

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: January 6, 2017

RE: Amanda Santopietro
Block 72, Lot 89.03 - 1 Mohawk Trail
Variance Application #016-16

This review refers to the following:

- Site Plan and Architectural Drawings, New Residence, 1 Mohawk Trail, Freehold Township, NJ 07728, six (6) sheets, dated October 7, 2016, last revised December 27, 2016, prepared by S.O.M.E. Architects, PC, signed and sealed by Michael M. Simpson, R.A.
- Survey of Property, 1 Mohawk Trail, Lot 89.03, Block 72, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated September 21, 2016, prepared and signed and sealed by Charles Surmonte, P.E., P.L.S.
- Resolution of Memorialization, Freehold Township Planning Board, Preliminary and Final Minor Subdivision Approval with Variances, Matter of Thomas and Vivian Tedrow, Application # 764-94, Approved September 8, 1994, Memorialized September 22, 1994.
- Letter Verifying Termination of Nursery Business, 1 Mohawk Trail, 117 and 121 Three Brooks Rd., Freehold, dated December 22, 2016, signed by Vivian Tedrow.

Executive Summary

The applicant is seeking Variance Relief to amend the specific conditions of the September 22, 1994 Zoning Board of Adjustment's Resolution of Memorialization approving a minor subdivision for the creation of Lot 89.03 and the construction of a new home in the Residential R-40 Zone. The specific conditions of the resolution require that the applicant be bound by the representations made in testimony before the Board. The testimony provided to the Board indicate that the proposed new home on Lot 89.03 would be approximately 2,400 sq. ft., have a federal architectural style, contain a breezeway, and have a garage and driveway at the rear and south side of the house. The applicant is requesting relief from these conditions in order to construct an approximate 2,900 sq. ft. colonial style house with no breezeway and a driveway at the north side of the house. No additional variances are requested as part of this application. Two existing bulk variances exist on the property for lot width and lot frontage. The proposed application meets all other R-40 zone requirements.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Amanda Santopietro
Block 72, Lot 89.03 – 1 Mohawk Trail
Variance Application #016-16

January 6, 2017

1. The existing fence shall be removed from buffer, stream and sanitary sewer easements.
2. Should the Board approve this application; the applicant will be required to submit a plot plan depicting topography and all proposed improvements for further review and approval by this office.

This office has no additional comments relative to any other engineering issues.

A handwritten signature in black ink, appearing to read "Timothy P. White", is written over a horizontal line.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

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Hoboken, NJ 07030

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Fax 420.6222

www.ppgplanners.com

January 11, 2017

Freehold Township Planning Board
% Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

RE: **Variance #016-16**
Planner's Review Letter
Amanda Santopietro
1 Mohawk Trail
Block 72, Lot 89.03
R-40 Residential District

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the site plan for this project, dated 10/7/2016 and revised through 12/27/2016. A prior report dated 11/29/2016 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report. This report has been revised to reflect the aforementioned plan revisions and outstanding issues identified during the application review process.

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

- New Residence, 1 Mohawk Trail, Freehold Township, NJ, Amanda and Joseph Santopietro, consisting of 6 sheets, prepared by Michael M. Simpson, R.A., of SOME Architects, PC, dated 10/7/2016 and revised through 12/27/2016
- Survey of Property, 1 Mohawk Trail, Lot 89.03, Block 72, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Charles Surmonte, P.E. and P.L.S., dated 9/21/2016

Project Description

The subject property measures 43,374 square feet and is undeveloped; it is long and narrow and has frontage along Mohawk Trail. The applicant is seeking to remove conditions from a resolution of approval relating to a previously granted minor subdivision and variance application (Tedrow Subdivision #764-94), memorialized on September 22, 1994, in order to construct a single-family dwelling on the subject property.

As noted in our prior report, the applicant is seeking to amend the prior resolution as follows:

- A home measuring 2,879 square feet is proposed where 2,400 square feet was approved
- To locate the driveway along the north side of the subject property, where it was approved to be located along the south side of the subject property
- The house would be colonial in design, rather than the federal style as approved by the Board
- A breezeway at the rear of the residence, as noted in the resolution, would not be provided. However, the garage would still be located to the rear of the residence.

Revised plans indicate that the driveway has been reduced in width from 15 feet to 12 feet, and the overall driveway area would measure 2,145 square feet where 2,427 square feet was previously proposed. A distance of 10.50 feet would be provided between the driveway and northern property line, where 6.04 feet was previously proposed.

Forty-four emerald green arborvitae would be provided along the northern property line within the designated “conservation/buffer area,” and would serve to screen the proposed driveway and home from Lot 89.04 to the north.

A sidewalk measuring 4 feet in width would be provided along Mohawk Trail to match that of the adjacent property to the north.

Zoning Compliance & Planning Comments

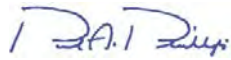
1. The applicant should provide testimony regarding any impacts associated with the above-referenced amendments to the prior resolution. In particular, the applicant should discuss the impacts of locating the driveway along the north side of the subject property on the adjacent residential properties (i.e., Lots 89.04 and 89.05).
2. A letter from Vivian Tedrow dated December 22, 2016 has been submitted acknowledging Condition 5 of the resolution, which states that “the applicants shall file a deed restriction which shall provide that if any of the applicants’ lots are sold to a non-family member, the nursery business/use will cease to exist on all three lots.” Ms. Tedrow indicates that she is the owner of Lot 89.01 (117 Three Brooks Road) and Lot 89.02 (121 Three Brooks Road) and, as the Santopietros (i.e., the purchasers of the subject property) are non-family members, the nursery business on the remaining two lots has been terminated and the land is no longer used as a nursery.
3. Condition 6 of the resolution stipulates that only those trees necessary for the construction of the residence and the creation of the driveway, front and rear

lawn areas shall be removed. The applicant should discuss the extent to which existing trees would be removed from the subject property.

4. Condition 7 of the resolution stipulates that the portion of the tree buffer on the subject property adjacent to Lots 89.04 and 89.05 to the north shall be maintained. It appears that the existing wooded area in the western portion of the subject property would be maintained. The applicant should provide testimony regarding the extent to which the tree buffer would be removed and/or maintained to accommodate the construction of the proposed residence.

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

Respectfully submitted,



Paul A. Phillips, P.P., AICP

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

J16313

TOWNSHIP OF FREEHOLD



MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
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Township Engineer

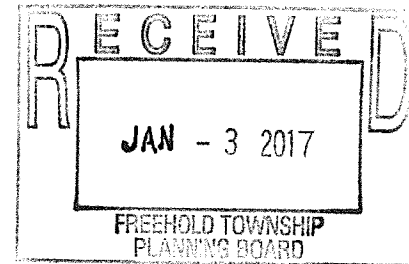
MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: January 3, 2017

RE: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01 – Route 9 and Elton Adelphia Road
Amended Preliminary and Final Major Site Plan and Variances (#824-2-16)



This review refers to the following:

- Amended Preliminary and Final Site Plan for The Edge at Freehold Proposed Site Development Block 83, Lot 1.01, forty-two (42) sheets, dated March 5, 2015, last revised December 1, 2016, prepared by Bohler Engineering, signed and sealed by B.A. Bohler, P.E.
- Engineer's Report – Water Main Construction, The Edge at Freehold, Proposed Residential Development, Township of Freehold, Monmouth County, New Jersey, dated December 2015, revised September 2016, prepared by Bohler Engineering, signed and sealed by Bradford Bohler, P.E.
- Engineer's Report – Sanitary Sewer Construction, The Edge at Freehold, Proposed Residential Development, Township of Freehold, Monmouth County, New Jersey, dated January 2016, revised September 2016, prepared by Bohler Engineering, signed and sealed by Bradford Bohler, P.E.
- Operation & Maintenance Manual for The Edge at Freehold, Block 83, Lot 1.01, Township of Freehold, Monmouth County, New Jersey, dated March 2015, prepared by Bohler Engineering, signed and sealed by Brad A. Bohler, P.E.
- Stormwater Management Summary for The Edge at Freehold, Block 83, Lot 1.01, Township of Freehold, Monmouth County, New Jersey, dated July 2015, last revised November 2016, prepared by Bohler Engineering, signed and sealed by Bradford A. Bohler, P.E.
- Architectural Floor Plan Certification, JSM at Eaton, L.L.C., The Edge at Freehold – Mixed Use, Block 83, Lot 1.01, dated October 19, 2016, prepared by EP Design Services, LLC, signed by Francisco Y. Lado, AIA.

Executive Summary

The applicant is seeking amended preliminary and final major site plan approval for site modifications of the prior approval to construct eight (8) buildings, five (5) free-standing garages and associated site infrastructure. Prior approval was granted on June 18, 2015 under Site Plan #824-1-15. The proposed buildings contain a

P-1



To: Planning Board
Re: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01
Amended Preliminary and Final Major Site Plan (#824-2-16)

January 3, 2017

combined 209 residential units, 11,053 s.f. of retail space, a 3,500 s.f. restaurant with outdoor seating, and a 3,669 s.f. clubhouse. Two of the buildings are mixed use (retail and residential) and six (6) buildings are residential with ground floor garage stalls. The applicant is proposing the following modifications:

- Relocation of the proposed pool and cabana building.
- Relocation of building #2 approximately 10 feet northwest to accommodate 507 s.f. of outdoor seating.
- Raising of finished floor elevations for proposed buildings #1, #2, #3, #5, #6, and #7 ranging from zero (0) inches to eight (8) inches.
- Reconfiguration of parking lot grading throughout the site.
- The addition of trench drains and retaining walls behind buildings #1 and #2.
- Additional sidewalk near the rear parking of building #1.
- Modification of stormwater infrastructure at the rear of building #3.
- Reuse of the existing water line behind building #3 for the proposed nearby hydrant connection.
- Relocation of the 12-inch water main west of basin #2.
- Modification of the storm pipe discharging from the underground recharge basin to eliminate the manhole and tie-in directly to the existing inlet.
- Use of SDR-35 pipe in lieu of HDPE for proposed roof drains.
- Recessing the outlet structures of basins #2, #3, and #6 into the embankment with headwalls.

It should be noted that the applicant has proceeded with installation of some of the improvements proposed on the amended site plans prior to approval by the planning board. The applicant has proceeded at their own risk.

The following comments are provided:

1. The applicant shall update the "List of Variances" on the cover sheet to accurately reflect the variances approved and ordinance sections referenced in the prior resolution of approval.
2. A "B" inlet shall be installed with the curb at the northern corner of the parking area fronting building #1 where a curb cut at rip-rap channel is currently proposed.
3. Provide striped safe zones within the parking lot in the area of the stairs behind building #2. Adjust parking accordingly.
4. Eliminate the portion of trench drains at the base of the stairs behind building #2.
5. The bottom of basin #2 is approximately two (2) feet below the outlet structure 3" valve invert. This condition is not reflected in the associated detail, revise and update detail accordingly.
6. Proposed grass paver access drives shall be relocated outside of the basins and extend to each outlet structure. The access drives should include an area for a vehicle to turn around.
7. Provide construction details for the connections between the proposed yard drains/catch basins and the trench drains behind buildings #1 and #2.



To: Planning Board
Re: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01
Amended Preliminary and Final Major Site Plan (#824-2-16)

January 3, 2017

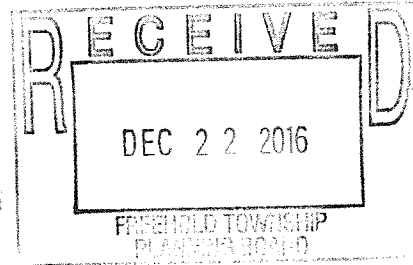
8. Provide a detail for the proposed retaining walls separating the parking lot from the sidewalk behind buildings #1 and #2. The detail shall include a railing or fence on top of the wall. Provide and dimension a separation between all walls and curb where head on parking is proposed.
9. The Operations & Maintenance manual should be updated and/or revised to be specific to the site and include the following:
 - Timothy White's contact information shall be labeled as Township Engineer.
 - Site location map and details of each stormwater management facilities.
 - Specific and individual operations and maintenance measures for each stormwater facility including the below grade basin.
 - A written description of reporting procedures for inspections and maintenance.
10. It is our understanding that the applicant will be requesting credit towards the water and sewer connection fees for installing a 12-inch water main in lieu of an 8-inch water main. To justify this credit, the applicant shall provide calculations showing that an 8-inch water main will meet all site demands, specifically fire demands for the proposed four-story buildings.
11. The sanitary sewer flows and water flows summarized on the plan cover sheet do not match the flows provided within the prior TWA and BWSE permit applications or the submitted engineer's report. Revise cover sheet to be consistent with applications and Engineer's reports.
12. The engineer's report for sanitary sewer shall be revised to reference the correct section of the New Jersey Administrative Code (NJAC) used to estimate the sanitary sewer flows.
13. The engineer's report for water main construction shall be revised to describe the installation of a 12" water main as proposed.
14. The applicant shall obtain an amended TWA and BWSE permit for modifications made since prior approval. The sanitary flows shall include flows from the proposed clubhouse.
15. The applicant shall obtain approval from NJDOT for the installation of proposed doghouse manhole #11 within the Route 9 right-of-way.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

M
M
MOTT
MACDONALD

Mr. Timothy P. White, P.E.
 Township Engineer
 Freehold Township
 One Municipal Plaza
 Freehold, New Jersey 07728



Our Reference
 357216FH01

The Edge at Freehold
Amended Preliminary & Final Major Site Plan
U.S. Route 9 & Elton-Adelphia Road, Block 83, Lot 1.01
Site Plan No. 824-1-16
Sanitary Sewer and Water System Review

December 22, 2016

3 Paragon Way
 Freehold NJ 07728
 United States of America

Dear Mr. White:

T +1 (732) 780 6565
 F +1 (732) 577 0551
www.mottmac.com/americas

As requested by the Township of Freehold (the Township), we have reviewed the submitted plan set (42 sheets) titled "Amended Preliminary & Final Site Plan for The Edge at Freehold Proposed Site Development, U.S. Route 9 & Elton-Adelphia Road, Township of Freehold, Monmouth County, New Jersey, Block 83 Lot 1.01; Highway Mixed Use Development Zone (HMUD); Tax Map Sheet #37" prepared by Bohler Engineering, for JSM at Eaton, L.L.C. (the Applicant), Revision 23, dated October 25, 2016 and were received by the Township on December 5, 2016. The following items were reviewed with the latest plan submission:

- A response letter from the Applicant's engineer dated December 2, 2016;
- A response letter from the Applicant's engineer dated October 10, 2016
- A report entitled "Engineer's Report – Sanitary Sewer Construction, The Edge at Freehold Proposed Residential Development, 3300 New Jersey State Highway Route 9 South, Township of Freehold, Monmouth county, New Jersey", dated January 2016, with a revised date of September 2016, and dated as received by the Township on October 3, 2016;
- A report entitled "Engineer's Report – Water Main Construction, The Edge at Freehold Proposed Residential Development, 3300 New Jersey State Highway Route 9 South, Township of Freehold, Monmouth county, New Jersey", dated December 2015, with a revised date of September 2016, and dated as received by the Township on October 3, 2016;
- A copy of a letter from the United States Environmental Protection Agency, dated October 6, 2016;
- A copy of the Township of Freehold Major Site Plan Application Package, dated as received by the Township on October 3, 2016;
- A copy of the Rider # 1 Variance and Waiver List, dated September 16, 2016;
- A project description sheet, dated September 16, 2016;
- An Ownership Disclosure sheet, dated September 19, 2016;
- A certification of Taxes Paid form, dated September 15, 2016;
- A list of property owners within 200' of Block 83, Lot 1.01, dated September 23, 2016;

P-2

- A Site Plan Action form, from the County of Monmouth Planning Board, dated July 29, 2016;
- A Transition Area Waiver Permit from the NJDEP, dated May 24, 2016;
- A Safe Drinking Water Permit, dated April 20, 2016;
- A Treatment Works Approval Permit, dated September 14, 2016;
- A Soil Erosion and Sediment Control Approval letter, dated March 10, 2016;
- A Letter of No Interest, dated August 19, 2015;
- A Resolution form from the Township Planning Board, dated June 18, 2015.

Executive Summary

Please refer to the Sanitary Sewer and Water System Resolution Compliance Review report dated September 15, 2016.

