

# 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

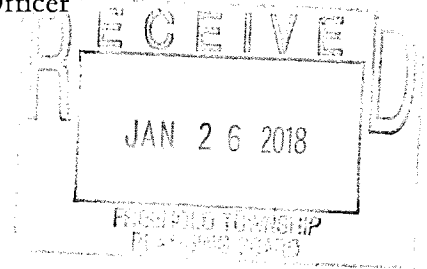
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 24, 2018

RE: Mikhail and Yelena Khazen  
Block 102, Lots 30.02 (Previous Lots 30 and 30.01)  
23 Francis Mills Road  
"C" Variance Application #021-17



This review refers to the following:

- Plot Plan prepared for 23 Francis Mills Road, Block 102 – Lots 30 & 30.01, situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated August 29, 2017, last revised January 10, 2018, prepared by Abington Engineering, LLC, signed and sealed by Anthony Maltese, P.E., P.L.S, P.P., C.M .E.
- Outbound Topographical Survey prepared for Block 102 – Lot 30 & 30.01, situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated May 15, 2017, prepared by American Layout, signed and sealed by Anthony Maltese, P.E., P.L.S, P.P., C.M .E.
- Lot Consolidation Plan prepared for Block 102, Existing Lot 30 & 30.01, Proposed Lot 30.02, situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated May 16, 2017, last revised January 11, 2018, prepared by American Layout, signed and sealed by Anthony Maltese, P.E., P.L.S, P.P., C.M .E.
- Manufacture's Architectural Elevations, Plans, Section, Notes, 24' Wide Double-Wide w/ Loft Storage Shed, Lengths Vary from 24' to 48', Amish Backyard Structures, one (1) sheet, dated April 10, 2015, unsigned.
- Proposed Plans and Exterior Elevations, Mr. & Mrs. Khazen Residence, 23 Francis Mills Road, Freehold, New Jersey, one (1) sheet (PB-1), dated July 11, 2017, prepared by G141 Architecture, signed and sealed by Robert A. Grimaldi, AIA.
- NJ Deed – Quitclaim, Lot Consolidation of Block 102, Lot 30 with Block 102, Lot 30.01 to create Block 102, Lot 30.02, dated September 30, 2017, Recorded October 12, 2017, Deed Book: OR-9253, Page: 2371.



To: Planning Board  
Re: Mikhail and Yelena Khazen  
Block 102, Lots 30 and 30.01  
23 Francis Mill Road  
"C" Variance Application #021-17

January 24, 2018

- Applicant's Justification Letter, Mikhail and Yelena Khazen, 23 Francis Mill Road, Freehold Township, Lots 30 and 30.01 in Block 102, dated June 15, 2017, prepared by Mehr LaFrance & Williams, signed by Mark Williams, Esq.

Executive Summary

The applicant is seeking approval to construct a detached 2-car garage with a footprint of 24 ft x 26 ft and height of approximately 19 ft within the front yard of the subject property. The proposed garage will contain a second story loft area for storage. In conjunction with the proposed garage, the applicant will be converting their existing attached garage into living space and constructing a porch where the garage entrance previously existed. The property is located within the Residential R-80 zone and the Rural-Environmental R-E Zone, however the home and proposed garage are located exclusively within the R-80 zoned portion of the property. The property contains several existing non-conformities including lot size, lot width, lot frontage, and side yard setback. The applicant is requesting variance relief for exceeding the maximum allowable size of a private garage (24 x 24 ft), the maximum height of a private garage (16 ft), the installation of a garage within the front yard of the property, and maximum impervious coverage.

The following comments are provided:

1. The applicant has filed a quitclaim deed with Monmouth County to consolidate lots 30 and 30.01. The applicant shall also provide a deed of consolidation and an associated metes and bounds description of the new lot to be recorded with the Monmouth County Clerk's Office. The amended deed shall be filed to retain the "mother lot" number 30, not Lot 30.02, as the new lot number.
2. The applicant shall dedicate additional right-of-way (ROW) to the Township of Freehold along the entire frontage. The proposed right of way shall extend 25 feet from the centerline of the existing 33' right-of-way for approximately 8.5 feet of required dedication.
3. The applicant is seeking a variance for exceeding the maximum impervious coverage in the R-E zone. However, all of the site improvements are located within the R-80 zoned portion of the property, and no variance is required for this zone, therefore this office has no objection to this request.
4. The applicant shall obtain a tree removal permit from the Freehold Township Shade Tree Division, as necessary.

This office has no additional comments relative any engineering issues.

TIMOTHY P. WHITE  
Township Engineer

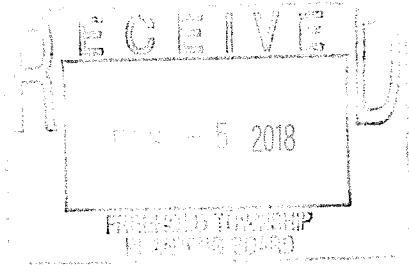
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February 2, 2018

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



RE: "c" Variance Application #021-17  
Planner's Review Letter  
Mikhail Khazen and Yelena Petrova  
23 Francis Mills Road  
Block 102, Lot 30.02  
R-80 Residential Zone and R-E Rural Environmental Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the site plan for this project, dated 8/29/2017 and revised through 1/10/2018. A prior report dated 11/7/2017 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report.

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

- Plot Plan, 23 Francis Mills Road, Block 102, Lots 30 & 30.01, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Anthony Maltese, P.E., P.L.S., P.P., C.M.E., of Abbingtion Engineering, LLC, dated 8/29/2017 and revised through 1/10/2018
- Lot Consolidation Plan, Block 102, Existing Lot 30 & 30.01, Proposed Lot 30.02, Freehold Township, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Anthony Maltese, P.E., P.L.S., P.P., C.M.E., of American Lay-out, dated 5/16/2017 and revised through 1/11/2018
- Elevations, Plans, Section Notes, 24 foot Wide Double-Wide w/Loft, consisting of 1 sheet, prepared by Amish Backyard Structures, dated 4/10/2015

#### Project Description

The applicant is seeking approval to construct a new detached garage in the front yard area of the subject property, as well as convert an existing attached garage for use as living space, on consolidated Lot 30.02

The front (western) portion of the subject property is located in the R-80 zone and the rear (eastern) portion is located in the R-E zone. The subject property is developed with a one-story single-family residence with a wood deck, in-ground pool and associ-

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P-3



ated fencing and septic field to the rear, as well as a paved driveway from Francis Mills Road along the southern portion of the subject property. Development is limited to the western portion of the subject property proximate to Francis Mills Road. Note that all of the existing and proposed development on the subject property is located within the R-80 zone. The remainder of the subject property is forested.

