

TOWNSHIP OF FREEHOLD

OCT 5 2015



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: October 2, 2015
RE: Freehold Ventures, LLC
Final Major Site Plan – Phase I
Site Plan # 759-1-15
Block 86, Lot 5 – 1075 West Main Street

This review refers to the following:

- Final Major Site Plan – Phase I for Sentinel Drive Medical Arts Center, Lot 5 in Block 86, twenty one (21) sheets, dated May 3, 2004, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E.
- Stormwater Management Report for "Sentinel Drive Medical Arts Center" (Freehold Ventures, LLC), dated May 2004, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Architectural Plans for Freehold Ventures, five (5) sheets, dated August 20, 2014, prepared by Perez & Radosti Associates, P.C., signed and sealed by Ricardo Perez, AIA.
- Manual for the Operation and Maintenance of the Stormwater Management BMP's for "Sentinel Drive Medical Arts Center" (Freehold Ventures, LLC), dated February 9, 2007, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Engineer's Report, Proposed Water Distribution System for "Sentinel Drive Medical Arts Center" (Freehold Ventures, LLC) Phase I, dated December 3, 2007, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Engineer's Report, Proposed Water Distribution System for "Sentinel Drive Medical Arts Center" (Freehold Ventures, LLC) Phase II, dated December 3, 2007, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Engineer's Report, proposed Sanitary Sewer System for "Sentinel Drive Medical Arts Center" (Freehold Ventures, LLC) Phase I, dated December 3, 2007, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.
- Engineer's Report, proposed Sanitary Sewer System for "Sentinel Drive Medical Arts Center" (Freehold Ventures, LLC) Phase II, dated December 3, 2007, last revised August 31, 2015, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E., P.P.



To: Planning Board
Re: Freehold Ventures, LLC
Final Major Site Plan (Phase I) # 759-1-15
Block 86, Lot 5

October 2, 2015

Summary

The applicant is seeking Final approval for Phase 1 of the above referenced site plan which preliminary approval in 2008. Under Phase 1, the applicant proposes to construct a two-story, 25,000 square foot office building, a 9,600 square foot pharmacy, a 10,000 square foot childcare center and a 3,000 square foot bank. No tenants are known at this time. Also as part of Phase 1, the applicant proposes to construct the traffic signal and driveway access to Route 537 that will be located on adjacent lot 5.02 to align opposite Sentinel Drive and an interconnect with the hospital and the Pond View Corporate Park and the recently approved Jewish Nursing Home on lots 2.08 and 2.09 to the west.


1. All specific and general conditions as noted in the resolution granting preliminary site plan approval for Freehold Ventures, LLC, application No. 759-06, dated July 17, 2008, must be met prior to final approval. The conditions are as follows:
 - a. Prior to any application for final approval of Phase I of the project, the Applicant shall have concluded an Agreement with CentraState Medical Center (lots 4.01 and 4) addressing the issues described in the findings in the resolution, dated July 17, 2008. The Planning Board has determined that this Agreement, although between private entities, is fraught with the public interest especially as to the construction of the Main Drive and the Hospital Road. Therefore, the Agreement shall specifically designate the Township of Freehold as the third party beneficiary. The form of the Agreement shall be subject to the review and approval of the Freehold Township Engineer, Planning Board Attorney and Township Attorney and shall be structured so as to assure that the public interest elements of this development are either constructed or their construction assured by proper performance guarantees. Provide a copy of the recorded easement agreement as described above for review. Provide a copy of the recorded easement agreement across neighboring lot 5.02 that will permit the alignment of the Applicant's main access road with Sentinel Drive.
 - b. Provide a copy of the recorded easement agreement for the interconnection of the subject lot with adjoining Pond View Corporate Center and Jewish Nursing Home projects for review. This easement also transverses a narrow strip of land owned by CentraState Medical Center and known as lot 4.01. The interconnection is to provide utility access as well as general vehicular access to and from Pond View Corporate Center project and the Jewish Nursing Home application.
 - c. Prior to the issuance of any certificate of occupancy for any of the buildings in Phase I, the Applicant shall have constructed the traffic signalization at the intersection of its main access drive with County Route 537 and Sentinel Drive.
 - d. The applicant shall make a fair share contribution to the Township of Freehold for the eventual reconstruction of downstream sewer facilities.
 - e. The applicant shall have secured the appropriate easement with Verizon to permit connection of the Applicant's sewage lines to the Verizon facilities located on lot 4.01 through an easement area provided by CentraState.
 - f. The Applicant shall have obtained a favorable report from the Freehold Township historic Preservation Commission as to the appearance of the buildings and signage for the project. Final approval of appearance and signage shall be obtained from the Planning Board.