Sanitary Sewer Review:

There are no major concerns with the alignment of the sanitary sewer. However, the following items should be addressed by the Applicant prior to final approval of the project:

1. The Applicant has provided a revised signed and sealed sanitary sewer report. The report provided an estimate of wastewater flows for the project according to NJAC 7:14-23.3. The report must be revised to address the following:
 - a. The wastewater flows for the combined clubhouse and pool area should be calculated based upon membership to the facility which should be based upon one member per unit. The projected flow should be based on 209 members at 75 GPD/member as per NJAC 7:14A-23.3. The Applicant has used 15 GPD/member for the pool, which is based on the total maximum occupancy loading of the pool area when utilized. Since the occupancy loading is not available until construction permits are issued, the Township and MRRSA have utilized 75 GPD/member for clubhouses with pools.
 - b. The calculated wastewater flow should also include the additional flow from the clubhouse staff work area. The flows associated with this area should be calculated within this area per the square footage of the area at 0.1 GPD/SF. The revised submitted sanitary sewer report has not calculated the flows for the clubhouse staff work area.
 - c. The plans received on December 5, 2016 by the Township are indicating that there will be 11,053 SF of retail space to be provided. The previous plans and the submitted revised Sanitary Sewer report are only indicating 8,732 SF of retail space to be provided. The report should be revised to reflect the actual retail space to be provided. The TWA permit is also indicating that 11,053 SF of retail space is to be provided.
 - d. The Applicant should revise the sanitary sewer report and submit a signed and sealed copy for final approval.
2. Since the plan cover sheet includes a table of water demand and sewer flow, the comments on the Engineer's Report also apply to this table. The cover sheet will require revisions to this table.
3. *Informational:* The Applicant should note the Township's requirement for payment of sanitary sewer connection fees per equivalent unit (EU) of flow, which is derived from the projected wastewater estimates in accordance with

N.J.A.C. 7:14A-23.3. The current 2016 connection fee rates are listed on the Township's website.

4. *Informational:* Final sanitary sewer approval will be contingent upon approval from the NJDEP for TWA permit, the MRRSA, the OCUA, the EPA and the Freehold Township Plumbing Code Official. Any permits based on the previous wastewater report, which showed lower wastewater flows due to less retail space, may have to be amended.

Water System Review:

There are no major concerns with the revised alignment of the on-site water main. However, the following items should be addressed by the Applicant prior to final approval of the project:

1. The submitted Engineer's Water Main Construction report for the project should be revised to reflect the proposed retail space to be provided since it is currently showing only 8,732 SF of retail space to be provided. The plans are now indicating 11,053 SF of retail space to be provided. The report also is indicating that the water main to be constructed will be an 8-inch loop. The plans have been revised to maintain the original 12-inch loop throughout the proposed development. Additionally, the Safe Drinking Water permit is based upon a previous water report, which showed less retail space to be provided and no 8-inch water main piping, therefore the permit may also have to be amended.
2. The 12-inch wet tap to the existing main on the west side of Jackson Mill Road was completed under Phase 1 construction but no pipe was installed out of this valve. The 12-inch valve shown on the existing main in the existing driveway of the Towne Center site was also installed previously along with a length of pipe to the grassed area. This should be indicated on the plans as existing and about 80 LF± of 12-inch DIP needs to be installed between these points to complete the loop.
3. The water main must maintain 18 inches of clearance from the sanitary sewer. The water main at station 10+75 is within 18 inches of the proposed sewer.
4. The connection to the existing water main at the southern end of the site will require a valve to be installed prior to the proposed hydrant connection so the existing water main can be put back into service. If no valve is installed at the connection point to the existing water main, the entire water main, from the 12-inch valve at the north end of proposed Building No. 3 will have to be subjected to additional hydrostatic pressure and bacteriological testing.
5. The Applicant should consider utilizing the existing water main at the southern end of the site, which is to be abandoned, for the fire line and water service for Building No. 4 (if the required flows can be obtained through this line).
6. *Informational:* The location and number of hydrants should be approved by the Township Fire Code Official.
7. *Informational:* The project will require a Safe Drinking Water permit from the NJDEP. Any permits based on the previous water report, which showed a lower demand due to less retail space, may have to be amended.
8. *Informational:* The Applicant should note the Township's requirement for payment of water system connection fees per equivalent unit (EU) of demand, which is derived from the projected water demand estimates in



accordance with N.J.A.C. 7:10-12.6. The current 2016 connection fee rates are listed on the Township's website.

9. *Informational:* Final water system construction will be dependent upon approval from the NJDEP for a Safe Drinking Water permit, the Monmouth County Highway Department for County road access and the Freehold Township Fire and Plumbing Code Officials.

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

Very truly yours,

Mott MacDonald, LLC

A handwritten signature in black ink, reading 'Brian T. Dougherty'. The signature is written in a cursive, flowing style.

Brian T. Dougherty, PE
Senior Associate
T +1 (732) 780 6565
brian.dougherty@mottmac.com

cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Kyle Smith, PE, CME (Mott MacDonald)
Rafael Mercado (Mott MacDonald)
File 357216 (The Edge at Freehold)



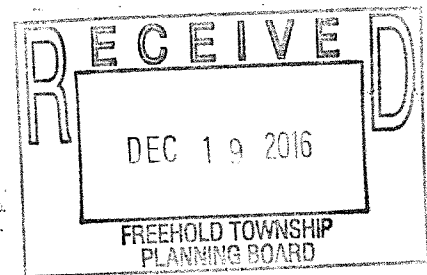
YOUR GOALS. OUR MISSION.

FRTW-R3272

December 15, 2016

Danielle Sims, Administrative Officer
 Township of Freehold
 One Municipal Plaza
 Freehold, NJ 07728

Re: JSM @ Eaton, LLC (The Edge)
Amended SP #824-2-16
Block 83 Lot 1-4, 13
Drainage and Landscape Review



Dear Ms. Sims:

We have completed review of the Amended Site Plan and Drainage Report for the above referenced site prepared by Bohler Engineering Plans dated March 5, 2015, revised December 1, 2016; Drainage and Calculations dated July 2015, revised November 2016. Also included is an Operation and Maintenance Manual for the proposed Stormwater Management Facilities submitted as part of the October 19, 2016 submission package prepared by Bohler Engineering dated March 2015. The Amended Site Plan was reviewed for consistency with the previously approved Site Plan dated March 5, 2015, revised September 19, 2016.

The following summarizes the changes when compared to the previously approved Site Plan:

1. Changes in the finish floor elevations for Buildings 1, 2, 5, 6, 7, as well as the proposed Garage Buildings.
2. Reconfiguration and grading of the proposed parking and pool area between Buildings No. 1 and No. 3. The proposed subsurface drainage piping in this area has been reconfigured to accommodate the revised grading. Several retaining walls have been added to the plans in this area.
3. The grading of the parking area east of Building No. 1 has been revised creating a low point in the northeast corner of the parking area. No additional drainage has been added to the plan. The plan proposes to drain the area through a section of depressed curb.
4. The grading of the parking area between Building No. 3 and Stormwater Basin No. 5 has been revised. The alignment of the subsurface drainage system has been reconfigured to accommodate the revised grading.
5. The drainage plan shows proposed outlet structures No. 2, 3, and 6 set back into the embankment with headwalls.

The applicant has proceeded with the installation of certain proposed subsurface drainage piping and structures prior to obtaining approval of the Amended Plan. It is my understanding the applicant is fully aware that the Amended Plans have not been approved and is proceeding at his own risk.

P-3



FRTW-R3272
December 15, 2016
Page 2

**Le: Danielle Sims, Administrative Officer
Township of Freehold**

**Re: JSM @ Eaton, LLC (The Edge)
Amended SP #824-2-16
Block 83 Lot 1-4, 13
Drainage and Landscape Review**

I have the following comments and concerns with the Amended Site Plan as it relates to the proposed stormwater facilities and landscaping.

DRAINAGE

1. The Amended Plan shows several runs of HDPE pipe within the paved parking areas. All drainage pipe shall be RCP as per ordinance. In the past, the Township has waived this requirement for drainage pipe outside roadway surface.
2. An additional drainage structure should be provided in the northeast corner of the parking area east of Building No. 1 to eliminate the curb depression.
3. Site specific details of the trench drain should be provided. Also, a detail for the connection of the trench to the proposed yard drains should be provided.
4. The area between Building No. 1 and Building No. 3 shows retaining walls four (4) to six (6) feet high. The type of wall is not shown. Details and structural calculations should be provided.
5. The Amended Plan shows the proposed 30" RCP pipe in the parking area west of Building No. 3 between proposed inlet No. 1 and inlet No. 3 within five (5) feet of the proposed garage. I suggest the grading of the parking area be revised to move the 30" pipe away from the building foundation.
6. The Amended Plan shows wingwalls on outlet structure No. 2, 3 and 6. The details should be revised to reflect the same.
7. The Operation and Maintenance Manual should be site specific. The site Stormwater Management Plan consists of six (6) above ground stormwater management facilities and one subsurface facility. The Operation and Maintenance Manual should address the operation and maintenance of each basin including the subsurface facility.

LANDSCAPING

The Amended Landscaping Plan, for the most part, is consistent with the previously approved plans. The Amended Plans show an increase in an overall site landscape schedule. The following summarizes the total number of plants:



FRTW-R3272
December 15, 2016
Page 3

Le: Danielle Sims, Administrative Officer
Township of Freehold

Re: JSM @ Eaton, LLC (The Edge)
Amended SP #824-2-16
Block 83 Lot 1-4, 13
Drainage and Landscape Review

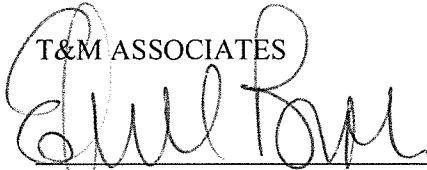
	<u>Approved Plan</u>	<u>Amended Plan</u>
Shade Trees	96	96
Ornamental Trees	13	12
Evergreen Trees	432	428
Deciduous Shrubs	669	661
Evergreen Shrubs	1290	1211
Ground Cover	191	188
Perennials	130	355
Ornamental Grasses	523	571
Total	3344	3522

Since the overall amended Landscape Plan is consistent with the approved Landscape Plan with the exception of minor revisions and plan relocations due to the parking lot, building, and grading revisions and the number of plants exceeds the number of plants on the approved plan, this office takes no exception to the Amended Landscape Plan.

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

Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:dk

c: Timothy White, Township Engineer

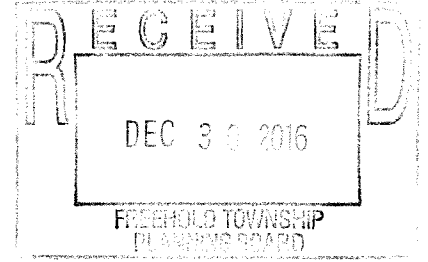
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PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants
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December 30, 2016

Freehold Township Planning Board
% Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728



RE: APP #824-2-16
Planner's Review Letter
Amended Preliminary and Final Major Site Plan and Variances
The Edge at Freehold
JSM at Eaton – Edgewood Properties
Route 9 & Eaton-Adelphia Road
Block 83, Lot 1.01
HMUD Highway Mixed Use Development Zone

Dear Chairman and Members of the Board:

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

- Amended Preliminary and Final Major Site Plan for The Edge at Freehold, U.S. Route 9 & Eaton-Adelphia Road, Township of Freehold, Monmouth County, New Jersey, Block 83, Lot 1.01, consisting of 42 sheets, prepared by B. A. Bohler, P.E., of Bohler Engineering, dated 3/5/2015 and revised through 12/01/2016
- Planning Board of the Township of Freehold, Re: JSM at Eaton, LLC, Application No: 824-1-15, Amend Preliminary and Final Site Plan Approval with Variances, Resolution, consisting of 11 pages, dated 6/18/2015
- Engineer's Report – Water Main Construction, The Edge at Freehold, 3300 New Jersey State Highway Route 9 South, Township of Freehold, Monmouth County, New Jersey, consisting of 2 pages, prepared by Bradford Bohler, P.E., of Bohler Engineering, dated 12/2015 and revised through 9/2016
- Engineer's Report – Sanitary Sewer Construction, The Edge at Freehold, 3300 New Jersey State Highway Route 9 South, Township of Freehold, Monmouth County, New Jersey, consisting of 2 pages, prepared by Bradford Bohler, P.E., of Bohler Engineering, dated 1/2016 and revised through 9/2016

A prior report dated 5/29/2015 was prepared and submitted to the Township for review under Application #825-1-2015; additional details regarding the proposed project can be found in the prior report. This report has been revised to reflect the aforementioned plan revisions and outstanding issues identified during the application review process.

Project Description

P-4



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

The applicant is seeking amended preliminary and final major site plan approval in order to construct a mixed use development consisting of two mixed use buildings, six residential apartment buildings and five freestanding garages. No changes appear to be proposed to the building square footage or unit count/distribution.

The subject property measures 21.09 acres and has frontage on US Route 9, County Route 23 (Jackson Mills Road) and County Route 524 (Elton-Adelphia Road), as well as a jughandle providing turning access to and from Route 9.

Per the Architectural Floor Plan Certification, prepared by Francisco Y. Lado, AIA, of EP Design Services, LLC, dated 10/19/2016:

- Building 1: three-story mixed use (total 31,700 SF)
- Building 2: three-story mixed use (total 31,700 SF)
- Building 3: four-story residential (total 82,400 SF)
- Buildings 4 to 8: four-story residential (total 44,000 SF/building)
- Buildings 9 to 14: one-story eight-bay freestanding garage (total 2,200 sf/garage)

Proposed changes in this submission include:

- The pool layout behind Building 1 has been redesigned, which impacted the grading and drainage, and an ADA detail has been added to clarify wall and ramp layout (Sheet 35)
- Building 2 has been shifted ± 10 feet to the north to accommodate outdoor seating associated with the restaurant
- Finished floor elevations for Buildings 1 and 2 have been modified to eliminate the need for internal stairs
- Retaining walls have been provided behind Buildings 1 and 2 to accommodate the grade differential. Retaining walls have been extended above grade to account for fall protection, and ADA ramps have been provided.
- Grading has been updated behind Buildings 1 and 2 to ensure ADA compliance
- Wheel-stops have been removed behind Building 1
- Parking requirements have been recalculated and now account for the proposed restaurant:
 - Residential (per RSIS): 405 spaces required
 - Bank: 15 spaces (31 spaces existing)
 - Day Care: 30 spaces (32 spaces existing)
 - Commercial (previously approved): 32 spaces required/proposed
 - Retail: 45 spaces required/proposed
 - Restaurant: 43 spaces required/proposed
 - Total Required: 570 spaces required
 - Total Proposed: 538 spaces proposed + 79 spaces existing = 617 spaces



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

A number of additional revisions have been made relating to the design of proposed utilities (e.g., water main and storm piping, etc.).

Zoning Compliance & Planning Comments

1. We defer to the Township Engineer for comment regarding the proposed alterations to utility design, retaining walls, site grading, and ADA compliance.
2. The applicant should confirm the existing and proposed number of parking spaces as shown in the parking calculation table (Sheet 6). For example, it appears that there are 78 existing parking spaces on the site (rather than 79 spaces as noted in the table); and there appears to be approximately 43 proposed and 15 existing parking spaces in the vicinity of the previously approved commercial building (where the table indicates 32 spaces are proposed). In addition, the table should be revised to show both the required and proposed number of parking spaces for residential units. Based on the information provided in the table, the applicant would exceed the minimum required parking requirements.
3. The following variances have been previously granted and no changes are proposed to these items as part of this application:
 - Section 190-147D(1): A 300 foot minimum multifamily residential setback to Jackson Mills Road (CR 23) is required, where 128.80 feet is provided to Building 8
 - Section 190-147E(10)(b): A 100 foot minimum front yard building setback is required in the HMUD zone, where 86.1 feet is provided for the 8,000 square foot retail building
 - Section 190-147E(13): A 25 foot minimum buffer from any residential zoning district is required, where 13 feet is provided
 - Section 190-183D: one freestanding sign is permitted, where two monument signs are provided



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

16298

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

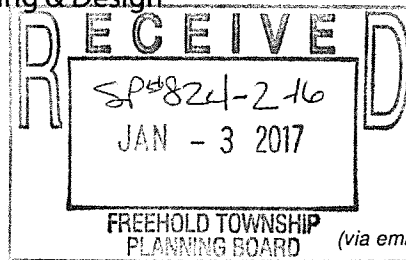
277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

ESBE / SBE Certified

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

January 3, 2017

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



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

Attn: Danielle Sims, Administrative Officer

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

Re: **The Edge at Freehold**
JSM at Eaton, LLC – Edgewood Properties (SP #824-2-16)
Route 9 and Elton-Adelphia Road; Block 83, Lot 1.01
Freehold Township, Monmouth County
SA Project No. 14517

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. Amended Preliminary & Final Site Plan for The Edge at Freehold - Block 83, Lot 1.01, Route 9 & Elton-Adelphia Road, prepared by Bohler Engineering, dated March 5, 2015 as revised to December 1, 2016.
2. Cover Letter with summary of changes for Proposed Mixed Use Development at Elton Adelphia Road prepared by Bohler Engineering, dated December 2, 2016.
3. Cover Letter with summary of changes for Proposed Mixed Use Development at Elton Adelphia Road prepared by Bohler Engineering, dated October 10, 2016.
4. Application documents sent under October 10, 2016 Cover Letter including Project Description (9-16-16), Rider #1 Variance & Waiver List (10-19-16), and other application documents and forms.
5. Middlesex County Planning Board Final Approval dated July 29, 2016.
6. NJDOT Letter of No interest dated August 19, 2015.