The subject property is located to the east of Monmouth Road and the Township's municipal boundary with Millstone Township. There is single-family residential development to the north of the subject property along Francis Mills Road, as well as a residential subdivision to the northwest of the subject property along Blueberry Hill Road. There is a single-family residential property directly north of the subject property, as well as across Francis Mills Road to the west. To the east and south of the subject property are state of New Jersey and Township-owned forested conservation lands (e.g., Turkey Swamp Wildlife Management Area, etc.).

The proposed detached garage would be located in the front yard area to the northwest of the residence. A new driveway would extend northward to the garage from the main driveway. The garage would measure 24 feet by 26 feet (624 square feet) and ±19 feet in height. The garage would contain space for two cars and an overhead loft area to be accessed via stairs. Plans indicate that the loft would be used for storage and would not be "habitable" space. The garage would be clad with horizontal siding and a metal or asphalt shingle roof.

The applicant is also proposing interior alterations to convert an existing attached garage into additional living space, as follows:

- Existing living space: 1,243 square feet
  - New addition: 30 square feet
  - Garage conversion: 265 square feet
- Total: 1,538 square feet

Tax records indicate that the attached one-car garage is located on the southern side of the residence. This space would be used for an office, entryway and new porch. The existing siding would remain, to be cleaned and repaired, as needed. New roofing (i.e., asphalt shingles, color and style to be selected by owner) is also proposed. It does not appear that any additional alterations are proposed to the residence.

The plot plan has been revised to provide a right-of-way dedication to the Township of Freehold along Francis Mills Road measuring 8.5 feet in width and 1,136 square feet. In addition, a note has been added to the plot plan indicating that a shed which traverses the southern lot line onto Lot 32 would be removed at the time of the construction of the improvements.

**Zoning Compliance & Planning Comments**



1. There are several preexisting non-conforming conditions to which no changes are proposed:
  - **Lot width:** a minimum of 250 feet is required in the R-80 zone/500 feet is required in the R-E zone where 143.08 feet is provided
  - **Lot frontage:** a minimum of 200 feet is required in the R-80 zone/400 feet is required in the R-E zone where 133.87 feet is provided
  - **Side yard setback:** a minimum of 30 feet is required in the R-80 zone where 26.81 feet is provided
2. A minimum lot area of 10 acres is required in the R-E zone where 3.93 acres currently exists and 3.91 acres is proposed, thereby exacerbating a preexisting non-conforming condition. Note that the reduction in lot area is a result of the right-of-way dedication to the Township of Freehold along Francis Mills Road.
3. Per Section 190-103C, no accessory structure shall be permitted except in rear yards; and per Section 190-108B, no accessory structures shall be erected in any front yard, with certain exceptions. The proposed garage would be located in the front yard area. As such, "c" variance relief is required. While the proposed location of the garage would appear to be logical given the location of the existing dwelling and driveway, as well as the irregular, narrow configuration of the lot, the applicant should nevertheless indicate why it was not practical to locate the garage within the rear yard area and also discuss whether there will be any impacts associated with locating the garage in the front yard area, including visual impacts on adjacent Lot 31 to the north as well as in relation to Francis Mills Road.
4. Per Section 190-104A, any building accessory to a residential structure shall not exceed one story or 16 feet in height, where the proposed garage would measure  $\pm 19$  feet in height. As such, "c" variance relief is required. The applicant should discuss the need for a garage that is greater in height than that which is permitted. The applicant should also provide testimony as to any impacts associated with exceeding the maximum permitted height for accessory buildings; in particular, visual impacts on adjacent Lot 31 and Francis Mills Road.
5. The maximum permitted impervious surface coverage in the R-E zone is 5%, where 5.73% is proposed. This is a relatively de minimis deviation and is largely a function of the undersized nature of the subject property in relation to the requirements of the R-E zone.
6. Per Section 190-110B, in all residential zones, any accessory structure exceeding 192 square feet in area shall be constructed of materials that are the same or similar to the materials of the principal structure. The applicant should provide testimony as to conformance with this standard.



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

7. 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,

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Paul A. Phillips, P.P., AICP

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

J17328

# TOWNSHIP OF FREEHOLD



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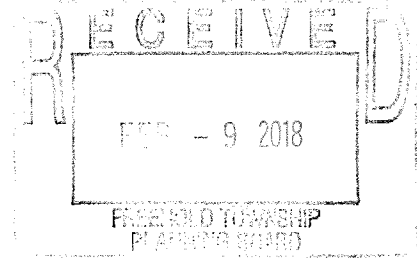
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 6, 2018

RE: Merola Tile  
Block 49, Lot 46.02  
235 Willowbrook Road  
Site Plan Waiver Application #581-3-17



This review refers to the following:

- Site Plan Waiver, Block 49, Lot 46.02, Freehold Township, Monmouth County, New Jersey, three (3) sheets, dated November 14, 2017, prepared by Abbington Engineering, LLC, signed and sealed by William T. Wentzien, P.E., P.P., C.M.E.
- Environmental Impact Statement Waiver Report, Merola Tile, , Block 49, Lot 46.02, dated December 14, 2017, prepared by Abbington Engineering, LLC, signed by Vincent Creevy, P.L.S.
- Proposed Operations, Asbury Park Press Use Change, Block 49, Lot 46.02, dated December 19, 2017, prepared by Abbington Engineering, LLC, signed by William T. Wentzien, P.E., P.P., C.M.E.
- Waiver Request Letter, Asbury Park Press Use Change, Block 49, Lot 46.02, dated December 19, 2017, prepared by Abbington Engineering, LLC, signed by William T. Wentzien, P.E., P.P., C.M.E.
- Supplemental Waiver Checklist Information, Asbury Park Press Use Change, Merola Tile (SP# 581-3-17), Block 49, Lot 46.02, dated January 11, 2018, prepared by Abbington Engineering, LLC, signed by William T. Wentzien, P.E., P.P., C.M.E.
- Monmouth County Planning Board, Letter of No Interest, 235 N.J. Realty, LLC, 235 Willow Brook Road, Block 49, Lot 46.02, Freehold, New Jersey, dated December 18, 2017, signed by Victor Furmanec, P.P., A.I.C.P.