To: Planning Board
Re: Freehold Ventures, LLC
Final Major Site Plan (Phase I) # 759-1-15
Block 86, Lot 5

October 2, 2015

- g. Applicant may be required to obtain a soil removal permit from the Planning Board if an excess of 100 c.y. of import/export is proposed.
 - h. The Applicant must obtain a quitclaim deed or release from Verizon for the 33 foot wide access easement which runs along the westerly property line of the property so that said easement is vacated.
2. Provide copies of all metes and bounds descriptions for the proposed cross access, utility and right-of-way easements for review.
 3. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.
 4. Construction details must be revised to comply the current Township ordinance and site plan standards.



TIMOTHY P. WHITE
Township Engineer

TPW/ds



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September 22, 2015

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

SEP 23 2015

RE: **APP #759-1-15**
Planner's Review Letter
Final Site Plan – Phase I
“c” Bulk Variance
Freehold Ventures, LLC
1075 West Main Street
Block 86, Lot 5
P-1 Professional District

Dear Chairman and Members of the Board:

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

- Resolution of the Planning Board of the Township of Freehold, Re: Freehold Ventures, LLC, Application No. 759-06, Preliminary Site Plan Approval, containing 9 pages plus Schedule A, meeting date 7/17/2008.
- Amended Preliminary and Final Phase I Major Site Plan for Sentinel Drive Medical Arts Center, Block 86, Lot 5, consisting of 21 pages, prepared by Peter W. Strong, PE, of Crest Engineering Associates Inc., as last revised 8/31/15.
- Conceptual Floor Plans, Elevations and site signs, Block 86, Lot 5, consisting of 5 pages, prepared Stephen L. Radosti, AIA, and Ricardo Perez, AIA, of Perez and Radosti Associates, PC, as last revised 8/20/15.

Project Description

The applicant is seeking final site plan approval to develop Phase I of the “Sentinel Drive Medical Arts Center” (formerly known as Freehold Ventures). The project received preliminary site plan approval from this Board on July 17, 2008.

The subject property is located along Route 537 (West Main Street) west of the CentraState Medical Center and east of Gravel Hill Road. The subject property measures 26.87 acres (1,170,384 square feet).



Phase I of the project would be comprised of the following, for a total of 47,600 square feet:

- Medical office building D: 25,000 square feet
- Bank: 3,000 square feet
- Child care center: 10,000 square feet
- Pharmacy/medical supply store: 9,600 square feet

The medical office building would be comprised of four exam suites on the first floor and eight exam suites on the second floor.

The bank would be comprised of a vestibule, teller area, vault, office, break room, conference room, ATM room, restrooms, and three drive-thru lanes.

The child care center would be comprised of seven classrooms, offices, storage area, kitchen, restrooms, lobby, covered entry, pergolas, sprinkler room, and mechanical room.

The pharmacy/medical supply store would be comprised of retail floor area, check-out area, office, pharmacy with one drive-thru lane, receiving area, break room, restrooms, and mechanical room.

The buildings would be similarly clad, with faux stone veneer and a precast water table at the base, above which would be horizontal clapboard siding. Windows would be vinyl or aluminum clad with decorative shutters. Roofs would have dimensional asphalt shingles. PVC composite fascia/frieze board/moldings would also be provided.

Parking and Circulation

The applicant would provide 260 standard parking spaces (to measure 9.5 feet by 19 feet) and seven handicapped spaces for a total of 267 spaces as part of Phase I. Twelve of these spaces would be land banked (2.6%), to be provided to the east of the medical office building.

The applicant has proposed an easement across Lot 5.02 in order to align the main access drive ("Main Drive") with Sentinel Road, creating a four way intersection with Route 537. A new left-hand turn lane from Route 537 would be provided in the east-bound direction. It also appears that a new left-hand turn lane would be provided at Sentinel Road. A driveway would connect the development with the Pond View Professional Park on Lot 2.09 to the west.

Main Drive would connect to the proposed "Hospital Road", to be constructed on the subject property and Lots 8 and 8.03 (owned by CentraState Medical Center). This would include the granting of cross easements between CentraState Medical Center



and the applicant so that Hospital Road can be constructed with a right-of-way width of 50 feet (i.e., 25 feet on the applicant's property and 25 feet on the Centra-State Medical Center property along the northern property line). The applicant would be responsible for constructing a portion of Hospital Road from its intersection with Main Drive easterly to the boundary of the subject property.

Fences

A vinyl fence measuring 6 feet in height would be located to the west of the child care center; it appears this fence would enclose a play area or similar.

Trash

Dumpster and recyclable enclosure(s) would measure 12 feet by 18 feet and 6 feet in height and would be comprised of concrete block walls with masonry facing to match buildings. Masonry piers measuring 2 feet by 2 feet with a limestone cap and white PVC gates would also be provided.

Lighting

Lighting islands would have single or double luminaires to be pole-mounted at 20 feet in height. Light fixtures would be provided at 83 locations throughout the development (for both Phase I and II).

