimony regarding if existing and proposed plantings in the 25 foot buffer/screening area abutting existing residential housing units are adequate to provide screening per Section 190-140.2.C(11) and Section 190-140.2.D(12) of the zoning ordinance. The applicant should also discuss to what extent existing vegetation would be retained within these areas.

**Applicant's Response:** Testimony will be provided at the Planning Board hearing regarding same.

**Planner's Comment:** Testimony will satisfy this comment.

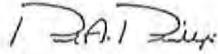
9. The applicant should discuss proposed waste disposal procedures for the development (e.g., private v. municipal trash hauling).

**Applicant's Response:** Testimony will be provided at the Planning Board hearing regarding same.

**Planner's Comment: Testimony will satisfy this comment.**

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

Respectfully submitted,



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Paul A. Phillips, P.P., AICP

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

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May 15, 2015

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

MAY 15 2015

RE: **APP #849-13**  
**Planner's Comments**  
**Preliminary and Final Major Site Plan/Freehold Crossing North**  
**Preliminary Major Site Plan/Freehold Crossing South**  
**Land Bank Freehold, LLC**  
**3390 Route 9 South**  
**Block 71, Lot(s) 8**  
**CMX-3 Corporate Multi-Use Development Zone-3**

Dear Chairman and Members of the Board:

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

- Freehold Crossing Preliminary and Final Major Site Plan, Block 71, Lot 8, consisting of 17 sheets, prepared by Raymond R. Papa, P.E., Najarian Associates, dated 4/10/15 as last revised
- Freehold Crossing Landscape and Lighting Preliminary and Final Major Site Plan, Block 71, Lot 8, consisting of 5 sheets, prepared by Raymond R. Papa, P.E., and Richard Picatagi, Najarian Associates, dated 4/10/15 as last revised
- ALTA/ACSM Land Title Survey, Block 71, Lot 8, consisting of 1 sheet, prepared by Errol Melnick, Maser Consulting P.A., dated 8/9/2013, revised 9/4/2013
- Environmental Impact Statement for a Residential/Commercial Development, Four Seasons at Freehold and Freehold Crossing, Block 71, Lot 8, consisting of 40 pages plus appendices, prepared by Najarian Associates, July 2014
- Commercial Sign Detail, Freehold Crossing Preliminary and Final Major Site Plan, Block 71, Lot 8, consisting of 1 sheet, prepared by Raymond R. Papa, P.E., Najarian Associates, dated 10/3/2014
- Sign Location Plan for Block 71, Lot 8, consisting of 1 sheet, prepared by Raymond R. Papa, P.E., Najarian Associates, dated 3/31/2015
- Rendering of proposed commercial signage for Freehold Crossing, prepared by Ace Sign Company, dated 5/7/15

- Taco Bell Floor Plan, Equipment and Seating Plan, consisting of 3 sheets, prepared by Gluszko Architects P.C., dated 10/16/2014
- Taco Bell Exterior Elevations, consisting of 3 sheets, prepared by Gluszko Architects P.C., dated 4/27/15 as last revised
- Taco Bell Exterior Perspective, consisting of 1 sheet, prepared by Gluszko Architects P.C., dated 10/16/2014

In addition, we have reviewed documents pertaining to the settlement agreement in the matter of Land Bank-Freehold, Inc., v. the Township of Freehold, Docket No.: MON-L-6026-08 of the Superior Court of New Jersey Law Division: Monmouth County.

### **Project Description**

The applicant is seeking site plan approval in order to develop a portion of existing Lot 8 (19.3 acres) for use as a commercial shopping center ("Freehold Crossing") with frontage along U.S. Route 9. At this time, the applicant is seeking preliminary and final major site plan approval for a portion of the development (i.e., Freehold Crossing North) and preliminary major site plan approval for the remainder (i.e., Freehold Crossing South). The western portion of the subject property would be developed with the "Four Seasons at Freehold" residential development and has been submitted for review under a separate application.

The subject property is adjacent to single-family homes to the west and south. U.S. Route 9 is located to the east of the subject property and is developed primarily with commercial establishments.

With regard to project phasing, the Four Seasons at Freehold residential development would comprise Phase 1; "Commercial North" (7.81 acres) of the Freehold Crossing commercial development would comprise Phase 2; and "Commercial South" (10.61 acres) of the Freehold Crossing commercial development would comprise Phase 3.

Commercial North would consist of the following:

- Taco Bell with drive-thru (Building 1)
  - 2,000 square feet
  - 40 seat fast food restaurant
  - ±12 employees
- Restaurant with liquor license (Building 2)
  - 8,000 square feet
  - 227 seat restaurant
  - ±30 employees

- **Outback Steakhouse (Building 3)**
  - 8,000 square feet
  - 227 seat restaurant
  - ±30 employees

Commercial South would consist of the following:

- **Commercial Buildings (Buildings 4-7)**
  - 10,800 square feet/building

Access to the Freehold Crossing commercial development would be provided via a centrally located main boulevard (Road "D") and two additional access points from U.S. Route 9 located in the northern and southernmost portions of the subject property. Two hundred fifty-two (252) parking spaces would be provided within Commercial North and 275 parking spaces would be provided within Commercial South. As per the applicant, loading and handicapped spaces would be added to the commercial area when the architecture of the buildings have been determined.

As per the lighting plan, eight "City Post" fixtures would be pole-mounted at 16 feet in height along Road D. Forty (40) "Eco Form" fixtures would be pole-mounted at 25 feet in height within the parking and circulation areas.

Planted buffer areas measuring 50 feet or greater are proposed along all property lines where the subject property abuts a residential zone, in accordance with Section 190-146.E of the zoning ordinance. These buffer areas would be supplemented with shade and evergreen trees and shrubs. As per the Environmental Impact Statement, "most trees that are adjacent to the property boundaries will be preserved."

Landscaping in the form of shade and flowering trees and shrubs would be provided along U.S. Route 9. Flowering trees, shrubs and perennials would be provided within planted medians along Road D. Shade trees would be provided generally along the perimeter of the parking areas, and shrubs would also be provided along the eastern perimeter of the parking area. Parking islands would be planted with shade trees and shrubs. A courtyard with lawn areas, benches and a shade structure would be provided in both Commercial North and Commercial South, to be planted with shade and flowering trees and shrubs. Plans indicate that landscaping adjacent to proposed buildings would be determined by individual occupants.

Three detention basins would be located within the Freehold Crossing commercial development.

Trash enclosures have been shown on plans for each of the seven buildings. A detail of a masonry trash enclosure measuring 26 feet, 10 inches long by 10 feet, 8 inches

wide with wooden gates. The proposed height of the enclosure is eight feet. The detail states that the masonry color will match that of the Taco Bell but no additional details regarding color have been provided for Buildings 2 through 7.

Two freestanding commercial signs would be located at the northern and southern-most entrances into the subject property. The signs would be internally illuminated. Each sign face would measure 108 square feet per face, including the name of the development and the address, to be mounted on a stone base. The exact dimensions of the signs have not been provided, nor have the sizes of the individual tenant signs. Eight equal-sized tenant signs in two columns are shown on the rendering that has been provided.

Two residential signs would be located to the north and south of Road D. Each sign face would measure 4 feet-6 inches in height by 13 feet in width (59 square feet), with a triangular two foot extension in height to accommodate the "Four Seasons" logo (overall height of eight feet). The sign would be comprised of stucco with aluminum letters and logo with colors to be selected by the landscape architect. The sign would have a stone base and piers with a precast concrete cap at each end measuring 2 feet-6 inches in width.

The proposed Taco Bell would be clad primarily in EIFS with high-impact mesh and stone accents and storefront windows. Taco Bell would have four wall signs, as well as a tenant sign on each of the two freestanding shopping center signs:

- Right (north) elevation: One Taco Bell letters sign measuring 13 square feet; one building accent sign measuring 64.5 square feet
- Front (east) elevation: One Taco Bell letters sign measuring 13 square feet
- Left (south) elevation: One Taco Bell letters sign measuring 13 square feet

### Zoning Comments

1. As per Section 190-180.A(1) of the zoning ordinance, any shopping center of four or more units having a frontage of 300 or more linear feet on any street or highway shall be permitted one freestanding, illuminated, double-faced sign having a surface area of not more than 200 square feet for each sign face. The applicant has proposed two freestanding, double-faced commercial signs measuring 108 square feet per sign face; and two freestanding, double-faced residential signs measuring  $\pm 60$  square feet per sign face. Therefore, bulk variance relief is required for exceeding the maximum number of permitted freestanding signs on the subject property.
2. As per Section 190-180.B of the zoning ordinance, no sign shall exceed 10% of the area of the front face of the building or face of the space being occupied for the first 500 square feet of such facing. Such sign shall not exceed 100

square feet in size for buildings which do not exceed 1,000 square feet. The face of the building, as used herein, shall mean the part of the building containing the front entrance to the building. As per Section 190-180.C of the zoning ordinance, additional wall signs are permitted for each building face which faces a side or rear street. The applicant has proposed one wall signs on the front façade of the building, one additional wall sign on the left elevation, and two signs on the right elevation of the building; the right and left elevations of the building do not face a side or rear street. Therefore, bulk variance relief is required for exceeding the maximum number of proposed wall signs for the Taco Bell building.

### **Outstanding Planning Comments**

The following are our outstanding comments based on the submittal of revised plans and responses from the applicant to our 3/27/15 report.

1. The application should provide testimony and the Board should determine if adequate landscaping has been provided within the buffer areas on the subject property where the commercial property abuts a residential zone in accordance with Section 190-166 of the zoning ordinance. The applicant should also discuss the extent to which existing vegetation would be retained within these areas.

**Applicant's Response: Will be addressed with testimony**

**Planner's Comment: The applicant should provide testimony as requested at the Planning Board hearing.**

2. The zone table does not provide details regarding proposed building height. The CMX-3 zone permits a maximum building height of 2 stories/40 feet. The applicant should confirm compliance with the above standard. The height requirement and conformity should be included in the plans..

**Applicant's response: Building height added to Zoning Table with a note stating that buildings shall not exceed 2 stories/40 feet.**

**Planner's Comment: The Board should further determine if floor plans and building elevations indicating proposed cladding materials should be prepared and submitted as part of this application.**

3. The applicant should discuss the storage and removal of trash/recycling on the subject property. The Board should note that details for trash enclosures have not been shown for Buildings 1-3 and trash enclosures have not been shown on

plans for Buildings 4-7. The Board should determine if the enclosures should be shown on plans and submitted to the Board.