To: Planning Board  
Re: Merola Tile  
Block 49, Lot 46.02  
Site Plan Waiver Application #581-3-17

February 6, 2018

Executive Summary

The above referenced property is 29.69 Acres and contains a 212,105 s.f. commercial building and a 9,000 s.f. accessory building. The applicant is seeking site plan waiver approval to change the use of the existing site and on-site buildings from a newspaper facility (production, distribution, offices, and warehouse) to a tile distribution facility with a warehouse and offices (Merola Tile). The subject property is located within the Industrial – 5 Acres (M-1) Zone, where the proposed use change is permitted. With the exception of existing non-conformities related to side yard setback and building height, there are no variances required. Additionally, there are no site improvements, façade improvements, or new signage proposed as part of this application.

Merola Tile anticipates beginning operations with approximately 20 employees; however, this number is expected to increase to up to 200 employees within 3 years. Truck trips to the site are anticipated to be approximately 20 trips per week initially, with a predicted increase of 20 trips per day within 3 years of operation. The anticipated hours of operation are Monday to Friday 6:00 am to 7:00 pm.

The following comments are provided:

1. The EIS Waiver Request letter contains discrepancies related to the project title, lot area, and building square footage in comparison with the provided application and plans. Review and revise accordingly.
2. Applicant shall confirm if the total building square footage provided in the zoning schedule (221,105 sf) is inclusive of the 9,000 sf accessory building. The applicant shall provide testimony related to the proposed use of the 9,000 sf building.
3. It should be noted that in accordance with the provisions of Chapter 11 Section 5 of the Township Traffic Ordinance, trucks weighing four (4) tons or more are not permitted along Willowbrook Road except when picking up or delivering materials. This is intended to limit the truck traffic through the residential portion of Willowbrook Road to the west of the subject property. It is suggested that the applicant limit all truck traffic along Willowbrook Road to east of the site toward Halls Mill Road. Provide associated notes to the plans and include appropriate signage on site.
4. It appears that several above ground storage tanks have recently been removed from the site. The applicant shall provide copies of relevant NJDEP approvals for closures/removal of the pre-existing tanks.
5. There is a concern related to the anticipated water consumption and operations as it relates to water usage, tile cutting, etc. The applicant shall provide information relevant to the effluent discharge and estimated flow into the Township sanitary sewer line for review by the Freehold Township Utility Department.
6. It should be noted that this office performed an inspection of the site and the vast majority of the site is in disrepair. It is the recommendation of this office that the applicant (owner) prepare a maintenance schedule and post a bond to guarantee the following items will be addressed:
  - a. Several dilapidated ancillary structures and/or foundation remnants exist at the site. These elements shall be completely removed from the site if no longer relevant to the proposed new use (i.e. storage tank foundations, water treatment building, concrete pads, tank filling stations, etc.).



To: Planning Board

February 6, 2018

Re: Merola Tile

Block 49, Lot 46.02

Site Plan Waiver Application #581-3-17

- b. A previously existing storage tank at the northeast corner of the property was removed; however, this area was not regraded to eliminate the containment pond. As such, the current location has become ponded and has created a potential mosquito breeding habitat.
- c. The majority of the parking lot exhibits significant pavement failure and damaged concrete curb.
- d. Concrete islands have been removed from the parking lot with gravel filled voids left within the pavement surface.
- e. The concrete pads located in the area of loading zones are significantly cracked and damaged.
- f. The concrete beds for existing trench drains are in disrepair.
- g. The existing curb ramps do not appear to meet current ADA standards.
- h. Striping within the parking lot is worn and fading.
- i. Several areas of ponding exist along the access drive and throughout the parking lots
- j. The site landscaping is in poor condition and has not been maintained. Several landscaping improvements proposed on prior site plans do not exist. Additionally, numerous trees at the site appear to be dead or have fallen.
- k. Detention basins are lacking maintenance, specifically the basin at the rear of the building which has been partially filled with gravel and concrete barriers and contains silted low flow channels and clogged outlet structure grates.
- l. The gravel access road on the west side of the building is in disrepair. At least one existing manhole (or manhole frame) in this area appears to be damaged (shifted) due to truck traffic along the access.
- m. Several non-enclosed dumpsters exist throughout the site.
- n. Vehicle inventory from a nearby auto dealership was observed within the parking lot.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

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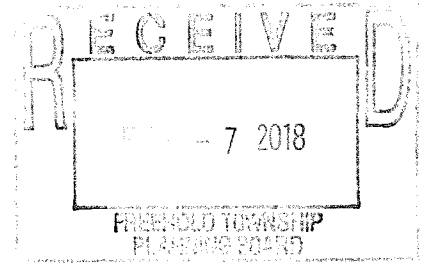
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February 6, 2018

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



RE: **Site Plan Waiver Application SP #581-3-17**  
**Planner's Review Letter**  
**Merola Tile**  
**235 Willowbrook Road**  
**Block 49, Lot 46.02**  
**M-1 Industrial Zone**

Dear Chairman and Members of the Board:

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

- Site Plan Waiver, Block 49, Lot 46.02, Freehold Township, Monmouth County, New Jersey, consisting of 3 sheets, prepared by William T. Wentzien, P.E., P.P., C.M.E., of Abbingtion Engineering, LLC, dated 11/14/2017

#### Project Description

The applicant is seeking approval in order to use the existing building on the subject property for the warehousing and distribution of tile and related products; there would also be office space to support the site operations. Tile manufacturing is anticipated, but not proposed at this time.

The subject property measures 29.69 acres and is located to the north of Willowbrook Road and to the west of Halls Mill Road. There is a railroad right-of-way to the northeast of the subject property (denoted on plans as the "Freehold to Jamesburg Agricultural Railroad"). The subject property is developed with a warehouse/distribution building (212,105 square feet), a service/maintenance building (9,000 square feet) and associated parking and circulation areas. There is an access drive from Willowbrook Road to the south. Land use in the vicinity of the subject property is comprised of office complexes, light industry/warehousing and distribution facilities and farmland.

The building is comprised of 176,884 square feet of warehouse space and 44,221 square feet of office space. There are 297 parking spaces and 20 loading spaces (where 212 parking spaces and 13 loading spaces are required).