Horizontal footcandle levels would measure as follows:

- Average: 2.0 footcandle
- Maximum: 10.7 footcandle
- Minimum: 0.2 footcandle

Landscaping

Landscaping would be provided in the form of planting islands within the parking lot area, to be planted with trees and shrubs. Lawn areas and planted beds with trees, annuals, shrubs, etc. would be provided adjacent to buildings and sidewalks. Deciduous trees would be provided within the scenic corridor buffer along Route 537.

Signage

Each building (i.e., medical office, bank, child care center, pharmacy/medical supply store) would have one building-mounted sign, to be comprised of backlit individual channel lettering mounted on a raceway system. The signs would not exceed 10% of respective elevation square footage.

An illuminated monument sign would be installed along Route 537 to the west of the entrance drive. The monument sign would be clad with stone veneer at the base. A planter with a stone veneer finish and stone cap would be provided at the base of the monument sign. Horizontal siding with crown molding and a metal cap would be provided on either side of the monument sign. Overall, the monument sign would measure 18 feet in height and 15 feet-4 inches in width. The sign face would



measure 14 feet in height by 10 feet in width (140 square feet); as per the applicant the sign face could measure a maximum of 20 feet in height (200 square feet).

In addition, seven directional signs are proposed:

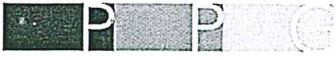
- Directional signs 1 and 2 to measure 6 feet-8 inches in height and 3 feet in width. The sign face would measure approximately 3 feet in width by 4 feet-8 inches in height (13.6 square feet)
- Directional sign 3 to measure 5 feet-4 inches in height and 3 feet in width. The sign face would measure approximately 3 feet in width by 3 feet-4 inches in height (9.6 square feet)
- Directional signs 4, 6 and 7 to measure 4 feet-8 inches in height and 3 feet in width. The sign face would measure approximately 3 feet in width by 2 feet-8 inches in height (7.6 square feet)
- Directional sign 5 to measure 3 feet-1 ¼ inches in height and 2 feet in width. The sign face would measure approximately 2 feet in width by 11 ¼ inches in height (1.8 square feet)

Surrounding Land Uses

There is a medical office development (Pond View Professional Park) within the P-1 zone and farmland within the ROL Research, Office and Laboratory zone to the west of the subject property, beyond which is undeveloped, forested land on Lot 2.08 and single-family residences along Gravel Hill Road. There is another medical office development on Lots 5.01 and 5.02 to the east of the subject property, beyond which is CentraState Medical Center. There is a Verizon office building within the ROL zone to the north of the subject property. Route 537 is located to the south of the subject property; there is a medical building at the southeastern corner of Sentinel Road and Route 537 and what appears to be farmland at the southwestern corner of Sentinel Road and Route 537. Further south along Sentinel Road there are single-family residences.

Zoning Compliance

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



Offices of physicians, pharmacies, child care centers, and banks are permitted in the P-1 zone as part of a planned medical center support service development. Planned medical support service developments are permitted on one tract or on contiguous properties totaling 20 or more acres. The subject property is part of a planned medical center support service development which totals 20 or more acres within the P-1 zone. It should be emphasized that the prior approval referenced was not for a planned medical support service development. In addition, the planned medical support service development standards in the P-1 district were amended subsequent to said prior approval. To be clear, the applicant is formally seeking approval at this time under the planned medical center support service development provision of the ordinance.

2. As per Section 190-176.Q of the zoning ordinance, the content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign, provided that signs erected on contiguous properties may pertain to a business located on any such contiguous property or building. It appears that the proposed monument sign would include a sign for "Freehold Jewish Nursing Home and Care Center" which would be located on a non-contiguous lot (Lot 2.08). Variance relief is required.
3. As per Section 190-179.C(2)(b) of the zoning ordinance, freestanding signs shall comply with the minimum side and corner yard setbacks of the applicable zoning district as an accessory structure, but in no event shall a sign be closer than 15 feet to any lot or building line. It appears that the side yard setback of the monument sign to Lot 5.02 to the west is less than the required 30 feet (for accessory structures in the P-1 zone). Variance relief is required.
4. Directional signs for the convenience of the general public to identify parking areas, entrances and exits, and similar type signs not exceeding 8 square feet are permitted without a permit per Section 190-174.A of the zoning ordinance. Three of the seven directional signs would exceed 8 square feet. In addition, the Board should note that these signs are more akin to "wayfinding" signs, rather than directional signs.

Planning Comments

We offer the following for your consideration.



