

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

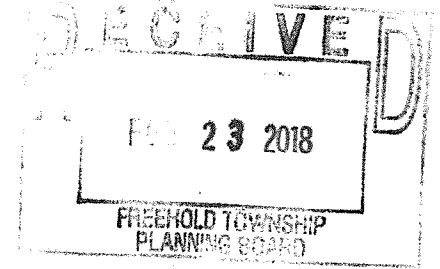
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 14, 2018

RE: Shake Shack
Leemilt's Petroleum
Block 3, Lot 1 – 4431 Route 9 North
Preliminary & Final Major Site Plan #893-17 and "D" Conditional Use Variance #015-17
REVIEW #3



This review refers to the following:

- Preliminary & Final Major Site Plan for Getty Realty Corporation Proposed Shake Shack Restaurant, Block 3, Lot 1, Township of Freehold, Monmouth County, New Jersey, fifteen (15) sheets, dated April 7, 2017, last revised January 31, 2018, prepared by Bohler Engineering, signed and sealed by R.L. Streker, P.E.
- ALTA/NSPS Land Title Survey, Getty Petroleum Marketing, Inc., 4431 N.J.S.H. U.S. Route 9, Lot 1, Block 3, Freehold Township, Portion of Lot 1.01, Block 24, Manalapan Township, Monmouth County, State of New Jersey, one (1) sheet, dated March 24, 2017, prepared by Control Point Associates, signed and sealed by James D. Sens, P.L.S.
- Colored Architectural Plans, Shake Shack Freehold, 4431 Route 9, Freehold, NJ 07728, three (3) sheets, dated November 28, 2017 (plot date stamp), prepared by BAI Architecture, Inc., Signed and sealed by Michael R. Davis, R.A.
- Report of Geotechnical Investigation, Proposed Shake Shack Restaurant, 4431 N.J.S.H. U.S. Route 9, Block 3, Lot 1 & Block 24, Portion of Lot 1.01 Freehold Township & Manalapan Township, Monmouth County, New Jersey, dated March 21, 2017, prepared by Whitestone Associates, Inc., signed by Mudar Khantamr, P.E. and Kevin A. Feath, P.E.
- Traffic Impact Analysis for Getty Realty Corporation, Proposed Shake Shack Restaurant, Block 3, Lot 1, 4431 NJSH Route 9 Northbound, Township of Freehold, Monmouth County, New Jersey, dated December 6, 2016, revised December 5, 2017, prepared by Atlantic Traffic + Design, signed by John R. Harter, P.E. and signed and sealed by Corey M. Chase, P.E.
- Stormwater Management Statement for Proposed Shake Shack Development, Prepared for Getty Realty Corporation, Block 3, Lot 1, 4431 Route 9, Township of Freehold, Monmouth County, New Jersey, dated April 2017, last revised February 2018, prepared by Bohler Engineering, signed and sealed by Robert L. Streker, P.E.

P-2



February 14, 2018

To: Planning Board
Re: Shake Shack
Block 3, Lot 1
Site Plan #893-17 and Variance #015-17

- Domestic Water Demand Report for Getty Realty Corporation, Proposed Shake Shack, Block 3, Lot 1, 4431 Route 9, Township of Freehold, Monmouth County, New Jersey, dated October 2017, revised February 2018, prepared by Bohler Engineering, signed and sealed by R.L. Streker, P.E.
- Sanitary Sewer Demand Report for Getty Realty Corporation, Proposed Shake Shack, Block 3, Lot 1, 4431 Route 9, Township of Freehold, Monmouth County, New Jersey, dated October 2017, prepared by Bohler Engineering, signed and sealed by R.L. Streker, P.E.
- Certification of Floor Area, Shake Shack Freehold, NJ, dated November 28, 2017, prepared by Bergmeyer, signed by Michael Davis, FAIA.
- Waiver Request, Environmental Impact Statement, Proposed Shake Shack Restaurant, Block 3, Lot 1, 4431 Route 9, Township of Freehold, Monmouth County, New Jersey, dated June 26, 2017, prepared by Bohler Engineering, signed by Bryan Ehnes, P.E. and Robert L. Streker, P.E.
- Remedial Investigation Report, Getty Service Station #00655, 4431 Route 9, Englishtown (Freehold), Monmouth County, New Jersey, SRP PI #001732, Case #14-08-25-1102-46, dated June 23, 2017, prepared by EnviroTrac Environmental Services, signed by Justin Piegaro.
- Statement of Operations, Shake Shack, dated June 8, 2017, by Mike Iaia, Regional Director of Operations.
- Colored Sign Drawings, Shake Shack, 4431 Route 9, Freehold, NJ 07728, seven (7) sheets, dated March 28, 2017, prepared by Jones Sign and Murdoch Engineering, signed and sealed by Jere Murdoch, P.E.

Executive Summary

The applicant is seeking preliminary and final major site plan approval to construct a new 3,514 S.F. Shake Shack Restaurant at the above referenced property located within the CMX-3A zone. Associated site improvements include a 63 space parking lot, storm sewer infrastructure, utility service lines, sidewalk, a refuse enclosure, landscaping and lighting. Access to the restaurant will be provided via a single ingress/egress driveway at Pond Road and one-way circulation around the site. The existing driveway at U.S. Route 9 will be eliminated. It should be noted that the northwest corner of the property is located in Manalapan Township (Lot 1.01, Block 24); however no site improvements are proposed within this portion of the site at this time.

A conditional use variance is requested as the minimum seating for a conditional restaurant use in the CMX-3A Zone is 125 seats where only 84 seats are provided. Additionally, several bulk variances for front and rear yard setbacks, maximum impervious coverage, minimum building size, parking space size, parking setbacks, number of loading spaces, and relief relative to signage are also being requested.

The restaurant will be open from 11:00 AM – 10:00 PM Sunday through Thursday and 11:00 AM – 11:00 PM Friday and Saturday. There will be approximately 45-60 employees with approximately 15-22 employees per shift during peak hours and 8-12 employees during off-peak hours.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.



To: Planning Board
Re: Shake Shack
Block 3, Lot 1
Site Plan #893-17 and Variance #015-17

February 14, 2018

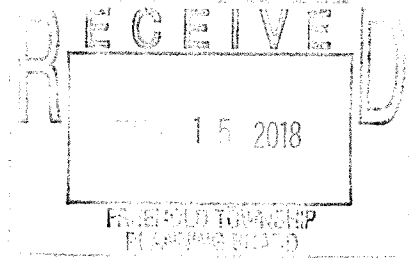
2. Revise signature lines on the cover sheet to reflect the Planning Board (not Zoning Board) and provide an additional signature line for the Planning Board Secretary below the Planning Board Chairman.
3. It should be noted that the site previously served as a former fuel station with three (3) separate cases listed with the NJDEP Site remediation Program. The applicant shall comply with the requirements of the Freehold Township Health Department related to any open NJDEP cases and on-going monitoring at the site in relation to the proposed development.
4. The applicant shall provide a letter of no interest or approval from Manalapan Township for the proposed use/development as a portion of the property is located within their jurisdiction.
5. The applicant has requested variance relief for parking space size. The proposed lot will contain thirty-two (32) 9' x 18' spaces, sixteen (16) 9' x 19' spaces, twelve (12) 9' x 20' spaces, and three (3) conforming ADA spaces. This office has no objection to this request as hairpin striping is provided and traffic circulation is one-way. However, the applicant shall meet the ordinance requirement for parking space width at all end spaces by providing an access surface at adjacent islands.
6. The applicant has requested variance relief from providing an off-street loading space. As such, the applicant shall provide testimony to the Board including but not be limited to the frequency of deliveries, size of delivery trucks, unloading location, and anticipated delivery times.
7. Although the proposed light fixtures appear to match the style and design of the building, the Planning Board may request a fixture which is more traditional or colonial in style. The applicant shall provide testimony in this regard.
8. Applicant must provide a letter rescinding any and all previous Board approvals granted for the subject property.
9. The applicant indicates that the project will require an export of approximately 1,000 c.y. of fill. As such, a separate application for a soil removal must be made and a permit must be obtained from the Planning Board.
10. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board approvals.
11. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies as may be necessary, including but not limited to NJDOT, NJDEP, WMUA, Monmouth County Planning Board, etc.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

M
M
MOTT
MACDONALD

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



Our Reference
375713AI01

3 Paragon Way
Freehold NJ 07728
United States of America

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

Shake Shack
Leemilt's Petroleum
Block 3, Lot 1 – 4431 Route 9 North
Site Plan No. 893-17 and "D" Conditional Use Variance No. 015-17
Sanitary Sewer and Water Systems Review # 3

February 12, 2018

Dear Mr. White:

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Preliminary & Final Major Site Plan for Getty Realty Corporation Proposed Shake Shack Restaurant, Block 3, Lot 1, 4431 Route 9, Township of Freehold, Monmouth County, New Jersey; CMX-3A Zone; Tax Map Sheet # 1", with a last revision date of January 31, 2018, and prepared by Bohler Engineering for Leemilt's Petroleum, Inc. (the Applicant) and dated as received by the Township Planning Board on February 2, 2018.

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

- A set of signed and sealed plans referenced above Sheets 1 through 15, with a last revision of January 31, 2018;
- A response letter prepared by the Applicant's Engineer, Bohler Engineering, dated February 1, 2018;
- One sheet survey plan, prepared by Control Point Associates, Inc., dated March 24, 2017;
- A report entitled "Domestic Water Demand Report for Getty Realty Corporation Proposed Shake Shack Block 3; Lot 1 4431 Route 9 Township of Freehold Monmouth County, New Jersey", prepared by Bohler Engineering and dated October 2017, revised February 2018.

Executive Summary

The site in question (Block 3, Lot 1) is located on the northbound side of Route 9 between the Manalapan border and East Freehold Road. Currently the property is vacant and was previously a Getty gasoline station. The Applicant is proposing to demolish the existing facilities on the site and construct a one-story restaurant with a floor area of approximately 3,514 square feet. The applicant is proposing to provide

P-3

access to the site from Pond Road on the east side of the site and is proposing to provide storm water management facilities and other site improvements.

Water and Sewer General Comments

The Applicant is proposing to provide sanitary sewer service to the site via a sanitary sewer lateral which will connect to the existing Western Monmouth Utilities Authority manhole located within the site.

The Applicant's Engineer has previously provided a sanitary sewer report for the project that included an estimate of wastewater flows. They estimated the projected increase in wastewater flow to be generated to be 425 gallons per day (GPD) for the proposed building. This project should be reviewed by the Western Monmouth Utilities Authority (WMUA) since it falls within their service area.