The building was previously used for the production, warehousing and distribution of various newspaper publications for Gannett Satellite Information LLC. The building

P-3



also contained office space in support of the newspaper publication and production. The 9,000 square foot accessory building on the subject property was used to service and maintain newspaper delivery vehicles. The total number of employees varied from 150 to 250, and operations were 24 hours per day. Parking on the subject property was designed for a maximum shift of 150 employees and 50 delivery vehicles.

The applicant anticipates that there would be 20 employees at the start of the proposed operation and upwards of 100 to 200 employees within three years. Hours of operation would be Monday through Friday from 6:00 am to 7:00 pm. Twenty (20) truck trips are anticipated per week, with a predicted increase to 20 trips per day within three years.

There are no changes proposed to the building footprint or façade, and no signage is proposed as part of this application.

#### Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. It does not appear that any variances are required as part of this application.
2. There are several preexisting, non-conforming conditions to which no changes are proposed as part of this application:
  - Side yard setback: a minimum of 50 feet is required where 47.7 feet is provided
  - Building height: a maximum of 50 feet is permitted where 53.8 feet is provided
3. The applicant should provide testimony as to general site operations, including all activities that would take place on the subject property as part of the tile warehousing/distribution use, etc. Application materials indicate that the proposed operations would include “wholesale distribution to the trades.” Is it anticipated that customers would visit the site?
4. Note that floor plans have not been provided. The applicant should indicate the extent to which changes are proposed to the interior of the building, if any. We defer to the Board as to whether floor plans should be prepared and submitted as part of this application.



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

J18028

# TOWNSHIP OF FREEHOLD



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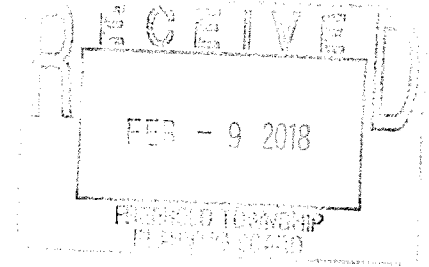
"Preserving and Enhancing the Quality of Life"

**TO:** The Freehold Township Planning Board

**FROM:** Margaret B. Jahn, Health Officer

**DATE:** February 9, 2018

**SUBJECT:** Merola Tile  
235 Willow Brook Rd  
Site Plan Waiver No. 581-31-17  
B: 49 L: 12 & 46.02



We have reviewed the above referenced project. At this time, we are unable to make a recommendation. The site has a long history of industrial use. Please provide our office with a copy of the completed Phase 1 investigation report and any subsequent environmental work. Thank you.

TOWNSHIP OF  
**FREEHOLD**



MAYOR  
Anthony J. Ammiano

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Timothy White, PE, PLS, CME  
Township Engineer

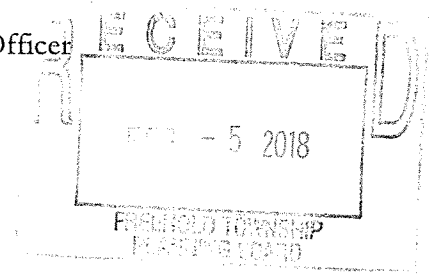
**MEMORANDUM**

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

FROM: Timothy P. White, Township Engineer

DATE: February 2, 2018

RE: Willowbrook Paragon Mantrose, LLC  
Block 72.11, Lots 1.01 & 1.02  
Block 72.12, Lots 1 and 2  
Site Plan Waiver #737-2-17 and Variance #033-17



This review refers to the following:

- Site Plan Waiver, Sign Inventory Plan, Block 72.11, Lots 1.01 & 1.02, Block 72.12, Lots 1 & 2, seven (7) sheets, dated September 26, 2017, last revised January 17, 2018, prepared by Newlines Engineering & Survey, signed and sealed by Glenn D. Lines, P.E., P.P.
- ALTA/NSPS Land Title Survey of Block 72.11 – Lot 1.01, 1 Paragon Way, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 2, 2016, last revised November 4, 2016, prepared by Newlines Engineering & Survey, signed and sealed by Christopher J. Bouffard, P.L.S.
- ALTA/NSPS Land Title Survey of Block 72.11 – Lot 1.02, 2 Paragon Way, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 2, 2016, last revised November 4, 2016, prepared by Newlines Engineering & Survey, signed and sealed by Christopher J. Bouffard, P.L.S.
- ALTA/NSPS Land Title Survey of Block 72.12 – Lot 1, 3 Paragon Way, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 2, 2016, last revised November 4, 2016, prepared by Newlines Engineering & Survey, signed and sealed by Christopher J. Bouffard, P.L.S.
- ALTA/NSPS Land Title Survey of Block 72.12 – Lot 2, 4 Paragon Way, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 2, 2016, last revised November 4, 2016, prepared by Newlines Engineering & Survey, signed and sealed by Christopher J. Bouffard, P.L.S.
- Colored Sign Renderings, Broad RE Services Exterior Signage, twenty (20) sheets, dated March 30, 2017, last revised July 28, 2017, prepared by North Star Signs, Inc.
- Waiver and Variance Narrative, Willowbrook Paragon Signage Application, prepared by Cleary, Giacobbe, Alfieri, Jacobs, LLC, undated, by Salvatore Alfieri, Esq.
- Variance Narrative, Willowbrook Paragon Signage Application, prepared by Cleary, Giacobbe, Alfieri, Jacobs, LLC, undated, by Salvatore Alfieri, Esq.



To: Planning Board  
Re: Willowbrook Paragon Mantrose, LLC  
Block 72.11, Lots 1.01 & 1.02  
Block 72.12, Lots 1 and 2  
Site Plan Waiver #737-2-17 and Variance #033-17

February 2, 2018

Executive Summary

The applicant is seeking site plan waiver approval to install twenty-five (25) new freestanding signs and ten (10) proposed future tenant signs to provide location and directional assistance to the professional offices located at 100 Willowbrook Road, 2 Paragon Way, 3 Paragon Way, and 4 Paragon Way. Additionally, with the exception of the two (2) existing freestanding signs at the main entrance on Willowbrook Road and ten (10) existing tenant signs, all remaining signs will be removed from the site. The subject property will contain a grand total of forty-seven (47) signs following the upgrades proposed within this application. The applicant is also seeking approval to allow six (6) existing granite columns (with building identification numbers) to remain. The subject properties are located within the Light Industrial – 3 Acres (LI-3) Zone. The applicant is seeking a variance to exceed the maximum number and size of freestanding signs allowed for the zone. No additional site improvements or modifications are proposed as part of this application.