The Amended Preliminary & Final Site Plan for The Edge at Freehold and corresponding documents were reviewed with respect to the Applicant's request of the Freehold Township Planning Board for Amended Preliminary & Final Site Plan approval with variances for the proposed mixed-use development. The applicant, JSM at Eaton, LLC, proposes a mixed commercial/retail and residential development to be known as The Edge at Freehold. The 21.09 acre site on Block 83, Lot 1.01 is in Freehold's Highway Mixed Use Development (HMUD) Zone. Previous approval was granted by the Freehold Planning Board for development of 33,863 square feet (sf) of retail space and 209 apartments as memorialized in Freehold Resolution



dated June 18, 2015. To date the site is partially developed with a 2,958 sf bank, an 8,352 sf day care facility, and a recently constructed 8,000 sf retail center. The site has frontage along three (3) roadways: Route 9, Elton-Adelphia Road, County Route 524 (CR 524) and Jackson Mills Road (CR 23). Site driveways were previously constructed along each of the three (3) frontages.

The amended proposal is for the same total of 33,863 sf of commercial/retail space and 209 luxury apartment units. The 2,958 sf bank, 8,352 sf day care facility, 8,000 sf retail center already constructed and their corresponding site improvements will remain. The remaining 14,553 sf retail/restaurant space including 570 sf outdoor seating, 209 luxury apartments and corresponding 3,669 sf clubhouse are the subject of this amended application. The apartment unit mix for the 209 luxury apartments has changed and now includes 72 x one-bedroom (1 BR) units, 131 x 2 BR units and 6 x 3 BR units. The proposed 14,553 sf of retail space will be split between Building 1 (5,442 sf) and Building 2 (9,111 sf). Buildings 1 and 2 will also include 16 luxury apartment units in each building for a total of 32 units. Building 1 includes a 3,669 sf of clubhouse for the apartments. Building 2 includes 3,500 sf restaurant with 570 sf outdoor seating and 5,611 sf retail space. The remaining 177 luxury apartments are in Buildings 3 through 8. Parking for the 33,863 sf retail space and 209 luxury apartments will be accessed via internal circulation roadways using the three (3) previously constructed driveways. Additionally, the intersection of the site driveway along Jackson Mills Road will be reconfigured to allow full movement, adding left-turns in and out.

Based on review of the amended preliminary & final site plan set and corresponding documents the following traffic comments are offered:

Access:

Three (3) site driveways are provided for site access. The driveways, previously constructed, exist along southbound Route 9, eastbound Elton-Adelphia Road (CR 524) and northbound Jackson Mills Road (CR 23). The route 9 and Elton-Adelphia Road driveways are configured for right-in and right-out only access. The Jackson Mills driveway will be reconfigured for full movement access.

- 1. The Route 9 driveway is under New Jersey Department of Transportation (NJDOT) jurisdiction. The Route 9 driveway construction is complete and no changes are proposed. The Applicant has provided a Letter of No Interest from the NJDOT.**
- 2. The Elton-Adelphia Road (CR 524) and Jackson Mills Road (CR 23) driveways are under Monmouth County jurisdiction.**
 - A. No changes are proposed for the Elton-Adelphia driveway.**
 - B. The Jackson Mills driveway will be reconfigured at its intersection with Jackson Mills Road (CR 23) to allow for full movement, adding left-turn ingress and egress to the previously constructed driveway.**
 - C. The Applicant obtained Monmouth County approval in the letter dated July 29, 2016.**



Circulation:

Primary circulation through the site is via a driveway connecting between the Route 9 access and the Jackson Mills Road access. The driveway along Elton-Adelphia Road connects with the primary circulation driveway at the intersection that provides access to the residential section of the site. The residential section has a single access point at which a security house is located. Parking areas for commercial and retail areas can be reached from the primary circulation driveway or from the Elton-Adelphia driveway. The residential units are accessed via a looped roadway exclusive to the luxury apartments. Sidewalk is provided throughout the site and along the site's frontages. Crosswalks are provided at key locations for roadway crossings.

- 1. Emergency only access is provided between the existing bank parking area and internal residential circulation roadway. The width of the emergency access is shown to be 18 ft wide. Freehold fire department typically requires a minimum of 20 ft width. The emergency access design is subject to fire department approval.***
- 2. A garage/pool cabana is shown to the west of Building 1 (near the northeast corner of Building 3) and adjacent to parking spaces. The Applicant shall provide information regarding access to the garage/pool cabana.***
- 3. A pool is proposed west of Building 1, adjacent to parking. A retaining wall is provided between pool area sidewalk and parking spaces. It is recommended that the retaining wall be setback 2 ft from parking spaces and concrete curb be provided to allow for vehicle overhang similar to that shown for parking along the west side of Building 2.***
- 4. It is recommended that a rail (metal, rubber, wood or other acceptable material) be installed along the retaining walls adjacent to parking spaces at bumper height to protect the walls from being struck by vehicles.***
- 5. Outdoor seating is proposed for the restaurant located in Building 2. It is recommended that bollards, concrete planters or some other structural feature be provided between the main circulation driveway and the outdoor seating area to prevent vehicle intrusion.***

Parking:

A total of 538 parking spaces are proposed onsite for development of this amended application which includes 11,053 sf of retail space, a 3,500 sf restaurant with maximum occupancy of 85 persons, 209 luxury apartments and an 8,000 sf commercial building. Parking provided for the residential units includes parking within detached garages and garages under the apartment buildings. Parking spaces are distributed throughout the site. The 538 proposed parking spaces of this amended application include 16 handicap (HC) accessible parking spaces distributed among the various buildings.

- 1. Freehold Township parking requirement for retail space is four (4) parking spaces per 1,000 sf. The 11,053 sf retail space in Buildings 1 & 2 require 45 parking spaces. The parking requirement for restaurants is 1 parking space per 2 persons. The 3,500 sf restaurant in Building 2 with 85 person maximum capacity requires 43 parking spaces. Parking requirements for the residential***



portion of development are as prescribed in the Residential Site Improvement Standards (RSIS). The 209 luxury apartment units include 72 units of 1 BR at 1.8 spaces per unit or 130 spaces, 131 units of 2 BR at 2.0 spaces per unit or 262 spaces and 6 units of 3 BR at 2.1 spaces per bedroom or 13 spaces. A total of 405 spaces are required by RSIS for the luxury apartments. The 8,000 sf commercial building requires 32 parking spaces. The total requirement for development of this amended application is 525 spaces. A total of 538 parking spaces are proposed including "stacked" parking spaces adjacent to residential garages which satisfy Freehold Township parking requirements.

- 2. Parking calculations shown on the Overall Site, Signage and Striping Plan (Sheet 6) include the bank which has 31 existing parking spaces (15 spaces required) and the day care facility which has 47 existing parking spaces (30 spaces required). The existing parking is 78 parking spaces. The parking calculations indicate that 79 spaces exist. There is a difference of 1 existing parking space that should be corrected.*
- 3. The parking requirement for the proposed amended plan site is 525 spaces and for the bank & day care is 45 spaces, for a total parking requirement of 570 spaces. A total of 617 parking spaces are provided which exceeds the parking requirement of 570 parking spaces.*
- 4. The 570 sf of outdoor seating associated with the 3,500 sf restaurant in Building 2 does not appear to be considered in the parking calculations. More detail is needed regarding the 570 sf outdoor seating and its impact on parking.*
- 5. Sixteen (16) HC parking spaces are provided throughout the site for the 11,053 sf retail, the 3,500 sf restaurant, the 209 apartment units and the 8,000 sf commercial building. Each building has at least one (1) HC space. This satisfies the Americans with Disabilities Act (ADA) requirements.*
- 6. Freehold Township LUO Section 190-164 requires one (1) loading space for up to 10,000 sf retail. Each loading space shall be a minimum of 12 ft by 45 ft. The Applicant shall provide information regarding deliveries to the retail space in Building 1 (5,442 sf) and Building 2 (9,111 sf) which includes a 3,500 sf restaurant. These buildings each have 16 apartment units. Loading should be prohibited from taking place on the main circulation driveway*

Traffic Impact Study:

A Traffic Impact Study (TIS) was prepared for the previously approved site plan to provide analysis of the adjacent roadway network and the impact of the proposed mixed use development on the study intersections, Route 9 & Elton-Adelphia Road, Elton-Adelphia Road & Jackson Mills Road and the three (3) site driveways. The 14,553 sf retail and 209 luxury apartment units of this application were covered under that traffic analysis.

A waiver is requested from providing an updated Traffic Impact Study. Since the proposed development of this amended site plan application was covered by the traffic study previously submitted and site access has not changed, I agree that a waiver can be granted and no new traffic analysis is required.



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



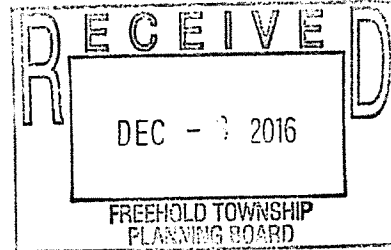
MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
David M. Salkin

"Preserving and Enhancing the Quality of Life"

December 7, 2016

Freehold Township Planning Board
1 Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Danielle Sims



RE: Amended Preliminary & Final Major Site Plan & Variances #824-2-16
The Edge at Freehold
Block 83, Lot 1.1 - Route 9 South & Elton Adelphia Road

Dear Mrs. Sims

I have performed a technical review of the plans that were submitted and approved them.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-6

TOWNSHIP OF FREEHOLD



MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
David M. Salkin

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

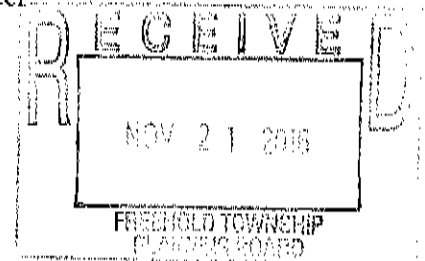
MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: November 14, 2016

RE: Regency at Freehold (f.k.a. - Parkside at Freehold)
Toll Bros., Inc.
Block 67, Lot 21 - 61 Route 33
Preliminary and Final Major Subdivision Phase 1 #895-16
Preliminary Major Subdivision Phase 2
Preliminary and Final Major Site Plan #884-16



- Preliminary & Final Major Subdivision and Site Plan (Phase I), Regency at Freehold, Block 67, Lot 21, Tax Map #20, Township of Freehold, Monmouth County, New Jersey, twenty seven (27) sheets, dated April 14, 2016, last revised November 2, 2016, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Pump Station Plans for Regency at Freehold, Block 67, Lot 21, Township of Freehold, Monmouth County, New Jersey, twelve (12) sheets, dated September 7, 2016, revised November 2, 2016, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Off-Site Water and Sewer Force Main, Parkside at Freehold, Route 33 and Wenrock Road, Township of Freehold, Monmouth County, New Jersey, sixteen (16) sheets, dated July 8, 2016, last revised October 3, 2016, prepared by Bowman Consulting, signed and sealed by R. Michael McKenna, P.E.
- Final Subdivision Plat, Phase 1, Preliminary & Final Major Subdivision Plan, Regency at Freehold, Township of Freehold, Monmouth County, New Jersey, two (2) sheets, dated June 1, 2016, last revised November 2, 2016, prepared by ESE Consultants, Inc., signed and sealed by John K. Pierce, P.L.S.
- Final Subdivision Plat, Phase 2, Preliminary & Final Major Subdivision Plan, Regency at Freehold, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated June 1, 2016, revised November 2, 2016, prepared by ESE Consultants, Inc., signed and sealed by John K. Pierce, P.L.S.
- Map of Survey, Tax Lot 21, Block 67, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated March 28, 2016, prepared by Gravatt Consulting Group, signed and sealed by John P. Augustine, P.L.S.
- Tree Save / Removal Plan, Parkside at Freehold, Block 67, Lot 21, one (1) sheet, dated April 2016, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.

p-1



To: Planning Board
Re: Regency at Freehold Toll Bros., Inc.
Block 67, Lot 21
Subdivision #895-16
Site Plan #881-16

November 14, 2016

- Re-Forestation Plan, Environmental Permitting Plan, Parkside at Freehold, Block 67, Lot 21, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated June 3, 2016, prepared by Bowman Consulting, signed and sealed by R. Michael McKenna, P.E.
- Architectural Plans, Clubhouse, two (2) sheets (A101 and A201), dated February 27, 2013, last revised October 10, 2014, prepared by Toll Architecture, unsigned.
- Report of Subsurface Exploration & Geotechnical Engineering Evaluations, Grossman Property, Freehold Township, Monmouth County, New Jersey, dated February 2, 2015, prepared by French & Parrello Associates, PA, Consulting Engineers, signed by Joseph M. Tierney, P.E.
- Test Pit Logs and Summary of Laboratory Testing, Parkside at Freehold, Freehold Township, Monmouth County, New Jersey, dated August 17, 2016, prepared by French & Parrello Associates.
- Traffic Impact Study for Parkside at Freehold, Township of Freehold, Monmouth County, New Jersey, dated March 29, 2016, prepared by Langan Engineering & Environmental Services, Inc., signed by Alan W. Lothian, P.E., signed and sealed by Karl A. Pehnke, P.E., PTOE.
- Environmental Impact Statement, The Regency at Freehold, Block 67, Lot 21, Freehold Township, Monmouth County, NJ, dated April 13, 2016, revised September 7, 2016, prepared by ESE Consultants.
- Stormwater Management Report for Parkside at Freehold, Tax Map 20, Block 67, Lot 21, Freehold Township, Monmouth County, New Jersey, dated April 14, 2016, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Stormwater Management Facilities Measures Operation and Maintenance Manual for Regency at Freehold, Township of Freehold, Monmouth County, NJ, dated September 7, 2016, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Engineer's Report, Water Main System, The Regency at Freehold, Block 67, Lot 21, Freehold Township, Monmouth County, NJ, dated September 7, 2016, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Engineer's Report, Sanitary Sewer System and Pump Station, The Regency at Freehold, Block 67, Lot 21, Freehold Township, Monmouth County, NJ, dated September 7, 2016, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Colored Renderings and Floor Plan for five (5) model Hanover homes (Manor, Federal, Classic, Country Manor, and Eastern Shore), dated April 14, 2016.
- NJDEP Permits, Individual Permit (1316-02-0007.1 FHA160001), Verification Permit (1316-02-0007.1 FHA160002), dated May 18, 2016, approved by Colleen Keller, Division of Land Use Regulation.
- Technical Specifications for Regency at Freehold Wastewater Pumping Station, located in Freehold Township Monmouth County, New Jersey, dated February 2005, last revised November 2016, prepared by unknown.



To: Planning Board
Re: Regency at Freehold - Toll Bros., Inc.
Block 67, Lot 21
Subdivision #895-16
Site Plan #884-16

November 14, 2016

Executive Summary

In 2005, the Planning Board approved a site plan application (#729-04) for the construction of eleven (11) one and two-story office buildings totally 297,000 square feet at the above referenced lot. Since that time the property has been rezoned from CMX-3 to PAC-4 (see O-15-14)

The applicant is now seeking subdivision and site plan approval for a planned adult community on the existing 46± acre property. The subdivision and site plan applications propose to subdivide the lot into one-hundred four (104) parcels for the construction of one-hundred two (102) age restricted single family homes, a 3,450 square foot clubhouse, and a proposed open space lot. The clubhouse will have amenities including an in-ground pool, tennis court, bocce ball court, and shuffleboard court. Site improvements associated with the development include interior public roadways and parking, underground utilities, two (2) stormwater management basins, site landscaping, and lighting. Sanitary sewer service will be provided via on-site gravity sewer and collection within a proposed on-site pump station. The force main discharging from the proposed pump station will extend off-site within New Jersey State Highway (NJSH) Route 33B to Wemrock Road and ultimately connect to an existing manhole located at the intersection of Wemrock Road and Oakley Drive. Water service will be provided by connection to the Township's water system via off-site extensions to the existing mains located in Cardigan Bay Lane and at the intersection of Route 9 and NJSH Route 33B. A single access will be provided to the development from NJSH Route 33B.

The applicant is proposing to construct the project in two (2) separate phases. Phase 1 will include the construction of 65 homes and all associated on and off-site infrastructure including underground utilities and storm sewer, curbing, pavement and landscaping. Phase 2 will include the construction of the remaining 39 homes in the northeastern rear portion of the site and associated infrastructure. The intent of the current application is to obtain Preliminary and Final Major Subdivision and Site Plan Approval for Phase 1 and Preliminary Major Subdivision approval for Phase 2. Prior to obtaining building permits for Phase 2, the Final Subdivision application and plan must be submitted and approved by the Planning Board.