The Applicant is proposing to install a new water service to the site for the proposed building and an additional hydrant on the site. The Applicant's Engineer has provided a water report for the project that includes an estimate of water demands. The report estimates an increase of approximately 1,580 GPD for the new building. It is anticipated that this project will not require a permit approval from the NJDEP for the water service.

Sanitary Sewer Comments

The comments on the sanitary sewer design from earlier reviews have been acknowledged by the Applicant's Engineer. This project will require the approval of WMUA and proof of same should be provided by the Applicant.

Water System Comments

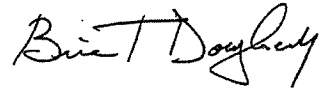
The comments on the water system design are as follows:

1. The Applicant has provided a signed and sealed water system demand report for the project that includes a calculation of the anticipated domestic water demand according to Safe Drinking Water regulations (N.J.A.C. 7:10-12.6). We concur with the report.
2. The proposed fire hydrant connection to the existing 12-inch water main should be shown as a wet tap connection with a valve located near the main. The valve, which is shown on the proposed water line for the hydrant behind the curb line, can be eliminated. The size of the proposed main (6-inch DIP) should be indicated at the plans.

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 375713AI01 (Shake Shack)

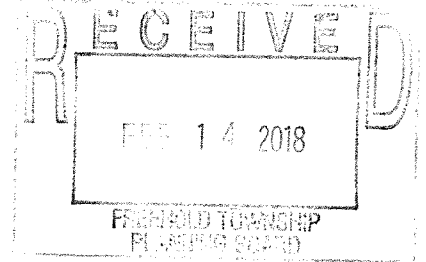


YOUR GOALS. OUR MISSION.

FRTW-R3830

February 13, 2018

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



**Re: Proposed Shake Shack
Block 3, Lot 1
SP# 893-17
Drainage and Landscape Review No. 3**

Dear Ms. Sims:

We have completed review of the plans and calculations for the proposed drainage and landscaping for the above referenced site prepared by Bohler Engineering, plans dated April 7, 2017, revised January 31, 2018; Stormwater Management Statement dated April 2017, revised February 2018; Geotechnical Engineering Study prepared by Whitestone Associates, dated March 21, 2017.

All drainage and landscaping comments outlined in my previous letter dated January 8, 2018 have satisfactorily been addressed.

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

Very truly yours,

T&M ASSOCIATES

Edward G. Broberg
EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:MCM:AWD:dk
cc: Timothy White, Township Engineer

G:\Projects\FRTWR3830\Correspondence\Sims_EGB_Proposed Shake Shack Drainage and Landscape Review No 3.docx

P-4



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

201.420.6262

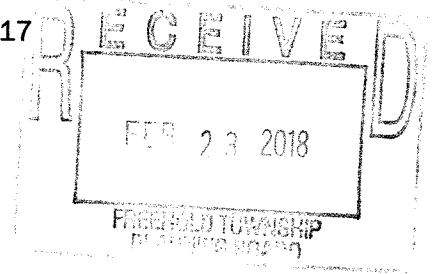
Fax 420.6222

www.ppgplanners.com

February 20, 2018

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

RE: Preliminary and Final Major Site Plan #893-17
"d(3)" Conditional Use Variance #015-17
Planner's Review Letter
Shake Shack (Project)
Leemilt's Petroleum (Applicant)
4431 Route 9 North
Block 3, Lot 1
CMX-3A Corporate Multi-Use District



Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and final major site plan for this project, dated 4/7/2017 and revised through 1/31/2018. Prior reports dated 8/21/2017 and 1/12/2018 were prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior reports.

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

- Preliminary and Final Major Site Plan for Getty Realty Corporation, proposed Shake Shack Restaurant, Block 3, Lot 1, 4431 Route 9, Township of Freehold, Monmouth County, New Jersey, consisting of 15 sheets, prepared by R.L. Strecker, P.E., of Bohler Engineering, dated 4/7/2017 and revised through 1/31/2018
- ALTA/NSPS Land Title Survey, Getty Petroleum Marketing, Inc., 4431 N.J.S.H. U.S. Route 9, Lot 1, Block 3, Freehold Township, Portion of Lot 1.01, Block 24, Manalapan Township, Monmouth County, New Jersey, consisting of 1 sheet, prepared by James D. Sens, P.L.S., of Control Point Associates, Inc., dated 3/24/2017

Project Description

The subject property is developed with a former Getty gas station. The applicant is seeking "d(3)" conditional use and "c" bulk variance approval in order to construct a new Shake Shack restaurant on the subject property.

P-5



The subject property measures 0.87 acres, is long and narrow and is bounded on all sides by public roadways: Pond Road to the east, a ramp to Pond Road to the north, Route 9 North to the west, and Craig Road to the south. There is also a bus stop along Route 9 to the west of the subject property.

The existing gas station building and overhead canopy on the subject property would be removed. The applicant is proposing to construct a new Shake Shack restaurant. The building would be located in the northern portion of the subject property and would measure 3,514 square feet with 84 seats. Sixty-three (63) parking spaces would be provided to the south of the building, inclusive of three ADA spaces. Parking spaces would measure 9 feet in width by 18 feet to 20 feet in length. Vehicular access to the subject property would be provided via an entrance driveway from Pond Road and right- and left-turn driveways that exit onto Pond Road. A sidewalk with ADA ramp and hand rail would be provided from the bus stop area into the subject property.

A trash enclosure would be provided to the southeast of the building, to measure 10 feet by 10 feet and 6 feet-4 inches in height. The enclosure would have masonry walls painted to match the building, wood gates and would be screened with evergreen shrubs and daylilies.

Additional landscaping (e.g., evergreen and deciduous shrubs, ornamental trees and grasses, etc.) would be provided along the subject property's Route 9 frontage behind and to the south of the bus shelter, as well as along the northwestern side of the building. A row of shrubs (i.e., inkberry holly) would be provided along the parking area on the subject property's Pond Road frontage. Parking islands would be planted with a mix of evergreen and deciduous shrubs, perennials and ornamental trees and grasses. Lawn areas would be seeded.

Lighting would be comprised of two double and two single pole-mounted light fixtures in the parking lot area, to be mounted at 20 feet in height. Twenty-six (26) canopy lights would be mounted at 10 feet in height, and 11 wall-mounted lights would be provided on building façades, to be mounted at 6 feet to 8 feet in height.

Much of the western and southern façades of the building would be comprised of a bronze aluminum storefront system; the remainder would be comprised of brick. A canopy would be provided along the southern side and a portion of the eastern side of the building. The eastern and northern façades would also be comprised of brick. Brick façades would be painted to match Sherwin Williams "Grizzle Gray." Rooftop equipment would be screened with "Atlas Equipment Screens," comprised of black perforated metal.



Signage

South Elevation (Craig Road)

- Illuminated channel letters (“Shake Shack”) measuring 59.13 square feet
 - White acrylic face with white LED illumination; back and aluminum returns to be painted Smoky Silver Metallic (MP 18140) in color – matte finish; raceway and stand-offs to be painted Iron Ore (SW 7069) – matte finish

East (Pond Road) and West (Route 9) Elevations

- Illuminated channel letters (“Shake Shack”) measuring 22.75 square feet/sign
 - White acrylic face with white LED illumination; back and aluminum returns to be painted Smoky Silver Metallic (MP 18140) in color – matte finish; raceway and stand-offs to be painted Iron Ore (SW 7069) – matte finish
- Freestanding Site Signage
 - Internally illuminated pylon sign, 95 square feet/side (sign face ±40.49 square feet)
 - 30 feet in height
 - Matte black (RAL 9004) with white acrylic lettering
 - To be set back 5.4 feet from the western property line

Zoning Compliance & Planning Comments

1. Conditional use standards for “family-style restaurants; restaurants without liquor licenses” in the CMX-3A zone are as follows:
 - Minimum floor area devoted to an individual restaurant use: 2,500 square feet
Complies. The restaurant would measure 3,514 square feet.
 - Minimum floor area for each restaurant where two or more family restaurants are located in the same building: 2,500 square feet
Not applicable.
 - Minimum number of seats: 125
Does not comply. Eighty-four (84) seats are proposed.
 - No separate take out service is permitted
Complies. No separate take out service has been proposed.
 - No drive-up windows are permitted
Complies. No drive-up windows have been proposed.
 - Video interactive devices, video games and children entertainment uses in conformance with Chapter 75, Article 11, Section 75-19, provided that the



area used for such uses shall not reduce the minimum required restaurant floor area and shall not exceed 25% or 1,000 square feet of the total floor area, whichever is less

Complies. No video interactive devices or similar have been proposed.

The proposal does not comply with all of the Township's conditional use standards for restaurants in the CMX-3A zone. As such, "d(3)" conditional use variance relief is required. The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70d(3) enables a board of adjustment to grant a variance to permit "a deviation from a specification or standard pertaining solely to a conditional use." The applicant must provide proofs for the variance per the standards determined by the MLUL.

Special Reasons

The Courts have determined that the Coventry Square v. Westwood Zoning Bd. of Adjustment case provides the standard by which to review a "d(3)" variance application. In Coventry, the emphasis is not on whether the land use is compatible with other uses in the zone (it is effectively deemed appropriate in the zone by its inclusion as a permitted use with conditions). Rather, the Board's analysis should center upon the magnitude of the applicant's deviation from the conditional use standards of the ordinance, whether the deviation is appropriate for the site, and whether the site may sufficiently accommodate the proposed deviation.

Negative Criteria

In addition, the applicant must address the "negative criteria," and affirmatively demonstrate that the variance can be granted "without substantial detriment to the public good" and "without substantial impairment to the intent and purpose of the zone plan and zoning ordinance" of the municipality. In other words, the Board should weigh the appropriateness of the proposal and determine whether a restaurant in this location would pose any negative impacts on surrounding properties and the Township as a whole. Finally, the Board should consider whether the granting of the variance is reconcilable with the fact that the Township has imposed these standards on restaurants within the district.

The applicant should provide testimony at the hearing.

2. There are several preexisting non-conforming conditions to which no changes are proposed:
 - Minimum lot area: a minimum of 3 acres is required where 0.87 acres is provided
 - Minimum lot depth: a minimum of 400 feet is required where 337.9 feet is provided



The applicant should provide testimony at the hearing.