The following comments are provided:

1. An additional variance will be required for sign setbacks. Per section 190-182(B) of the Township Ordinance, no freestanding sign shall be located closer than 15 feet to any property line or building line. All signs shall be dimensioned on the plans and appropriate variances requested.
2. Prior site plan application #659-1-15 provided approval for a freestanding sign located at the eastern entrance along Willowbrook Road (Block 72.12, Lot 2); however this sign is not depicted on the plans. It should be noted that the applicant has indicated that this application (#737-2-17) supersedes any and all approvals provided to the previous applicant under application #659-1-15. The applicant shall provide testimony to the Board in this regard.
3. This office performed a site visit to the subject property and observed the following site related deficiencies which should be addressed by the applicant:
  - a. There are several sections of cracked and/or settled curb throughout the complex. Additionally, several areas of the parking lot are in disrepair with a notable amount of cracking, raveling, potholes, utility trench repairs, etc. The applicant shall identify and repair any areas of deficient curb, sidewalk, and pavement.
  - b. There are at least 4 non-enclosed dumpsters located within the complex (rear of both 1 Paragon Way and 2 Paragon Way). All dumpsters shall be located within a refuse enclosure in accordance with Township Ordinance Section 190-116A(2).
  - c. The existing refuse enclosure to the north of 3 and 4 Paragon Way shall be fitted with a solid gate in accordance with Township Ordinance.
  - d. A stop bar exists near the existing trash enclosure at the driveway intersection between 3 and 4 Paragon Way. It appears that the trash enclosure was expanded in this area, as there is no concrete pad within this portion of the enclosure. Additionally, a stop sign is affixed to the interior of the enclosure extension which is not easily visible to vehicular traffic. The applicant shall correct this area and obtain the proper approvals for modifications to the enclosure.



To: Planning Board  
Re: Willowbrook Paragon Mantrose, LLC  
Block 72.11, Lots 1.01 & 1.02  
Block 72.12, Lots 1 and 2  
Site Plan Waiver #737-2-17 and Variance #033-17

February 2, 2018

- e. A salt storage area was observed at the rear of 2 Paragon Way which consists of stacked concrete barriers, a stockpile of salt, and a spreader truck. This temporary storage area shall be removed from the subject property.
- f. Overgrown vegetation (trees, shrubs, etc.) exists at the site. Plans shall describe existing vegetation at the site. Any existing vegetation within the described site triangles shall be removed.

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TIMOTHY P. WHITE  
Township Engineer

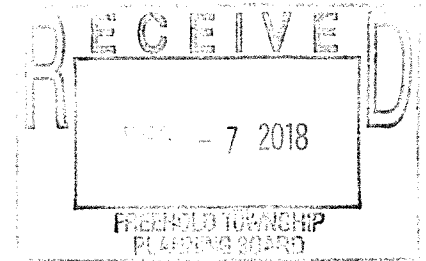
TPW/mb



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February 6, 2018

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



RE: **Site Plan Waiver SP #737-2-17 and Variance #033-17**  
**Planner's Review Letter**  
**Willowbrook Paragon Signage (Willowbrook Paragon Mantrose, LLC)**  
**100 Willowbrook Road, 2-4 Paragon Way**  
**Block 72.11, Lots 1.01, 1.02 and Block 72.12, Lots 1, 2**  
**LI-3 Light Industrial Zone**  
**REVIEW #3**

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and final major site plan for this project, dated 9/26/2017 and revised through 1/17/2018. Prior reports dated 12/14/2017 and 1/11/2018 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:

- Preliminary/Final Site Plan, Paragon Way/Willowbrook Road Sign Plan, Block 72.11, Lots 1.01 & 1.02, Block 72.12, Lots 1 & 2, Freehold Township, Monmouth County, New Jersey, consisting of 7 sheets, prepared by Glenn D. Lines, P.E., P.P., of New Lines Engineering and Survey, dated 9/26/2017 and revised through 1/17/2018

**Project Description**

The applicant is seeking "c" variance approval in order to install new site signage on the subject property, which is developed with four office buildings and associated improvements comprising the Monmouth Executive Center. The applicant has indicated on plans that signage on the subject property is proposed, as follows:

- Existing signs to remain: 12
- Existing signs to be removed: 2
- Existing signs to be replaced: 6
- New signs: 19
- Future signs: 10
- Existing granite ID markers: 6

P-3



The subject property measures 5.847 acres and is bounded generally by Route 33 to the south, Willowbrook Road to the north and Halls Mill Road to the east. Land use in the vicinity of the subject property is comprised of office complexes, light industry/distribution facilities and farmland.

Signs are proposed as described below:

***Existing/Previously Approved Signage***

***Two "Sign Type A" Main ID Signs***

- 120 square feet (10 feet in height by 12 feet in length)
- Located at main site entrance driveway
- To state "Monmouth Executive Center," building addresses (e.g., 2 Paragon Way, 100 Willowbrook Rd, etc.) and tenant names

***Proposed Signage***

***Two "Sign Type B" Secondary ID Signs (Site Plan Location 100, 401)***

- 30 square feet overall (sign face  $\pm$ 22 square feet)
- 5 feet in height
- Double-sided, non-illuminated
- To state "Monmouth Executive Center" and building addresses (e.g., 100 Willowbrook Road, 4 Paragon Way, etc.)

***Eight "Sign Type C" Tenant Building ID Signs (Site Plan Location 102, 103, 200, 201, 302, 303, 403, 404)***

- 33 square feet overall (sign face  $\pm$ 25 square feet)
- 6 feet in height
- Single-sided, non-illuminated
- To contain Monmouth Executive Center logo, building address (e.g., 3 Paragon, 2 Paragon, etc.) and tenant names and numbers with directional arrow.