The following comments are provided:

1. Should the Planning Board approve the subject application, the formerly approved applications should be rescinded.
2. That applicant should revise the title of the construction plans to be in accordance with their intentions as outlined above. The plan title should read "Preliminary & Final Major Subdivision and Site Plan Phase I and Preliminary Major Subdivision Phase 2".
3. The applicant should revise the title of the Phase 2 plat to be described as Preliminary Subdivision Plat Phase 2.
4. Revise and update the signature lines on the final plat as follows:
 - a. Correct misspelling of the word "belief" in the Township Engineer's signature.
 - b. Remove duplicate sentence "I further certify that the Freehold Township Planning Board has approved the layout of the streets as shown on this map" from the Municipal Clerk's signature line.



To: Planning Board
Re: Regency at Freehold - Tell Bros., Inc.
Block 67, Lot 21
Subdivision #895-16
Site Plan #884-16

November 14, 2016

5. The Municipal Clerk's signature line on the construction plans cover sheet should be revised to remove "(if improvements installed)" and revise "(if bond posted)" to "(bond posted)".
6. The applicant has proposed the following street names to be utilized within the development; Old Eagle Road, Flagstone Court, Militia Hill Road, Anvil Way, and Webster Drive. Street names and project names shall be reviewed and approved by the Street Name Advisory Committee.
7. Metes and bounds descriptions shall be submitted for review and approval for all proposed easements to be dedicated to the Township.
8. Sight triangle easements at all intersections within the development shall be shown and described as "private" easements to be dedicated to the Home Owner's Association (HOA) on the plans and plat. The sight triangle easement at intersection of Old Eagle Road and Route 33 shall be shown and described as to be dedicated to NJDOT.
9. The 10' wide utility easement throughout the development should be described as a private easement to the HOA.
10. The applicant shall provide a blanket easement to the Township of Freehold for all roadways within the development for future maintenance of sanitary sewer and water utilities. This easement shall be shown and described on the plans and plats.
11. The proposed "Variable Width Pump Station Access and Maintenance Easement" should be expanded to capture the sanitary sewer pipe run from Old Eagle Road to the station.
12. The site contains a Special Water Resource Protection Area (SWRPA) requiring a 300 foot Category One (C1) Buffer. The plans propose significant development within these limits. As such, the applicant has provided a copy of the NJDEP Individual and Verification Permits. The applicant shall provide a recorded copy of these permits.
13. The applicant shall provide a conservation easement to be dedicated to Freehold Township encompassing environmentally sensitive areas within the wetlands and wetlands buffers and/or flood hazard area. The easement shall follow the most stringent limits. The proposed easement shall be clearly described on the plats and plans. Plat and plans should include deed book citations for any conservation easements previously dedicated to the township.
14. The proposed easements to Freehold Township over stormwater infrastructure near Basin #2 are not required. The stormwater infrastructure is to be privately owned and maintained.
15. In accordance with Township Ordinance, the applicant has requested a waiver from providing sidewalk along NJ Route 33B. Should the board grant this waiver, the applicant shall be required to pay a sidewalk contribution fee in an amount to be determined by this office.
16. The applicant shall provide an updated approval or correspondence from NJDOT indicating that the prior approval (for an office development) is still relevant to the current project shall be provided.
17. Correct profile detail of the basin #2 west outlet structure to provide correct 12" orifice invert elevation. Additionally there is an inconsistency between the plan and detail invert elevations at the 6" orifice of the basin #1 outlet structure.



To: Planning Board
Re: Regency at Freehold - Toll Bros., Inc.
Block 67, Lot 21
Subdivision 77895-16
Site Plan #884-16

November 14, 2016

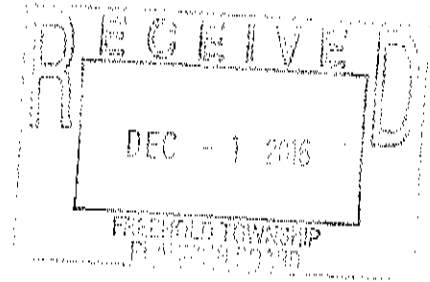
18. The applicant shall revise grading in the proposed utility easement to provide a flatter more accessible slope in the area south of Lot 36 and east of Lot 37.
19. Correct overlapping text on sheet 12 of the off-site utility plans.
20. The proposed off-site waterline shall be dimensioned with offsets from existing curb line or edge of pavement.
21. The off-site plans shall be updated to reflect the existing conditions at the intersection of Route 33 and Route 9 which include new signage at Irwin Lincoln Mercury and a proposed new utility easement through the Irwin Lincoln Mercury property.
22. The applicant shall show and clearly label the Janet Rhea right-of-way (r-o-w) line on the off-site utility plans to ensure that the proposed off-site water main will be installed entirely within the r-o-w. A minimum width of 20' wide r-o-w/easement must be provided.
23. NJDEP approval shall be provided for the proposed stream crossing along the Janet Rhea Road right-of-way.
24. The applicant has previously submitted a soil/fill application to the Planning Board which was reviewed by this office via memorandum dated August 15, 2016. The applicant indicates that they will address review comments and appear before the Board for this permit following subdivision approvals.
25. Revise construction plans to include and/or revise all necessary construction details to comply with RSIS and Freehold Township site plan standards. Further coordination of these items will be subject to and following approval by the planning board.
26. 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/mb



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



Regency at Freehold (formerly Parkside at Freehold)
Toll Brothers, Inc.
Block 67, Lot 21 – 61 Route 33
Site Plan No. 884-16, Subdivision No. 895-16
Sanitary Sewer and Water Systems Review #3

Our Reference
373750FH01

November 15, 2016

3 Paragon Way
Freehold NJ 07728
United States of America

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Dear Mr. White:

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled: "Preliminary & Final Major Subdivision and Site Plan, Parkside at Freehold, Block 67, Lot 21, Township of Freehold, Monmouth County, New Jersey," revised November 2, 2016, and prepared by ESE Consulting, Inc. for Toll Brothers, Inc. (the Applicant). The plans were received by the Township Planning Board on November 3, 2016.

The following items were submitted by the Applicant and reviewed for this project:

- A set of plans referenced above (27 sheets), prepared by ESE Consultants, Inc., dated April 14, 2016 and last revised November 2, 2016;
- A set of plans entitled "Parkside at Freehold Offsite Water & Sewer Force Main Route 33 & Wemrock Road," (16 sheets), prepared by Bowman Consulting dated July 8, 2016, last revised October 30, 2016;
- Final Plat for Phase 1 (2-sheets), prepared by ESE Consultants, Inc., dated June 1, 2016 and revised November 2, 2016;
- Final Plat for Phase 2 (1 sheet), prepared by ESE Consultants, Inc., dated June 1, 2016 and last revised November 2, 2016;
- A set of plans entitled "Pump Station Plans for Regency at Freehold Block 67, Lot 21(Tax Map # 20), Township of Freehold, Monmouth County, New Jersey," (12 sheets), prepared by ESE Consultants, Inc., dated September 7, 2016, last revised November 2, 2016;
- A response letter from ESE Consultants, Inc., dated November 2, 2016;
- A report entitled "Engineer's Report Water Main System for Construction Activities at: The Reserve at Franklin Lakes 845 Ewing Avenue Borough of Franklin Lakes, New Jersey, Bergen County", prepared by ESE Consultants, Inc., with a last revision date of July 5, 2016;
- A letter and permit from the BWSE for the "The Reserve at Franklin Lakes", dated July 18, 2016;

P-2

- A report entitled "Engineer's Report Sanitary Sewer System and Pump Station for Construction Activities at: The Reserve at Franklin Lakes, Tax Map 32 Parcel Numbers Block 3104, Lot 1, Block 3105, Lot 1, Block 3205, Lot 2, Block 3206, Lots 1, 1.01, 1.02 & 2, Block 3207, Lots 3 & 5, Block 3208, Lots 2, 3 & 4, Borough of Franklin Lakes, Bergen County, New Jersey", prepared by ESE Consultants, Inc., with a last revision date of January 26, 2016;
- A letter and TWA permit from the NJDEP for "The Reserve at Franklin Lakes", dated August 9, 2016;
- A copy of the technical specifications entitled "Technical Specifications for Regency at Freehold Pumping Station located in Freehold Township, Monmouth County, New Jersey", dated February 2005, with a last revision date of November 2016;

Executive Summary

The site in question (Block 67, Lot 21) is located on the westbound side of Route 33 Business between Route 9 and Wemrock Road. Currently, the lot is an open farm field and is vacant. The property is zoned as Planned Adult Community (PAC-4) per Township Ordinance O-15-24. With this submission the Applicant is proposing to construct a 102-unit adult community with a clubhouse. The site was previously approved as "Battleground Office Park at Freehold" for the construction of an 11-building office park.

Water and Sewer General Comments

The Applicant is proposing to provide water service to the site by connecting to the Township water distribution system through an off-site water main extension. The water system is proposed to connect to an existing 16-inch water main stub at the Cardigan Bay Lane entrance/exit drive to the Raceway Mall and extend to the east along Business Route 33 to the proposed entrance/exit road to the site. Additionally, the Applicant is proposing to connect to an existing stub in front of the Irwin Lincoln car dealership located at the intersection of Route 9 and Business Route 33 and extend this water main to the west where it will connect it to the eastern portion of his proposed development via Jane Rhea Road.

The Applicant has provided a water report for the project that includes an estimate of water demands. We had previously estimated a domestic water demand of approximately 55,488 GPD for the new development based upon the construction of 102 three-bedroom single-family homes and a clubhouse with a pool. It is anticipated that this project will require a Safe Drinking Water Permit to Construct from the NJDEP Bureau of Water System Engineering (BWSE).

The Applicant proposes to convey the wastewater from the site to a proposed on-site sanitary pump station to be situated in the southwest section of the property. In the latest submission, the plans for the pump station and off-site sanitary force main have been included along with updated plans for the on-site gravity sewer system. The proposed force main will be installed via directional drilling to the west along the northern side of Business Route 33 and along Wemrock Road to the south side of the Route 33 Bypass. The proposed force main will discharge to a segment of gravity sanitary sewer that will be installed under this project and connected to an existing Township manhole.

The Applicant has also provided a sanitary sewer report for the project that includes an estimate of wastewater flows. We had previously estimated approximately 32,130 gallons per day (GPD) of wastewater flow will be generated by the proposed development as outlined herein. It is anticipated that this project will require a Treatment Works Approval (TWA) from NJDEP and the project will require approvals

from the Manasquan River Regional Sewerage Authority (MRRSA) and the Ocean County Utilities Authority (OCUA).

Background on Prior Application for Property

It is noted that this site and the surrounding area is designated to be served with public sanitary sewer service in accordance with the Freehold Township Sanitary Sewer Master Plan (Sewer Master Plan). Under the Sewer Master Plan, a key element in the plan for sewer service in this area of the Township is the fact that this property has been identified to site a regional pump station that will be owned and operated by the Township. This site was identified as the location of the regional station due to the relative topography of the surrounding area and the location of the site relative to the regional service area.

A review of the project file confirms that siting the regional pump station at the subject property will allow the station to accept wastewater from the surrounding areas in accordance with the current Sewer Master Plan. There is a culvert crossing on Route 33 just west of the Parkside property that must be crossed to extend a gravity interceptor sewer to the proposed regional pump station on the subject property. The previous applicant had submitted data indicating that there is approximately 5.5 feet clearance from the top of the concrete culvert to the surface of the road. This would allow the future Township sewer to cross over the culvert. Given the constraint of the culvert crossing, a 10-inch diameter PVC gravity sewer at 0.2% slope running west along Route 33 will have an invert depth of approximately 10 feet at the intersection of Route 33 and Wemrock Road, which will be adequate to service lots to the south along Wemrock Road.

Sanitary Sewer Comments

The comments on the sanitary sewer design are as follows:

1. The Applicant in the last submittal provided a signed and sealed sanitary sewer report for the project that includes a calculation of the wastewater flows anticipated to be generated for this project. Wastewater flows were calculated in accordance with N.J.A.C. 7:14A-23.3 for the residential portion of the project. We concur with this calculation, which totals an average daily flow of 22,950 GPD.

The Applicant had proposed to use an alternate method for calculating the wastewater flow generated by the clubhouse and pool area. Wastewater flow estimates for the clubhouse have been projected on the basis that the clubhouse is office space, for which water demands are calculated based on total square footage. However, the pool area has not been accounted for in the wastewater calculations. The pool area is included in the water demand calculations referencing N.J.A.C. 8:26 "New Jersey State Sanitary Code, Chapter IX – Public Recreational Bathing", section 3.3 to determine the maximum capacity of the pool area. A similar approach should be taken for the wastewater calculations. These issues should be addressed and the wastewater flow calculations revised accordingly. Therefore, the sanitary sewer report should be revised and resubmitted.

2. Informational: It is anticipated that this project will require a TWA permit from NJDEP. It is also anticipated that a waiver from an Environmentally Sensitive Area from the US Environmental Protection Agency will be required in conjunction with the TWA permit. The project will also require approvals from MRRSA and OCUA. A utility opening permit from NJDOT will also be required for any force main proposed in the state highway right-of-way. The Applicant's Engineer has acknowledged this comment and indicated that permit approvals will be provided following subdivision approval.

3. Informational: Final approval should be contingent upon the review and approval of the NJDEP, USEPA, MRRSA, OCUA and NJDOT. The Applicant's Engineer has acknowledged this comment

Off-Site Sanitary Sewer Review

1. The vertical datum used for the proposed elevations for the off-site plans should be stated on the plan sheets. The plans should be on NAVD88 datum or a station equation should be provided on the plan sheets indicating that the plans are on another datum.
2. The force main plans do not show adequate detail relative to the installation methodology, which is understood to be via horizontal directional drilling. The plans need to show launching and receiving pits along the alignment. The plans note that these are to be determined in the field. However, as discussed in the TRC meeting, these will need to be shown on the plans.
3. Details for the proposed clean-out manholes and air release manholes should be included on the construction details sheet.
4. All the storm sewer crossings need to be shown on the off-site sanitary sewer plans. The crossings of the force main with the 36-inch RCP storm sewer at station 16+30 and the 24-inch RCP storm sewer at station 8+90 appear to be in conflict and the profile should be adjusted accordingly.
5. The force main alignment from station 18+00 to station 25+00 should be adjusted since it is currently showing the proposed force main pipe going through the utility poles. The alignment should be moved to the south of the poles as per the previous submittal.
6. The force main alignment at station 69+00 shows the force main going through a storm sewer inlet. The force main pipe should be extended and the air release manhole shifted to the south of the 15-inch CMP storm sewer pipe and then cross Wemrock Road.
7. The gravity sanitary sewer from the tie-in manhole (station 85+33) to Manhole No. 4 (station 79+31) should have the invert in and the invert out shown on the plan and profile. Each manhole should have a minimum of 0.1 foot difference between invert in and invert out.
8. The existing opening into the tie-in Manhole (station 85+33) should be utilized and the invert verified and shown on the plan and profile.
9. Proposed Manhole No. 4 is not labeled correctly in the profiles on sheet No. 12 of 16. This should be corrected and made consistent.
10. The NJDOT may require a casing to be installed for the proposed crossing of the Route 33 Bypass. The Applicant's Engineer acknowledged this comment in his response letter. It is understood that the Applicant will be coordinating this with NJDOT.

Pump Station Review

The comments on the pump station design are as follows:

1. Radio path study was not submitted but the Applicant indicated that this was performed in 2007 and submitted to the Township. The submitted specifications indicate a radio path is to be established by ACS. The specifications also indicate that modifications are required for the existing Raceway Mall Tank and the Stone Hill Tank with new radio equipment at the

new Parkside pump station. However, no details of this equipment or modifications for the Raceway Mall Tank and the Stone Hill Tank are included in the submitted drawings. This information will need to be submitted, including the required height and orientation of the SCADA antenna.

2. Provide documentation from the electric utility company concerning the location and type of the distribution transformers, configuration of the service entrance equipment, and the available short-circuit current. The Applicant's Engineer acknowledged this comment in his response letter. It is understood that the Applicant has not yet contacted the electric utility company.
3. Control functionality of the raw sewage pumps are limited to local control and only provide monitoring functionality of the pump station. The design needs to include remote control capability of the raw sewage pumps via Jackson Mills Operations Center HMI. The Applicant's Engineer acknowledged this comment in his response letter and indicated that it would be addressed.
4. The control wiring diagrams depict the raw sewage pumps are started and stopped through hardwired relay controls, according to the wet well level as measured with a single high level float switch. The design needs to include three extra float switches for: High, Low and Low-Low and identify the ranges. Although additional float switches were provided, the inputs to the PLC have not been provided.
5. The specifications need to be updated to indicate that the sewage pumps will be provided with local and remote control capability. The Applicant's Engineer acknowledged this comment in his response letter and indicated that it would be addressed.
6. The design includes only common alarms for the grinder control panel and only malfunction alarm for the raw sewage pumps. The design should include discrete inputs for runtime, running, overload, motor winding for the raw sewage pumps and discrete inputs for running and fault for the grinder.
7. The submitted design plans include a backlit annunciator and horn. This should be replaced with an OIT panel on the RTU face equal to Maplesystem HMI5121XL. The submitted specifications include an OIT however, the backlit annunciator is still shown on drawing E-6. The Applicant's Engineer acknowledged this comment in his response letter and indicated that it would be addressed.
8. The electrical panel should include a current transformer and a power monitor. The Applicant's Engineer acknowledged this comment in his response letter and indicated that it would be addressed.
9. The instrumentation should include a temperature transmitter to monitor ambient temperature in the pump station. The transmitter should be a ProSense TTD25 series temperature transmitter by Automation Direct. The Applicant's Engineer acknowledged this comment in his response letter and indicated that it would be addressed.