**Applicant's Response:** Trash enclosures have been shown on the plans for all buildings, including 1-7. A detail of a masonry trash enclosure has been provided.

**Planner's Comment:** The applicant should specify the color to be used for the wood gates of the trash enclosures and the color and form of the masonry to be used for Buildings 2 through 7. The Board should determine whether the location and color of the trash enclosures is preferable and meets the standards of 190-146D(3). The applicant should provide testimony regarding whether all enclosures will be screened from the roadway per Ordinance standards, specifically in regard to the proposed enclosure for Building 4.

4. 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, sign color, etc.

**Applicant's Response:** Will be addressed with testimony.

**Planner's Comment:** This should be discussed in Planning Board testimony.

5. Details have not been provided regarding sign color; variance relief may be required should the proposed signage deviate from the colors specifically permitted under Section 190-176.0(2) of the zoning ordinance.

**Applicant's Response:** The only sign colors known at this time are for the Taco Bell sign.

**Planner's Comment:** The Board should consider having the applicant return for signage approval.

6. Signage depicted on the Exterior Perspective of the Taco Bell building is not consistent with that which is shown on the Exterior Elevations. Plans should be revised for consistency.

**Applicant's Response:** Exterior Perspective shows generic Taco Bell signage design, whereas the Exterior Elevation has been customized for this site. Disregard Exterior Perspective submittal.

**Planner's Comment:** The applicant should provide a revised Exterior Perspective showing the proposed signage.

7. The Board should note that signage for the “Four Seasons at Freehold” residential development would be located off-premises within the commercial portion of the property. Provisions for off-premises signage has not been provided for in the CMX-3 zone, and, as such, variance relief may be required.

**Applicant’s Response: Signage at the entrance to the subdivision would not be effective. Will provide testimony.**

**Planner’s Comment: The applicant should provide testimony regarding off-premise signage at the Planning Board hearing.**

8. The Board should note that proposed signage has not been provided for Buildings 2-7.

**Applicant’s Response: Will leave determination of whether to return for signage approval to Planning Board’s discretion.**

**Planner’s Comment: The Board should consider having the applicant return for signage approval when tenants are determined.**

9. The Board should note that building elevations have not been provided for Buildings 2-7.

**Applicant’s Response: See item 8 (will leave to Board’s discretion).**

**Planner’s Comment: The Board should consider having the applicant return for the approval of building elevations.**

10. The Board should note that loading spaces have not been shown on plans.

**Applicant’s Response: See Item 8 (will leave to Board’s discretion).**

**Planner’s Comment: The Board should consider asking for plans that show off-street loading spaces prior to the determination of tenants, as loading spaces will likely be required for all potential tenants.**

11. The Board should note that landscaping adjacent to the proposed buildings has not been shown on plans.

**Applicant’s Response: See Item 8 (will leave to Board’s discretion).**

**Planner’s Comment: The Board should consider asking for plans that show landscaping on plans prior to the determination of tenants.**

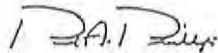
12. The applicant should provide testimony consistent with the statutory requirements for a "c" variance in support of all of the sign variance request(s). The applicant must show undue hardship or practical difficulty in meeting the ordinance standards (i.e., c(1) criteria); or, alternatively, demonstrate that the benefits associated with deviating from the ordinance outweigh any detriment, and that one or more purposes of zoning as set forth in the Municipal Land Use Law will be advanced. The so-called negative criteria must also be satisfied (i.e., showing that the granting of the variances will not cause substantial detriment to the public good or substantial impairment of the zone plan).

**Applicant's Response: Testimony will be provided for sign variances.**

**Planner's Comment: As indicated above, applicant should provide testimony at the Planning Board Hearing.**

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

Respectfully submitted,



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Paul A. Phillips, P.P., AICP

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

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MAY 12 2015

May 11, 2015

Ms. Nancy Torre  
Administrative Officer, Zoning Board of Adjustment  
Township of Freehold  
One Municipal Plaza  
Freehold, NJ 07728

Re: **Preliminary & Final Site Plan #849-13 – Block 71, Lot 8 (Freehold Crossing):  
Architectural Review – SECOND SUBMISSION**

Dear Ms. Torre.

We are in receipt and have reviewed documents and drawings submitted by your office on 4/28/15 and with regard to the application noted above. The package as submitted includes a commercial tract ((Freehold Crossing) adjacent to Route 9 in a CMX-3 Zone. The documents submitted include elevations and floor plans of the Taco Bell restaurant planned on the commercial tract. This is the second submission and response for this project and follows a meeting that was held at the Municipal offices during which the architect for the applicant reviewed proposed material samples.

We are also in receipt of updated elevations sheet A4.0 last revised date noted as 7 May, 2015 and corresponding letter from Mehr, LaFrance, & Williams, dated May 8, 2015 describing changes made to the elevations noted above.

Please note that our review is based on experience and specific reference to architectural design requirements noted in the Freehold Township ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial Development.

#### Freehold Crossing

##### 1. Taco Bell Elevations (Drawing A-4.0, A-4.1 & Exterior Perspective)

- a. The building façade is not consistent with traditional style as referenced in ordinance section 190-114 and specifically 190-114-3. The building is depicted as a contemporary façade with a flat parapet roof line typical of this type of chain retailer. The façade is comprised mostly of stucco (EIFS) material with accents of stone. A dominating feature on the façade is a slat wall product that serves as a background to the sign band and creates the retailers identity. It should be noted that this building is similar to and typical of chain food, retail establishments and consistent with this particular brand. Façade colors shall comply with color palette listed

MARYLAND

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SOUTH CAROLINA

in T.O. Section 190-176.

- b. T.O. Section 114 – 2 allows for only “two principal façade materials”. The facades as illustrated include at least four building materials in addition to signage. The colors of these materials are muted earth tones and generally comply with the intent of the T.O. Again given the nature of the building as a branded prototype, some latitude from the ordinance requirements may be acceptable. Samples of the finish and colors were presented during the meeting referenced above and were generally acceptable with regard to type and as relates to the design scheme.

## 2. Sign Exhibits

- a. Building mounted signs are noted on the elevation. The elevations have been revised to no longer show the TACO BELL words and bell on the rear (west) façade. The words TACO BELL and the bell graphic no longer appear on the right side of the building. The bell graphic has also been removed from the primary (East) façade with only the words TACO BELL and wavy line remaining. A sign that reads TACO BELL has now been added to the South façade. Generally the new signage complies with T.O. Section 190-176 for color and is an improvement over the previously submitted sign package.
- b. A pylon signs depicted on drawing entitled, Commercial Sign Detail as prepared by Najarian Associates was submitted and reviewed. The sign as depicted does not comply with the T.O. Sections 190-176 for size and colors as well as section 190-176 which does not permit changeable message panels for this type of use. As there is little detail on this drawing, we request additional information prior to final recommendation.
- c. We defer to the zoning official for judgment on size and quantities.

The above comments are offered with regard to architectural design aesthetics only and do not address issues such as, but not limited to, structural design, construction details, building code/NJUCC compliance, compliance with the Americans with Disabilities Act, or technical site considerations such as but not limited to lighting levels, landscaping selections and traffic engineering.

Please feel free to contact me if there are any questions regarding the above.

Respectfully Submitted,



Steve Leone, AIA, LEED BD+C  
Principal

SPIEZLE ARCHITECTURAL GROUP, INC.

TOWNSHIP OF  
**FREEHOLD**

MAY 14 2015



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  
Planning & Zoning Administration Officer

May 11, 2015

From: Pasquale Popolizio  
Township of Freehold  
Zoning Official

RE: Sign Review  
Land Bank / K Hovnanian Development  
Block-71/Lot-8 (Zone: CMX-3)  
Subdivision #890-13 & Site Plan #'s 854-14 & 849-13.

Nancy,

A Zoning Review of the proposed signage for the above referenced development has revealed the following:

1. Four freestanding signs are indicated on the Commercial Site Plan #849-13.
  - Two (2) freestanding residential signs located at the Central entrance (Road D) on the commercial (CMX-3) site off of Route#9 South.
  - Two (2) Commercial freestanding signs located at the North and South entrances on the commercial site off of Route#9 South.
2. Façade signs are proposed for Taco Bell.
3. There are no signs proposed for Six (6) of the Seven (7) proposed commercial buildings.
4. No signs are proposed for the "4 Seasons" club house.

The following relief must be sought:

1. Four (4) freestanding signs are proposed where only one (1) freestanding sign is permitted per lot; As per T.O. 190-179.C(2) (a).
2. Sign colors are not indicated for the "Four Seasons" monument signs (See Attachment "A"). 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 a colored, scaled rendering and must reference the color code from the Township's Color Palette.



A complete review could not be performed due to the following:

1. Scaled copies of sign attachments "A" & "B" must be provided to determine exact height and Sign area.
2. Façade sign method of lighting has not been provided as required by T.O. 190-176.E.

**Note:** As per a letter received by William Mehr Dated May 8<sup>th</sup>, 2015 (attached); The Taco Bell logo emblem will be removed on both the building and the freestanding sign.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Pasquale Popolizio".

Pasquale Popolizio  
Township of Freehold  
Zoning Official

# TOWNSHIP OF FREEHOLD



MAYOR  
Thomas L. Cook

TOWNSHIP COMMITTEE  
Anthony J. Ammiano, Deputy Mayor  
Barbara J. McMorro  
Lester A. Preston, Jr.  
David M. Salkin

"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: May 13, 2015

RE: Four Seasons at Freehold  
K. Hovnanian Shore Acquisitions, LLC  
Block 71, Lot 8  
Preliminary and Final Major Subdivision # 890-13  
Preliminary and Final Major Site Plan # 854-14

MAY 14 2015

This review refers to the following:

- ALTA/ACSM Land Title Survey of Block 71, Lot 8, one (1) sheet, dated August 9, 2013, last revised September 4, 2013, prepared by Maser Consulting, P.A., signed and sealed by Errol Melnick, P.L.S.
- Final Plat – Major Subdivision, K. Hovnanian's Four Seasons at Freehold & Land Bank Freehold Commercial, Block 71, Lot 8, three (3) sheets, revised April 10, 2015, prepared by Najarian Associates, signed and sealed by Harry J. Widdis, P.L.S.
- Four Seasons at Freehold, Preliminary & Final Major Subdivision and Site Plan, Block: 71, Lot: 8, thirty two (32) sheets, revised April 10, 2015, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Flood Hazard Line Plan, one (1) sheet, dated December 16, 2013, last revised December 23, 2013, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Tree Location Plan, one (1) sheet, revised February 23, 2015, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Stormwater Management Report, Four Seasons at Freehold and Freehold Crossings, Volumes I & II of II, dated July 3, 2014, last revised February 9, 2015, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Supplement to Stormwater Management Report, Four Seasons at Freehold and Freehold Crossings, dated July 14, 2014, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Maintenance Plan for Stormwater Facilities, Four Seasons at Freehold, dated March 2015, prepared by Najarian Associates, signed and sealed by Peter A Ciliberto, Jr., P.E.