3. Yards

a. A minimum front yard setback of 100 feet is required where:

- 5.2 feet would be provided to the restaurant building (Pond Road)
- 8 feet would be provided to the canopy (Pond Road)
- 14.1 feet would be provided to the restaurant building (Route 9)
- 13.4 feet would be provided to the canopy (Route 9)

b. A minimum rear yard setback of 50 is required where 1.7 feet would be provided to Block 24, Lot 1.01 in Manalapan Township, which is under common ownership with the subject property.

As such, "c" variance relief is required for these items.

The applicant should provide testimony at the hearing.

4. A maximum impervious surface coverage of 65% is permitted where 79.9% is proposed. As such, "c" variance relief is required.

The applicant should provide testimony at the hearing.

5. The minimum permitted size of a principal building is 5,000 square feet, where the proposed restaurant building would measure 3,514 square feet. As such, "c" variance relief is required.

The applicant should provide testimony at the hearing.

6. Per Section 190-103C and Section 190-108B, accessory structures are not permitted in the front yard area, where the trash enclosure would be located in the front yard area along Pond Road (3.5 feet from the property line). As such, "c" variance relief is required.

The applicant should provide testimony at the hearing.

7. Where any commercial property abuts a residential zone, a landscaped buffer strip of 50 feet shall be permanently maintained along the property line abutting the residential zone. A landscape buffer has not been provided along the eastern side of the subject property along the Pond Road frontage. As such, "c" variance relief is required. It should be noted that the property does not directly abut the R-20 zone as the dividing line between the CMX-3A and R-20 zones runs down the center line of Pond Road.



The applicant has indicated that the zone line between the CMX-3A zone and the R-20 zone runs down the center of Pond Road and creates a natural buffer from the site and adjacent residential uses to the east. The applicant should provide testimony at the hearing.

8. Per Section 190-162E, no parking spaces, access drive or aisle shall be located any closer than 10 feet to any street line, or closer than 5 feet to any side or rear property line, or within any required buffer area. Parking spaces would be located 2 feet from Pond Road; 0.5 feet from Craig Road; and 0.6 feet from Route 9. As such, "c" variance relief is required.

The applicant should provide testimony at the hearing.

9. Per Section 190-1620, parking spaces shall measure a minimum of 9.5 feet by 19 feet, where parking spaces would measure 9 feet by 18 feet to 20 feet. In addition, parking spaces at the ends of parking aisles which abut grassed or landscaped islands shall provide for an additional width of one foot or provide for decorative access surface at the level of the grassed or landscaped island, where an additional one foot of width would not be provided. As such, "c" variance relief is required. We defer to the Township Engineer and/or Traffic Engineer for comment regarding the proposed undersized parking stalls and any impacts such stalls may have on parking and circulation on the subject property.

The applicant has indicated that parking spaces at the end of parking aisles will remain at 9 feet in width. Plans indicate that where planting beds are adjacent to parking areas, landscaping would be set back a minimum of 2 feet from the back of the curb.

10. Per Section 190-164B, one loading space is required where no loading space would be provided. As such, "c" variance relief is required. The applicant should provide testimony as to how loading and deliveries would be expected to operate on the subject property (e.g., timing, frequency, type of truck, etc.). We defer to the Township Engineer and/or Traffic Engineer for additional comment on this item.

A truck turning plan depicting the delivery route to the site for an SU-30 vehicle has been provided. Plans have been revised to indicate that trash removal and deliveries would take place outside of the hours of operation (which are noted to be 11:00 am to 11:00 pm) and that trucks are prohibited from using the bus pick-up/drop-off area for deliveries to the site.

11. Signage
 - a. Sign setback: the freestanding sign would be set back 5.4 feet from the western lot line, where a minimum setback of 15 feet is required. Though the sign would be set back 5.4 feet from the lot line, it is adjacent to



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

NJDOT road-related property at the intersection of Craig Road and Route 9. As such, the sign would be set back greater than 15 feet from Route 9.

- b. Signs mounted over canopy: as per Section 190-176K, signs on a canopy or awning shall be painted or printed directly on the canopy or on the front and/or drop portions of the awning or canopy, where the signs would be mounted atop the canopy. We defer to Township Architect for comment on this item.

The applicant should provide testimony at the hearing.

- c. The sign colors Smoky Silver Metallic (MP 18140) and Iron Ore (SW 7069) are not from the Township's approved color palette. The applicant has indicated that Smoky Silver Metallic and/or Iron Ore may be similar to that of Dark Gray (ID #3650-41) from the Township's approved color palette. Paint samples will be provided for review.
12. We defer to the Township Architect regarding the applicant's compliance with the general architectural design requirements for commercial, office and industrial development per Section 190-114 of the zoning ordinance, as required in the CMX-3A zone per Section 190-146F(6).
 13. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J17231



ARCHITECTURAL
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

120 Sanhican Drive
Trenton, NJ 08618
866-974-7666

www.spiezle.com



January 8, 2018

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

Re: 2nd Architectural Review: Preliminary and Final Major Site Plan #893-17 and "D"
Conditional Use Variance #015-17
Shake Shack
Leemilt's Petroleum (Applicant)
Block 3, Lot 1 - 4431 Route 9 North

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:

- Engineering response letter prepared by Bohler Engineering and dated, 12/5/17.
- Letter confirming building area prepared by Bergmeyer and date, 11/28/17
- Response letter to architectural review prepared by Bergmeyer and dated, 10/17/17
- Letter in response to sign comments prepared by Jones Sign and dated, 12/18/17
- Sign drawings 0.0, 0.1, 1.0, 2.0, 3.0, 4.0, s-1 prepared by Jones Sign and dated 03/28/17.
- Architectural drawings 001 General Arrangement Plan, 002 Exterior Elevations, and 003 Exterior Views (1 black and white and 1 rendered in color) prepared BAI Architecture, Inc., LLC, undated
- Site/Civil drawings 1-15, and Truck Turning Plan 1 of 2 and 2 of 2, and sheet 1 of 1, prepared by Bohler Engineering, dated 12/1/17

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:

1. The design as proposed does not meet the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. The proposed design can be better described as contemporary. A variance will be required for approval of the design as proposed.

In response to this comment, the applicant has changed materials and shapes significantly towards meeting the T.O. While not fully compliant with the T.O., the changes which include the use of brick, removal of angled shapes on the façade and colors that meet the Township's



ARCHITECTURAL
GROUP

existing color palette, illustrates an attempt by the applicant to better conform with the T.O. This office takes no further exception however a variance may still be required by the Planning Board.

2. No further response required.
3. No further response required.
4. No further response required.
5. No further response required.
6. No further response required.
7. No further response required.
8. No further response required.
9. No further response required.

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,

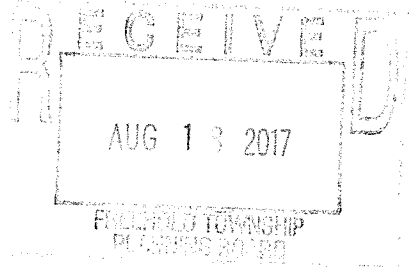
Steve Leone, AIA, LEED BD+C
Principal
SPIEZLE ARCHITECTURAL GROUP, INC.



ARCHITECTURAL GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

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



August 17, 2017

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

Re: Architectural Review: Preliminary and Final Major Site Plan and "D" Conditional Use Variance #015-17
Shake Shack
Leemilt's Petroleum (Applicant)
Block 3, Lot 1 - 4431 Route 9 North

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:

- Executed copies of Application for Preliminary Approval Major Site Plan, Application for Final Approval Major Site Plan, Application for Variance, and application for Conditional Use Permit.
- Operations Statement prepared by Mike Iaia of Shake Shack and dated 6/8/17.
- Executed Sign Application.
- Architect's letter of confirmation of building area prepared by Michael Davis of Bergmeyer, dated 7/27/17.
- Architectural drawings 001 General Arrangement Plan, 002 Exterior Elevations, and 003 Exterior Views prepared BAI Architecture, Inc., LLC, undated
- Site survey prepared by Control Point Associates, Inc., dated 03/24/17
- Site/Civil drawings 1-13, and Truck Turning Plan 1 of 1, prepared by Bohler Engineering, dated 07/27/17

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:

1. The design as proposed does not meet the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. The proposed design can be better described as contemporary. A variance will be required for approval of the design as proposed.
2. The building area noted on drawing 001 is listed as Total Gross Building SF: 3,530. Bergmeyer letter lists the building square footage as 3,514 SF. Applicant is asked to reconcile this difference.

P-6(b)



ARCHITECTURAL
GROUP

www.spiezle.com

3. Drawing 001, General Arrangement Plan includes no written data such as dimensions, seating count, room names, etc. Please update plan with such.
4. The proposed façade material types include metal panels which are not permitted by T.O. A variance will be required for approval of the design as proposed.
5. The proposed façade material colors shall comply with T.O. color palette. Applicant shall confirm that the colors noted are compliant.
6. The proposed number of principal façade materials, do not comply with T.O. as they exceed a maximum of two. A variance will be required for approval of the design as proposed.
7. There are no provisions noted in the submitted drawings for coverings (canopies) over any secondary and emergency entry/exits with the exception of the main entrance. Consideration should be given to provide such for safety during inclement weather.
8. Drawing 002 indicates that there are roof top units which are exposed to view. All mechanical equipment whether roof top or ground mounted must be shielded from public view according to T.O. Applicant shall confirm that in fact, roof top units re proposed and what methodology will be used to screen them.
9. All signs shall comply with Article XVII of the Township Ordinance. We defer to further review by the sign review committee.

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,

Steve Leone, AIA, LEED BD+C
Principal
SPIEZLE ARCHITECTURAL GROUP, INC.

Shropshire Associates LLC

ESBE / SBE Certified

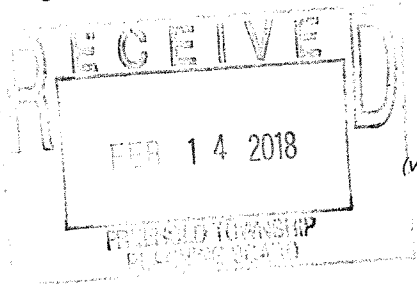
Traffic Engineering, Transportation Planning & Design

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

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

February 14, 2018

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: **Preliminary & Final Major Site Plan
Shake Shack (SP #893-17 & V #015-17)
4431 Route 9; Block 3, Lot 1
Freehold Township, Monmouth County
SA Project No. 17526**

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. Cover Letter with Responses for Proposed Shake Shack Restaurant; Block 3, Lot 1; 4431 Route 9 prepared by Bohler Engineering, dated December 5, 2017.
2. Preliminary & Final Major Site Plan for Shake Shack Restaurant; Block 3, Lot 1; prepared by Bohler Engineering, dated April 7, 2017, revised to February 1, 2018.