Pump Station Specifications

The comments on the pump station specifications are as follows:

1. In general, the specifications provided include edits and comments and the final version of the documents should be submitted.

2. In Section C1.04, the testing of the force main piping should indicate that the testing should be in conformance with the Township of Freehold Sanitary Sewer Construction Standards. The formula used should be:

$$L = \frac{(S * D * P^{1/2})}{148,000}$$

where L is the allowable leakage in gallons per hour, S is the length of the pipe in feet, D is the nominal diameter of the pipe in inches and P is the average test pressure in psig.

3. In Section C7.01, extension stems are not required on buried valves.
4. In Section C7.02, for gate valves, the model number of the Mueller gate valves should be A-2361.
5. In Section C7.06, the wall hydrant specified does not appear to be available and should be updated.
6. In Section D-2, for pumping equipment, a total of three (3) pumps should be provided with two (2) being installed and one (1) spare pump being furnished.
7. In Section D4.08, for comminutor grinder, a spare cutter should be provided. Also, the comminutor should be a hydraulic unit.

Water Main Comments

The comments on the water design are as follows:

1. The Applicant in the last submittal had included a signed, sealed water system report for the project that includes a calculation of the domestic water demands anticipated for this project. Water demands are based upon the N.J.A.C. 7:10-12.6 for the residential single family homes. The Applicant has proposed to use an alternate method for calculating the water demand for the clubhouse and pool area. Water demand for the clubhouse was projected on the basis that the clubhouse is office space, for which water demands are calculated based on total square footage as per N.J.A.C. 7:10-12.6. For the pool area, the Applicant is referring to NJAC 8:26 "New Jersey State Sanitary Code, Chapter IX – Public Recreational Bathing", section 3.3 which is for determining the maximum capacity of the pool area.

The Applicant has submitted information from another similar project in New Jersey, which was approved by NJDEP using this method of determining the projected water demand for the clubhouse. Therefore, the submitted Water Main System report is approved.

Off-Site Water Main Comments

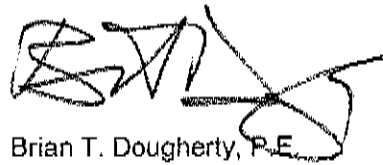
1. The proposed water main extension from the connection point at the intersection of Cardigan Bay Lane and Business Route 33 to the proposed Old Eagle Road should be 16-inch DIP in accordance with the Township Water Master Plan. It is noted that this comment was addressed on the On-Site Plans but needs to be addressed on the Off-Site Plans.
2. At the entrance to the site at Old Eagle Road, a 16-inch stub and valve should be provided so the main can be extended to the east in the future. It is noted that this comment was addressed on the On-Site Plans but needs to be addressed on the Off-Site Plans.

3. The proposed water main through Janet Rhea Road to Business Route 33 has been updated to 12-inch DIP. It should be noted on the plans where the main reduces in size to an 8-inch main.
4. The off-site water main plans will need to be updated to reflect the revised easement conditions on the Irwin Lincoln dealership property. The Applicant's Engineer has acknowledged this comment and indicated that the easements are under review and will be updated on the plans once it is resolved.
5. The proposed off-site water main to Janet Rhea Road will require an easement through the adjacent property (Lot 22, Block 67) which should be shown on the off-site plan sheet. The Applicant's Engineer has acknowledged this comment and indicated that the easements are under review and will be updated on the plans once it is resolved.
6. As discussed in the TRC meeting, the Janet Rhea Road right-of-way needs to be located and shown on the plans. Once the limit of the right-of-way is established, the proposed water main through Janet Rhea Road should be adjusted to maintain separation off the edge of pavement. The Applicant's Engineer has acknowledged this comment and indicated that the right-of-way is under review and will be updated on the plans once it is resolved.
7. To accommodate future sanitary sewer installation in Bradley Drive, the proposed water main should be kept out of the centerline of Janet Rhea Lane at the intersection of Bradley Drive and the proposed water main stub into Bradley Drive should be shown to one side of the roadway.
8. A detail should be provided for the water main crossing of the stream located at the end of Janet Rhea Road. The water main crossing of the stream in Janet Rhea Lane can be installed via a directional drill with 16-inch IPS HDPE, DR 9. The Applicant's Engineer has acknowledged this comments and indicated that the method of crossing is being discussed with NJDEP and that the plans will be updated once this is resolved.
9. The profile sheet of the water main should maintain a minimum cover of 4 feet for the entire installation.
10. Informational: It is anticipated that this project will require a Safe Drinking Water Permit to Construct from NJDEP BWSE. A utility opening permit from NJDOT will also be required for any water main extension proposed in the state highway right-of-way. The Applicant's Engineer has acknowledged this and indicated that permit approvals will be provided following subdivision approval.
11. Informational: Final approval should be contingent upon approval of the NJDEP BWSE and the Township Fire Official. The Applicant's Engineer has acknowledged this requirement.

Should you have any questions regarding the above or require any additional information, please do not hesitate to contact this office.

Very truly yours,

Mott MacDonald



Brian T. Dougherty, P.E.
Senior Associate
T 732.780.6565
brian.dougherty@mottmac.com

cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Kyle A. Smith, PE, CME, (MM)
Rafael Mercado (MM)
File 373750 (Parkside at Freehold)

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Freehold\2016-09-28 Parkside at Freehold - W&S Review 2.docx



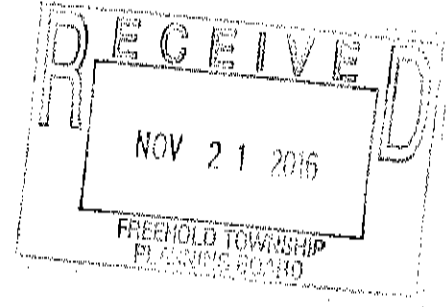
YOUR GOALS. OUR MISSION.

FRTW-R3760

November 11, 2016

Danielle Sims, Administrative Officer
Township of Freehold
One Municipal Plaza
Freehold, NJ 07728

**Re: Parkside at Freehold
Block 67 Lot 21
SP#895-16
Drainage and Landscape Review No. 3**



Dear Ms. Sims:

I have completed review of the plans for the proposed drainage facilities and landscaping for the above referenced site prepared by ESE Consultants, Inc. Plans dated April 14, 2016, revised November 2, 2016.

The plans have been revised in response to my letter dated September 21, 2016. I have the following comments and concerns as it relates to the proposed stormwater facilities:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**
5. **Addressed.**
6. **Addressed.**
7. **Addressed.**
8. The plan proposes several runs of HDPE pipe. Although the pipes are located off the roadway in turf areas, a design waiver will be required.
Continuing comment. The applicant will request design waiver.
9. **Addressed.**
10. Based on the Dam Safety Standard definition of a dam, it appears the proposed Detention Basin No. 2 meets the definition of a Class IV dam. The applicant should request a jurisdictional determination from NJDEP. In addition if applicable, the proposed basin shall meet the design requirements of these standards including the design of the overflow spillway.

P-3



**Le: Danielle Sims, Administrative Officer
Township of Freehold**

Page 2

**Re: Parkside at Freehold
Block 67 Lot 21
SP#895-16
Drainage and Landscape Review No. 3**

Continuing comment. The applicant states a jurisdictional determination request will be submitted to NJDEP. A copy of the determination to be provided to the Township once received.

- 11. Addressed.**
- 12. Addressed.**
- 13. Addressed.**
- 14. Addressed.**

LANDSCAPE

- 1. Informational.**
- 2. Addressed.**
- 3. Addressed.**
- 4. Addressed.**
- 5. Addressed.**
- 6. Addressed.**
- 7. The applicant is proposing the use of Corinthian Littleleaf Linden as a street tree. This tree is not noted on the Tree Lists for Planting in Freehold Township. Lindens are appropriate for use as a street tree and are commonly specified for this purpose. This office takes no exception to the use of this tree, however, input from the Freehold Township Shade Tree Commission should be sought regarding the use of this tree.**
Continuing comment. The applicant is currently seeking approval from the Shade Tree Commission.
- 8. Red Maple (Acer rubrum) is not contained on the Tree Lists for Planting in Freehold Township. These trees are primarily planted in close proximity to the stormwater management basins with a few planted in the vicinity of the clubhouse. These trees are not proposed as street trees. As these trees are well acclimated to wet areas, their use around the stormwater basins is appropriate and we take no exception to their use. We recommend soliciting input from the Freehold Township Shade Tree Commission regarding the use of this tree.**



FRTW-R3760
November 11, 2016

Le: Danielle Sims, Administrative Officer
Township of Freehold

Page 3

Re: Parkside at Freehold
Block 67 Lot 21
SP#895-16
Drainage and Landscape Review No. 3

Continuing comment. The applicant is currently seeking approval from the Shade Tree Commission.

9. Several trees noted for use within the buffer area plantings are not contained on the Tree Lists for Planting in Freehold Township. These trees are native and represent the preferred planting by the NJDEP. We take no exception to the use of these trees in the buffer areas. As the buffer plantings are located within the environmental buffers, NJDEP will have ultimate jurisdiction over the tree species to be planted in these areas.

Continuing comment. The applicant is currently seeking approval from the Shade Tree Commission.

10. Addressed.

11. Addressed.

12. Addressed.

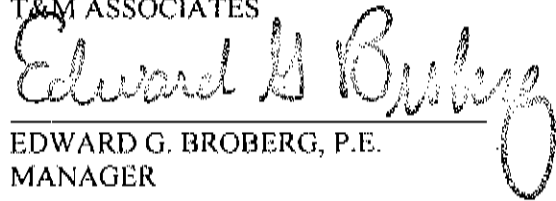
13. Addressed.

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

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

Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:dk

c: Timothy White, Township Engineer

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THOMAS PLANNING ASSOCIATES, LLC

Professional Planning and GIS Consultants

P. O. Box 363

Brielle, New Jersey 08730-0363

Thomas A. Thomas PP

Tel: (732) 223-3215

tomplan@verizon.net

T. Andrew Thomas PP, AICP

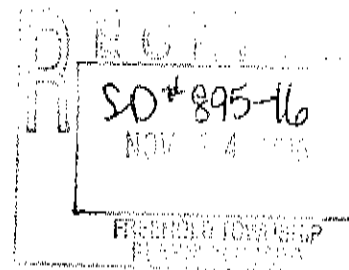
Tel: (732) 556-6711

andyplan@aol.com

November 13, 2016

Freehold Township Planning Board
c/o Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

**RE: APP #895-16 – Preliminary and Final Major Subdivision
APP #884-16 – Preliminary and Final Major Site Plan
Planner's Review Letter #3
"Regency at Freehold" formerly "Parkside at Freehold"
Block 67, Lot 21-61 – Route 33
PAC-4 Zone**



Dear Mr. Chairman and Members of the Board,

I am in receipt of the revised site plan dated November 2, 2016 for the above-referenced project. I have no additional comments beyond my September 27, 2016 planning review letter.

If you have any questions or if I can be of further assistance please do not hesitate to contact me.

Very truly yours,

THOMAS PLANNING ASSOCIATES

THOMAS A. THOMAS, P.P.

cc: Frank Accisano, Esq., Board Attorney
Timothy P. White, P.E., Township Engineer
Andy Thomas, P.P., A.I.C.P., Thomas Planning Associates



THOMAS PLANNING ASSOCIATES, LLC
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September 27, 2016

Freehold Township Planning Board
c/o Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

**RE: APP #895-16 – Preliminary and Final Major Subdivision
APP #884-16 – Preliminary and Final Major Site Plan
Planner's Review Letter #2
"Regency at Freehold" formerly "Parkside at Freehold"
Block 67, Lot 21-61 – Route 33
PAC-4 Zone**

Dear Mr. Chairman and Members of the Board,

I have reviewed the above-referenced application and offer the following comments:

The applicant has addressed the outstanding planning comments in our Planning Review Letter #1 dated July 5, 2016. Revisions to Planning Review Letter #1 are shown in bold italics below for your reference.

1. **Documents Submitted.** I have reviewed the following documents submitted to the Township:
 - a. Application – dated 4/13/16
 - b. Environmental Impact Statement – Prepared by ESE – April 13, 2016
 - c. Traffic Impact Study – Prepared by Langan Engineering - March 29, 2016
 - d. Tree Save / Removal Plan – Prepared by ESP Associates – April 2016
 - e. Final Subdivision Plan – Phase I and II – Prepared by ESE Associates - June 1, 2016
(Sept. 7, 2016)
 - f. Architectural Renderings – House models – April 14, 2016
 - g. Architectural renderings – Clubhouse – Toll Architecture - May 22, 2014
 - h. Preliminary and Final Major Subdivision and Site Plan (27 sheets) – prepared by ESE – April 14, 2016 *(Revised Sept. 7, 2016)*
 - i. *Reforestation Plan (6/30/16)*
2. **Project Description.** This is an application for preliminary and final major subdivision and site plan approval for the 46.06 acre parcel known as the "Parkside at Freehold" property located in the PAC-4 zone and fronting on the north side of New Jersey State Highway Route 33.

P-4

The applicant seeks approval for a residential development containing 102 single-family age-restricted dwelling units and two community lots: (1) a clubhouse / open space and detention basin lot, and; (2) an open space / detention lot. The development will include a 3,450 square foot clubhouse and outdoor amenities including in ground pool, bocce, shuffleboard and tennis court. Vehicular access will be from a boulevard style entrance drive from Route 33. The site was designed in accordance with the requirements of the PAC-4 zoning which was adopted on December 22, 2015 by Ordinance No. O-15-24.

3. **Planning Comments.** I offer the following comments for your consideration:

- a. **Zoning / Variances** – The development has been designed in accordance with the PAC-4 zoning requirements as specified in Chapter 190, Land Use, of the Township Code, §190-140.3.

A variance for a loading space should be requested.

- b. **Affordable Housing** – The applicant is required to provide for affordable housing either on-site or off-site in accordance with §190-140.3 H and I.

The applicant should provide a detailed statement and plan of how the affordable housing obligation will be addressed. For reference purposes the Ordinance requires the following:

§ 190-140.3 H and I.

H. On-site affordable housing units. Approval of a planned adult community shall be conditioned upon the provision of an inclusionary component of 15% affordable low- and moderate-income housing units to be located on site or off site as set forth above and/or in accordance with affordable housing requirements in effect through regulations adopted by the New Jersey Council on Affordable Housing (COAH), regulations established by statutory provisions and/or in accordance with a housing plan and affordable housing regulations approved by order of the Superior Court. On-site affordable housing development shall provide a minimum of 50% low-income and a maximum of 50% moderate-income housing units. Affordable housing units built on site shall be distributed equitably throughout the development. The developer may request that affordable housing units be located within single-family attached buildings comprising not more than two housing units. Such units shall be designed to be similar architecturally and compatible with nonaffordable housing units and shall be distributed equitably throughout the development. On-site affordable housing units shall be shown on a plan clearly identifying the location and type of on-site affordable housing units, including whether such housing unit is a low-income or moderate-income housing unit.

I. Off-tract affordable housing.

(1) A developer of age-restricted housing units may satisfy all or a portion of the applicable affordable housing obligation for the development through the purchase of an existing off-tract market-rate housing units at another location in Freehold Township and

the conversion of such units to deed-restricted low- and moderate-income housing units in accordance with all of the relevant criteria set forth in the New Jersey Department of Community Affairs Uniform Housing Affordability Controls (U.H.A.C.) at N.J.A.C. 5:80-26.1 et seq. criteria, and all other regulations and policies controlling the creditworthiness of such units on the effective date of the final site plan approval. Such conversion can be accomplished through reconstruction, and/or a "buy-down/write-down program" controlling the creditworthiness of such units against the Township affordable housing obligation, provided that any affordable housing units so provided are deemed creditworthy against the Township obligation to provide additional affordable housing by a court of competent jurisdiction or by a state agency designated by law to do so. Any development in a planned adult community shall be in accordance with all applicable elements of applicable current laws, including, but not limited to, requirements regarding a phasing schedule, controls on affordability, low/moderate-income split, heating source, maximum rent and/or sales prices, affordability average, bedroom distribution and affirmative marketing. An applicant shall only be entitled to satisfy its affordable housing obligation via one or more of the alternative off-tract mechanisms set forth above if the applicant first secures the written authorization of the Township Committee.