To: Planning Board  
Re: Four Seasons at Freehold (K. Hov.)  
Subdivision # 890-13  
Site Plan # 854-14  
Block 71, Lot 8

May 13, 2015

- Environmental Impact Statement, Four Seasons at Freehold and Freehold Crossing, dated July 2014, prepared by Najarian Associates, unsigned.
  - Report Soil Logs and Permeability Testing, Proposed Residential Development, K. Hovnanian Homes, dated June 30, 2014, prepared by Melick-Tully and Associates, P.C., signed by Kimberly A. Tully, E.I.T., signed and sealed by Raymond J. Tully, P.E.
  - Traffic Impact Statement, Four Seasons at Freehold and Freehold Crossing, Lot 8 in Block 71, dated January 7, 2014, prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, P.E., and Scott T. Kennel.
  - Truck Circulation Plan, Four Seasons at Freehold, one (1) sheet, dated April 17, 2015, prepared by Najarian Associates, signed and sealed by Raymond P. Papa, P.E.
  - Determination of Anticipated Water Demand and Existing Water System Compatibility, dated June 23, 2014, prepared by SDL Services, Inc. signed by John Flood, P.E.
  - Engineer's Report Sanitary Sewer System for Four Seasons at Freehold, dated April 2015, prepared by Najarian Associates, signed and sealed by Raymond P. Papa, P.E.
  - Sign Detail, Four Seasons at Freehold, one (1) 8 ½" x 11" sheet, dated October 3, 2014, prepared by Najarian Associates, signed by Raymond P. Papa, P.E.
  - Architectural colored renderings, elevations, and floor plans for six (6) model homes, and the proposed 80' x 55' Clubhouse.
1. An application and tree appraisal must be presented to the Shade Tree Commission for their consideration and approval for any anticipated heritage tree removal.
  2. Revise the plans and plat to describe the location of the proposed sidewalks along Route 9 either inside the right-of-way or in a proposed six foot (6") wide pedestrian access easement dedicated to the Township of Freehold adjacent to the right-of-way.
  3. Revise maintenance plan for the stormwater facilities to include contact personnel for the Four Seasons Homeowner's Association in addition to the Freehold Township Engineer.
  4. A separate application and a permit for soil removal/fill must be obtained from the Planning Board.
  5. The applicant has revised the alignment of the proposed off-site 42" drainage pipe to be located entirely within the existing roadway right-of-way. The discharge location is now at the down-stream side of the culvert located on Heritage Drive. This location is preferable and eliminates several concerns relative to the previous discharge point. NJDEP permits must be obtained for the proposed discharge and associated improvements.
  6. Plans and plat should describe all wetlands, wetland buffers, transition areas, flood hazard areas and other environmentally sensitive areas near the northwest corner of the property as "Conservation Easements" to be dedicated to Freehold Township.



To: Planning Board  
Re: Four Seasons at Freehold (K. Hov.)  
Subdivision # 890-13  
Site Plan # 854-14  
Block 71, Lot 8

May 13, 2015

7. Plat and plans should be revised to describe only utility easements and emergency access easements as to be dedicated to Freehold Township, except as otherwise noted herein. Drainage easements and other easements should be described as to be dedicated to the Homeowner's. Provide all metes and bounds descriptions for proposed easements to be dedicated to Freehold Township for review.
8. Revise construction plans to include and/or revise all necessary construction details to comply with the RSIS and Freehold Township site plan standards.
9. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies, including, but not limited to NJDEP (TWA, BSDW, Flood Hazard & Riparian Lines, Wetlands Mitigation), NJDOT, Freehold Soil Conservation District, Monmouth County, and MRRSA).

TIMOTHY P. WHITE  
Township Engineer

TPW/ds



YOUR GOALS. OUR MISSION.

FRTW-R3630

May 12, 2015

Nancy Torre, Administrative Officer  
Township of Freehold  
One Municipal Plaza  
Freehold, NJ 07728

MAY 12 2015

Re: **Four Seasons at Freehold (Residential)**  
**Sub# 890-13**  
**SP# 854-14**  
**Block 71 Lot 8**  
**Drainage and Landscape Review No. 3**

Dear Ms. Torre:

I have completed review of the revised plans for the proposed drainage facilities and landscaping for the above referenced site prepared by Najarian Associates, plans dated July 3, 2014, revised April 10, 2015. Also included with the submission is a Maintenance Plan of the Stormwater Facilities prepared by Najarian Associates dated March 2015.

The plans have been revised to address comments outlined in my previous letter dated March 20, 2015.

I have the following comments pertaining to the proposed residential application:

**DRAINAGE**

1. **Informational, continuing comment.**
2. The applicant proposes a wet pond Detention Basin Facility maintaining a permanent pool depth of six (6) feet. A reliable source of water must be available and identified which will maintain the volume of the permanent pool, particularly during the dry summer months and also address the prevention of stagnation. This may require a well and aeration.

**Partially addressed, continuing comment, the applicant states the location of the power source for the aerators and pumps will be determined after discussions with the Power Company. This could be done through testimony at the Planning Board Hearing.**

3. **Addressed.**
4. Since the stormwater basin is located within a residential development, the applicant may want to consider fencing surrounding the perimeter of the basin. **Continuing comment, the applicant states that a perimeter fence is not proposed at the time. I defer to the Board.**
5. **Addressed.**
6. I suggest the wingwalls on the outlet structure be angle type wingwalls set back into the embankment. **Continuing comment, the applicant states they prefer straight wingwalls. Since the Stormwater Facilities will be privately owned, we take no exception.**



FRTW-R3630

May 12, 2015

Page 2

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Four Seasons at Freehold (Residential)  
Sub# 890-13  
SP# 854-14  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

7. It appears the grading associated with the detention basin berm encroaches into the delineated flood hazard area. A NJDEP Flood Hazard Area permit will be required.

**Continuing Comment.** The applicant states an application will be made to NJDEP for a flood hazard permit.

8. The plans indicate an area of freshwater wetlands adjacent to the western property boundary. The applicant shall clarify if any transition areas are associated with this feature. Any associated transition areas should be shown on the plans. The E.I.S. indicates no buffer associated with these wetlands. Testimony should be provided to clarify if any vegetation will be disturbed within the wetland area or any associated transition areas.

**Continuing Comment.** The applicant states an application will be made to NJDEP Freshwater Wetlands for fill permit.

9. A tributary to the Manasquan River is located adjacent to the western property boundary. Although a flood hazard limit is identified, the applicant should indicate if there are any riparian buffers associated with this feature. Any associated buffers should be shown on the plans. Testimony should be provided to clarify if any vegetation will be removed from the riparian zone.

**Continuing Comment.** The applicant states an application will be made to NJDEP for the disturbance to the riparian buffer.

10. **Addressed.**

11. **Addressed.**

12. **Addressed.**

13. **Addressed. All pipe slopes at 0.25 or greater.**

14. **Addressed.**

15. **Addressed.**

16. The plans provide a typical pond section indicating a 12 inch thick clay lining and an optional PVC pond liner. The applicant should clarify the type of pond liner proposed. The applicant should also address the impact of the groundwater on the proposed liner.



FRTW-R3630

May 12, 2015

Page 3

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Four Seasons at Freehold (Residential)  
Sub# 890-13  
SP# 854-14  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

**Continuing Comment.** The applicant requests leaving the option of a PVC pond liner on the plan. This office takes no exception to the request.

17. Addressed.

18. Addressed.

19. An Operation and Maintenance Manual should be provided that clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The manual should provide specific maintenance requirements and schedule for the permanent pool. Particularly the cleanout cycle for the accumulated sediment removal.

**Partially Addressed.** The O&M Manual should be revised to include the following:

- **Operation, inspection and maintenance of the aerators.**
- **Maintaining of water depth particularly during hot summer months.**
- **Schedule and methods of draining basins.**
- **Remove reference to "Borough Engineer" page 10, replace with "Township Engineer".**

### WATERSHED ANALYSIS

The Stormwater Management Plan for the overall site development consists of four (4) Storm Management Detention Facilities. Each of the basins will have a permanent pool ranging from five (5) to six (6) feet in depth. Each detention basin has an outlet control structure that will ultimately discharge into the unnamed tributary to the Manasquan River.

The applicant has analyzed flows to a point just upstream of the Heritage Drive culvert using a simplified TR-20 computer mode.

I have the following comments:

1. **Addressed.**
2. It appears the analysis underestimates the overall watershed time of concentration. Determining the time of concentration for a watershed of this size is difficult due to the attenuation of flow created by the upstream structures. Therefore, I suggest an array of models be run with longer times, maybe 30 minute increments, to determine the sensitivity of the watershed timing as it relates to the site development. **Partially Addressed, the applicant has submitted sensitivity computer models with the overall watershed timing in 15 minute increments ranging from 1.0 hour to 2.0 hours. The models indicate that the peak discharge at the point in question (Heritage Drive culvert)**



FRTW-R3630

May 12, 2015

Page 4

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Four Seasons at Freehold (Residential)  
Sub# 890-13  
SP# 854-14  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

is reduced with the extended timing of the upstream watershed. The models demonstrate that the timing of the overall watershed has a significant impact on downstream peak flows and volume distribution.