***Five "Sign Type D" Site Directional Signs (Site Plan Location 500, 501, 502, 503, 505)***

- Sign face 6 square feet
- 6 feet in height
- Double-sided, non-illuminated
- To contain building numbers (e.g., 3 & 4 Paragon, 100 Willowbrook, etc.) and directional arrows

***Five "Sign Type E" Double-Sided Parking Signs (Site Plan Location 101B, 104, 200B, 202, 405)***

- Variable sign area
  - Two signs to measure 3 square feet
  - One sign to measure 6 square feet
  - One sign to measure 4 square feet



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

- One sign to measure 8 square feet
- 6 feet in height
- Double-sided, non-illuminated
- To contain tenant names (e.g., Toll Brothers Parking, NJ Workers Compensation Court Parking, etc.) and directional arrows

*One "Sign Type G" Campus Map Sign (Site Plan Location 600A)*

- Sign face 12 square feet
- 5 feet in height
- Single-sided, non-illuminated
- To state "Monmouth Executive Center" with logo and campus map

*Four "Sign Type F" Building Entry Signs (Site Plan Location 500a, 500b, 501a, 503a)*

- Sign face 9 square feet
- 5 feet in height
- Double-sided, non-illuminated
- To contain building address (e.g., 100 Willowbrook Entrance, 3 Paragon Entrance, etc.) and directional arrow

*Ten Existing Tenant Signs (Site Plan Locations E001, E003, E004, E005, E006, E007, E008, E009, E010, E011)*

- Sign face 6 square feet
- 4 feet in height
- Single-sided, non-illuminated
- Provided on plans as an example for future design, if replaced
- To contain single tenant name (e.g., Toll Brothers) and address (e.g., 200)

Sign colors would be comprised of black, white and "PMS 2727," which, per the applicant, closely matches "Shadow Blue" from the Township's approved color palette.

**Zoning Compliance & Planning Comments**

We offer the following for your consideration.

1. Per Section 190-182B, each industrial use or occupant may display one free-standing sign identifying the company and its principal products. Any such use or occupancy which faces upon more than one street may display one such sign for each street. The subject property contains 12 existing signs to remain, six signs to be replaced, 19 new signs, and 10 future tenant signs throughout the office complex. As such, "c" variance relief is required for the additional freestanding signs.

**Testimony in support of this variance should be provided at the hearing.**



Section 190-182B further stipulates that no freestanding sign shall be located closer than 15 feet to any property line or building line.

The applicant has identified the following signs that would require “c” variance relief for insufficient setback:

- 100 Willowbrook Road (Block 72.11, Lot 1.01): Signs 104 (0 feet); 202 (0 feet); 500a (11.1 feet); and 600a (8.7 feet)
- 2 Paragon Way (Block 72.11, Lot 1.02): Signs 201 (0 feet); 200b (0 feet); 501 (10.2 feet); and 501a (9.2 feet)
- 3 Paragon Way (Block 72.11, Lot 1): Signs 303 (0 feet); and 500b (14.9 feet)
- 4 Paragon Way (Block 72.12, Lot 2): Signs 404 (0 feet); and 505 (0 feet)

**Testimony in support of this variance should be provided at the hearing.**

2. Per Section 190-182D, industrial uses may display entrance, exit, shipping and receiving directional signs which may be illuminated. No such sign shall exceed 16 square feet. The existing use on the subject property is not industrial. As such, “c” variance relief is required for the directional signage, as such signage is not technically permitted for the office use. Note also that several of the signs would exceed 16 square feet (i.e., Sign Type B” Secondary ID Signs, “Sign Type C” Tenant Building ID Signs).

The applicant has indicated that the proposed signage would be used for directional purposes, as well as to identify building tenants, and that some of the proposed signs exceed the maximum permitted area due to text size and/or height in order to optimize visibility. The applicant should provide testimony at the hearing as to the need for the additional freestanding signage, as well as for signage that exceeds the maximum permitted area.

**Note that the Variance Narrative indicates that the “applicant seeks to remove twelve (12) of the existing signs throughout the complex...” where plans (Sheet 7) indicate that only two existing signs would be removed and six existing signs would be replaced. Application materials should be revised for clarity and consistency.**

3. The applicant has indicated that the proposed sign color “PMS 2727” closely matches that of “Shadow Blue” from the Township’s approved color palette. The applicant has indicated that the requested color samples for “PMS 2727” and “Shadow Blue” have been provided in the revised sign package. Note that this office has not received a revised sign package and cannot verify that the above color samples have been provided for the Board’s consideration.



4. Plans have been revised to identify the location of six existing granite columns that display building identification numbers. The applicant has indicated that they are seeking to retain the granite columns with the building identification numbers, but would be willing to remove the identifiers from the columns at the Board's request. We defer to the Board with regard to this determination.
5. Plans have been revised to depict 10 existing tenant signs (e.g., E001, E003, E004, etc.), as well as 10 future tenant signs. It is our understanding that, at some future time, the existing tenant signs would be removed and replaced with future tenant signs (to be designed as shown on Sheet 5 of plans and located as shown on Sheet 7 of plans). The applicant should provide confirmation and clarification, as needed.
6. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

J17370

# TOWNSHIP OF FREEHOLD



MAYOR  
Anthony J. Ammiano

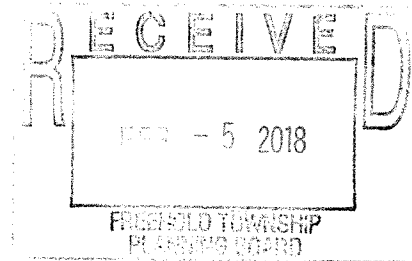
TOWNSHIP COMMITTEE  
Thomas L. Cook, Deputy Mayor  
Barbara J. McMorrow  
Lester A. Preston, Jr.  
David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims  
Township of Freehold  
Planning Board Administration Officer

December 6, 2017  
(Revised 1/24/18)

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



RE: Sign Review  
Willowbrook Paragon Signage Application (Willowbrook Paragon Mantrose, LLC)  
Block-72.11/Lots-1.01 & 1.02, Block-72.12/Lots-1 & 2 (Zone: LI-3)  
Site Plan Waiver# 737-2-17 & Variance# 033-17

Ms. Sims,

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

### **35 Signs Proposed:**

1. Two (2) non-illuminated, 30Sf, double sided, 6Ft High, monument type signs and described on plans as "Sign Type B-Secondary ID". These signs will advertise "Monmouth Executive Center" and addresses; 100 Willowbrook Road & 4 Paragon Way. The sign locations are noted on the rendering and site plan as; 0100 & 0401.
2. Eight (8) non-illuminated, 30Sf, single sided, 6Ft High, monument type signs and described on plans as "Sign Type C-Tenant Building ID". These signs will advertise the company's logo, tenant building number, and tenant space number. The sign locations are noted on the rendering and site plan as; 0302, 0303, 0200, 0201, 0404, **0102 (Existing)**, 0103, & 0403.
3. Five (5) non-illuminated, 6Sf, double sided, 6Ft High, ground signs and described on plans as "Sign Type D-Site Directional". These signs will advertise building addresses and will contain directional arrows. The sign locations are noted on rendering & site plan as; 0500, **0501 (Existing)**, 0502, 0503 & 0505.