The Preliminary & Final Major Site Plan set, Traffic Impact Report, and corresponding application documents were reviewed with respect to the Applicant's request for Conditional Use Variance and Site Plan approval for a 3,514 square foot (sf) restaurant. The site, located in the CMX-3A Zone, currently contains a gas station that will be removed and replaced by the proposed restaurant. The existing site has two (2) driveways, one along Route 9 and the other along Pond Road. Only the Pond Road driveway will remain for access to the proposed restaurant. A total of 63 parking spaces are provided.

A traffic review letter dated August 21, 2017 was issued. A Technical Review Committee (TRC) meeting was held on September 12, 2017 at which the traffic and other review comments were discussed. The Applicant has since revised the plans and provided additional information to address comments found in the review letters. A second traffic review letter was issued January 11, 2018 and plans revised to address remaining comments.

Based on review of the revised site plan set, updated traffic report and response letter, the following traffic comments remain:



Access:

The existing driveway along Route 9 northbound will be eliminated. The full movement driveway along southbound Pond Road will be retained and configured with one inbound lane and two (2) outbound lanes, one for left-turns and the other for right-turns.

Route 9 is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). Freehold Township shall be copied with NJDOT approval.

Circulation:

The proposal is for a one-way 24 foot (ft) wide circulation aisle looping around the site for access to parking. Sidewalk exists for the site's east, west and south frontages. Sidewalk is available to the south of the proposed restaurant building for access between the parking area and the building entrance. Sidewalk is also proposed connecting the Route 9 and Pond Road frontages sidewalk with the internal sidewalk adjacent to the building.

Testimony shall be provided regarding deliveries, such as size of delivery trucks, frequency, and time of day. No loading areas proposed. Deliveries must not interfere with circulation.

Parking and Loading:

The 3,514 sf restaurant is proposed to have 84 seats and up to 22 employees at peak shift. The maximum occupancy is indicated to be 121 persons. A total of 63 parking spaces including three (3) handicap (HC) spaces are provided for employees and customers. There are no loading spaces provided.

- 1. Based on Freehold parking requirement of 1 space per 2 persons maximum occupancy, the parking requirement for 121 persons is 61 spaces. A total of 63 spaces are provided which satisfies the parking requirement.***
- 2. The Americans with Disabilities Act (ADA) requires three (3) HC parking spaces for the 63 parking spaces. The three (3) HC parking spaces provided satisfy ADA requirements.***
- 3. The Freehold Land Use Ordinance (LUO) Chapter 190-162 O. requires that parking spaces be 9.5 ft wide by 19 ft long and spaces at the ends of parking aisles, which abut grassed or landscaped islands, shall provide an additional width of one (1) ft or provide for decorative access surface. Parking spaces are shown to be 9 ft wide by 18 ft to 20 ft long, typical. Testimony shall be provided to support requested relief for parking space size and end space size.***
- 4. The Freehold LUO Chapter 190-164 B. requires one (1) loading space for up to 10,000 sf of commercial building. Testimony shall be provided to support requested relief from the required loading space.***
- 5. The Applicant shall provide testimony regarding bus stop operation and any impact to onsite parking. It is recommended that signage be provided in the parking lot that parking is for restaurant customers only.***



Traffic:

A Traffic Impact Analysis (TIA) report was provided for the 3,514 sf restaurant. The site will generate a total of 99 PM trips and 192 Saturday peak hour trips. With removal of pass-by trips, the new site trips are 51 PM and 98 Saturday peak hour trips. The report then analyzes the impact on the signalized intersections of Route 9 & Craig Road and Pond Road & Craig Road as well as the stop controlled driveway. The report concludes conversion of the gas station to the proposed restaurant "will not have a significant effect on traffic conditions in the vicinity of the site" and that the driveway will not be blocked by vehicles queuing southbound on Pond Road to the Craig Road intersection. Parking analysis demonstrates that the 63 parking spaces provided on site can accommodate peak parking demand based on parking demand provided by the ITE and parking data collected at another Shake Shack located in New Jersey.

Based on parking data collected at the Paramus Shake Shack and applying the calculated rate of 17.6 spaces per 1,000 sf, the proposed 3,514 sf restaurant will have a peak parking demand of up to 62 parking spaces. This equates to a full parking lot. The Applicant shall provide testimony regarding the adequacy of the 63 parking spaces available onsite.

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 "Andrew Feranda". The signature is written in a cursive, flowing style.

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

893-17

MAYOR
Lester A. Preston, Jr.

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



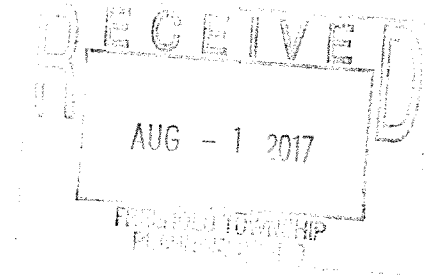
TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

August 1, 2017

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



RE: Sign Review
Leemilt's Petroleum / Shake Shack
Block-3/Lot-1, 4431 Route#9 North (Zone: CMX-3/A)
Preliminary and Final Major Site Plan# 893-17 & Var.# 015-17.

Ms. Sims,

As requested, a sign review for the above referenced site plan & variance application has revealed the following:

Signs Proposed:

1. One internally illuminated 95 Sf double-faced pylon sign colored white and matte black, advertising "SHAKE SHACK". The sign is proposed at a height of 30 Ft with a setback of 5.4 Ft from the property line and +/- 27 Ft from the concrete curb and/or roadway located on the south west corner of Route#9.
2. One internally illuminated 53.75 Sf building mounted sign, on the south elevation, advertising "SHAKE SHACK", with a white acrylic face and a smoky silver metallic-matte finish.
3. Two internally illuminated 19.5 Sf building mounted signs. One sign is proposed on the east elevation and the other on the west elevation. Both signs will be advertising "SHAKE SHACK", with a white acrylic face and a smoky silver metallic-matte finish.

P-8

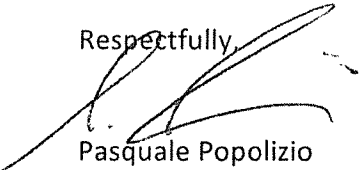


The following must be considered by the Board:

1. The sign color proposed: MP 18140 Smoky Silver Metallic is not from the Township's color palette. Sign colors must either be from the Township's approved color palette or be very similar. Referencing T.O. 190-176.O(2).
Note: Smoky silver metallic may be a close match to Dark Grey I.D.# 3650-41 from the Twp. color palette. A color sample must be provided for comparison.
2. The proposed building signs method of mounting is by way of a mounting plate on the base of the sign. This method of mounting is not permitted. Signs located on buildings within the CMX-3 zones are limited to flat wall signs displayed on the face of the building or space in which the business occupies. Wall signs are defined as "a flat sign attached to or painted upon a building wall which extends not more than 15 inches from the wall and is not extended above the top or beyond the ends of the façade". Referencing T.O. 190-173 & 190-179.C(1)
3. The pylon sign is proposed at a setback of 5.4 Ft from the property line, "Freestanding signs shall comply with the minimum side and corner yard setbacks of the applicable zoning district as an accessory structure but in no event shall a sign be closer than 15 feet to any lot line or building line". Referencing T.O. 190-179.C(2)(b).
4. A zoning sign application must be provided for all proposed signs: Applications were only provided for the façade signs.

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

Respectfully,



Pasquale Popolizio
Township of Freehold
Director of Zoning

TOWNSHIP OF FREEHOLD



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

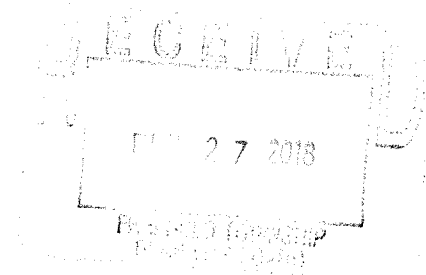
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: February 27, 2018

SUBJECT: Leemilt's Petroleum – Shake Shack
4431 Route 9 North
Block: 3, Lot: 1
Pre & Final Site Plan #893-17
"D" Conditional Use Variance #015-17



We have reviewed the additional information for the above referenced project. The Board of health's concerns have been addressed and has no objection to the proposed site plan.

443-17

MAYOR
Anthony J. Ammiano

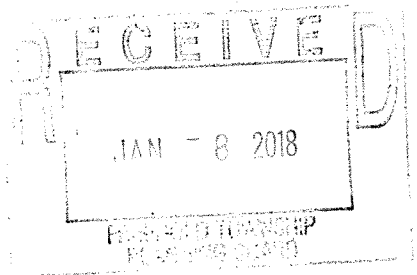
TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

January 8, 2018



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

RE: Amended Preliminary and Final Major Site Plan #893-17 and "D"
Conditional Use Variance #015-17
Shake Shack (project)
Leemilt's Petroleum (applicant)
Block 3, Lots 1 - 4431 Route 9 North

Dear Mrs. Sims

I reviewed the re-submitted plans and have approved them.

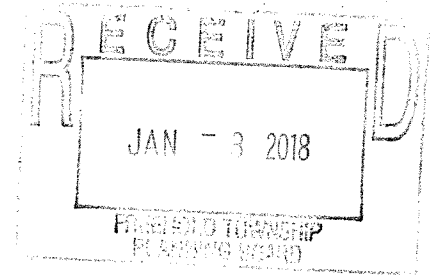
Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-10

SP#843-11

Freehold Township
Environmental Commission



MEETING MINUTES

Call to Order

The December 11, 2017 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Dave Puchalski, Anthony Ammiano, and Tom Moskal.

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

The Commission discussed the following two projects:

- 1. Shake Shack, Block 3, Lot 1 – 4431 Route 9 North - Site Plan # 893-17
- 2. KDC Solar, Block 86, Lots 8, 8.03 & 11

Comments:

Both projects were previously reviewed by the Commission and we had concerns. Both projects submitted written responses to our concerns and the Commission is satisfied with their responses.

The Commission has no further comments or concerns regarding these two projects.

The meeting was adjourned at 8:15 pm.