The computer model provided is a simplified model of the upstream watershed generating a single hydrograph which distributes the runoff volume over time. The computer model provided demonstrates that the development of the site does not have an impact on the overall watershed peak flows. However, this office has concerns with the potential impact created by the increase in runoff volumes generated with the development of this site combined with the development upstream (Belle Mead site). Recently, several of the residents along the stream corridor have raised concerns with the persistent erosion along the stream bank. In order to address these concerns, I suggest a detail watershed impact model be developed. The model should include both developments, existing detention basins with the watershed, sub watersheds, existing roadway culverts and any structures along the stream corridor that may create an attenuation of stream flow. The applicants should pay particular attention to the 2 year and 10 year runoff volumes.

### LANDSCAPE

All of the previous comments outlined in my March 20, 2015 letter have been addressed. However, we have the following comments pertaining to the revised plans:

1. The plans for Freehold Crossing indicate the location of several signs associated with the Four Seasons at Freehold residential development. Although shown on the Freehold Crossing plans, the applicant has indicated these signs will be installed in connection with the Four Seasons development. The plans should be revised to include the location of all signs, along with landscaping, to be installed in connection with the Four Seasons development.
2. The applicant previously indicated an irrigation system will be installed for all lawn and landscape areas. A note should be added to the plans to reflect this condition.



FRTW-R3630

May 12, 2015

Page 5

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Four Seasons at Freehold (Residential)  
Sub# 890-13  
SP# 854-14  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

Very truly yours,

T&M ASSOCIATES

*Edward G. Broberg*  
EDWARD G. BROBERG, P.E.  
CONSULTING ENGINEER

DMD:EGB:dk

cc: Timothy White, Township Engineer

H:\FRTWR3630\Correspondence\White\_EGB\_Four Seasons Drainage and Landscape No 3.docx



Hatch Mott  
MacDonald

May 14, 2015

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

MAY 14 2015

**RE: Freehold Township  
Block 71, Lot 8  
K Hovnanian – Four Seasons  
Sanitary Sewer and Water Systems Review  
Escrow a/c 890-13  
HMM Job No. 328567FH01**

Dear Mr. White:

As requested by the Township, we have reviewed the set of submitted plans entitled, "Four Seasons at Freehold, Preliminary and Final Major Subdivision and Site Plan, Block 71, Lot 8, Zone PAC-3, Tax Map No. 36, dated 3/15/2010 and Tax Map 37, Dated 2/29/2012, Freehold Township, Monmouth County, New Jersey", as prepared by Najarian Associates, for the applicant K. Hovnanians Shore Acquisitions, LLC, and dated as received by the Township on April 27, 2015.

The following items were included in the Township's April 28, 2015 submittal to this office:

- Site plan set referenced above, Sheets 1 to 24, inclusive of additional Sheets S1 and L1 to L6, dated July 3, 2014, with the last revision date of April 10, 2015;
- A set of plans titled "Final Plat - Major Subdivision, K. Hovnanian's Four Seasons at Freehold and Land Bank Freehold Commercial, Block 71, Lot 8, Tax Map Sheets 36 & 37, Township of Freehold, Monmouth County, New Jersey", Sheets 1 to 3, dated February 2, 2015, with a revision date of April 10, 2015;
- A set of plans for "Freehold Crossing", Sheets 1 to 14, dated July 3, 2014, with a last revision date of April 10, 2015;
- A response letter from Najarian Associates dated as received by the Township of April 27, 2015;
- A report titled "Engineer's Report Sanitary Sewer System for Four Seasons at Freehold, Block 71, Lot 8, Freehold Township, Monmouth County, NJ", prepared for K. Hovnanian Shore Acquisitions, 110 Fieldcrest Avenue, Edison, NJ, prepared by Najarian Associates, One Industrial Way West, Eatontown, NJ 07724, dated April 2015.



### EXECUTIVE SUMMARY

The site is located on Block 71, Lot 8, situated on the southbound side of Route 9, between Schanck Road and Elton-Adelphia Road. The project area is currently a cultivated farm field which is partially wooded and contains no existing structures. The applicant proposes to subdivide the 52.95 acre lot into five (5) lots. Three (3) of the lots (Block 71.55, Lot 1; Block 71.54, Lot 2; and Block 71.57, Lot 1) make up the Four Seasons site and are included under this application. The site is 33.65 acres and will be situated on the western portion of the original lot with no frontage along Route 9 South. The remaining portion will be 19.3 acres with frontage along Route 9 South and is being developed by a separate developer with commercial businesses. The Applicant is proposing to construct 113 age restricted units, of which 89 will be single family homes and 24 units will be three bedroom Mount Laurel housing duplex units, on the western portion of the subdivided lot which will make-up the "Four Seasons" section of the overall project. The Applicant proposes improvements to the site which will include an access road to Route 9 through the adjacent commercial lots, curbs, sidewalks, storm sewer facilities with one (1) storm sewer detention basin and the extension of public water and sanitary sewer service. The applicant proposes to provide sanitary sewer service to the site via a gravity sanitary sewer extension connecting to the existing gravity sanitary sewer located in Coachman Drive North through a proposed utility easement through adjacent Lot 1, Block 71.36 fronting Coachman Drive North. This system will receive flow from the commercial site to the east and ultimately flows to the MRRSA sanitary sewer interceptor.

There is an issue associated with the applicant's proposed conveyance of wastewater for the project. The wastewater for the proposed project is being added to a section of the Township's sanitary sewer system which will increase the flow in the Township downstream sanitary sewer mains to a point which is in excess of current NJDEP design criteria for safe capacity. The critical section is located on Old Post Road from Township Manholes Nos. F-27 to F-57 as shown on Freehold Township Sewer Utility Plan, Tax Map No. 36 inclusive of the line crossing Route 524. This is the final reach of the Township's system before the flow is directed to the MRRSA interceptor south of Elton-Adelphia Road.

The Applicant, through previous "conceptual" submissions, was informed of these issues and has included in his formal submission plans to upgrade the Township's sanitary sewer as needed to alleviate the downstream capacity issues.

The developer has now provided the signed and sealed Engineer's Report detailing the projected future wastewater flows for the entire site with the appropriate supporting calculations. The Applicant is aware that the project will require a Treatment Works Approval (TWA) from the NJDEP; given the multiple connections, main configuration and that the projected future wastewater flow is greater than 8,000 gallons per day. The TWA will require endorsement from the Township, the MRRSA, and the OCUA for approval.



The Applicant for this site proposes to provide water service to the site by connecting to the existing water main in Coachman Drive North and extending the water main onto the site through the same utility easement in Lot 1, Block 71.36 which will be used for the sanitary sewer extension. The Applicant is also proposing to connect the water main to a new water main, proposed to be constructed through an easement on the site and through the adjacent commercial applicant's property and will connect to the Township's water main through the Tori Lane paper street to an existing stub from the Coachman Drive North water main.

Sanitary Sewer flow from the project is estimated to be approximately 42,987 GPD based upon of the submitted signed and sealed Engineer's sanitary sewer report which also confirms the flow generation of Club House. **We concur with this Report and Projected Estimate Flows.**

Water demand for the project is estimated at 47,460 GPD (pending submission of a signed and sealed Engineer's Report). The Township has adequate water allocation and firm capacity to support this project.

#### Sanitary Sewer Review

For convenience we have included after each comment any HMM additional comment regarding same immediately following in "bold".

1. The Lot numbers on the Utility Plan Sheets do not coincide with the Final Plat Sheets.
2. **Informational:** The Applicant has provided a signed and sealed Sanitary Sewer Engineer's Report for the project and the flows generated for the report are based upon NJAC 7:14A-23.3 and any specific interpretation of flow generation from the NJDEP. **We concur with the Report.**
3. **Informational:** The necessary easement will need to be provided and shown on the plans prior to signature for construction, of the alternate sanitary sewer alignment along the Freehold Township Board of Education property, by the Township Engineer.
4. **Informational:** The Applicant is advised that an additional upstream development (Bellemead property) may force the lines in Coachman Drive North to be upgraded in size instead of lining. Although not a requirement of this review, this potential is being brought to the Applicant's attention for future dialogue with that development.
5. **Informational:** If wetlands are found to exist on the site, the Applicant shall acquire a waiver from the EPA to provide sanitary sewer service to the site to meet MRRSA EPA grant conditions.



6. **Informational:** Final approval should be contingent upon the review and approval from the Monmouth County Highway Department, MRRSA, OCUA and the NJDEP.

**Water System Review**

1. **Informational:** The Applicant should provide a signed and sealed Water System Engineer's Report for the project and the flows generated for the report should be based upon NJAC 7:10-12.6. **It has been agreed that this can be a Condition of Final Approval.**
2. **Informational:** Location of hydrants shall be reviewed and approved by the Township Fire Code Official. **The Fire Code Official completed a review of the project on December 2, 2014 and found the hydrant layout acceptable at that time. This report may need to be revisited prior to construction and minor changes to the layout have been made since his last review.**
3. **Informational:** An NJDEP BWSE permit approval for water main extension is required, as the water demand projection, main length, and number of service connections will be above the State permit threshold.

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  
Shaun Rielly, Fire Prevention Bureau  
Ron Kirk, Construction Official  
Rafael Mercado, Hatch Mott MacDonald  
File 328567.FH.01 (Four Seasons at Freehold)

# Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design MAY 12 2015

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

May 11, 2015

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: **Four Seasons at Freehold  
Preliminary & Final Major Subdivision #890-13  
Preliminary & Final Major Site Plan #854-14  
Route 9 South - Block 71, Lot 8  
Freehold Township, Monmouth County  
SA Project No. 14531**

Dear Mr. White:

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

1. Preliminary and Final Major Subdivision & Site Plan set for Four Seasons at Freehold, Block 71, Lot 8, prepared by Najarian Associates, dated July 3, 2014, revised to April 10, 2015.
2. Final Plat – Major Subdivision for K. Hovnanian's Four Seasons at Freehold & Land Bank Freehold Commercial, Block 71, Lot 8, prepared by Najarian Associates, dated February 2, 2015, revised to April 10, 2015.
3. Truck Circulation Plan for Four Seasons at Freehold, Block 71, Lot 8, prepared by Najarian Associates, dated April 17, 2015.
4. Cover Letter for the Four Seasons at Freehold Preliminary & Final Major Subdivision resubmission containing responses to comments dated April 24, 2015, prepared by Najarian Associates.