1. The applicant should provide testimony regarding compliance with the specific conditions set forth in the resolution of preliminary site plan approval for application 759-06 on July 17, 2008.
2. The applicant should discuss compliance with the general sign requirements per Section 190-176 of the zoning ordinance regarding illumination and general sign requirements, such as architectural style, graphic design, etc.
3. Per Section 190-179.C(2)(b) of the zoning ordinance, freestanding signs shall comply with the minimum side and corner yard setbacks of the applicable zoning district as an accessory structure, but in no event shall a sign be closer than 15 feet to any lot or building line. It appears that the side yard setback of the monument sign to Lot 5.02 to the west is less than the required 30 feet. Variance relief is required.
4. It appears that the proposed monument sign would include a sign for "Freehold Jewish Nursing Home and Care Center" which would be located on a non-contiguous lot (Lot 2.08). Variance relief from Section 190-176.Q of the zoning ordinance is required.
5. As part of Phase I, 12 parking spaces (2.6%) would be land banked. The applicant should provide testimony regarding under what circumstances these spaces would be developed.
6. The applicant should provide testimony regarding if existing and/or proposed plantings in the 40 foot scenic corridor buffer area are adequate to provide screening per Section 190-160 of the zoning ordinance.
7. Since the application involves site changes to Lot 2.09 (i.e., new access connection), Lot 5.02 (i.e., easement for main access drive) and Lots 8 and 8.03 (i.e., Hospital Road) the applicant should provide a zoning table for these lots indicating compliance with applicable zoning standards and indicate whether any variance conditions are triggered.
8. Building-mounted light fixtures have not been shown on site and/or architectural plans as the applicant has indicated that since there are not yet tenants the building mounted light fixtures cannot be determined at this time.
9. 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 vari-



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Planning & Real Estate Consultants

ance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

15196



YOUR GOALS. OUR MISSION.

FRTW-R2361

September 23, 2015

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

**Re: Freehold Ventures, LLC
Sentinel Drive Medical Arts Center
Final Major Site Plan Phase I 759-1-15
Block 86 Lot 5
Drainage and Landscape Review No. 2**

SEP 23 2015

Dear Ms. Torre:

I have completed review of the plans and drainage calculations and landscaping for the above referenced site prepared by Crest Engineering Associates Inc., plans dated May 3, 2004, revised August 31, 2015; drainage calculations dated May 2004, revised August 31, 2015; Operation and Maintenance Manual dated February 9, 2007, revised August 31, 2015.

The plans and drainage calculations have been revised to address comments outlined in my previous review letter dated July 10, 2015.

I have the following comments pertaining to the proposed application:

DRAINAGE

1. **Informational.**
2. The plans should clearly define the limits of phasing, particularly with the proposed subsurface drainage system. In addition, the Phase I plan proposes to construct a portion of the hospital road. The drainage along the proposed hospital road is tributary to proposed Basin No. 1. However, Basin No. 1 is not part of the Phase I development. **Partially Addressed – Plan shows Detention Basin No. 1 to be built as part of Phase I. However, plan is not clear as to the Stormwater Collection System to be constructed as part of Phase I. The hospital road drainage system runs through the Phase II area. A note should be added to the plan indicating that this system is to be built as part of Phase I. Also, Headwall 16, as well as the 70' of 36" RLP should be installed as part of Phase I.**
3. The proposed detention basin outfall is connected to the County drainage system along Route 537. County permit will be required. **Continuing Comment.**
4. **Addressed.**
5. **Addressed.**



FRTW-R2361
September 23, 2015
Page 2

Le: Nancy Torre, Administrative Officer
Township of Freehold

Re: Freehold Ventures, LLC
Sentinel Drive Medical Arts Center
Final Major Site Plan Phase I 759-1-15
Block 86 Lot 5
Drainage and Landscape Review No. 2

6. I suggest the applicant consider setting the proposed outlet structure for Detention Basin No. 2 back into the embankment with the face of the structure flush with the proposed wall. **Partially Addressed – Plan indicates the outlet structure to be setback into the embankment. However, the outlet structure detail does not reflect same.**
7. The proposed outlet structure detail for Detention Basin No. 2, Note No. 3, indicates wingwalls. However, no wingwalls are proposed. **Continuing Comment – Detail for outlet structure No. 1 should show wingwalls. In addition, I suggest a note be added to the detail that shop drawings for both structures should be submitted to the Township Engineer for review and approval prior to construction.**
8. **Addressed.**
9. **Addressed – A note should be added to the plan stating shop drawing to be submitted to the Township Engineer for review and approval prior to construction.**
10. The plan should include a typical section of each basin indicating side slopes, basin bottom material and thickness and seasonal high groundwater elevation (SHGW). The basin bottom should be a minimum of two (2) feet above SHGW. **Partially Addressed.**
11. An Operation and Maintenance Manual should be provided which clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The manual should provide specific maintenance requirements and schedule for sand bottom of the detention basin and the pre-manufactured water quality device. **Partially Addressed – The applicant has provided an O&M Manual for the proposed SWM Facilities. However, the manual does not specifically address maintenance of the proposed infiltration basin (Basin No. 1). In addition, the last paragraph page one should be revised to read “shall be provided to the NJDEP or the Township Engineer upon request.” The emergency inspection report checklist should be revised to remove reference to “comments by Township Engineer” and replaced with “comments by NJ Licensed Engineer retained by owner.”**
12. The applicant should submit to NJDEP Dam Safety for approval. **Continuing Comment.**