(2) Before the execution of the final subdivision plat, the developer must submit to the Township of Freehold its plan as to the manner in which alternative mechanism(s) will be used to achieve the creation of the off-tract affordable residential units. The developer's proposal shall be in accordance with court, COAH or other designated state agency and New Jersey Department of Community Affairs Uniform Housing Affordability Controls (U.H.A.C.) at N.J.A.C. 5:80-26.1 et seq. criteria, regulations and policies or participation.

(3) If the developer elects to provide affordable housing units off tract, certificates of occupancy for such housing units shall be issued within 10 years from the date of an approved developer's agreement.

(4) The developer shall enter into a developer's agreement with the Township of Freehold and the Township Planning Board and shall post a performance bond or letter of credit as a guaranty for the provision of the off-tract affordable units off tract. The bond or letter of credit shall be posted prior to the recording of the subdivision plat or site plan for the development.

(5) Full and complete satisfaction of all relevant affordable housing requirements of the development shall be a specific, automatic, essential and nonseverable condition of the land use approvals. Pursuant to this condition, the developer must demonstrate that it has satisfied the Planning or Zoning Board conditions of approval for affordable housing prior to obtaining the first building permit, and compliance with the affordable housing requirements shall be a continuing condition of all Planning or Zoning Board approvals for the development.

The applicant has indicated that they will comply with all affordable housing obligations as negotiated with the Township.

c. **Clubhouse Facility** – In regard to the Clubhouse facility I have the following comments:

- (1) The applicant should identify the entity that will own and operate the community building/clubhouse, pool and recreational facilities. A schedule should be established for the completion of the clubhouse and recreation facilities as part of Phase I. Section 190-140.3 E (4) requires that: *"The community clubhouse shall be operational on or prior to the issuance of certificates of occupancy for 50% of the approved residential units."* A note should be added to the plans.

A note (#40, page 2) has been added to the plans indicating that the Homeowners Association shall own and operate the community building/clubhouse and recreational amenities.

- (2) The clubhouse contains a kitchenette, office, club rooms, fitness and bathrooms. However, it does not contain any outdoor trash or recycling areas. The applicant should address the operation of the clubhouse and how any generated trash and recyclables will be disposed.

A trash enclosure has been added to the plans.

d. **Common Areas** - Block 67 lot 103 and 104 are community lots that contain the clubhouse, detention basins and open space. It appears these proposed lots will be dedicated to a Homeowners Association. Homeowners Association documents, including a Master Deed and bylaws, should be submitted to the Board and Board Attorney for review and approval. The documents should set forth the description of the common elements to be maintained by the Association and surveys of the community lots.

The applicant indicates these documents will be submitted to the Township Attorney for review.

e. **55 and Over Deed Restriction**. As specified in §190-140.3 F.1 of the Code, approval of a planned adult community shall be conditioned upon the placement of restrictive covenants on the deeds to any and all portions of the tract so developed to:

(1) Ensure that the age-restricted units qualify as "55 or over housing" within the meaning of the Federal Fair Housing Act. The age-restrictive covenants shall be subject to review by the Township Attorney.

The Deed restriction should be provided as indicated.

The applicant indicates the deed restriction and covenants will be submitted to the Township Attorney for review.

f. **Signs** - Monument signs are proposed on both sides of the entrance road to the development. A detail of the sign is found on sheet 20 of 27 of the preliminary and

final major subdivision and site plan. There are no specific regulations regarding development signs within the PAC-4 zone or other residential zones and therefore the signs would require a variance. A separate copy of the sign plans should be forwarded to the Sign Committee for their review and comment.

A sign application has been submitted to the Township Sign Committee for review and approval.

- g. **300' Buffer - Special Water Resource Protection Area** – The site plan contains a 300' buffer – special water resource protection area that encroaches into the proposed development from both the north and south side of the property. There are a number of lots within the buffer that are affected. This should be addressed by the applicant.

The applicant has received approval by the NJDEP for activity and encroachment into the 300 ft. Special Water Resource Protection Area.

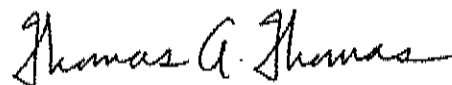
- h. **Additional Approvals** – This application will be subject to the following outside agency approvals:

- (1) New Jersey Department of Transportation – Route 33 roadway access and subdivision
- (2) NJDEP – freshwater wetlands delineation
- (3) Water and Sewer – Freehold Township
- (4) Freehold Soil Conservation Service

If you have any questions or if I can be of further assistance please do not hesitate to contact me.

Very truly yours,

THOMAS PLANNING ASSOCIATES



THOMAS A. THOMAS, P.P.

cc: Frank Accisano, Esq., Board Attorney
Timothy P. White, P.E., Township Engineer
Andy Thomas, P.P., A.I.C.P., Thomas Planning Associates



ARCHITECTURAL
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

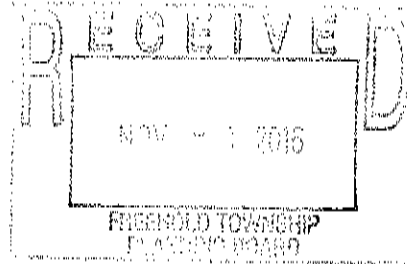
120 Sanhican Drive
Trenton, NJ 08618

866-974-7666

www.spiezle.com

November 8, 2016

Ms. Danielle Sims
Administrative Officer, Planning Board
Township of Freehold
One Municipal Plaza
Freehold, NJ 07728



Re: 3rd Architectural Review: Preliminary and Final Major Subdivision #895-16
Preliminary and Final Major Site Plan #884-16

Regency At Freehold (AKA Parkside At Freehold)
Toll Bros., Inc.
Block 67, Lot 21 – 61 Route 33

Dear Ms. Sims:

Pursuant to your request, we respectfully submit our architectural review of the above noted development project. We have received and reviewed the documents noted below:

- Response letter to Township professionals prepared by ESE Consultants, Inc. dated 11/2/16
- Architectural floor plans and elevations of clubhouse, sheets A101 and A201 prepared by Toll Brothers dated 10/10/14 (*Note that dates shown on drawings are identical to those noted on the last submission*)
- Final Subdivision Plat Plans Phase 1, sheets 1 and 2 and Final Subdivision Plat Plans Phase 2, sheet 1, prepared by ESE and dated 11/2/16
- Site/Civil drawings 1-27 prepared by ESE and dated 11/2/16

Our review is based on our experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance (T.O.), Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial Development. With regard to this particular application, our comments are as follows:

Original Comment

1. *The design as proposed, generally meets the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. The applicant is asked to provide greater clarity to the proposed materials and specific colors. Please resubmit the elevation drawing (A201) for the club house as all the notes are unintelligible. We refer the applicant to the T.O. color palette for compliance.*
 - a. *The proposed façade material types do not comply with T.O. as they exceed the maximum*

MARYLAND

NEW JERSEY

NEW YORK

PENNSYLVANIA

SOUTH CAROLINA

P-6



allowable of two. It is our opinion that the proposed materials and quantity are acceptable.

Following comment

Revised drawing clarifies materials further however further clarification is required regarding the following:

- *Specify the actual material composition of the horizontal siding, ie. cementitious, wood, vinyl, etc.*
- *Specify proposed colors of all materials depicted*

Current Comment

Response to this comment is acceptable. Applicant noted colors to be "a sandstone and maple color". Applicant shall match these to color palette referenced in the T.O. In final submission to the Board.

The above comments are in regard to 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,

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.

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

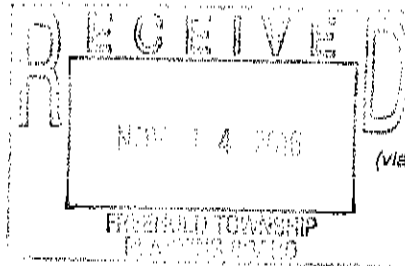
277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

ESBE / SBE Certified

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

November 11, 2016

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



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

Attn: Danielle Sims, Administrative Officer

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

Re: **Parkside at Freehold (SP #884-16 & 895-16)**
Route 33 Business: Block 67, Lot 21
Freehold Township, Monmouth County
SA Project No. 16516

Dear Mr. White:

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

1. Preliminary & Final Major Subdivision and Site Plan for Parkside at Freehold, Block 67 Lot 21, prepared by ESE Consultants, dated April 14, 2016, revised to November 2, 2016.
2. Final Subdivision Plats, Phases 1 & 2, for Parkside at Freehold, prepared by ESE Consultants, dated June 1, 2016, revised to November 2, 2016.
3. Cover Letter with Responses for Regency at Freehold, prepared by ESE Consultants; dated November 2, 2016.
4. Off-Site Roadway Improvement Plans for Battleground Office Park at Freehold, New Jersey State Highway Route 33 Business, NJDOT Access Permit # A-33-C-C074-2005, as approved October 30, 2006.

The Parkside at Freehold Major Site Plan set, Subdivision Plats for Phase 1 & 2, Traffic Impact Statement and corresponding documents were reviewed with respect to the Applicant's request of the Freehold Township Planning Board for Preliminary and Final Major Subdivision and Site Plan approval of the proposed residential development. The existing 46.06 acre site, Block 67, Lot 21, located in the Planned Adult Community (PAC-4) Zone is currently vacant. The proposal is to subdivide the lot into 104 lots including 102 single family lots, open space on Lot 103 (6.85 acres) and a 3,450 square foot (SF) clubhouse on Lot 104 (14.73 acres). The 102 residential lots will each have a three (3) or four (4) bedroom single family dwelling with two (2) car garage and corresponding driveway. The clubhouse includes a swimming pool, tennis courts, and other recreational amenities for which 24 parking spaces are provided. The site will be accessed via a single boulevard type driveway along NJ Route 33 Business westbound.



The Site Plan set, Subdivision Plats, Transportation Impact Statement and other documents that were reviewed and a traffic review letter dated July 11, 2016 was issued. Subsequently, a Technical Review Committee (TRC) meeting was held on July 27, 2016 at which traffic and other review comments were discussed. A second traffic review letter was issued on October 5, 2016. The Applicant has since revised the plans and provided additional information to address comments found in the review letters.

Based on review of the revised plans, response letter and corresponding documents, all previous traffic comments were addressed except for the following:

Subdivision:

All comments were addressed.

Access:

The proposed driveway is along Route 33 Business and is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). The configuration of the driveway is subject to NJDOT approval. Freehold Township shall be copied with NJDOT approval for the site driveway.

Response: Correspondence to the NJDOT requesting Letter of No Interest (LONI) for change of use from the prior approval of the site access is being prepared. A copy of the correspondence and (LONI) will be provided upon receipt.

Circulation:

All comments were addressed.

Parking:

The plans indicate that a total of 509 parking spaces are provided, including 357 spaces in driveways or garages for residents, 128 spaces on-street, and 24 spaces for clubhouse use. Additionally, of the 24 spaces provided for the clubhouse, two (2) are HC spaces. No loading space is provided for the clubhouse.

1. The Residential Site Improvement Standards (RSIS) requires 2.5 off street spaces for 3 to 4 bedroom single family dwellings. The parking requirement for the 102 residential lots each with 3 or 4 bedrooms is a total of 255 spaces required. Based on the parking calculations shown on the plans a total of 357 parking spaces are provided.
2. The RSIS requires 0.5 spaces per dwelling unit for guests to be provided on street or in common parking areas. The guest parking requirement per RSIS for the 102 units is a total of 51 on street spaces. Based on parking calculations shown on the plans a total of 128 on street spaces are provided.
3. The clubhouse is provided with 24 off street parking spaces. The Applicant shall discuss the adequacy of the 24 spaces for the 3,450 SF clubhouse with swimming pool, tennis courts, shuffle board, and bocce courts.



Response: The proposed parking complies with the ordinance for the PAC-4 Zone. Testimony will be provided regarding the adequacy of parking for the clubhouse and associated amenities.

4. The Freehold LUO 190-164 B. requires one (1) loading space be provided for commercial buildings up to 10,000 SF whereas no loading space is proposed. A loading space shall be provided or relief requested and justification provided.

Response: Testimony will be provided regarding deliveries to the club house.

Traffic:

A traffic Impact Study was provided for the proposed subdivision including clubhouse. The report indicates that application was previously made to the NJDOT for access to the site. The NJDOT approved (Access Permit #A-33-C-C074-2005) access for 217,990 SF general office space and 75,000 SF medical office space. The report compares the trips generated by the former office development to the current proposal for 102 single family dwellings. The 102 single family dwellings generate 81 AM trips and 107 PM trips in the peak hour. The comparison provided indicates the peak hour trip reduction from the office development to the proposed residential development is 455 less AM trips and 495 less PM trips.

1. The site was previously granted approval for access by the NJDOT for an office development of almost 300,000 SF. The applicant shall discuss the validity of the previous approval for the proposed development.

Response: NJDOT approval dated October 30, 2006 for access to the site (medical office complex) remains valid under the Permit Extension Act of 2016. Testimony will be provided regarding the status of the NJDOT existing approval.

2. The traffic report suggests that the proposed residential development may be age restricted. The Applicant shall confirm if the proposed residential community is to be age restricted.

Response: The residential units shall be age-restricted.

Additionally, the Applicant shall obtain all 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

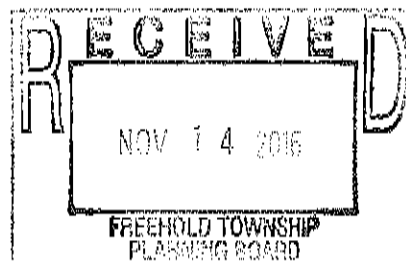
TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: November 14, 2016
SUBJECT: Parkside at Freehold
Till Bros., Inc.
Pre & Final Major Subdivision #895-16
Pre & Final Major Site Plan #884-16
B: 67, L: 21 - 61 Route 33



We have reviewed additional information provided by the applicant for the above referenced project. As in the prior letter, the Board of Health has no objection to proposed development, however, the following concerns remain:

1. The Limited Site investigation by Geographic Services, Inc. did not provide soils testing locations, results or lab deliverables. We respectfully request a copy.
2. The actual location of the underground storage tank was not located visually on a map or aerial view.
3. The Underground storage tank is described to be in the area of the formal buildings (SE portion of property), which is proximate to wetlands and the proposed recharge area. Should the tank be leaking or formerly have leaked, groundwater may be impacted and would likely affect construction design and implementation.
4. The Board of Health strongly recommends that the tank be removed and investigated prior to approval, or at the very least, as a condition of the Planning Board's approval.

If you have additional questions, please feel free to call me at (7342) 294-2060.

MAYOR

Barbara J. McMorrow



TOWNSHIP OF FREEHOLD

TOWNSHIP COMMITTEE

Lester A. Preston, Jr., Deputy Mayor

Anthony J. Ammiano

Thomas L. Cook

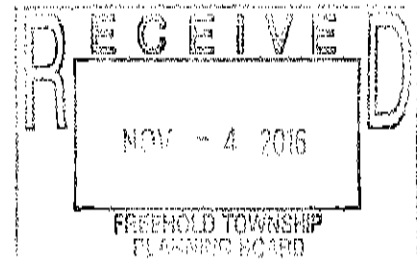
David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

November 4, 2016

From: Pasquale Popolizio
Township of Freehold
Director of Zoning/Housing



RE: Sign Review
Parkside at Freehold (Toll Bros., Inc.)
Block-67/Lot-21, 61 Route# 33 (Zone: PAC-4)
Preliminary and Final Major Site Plan# 884-16.

Ms. Sims,

Pursuant to your request, a sign review for the above referenced updated site plan application has revealed the following:

Signs Proposed:

1. Two entrance signs setback at a minimum distance of 15Ft from the property line along Route#33 and 20Ft from "Road A".

The PAC-4 zone does not permit signs therefore a variance will be required. As there are no specific sign regulations for the PAC-4 zone, the following should be considered by the Sign Sub-Committee:

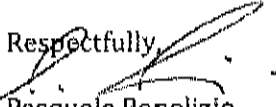
- Size/dimensions.
- Materials used.

In regards to setbacks, colors, and lighting the proposed signs do meet the general sign requirements.

Note: The applicant has stated in their report dated November 2nd, 2016 that a variance will be requested.

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

Respectfully,


Pasquale Popolizio
Township of Freehold
Director of Zoning

SD# 895-16

MAYOR
Barbara J. McMorrow



TOWNSHIP OF FREEHOLD

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Anniano
Thomas L. Cook
David M. Salkin

"Preserving and Enhancing the Quality of Life"

November 8, 2016

Freehold Township Planning Board
1 Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Danielle Sims

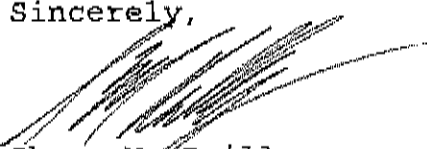


RE: Preliminary & Final Major Subdivision Phase I #895-16
Preliminary Major Subdivision Phase II
Preliminary and Final Major Site Plan #884-16
Regency at Freehold
Block 67, Lot 21 - 61 Route 33

Dear Mrs. Sims

The fire bureau met and has approved the plans that were submitted, with the request that a Knox box be located by the entrance of the clubhouse.