Preliminary & Final Major Subdivision and Preliminary & Final Major Site Plan approval is requested for the proposed 113 age restricted residential units of the Four Seasons at Freehold. The 52.95 acre site located on Block 71, Lot 8 will be subdivided. The residential subdivision is 33.65 acres in the PAC-3 (Planned Adult Community) Zone. The remaining 19.3 acres is in the CMX-3 (Corporate Multi-Use Development) Zone with approximately 1,500 feet (ft) of frontage along southbound Route 9. It is the 33.65 acres in the PAC-3 Zone that is the subject of the Four Seasons at Freehold residential subdivision of this application. The 113 residential units will have access to Route 9 via a boulevard type roadway, Magnolia Boulevard (Road D), which will be shared with the commercial development in the CMX-3 Zone. The residential subdivision includes a total of 413 parking spaces.



Freehold Township professionals reviewed the application and a TRC meeting was held on December 11, 2014 at which additional comments were made. The Applicant revised the plans to address comments found in the Traffic Review Letters dated December 5, 2014, and March 18, 2015 as well as other professional review letters and comments made at the TRC meeting. The revised plans were resubmitted and reviewed with respect to the Applicant's request of the Freehold Township Planning Board for Preliminary & Final Major Subdivision and Preliminary & Final Major Site Plan approval.

Based on latest review of the revised plans all traffic comments were addressed except the following which require testimony at the public hearing or documents to be submitted:

**Access:**

*The Applicant agrees to provide a copy of the cross access agreement for shared use of Magnolia Boulevard (Road D) to Freehold Township prior.*

**Parking:**

- 1. The community center for use by residents provides 23 off-street parking spaces. The Applicant shall provide information regarding use of the community center. The Applicant indicated that the community center will not be staffed. What is typical use? Are 23 spaces sufficient? Testimony shall be provided.*
- 2. The Applicant indicates that the community center does not require a loading space. The Applicant shall provide testimony regarding deliveries to the community center to support relief from providing a loading space.*

**Traffic Impact Study:**

*Access to the site is under New Jersey Department of Transportation (NJDOT) jurisdiction, and subject to NJDOT review and approval. The Applicant shall provide a copy of NJDOT approval to Freehold Township.*

Additionally, the Applicant shall obtain all required approvals including, NJDOT, 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



ARCHITECTURAL  
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

120 Sanhican Drive  
Trenton, NJ 08618  
866-974-7666  
www.spiezle.com

May 11, 2015

Ms. Nancy Torre  
Administrative Officer, Zoning Board of Adjustment  
Township of Freehold  
One Municipal Plaza  
Freehold, NJ 07728

MAY 12 2015

Re: **Preliminary & Final Major Subdivision #890-13,  
Preliminary and Major Site Plan #854-14 (Four Seasons At Freehold):  
Architectural Review – SECOND SUBMISSION**

Dear Ms. Torre.

We are in receipt and have reviewed documents and drawings submitted by your office on 4/28/15 and with regard to the application noted above. Documents include Major Subdivision Application for the properties identified above. The package as submitted includes a Sign Location Plan as prepared by Najarian Associates for the residential development identified as Four Seasons At Freehold. The documents submitted also include elevations and floor plans of the proposed houses and club house planned on the residential tract.

We are also in receipt of updated letter from Mehr, LaFrance, & Williams, dated May 8, 2015 describing changes made to the elevations noted above including drawing exhibits.

Please note that our review is based on experience and specific reference to architectural design requirements noted in the Freehold Township ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial Development.

Four Seasons at Freehold

1. There are now 6 models (Facades) submitted in this application. The architectural character of these facades generally complies with the intent of the T.O. as noted in the original review comment. The Club House façade and floor plan was also included in this submission and is generally in keeping with the balance of the development. Material samples were not included in this submission and must be submitted for final review.
2. A drawing entitled, Sign Location Plan, prepared by Najarian Associates and dated 3/31/15 was submitted highlighting proposed signage. Subsequent submission referenced above included both the Residential Sign and commercial sign rendered in color and depicting proposed materials. Sign colors

MARYLAND

NEW JERSEY

NEW YORK

PENNSYLVANIA

SOUTH CAROLINA



appear to comply with T.O. 190-176. Material samples should be submitted for final review.

3. We defer to the zoning official for judgment on size and quantities.

The above comments are offered with regard to architectural design aesthetics only and do not address issues such as, but not limited to, structural design, construction details, building code/NJUCC compliance, compliance with the Americans with Disabilities Act, or technical site considerations such as but not limited to lighting levels, landscaping selections and traffic engineering.

Please feel free to contact me if there are any questions regarding the above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steve Leone", with a long horizontal flourish extending to the right.

Steve Leone, AIA, LEED BD+C  
Principal

SPIEZLE ARCHITECTURAL GROUP, INC.

# TOWNSHIP OF FREEHOLD



*MAYOR*  
*David M. Salkin*

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

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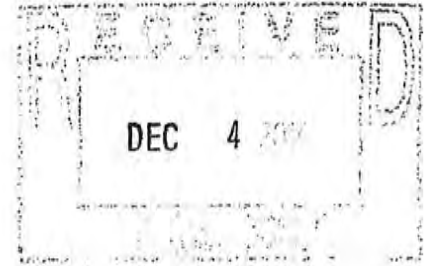
*"Preserving and Enhancing the Quality of Life"*

**TO:** The Freehold Township Planning Board

**FROM:** Margaret B. Jahn, Health Officer

**DATE:** December 4, 2014

**SUBJECT:** K. Hovnanian Shore Acquisitions, LLC  
Pre & Final Site Plan No. 843-14  
Pre & Final Major Subdivision No. 890-13  
B: 71 L: 8



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

MAYOR  
Thomas L. Cook

# TOWNSHIP OF FREEHOLD



TOWNSHIP COMMITTEE  
Anthony J. Ammiano, Deputy Mayor  
Barbara J. McMorrow  
Lester A. Preston, Jr.  
David M. Salkin

"Preserving and Enhancing the Quality of Life"

Michael D. Imbriaco, CTA

## MEMORANDUM

TO: Planning Board, c/o Nancy Torre, Administrative Officer  
FROM: Michael D. Imbriaco, Township Tax Assessor  
DATE: May 13, 2015  
RE: Four Seasons at Freehold – K. Hov  
Preliminary and Final Major Subdivision  
Subdivision # 890-13  
Preliminary & Final Major Site Plan #849-13 (Land Bank Freehold, LLC)  
Block 71, Lot 8

MAY 13 2015

This review refers to the following:

- Final Plat – Major Subdivision, K. Hovnanian's Four Seasons at Freehold & Land Bank Freehold Commercial, Block 71, Lot 8, three (3) sheets, dated February 2, 2015, prepared by Najarian Associates, signed and sealed by Harry J. Widdis, P.L.S.

The final plat map should be revised as indicated in the attached marked up plan and as follows:

1. Regarding the Block numbers for the Commercial properties, they should remain as Block 71 to be contiguous with existing Block 71 Lot 7 to the south. Therefore, Phase 1 will be Block 71 Lot 8.01 and Phase 2 will be Block 71 Lot 8.
2. Please adjust the northern side of Magnolia Blvd and remove the lot line and replace with a dotted line as I believe this road is an easement.
3. The commercial buildings indicate they are on separate lots. Revise plat to remove address numbers provided for the proposed buildings.
4. Please provide a condo map and a master deed that describe unit numbers for review.
5. Revise the residential lot numbers for Block 71.54. Please see markups.

Please do not hesitate to contact this office if you have any questions regarding this matter.

Sincerely,

MICHAEL D. IMBRIACO  
Tax Assessor, Freehold Township

MI/mi

MAYOR  
David M. Salkin

# TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"



December 2, 2014

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

RE: Freehold Crossing/Four Seasons at Freehold 849-13

Dear Mrs. Torre,

Plans dated by the Planning Board on October 22, 2014 were received by the Fire Prevention Board for review. Plans indicate proposal of a complex to contain two restaurants and a housing development.

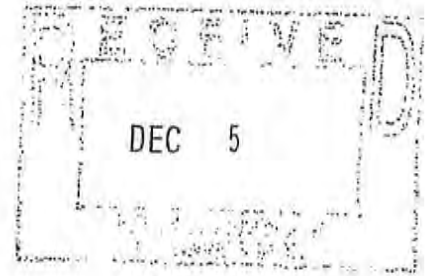
Upon review plans are approved as they were submitted.

Sincerely,

Shaun Reilly, Chief of the Board

November 10, 2014

Freehold Township Planning Board  
Mr. Richard Gatto, Chairman  
One Municipal Plaza  
Freehold, NJ 07728



Subject: Review of K. Hovanian Shore/Land Bank Freehold LLC (Block 71, Lot 8)  
Applications #890-12, 854-14 and 849-13.

The November 10, 2014 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Steve Leone, Anthony Ammiano, Brij Sharma and Tom Moskal. In addition, Gerald Sonnenblick, Raymond Papa and Douglas Grysko were in attendance.

The following statement was read by Chairman Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

The committee reviewed the plans in detail with the representative of the project; Raymond Papa of Naajarian Associates. The committee has no concerns, comments, or suggestions to this project.

The meeting was adjourned at 8:45 pm.

Tom Moskal  
Chairman



# 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  
Planning & Zoning Administration Officer

May 11, 2015

From: Pasquale Popolizio  
Township of Freehold  
Zoning Official

MAY 11 2015

RE: Sign Review  
Land Bank / K Hovnanian Development  
Block-71/Lot-8 (Zone: CMX-3)  
Subdivision #890-13 & Site Plan #'s 854-14 & 849-13.

Nancy,

A Zoning Review of the proposed signage for the above referenced development has revealed the following:

1. Four freestanding signs are indicated on the Commercial Site Plan #849-13.
  - Two (2) freestanding residential signs located at the Central entrance (Road D) on the commercial (CMX-3) site off of Route#9 South.
  - Two (2) Commercial freestanding signs located at the North and South entrances on the commercial site off of Route#9 South.
2. Façade signs are proposed for Taco Bell.
3. There are no signs proposed for Six (6) of the Seven (7) proposed commercial buildings.
4. No signs are proposed for the "4 Seasons" club house.

The following relief must be sought:

1. Four (4) freestanding signs are proposed where only one (1) freestanding sign is permitted; As per T.O. 190-179.C(2)(a).
2. Two (2), 108 Square foot Commercial freestanding signs at an approximate height of 13 Feet are proposed at the North and South entrances on the commercial site off of Route#9 South. The sign area and height exceed the 64 Square Foot area and 10 Foot height limitation; As per T.O. 190-183.B. (See Attachment "B").