4. Four (4) non-illuminated, 10.6Sf, double sided, 5Ft high, ground *"Sign Type F-Building Entry"* signs with locations noted on site plan as; **500a (Existing), 500b (Existing), 0501a, & 503a (Existing)**.
5. Five (5) non-illuminated, double sided, 6Ft high, ground signs with varying areas (2 at 3Sf, 1 at 6Sf, 1 at 4Sf, & 1 at 8Sf) and described on plans as *"Sign Type E-Double Sided Parking Sign"*. These signs will advertise parking for specific offices by name and will contain directional arrows. The sign locations are noted on the rendering and site plan as; **0104 (Existing), 0101B, 0200B, 0202, & 0405**.
6. One (1) non-illuminated, 12Sf, single sided, 5Ft high ground sign and described on plans as *"Sign Type G-Campus Map"*. This sign will advertise "Monmouth Executive Center", the company's logo, and a campus map. The sign location is noted on the rendering and site plan as; 0600A.
7. Ten (10) non-illuminated, 6Sf, single sided, 4Ft high ground signs and described on plans as *"Sign Type ETS-Existing Tenant Sign"* and provided as an example for future tenant signage. These signs will advertise the tenant and building numbers for **future tenants**.

Note: All proposed signs are limited to the following colors; white, black, & shadow blue.

**12 Existing Signs to Remain:**

1. **Two (2)** existing 120Sf, single sided, 10 Ft high monuments signs and described on plans as *"Sign Type A-Main ID"*. **These signs will match and compliment the proposed signs.**
2. **Ten (10)** existing non-illuminated, 6Sf, single sided, 4Ft high ground signs and described on plans as *"Sign Type ETS-Existing Tenant Sign"*. These sign when replaced will advertise the tenant and building numbers with locations noted as; E001, E003, E004, E005, E006, E007, E008, E009, E010, & E011. **These signs will not match or compliment the proposed signs.**

**The Following must be considered by the board:**

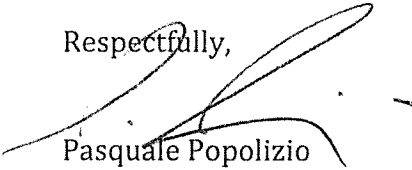
1. Township Ordinance 190-182B allows each industrial use or occupant one free standing sign. This site currently contains **18 existing** signs where it is currently being proposed that **6 be replaced** in kind, **10 to remain** & replaced only with new tenant occupancy, **2 Main I.D.** signs to remain, and an **additional 29** signs be erected for identification and directional purposes, at a total of **47 Signs**. **Variance relief will be required for the additional freestanding signs.**
2. Township Ordinance 190-182 regulates the use of signs in the (Light Industrial) LI-3 zone whereas "**industrial uses**" may display entrance, exit, shipping and receiving directional signs which may be illuminated provided that no such sign shall exceed **16** square feet. The use of the property in question is not industrial but instead business therefore the proposed signs are not permitted though if they were, several proposed signs such as those proposed above (**#1,2, & 4**) do exceed the area limitation of 16 square feet. **Variance relief will be required for the use of directional signs and the allowable sign area overage.**



3. Township Ordinance 190-182B requires that no freestanding sign shall be located closer than 15Ft to any property line or building line. Numerous signs proposed were found not to be in conformance with this requirement. **Variance relief will be required.**
4. Township Ordinance 190-176.P regulates sign design and suggests that applicants should utilize design standards that will enhance the building site and overall appearance. Ten (10) existing signs (E001, E003, E004, E005, E006, E007, E008, E009, E010, & E011) do not conform to this regulation. **As per a response letter prepared by Catherine Kim and distributed on 1/22/18; "In the future" when new tenants occupy the space, the signs outside the unit will conform to the designs provided in the sign inventory plan page 5 of 7".**
5. The sign rendering submitted states that the color blue proposed, "PMS 2727" closely matches "Shadow Blue" from the Township's color palette. **As per a response letter prepared by Catherine Kim and distributed on 1/22/18; "The requested color sample for "PMS-2727" that closely matches "Shadow Blue" are provided in the sign package. The applicant will be using the same color palette as was used for the approved freestanding signs on the property".** This office defers to the Sign Sub-Committee and the Board to consider variance relief due to the existing and previously approved Main I.D. signs.
6. A site inspection performed along with the Twp. Assistant Engineer, Matthew Bryant on January 9<sup>th</sup> 2018 revealed the following:
  - Numerous concrete columns advertising the building number/address were found (6 Total). The described columns will be duplicating building identification numbers (100, 2, 3, 3, 3, and 4) as proposed on various signs above. **As per a response letter prepared by Catherine Kim and distributed on 1/22/18; "Applicant seeks relief from Board to permit columns to remain on property with identification number. However, applicant is willing to remove the identifiers if the Board requires the applicant to remove the identifier on the columns".**

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME  
Township Engineer

## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 24, 2018

RE: Poets Square Solar  
Joseph Aurilla, Sr. – EcoMen Solar  
Block 42.04, Lot 1 – 50<sup>1</sup> Thoreau Drive  
Site Plan Waiver #412-3-17 and Variance #037-17

This review refers to the following:

- Site Plan Waiver Checklist Letter, Poet's Square Solar Panels, prepared by EcoMen Solar/Joe Aurilia, undated, unsigned.
- Colored Aerial of Buildings w/ Proposed Solar Panels, one (1) sheet, marked Joe Aurilia Sr, Poet's Square, dated October 5, 2017, unsigned.
- Solar Plans, Poets Square Associates, 50 Thoreau Dr., Freehold, NJ 07728, five (5) sheets, dated October 25, 2017, prepared by Ecomen Solar, unsigned.

### Executive Summary

The applicant is requesting site plan waiver approval to install roof mounted solar panels on three (3) of the eight (8) existing buildings located at the above referenced site including 102 panels on Building #6 to supply 30.6 kW of electricity, 60 panels on Building #1 to supply 18.0 kW of electricity, and 90 panels on Building #7 to supply 26.1 kW of electricity for a total of 252 panels and 74.7 kW of electricity. No additional site improvements are proposed as part of the application. The subject property is located in the Planned Unit Development (PUD) Zone. A variance is required as solar is not a permitted accessory structure.