Sincerely,


Shaun M. Reilly
Fire Official / Chief of the Board

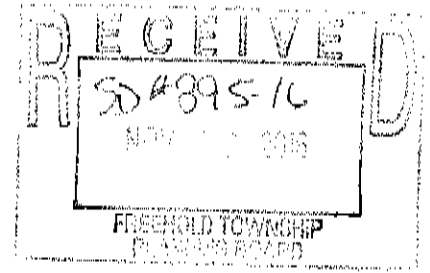
P-10



Township of Freehold

STREET NAMING COMMITTEE

One Municipal Plaza, Freehold, NJ 07728



TO: Danielle B. Sims, Administrative Officer, Planning Board

FROM: Lieutenant Thomas J. McGowan, Police Dept. / Street Naming Committee
Steve Solowey / Street Naming Committee

DATE: November 10, 2016

RE: Regency at Freehold (a.k.a. – Parkside at Freehold)
Subdivision # 895-16
RP 01.01

The Street Naming Committee has reviewed the plans and information submitted for the above referenced project and offers the following comments:

The Committee agrees with all proposed changes to the street names following our September correspondence.

Old Eagle Road, Militia Hill Road, Anvil Way, Webster Drive and Flagstone Court

/tm

Cc: Timothy P. White, Township Engineer

P-11

TOWNSHIP OF FREEHOLD



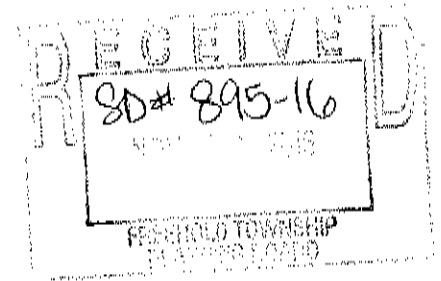
MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
David M. Salkin

"Preserving and Enhancing the Quality of Life"

MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer
FROM: Michael D. Imbriaco, Township Tax Assessor
DATE: November 10, 2016
RE: Toll Bros., Inc
Preliminary and Final Major Subdivision #895-16
Preliminary Major Subdivision Phase II
Preliminary & Major Site Plan #884-16
Regency at Freehold (fka: Parkside at Freehold)
Block 67 Lot 21-61 Route 33



This review refers to the following:

- Preliminary & Final Major Plan – Regency at Freehold, Phase 1 & 2, Block 67 Lot 21, dated June 1, 2016, prepared by ESE Consultants, Inc., signed and sealed by John K. Pierce, P.L.S. The most recent preliminary & Final Major Site Plan was revised and dated November 2, 2016.

As per my previous request from October 3, 2016, the Block & Lots have been adjusted and I am satisfied with the updated plans.

Sincerely,

MICHAEL D. IMBRIACO
Tax Assessor, Freehold Township

MI/mi

P-12

June, 14, 2016

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

Subject: Parkside at Freehold - Toll Brothers Inc. Block 67, Lot 21-61, plan #884-16.

The June 13, 2016 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Steve Leone, Dave Puchalski, Brij Sharma and Tom Moskal. Also attending were Jay Kruse and Jim Holtz (representing Parkside at Freehold).

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 reviewed the project with the project's representatives and has no comments or concerns.

The meeting was adjourned at 8:45 pm.

Tom Moskal
Chairman

TOWNSHIP OF FREEHOLD



MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
David M. Salkin

"Preserving and Enhancing the Quality of Life"

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

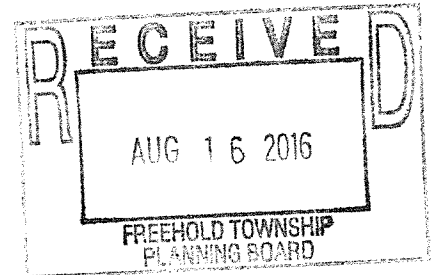
MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: August 15, 2016

RE: Soil Removal Application # SR-02-16
Parkside at Freehold (aka: The Regency at Freehold)
Toll Bros., Inc.
Block 67, Lot 21 – 61 Route 33
(SD #895-16)



This review refers to the following:

- Application for the Licensing for Soil Removal/Fill, dated April 13, 2016, prepared by ESE Consultants, Inc. – Jay S. Kruse, P.E., signed by Toll Bros, Inc. - Matt Markovich.
- Phase 10 Test Pits and Grain Size Tests, Regency at Monroe Residential Development, Monroe Township, Middlesex County, New Jersey, Toll Brothers, Inc., dated November 18, 2013, prepared by Melick-Tully and Associates, P.C., signed Mark Denno, P.E.
- Preliminary Assessment/Limited Site Investigation, D'Albero Property, Monroe Township, Middlesex County, New Jersey, Toll Brothers, Inc., dated July 21, 2011, prepared by Melick-Tully and Associates, P.C.

In conjunction with Major Subdivision application No. 895-16, the applicant is proposing to import approximately 30,000 cubic yards of fill to the site. It is apparent that the applicant will be obtaining the fill from another proposed development within Monroe Township. At this time, the applicant has not yet appeared before the Planning Board for subdivision approval of their current application for the Parkside at Freehold development. I have no objection to the Board approving this application and permit subject to approval of the subdivision application and addressing the following comments:

1. The applicant must provide a cut & fill plan and associated calculations demonstrating the amount of fill to be imported to the site.
2. Prior to importing of fill, the applicant must provide all required soil testing data verifying that the fill to be imported to the site is in compliance with the NJDEP standards for clean fill. The Preliminary Assessment/Limited Site Investigation report referenced above contains limited testing data. Only six (6) soil samples were obtained within the existing 14 acre site and all samples were within the top six inches (top soil) of the site. The soil testing data must be representative of the material that will be imported to the site.

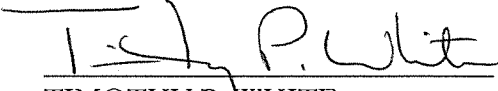
P-1



To: Planning Board
Re: Soil Removal Application # SR-02-16
Parkside at Freehold (aka: The Regency at Freehold)
Block 67, Lot 21 – 61 Route 33
(SD #895-16)

August 15, 2016

3. Since no Township roadways will be used to haul the fill, no performance bonds should be required.


TIMOTHY P. WHITE
Township Engineer

TPW/mb

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: OCEAN FIRST BANK
APPLICATION NO: 763-2-16
AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL, VARIANCES
AND
WAIVER OF SITE PLAN DETAILS

R E S O L U T I O N

M offered the following
Resolution and moved its adoption which was seconded by M

WHEREAS, OCEAN FIRST BANK, hereinafter referred to as the
"Applicant" is the owner of premises known as Lot 20.07 in Block
70 as shown on the Tax Map of the Township of Freehold and
located on West Main Street, County Route 537; and

WHEREAS, Applicant previously secured amended preliminary
and final major site plan approval from the Freehold Township
Planning Board on May 3, 2007 approving the development of the
premises for a bank facility; and

WHEREAS, the Applicant now proposes to update and modify
existing signage on the site to reflect the Applicant's universal
sign plan including modified colors and logo; and

WHEREAS, the Planning Board has found that the proposed
amendments constitute a substantial modification of the
previously approved plans thus requiring additional notice and a
public hearing; and

WHEREAS, the Applicant provided notice of the public
hearing which was conducted by the Planning Board on December 1,
2016; and

WHEREAS, the Applicant presented the testimony of Douglas Rohmeyer, a professional engineer, and Christine Nazzarro Cafone, a professional planner; and

WHEREAS, the Planning Board received certain exhibits into evidence which are enumerated in Schedule A to this Resolution; and

WHEREAS, Freehold Township Planning Board carefully considered all the evidence and exhibits presented and the questions and comments of interested property owners and based thereon has made the following findings of fact and conclusions of law:

1. The Applicant proposes an extensive program of sign replacement to reflect modification of its sign colors and logo. All of the proposed signs will replace existing sign which for the most part are to be of the same dimensions.
2. The signs consist of one internally illuminated façade sign, three non-illuminated façade signs, two internally illuminated double sided monument signs, one internally illuminated single faced directional sign, one "v" shaped internally illuminated single faced directional sign, and two additional free-standing signs proposed to be 5 feet 2 inches in height rather than existing 4 feet in height. Final details of the last mentioned signs have not been provided.

3. The proposed signs do not meet the requirements of the Freehold Township Sign Ordinance in the following particulars:
 - A. Proposed sign colors do not conform with Township Color Palette;
 - B. Four sign colors are proposed where the Ordinance limits the maximum number of colors to three;
 - C. Logos are proposed on all signs which are not permitted in the Sign Ordinance;
 - D. Multiple ground signs exist on site where only one is permitted under the terms of the Ordinance;
 - E. Four façade signs currently exist on all four elevations where only one façade sign is permitted.
4. The premises are located in the VC Village Center Zone and the proposed use is permitted therein.
5. The Applicant proposes no other site changes and those which are proposed as to the signs do not affect sign area, location, and illumination. The increase in height of the last mentioned two signs and the proposed replacements are all consistent with development and signage in the area and will continue to provide an acceptable visual environment. The Board finds that the relief sought can be granted without substantial detriment to the public good and will not impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Freehold.

6. Site inspection has revealed that the parking lots in the subject area are cracked and striping has become blurred.
7. The Applicant has requested pursuant to N.J.S.A.40:55D-51 that it be granted certain exceptions form the requirements of the Freehold Township Land Use Ordinance (hereinafter after called waivers) and requests that the Board consider the Application as submitted. The Board finds that the Application as submitted is sufficient for the Board's review and action. The Board finds that the waivers sought by the Applicant are reasonable and within the general purpose and intent of the provisions for site plan review and that literal enforcement of the provisions of the Ordinance requiring additional information is impracticable and therefore the requested waiver should be granted.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board based on the foregoing findings of fact and conclusions of law that the application for amended preliminary and final site plan approval, variances, and waiver of site plan details known as Case No. 763-2-16 is hereby approved subject however to the following:

1. The parking lots will be seal coated and restriped in accordance with the conditions set forth in the report of the Freehold Township Engineer dated November 10, 2016.

2. Applicant shall submit all data required to the Board regarding the two additional signs mentioned in this resolution for final approval.
3. Any and all unsatisfied conditions set forth in the Resolutions granting preliminary and final site plan approval, all previous amended approvals, and any extension thereof.
4. All conditions contained in this Resolution and the record of the proceedings in this matter, including any agreements made by the Applicant, were essential to the Planning Board's decision to grant the approval set forth herein. A breach of any such condition or a failure by the Applicant to adhere to the terms of any agreement within the time required may result in the revocation of the within approval and shall terminate the right of the Applicant to obtain construction permits, certificates of occupancy or any other governmental authorizations necessary in order to continue development of the project.
5. If required, the Applicant shall pay its contribution to the Township of Freehold Mount Laurel Housing Trust Fund in the manner which said ordinances and regulations shall require.
6. It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the adoption of this resolution the revised

plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Township agencies, boards, commissions and staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90 day period aforesaid, the Planning Board shall presume that the Applicant does not intend to submit the revisions and therefore the within approval shall be rendered null, void and of no further effect.

7. Pursuant to N.J.S.A Rev. Stat. 40:55D-52 all rights conferred upon the Applicant by the within approval shall expire two (2) years from today's date.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date, to the Applicant herein. Further, notice of this decision shall be published in accordance with the requirements of the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATED: January 19, 2017

I HEREBY CERTIFY that the foregoing is true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting on January 19, 2017.

Robert Shortmeyer, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: D&L REALTY ASSOCIATES, L.L.C
APPLICATION NO: 679-2-16
AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL
AND WAIVER OF SITE PLAN DETAILS

R E S O L U T I O N

M offered the following
Resolution and moved its adoption which was seconded by M

WHEREAS, D&L REALTY ASSOCIATES, L.L.C., hereinafter referred to as the "Applicant" is the owner of premises known as Lot 47 in Block 69 as shown on the Tax Map of the Township of Freehold and located on West Main Street, County Route 537; and

WHEREAS, Applicant previously secured amended preliminary and final major site plan approval from the Freehold Township Zoning Board of Adjustment on September 12, 2013 approving the construction of a parking facility to the rear of the building on the subject premises; and

WHEREAS, the Applicant now proposes a change of use for one of the stores in Applicant's shopping center previously employed as a pharmacy, proposed to be used as a restaurant; and

WHEREAS, the Applicant provided notice of the public hearing which was conducted by the Planning Board on December 1, 2016; and

WHEREAS, the Applicant presented the testimony of Douglas Rohmeyer, a professional engineer, and Christine Nazzarro Cafone, a professional planner; and

WHEREAS, the Planning Board received certain exhibits into evidence which are enumerated in Schedule A to this Resolution; and

WHEREAS, Freehold Township Planning Board carefully considered all the evidence and exhibits presented and the questions and comments of interested property owners and based thereon has made the following findings of fact and conclusions of law:

1. The need for amended site plan approval as requested by Applicant is generated by virtue of a change of use which under the terms of the Freehold Township Land Use Ordinance requires site plan approval.
2. The Planning Board finds that the proposed change of use will not affect the site as presently constituted such as traffic circulation, parking, lighting, landscaping, trash management facilities, delivery facilities, storm water management and other similar site features.
3. The Applicant has not presented any information regarding proposed signage for the new use.
4. The Applicant has requested pursuant to N.J.S.A.40:55D-51 that it be granted certain exceptions from the requirements of the Freehold Township Land Use Ordinance (hereinafter after called waivers) and requests that the Board consider the Application as submitted. The Board finds that the Application as submitted is sufficient for the Board's review and action. The Board finds that the

waivers sought by the Applicant are reasonable and within the general purpose and intent of the provisions for site plan review and that literal enforcement of the provisions of the Ordinance requiring additional information is impracticable and therefore the requested waiver should be granted. The waiver specifically refers to Conditions 8 and 9 of the report of the Freehold Township Engineer dated November 21, 2016 regarding square footage of the units including an architect's certification.

5. The use proposed by the Applicant is not permitted in the P-1 Zone wherein the premises are located. The Applicant has this day secured variance approval pursuant to N.J.S.A.40:55D-70(d) from the Board under Application Number 017-16.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board based on the foregoing findings of fact and conclusions of law that the application for amended preliminary and final site plan approval and waiver of site plan details known as Case No. 679-2-16 is hereby approved subject however to the following:

1. The Applicant shall submit a plan containing all signage details for signs proposed for the new use.
2. Any and all unsatisfied conditions set forth in the Resolutions granting preliminary and final site plan approval, all previous amended approvals, and any extension thereof.

3. All conditions contained in this Resolution and the record of the proceedings in this matter, including any agreements made by the Applicant, were essential to the Planning Board's decision to grant the approval set forth herein. A breach of any such condition or a failure by the Applicant to adhere to the terms of any agreement within the time required may result in the revocation of the within approval and shall terminate the right of the Applicant to obtain construction permits, certificates of occupancy or any other governmental authorizations necessary in order to continue development of the project.
4. If required, the Applicant shall pay its contribution to the Township of Freehold Mount Laurel Housing Trust Fund in the manner which said ordinances and regulations shall require.
5. It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the adoption of this resolution the revised plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Township agencies, boards, commissions and staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of

the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90 day period aforesaid, the Planning Board shall presume that the Applicant does not intend to submit the revisions and therefore the within approval shall be rendered null, void and of no further effect.

6. Pursuant to N.J.S.A Rev. Stat. 40:55D-52 all rights conferred upon the Applicant by the within approval shall expire two (2) years from today's date.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date, to the Applicant herein. Further, notice of this decision shall be published in accordance with the requirements of the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATED: January 19, 2017

I HEREBY CERTIFY that the foregoing is true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting on January 19, 2017.

Robert Shortmeyer, Secretary

MEHR, LaFRANCE & WILLIAMS
ATTORNEYS AT LAW
10 EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728

WILLIAM J. MEHR
MARK WILLIAMS

PETER R. LaFRANCE, Retired

TELEPHONE (732) 431-4100
TELEFAX (732) 625-2156
E-MAIL - billmehr@mlwlaw.net

January 9, 2017

(via e-mail to argatto@verizon.net)

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



**RE: Proco Foods, LLC d/b/a Salad Works
Block 69, Lot 47 (Owner: D&L Realty Associates, L.L.C.)
Sign Application**

Dear Chairman Gatto:

As part of the approval process for the use variance granted in Application #679-2-16, a condition was included that the proposed façade sign would be submitted by the Applicant for separate consideration by both the Sign Officer and the Board. The proposed sign, as attached, has been reviewed by the Sign Officer; and subject to confirmation as to its size being no more than 10% of the front façade of the building, it has been determined to be in accordance with the Sign Regulations. Five (5) color sets of the sign renderings will be submitted directly by the Applicant to the Planning Board Office under separate cover, which will include the calculation of the sign coverage on the facade. That submission will include a completed Sign Application submitted to the Sign Officer for the granting of the Sign Permit.

