

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: June 11, 2015

RE: County of Monmouth
Dutch Lane Road
Block 28, Lot 19
Minor Subdivision # 893-15

JUN 12 2015

This review refers to the following:

- Minor Subdivision, Block 28, Lot 19, one (1) sheet, dated May 5, 2015, prepared by County of Monmouth Division of Engineering, signed and sealed by Steven M. Edwards, P.L.S.
- Aerial Map Entitled: "Block 28, Lot 19, Proposed Subdivision, Drainage Area Map, one (1) sheet, dated May 5, 2015, prepared by County of Monmouth, New Jersey, unsigned
- Description of Property, Proposed Lot 19.01, Block 28, dated May 7, 2015, prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
- Description of Utility Easement on Proposed Lot 19.01, Block 28, dated May 7, 2015, prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
- Description of Bike Path Easement on Proposed Lot 19.01, Block 28, dated May 7, 2015, prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
- Description of Property, Proposed Lot 19.02, Block 28, dated May 7, 2015, prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
- Description of Utility Easement on Proposed Lot 19.02, Block 28, dated May 7, 2015, containing 14,306 square feet, prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
- Description of Utility Easement on Proposed Lot 19.02, Block 28, dated May 7, 2015, containing 564 square feet prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.



June 11, 2015

To: Planning Board
Re: County of Monmouth
Minor Subdivision #893-15
Block 28, Lot 19

- Description of Utility Easement on Proposed Lot 19.02, Block 28, dated May 7, 2015, containing 21,348 square feet prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
 - Description of Bike Path Easement on Proposed Lot 19.02, Block 28, dated May 7, 2015, prepared by County of Monmouth Division of Public Works & Engineering, signed and sealed by Steven M. Edwards, P.L.S.
1. If approved, it is recommended that the subdivision be perfected by filing of the map and the map should include the name, title and license number of the undersigned individual.
 2. The above referenced easement descriptions appear to be intended for the purposes of conveyance of private easements. If any of the easements are intended to be conveyed to the Township, the associated deeds should be reviewed by the Township Attorney.

I have no other comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/ds



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

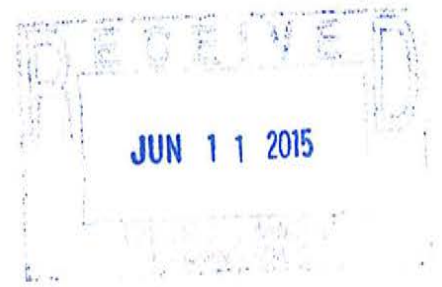
201.420.6262

Fax 420.6222

www.ppgplanners.com

June 10, 2015

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



**RE: APP #893-15
Planner's Review Letter
Minor Subdivision
County of Monmouth
Youth Detention Center and John L. Montgomery Care Center
Dutch Lane Road
Block 28, Lot(s) 19
R-40 Residential Zone**

Dear Chairman and Members of the Board:

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

- Minor Subdivision, Block 28, Lot 19, consisting of one sheet, prepared by Steven M. Edwards, PLS, dated 5/5/2015
- Proposed Subdivision Drainage Area Map, Block 28, Lot 19, consisting of one sheet, dated 5/11/2015
- Description of Property, Proposed Lot 19.01, Block 28, Township of Freehold, consisting of two sheets, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/7/2015
- Description of Utility Easement on Proposed Lot 19.01 of Block 28, Township of Freehold, consisting of two sheets, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/7/2015
- Description of Bike Path Easement on Proposed Lot 19.01 of Block 28, Township of Freehold, consisting of two sheets, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/7/2015
- Description of Property, Proposed Lot 19.02, Block 28, Township of Freehold, consisting of two sheets, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/7/2015



- Description of Utility Easement on Proposed Lot 19.02 of Block 28, Township of Freehold, consisting of two sheets, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/7/2015
- Description of Utility Easement on Proposed Lot 19.02 of Block 28, Township of Freehold, consisting of two sheets, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/14/2015
- Description of Bike Path Easement on Proposed Lot 19.02 of Block 28, Township of Freehold, consisting of one sheet, prepared by Steven M. Edwards, PLS, County of Monmouth Department of Public Works and Engineering, dated 5/7/2015

Project Description

The applicant is seeking minor subdivision approval in order to subdivide existing Block 28, Lot 19 into two new lots: Block 28, Lots 19.01 and 19.02.

Existing Block 28, Lot 19 measures 787,971 square feet (18.089 acres) and is developed with the John L. Montgomery Care Center and the former Youth Detention Center. The applicant is seeking to subdivide the subject property such that each facility would be on a separate lot:

- Proposed Block 28, Lot 19.01 would contain the former Youth Detention Center and would measure 425,762 square feet (9.774 acres)
- Proposed Block 28, Lot 19.02 would contain the John L. Montgomery Care Center and would measure 362,208 square feet (8.315 acres)

The storm drainage system (i.e., on-site collection and surface runoff) for the two proposed lots would remain in place and would continue to function in their existing state for each facility.

Zoning Compliance

The subject property is located in the Township's R-40 Residential zone.

A rear yard of 50 feet is required in the R-40 zone, where proposed Block 28, Lot 19.02 would have a rear yard measuring 42.7 feet. This is an existing condition on the subject property (i.e., existing Block 28, Lot 19 has a rear yard of 42.7 feet) and would not be exacerbated as part of this application. The rear lot line abuts a New



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Planning & Real Estate Consultants

Jersey Transit/Monmouth County Henry Hudson Trail right-of-way, beyond which are single-family residences.

Planning Comments

We offer the following for your consideration.

1. Although proposed Block 28, Lot 19.02 does not conform with the standards for minimum rear yard setback, this deviation is an existing condition on the subject property that would not be exacerbated as part of this application. The Board should note that, due to the New Jersey Transit/Monmouth County Henry Hudson Trail right-of-way to the east (rear) of the subject property, buildings associated with the John L. Montgomery Care Facility are set back greater than 50 feet from the nearest residential property. The applicant should nevertheless demonstrate that there are no planning or general welfare issues associated with this deficiency.

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J15184

MAYOR
David M. Salkin



TOWNSHIP OF
FREEHOLD

TOWNSHIP COMMITTEE
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Barbara J. McMorrow

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JUN 12 2015

June 12, 2015

Re: Minor Subdivision Application; Block 28 Lot 19

Planning & Zoning Board,

I am in receipt of the minor subdivision application for Block 28 Lot 19. I have reviewed the proposed Block and Lot numbers of 28-19.01 & 28-19.02 and find them acceptable. Thank you.

Sincerely,

Mike Imbriaco, CTA
Freehold Assessor