Tom Moskal
Chairman

P-11

TOWNSHIP OF FREEHOLD



"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

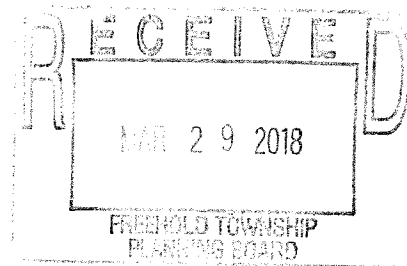
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 29, 2018

RE: Freehold Skin Clinic & Cancer Center
Centurion Real Estate Holding II, LLC
Block 52, Lot 3 – 145 Moreau Avenue/250 South Street
Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details #894-17
"D" Variance #011-17
REVIEW #3



This review refers to the following:

- Freehold Skin Clinic & Cancer Center, Preliminary and Final Major Site Plan, Tax Lot 3, Block 52, Freehold Township, Monmouth County, New Jersey, ten (10) sheets, dated January 18, 2017, revised March 5, 2018, prepared by Geller Sive & Company, signed and sealed by Robert D. Sive, P.E.
- Architectural Plans, Freehold Skin Clinic & Cancer Center, 250 South Street, Freehold, New Jersey, Interior Renovation and Enlargement to Existing 1 Story Building, six (6) sheets, dated December 13, 2016, revised March 9, 2018, prepared by Pallante Design, Inc., signed and sealed by Joseph J. Pallante, A.I.A.
- Boundary and Topographic Survey, Tax Lot 3, Block 52, 250 South Street, Township of Freehold, Monmouth County, New Jersey, dated October 27, 2016, signed and sealed by James J. Heiser, P.L.S.
- Architects Certification, Freehold Skin Clinic & Cancer Center, 250 South Street, Freehold, NJ 07728, dated December 20, 2017, prepared by Pallante Design, Inc., signed and sealed by Joseph J. Pallante, A.I.A., LEED A.P.
- Stormwater Management Report for Tax Lot 3, Block 52, Township of Freehold, Monmouth County, New Jersey, dated January 18, 2017, revised December 5, 2017, prepared by Geller Sive & Company, signed and sealed by Gary Chiang, P.E.
- Operations Statement for Freehold Skin Clinic & Cancer Center, 250 South Street, Freehold, NJ 07728, prepared by Pallante Design, Inc., undated, unsigned.
- Statement of Waivers Requested, Freehold Skin Clinic & Cancer Center, Centurion Real Estate Holding II, LLC, Block 52, Lot 3, dated May 25, 2017, prepared by Mehr, LaFrance & Williams, signed by William J. Mehr, Esq.



To: Planning Board
Re.: Freehold Skin Clinic & Cancer Center
Block 52, Lot 3
Major Site Plan w/ Waiver of Site Plan Details #894-17
“D” Variance #011-17
REVIEW #3

March 29, 2018

- Waiver Request from Requirement of Preparation of a Traffic Impact Statement for Freehold Skin Clinic & Cancer Center, Block 52, Tax Lot 3, 250 South Street, Freehold Township, dated January 18, 2017, revised March 5, 2018, prepared by Geller Sive & Company, signed by Robert Sive, PE, PP, CME.
- Waiver Request from Requirement of Preparation of an Environmental Impact Statement, Freehold Skin Clinic & Cancer Center, Block 52, Tax Lot 3, 250 South Street, Freehold Township, dated January 18, 2017 prepared by Geller Sive & Company, signed by Robert Sive, PE, PP, CME.
- Sanitary Sewer Calculations for Block 52, Tax Lot 3, Freehold Township, Monmouth County, New Jersey, dated December 5, 2017, prepared by Geller Sive & Company, signed and sealed by Robert Sive, P.E.
- Potable Water Calculations for Block 52, Tax Lot 3, Freehold Township, Monmouth County, New Jersey, dated December 5, 2017, revised March 5, 2018, prepared by Geller Sive & Company, signed and sealed by Robert Sive, P.E.
- NJDOT Letter of No Interest, Route 79, MP .35, Block 52, Lot 3, Freehold Township, Monmouth County, dated February 22, 2018, signed by Larry D. Cotton, CPM.

Executive Summary

The applicant is seeking preliminary and final major site plan approval to construct a 1,320 square foot one-story addition on the northerly side of the existing Freehold Skin Clinic & Cancer Center Office. The expanded first floor office will contain a waiting area with 24 seats, six (6) exam rooms, three (3) lab areas, a reception area, nurse’s station, staff lounge, office, and two (2) bathrooms. The existing second floor residential living area will remain the same with the exception of minor modifications to accommodate a new stairway and access to a new roof deck containing planters and a 42” parapet above the expanded first floor. The proposed addition will also include an approximate 1,200 sq. ft. basement. To accommodate the addition, the existing garage and shed will be razed. The site is located in the Professional Office (P-1) Zone and contains several existing non-conformities related to lot area, lot dimensions, building setbacks, building size, impervious coverage, and buffer widths. Additional variance relief is requested for exacerbating the existing non-conforming side yard setback and impervious coverage at the site. Design waivers are requested for parking setbacks and not providing an off-street loading space.

The hours of operation of the office are Monday, Wednesday and Friday 9:00 AM to 5:00 PM; and Tuesday and Thursday 9:00 AM to 7:00 PM. Staffing consists of five (5) employees including two (2) medical doctors, two (2) assistants, and one (1) front desk greeter/book keeper. The occupant of the 2nd floor apartment is one of the doctors who lives out of state utilizing the apartment only when attending the office approximately 2 weeks per month.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.



To: Planning Board
Re.: Freehold Skin Clinic & Cancer Center
Block 52, Lot 3
Major Site Plan w/ Waiver of Site Plan Details #894-17
"D" Variance #011-17
REVIEW #3

March 29, 2018

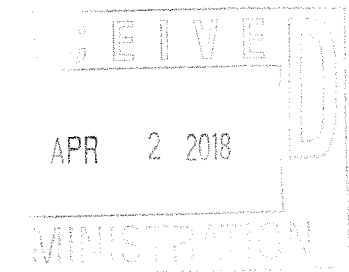
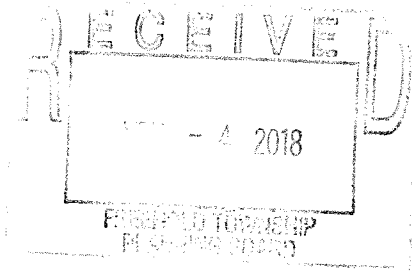
2. Although the project does not meet the definition of a Major Development as it relates to stormwater, the applicant is exceeding the maximum impervious coverage at the site. To mitigate this increase an exfiltration trench is proposed to capture the runoff from the net amount of impervious coverage over the maximum allowed. This office has no objection to the mitigation measures proposed.
3. The applicant has proposed a 4' x 6' trash enclosure at the rear (west side) of the proposed addition. The applicant shall provide testimony to the Board with respect to the frequency and method of trash pick-up and hauling.
4. Applicant must obtain an NJDOT Highway Occupancy permit for sidewalk installation on South Street.
5. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board approval.
6. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to NJDOT, MRRSA, Monmouth County Planning Board, etc.

A handwritten signature in black ink, appearing to read "Timothy P. White".

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
375713AJ01

Freehold Township
Freehold Skin Clinic & Cancer Center
Block 52, Lot 3 – 145 Moreau Avenue
Site Plan No. 894-17 and “D” Conditional Use Variance No. 011-17
Sanitary Sewer and Water System Review #3

March 26, 2018

3 Paragon Way
Freehold NJ 07728
United States of America

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

Dear Mr. White:

As requested by Freehold Township (the Township), we have reviewed the submitted plans entitled “Freehold Skin Clinic & Cancer Center, Preliminary & Final Major Site Plan, Tax Lot 3, Block 52, Freehold Township, Monmouth County, New Jersey”, dated January 18, 2017, with a last revision date of December 20, 2017, as prepared by Gellar Sive & Company, LLC. (Applicant’s Engineer), for Centurion Real Estate Holding II, LLC. (Applicant), and dated as received by the Township on March 14, 2018.

The following items were included in the Township’s March 14, 2018 submittal to this office:

- The set of plans listed above, consisting of ten sheets, with a last revision date of February 28, 2018;
- A six (6) sheet set of architectural plans prepared by Pallante Design Architecture Interiors (Applicant’s Architect), dated December 13, 2016, received by the Township on March 14, 2018;
- A response letter from the Applicant’s Engineer, dated March 14, 2018;
- A report entitled “Potable Water Calculations for Block 52, Tax Lot 3 Freehold Township, Monmouth County, New Jersey”, prepared by the Applicant’s Engineer, dated December 5, 2017, with a last revision date of March 5, 2018.

Executive Summary

The building to be renovated is on Lot 3, Block 52 located at the northwest corner of South Street and Moreau Avenue. The project site currently consists of an existing doctor’s office with a 2-bedroom apartment over the office area and an existing garage on the site. The building areas consist of a 1,320 SF office, a 663 SF apartment and a 528 SF garage. The applicant is currently proposing to renovate the existing office and apartment and add a 1,298 SF addition to the office area. The project also includes a renovation of the existing apartment, the demolition of the existing garage, and other site improvements such as new sidewalks and traffic striping. The Applicant is proposing to utilize the existing water service to the site for

BF

P-3



the building proposed to be renovated. The Applicant is proposing to reroute the existing sanitary sewer service on the site to the building.

The Applicant's engineer has submitted a sanitary sewer report with the estimated projected wastewater flow for the project to be approximately 487 GPD in accordance with Treatment Works Approval (TWA) regulations (N.J.A.C. 7:14A-23). This represents an increase of 130 GPD compared to estimates of the existing facility. This project should not require a TWA permit or approval from Ocean County Utilities Authority (OCUA) but will require approval from Manasquan River Regional Sewerage Authority (MRRSA).

The Applicant's engineer has submitted a water report with the estimated water demand for this project to be approximately 552 GPD, in accordance with Safe Drinking Water Regulations (N.J.A.C. 7:10-12.6). This represents an increase of 162 GPD compared to estimates of the existing facility. This project should not require a BSDW permit and the Township should have sufficient water supply for the project.

Sanitary Sewer Review:

There are no further items which need to be addressed. The plans are acceptable as they relate to the sanitary sewer system.

Water System Review:

The comments on the water design are as follows:

1. The Applicant has provided a revised signed and sealed water system report for the project that includes a calculation of the domestic water demand in accordance with Safe Drinking Water regulations (N.J.A.C. 7:10-12.6). The report also details the difference in projected demand versus previous generated demand from the existing facility. However, there is a minor error in calculating the proposed water demand for the new addition. The proposed addition is listed as being 1,298 SF and the report indicates 1,320 SF. The report should be revised to reflect the correct square footage. The Applicant should also provide the required fire flow demand prior to final approval.