3. Sign colors are not indicated for the "Four Seasons" monument signs (See Attachment "A"). 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 a colored, scaled rendering and must reference the color code from the Township's Color Palette.

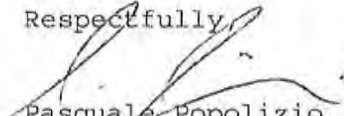
A complete review could not be performed due to the following:

1. Scaled copies of sign attachments "A" & "B" must be provided to determine exact height and Sign area.
2. Façade sign method of lighting has not been provided as required by T.O. 190-176.E.

**Note:** As per a letter received by William Mehr Dated May 8<sup>th</sup>, 2015 (attached); The Taco Bell logo emblem will be removed on both the building and the freestanding sign.

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

Respectfully,

  
Pasquale Popolizio  
Township of Freehold  
Zoning Official



RECEIVED  
MAY 11 2015

**INTEROFFICE MEMORANDUM**

**TO: Nancy Torre  
Freehold Township Planning Board**

**FROM: Stephen Solowey**

**DATE: May 11, 2015**

**SUBJECT: Four Seasons at Freehold/K. Hovnanian Project**

**Road A: Magnolia Blvd.**

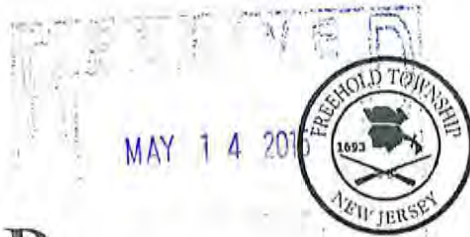
**Road B: Azalea Dr.**

**Road C: Wisteria Ct.**

**Road D. (Off US 9): Summers La.**

Cc; T.White

# 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  
Planning & Zoning Administration Officer

May 11, 2015

From: Pasquale Popolizio  
Township of Freehold  
Zoning Official

RE: Sign Review  
Land Bank / K Hovnanian Development  
Block-71/Lot-8 (Zone: CMX-3)  
Subdivision #890-13 & Site Plan #'s 854-14 & 849-13.

Nancy,

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1. Four freestanding signs are indicated on the Commercial Site Plan #849-13.
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3. There are no signs proposed for Six (6) of the Seven (7) proposed commercial buildings.
4. No signs are proposed for the "4 Seasons" club house.

The following relief must be sought:

1. Four (4) freestanding signs are proposed where only one (1) freestanding sign is permitted per lot; As per T.O. 190-179.C(2) (a).
2. Sign colors are not indicated for the "Four Seasons" monument signs (See Attachment "A"). 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 a colored, scaled rendering and must reference the color code from the Township's Color Palette.



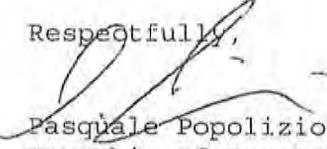
A complete review could not be performed due to the following:

1. Scaled copies of sign attachments "A" & "B" must be provided to determine exact height and Sign area.
2. Façade sign method of lighting has not been provided as required by T.O. 190-176.E.

**Note:** As per a letter received by William Mehr Dated May 8<sup>th</sup>, 2015 (attached); The Taco Bell logo emblem will be removed on both the building and the freestanding sign.

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

Respectfully,

  
Pasquale Popolizio  
Township of Freehold  
Zoning Official

# TOWNSHIP OF FREEHOLD



MAYOR  
Thomas L. Cook

TOWNSHIP COMMITTEE  
Anthony J. Ammiano, Deputy Mayor  
Barbara J. McMorrow  
Lester A. Preston, Jr.  
David M. Salkin

"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: May 13, 2015  
RE: Freehold Crossing – Land Bank Freehold, LLC  
Block 71, Lot 8  
Preliminary and Final Major Site Plan – Phase 1  
Preliminary Major Site Plan – Phase 2  
Site Plan # 849-13

MAY 14 2015

This review refers to the following:

- ALTA/ACSM Land Title Survey of Block 71, Lot 8, one (1) sheet, dated August 9, 2013, last revised September 4, 2013, prepared by Maser Consulting, P.A., signed and sealed by Errol Melnick, P.L.S.
- Freehold Crossing Phase 1, Preliminary and Final Major Site Plan, Freehold Crossing Phase 2, Preliminary Major Site Plan, twenty one (21) sheets, dated July 3, 2014, last revised April 10, 2015, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Tree Location Plan, one (1) sheet, revised February 23, 2015, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Stormwater Management Report, Four Seasons at Freehold and Freehold Crossings, Volumes I & II of II, dated July 2014, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Supplement to Stormwater Management Report, Four Seasons at Freehold and Freehold Crossings, dated July 14, 2014, prepared by Najarian Associates, signed and sealed by Raymond R. Papa, P.E.
- Maintenance Plan for Stormwater Facilities for Freehold Crossing, dated March 2015, prepared by Najarian Associates, signed and sealed by Peter A. Ciliberto, Jr., P.E.
- Environmental Impact Statement, Four Seasons at Freehold and Freehold Crossing, dated July 2014, prepared by Najarian Associates, unsigned.
- Traffic Impact Statement, Four Seasons at Freehold and Freehold Crossing, Lot 8 in Block 71, dated January 7, 2014, prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, P.E., and Scott T. Kennel.
- Truck Circulation Plan, Freehold Crossing Phase 1 and Phase 2, one (1) sheet, dated April 17, 2015, prepared by Najarian Associates, signed and sealed by Raymond P. Papa, P.E.
- Determination of Anticipated Water Demand and Existing Water System Compatibility, dated June 23, 2014, prepared by SDL Services, Inc. signed by John Flood, P.E.



To: Planning Board  
Re: Freehold Crossing – Land Bank  
Site Plan # 849-13  
Block 71, Lot 8

May 13, 2015

- Engineer's Report Sanitary Sewer System for Freehold Crossing, dated April 2015, prepared by Najarian Associates, signed and sealed by Raymond P. Papa, P.E.
  - Revised Report, Soil Logs and Permeability Testing, dated June 12, 2014, prepared by Melick-Tully and Associates, P.C., signed by Kimberly A. Tully, E.I.T., signed and sealed by Raymond J. Tully, P.E.
  - Architectural Plan entitled: Taco Bell, Exterior Perspective, one (1) sheet, dated June 2014, prepared by Gluszko Architects, P.C., signed and sealed by Peter Gluszko, R.A.
  - Pylon Sign Rendering, prepared by Ace Sign Company, dated May 7, 2015
1. Alignment of refuse and recycling enclosures for buildings 2 through 7 should be revised to improve vehicular access and maneuverability.
  2. Revise maintenance plan for the stormwater facilities to include the Freehold Crossings property manager and owner contact information in addition to the Freehold Township Engineer.
  3. A separate application and a permit for soil removal/fill must be obtained from the Planning Board.
  4. An application and tree appraisal must be presented to the Shade Tree Commission for their consideration and approval for the proposed heritage tree removal.
  5. Revise construction plans to include and/or revise all necessary construction details to comply with the Freehold Township site plan standards.
  6. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

TIMOTHY P. WHITE  
Township Engineer

TPW/ds



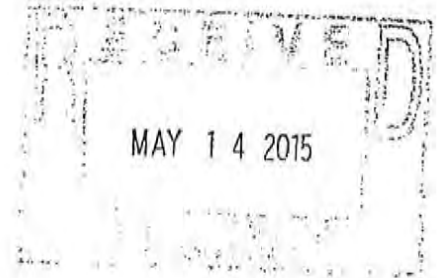
YOUR GOALS. OUR MISSION.

FRTW-R3640

May 12, 2015

Nancy Torre, Administrative Officer  
Township of Freehold  
One Municipal Plaza  
Freehold, NJ 07728

Re: **Freehold Crossing (Commercial)**  
**SP# 849-13**  
**Block 71 Lot 8**  
**Drainage and Landscape Review No. 3**



Dear Ms. Torre:

I have completed review of the revised plans for the proposed drainage facilities and landscaping for the above referenced site prepared by Najarian Associates, plans dated July 3, 2014, revised April 10, 2015. Also included with the submission is a Maintenance Plan for the Stormwater Facilities prepared by Najarian Associates dated March 2015.

The plans have been revised to address comments outlined in my previous review letter dated March 20, 2015.

I have the following comments pertaining to the proposed commercial application:

**DRAINAGE**

1. **Informational, continuing comment.**
2. The applicant proposes three (3) wet pond Detention Basin Facilities maintaining a permanent pool depth of five (5) to six (6) feet. A reliable source of water must be available and identified which will maintain the volume of the permanent pool, particularly during the dry summer months and also address the prevention of stagnation. This may require a well and aeration.

**Partially addressed, continuing comment, the applicant states the location of the power source for the aerators and pumps will be determined after discussions with the Power Company. This could be done through testimony at the Planning Board Hearing.**

3. **Addressed.**
4. Since the stormwater basins will maintain a permanent pool, the applicant may want to consider fencing around the perimeter of the basin for safety.

**Continuing Comment. The applicant states that a perimeter fence is not proposed at this time. I defer to the Board.**

5. **Addressed.**
6. **Addressed.**



FRTW-R3640

May 12, 2015

Page 2

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Freehold Crossing (Commercial)  
SP# 849-13  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

7. The plans provide a typical pond section indicating a 12 inch thick clay lining and an optional PVC pond liner. The applicant should clarify the type of pond liner proposed. The applicant should also address the impact of the groundwater on the proposed liner.

**Continuing Comment.** The applicant requests leaving the option of a PVC pond liner on the plan. This office takes no exception to the request.

8. Addressed.

9. The proposed Stormwater Management System for the commercial development is dependent on the downstream facilities being constructed first. Although the plans indicate the overall site to be built in phases, with the downstream residential development as Phase 1, the Board may want to consider having the sequence of construction made part of any approval. In addition, since the operation of the Stormwater Management Facilities for the commercial development is dependent on the operation of the residential development, an agreement may be required between the two property owners. I defer to the Board Attorney. **Continuing Comment.**

10. Addressed.

11. An Operation and Maintenance Manual should be provided that clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The manual should provide specific maintenance requirements and schedule for the permanent pool. Particularly the cleanout cycle for the accumulated sediment removal.

