



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: September 2, 2015
RE: 3561 Route 9 Realties, LLC – d/b/a Freehold Audi
Amended Preliminary and Final Major Site Plan
Site Plan # 845-2-15
Block 72, Lot 96 – 3561 Route 9



This review refers to the following:

- “Amended Preliminary and Final Major Site Plan, Audi Freehold, Block 72, Lot 96,” three (3) sheets, dated July 13, 2015, last revised August 3, 2015, prepared by Matrix New World Engineering, Inc., signed and sealed by Sean M. Savage, P.E.
- Fuel Tank Details, one (1) sheet, dated June 17, 2015, prepared by Core Engineered Solutions, Inc.
- Automatic Transfer Switch Model TS870 Physical Layout & Installation Details, one (1) sheet, dated October 19, 2004, last revised August 18, 2008.
- Specification Booklet for Generac Industrial Spark-Ignited Generator Set, Model SG250.
- Specification Booklet for Thompson Technology TS870 Automatic Transfer Switches.
- Specification Booklet for Omntec Lu Leak-Detection and Overfill Alarm System and Core Engineered Solutions Fuel System Controls.

Executive Summary

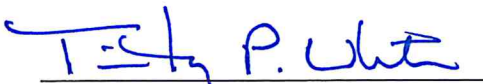
The applicant is proposing to install a 250 kW stand-alone backup generator on a concrete pad and a split, 3,000 gallon gasoline/1,000 gallon diesel above-ground storage tank (AST) within the existing trash enclosure. An existing 20 cy trash compactor will be shifted inside the existing trash enclosure to make room for the proposed AST.



To: Planning Board
Re: 3561 Route 9 Realities, LLC – d/b/a Freehold Audi
Site Plan # 845-2-15
Block 72, Lot 96

September 2, 2015

1. Applicant should provide testimony regarding the spill prevention, control and counter measure (SPCC) plan required for the AST. Will employee training be provided? How often? Provide copies of the SPCC plan for review.
2. Applicant should provide evidence that the proposed generator and transformer will be sufficiently screened with fencing or landscaping of an appropriate height.
3. Applicant must obtain approvals and/or permits for all other involved outside agencies, including NJDEP Air Quality and noise permitting and others as necessary.


TIMOTHY P. WHITE
Township Engineer

TPW/ds



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants
33-41 Newark Street
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Hoboken, NJ 07030
201.420.6262
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www.ppgplanners.com

August 24, 2015

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



RE: **APP #845-2-15**
Planner's Review Letter
Amended Preliminary and Final Major Site Plan
3561 Route 9 Realities, LLC
3561 Route 9
Block 72, Lot(s) 96
CMX-3/A Corporate Multi-Use District

Dear Chairman and Members of the Board:

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

- Letter from Sean M. Savage, P.E., of Matrix New World Engineering, Inc., to the Township of Freehold Planning Board, dated 8/10/2015, responding to the Township review memorandum dated 7/23/2015 and Planner review letter dated 7/29/2015
- Amended Preliminary and Final Major Site Plan, Audi Freehold, Block 72, Lot 96, consisting of 3 sheets, prepared by Sean M. Savage, P.E., Matrix New World Engineering, Inc., dated 7/13/2015 and revised through 8/3/2015

Revised Project Description

The applicant has submitted revised amended preliminary and major site plans, and is seeking approval to permit the installation of an above-ground fuel storage tank and back-up generator on the subject property.

Plans have been revised to provide additional information regarding proposed changes to the existing trash enclosure, in which the fuel tank would be installed. As per the applicant, no changes are proposed to the size of the enclosure; rather, the enclosure wall and access gate would be modified in order to provide a wider access span for ease of accessing the trash compactor and fuel storage tank. The existing vinyl decorative gate would be removed, and a gate with a longer span (12 feet) would be installed. Recycling bins have been shown within the enclosure.

The applicant has clarified that the transformer and automatic transfer station shown as "proposed" on previous plans currently exist on the subject property. Vinyl



fencing measuring 6 feet in height would be provided along a portion of the northern property line (to match existing), extending to the western end of the existing transformer.