LANDSCAPING

1. **Addressed.**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**



Le: Union Beach Planning Board
c/o Madeline Russo, Planning Board Secretary

UBPB-R1430
September 22, 2015
Page 3

Re: Antonio Amato Minor Subdivision
109 Campbell Street; Block 61 Lot 14 and Block 59, Lot 14.01
First Engineering Review

3. Grading, Drainage and Utilities

- 3.1. As a condition of any approval, a grading plan (showing the actual building footprint of the proposed dwelling), in accordance with Section 13-5.31 of the Ordinance, should be submitted to demonstrate there will not be any impact on adjacent properties. Additionally, the applicant must obtain road opening permits for the proposed utility services and for the new driveway.
- 3.2. A revised drainage report should be submitted which addresses any drainage impacts the revised application may have on the area.
- 3.3. The plan must be revised to show the location of all existing and proposed utility services. The plan must also be revised to show the location of the existing sanitary sewer mains and drainage system.
- 3.4. We are concerned that the construction and/or installation of these utility services may require roadway openings. We recommend, as a condition of approval, that all pavement repairs associated with the installation of any utility services be repaired using the infrared process and that special backfill be provided to prevent settlement in the future. The plans should be revised to include a pavement repair detail.
- 3.5. The plans should be revised to include cleanouts at the property line for the proposed laterals.

4. Landscaping

- 4.1. The applicant has revised the plans to include the required shade trees. The shade trees must be planted prior to the perfecting of the subdivision. In the alternative, a bond could be posted in the amount of \$1,000.00 (\$250 per tree) to guarantee the future planting of the shade trees.
- 4.2. The applicant should clarify if any trees will be removed from the existing property as part of this application. The applicant should also revise the plan to show the location of all existing trees.

5. General

- 5.1. Section 13-8.2.5 of the Ordinance states that sidewalk is required on both sides of all streets. No sidewalk exists along the property frontage and no sidewalks are proposed; therefore, a waiver is required. Please note, if sidewalks are not installed, the applicant must post a contribution to the trust account for sidewalk



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September 23, 2015
Page 3


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

**Re: Freehold Ventures, LLC
Sentinel Drive Medical Arts Center
Final Major Site Plan Phase I 759-1-15
Block 86 Lot 5
Drainage and Landscape Review No. 2**

5. Addressed.
6. Addressed.
7. Addressed.
8. Flowering trees are proposed throughout the site at 5'-6' height. These are relatively small trees which will take some time to mature. We recommend utilizing a minimum planting size of 2"-2.5" cal. for all flowering trees. **Partially Addressed – The plans have been revised to specify all ornamental trees at a minimum size of 2"-2 ½" cal. However, the plant list continues to also specify the height at 5'-6" for most trees whereas these trees can be expected to be at least 8'-10' at the time of planting. The plans should be revised to eliminate the height specification, or note the appropriate height based on the American Standards for Nursery Stock, by the American Association of Nurserymen.**
9. Addressed.
10. All landscape areas within the parking lots are appropriately planted with shade trees. In addition to the shade trees, many of these islands contain low shrubs and ground cover plantings. However, there are several islands that contain minimal plantings and large areas of exposed ground. We recommend planting additional shrubs and ground cover plantings within these islands. **Continuing Comment. – Several islands around the perimeter of Office Buildings A and B do not contain any shrubs or ground cover plantings. Additional plantings should be added.**
11. Addressed.
12. Addressed.
13. Addressed.
14. Addressed.

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

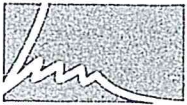
Very truly yours,


EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:dk

cc: Mr. Timothy White, Township Engineer

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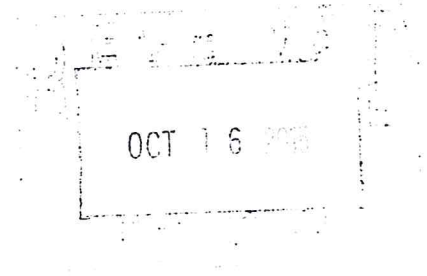


**Hatch Mott
MacDonald**

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

October 16th, 2015

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



**RE: Freehold Township
Block 86, Lot 5
Sentinel Drive Medical Arts Center
Freehold Ventures, LLC
Sanitary Sewer and Water System Review, Phase 1 Area
Escrow Summary Report a/c #759-06
Job No. 359392.FH.01**

Dear Mr. White:

As requested by the Township, please accept the following as a supplemental summary report to our previously issued October 7, 2015 report for the above referenced project.

The following items were provided by the Applicant in this submittal:

Refer to October 7, 2015 Report

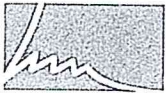
Executive Summary

Refer to October 7, 2015 Report for details, however in summary: Four (4) buildings totaling 47,600 SF are proposed to be constructed under Phase 1.