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

Very truly yours,

Mott MacDonald, Inc.

A handwritten signature in black ink that reads 'Brian T. Dougherty'.

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)



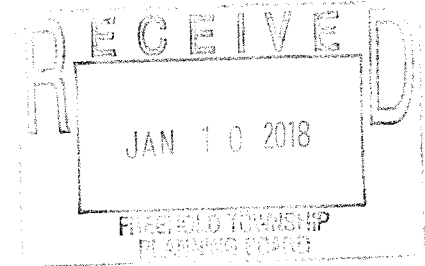
YOUR GOALS. OUR MISSION.

FRTW-R3840

January 8, 2018

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

**Re: Freehold Skin Clinic & Cancer Center
Block 52 Lot 3
SP# 894-17
Drainage and Landscape Review No. 2**



Dear Ms. Sims:

We have completed review of the plans and calculations for the proposed drainage and landscaping for the above referenced site prepared by Geller, Sive & Company, plans dated January 18, 2017, revised December 20, 2017, calculations dated January 18, 2017, revised December 5, 2017.

The existing site consists of a 2-story commercial building, a detached garage and shed with associated parking, utilities and landscaping.

The proposed improvements include a 1,298 SF expansion of the existing structure, demolition and removal of the existing garage and shed, minor expansion and reconfiguration of the existing parking area, installation of concrete sidewalks, and landscaping. The plan proposes an underground infiltration system to mitigate the increase in peak flows as a result of the increase in impervious coverage.

The applicant has addressed all comments from the letter dated October 12, 2017:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**

LANDSCAPING

1. **Addressed.**
2. Section 190-166.A requires a 30 foot landscape buffer be provided along a property line adjoining a residential district. The Residential Zone R-9 adjoins the property along its westerly property boundary. No buffer area has been indicated on the plan in this area. The landscape buffer areas to consist of lawn areas and massed evergreen and deciduous trees and shrubs planted in a manner that will provide a continuous visual screen throughout the entire year. There is an existing privet hedge along this property line which provides an approximately three foot-wide deciduous buffer. The existing privet hedge does not satisfy the ordinance requirement for a continuous visual screen throughout the year. It is recommended that additional evergreen shrubs potentially supplemented by a solid fence, be provided. **Addressed. The applicant has stated that they have requested a variance for the 30-foot landscape buffer.**
3. **Addressed.**
4. **Addressed.**

P-4



FRTW-R3840
January 8, 2018
Page 2

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

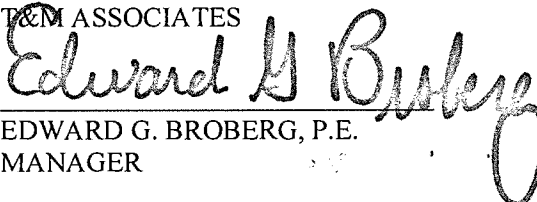
**Re: Freehold Skin clinic & Cancer Center
Block 52 Lot 3
SP# 894-17
Drainage and Landscape Review No. 2**

- 5. Addressed.
- 6. Addressed.
- 7. Addressed.
- 8. Addressed.

At this time our office has no further comments. If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

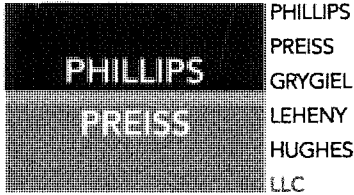
T&M ASSOCIATES



EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:MCM:dk
cc: Timothy White, Township Engineer

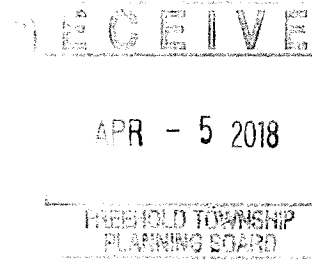
G:\Projects\FRTWR3840\Correspondence\Sims_EGB_Freehold Skin Clinic & Cancer Center Drainage and Landscape Review No. 2.docx



Planning & Real Estate Consultants

March 30, 2018

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



RE: Preliminary and Final Major Site Plan w/Waiver of Site Plan Details #894-17 and "d" Variance #011-17
Planner's Review Letter
Freehold Skin Clinic & Cancer Center
Centurion Real Estate Holding II, LLC (Applicant)
145 Moreau Avenue
Block 52, Lot 3
P-1 Professional Office Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the site plan for this project, dated 1/18/2017 and revised through 3/5/2018. Prior reports dated 10/5/2017 and 1/16/2018 were prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior reports.

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

- Preliminary and Final Major Site Plan, Freehold Skin Clinic & Cancer Center, Lot 3, Block 52, Freehold Township, Monmouth County, New Jersey, consisting of 10 sheets, prepared by Robert D. Sive, P.E., of Geller Sive & Company, dated 1/18/2017 and revised through 3/5/2018
- Floor Plans and Building Elevations, Interior Renovation and Enlargement to Existing 1 Story Building, Freehold Skin Clinic & Cancer Center, 250 South Street, Freehold, New Jersey, consisting of 5 sheets, prepared by Joseph J. Pallante of Pallante Design, dated 12/13/2016
- Boundary and Topographic Survey, Tax Lot 3, Block 52, 250 South Street, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by James J. Heiser of DPK Consulting, dated 10/27/2016

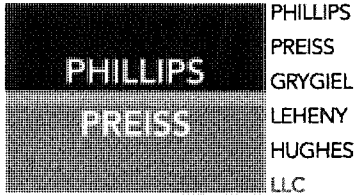
Project Description

The subject property is developed with an existing dermatologist's office and associated parking and circulation areas. The applicant is seeking "d" use and "c" bulk variance approval in order to remove an existing detached garage and shed structure on the subject property and construct a one-story addition (1,320 square

33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
www.phillipspreiss.com

DR

P-5



Planning & Real Estate Consultants

feet) on the northerly side of the building. The applicant is also proposing to use the second floor as a part-time apartment for use by a doctor that works in the office and lives outside of the state. Site improvements would include a stormwater exfiltration trench, site lighting, landscaping, and a small expansion of the parking lot area.

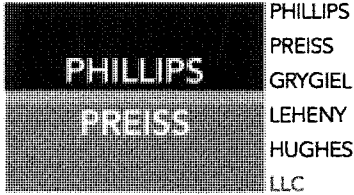
The subject property measures 0.3716 acres and is located at the northwestern corner of the intersection of South Street and Moreau Avenue. There are a number of small offices along South Street in the vicinity of the subject property (e.g., medical, dentistry, tax consulting, etc.), as well as more intensive commercial uses traveling along South Street towards Route 33 (e.g., Shop Rite plaza). There are single-family residential neighborhoods to the west of the subject property along Moreau Avenue. Across South Street to the east of the subject property, there is an administrative building and maintenance facility owned by the New Jersey Department of Transportation.

The existing office building is located in the southwestern portion of the subject property and measures 1,320 square feet at the first floor level and 663 square feet at the second floor level. The detached garage is located to the northeast of the building, and the shed is located to the north of the building. Vehicular access to the subject property is provided by a two-way, full movement driveway along South Street and a secondary, smaller driveway from Moreau Avenue. There is a post and chain gate at the Moreau Avenue driveway limiting vehicular access. In addition, floor plans indicate that there is currently a two-bedroom apartment at the second floor level. The applicant should indicate whether this space is currently being used as an apartment.

Seventeen (17) parking spaces currently exist on the subject property, as shown on Site Plans. The applicant is proposing 15 parking spaces, inclusive of one ADA space. Parking spaces would be restriped to comply with Township standards. Concrete curbing would be provided along the northern and southern perimeters of the parking lot. The South Street driveway would be used as a one-way entrance only, and vehicles would exit onto Moreau Avenue. Plans have been revised to provide a sidewalk along the subject property's South Street frontage.

An existing monument sign (24 square feet) along South Street would be relocated slightly, such that it would be set back 5 feet from the property line, where the existing sign setback is 6 feet. Currently, the sign is mounted such that it is angled, and would be relocated to be perpendicular with South Street. Sign colors are noted as black lettering with a white background. No changes are proposed to the sign face or structure.

Floor Plans depict four existing exam rooms. There is an existing two-bedroom apartment at the second floor level. The proposed first floor would contain three exam rooms, three exam/procedure rooms, two waiting areas, patient restrooms, an



Planning & Real Estate Consultants

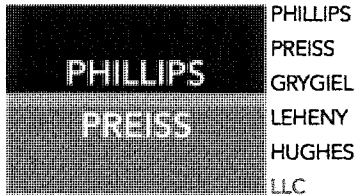
office, nurse station, reception and check-out areas, several lab areas, staff lounge, and restroom. There would be a new ADA ramp along the eastern side of the building. No major changes are proposed to the second floor apartment. The apartment would continue to have two bedrooms; however, the laundry area and stair to the outside would be relocated and a new roof deck would be provided above the building addition. A basement area with a ceiling height of 7 feet would be used for storage and mechanical equipment.

Per the architect's certification, dated December 20, 2017, the first floor measures 1,320 square feet with a proposed addition of 1,320 square feet (2,640 square feet) and the second floor measures 663 square feet (total 3,303 square feet). The existing door on the Moreau Avenue (south) façade would be removed. The main building entrance would be located on the east building façade facing the parking area and South Street. The building would be clad with siding to be "butterfly" in color (i.e., off-white) and would have a stone veneer base and roofing to be pewter in color. The exterior of the doors and windows would be black and the interior would be pine.

Plans have been revised to propose a trash enclosure measuring 4 feet by 6 feet along the western side of the building. The enclosure would be comprised of concrete block with cement plaster to match the building. Garbage and recycling cans would be used for regular curbside trash pick-up. Biohazard waste is stored separately in a specialized unit that is picked up by a specialty waste hauler from the interior of the building. The exterior of the building (e.g., landscaping, snow plowing) would continue to be maintained by a private contractor year-round. All deliveries would be made via UPS or similarly-sized trucks.

Currently, there are five employees comprised of two doctors, two assistants and one front desk greeter/bookkeeper. Hours of operation are Monday, Wednesday and Friday from 9:00 am to 5:00 pm and Tuesday and Thursday from 9:00 am to 7:00 pm. Patients are seen by appointment only. The exam rooms would be used for "quick turnaround" appointments (e.g., assessment of general skin conditions, follow-up visits, etc.), and the exam/procedure rooms would be used for minor procedures (e.g., excisions, skin cancer treatment, etc.). Procedures would be scheduled twice per day at 9:00 am and 11:00 am; exam/procedure rooms would not be used after this time.

