



TOWNSHIP OF FREEHOLD

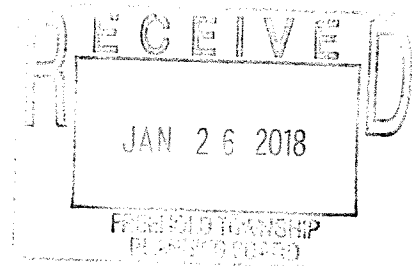
TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin

"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 26, 2018
RE: Benjamin and Jennifer Stover
Block 101, Lot 52.10
60 Partners Lane
Variance Application #036-17
REVIEW #2



This review refers to the following:

- Plan of Survey (with "Mark-Up" by owner), Benjamin R. and Jennifer B. Stover, Block 101, Lot 52.10, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated September 12, 2017, prepared by BSI, signed by Robert M. Horvath, P.L.S. (marked as received January 23, 2018)
- Zoning Schedule, Benjamin and Jennifer Stover, 60 Partners Lane, Freehold, NJ 07728, Block 101, Lot 52.10, Zone R-R, undated, unsigned. (marked as received January 23, 2018)
- Manufacturer's Shed Detail, one (1) page, undated, unsigned.
- Sample Photographs of Proposed Shed, two (2) pages, undated, unsigned.
- Applicant's response letter to Review #1, Benjamin Stover, 60 Partners Lane, Freehold, NJ 07728, dated January 18, 2018, signed by Benjamin Stover.

Executive Summary

The applicant is seeking approval to construct a toolshed with a footprint of 14 ft x 32 ft (448 sq. ft.) and a height of 11 ft within the side yard of the subject property. The shed will contain a doorway and garage door opening. The proposed shed will house lawn equipment, tools, children's toys, etc. Additionally, the applicant is proposing to install a 6 ft metal fence surrounding a portion of the rear and side yard. The property is located within the Rural Residential R-R zone and the applicant is requesting variance relief for exceeding the maximum allowable size of a shed (192 s.f.) and for an accessory structure within the side yard where accessory structures are only permitted in rear yards.

It should be noted that the subject property contains several improvements within an existing conservation easement including a gazebo, fence, and swing set. The applicant indicates that these items will be removed or relocated completely out of the easement.



To: Planning Board
Re: Benjamin and Jennifer Stover
Block 101, Lot 52.10
60 Partners Lane
Variance Application #034-17

January 26, 2018

The following comments are provided:

1. Given that there will be a garage door on the structure, the applicant shall confirm by testimony to the Board that the proposed toolshed will serve exclusively as a shed and not an additional garage.
2. The applicant shall provide testimony to the Board related to the color of the proposed shed.
3. The applicant shall provide testimony to the Board related to the time frame for removal of the existing improvements located within the conservation easement.

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

A handwritten signature in black ink that reads "Timothy P. White".

TIMOTHY P. WHITE
Township Engineer

TPW/mb



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

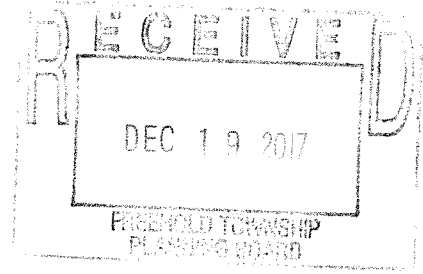
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December 15, 2017

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



RE: "c" Variance Application #036-17
Planner's Review Letter
Stover, Benjamin and Jennifer
60 Partners Lane
Block 101, Lot 52.10
R-R Rural Residential Zone

Dear Chairman and Members of the Board:

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

- Plan of Survey, Block 101, Lot 52.10, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Robert M. Horvath of Brunswick Surveying Incorporated, dated 9/12/2017

Project Description

The applicant is seeking approval in order to install a new shed in the side yard of the subject property.