The dimensions of the generator pad have been revised such that it is no longer smaller than that of the generator (i.e., 16.7 feet by 4.8 feet) and impervious coverage calculations have been revised accordingly.

Zoning Compliance

For accessory structures in the CMX-3/A zone, a side yard of 30 feet is required, where less than 30 feet would be provided for the generator. In addition, the generator would be installed within the 25 foot non-residential landscape buffer and the fuel storage tank would be installed within the 50 foot residential landscape buffer. As such, "c" bulk variance relief from Section 190-146.E of the zoning ordinance is required.

As per the applicant, variances were previously requested and granted for the following items:

- Retaining wall and curbing within the 50 foot residential landscape buffer
- Parking within the 25 foot non-residential landscape buffer
- Section 190-146.F(4) requires that parking stalls be located to the side or rear of the building and screened from view, where limited screening provided in order to display vehicle inventory
- Section 190-164.B requires the provision of loading spaces where none are provided

The applicant is proposing to increase the impervious coverage on the subject property as follows (calculations based on entire site, excluding environmentally sensitive areas):

- Maximum lot coverage: 17.2% proposed where 20% required (complies)
- Maximum impervious coverage: 60.73% proposed where 65% required (complies)

Planning Comments

We offer the following for your consideration.



1. The applicant should confirm for the Board that it will comply with applicable noise standards at all property lines.
2. The applicant should provide testimony as to proposed safety measures/procedures with regard to the fuel storage tank, particularly due to its location directly adjacent to a trash compactor (e.g., assumed movement of garbage trucks in the vicinity) and within an active parking lot area; and proximity to residential properties (i.e., to the south along Hibernia Way).
3. The applicant should provide testimony regarding any visual impacts associated the installation of the generator. The applicant should discuss and the Board should consider if the proposed vinyl fencing sufficiently screens the generator (where fence would measure 6 feet in height and generator would measure 6.5 feet in height).
4. Plans should be revised to indicate proposed fence height.
5. Variance relief is being sought to install a generator within the 25 foot non-residential landscape buffer and a fuel storage tank within the 50 foot residential landscape buffer. In addition, a generator would be installed less than 30 feet from the side yard. The applicant should provide testimony as to why these structures cannot be located on the subject property such that variance relief would not be required. Any anticipated impacts on surrounding properties should be discussed, particularly with regard to noise and visual impacts.
6. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

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TOWNSHIP OF FREEHOLD



MAYOR
Thomas L. Cook

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

July 16, 2015

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

JUL 17 2015

RE: Amended Preliminary & Final Major Site Plan - #845-2-15
3561 Route 9 Realities, LLC

Dear Mrs. Torre

I have performed a technical review of the plans submitted and approved the plans presented for this project.

Sincerely,



Shaun M. Reilly
Fire Official

TOWNSHIP OF FREEHOLD



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

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: July 29, 2015

SUBJECT: Route 9 Realties, LLC
Pre & Final Site Plan No. 845-2-15
3561 Route 9
B: 72 L: 96

JUL 29 2015

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.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end, is written over a horizontal line.



TOWNSHIP OF FREEHOLD

MAYOR
Thomas L. Cook

TOWNSHIP COMMITTEE
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"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

TO: Planning Board, c/o Nancy Torre, Administrative Officer
FROM: Timothy P. White, Township Engineer
DATE: August 18, 2015
RE: Lavdrim Bauta
Minor Subdivision and Variance # 892-15
162 Hunt Road
Block 36.01, Lots 5 & 5.1



This review refers to the following:

- Plan entitled "Proposed Minor Subdivision of Block 36.01, Lots 5 and 5.1 for Lavdrim Bauta," three (3) sheets, dated March 27, 2015, prepared by WJH Engineering, signed and sealed by Walter Joseph Hopkin, P.E.
- "Tree Inventory Plan", one (1) sheet, dated May 27, 2015, prepared by WJH Engineering, signed and sealed by Peter P. Bennett III, P.L.S.

Summary

The applicant is proposing to subdivide an 87,835 square foot lot located at the northwest corner of Hunt Road and Topaz Drive into two (2), approximately one (1) acre lots in the R-60 zone. As such, in addition to minor subdivision approval, variance relief is required for lot area, lot width and lot depth.