We therefore request that the Board accept the submission of this conforming sign in satisfaction of the respective condition in the Approval Resolution, subject to verification that the sign is no more than 10% of the storefront, and that the Board waive the requirement for a formal appearance before the Board. It is our understanding that the Board's action in approving the same would be conditioned upon the Applicant and the Sign Officer completing the application for the sign and issuing the appropriate sign permits. If you require any further documentation regarding this, or require an appearance before the Board, please advise.

Respectfully submitted,


WILLIAM J. MEHR, ESQ.
For the Firm

WJM/pk

cc: Danielle Sims, Administrative Officer (via e-mail)
Timothy P. White, Township Engineer (via e-mail)
Lawrence Metz, D&L Realty Associates, LLC (via e-mail)
Francis Accisano, Esq. (via e-mail)

212"

SALADWORKS

27"



DENRON SIGN COMPANY, Inc.

259 Norwood Road
Downingtown, Pa 19335

Ph: 610.269.6622 Fax: 610.269.6642

e-mail: info@denronsigns.com

Like us on Facebook! [facebook.com/DenronSigns](https://www.facebook.com/DenronSigns)

Client Name:

Salad Works

Location:

Freehold, NJ

File Name: Channel Letters.ai

File Location: DENRON-SERVER1

Folder Name: Jobs\Salad Works\12-15-16 Freehold, NJ

Layout Date: 01/06/2017

Page: 1 of 4

Sign Specs: 212" x 27" Internally illuminated Channel Letter Sign with day/night vinyl on raceway

Store Front 27' 0" x 15' 0"

39.75 Sq. Ft.

COLOR ASSIGNMENTS



Day/Night

Sales Rep:

Chris

Designer:

Shelby

Estimated Completion:

00/00/2016

Please review all info on sign for accuracy. (Spelling, Address, Phone Number etc.) Sign Will Be fabricated directly from this layout. Denron will not be responsible for type errors.

CLIENT APPROVAL

APPROVAL DATE

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

212"

SALADWORKS

27"

Store Front Width 27' 0"



DENRON SIGN COMPANY, Inc.
259 Norwood Road
Downingtown, Pa 19335
Ph: 610.269.6622 Fax: 610.269.6642
e-mail: info@denronsigns.com
Like us on [facebook](#) [facebook.com/DenronSigns](#)

Sign Specs: Day View

212" x 27" internally illuminated Channel Letter Sign with day/night vinyl on raceway
Store Front 27' 0" x 15' 0"

39.75 Sq. Ft.

COLOR ASSIGNMENTS



Day/Night

Client Name:

Salad Works

Location:

Freehold, NJ

File Name: Channel Letters.ai

File Location: DENRON-SERVER1

Folder Name: Jobs\Salad Works\12-15-16 Freehold, NJ

Layout Date: 01/06/2017

Page: 2 of 4

Please review all info on sign for accuracy. (Spelling, Address, Phone Number etc.) Sign Will Be fabricated directly from this layout. Denron will not be responsible for type errors.

Sales Rep:

Chris

Designer:

Shelby

Estimated Completion:

00/00/2016

APPROVAL DATE

CLIENT APPROVAL

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

SALADWORKS



DENRON SIGN COMPANY, Inc.
 259 Norwood Road
 Downingtown, Pa 19335
 Ph: 610.269.6622 Fax: 610.269.6642
 e-mail: info@denronsigns.com
 Like us on [facebook](#) [facebook.com/DenronSigns](#)

Sign Specs: Night View

212" x 27" internally illuminated Channel Letter Sign with day/night vinyl on raceway
 Store Front 27' 0" x 15' 0"

COLOR ASSIGNMENTS



39.75 Sq. Ft.

Client Name:

Salad Works

Location:

Freehold, NJ

File Name: Channel Letters.ai

File Location: DENRON-SERVER1

Folder Name: Jobs\Salad Works\12-15-16 Freehold, NJ

Layout Date: 01/06/2017

Page: 3 of 4

Please review all info on sign for accuracy. (Spelling, Address, Phone Number etc.) Sign Will Be fabricated directly from this layout. Denron will not be responsible for type errors.

Sales Rep:

Chris

Designer:

Shelby

Estimated Completion:

00/00/2016

CLIENT APPROVAL

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

APPROVAL DATE

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RE: D & L REALTY ASSOCIATES, L.L.C.
APPLICATION NO: 017-16
VARIANCE APPROVAL PURSUANT TO N.J.S.A.40:55D-70(d)

RESOLUTION

M offered the following Resolution and moved its adoption
which was seconded by M

WHEREAS, D & L Realty Associates, L.L.C., hereinafter referred to as the Applicant is the owner of premises known as Lot 47 in Block 69 as shown on the tax map of the Township of Freehold, County of Monmouth, State of New Jersey and located on West Main Street; and

WHEREAS, the Applicant has submitted an application for variance relief pursuant to N.J.S.A.40:55D-70(d) as more particularly described hereinafter; and

WHEREAS, the Freehold Township Planning Board has the authority to exercise to the same extent and subject to the same restrictions all of the powers of the Zoning Board of Adjustment pursuant to N.J.S.A.40:55D-25; and

WHEREAS, the Applicant gave notice pertaining to the public hearing to be held on said application in accordance with the Revised Statutes of the State of New Jersey and Section 190-7 of the Freehold Township Land Use Ordinance; and

WHEREAS, pursuant to said notice a public hearing was conducted by the Freehold Township Planning Board at the Freehold Township Municipal Complex on December 1, 2016; and

WHEREAS, the Applicant presented the testimony of the following persons: Christine Nazzarro Cafone, a professional planner; and

WHEREAS, the Planning Board received certain exhibits into evidence which are enumerated in Schedule A to this Resolution; and

WHEREAS, the Freehold Township Planning Board carefully considered all of the evidence and exhibits presented and the questions and comments of interested parties and based thereon has made the following findings of fact and conclusions of law:

1. Applicant seeks variance relief pursuant to N.J.S.A.40:55D-70 to permit a change of use in the premises from a pre-existing pharmacy use to a restaurant use in Applicant's multi-tenant shopping center.
2. The premises are located in the P-1 Zone and the proposed use is not a permitted use therein.
3. The Applicant therefore requires a use variance pursuant to N.J.S.A.40:55D-70(d).
4. The Applicant presented the testimony and exhibits in evidence in support of the application which establish the following:

(a) **Site Description.** The property is located on West Main Street Monmouth County Route 537 and is already developed with a strip shopping center containing multiple uses including restaurants, offices, and a bank. The premises have been subject to several previous applications to the Zoning Board of Adjustment including site plan approval and variance relief as follows:

Under Application 679-01, Use Variance Approval Memorialized December 13, 2001;

Under Application 19-.01, Variance Relief Memorialized October 10, 2002;

Under Application 4-13 and 679-1-13 Variance and Site Plan Approval Memorialized September 12, 2013;

Under Application 4-13 and 888-13 Extension of Time to File Minor Subdivision Map Memorialized September 11, 2014.

The most recent approval related to a substantial parking lot expansion associated with a subdivision located to the rear of the subject premises. The premises now feature parking in excess of the Ordinance requirements even with the proposed new restaurant use. The

Board finds that the site otherwise functions in an acceptable manner. The Applicant has also submitted an application for amended preliminary and final major site plan approval under Application Number 679-2-16.

(b) **Particular Suitability.** These premises have long functioned as a multi-use strip shopping center featuring other restaurants, a convenience store, a bank, and offices. It is this history of site operations and the prospect that the proposed use can be integrated into the facility with continued successful operation that has established the particular suitability of the site for the proposed use.

(c) **Special Reasons.** The Applicant's testimony indicates and the Board finds that special reasons exist for granting the variance relief sought by the Applicant by promotion of the purposes of the State Municipal Land Use Law, N.J.S.A.40:55D-2 in the following particulars:

(i.) The grant of the variances will result in the appropriate use of the subject premises in a manner which will promote the general welfare;

(d) **Negative Criteria.** The Applicant's testimony indicates and the Board finds that the relief sought by the Applicant can be granted without substantial detriment to the public good and will not impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Freehold.

NOW THEREFORE BE IT RESOLVED by the Freehold Township Planning Board based on the foregoing findings of fact and conclusions of law that the application for variance relief pursuant to N.J.S.A.40:55D70(d) and (c) known as case number 017-16 as to the subject lot is hereby approved subject however to the following:

1. The Applicant has this day also received preliminary and final major site plan approval from the Freehold Township Planning Board related to the project under Application Number 877-15.

There are incorporated herein by reference as conditions to this approval all conditions applicable to the site plan approvals mentioned herein.

2. Conditions and Agreements in Record. Applicant shall comply with all other requirements, agreements and conditions contained in the record of the proceedings in this matter including those set forth in the reports of the Freehold Township agencies, boards, commissions and staff which have not been satisfied or specifically waived by the Board.

3. Escrow Accounts. It is a condition of the approval granted by the Planning Board herein that the applicant shall pay any additional escrow fees required under Section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the within application. The applicant shall not receive a signed subdivision plat, deed of subdivision, signed site plan, construction permit, certificate of occupancy, nor shall the applicant receive any other municipal authority to proceed with the development described herein unless and until the chief financial officer of the Township certifies that sufficient funds remain in the escrow account to pay the aforesaid expenses.

4. Dedication of Lands. The within approval is subject to the applicant securing the acceptance by the Township Committee of the Township of Freehold of any lands proposed by the developer to be dedicated to the Township of Freehold and associated with this development.

5. Taxes and Assessments. All taxes and assessments applicable to the subject premises shall be paid and current.

6. Plan Revisions. It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the adoption of this resolution the revised plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Township agencies, boards, commissions and staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90-day period aforesaid, the Planning Board may presume that

the applicant does not intend to submit the revisions and therefore upon notice to the applicant, the approval shall be rendered null, void and of no further effect.

7. **Breach of Conditions.** Failure to satisfy any conditions set forth herein or a subsequent breach of any such condition or a failure by the applicant to discharge any obligation hereunder will result in the reconsideration and possible revocation or rescinding of the within approval. A certification by the Freehold Township Engineer that the applicant has breached any such conditions shall immediately terminate the right of the applicant to obtain construction permits, certificates of occupancy or any other government authorizations necessary in order to continue or complete development of the project pending a hearing before the Freehold Township Planning Board regarding the breach.

BE IT FURTHER RESOLVED that a copy of the within resolution certified by the Secretary of the Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date to the Applicant herein. Further notice of this decision shall be published in accordance with the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATE: January 19, 2017

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting on January 19, 2017.

Robert Shortmeyer, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: E. BROCK LTD, L.L.C. AND MICHAEL KATERINIS
APPLICATION NO. 896-16
RESOLUTION FOR MINOR SUBDIVISION APPROVAL AND VARIANCES

R E S O L U T I O N

M offered the following Resolution and moved its adoption which was seconded by M

WHEREAS, E. BROCK LTD, L.L.C. AND MICHAEL KATERINIS, hereinafter referred to as the Applicant, are the owners of premises shown as Lots 22, 23, and 24 in Block 91 (E. BROCK LTD, L.L.C.) and Lot 25 in Block 91 (MICHAEL KATERINIS) on the Tax Map of the Township of Freehold and located on Siloam Road; and

WHEREAS, the Applicants have applied to the Freehold Township Planning Board for approval of a minor subdivision of said premises with variance pursuant to Section 190-47 of the Land Use Ordinance of the Township of Freehold; and

WHEREAS, the Applicants have also applied for variance relief pursuant to N.J.S.A.40:55d-70(c); and

WHEREAS, the Applicant gave notice pertaining to a public hearing to be held on said Application in accordance with Revised Statutes of the State of New Jersey and Section 190-7 of the Freehold Township Land Use Ordinance; and

WHEREAS, a public hearing was conducted by the Freehold Township Planning Board at the Freehold Township Municipal Complex on December 1, 2016; and

WHEREAS, the Planning Board received certain exhibits into evidence which are enumerated in Schedule A to this Resolution; and

WHEREAS, the Planning Board has considered the application at its meeting of October 6, 2016 and heard the testimony of John Ploskonka, a professional engineer and professional planner; and

WHEREAS, the Planning Board has examined the application and the reports received from the agencies, boards, commissions and staff to whom said application has been referred; and

WHEREAS, the Applicant presented testimony and exhibits which were marked into evidence and which are enumerated in Schedule A to this resolution; and

WHEREAS, the Freehold Township Planning Board carefully considered all of the evidence and exhibits presented and the questions and comments of interested parties, and based thereon has made the following findings of fact and conclusions of law:

1. The proposed subdivision will result in two lots consisting of an adjustment between lot lines, whereby a portion of Lot 25 is to be added to consolidated Lots 22, 23, and 24. No additional lots are to be created.
2. The premises are located in the R-40 Zone and the proposed lots do not conform with the bulk requirements of said Zone, both being deficient as follows:

Existing Lot 23:

- A. Minimum lot width at building 200 feet required,
98.5 feet proposed;
- B. Minimum lot frontage 125 feet required,
117.3 feet proposed;

- C. Sideyard for principal dwelling 30 feet required, 5 feet proposed;
- D. Sideyard for accessory building 10 feet required, 6.7 feet proposed.

Existing Lot 25:

- A. Minimum lot width at building 200 feet required, 107.7 feet proposed;
- B. Minimum lots frontage 125 feet required, 77.47 feet proposed;
- C. Sideyard for accessory building, 10 feet required, 6.3 feet proposed.

All of the aforecited nonconformities are pre-existing and are not exacerbated by the subdivision proposal.

- 3. The Board finds that the proposed subdivision will, by virtue of resulting in two distinct lots, enhance the potential for more efficient use of the land while not creating any new lots. The Board finds that the benefits to be derived from the grant of the variances substantially outweigh any detriment and the relief sought can be granted without any substantial detriment to the public good and will not impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Freehold and therefore the relief sought should be granted.
- 4. The Applicant has secured conditional approval from the Monmouth County Planning Board.

5. The Applicants otherwise complied with the requirements of the Freehold Township Land Use Ordinance for minor subdivision approval except as is hereinafter set forth.

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board based on the foregoing findings of fact and conclusions of law that the application for minor subdivision and variances known as Case No. 896-16 is hereby approved subject, however, to the following:

1. Applicant E. Brock Ltd., L.L.C. will continue to employ newly consolidated Lot 23 for agricultural purposes. This includes the intermittent installation of crop cover structures which extend from adjoining Lot 20.01 owned by the Applicant onto the newly consolidated lot. Nothing in the within Resolution of Approval shall be deemed to constitute approval of any permanent encroachments of a structure from the aforesaid Lot 20.01 onto the consolidated Lot 23, however, intermittent installation of the structures is not prohibited.
2. The within subdivision shall be perfected by the filing of the subdivision plat within 190 days from today's date pursuant to N.J.S.A.40:55D-47.
3. Applicant shall obtain final approval from the Monmouth County Planning Board.
4. It is a condition of the approval granted by the Planning Board that the Applicants shall pay any additional escrow fees required under Section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the application. Therefore, the Applicant shall not receive a signed subdivision plat, Deed of Subdivision, signed site plan, construction permit or Certificate of Occupancy for the

development described herein, as the case may be, unless and until the chief financial officer of the Township is satisfied that sufficient funds remain in the escrow account to pay the aforesaid expenses.

5. Failure to satisfy any conditions set forth herein or a subsequent breach of any such condition or a failure by the applicant to discharge any obligation hereunder will result in the reconsideration and possible revocation or rescinding of the within approval. A certification by the Freehold Township Engineer that the applicant has breached any such conditions shall immediately terminate the right of the applicant to obtain construction permits, certificates of occupancy or any other government authorizations necessary in order to continue or complete development of the project pending a hearing before the Freehold Township Planning Board regarding the breach.

6. It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the adoption of this resolution the revised plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Township agencies, Boards, Commissions and Staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90 day period aforesaid, the Planning Board shall presume that the Applicant does not intend to submit the revisions and therefore the within approval shall be rendered null, void and of no further effect.

7. Applicant shall comply with the requirements of Section 190-49 of the Freehold Township Land Use Ordinance and N.J. Rev. Stat. 40:55D-47 requiring the filing of the subdivision plat in this matter within 190 days from today's date.

BE IT FURTHER RESOLVED that a copy of this resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date to the Applicant herein.

BE IT FURTHER RESOLVED that notice of this decision shall be published in accordance with the requirements of Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATED: January 19, 2017

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on January 19, 2017.

Robert Shortmeyer, Secretary