The subject property measures 263,102 square feet and is developed with a single-family residence, driveway, in-ground pool, deck and patio areas, paver walkways, gazebo, and swing set. The rear (northern) portion of the subject property is forested and contains wetlands and an associated conservation easement. As such, development is limited to the southern portion of the subject property. The subject property is situated at the terminus of a cul-de-sac.

The survey indicates that an existing picket fence within the conservation easement area has been removed and an existing swing set and gazebo within the conservation easement area would be relocated, though it is not clear as to where on the subject property they would be relocated to. A metal fence (6 feet in height) encloses the pool and rear deck areas.

The subject property is located in a residential subdivision to the west of Hendrickson Road, to the north of Ely Harmony Road and to the east of Monmouth Road and the Township's municipal boundary with Millstone. Land use in the vicinity of the subject property is comprised of limited single-family residential development, as well as forested lands and farmland.



The proposed shed would measure 14 feet by 32 square feet (448 square feet) and 11 feet in height. The applicant has indicated that the color of the shed would match that of the existing primary residence. The shed would have vinyl siding, fiberglass doors and vertical sliding windows.

The applicant has indicated that the shed would be used to store tools, lawn equipment, etc. and it would free up space in the attached garage in order to park vehicles.

Note that for accessory structures in the R-R zone, the required rear and side yard setback is 10 feet. The shed would have a 30 foot side yard setback to east.

Zoning Compliance & Planning Comments

1. Permitted accessory uses in the R-R zone include a single toolshed or similar storage building not exceeding 192 square feet in building area. The applicant is proposing to install a shed that exceeds the maximum permitted building area (i.e., 448 square feet). As such, "c" variance relief is required. The applicant should provide testimony as to the need for the oversized shed, as well as impacts associated with the installation of such shed on adjoining properties, if any.
2. Per Section 190-103C, no accessory structure shall be permitted except in rear yards. The proposed shed would be located in the side yard area. As such, "c" variance relief is required. A large portion of subject property's rear yard is comprised of wetlands and an associated conservation easement area. Much of the rear yard that is outside of the wetlands and conservation easement area is developed (e.g., pool, deck, paver walkways, etc.). There appears to be trees and other vegetation along the eastern property line that provides some amount screening, and the subject property is located at end of cul-de-sac and would be expected to receive little pass-by traffic. The applicant should nevertheless provide testimony as to why the shed cannot be located in rear yard, as required, and discuss visual impacts of the shed's proposed location in the side yard, if any.
3. 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 confirming conformance with this standard.
4. The applicant should indicate where on the subject property the existing swing set and gazebo would be relocated to.
5. 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



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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, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

J17371

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

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

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Timothy White, PE, PLS, CME
Township Engineer

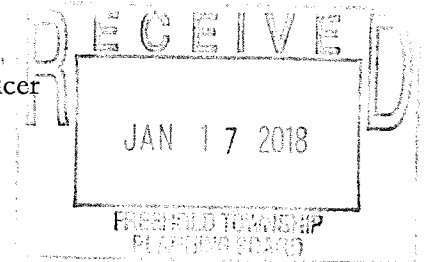
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 17, 2018

RE: Mavis Discount Tire Rebranding (Project)
Somerset Tire Services, Inc. d/b/a Mavis Discount Tire (Applicant)
Block 65, Lots 12 & 12.01 – 4011 Route 9
Site Plan Waiver Application #268-2-17



This review refers to the following:

- Site Plan for Mavis Discount Tire, Proposed Reimaging, Block 65; Lot 12 & 12.01, 4011 Route 9 North, Township of Freehold, Monmouth County, New Jersey, three (3) sheets, dated August 29, 2017, last revised December 20, 2017, prepared by Bohler Engineering, signed and sealed by Robert L. Streker, P.E.
- Colored Sign Renderings, Mavis Discount Tire, Store #316, 4011 Route 9 North, Freehold, NJ 07728, three (3) sheets, dated April 12, 2016, last revised November 9, 2016, prepared by Horizon Signs, LLC.
- Rider to Application, Somerset Tire Services, Inc. D/B/A Mavis Discount Tire, Block 65, Lots 12 & 12.01.
- Zoning Schedule, Somerset Tire Service, Inc. d/b/a Mavis Discount Tire, Block 65, Lots 12 and 12.01, 4011 Route 9, Freehold, NJ 07728, undated, unsigned.
- Site Plan Waiver Letter, Mavis Discount Tires, Block 65, Lot 12, 4011 Route 9 North, Township of Freehold, Monmouth County, New Jersey, dated May 19, 2017, prepared by Bohler Engineering, signed by Stephen Cooper and Bryan Ehnes, P.E.
- On-Site Subsurface Wastewater Disposal System, Inspection Summary, Mavis Tire Supply, LLC, 4011 Route 9 North, Freehold, dated December 17, 2017, prepared by A-Norton Septic Contracting.

P-2



To: Planning Board
Re: Somerset Tire Services, Inc. d/b/a Mavis Discount Tire
Block 65, Lots 12 & 12.01
Site Plan Waiver Application #268-2-17

January 17, 2018

Executive Summary

In accordance with Section 190-37(B) and 190-114 of the Township Ordinance, the applicant is requesting Site Plan Waiver approval for the repainting and rebranding of the existing Somerset Tire Services, Inc. (STS) building to a Mavis Discount Tire. The rebranding includes the removal and replacement of STS signage with Mavis signage and repainting of the building. At this time, the signage has already been modified and the building has been repainted. It should be noted that the existing improvements on the subject property were approved by the Planning Board in 1978 and are in need of upgrading and repair. As such, the plans describe repairs to damaged sidewalk and failed pavement, repair of the driveway access at Kingsley Way, ADA access and parking improvements, additional lighting, one-way circulation at the north side of the building, a new refuse enclosure, and removal of the existing storage trailer located at the rear of the building.

The following comments are provided:

1. The revision date of the referenced sign renderings on the site plan cover sheet does not agree with the renderings submitted for review. Revise revision date accordingly or provide latest renderings.
2. Provide a note to the plans that states "Additional pavement repairs may be required subject to the satisfaction of the Township Engineer."
3. In order to correct the circulation at the site, the applicant removed six (6) parking spaces at the north side of the building. As such, a total of 26 spaces are provided where 44 spaces are required (1 space per 200 S.F.) for Motor Vehicle sales and service per Township Ordinance. The applicant shall provide testimony to the Board to justify the deficiency in parking at the site.
4. The applicant has proposed an additional dual mounted light pole with a slim LED shoe box style light fixture to increase the illumination of the existing parking lot. However, it should be noted that the Planning Board may request a fixture which is more traditional or colonial in style. The applicant shall provide testimony in this regard.
5. Prior to this application, the Freehold Township Health Department had no record of the existing septic system at the site. The applicant has since performed an inspection of the system and submitted the results to the Health Department for review. The applicant shall provide a letter of satisfaction from the Health Department related to the existing system.
6. The applicant has indicated that the existing oil water separator at the site will be removed and filled; however, there is no indication of a new system to be installed. The applicant shall show all related utilities in this area and provide a new system in conformance with current codes and regulations. If it is determined that a new system is not warranted based on the operations of the building, appropriate documentation shall be provided and subject to review and approval by the plumbing sub code official.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



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Planning & Real Estate Consultants

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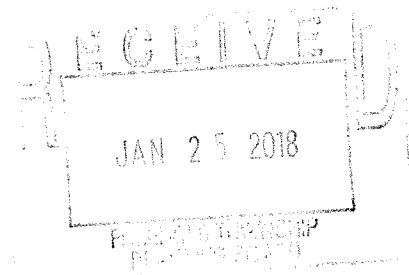
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January 16, 2018

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



RE: **Site Plan Waiver #268-2-17**
Planner's Review Letter
Mavis Discount Tire Rebranding
Somerset Tire Services, Inc. d/b/a Mavis Discount Tire
4011 Route 9
Block 65, Lots 12 & 12.01
CMX-3A Corporate Multi-Use Development 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 12/20/2017. Prior reports dated 7/17/2017 and 11/13/2017 were 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:

- Site Plan, Mavis Discount Tire, Proposed Reimaging, Block 65, Lot 12 and 12.01, 4011 Route 9 North, Township of Freehold, Monmouth County, New Jersey, consisting of 4 sheets, prepared by R.L. Streker, P.E., of Bohler Engineering, dated 8/29/2017 and revised through 12/20/2017
- Signage Package for Mavis Discount Tire, Store #316, 4011 Route 9 North, Freehold, NJ, consisting of 3 sheets, prepared by Horizon Signs LLC, dated 4/12/2016 and revised through 11/9/2016

Project Description

The applicant is seeking approval in order to install new façade signage on an existing building, as well as reface an existing freestanding sign on the subject property. There would be no changes to the square footage of the building.

The subject property measures ±1.68 acres and is developed with an existing commercial building occupied by Somerset Tire Service (STS) and associated parking and circulation areas. The southern and easternmost portions of the subject property are wooded. The subject property is located along Route 9 North, to the south of Kingsley Way. The Township's municipal boundary with the Borough of Freehold is located to the east of the subject property.

P-3



STS was acquired by Mavis Discount Tire (Mavis) in August 2015. The applicant is in the process of transitioning STS locations into Mavis locations. The applicant has indicated that there would be no change to the existing use or current operations on the subject property.

There are currently 32 parking spaces on the subject property. The applicant is proposing to remove six parking spaces, resulting in a total of 26 parking spaces, two of which would be ADA.

Existing signage on the subject property is comprised of the following:

- Sign A: "STS Tire & Auto Center" wall-mounted façade sign on the front elevation of the building facing Route 9 (260 square feet)
- Sign B: Wall-mounted façade sign on the side (south) elevation of the building, facing oncoming traffic along Route 9 (30 square feet)
- Freestanding Sign: Double-sided "STS Tire and Auto Center" pylon sign along Route 9 (75 square feet)

The applicant is proposing to replace Sign A with a new internally illuminated façade sign to state "Mavis Discount Tire" in white lettering, to measure 132 square feet in area (50 feet-5 inches in length by 2 feet-7.5 inches in height).

Sign B would be removed and would not be replaced.

The faces of the existing freestanding sign would be replaced, to measure 75 square feet (5 feet by 15 feet). The sign would measure 27 feet-5 inches in height. The sign would be white and Forest Green (ID 7725-66), to match the mansard roof, in conformance with the Township's approved color palette for signs. The sign would be set back 18.8 feet from the western (Route 9) property line and 15.2 feet from the northern (Kingsley Way) property line.

With regard to façade alterations, the mansard roof would be painted Forest Green (ID 7725-66); brick and wraps on the lower portion of the building would be painted Classical White (SW-2829); and the bottom brick band would be painted Colonial Revival Gray (SW-2832).

A storage trailer located to the east of the building would be removed.

A trash enclosure measuring 10 feet by 10 feet and 6 feet-4 inches in height would be provided to the south of the building. The enclosure would have masonry walls and wood gates.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. There are several preexisting, non-conforming conditions to which no changes are proposed as part of this application:
 - Lot Area: 3 acres required where ± 1.68 acres existing/proposed
 - Lot Depth: 400 feet required where 195 feet existing/proposed
 - Front Yard Setback: 100 feet required where 43 feet existing/proposed to Kingsley Way and 18.8 feet existing/provided to Route 9
 - Rear Setback: 50 feet required where 42 feet existing/proposed

The applicant has indicated that testimony will be provided.

2. Per Section 190-179C(1)(a), the permitted size of wall signs shall be based on a percentage of the wall area computed by the length times the height in the geometric figures which determine the actual area. For a building where the front wall measures between 0 square feet and 3,500 square feet, a sign area of 7.5% is permitted. As such, a maximum sign area of 123.75 square feet would be permitted on the front façade of the building, where the front façade measures 110 square feet in length and the building measures 1 story in height (i.e., 1,650 square feet).