**Partially Addressed.** The O&M Manual should be revised to include the following:

- Operation, inspection and maintenance of the aerators.
- Maintaining of water depth particularly during hot summer months.
- Schedule and methods of draining basins.
- Remove reference to "Borough Engineer" page 10, replace with "Township Engineer".
- Remove reference to "Freehold Commons" replace with "Freehold Crossing".

#### LANDSCAPE

1. Addressed.
2. Addressed.
3. Addressed.



FRTW-R3640

May 12, 2015

Page 3

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Freehold Crossing (Commercial)  
SP# 849-13  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

4. **Addressed.**

5. **Addressed.**

6. **Addressed.**

7. **Addressed.**

8. **Addressed.**

9. It appears that tenants have not been determined for all pads within the development. Several areas note "Landscape to be determined by occupant." As the applicant is requesting Preliminary and Final approval at this time, any approval which may be granted should be conditioned upon the applicant submitting Landscape Plans for each building prior to the issuance of a building permit.

**Addressed. The notes on Sheet L2 should be revised to reference correct plan sheet.**

10. **Addressed.**

11. The proposed stormwater management basins appear to be retention ponds which will hold a permanent pool of water. We recommend providing shrub and tree plantings on the side walls of the basin to compliment these features. The plantings should be located to screen the inlet and outlet structures.

**Addressed. We continue to recommend additional shrubs to screen the basin inlets (flared end sections).**

12. The plans indicate plantings around the proposed residential signs. The applicant should clarify if these signs are being installed in connection with the commercial development. If the signs are to be installed in connection with the commercial development, a detail of the signs should be provided.

**Addressed. We recommend the landscaping be installed at the same time as the sign.**

13. **Addressed.**

14. **Addressed.**

15. **Addressed.**



FRTW-R3640

May 12, 2015

Page 4

**Le:** Nancy Torre, Administrative Officer  
Township of Freehold

**Re:** Freehold Crossing (Commercial)  
SP# 849-13  
Block 71 Lot 8  
Drainage and Landscape Review No. 3

**16. Addressed.**

The above comments are considered minor and may be addressed with the submission of final plans.

Very truly yours,

T&M ASSOCIATES

*Edward G. Broberg*  
EDWARD G. BROBERG, P.E.  
CONSULTING ENGINEER

DMD:EGB:dk

cc: Timothy White, Township Engineer

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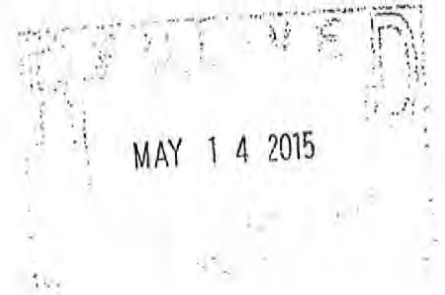


**Hatch Mott  
MacDonald**

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

May 13, 2015

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



**RE: Freehold Township  
Block 71, Lot 8  
Land Bank Freehold – Freehold Crossing  
Sanitary Sewer and Water Systems Review  
Escrow a/c 849-13  
HMM Job No. 332118FH01**

Dear Mr. White:

As requested by the Township, we have reviewed the set of submitted plans entitled, "Freehold Crossing Phase 1 (Proposed Block 71.54, Lot 79), Preliminary and Final Major Site Plan, Freehold Crossing Phase 2 (Proposed Block 71.54, Lot 1) Preliminary Major Site Plan, Block 71, Lot 8, Zone CMX-3, Tax Map No. 36, Dated 3/15/10 and Tax Map 37, Dated 2/29/2012, Freehold Township, Monmouth County, New Jersey", as prepared by Najarian Associates, for the applicant Land Bank, Freehold, LLC and dated as received by the Township on April 27, 2015.

The following items were included in the Township's February 26, 2015 submittal to this office:

- Site plan set referenced above, Sheets 1 to 17, and Sheets L1 to L4 dated July 3, 2014, with a last revision date of April 10, 2015;
- Site plan set for "Four Seasons", Sheets 1 to 24, and Sheets L1 to L6 and sheet S1 of S1, dated July 3, 2014, with last revision date of April 10, 2015;
- Plan Set for "Final Plat – Major Subdivision..." Sheets 1 to 3, dated 2/02/15, with a last revision date of April 10, 2015;
- An Engineer's sanitary sewer report entitled "Engineer's Report Sanitary Sewer System for Freehold Crossing, Block 71 Lot 8, Freehold Township, Monmouth County, NJ", prepared for Land Bank Freehold LLC, 339 Monmouth Street, East Windsor, NJ 08520, prepared by Najarian Associates, dated April 2015;
- A comment letter for Freehold Crossing from Najarian Associates dated April 24, 2015.



### EXECUTIVE SUMMARY

The site is located on Block 71, Lot 8, situated on the southbound side of Route 9, between Schanck Road and Elton-Adelphia Road. The project area is currently a cultivated farm field which is partially wooded and contains no existing structures. The parcel of property is to be subdivided into five (5) lots. Two (2) of these Lots (Block 71.54, Lots 1 and 79) will be for commercial businesses and are identified as Phase 1 and Phase 2 of the project, both of which front onto Route 9 south, and are specific to the above referenced plan set. The Applicant is proposing to construct seven (7) buildings within Phase 1 and 2 of the project in a 19.3 acre area and which will consist of what is anticipated to be two regular (2) restaurants, one (1) fast food restaurant, and four (4) buildings, to be used for either retail space or office space, (Totaling 43,200 SF), which was determined through the submitted sanitary sewer report which was received with this submission. The Applicant proposes improvements to the site which will include an access drive to Route 9, (which will also be the main access road through this commercial site to the separate Four Seasons residential site) includes curbs, sidewalks, storm sewer facilities with three (3) storm sewer detention basins (Numbers 2, 3, and 4) and the extension of public water and sanitary sewer service. The applicant proposes to provide sanitary sewer service to the site via two gravity sanitary sewer extensions, connecting to the proposed gravity sanitary sewer to be constructed by the adjacent developer of the residential portion of the original parcel. This sewer will then connect to the existing sanitary sewer located in Coachman Drive North, which ultimately flows to the MRRSA sanitary sewer interceptor.

There is an issue associated with the applicant's proposed conveyance of wastewater for the project. The wastewater for the proposed project is being added to a section of the Township's sanitary sewer system which will increase the flow in the Township downstream sanitary sewer mains to a point which is in excess of current NJDEP design criteria for safe capacity. The potential critical sections are located on Old Post Road from Township Manholes Nos. F-27 to F-57 as shown on Freehold Township Sewer Utility Plan, Tax Map No. 36. This is the final reach of the Township's system before the flow is directed to the MRRSA interceptor south of Elton-Adelphia Road.

The applicant for this site (Land Bank Freehold LLC) and the developer of the adjacent site (K Hovnanian Shore Acquisitions LLC), through previous "conceptual" submissions, were informed of these issues and the adjacent developer has included in his formal submission, plans to upgrade the Township's sanitary sewer as needed to alleviate the downstream capacity issues.

The developer has provided the signed and sealed Engineer's report detailing the projected future wastewater flows for the commercial piece of the property with the appropriate supporting calculations. The applicant should be aware that the project will require a Treatment Works Approval from the NJDEP; given the multiple connections, main configuration and that the projected future wastewater flow is greater than 8,000 gallons per day. The TWA will require endorsement from the Township, the MRRSA, and the OCUA for approval.



The projected wastewater flow from this site is estimated to be approximately 21,020 GPD, based upon the provided Engineer's Report. **We concur with this Estimated Flow.**

The Applicant proposes to provide water service to the site by connecting to the existing water main stub along Route 9 South and extending it to the north across his entire site and is now proposing to extend the water from his site to connect to the existing end of the Township water main at the Storage Facility 500' ± to the north to complete a needed loop of the Township water system. He is also proposing to connect to stubs to be installed with the water main in the access road (Block 71.54, Lot 79) to be constructed by the adjacent "Four Seasons" project under Phase 1 of the development and also at the southwest corner of the site and then looping the water main around the rear of the proposed buildings to the north and south connecting the water line to the proposed 12 inch water line along the Route 9 R.O.W.

The projected water demand for this site is estimated to be approximately 20,400 GPD, pending review of the Engineer's Report required to be submitted. The Township has adequate water supply allocation and firm capacity to support this project.

#### Sanitary Sewer Review

For convenience we have included the Applicant's Engineer's responses in "bold" after each comment along with any HMM additional comment regarding same immediately following in italics.

1. The Note No. 4, found on Sheet 2, under "XIII Sanitary Sewer Notes", should read "All Sanitary Sewer Pipe shall be PVC SDR-35 gasketed pipe".
2. ***Informational:*** The Applicant has provided a signed and sealed Sanitary Sewer Report for the project and the flows generated in the report are based upon NJAC 7:14A-23.3. **We find this report and Estimated Flows acceptable.**
3. ***Informational:*** If wetlands are found to exist on the site, the Applicant shall acquire a waiver from the EPA to provide sanitary sewer service to the site to meet MRRSA EPA grant conditions. **The Applicant has indicated in the previous review that there are no wetlands on the site.**  
*As per the previous review, Wetlands are delineated on the site at the southwest corner of the Phase 2 Lot.*
4. ***Informational:*** Final approval should be contingent upon the review and approval from the NJDOT, MRRSA, OCUA and the NJDEP.



Water System Review

1. The Applicant had previously provided a signed and sealed Water System Report for the project and the flows generated for the report were based upon NJAC 7:10-12.6. That report was based upon earlier configurations for the site. The earlier configurations included three (3) regular restaurants with liquor licenses, one (1) fast food restaurant, one (1) child care facility, one (1) urgent care facility and 28,800 SF of retail space. With the new submission the Applicant is now proposing two (2) regular restaurants with liquor licenses, one (1) fast food restaurant and four (4) buildings with a total of 44,000 SF of retail space. The Applicant should revise the Water Demand report to reflect the buildings to be constructed in this submission and as previously agreed to as a condition of final approval.
2. With this submission the Applicant has provided the water main extension to the north and connects to the existing water main at the storage facility site. The water is shown extending from the Applicant's site to the north into the adjacent site and then crossing out to the Route 9 South shoulder. If the Applicant is to do this the R.O.W. line should be shown for the adjacent property to the north or an easement may have to be obtained from that site to accomplish what is shown on the plans. The Applicant may wish to cross out to the Route 9 South shoulder prior to his northern property line where the R.O.W. Limits are known.
3. Informational: Location of hydrants shall be reviewed and approved by the Township Fire Code Official.
4. Informational: NJDEP BWSE permit approval for water main extension is anticipated at this time, as the water demand projection and length will be above the State permit threshold.