The following comments are provided:

1. The above referenced solar plans shall be entitled "Site Plan Waiver" and include title blocks on all sheets. Plans shall be submitted on full size sheets drawn to scale and numbered sequentially.





PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

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Third Floor, Suite D

Hoboken, NJ 07030

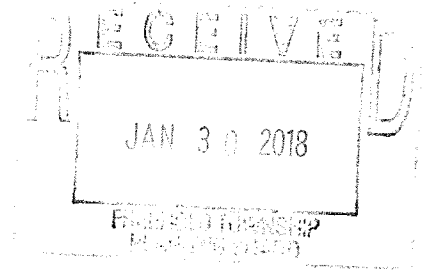
201.420.6262

Fax 420.6222

www.ppgplanners.com

January 23, 2018

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



RE: Site Plan Waiver #412-3-17 and Variance #037-17  
Planner's Review Letter  
Poets Square Solar  
Joseph Aurilla, Sr. - EcoMen Solar  
50 Thoreau Drive  
Block 42.04, Lot 1  
PUD Planned Unit Development Zone

Dear Chairman and Members of the Board:

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

- Plot Plan and Vicinity Map, Roof Plan, Poet's Square Associates, consisting of 6 sheets, prepared by Roger T. Alworth, P.E., of Vector Engineers, dated 10/25/2017
- Preliminary Plat-Major Site Plan, Poet's Corner, Section Two, Township of Freehold, Monmouth County, NJ, consisting of 6 sheets, prepared by James P. Kovacs, P.E., L.S., of Abbington-Ney Associates, dated 1/20/1987

#### Project Description

The applicant is seeking approval in order to install a roof-mounted solar system on three existing commercial buildings within Poet's Square Plaza.

The subject property measures 8.19 acres and is developed with shopping plaza comprised of eight one-story buildings. The subject property has frontage along Kozloski Road to the west, Thoreau Drive to the east and south and Freneau Boulevard to the north. Access into the subject property is provided via Kozloski Road and Thoreau Drive. The buildings are situated around a central square and are connected via covered walkways; parking areas are located to the north and south.

Land use in the vicinity of the subject property is comprised of the Monmouth County Division of Transportation facility across Kozloski Road to the west, two-family attached residential development to the north and east, and single-family residential development along Weaverville Road to the south.

P-2



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Planning & Real Estate Consultants

Roof-mounted solar arrays would be installed on three existing buildings within the shopping plaza, as described below. No new structures or additional alterations to the buildings are proposed.

- Building 1: panels would be installed on south side of the roof facing the interior of the development
- Building 6: panels would be installed on the south side of the roof facing the southern parking area
- Building 7: panels would be installed on the west side of the roof facing Kozloski Road

It appears that associated meters, etc. would be mounted to a side wall of each building. Application materials indicate that the overall system would be comprised of 252 panels (74.4 kW). Panels would be mounted directly to the roof surface and would extend no more than 5 to 6 inches from roof shingles.

#### Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The Township Zoning Officer has deemed that a roof-mounted solar system is a non-permitted accessory structure in the PUD zone. Therefore, "c" variance relief is required. No additional variances appear to be required as part of this application.
2. The applicant should provide testimony as to the visibility of the panels and any associated visual impacts along Kozloski Road, as well as from interior of the site. The applicant should also discuss the size and visibility of the various meters, etc. which appear to be located on a side wall of each building. Is any additional equipment associated with the roof-mounted solar system anticipated to be installed on the subject property? If so, details should be provided.
3. The applicant should clarify the total number of proposed panels. Conflicting figures for Building 7 have been provided on application materials v. the plot plan (i.e., 90 v. 53).
4. 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



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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

J18009



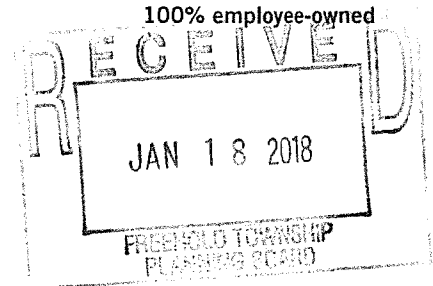
ARCHITECTURAL  
GROUP

**SPIEZLE ARCHITECTURAL GROUP, INC.**

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

866-974-7666

www.spiezle.com



January 18, 2018

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

**Re: Architectural Review: Site Plan Waiver #412-3-17  
Poets Square Solar  
Joseph Aurilla, Sr. – EcoMen Solar  
Block 42.04, Lots 1-50 – 50 Thoreau Drive**

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 Site Plan Waiver and Application for Variance
- Site Plan Waiver Checklist letter prepared by your office and dated 12/20/17
- Letter requesting waiver from EcoMen Solar, undated
- Small scale (8-1/2 x 11) partial copies of site drawings
- Small scale (8-1/2 x 11) renderings depicting solar installation on building roofs

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 qualified as a solar panel installation on the roofs of a number of buildings within the complex. The concern which must be addressed is whether or not the solar panels will be in view by the public and if so, what type of screening may be provided. Applicant shall provide further documentation or images from the vantage point of the general public. A variance may be required for approval of the design as proposed.



ARCHITECTURAL  
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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.

TOWNSHIP OF  
**FREEHOLD**



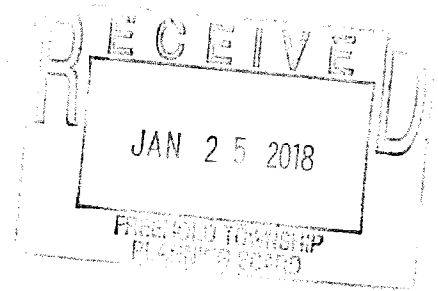
MAYOR  
Anthony J. Ammiano

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

"Preserving and Enhancing the Quality of Life"

January 22, 2018

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




RE: Site Plan Waiver # 412-3-17 and Variance # 037-17  
Poets Square Solar  
Joseph Aurilla, Sr. - EcoMen Solar  
Block 42.04, Lots 1 - ~~50~~ Thoreau Drive

Dear Mrs. Sims

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

Sincerely,

  
Shaun M. Reilly  
Fire Official / Chief of the Board