Sanitary Sewer System – General Overview

Refer to October 7, 2015 Report for details, however in summary:

The projected sanitary sewer flow for the project is anticipated to be 29,230 GPD as indicated within the Project Engineer's reports and confirmed by this office. This project would comprise approximately 2.62% of the total flow in the downstream interceptor that is reaching capacity. We estimate that the fair share cost for needed future improvements would be approximately \$23,056.00. The fair share costs for Phase 1 for an anticipated sewer flow of 6,730 GPD is estimated to be \$5,308.48.



Hatch Mott
MacDonald

Sanitary Sewer Review Comments:

The issues pertaining to the proposed sanitary sewer extension for Phase 1 have been addressed at this time. There are several informational items provided in our October 7, 2015 report for future reference.

Water System – General Overview

Refer to our October 7, 2015 Report for details, however, in summary the water demand for Phase 1 of the project is 7,670GPD. The township has sufficient allocation and firm capacity to support this project at this time. The overall projected water demand for Phase 1 and Phase 2 as presently proposed is 35,895 GPD.

Water System Review Comments:

The issues pertaining to the proposed water main extension for Phase 1 have been addressed at this time. There are several water main extension informational items provided for future Phase 1 construction and Phase 2 review reference that are provided in our October 7, 2015 report.

We have attached a copy of our October 7, 2015 report for easy reference.

Should you have any questions or require any 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 C. Mainberger". The signature is written in a cursive style and is positioned to the right of the typed name.

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

cc: Peter Valesi, Township Administrator
Robert Koches, Superintendent of Utilities
Shawn Reilly, Township Fire Code Official
Ralph Mercado, Hatch Mott MacDonald
File Freehold 1650-III-1a (Freehold Ventures, Freehold Health Care)

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

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P: 609-714-0400 F: 609-714-9944 www.sallc.org

SEP 23 2015

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

September 22, 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 Ventures, LLC (SP #759-1-15)**
Sentinel Drive Medical Arts Center
1075 West Main Street (CR 537); Block 86, Lot 5
Freehold Township, Monmouth County
SA Project No. 15515

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. Final Major Site Plan - Phase 1 set for Sentinel Drive Medical Arts Center, Lot 5, Block 86 prepared by Crest Engineering Associates, dated May 3, 2004 with latest revision date of August 31, 2015.
2. Cover Letter for Freehold Ventures LLC prepared by Crest Engineering Associates dated September 2, 2015 containing responses to comments.
3. Architectural Plans for the Proposed Bank for Freehold Ventures by Perez + Radosti Associates, dated August 20, 2015.

The Final Phase 1 Major Site Plan set and corresponding application documents were reviewed with respect to the Applicant's request of the Freehold Township Planning Board for Final Phase 1 Site Plan approval for Sentinel Drive Medical Arts Center. A traffic review dated July 14, 2015 was issued and a TRC meeting was held on August 6, 2015 at which additional comments were made by Township professionals. The Applicant revised the plans and provided additional information and analysis to address comments found in the professional review letters and other comments made at the TRC meeting. The revised plans were re-submitted and reviewed with respect to the Applicant's request for approval.

The 26.87 acre site on Block 86, Lot 5 is currently vacant and has frontage along County Route 537 (Freehold-Smithburg Road, a.k.a. West Main Street). The Phase 1 proposal is for a 25,000 square foot (sf) office building (Building "D"), a 3,000 sf bank with drive-thru, a 10,000 sf child care center and a 9,600 sf pharmacy with drive-thru in the P-1 (Professional Office) Zone. Primary access to the Phase 1 mixed use will be via a shared driveway partially on Lot 5.02 providing access at the intersection of Rt. 537 and Sentinel Drive. This intersection is proposed to be signalized. Additional access is provided via a cross access connection with the adjacent Pond View Professional Park office complex and with the CentraState Medical Center. A total of



267 parking spaces are provided for the Phase 1 development. Phase 2 development, which is not part of the current application, contains three 3-story office buildings (Buildings A, B and C) for a total of 225,000 sf of office space. The Phase 1 development provides internal connections between parking areas with the future Phase 2 development.

Based on review of the revised Final Site Plan for Phase 1 development and corresponding documents, the following traffic comments remain:

Access:

Phase 1 development has access to Route 537 via a driveway to be shared with Phase 2 development on Lot 5 and future development on Lot 5.02. Cross access connection is also provided between Lot 5 and adjacent Lot 2.09 (Pond View Office Park). Additionally, Phase 1 of the site development is shown to connect Lot 4.01 (CentraState Medical Center) driveway to the north.