Hatch Mott  
MacDonald

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

Very truly yours,

Hatch Mott MacDonald

A handwritten signature in black ink that reads "Robert Mainberger".

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  
Shaun Rielly, Fire Prevention Bureau  
Ron Kirk, Construction Official  
Rafael Mercado, Hatch Mott MacDonald  
File 332118.FH.01 (Freehold Crossing)

# Shropshire Associates LLC

ESBE / SBE Certified

Traffic Engineering, Transportation Planning & Design

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MAY 12 2015

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

May 11, 2015

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: **Freehold Crossing  
Preliminary & Final Major Site Plan #849-13  
Route 9 South - Block 71, Lot 8  
Freehold Township, Monmouth County  
SA Project No. 14534**

Dear Mr. White:

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

1. Freehold Crossing Phase 1 Preliminary & Final Major Site Plan Block 71.54, Lot 79, and Freehold Crossing Phase 2 Preliminary Major Site Plan set, Block 71.54, Lot 1, prepared by Najarian Associates, dated July 3, 2014, revised to April 10, 2015.
2. Truck Circulation Plan for Freehold Crossing Phase 1, Block 71.54, Lot 79 and Freehold Crossing Phase 2, Block 71.54, Lot 1, prepared by Najarian Associates, dated April 17, 2015.
3. Cover Letter for the Freehold Crossing Phase 1 Preliminary & Final Major Site Plan and Phase 2 Preliminary Major Site Plan resubmission containing responses to comments dated April 24, 2015, prepared by Najarian Associates.

Preliminary & Final Major Site Plan approval is requested for the proposed Freehold Crossing North and Freehold Crossing South commercial developments. The 52.95 acre site located on Block 71, Lot 8 will be subdivided. Commercial development is proposed on the 19.3 acres located in the CMX-3 (Corporate Multi-Use Development) Zone with approximately 1,500 feet (ft) of frontage along southbound Route 9. A residential subdivision is proposed (separate application for Four Seasons at Freehold) on the remaining 33.65 acres in the PAC-3 (Planned Adult Community) Zone. The commercial development of this application will have two (2) phases of construction. Phase 1 (Freehold Crossings North) includes two (2) 8,000 square foot (sf) restaurants and one (1) 2,000 sf fast food restaurant with drive-thru. Phase 2 (Freehold Crossings South) includes four (4) 10,800 sf commercial buildings. The Freehold Crossing North and South commercial developments will have driveways for direct access to Route 9 southbound and share Magnolia Boulevard (Road D) with the Four Seasons residential subdivision. Magnolia Boulevard splits the Commercial Development into North and South. A total of 252 parking spaces are provided for North and 275 parking spaces for South commercial development.



Freehold Township professionals reviewed the application and a TRC meeting was held on December 11, 2014 at which additional comments were made. The Applicant revised the plans to address comments found in the Traffic Review Letter dated December 5, 2014, and March 18, 2015 as well as other professional review letters and comments made at the TRC meeting. The revised plans were resubmitted and reviewed with respect to the Applicant's request of the Freehold Township Planning Board for Freehold Crossing Phase 1 for Preliminary & Final Major Site Plan and Freehold Crossing Phase 2 for Preliminary Major Site Plan.

Based on review of the revised plans all traffic comments were addressed except the following:

#### **Main Driveway (Magnolia Boulevard)**

Access:

*The Applicant agrees to provide a copy of the cross access agreement for shared use of Magnolia Boulevard (Road D) to Freehold Township.*

#### **Freehold Crossing North and South**

Circulation:

1. *The Applicant was requested to provide turning analysis for delivery trucks to loading areas, trash trucks to trash enclosures and for fire department design vehicle as directed by the Freehold Township Fire Department. Turning analysis was provided for garbage trucks and for fire trucks.*
  - a. *The applicant shall provide testimony regarding type of delivery vehicle and location of loading area(s) for each of the commercial buildings.*
  - b. *Turning analysis is provided for a "COV Fire Engine" design vehicle. The design vehicle for the Fire Truck shall be according to Freehold Fire Department requirements. Turning analysis for the design fire truck is subject to Freehold Fire Department review and approval.*
2. *A crosswalk detail was added to Construction Details – 4 (sheet 17 of 17) for pedestrian crosswalks.*
  - a. *Pedestrian crossing signs (W11-2) and downward pointing arrow plaque (W16-7P) are not needed for the stop controlled approach. These signs shall be removed from the detail for the stop controlled approach, but remain for the non-stop control approach.*
  - b. *A note shall be added to the detail indicating a minimum of 4 feet (ft) shall be provided between the stop bar and the crosswalk.*



**Parking & Loading:**

1. *The Freehold LUO Section 190-164 requires one (1) loading space for commercial buildings of 2,500 sf to 10,000 sf. Each loading space shall be 12 ft by 45 ft. The Applicant indicated that loading spaces shall be determined based on tenant requirements. If the required designated loading spaces will not be provided, relief will be required and the Applicant shall provide testimony to support the loading space relief request.*
2. *The number of parking spaces and handicap parking spaces for Phase 2 (Freehold Crossings South) buildings prior to final approval.*

**Traffic Impact Study:**

*Access to the site is under New Jersey Department of Transportation (NJDOT) jurisdiction, and subject to NJDOT review and approval. The Applicant shall provide a copy of NJDOT approval to Freehold Township.*

Additionally, the Applicant shall obtain all required approvals including, NJDOT, 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

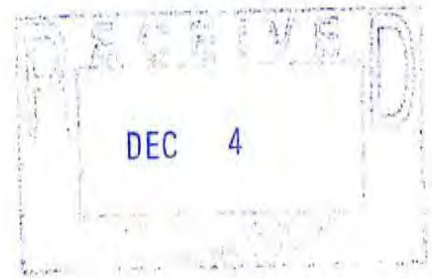


*MAYOR*  
*David M. Salkin*  
*TOWNSHIP COMMITTEE*  
*Anthony J. Ammiano, Deputy Mayor*  
*Thomas L. Cook*  
*Eugene B. Golub*  
*Barbara J. McMorrow*

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*"Preserving and Enhancing the Quality of Life"*

**TO:** The Freehold Township Planning Board  
**FROM:** Margaret B. Jahn, Health Officer  
**DATE:** December 4, 2014  
**SUBJECT:** Land Bank Freehold, LLC  
Pre & Final Site Plan No. 848-13  
B: 71 L: 8



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



ARCHITECTURAL  
GROUP

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Trenton, NJ 08618

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MAY 12 2015

May 11, 2015

Ms. Nancy Torre  
Administrative Officer, Zoning Board of Adjustment  
Township of Freehold  
One Municipal Plaza  
Freehold, NJ 07728

**Re: Preliminary & Final Site Plan #849-13 – Block 71, Lot 8 (Freehold Crossing):  
Architectural Review – SECOND SUBMISSION**

Dear Ms. Torre.

We are in receipt and have reviewed documents and drawings submitted by your office on 4/28/15 and with regard to the application noted above. The package as submitted includes a commercial tract ((Freehold Crossing) adjacent to Route 9 in a CMX-3 Zone. The documents submitted include elevations and floor plans of the Taco Bell restaurant planned on the commercial tract. This is the second submission and response for this project and follows a meeting that was held at the Municipal offices during which the architect for the applicant reviewed proposed material samples.

We are also in receipt of updated elevations sheet A4.0 last revised date noted as 7 May, 2015 and corresponding letter from Mehr, LaFrance, & Williams, dated May 8, 2015 describing changes made to the elevations noted above.

Please note that our review is based on experience and specific reference to architectural design requirements noted in the Freehold Township ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial Development.

Freehold Crossing

1. Taco Bell Elevations (Drawing A-4.0, A-4.1 & Exterior Perspective)
  - a. The building façade is not consistent with traditional style as referenced in ordinance section 190-114 and specifically 190-114-3. The building is depicted as a contemporary façade with a flat parapet roof line typical of this type of chain retailer. The façade is comprised mostly of stucco (EIFS) material with accents of stone. A dominating feature on the façade is a slat wall product that serves as a background to the sign band and creates the retailers identity. It should be noted that this building is similar to and typical of chain food, retail establishments and consistent with this particular brand. Façade colors shall comply with color palette listed

MARYLAND

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in T.O. Section 190-176.

- b. T.O. Section 114 – 2 allows for only “two principal façade materials”. The facades as illustrated include at least four building materials in addition to signage. The colors of these materials are muted earth tones and generally comply with the intent of the T.O. Again given the nature of the building as a branded prototype, some latitude from the ordinance requirements may be acceptable. Samples of the finish and colors were presented during the meeting referenced above and were generally acceptable with regard to type and as relates to the design scheme.

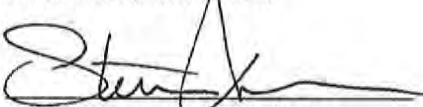
## 2. Sign Exhibits

- a. Building mounted signs are noted on the elevation. The elevations have been revised to no longer show the TACO BELL words and bell on the rear (west) façade. The words TACO BELL and the bell graphic no longer appear on the right side of the building. The bell graphic has also been removed from the primary (East) façade with only the words TACO BELL and wavy line remaining. A sign that reads TACO BELL has now been added to the South façade. Generally the new signage complies with T.O. Section 190-176 for color and is an improvement over the previously submitted sign package.
- b. A pylon signs depicted on drawing entitled, Commercial Sign Detail as prepared by Najarian Associates was submitted and reviewed. The sign as depicted does not comply with the T.O. Sections 190-176 for size and colors as well as section 190-176 which does not permit changeable message panels for this type of use. As there is little detail on this drawing, we request additional information prior to final recommendation.
- c. We defer to the zoning official for judgment on size and quantities.

The above comments are offered with regard to architectural design aesthetics only and do not address issues such as, but not limited to, structural design, construction details, building code/NJUCC compliance, compliance with the Americans with Disabilities Act, or technical site considerations such as but not limited to lighting levels, landscaping selections and traffic engineering.

Please feel free to contact me if there are any questions regarding the above.

Respectfully Submitted,



Steve Leone, AIA, LEED BD+C  
Principal

SPIEZLE ARCHITECTURAL GROUP, INC.