Plans have been revised to show a shade tree easement (9 feet in width) along the right-of-way lines. One existing tree would be removed in order to accommodate the new addition. One new Japanese Lilac tree would be planted in the northeastern corner of the subject property. Rows of inkberry holly would be provided along the northern and southern perimeters of the parking area. A row of winterberry holly would be provided to the south of the building, as well as along a portion of the eastern side of the building. A decorative stone planter would be provided along the



Planning & Real Estate Consultants

handicapped ramp, to be planted with annuals. Three Nellie R. Stevens Holly trees would be provided in the northwestern corner of subject property.

Three wall-mounted light fixtures would be provided on the eastern building façade to be mounted at 10 feet to 22 feet in height.

Zoning Compliance & Planning Comments

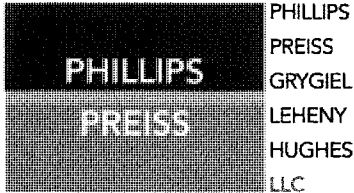
1. Residential uses, specifically residential apartments, are not permitted in the P-1 zone. If the applicant can provide evidence that the second floor apartment is a legally preexisting, non-conforming use; or that a variance has previously been granted for the residential apartment, the applicant would require a “d(2)” type variance to allow for the expansion/intensification of a non-conforming use. In the case of a “d(2)” variance, the applicant need not show that they would be entitled to a use variance in the same way as a completely new use would require proof. Because the use which is being expanded/intensified already exists, a greater degree of liberality can also be shown toward the negative criteria, that is, the impact on the surrounding area and community.

If the applicant cannot provide evidence as described above, then a “d(1)” use variance would be required. The MLUL at N.J.S.A. 40:55D-70d(1) permits a board of adjustment to grant a variance to allow “a use or principal structure in a district restricted against such use or principal structure.” Per the MLUL, a “d” variance may be granted only “in particular cases for special reasons.” These “special reasons” for a use variance may include that the use is inherently beneficial, that the property owner would suffer undue hardship if compelled to use the property in conformity with the permitted uses in the zone, or that the site is particularly suited for the use so as to promote the general welfare.

In addition, a variance applicant must address the “negative criteria.” A “d(1)” variance applicant for a use that is not inherently beneficial is further required to address the “enhanced quality of proof” per Medici v. BPR Co. (107 NJ 1 [1987]): “the grant of a use variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance.”

The applicant should discuss how it is expected that the second floor apartment would be used (e.g., number of days per week to be used, number of people to occupy the apartment, etc.). The applicant has indicated that use of the apartment would be limited to a doctor employed by the dermatology practice; confirmation should be provided that it is not the applicant’s intent to rent out the apartment to another party.

Testimony should be provided at the hearing.



Planning & Real Estate Consultants

2. With regard to FAR, we note that a basement area of $\pm 1,200$ square feet is proposed. The Township ordinance defines gross leasable floor area as follows:

FLOOR AREA, GROSS LEASABLE

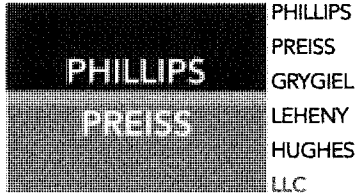
The sum of the areas of the floor or floors of a building or buildings which are enclosed and suitable for leasing to and utilized exclusively by commercial, office or service businesses. Covered sidewalks and enclosed mall open space areas, hallways, equipment rooms and entranceways, loading areas and similar space used in common or for the benefit of the shopping center or other areas not leased to tenants are excluded. Such area shall be measured from inside to inside of exterior walls or from a center line of the wall separating two commercial/ industrial structures.

While we note that this definition appears to have been written with a shopping center in mind (as opposed to a small office use, as is proposed here), a strict reading of the ordinance would suggest that the basement area should technically be included in the applicant's FAR calculation. The maximum permitted FAR in the P-1 zone is 0.20. Should the basement area be included in the FAR calculation, an FAR of approximately 0.27 would be proposed, necessitating d(4) FAR variance relief.

In the event a d(4) variance is required, the Board should note that the standard of proof for a d(4) variance comes directly out of the Randolph Town Center case. In such instances, an applicant has a lesser burden as compared to a d(1) or Medici type variance. Thus, although special reasons must be advanced for an FAR variance, an applicant need not show that a site is particularly suited for the use as it is already permitted within the zone. Instead, an applicant need only demonstrate that the site can accommodate any problems associated with a floor area ratio that is greater than what the zone allows. In addition, as with any variance, an applicant must satisfy the negative criteria (i.e., demonstrate that the granting of relief will not cause substantial detriment to the public good or substantially impair the zone plan).

The applicant has indicated that the basement area will be 7 feet high and will be utilized for storage and HAVC equipment. The applicant has further indicated that the existing garage to be removed is currently used for storage. If the Planning Board is predisposed to granting the d(4) variance relief (should same be deemed required), it should consider as a conditional approval that the basement space be restricted to commercial storage and HVAC equipment only.

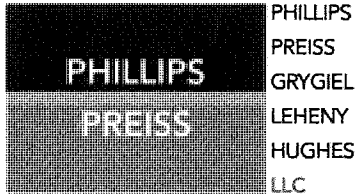
3. There are a number of preexisting, non-conforming conditions to which no changes are proposed:
 - a. A minimum lot area of 2 acres is required where 0.3716 acres is existing/ proposed



Planning & Real Estate Consultants

- b. A minimum lot width of 200 feet is required where 100.07 feet is existing/proposed
 - c. A minimum lot frontage of 200 feet is required where 100.08 feet is existing/proposed along South Street and 163.77 feet is existing/proposed along Moreau Avenue
 - d. A minimum lot depth of 200 feet is required where 161.85 feet is existing/proposed
 - e. A minimum front yard setback of 75 feet is required where 23.3 feet is existing/proposed to Moreau Avenue
 - f. A minimum rear yard setback of 50 feet is required where 2.9 feet is existing/proposed to Lot 4 to the west
 - g. A minimum rear/side yard setback of 30 feet is required for accessory buildings where 2.9 feet is existing/proposed from an existing a/c unit to Lot 4 to the west
 - h. Per Section 190-150C(2), parking shall not be allowed within the front yard setback area required for a building fronting on a public road, where parking currently exists within the 75 foot front yard setback area along South Street and Moreau Avenue
 - i. Per Section 190-162E, no parking spaces, access drive or aisle shall be located any closer than 10 feet to any street line, or closer than 5 feet to any side or rear property line, or within any required buffer area. Existing parking spaces are located 9.5 feet from the property line along Moreau Avenue.
 - j. Section 190-166 stipulates that where any commercial property abuts a residential zone, a landscape buffer strip in accordance with the schedule of area, yard and building requirements under the heading "width and buffer zone" shall be permanently maintained along the property line abutting the residential zone. The subject property abuts the R-9 zone to the west. A buffer zone of 2.9 feet is existing and proposed adjacent to the R-9 zone, where a buffer width of 30 feet is required.
4. A minimum side yard setback of 50 feet is required where 40.2 feet exists on the subject property and 20.2 feet is proposed to the northern property line. As such, "c" variance relief is required. The side yard would be reduced in order to accommodate the proposed building addition. The undersized nature of the lot and the applicant's desire to accommodate the required parking on the subject property makes it difficult to comply with the setback requirement. The subject property abuts a medical office to the north. The applicant should discuss any impacts of the undersized yard on the adjoining property and if screening in the form of landscaping and/or fencing was considered as a means to minimize any such impacts.

Variance required. Testimony should be provided at the hearing.



Planning & Real Estate Consultants

5. A maximum impervious coverage area of 50% is permitted where 58.7% currently exists on the subject property and 64.9% is proposed. As such, "c" variance relief is required. The applicant should provide testimony as to any impacts of exceeding the maximum impervious coverage on stormwater runoff and management on the subject property. We defer to the Township Engineer for any additional comment on stormwater management, etc.

Variance required. Testimony should be provided at the hearing.

6. Freestanding signs shall comply with the minimum side and corner yard setbacks of the P-1 zone as an accessory structure, but in no event shall a sign be closer than 15 feet to any lot line or building line. The freestanding sign along South Street is currently set back 6 feet, where the sign would be relocated to be set back 5 feet. As such, "c" variance relief is required. The applicant would be relocating the sign such that, rather than being angled, it would be perpendicular to South Street.

Variance required. Testimony should be provided at the hearing.

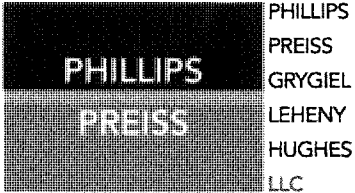
7. Per Section 190-164, one off-street loading space is required where no loading space would be provided. However, these requirements do not apply to such activities as professional offices and similar uses, provided the applicant can demonstrate that they do not normally send or receive any materials or supplies by means of large trucks or tractor-trailer. The applicant should provide testimony as to how loading and deliveries would be expected to operate on the subject property (e.g., timing, frequency, type of truck, etc.). We defer to the Township Engineer and/or Traffic Engineer for any additional comment on this item.

The applicant has indicated that all deliveries would be made via UPS or similarly-sized trucks. Testimony should be provided at the hearing.

8. The applicant should provide testimony as to any anticipated increase in staff and/or doctors working in the office from existing conditions. Are any changes expected in the hours of operation?

Testimony should be provided at the hearing.

9. The ordinance requirement for a professional office use is 1 parking space for every 200 square feet of gross floor area. The medical office would measure 2,640 square feet, and 14 parking spaces are required per the Township Traffic Engineer. We note that the applicant is proposing a two-bedroom apartment and, as such, we believe that two parking spaces would be required per RSIS standards. The applicant would be deficient one parking space, where 15 spaces are provided and 16 spaces are required. As such, "c" variance relief would be required. The applicant should provide testimony as to how parking is expected



Planning & Real Estate Consultants

to operate on the subject property under proposed conditions (e.g., with additional office space and the removal of two parking spaces).

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

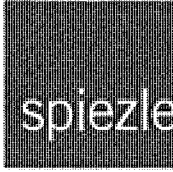
We trust that the above information is responsive to your needs.