- 1. Route 537 is under the jurisdiction of Monmouth County. County approval is required for access. A copy of the Monmouth County approval shall be provided to Freehold Township.**
- 2. Cross-access agreement is required for the shared driveway that crosses Lots 5 and 5.02. This is the primary access for Phase 1, future Phase 2 and development on Lot 5.02. A copy of the cross-access agreement shall be provided to Freehold Township.**
- 3. Cross-access agreement is required for the connection between Lot 5 and Lot 2.09 to the west of the site. A copy of the cross-access agreement shall be provided to Freehold Township.**
- 4. Cross-access agreement is required for the connection between Lots 5 and Lot 4.01 to the east of the site. A copy of the cross-access agreement shall be provided to Freehold Township.**
- 5. The shared driveway that crosses Lot 5.02 is required for access to Phase 1 development on Lot 5. It is recommended that a Developers Agreement be provided to detail obligations of the Lot 5 and Lot 5.02 owners with respect to construction and future maintenance of the shared driveway and traffic signal.**
- 6. A signal plan is provided as part of the site plan set for proposed signalization of the intersection of Route 537 and Sentinel Drive - Site Driveway.**
 - A. The signal plan requires County review and approval. The Applicant shall provide information on the status of signal plan approval.**
 - B. Intersection improvements and signal installation shall be completed prior to occupancy of development on Lots 5 and 5.02.**
- 7. The sight triangle for the intersection of the site driveway with the CentraState Medical Center driveway shall be dimensioned in accordance with AASHTO design standards.**



8. ***A note was added to the Grading & Utility Plan "Panel B" (Sheet 6 of 21) stating "Temporary Traffic Signal at Intersection to "Pond View" To Be Removed (Responsibility of the Work To Be Determined)". A note shall be added to the Cover Sheet (Sheet 1 of 21) indicating that upon installation of the proposed traffic signal at Route 537 and Sentinel Drive-Site Driveway, the temporary traffic signal at Route 537 and Pond View Driveway shall be removed. The details of how and when the temporary traffic signal is to be removed shall be determined by Monmouth County. The Developers Agreement (as recommended in No. 5 above) shall include details of all roadway, intersection and signal work.***

Circulation:

The site driveways are 28 feet wide for two-way travel. The on-site circulation aisles through the parking lot are 25 feet wide for two-way access to the parking spaces. Site driveways connect either through the parking area or through the drive-thru/loading area to the west and south of the building. Sidewalk is shown along the Route 537 frontage and on site for access between parking and Phase 1 buildings.

1. ***The applicant shall provide information regarding drop-off and pick-up operations for the child care center. A 12 ft wide by 75 ft long area is proposed adjacent to the building for stacking of up to 3 vehicles. The adequacy of this drop-off and pick-up area shall be discussed.***
2. ***The bank drive-thru exit shall be provided with a stop bar across the drive-thru exit corresponding with the proposed R1-1 (Stop) signs.***

Parking:

Parking for the 25,000 sf office building (Building "D"), 3,000 sf bank with drive-thru, 10,000 sf child care center and 9,600 sf pharmacy with drive-thru is provided throughout the Phase 1 development. Parking for the office, pharmacy and child care center is centrally located and could be shared as needed. The bank parking is located adjacent to the bank for bank use. A total of 204 parking spaces are required for Phase 1 where 267 spaces are provided including 7 handicap (HC) parking spaces.

Comments addressed.

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

Sincerely,
Shropshire Associates LLC

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

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



ARCHITECTURAL
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

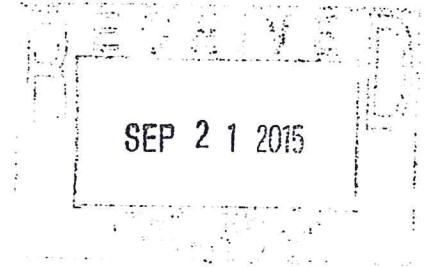
120 Sanhican Drive
Trenton, NJ 08618

866-974-7666

www.spiezle.com

September 21, 2015

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



**Re: Architectural Review – 2nd Review:
Freehold Ventures, LLC – Block 86, Lot 5 – 1075 West Main Street**

Dear Ms. Torre:

Pursuant to your request, we respectfully submit our updated architectural review of the above noted development project. We have received and reviewed site/civil drawings prepared by Crest Engineering Associates, Inc., dated with latest revision of 8/31/15 as well as architectural plans and elevations (black & white only), prepared by Perez & Radosti dated with latest revision of 8/20/15. Further, response letters from the above professionals were reviewed and responded to all points of our prior memo.

With regard to our previous comments on this particular application, our updated comments are shown in italics as follows:

1. Site/Civil Engineering Drawings 1-21

Previously noted items have been satisfactorily addressed with the exception of the following:

- d. Site lighting appears to be of one type, a typical “shoe box” pole mounted fixture with metal halide light source. Consideration should be given to changing those fixtures to those more traditional in appearance or at least to provide supplemental lighting that appears more traditional.