1. Applicant must perfect subdivision by recording the plat as variances are being requested. Sheet 3 of 3 shall be removed from the plan set for this purpose. Pertinent information from the title sheet, including, but not limited to the zoning table, 200' adjoining owners list, etc., shall be placed on the proposed minor subdivision plat, all in accordance with the "Map Filing Law."
2. Plat should be revised to include signature blocks for the appropriate Board members and the Municipal Engineer as follows:

TIMOTHY P. WHITE, TOWNSHIP ENGINEER
NJ Professional Engineer & Land Surveyor
NJ License No. GB42576

DATE

3. Applicant must submit metes and bounds description of the proposed lots for review.



To: Planning Board
Re: Lavdrim Bauta
Subdivision # 892-15
Block 36.01, Lots 5 & 5.01

August 18, 2015

4. Plat should describe the referenced meridian used for bearings on the map. Coordinate base shall be shown as the NJ Plan Coordinate System.
5. Applicant must post \$175 per monument to be set as well as a tax map revision fee of \$155.00 in accordance with the Township Ordinance.

TIMOTHY P. WHITE
Township Engineer

TPW/ds



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 201.420.6262
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July 30, 2015

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



RE: **APP #892-15**
Planner's Review Letter
Minor Subdivision and "c" Bulk Variance
Lavdrim Bauta
162 Hunt Road
Block 36.01, Lot(s) 5, 5.1
R-60 Residential Zone

Dear Chairman and Members of the Board:

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

- Proposed Minor Subdivision, Block 36.01, Lots 5 and 5.1, consisting of 3 sheets, prepared by Peter P. Bennett III, N.J. Professional Land Surveyor, of WJH Engineering, dated 3/27/2015

Project Description

The applicant is seeking minor subdivision approval in order to subdivide existing Block 36.01, Lots 5 and 5.1. The lots measure 2.016 acres (87,835 square feet) and have frontage along Hunt Road and Topaz Drive. The lots are developed with an existing single-family residence and associated improvements (e.g., sheds, driveway, etc.).

The existing lot line between Lot 5 and Lot 5.1 would be removed in order to create two new lots:

- **Proposed Lot A would measure 1.01 acres (43,994 square feet) – to be a corner lot with frontage along Hunt Road and Topaz Drive**
- **Proposed Lot B would measure 1.01 acres (43,841 square feet) – to have frontage along Topaz Drive**

As per the applicant, all existing structures on the subject property would be removed.



Zoning Compliance

The subject property is located in the Township's R-60 Residential zone.

"c" bulk variances would be required for the following items:

- **Minimum lot area of 60,000 square feet required**
 - Proposed Lot A – 43,994 square feet
 - Proposed Lot B – 43,841 square feet

- **Minimum lot width (at building line) of 225 feet required**
 - Proposed Lot A – 171.94 feet
 - Proposed Lot B – 170.27 feet

- **Minimum lot frontage of 180 feet required**
 - Proposed Lot A – 171.01 feet
 - Proposed Lot B – 171.20 feet

Though no new development has been proposed on the subject property as part of this application, the applicant has stated any such development would comply with the bulk requirements (e.g., front yard, rear yard, height, etc.) of the R-60 district.

Planning Comments

We offer the following for your consideration.

1. The Board should note that it appears a number of the lots within the R-60 zone in the vicinity of the subject property are undersized with regard to lot area. However, there are no existing lots that are as small as that which is proposed (e.g., the smallest proximate lot, Block 36.01, Lot 6, measures 1.06 acres). The subject property does, however, abut the R-40 district to the west, where minimum permitted lot size is 40,000 square feet.

2. As "c" bulk variances are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variances would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J15220

**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"

July 22, 2015

JUL 22 2015

Re: Minor Subdivision and Variance #892-15; Block 36.01 Lots 5 & 5.01

Mrs. Torre,

I am in receipt of the minor subdivision application for Block 36.01 Lots 5 & 5.01. I have reviewed the proposed Block & Lots and find them acceptable. Thank you.

Sincerely,

Mike Imbriaco, CTA
Freehold Assessor