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J17299



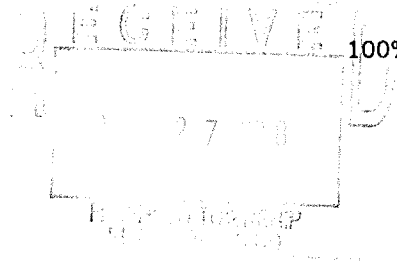
SPIEZLE ARCHITECTURAL GROUP, INC.

1395 Yardville Hamilton Square Road, Suite 2A
Hamilton, NJ 08691

866-974-7666

www.spiezle.com

100% employee-owned



March 27, 2018

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

**Re: 3rd Architectural Review: Preliminary and Final Major Site Plan w/Waiver of Site Plan Detail #894-17 and "D" Variance #011-17
Freehold Skin Clinic & Cancer Center
Centurion Real Estate Holding II, LLC.
Block 52, Lot 3 - 145 Moreau Avenue**

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:

- Letter of response to professional's comments prepared by Geller, Sive & Company and dated, 3/14/18
- Site/Civil engineering drawings 1-10 prepared by Geller, Sive, & Company and dated 3/5/18
- Architectural drawings D-101, A-101, A102, A-301, A-302 & A-401 prepared by Pallante Design Architecture Interiors and dated, 12/13/16

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:

1. The design as proposed generally meets the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance.

Original Comment

2. The building floor plans do not indicate the inclusion of an elevator. Architect shall confirm that no elevator is required per ADA Guidelines.

Comment was satisfied verbally in that an elevator is not required by code due to the residential use of the upper level. The dialogue occurred between this office and the architect of record for the applicant.

P-6



3. All signs shall comply with Article XVII of the Township Ordinance. We defer to further review by the sign review committee.

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", written over a horizontal line.

Steve Leone, AIA, LEED BD+C
Principal
SPIEZLE ARCHITECTURAL GROUP, INC.

Shropshire Associates LLC

ESBE / SBE Certified

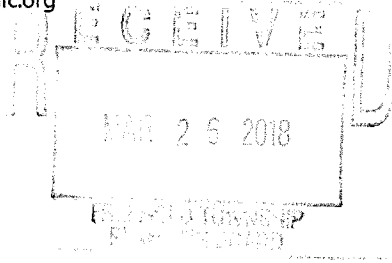
Traffic Engineering, Transportation Planning & Design

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

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

March 23, 2018

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: **Preliminary & Final Major Site Plan**
Freehold Skin Clinic & Cancer Center (SP #894-17 & V #011-17)
250 South Street (aka 145 Moreau Avenue); Block 52, Lot 3
Freehold Township, Monmouth County
SA Project No. 17529

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. Cover letter with Responses for Freehold Skin Clinic & Cancer Center, prepared by Geller, Sive, & Company, dated March 14, 2018.
2. Preliminary & Final Major Site Plan for Freehold Skin Clinic & Cancer Center; Block 52, Lot 3; prepared by Geller, Sive & Company, dated January 18, 2017, revised to March 5, 2018.
3. Waiver Request from Requirement of Preparation of Traffic Impact Statement for Freehold Skin Clinic & Cancer Center – Lot 3, Block 52.
4. NJDOT Letter of No Interest for Skin Clinic and Cancer Center, Route 79, MP 0.35, prepared by the NJDOT, dated February 22, 2018.

The Preliminary & Final Major Site Plan set and corresponding application documents were reviewed with respect to the Applicant's request for Site Plan approval with variances for a 1,320 square foot (sf) addition to the existing medical office and apartment unit. The 0.37 acre site, located on Block 52, Lot 3 in the Professional Office (P-1) Zone currently contains a 2-story, 2,058 sf office building, detached garage/office, and shed with 17 parking spaces. The garage/office and shed will be removed and replaced with a 1-story 1,320 sf medical office addition. The second floor (663 sf) of the existing building will be used as an apartment for a doctor. A total of 3,135 sf of medical office/apartment is proposed. The parking lot will be restriped to provide 15 parking spaces including one handicap space. The existing site has two (2) driveways, the primary driveway along South Street (Route 79) and the other along Moreau Avenue.



A traffic review dated October 10, 2017 was issued. A Technical Review Committee (TRC) meeting was held on November 14, 2017 at which the traffic and other review comments were discussed. Plans were revised and additional analyses and information were resubmitted and a second traffic review dated January 12, 2018 was issued. 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 site plan set and response letter, the following traffic comments remain:

Access:

The existing South Street (Route 79) and Moreau Avenue driveways permit full movement ingress and egress. The South Street driveway is 19.3 feet (ft) wide for two-way travel. The Moreau Avenue driveway is 13.8 ft wide for two-way travel. The proposal is for the South Street driveway to be converted to an inbound only driveway and the Moreau Avenue driveway to be converted to an outbound only driveway. Existing posts with chains will be removed from both driveways.

The existing Moreau Street driveway is 13.8 ft wide for two-way access. The proposal is to convert the driveway to one-way for exit only. No widening is proposed. The width of this driveway is subject to Freehold Fire Department approval.

Circulation:

Circulation between the two (2) driveways provides access to parking for the office building. The circulation aisle is shown to be 40.1 ft for two-way access to parking spaces. Circulation for the site remains unchanged.

A 4' x 6' trash enclosure is proposed west of (behind) the proposed addition. Testimony shall be provided regarding trash removal operation, such as location of pick-up, frequency and time of day of removal, etc. to ensure circulation aisles don't get blocked.

Parking and Loading:

The site currently has 17 parking spaces, 8 spaces each along the north and south property lines and one (1) space adjacent to the garage/office building. The proposal is to reconfigure the parking area to provide 15 parking spaces including one (1) designated handicap space. There is no designated loading space provided on-site.

- 1. The parking requirement is calculated on the Cover Sheet (sheet 1 of 10), No. 7, for the expanded 2,640 sf medical office and apartment. Based on requirement of 1 parking space per 200 sf of professional office space, 13 spaces are required for the medical office. The 2 bedroom apartment requires 2 parking spaces. A total of 15 spaces are required and 15 spaces are provided.***



- 2. The Americans with Disabilities Act (ADA) requires one (1) HC parking space for the 15 parking spaces provided. The one (1) HC parking space satisfies ADA requirements.**
- 3. The Freehold Land Use Ordinance, Section 190-164 B. requires one (1) loading space for commercial buildings up to 10,000 sf, whereas no loading space is proposed. Relief is requested and testimony shall be provided to justify relief.**

Traffic:

A waiver request is provided from the requirement to provide a traffic impact study for the proposed medical office/apartment expansion from approximately 2,600 sf to 3,135 sf, an increase of approximately 535 sf.

A Letter of No Interest was received from the NJDOT, thus a waiver from providing a traffic impact study can be granted.

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'. The signature is written in a cursive, flowing style.

A. Andrew Feranda, PE, PTOE, CME
Traffic Consultant
AAF/jab

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

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

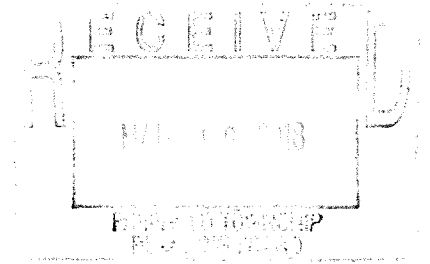
"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

January 11, 2018
(Revised: 3/16/18)

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

RE: Sign Review
Freehold Skin Clinic @ Cancer Center
Block-52/Lot-3, 145 Moreau Ave. (Zone: P-1)
Preliminary & Final Major Site Plan w/Waiver of Site Plan Details #894-17
"D" Variance #011-17



Ms. Sims,

As per the distribution of plans dated March 3rd, 2018, a sign review for the above referenced application has revealed the following:

Sign Proposed:

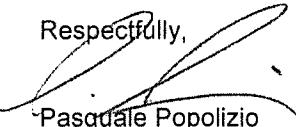
1. The relocation of an existing internally illuminated, 8 Ft tall double sided, 24 SF ground sign advertising Freehold Skin Clinic & Cancer Center. The sign also includes the street number and business phone number. The sign color will consist of black lettering on a white background.

The following must be considered by the Board:

1. While the sign permit submitted does indicate that the face area of the sign is 24 SF (which would be conforming), the sign dimension details on the provided site plan, sheet 8 of 10 were not to scale or proportionate with given measurements therefore sign size conformance could not be confirmed.
2. The ground sign advertisement contains the business name, street number and phone number, "signs shall advertise only the business or use occupying a space". Referencing T.O. 190-179.C(2)(a).
3. The ground sign is proposed at a 5Ft setback therefore not satisfying the required minimum 15Ft setback. Referencing T.O. 190-179.C(2)(b).

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

Respectfully,


Pasquale Popolizio
Township of Freehold
Director of Zoning

P-8

TOWNSHIP OF FREEHOLD



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

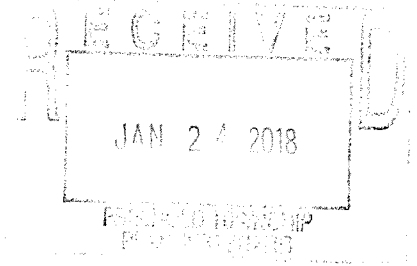
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: January 24, 2018

SUBJECT: Freehold Skin Center and Cancer Center
145 Moreau Avenue
Block: 52, Lot: 3
Pre & Final Site Plan w/ Waiver #894-17
"D" Conditional Use Variance #011-17



We have reviewed the additional information for the above referenced application. The Board of Health has no objection to the proposed project.

894-17

MAYOR
Lester A. Preston, Jr.

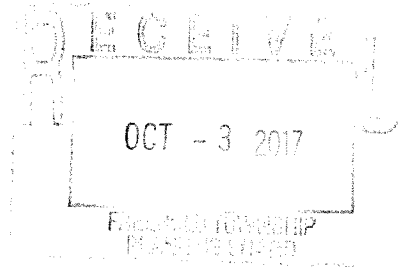
TOWNSHIP COMMITTEE
David M. Salkin, Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
Barbara J. McMorrow



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

October 3, 2017



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

RE: Amended Preliminary and Final Major Site Plan w / Waiver of Site Plan Details #894-17 and "D"
Variance #011-17
Freehold Skin Clinic & Cancer Center (Project)
Centurion Real Estate Holding II, LLC (Applicant)
Block 52, Lots 3 – 145 Moreau Avenue

Dear Mrs. Sims

The fire bureau met and reviewed the plans submitted and have approved them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-10