Applicant shall clarify which style of fixture is being proposed. The legend makes note of ‘Kim Lighting’ AR style fixture which is more architecturally refined than a “shoebox” but is not traditional in appearance. Light pole elevation details on the same sheet make reference to a different manufacturer product number, varying wattages, and depict a “shoebox”. Please confirm.



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2. Architectural Drawings CS-1 through CS-5
Previously noted items have been satisfactorily addressed.
3. Monument Sign (Drawing CS-5)
Previously noted items have been satisfactorily addressed.
4. Building Façade Signs
Previously noted items have been satisfactorily addressed with the exception of the following:
 - c. All signs shall comply with Article XVII of the Township Ordinance. We recommend further review by the sign review committee.

Applicant has noted that not all tenants are known at this time. Applicant shall resubmit updated information to the Township when tenants become known.

The above comments are in regard to aesthetic architectural design 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



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"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: July 3, 2015

SUBJECT: Freehold Ventures, LLC
Final Major Site Plan Phase I - #759-1-15
B: 86 L: 5
1075 West Main Street

JUL _ 6 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.

MAYOR
Thomas L. Cook



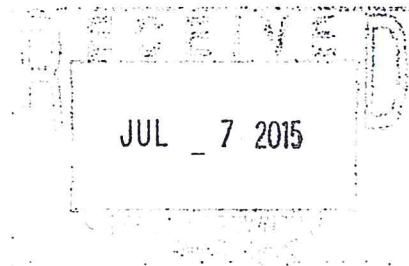
TOWNSHIP OF FREEHOLD

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

"Preserving and Enhancing the Quality of Life"

July 7, 2015

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



RE: Final Major Site Plan Phase 1 - #759-1-15
Freehold Ventures, LLC

Dear Mrs. Torre

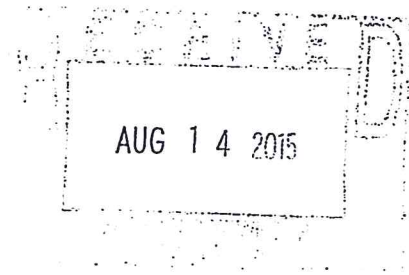
The Fire Bureau Board has approved the plans presented to it for this project. The board is asking that all buildings have Knox boxes installed for fire department access.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

August 10, 2015

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



Subject: Review of Freehold Ventures LLC application (Block 86, Lot 5)

The August 10, 2015 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:30pm. Board members present: Anthony Ammiano, Steve Leone, Brij Sharma, Dave Puchalski, and Tom Moskal.

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 commission discussed the following project:

Freehold Ventures LLC (Block 86, Lot 5) application #759-15, plans in detail. The commission is concerned about the planting of trees at the top of the berm surrounding the retention ponds, and would like to see them moved off the berm. We have no other comments or concerns regarding this project.

The meeting was adjourned at 8:35 pm.

Tom Moskal
Chairman

Freehold Township Environmental Commission

TOWNSHIP OF
FREEHOLD



MAYOR
Thomas L. Cook

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

"Preserving and Enhancing the Quality of Life"

To: Nancy Torre
Township of Freehold
Planning & Zoning Administration Officer

June 26, 2015

From: Pasquale Popolizio
Township of Freehold
Zoning Official

JUN 29 2015

RE: Sign Review
Freehold Ventures, LLC
Block-86/Lot-5, 1075 W Main St. (Zone: H-1)
Final Major Site Plan Phase I - #759-1-15.

Ms. Torre,

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

Four (4) Façade signs which read "Bank", "Pharmacy", "Daycare", & "Office" are proposed. Multiple freestanding signs are also proposed (9 Total).

The following relief must be sought:

1. Sign colors I.D.'s are not indicated on the provided renderings. Sign colors must either be from the Township's approved color palette or be very similar; Referencing T.O. 190-176.O(2).
2. Illumination detail must be provided; Referencing T.O. 190-176.E.
3. The proposed monument sign fronting W. Main St. (Proposed at 277 sq. ft. per face/side) exceeds the maximum size of square feet per face/side provided by ordinance. Only 200 sq. ft. maximum is permitted for each face; Referencing T.O. 190-179.C(2)(a) **CHART A.**
4. Multiple/additional freestanding signs (7 total) are proposed where only one freestanding sign is permitted; Referencing T.O. 190-179.C(2)(a).



TOWNSHIP OF FREEHOLD

5. The additional freestanding signs are not detailed on a site plan, therefore setback requirements cannot be determined; Referencing T.O. 190-179.C(2)(b) & (c).
6. Site Plan #795-1-15, detail sheet 2 of 3, describes a masonry construction project sign. The sign reads "Freehold Healthcare (W/Logo) Professional and Medical Arts Center". No further detail and or sign renderings provided.
 - Logos are not permitted.
 - Lighting detail not provided.
 - Color detail not provided.
 - Exceeds freestanding sign quantity limitations.

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

Respectfully,

Pasquale Popolizio
Township of Freehold
Zoning Official