A wall sign of 132 square feet is proposed. As such, “c” variance relief is required. The applicant should provide testimony in support of this variance. Note that the signage package has been revised to indicate that the building height is 21 feet-1 inch.

3. The applicant should provide testimony as to the proposed finish of the trash enclosure and plans should be revised to provide this information.

The applicant has indicated that testimony will be provided. Plans should be revised to indicate the proposed finish of the trash enclosure.

4. A total of six parking spaces would be removed as part of this application, resulting in a total of 26 parking spaces. The area of the building has not been provided. As such, compliance with Section 190-163, Minimum Parking Spaces, cannot be determined. Plans should be revised to provide this information and testimony should be provided regarding same.

Plans have been revised to indicate that a total of 44 parking spaces are required where 26 parking spaces would be provided. As such, “c” variance relief is required for insufficient parking. The applicant has indicated that testimony will be provided.



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Planning & Real Estate Consultants

5. As "c" bulk variance is required in connection with the application for signage, 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 for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance 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

J17202



ARCHITECTURAL
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

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

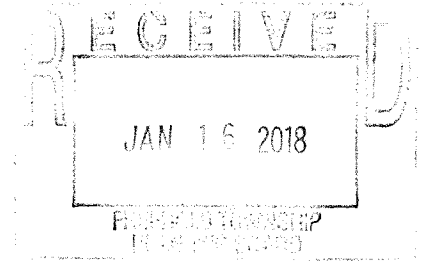
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January 14, 2018

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



**Re: 3rd Architectural Review: Site Plan Waiver #268-2-17
Mavis Discount Tire Rebranding
Somerset Tire Services, Inc. (Applicant)
Block 65, Lots 12 & 12.01 – 4011 Route 9**

Dear Ms. Sims:

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

- Response letter prepared by Bohler Engineering and dated 12/28/17
- Site Plan drawings 1-4 prepared by Bohler Engineering and dated 12/20/17
- Colored sign drawings 1-3, prepared by Horizon Signs, LLC and dated 9/28/16

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 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 color change to the building's facades and mansard roof. A variance may be required for approval of the design as proposed.*

Comment stands. Applicant has responded by stating that they will provide testimony.

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.

P-4



Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steve Leone". The signature is written over a horizontal line.

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



TOWNSHIP OF FREEHOLD

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

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

RE: Sign Review
Mavis Discount Tire Rebranding (Project)
Block-65/Lot-12, 4011 Route#9 South (Zone: CMX-3/A)
Site Plan Waiver# 268-2-17

Ms. Sims,

Pursuant to your December 29th 2017 distribution of plans, a sign review for the above referenced waiver of site plan application has revealed the following:

Signs Proposed:

1. One internally illuminated 75 Sf double-faced pylon sign, advertising "Mavis Discount Tire" with the color combination of white and forest green. The proposal is an in kind face replacement on an existing pylon sign which previously advertised "STS Tire & Auto Center".
2. One internally illuminated 132.3 Sf building mounted façade sign, advertising "Mavis Discount Tire" with the color combination of white and forest green.

The following must be considered by the Board:

1. The proposed facade sign does not meet the maximum area requirement of 123.75 SF where 132.34 is being proposed; Referencing T.O. 190-179.C(1)(a),. **Variance relief will be required for the aforementioned façade sign area overage.**

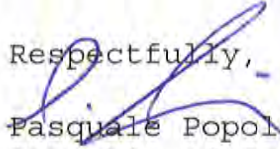


NOTE:

- Sign area is calculated by the length of the wall multiplied by 15 Ft for one story structures. Wall length 110LF X 15FT Height = 1,650SF @ 7.5% = 123.75 SF allowable.
- Revisions were provided showing that the actual wall height is 21'1". At the Board's discretion, the actual building height (which would bring the allowable sign area at 174Sf) may be considered for variance relief.
- The proposed sign does not reflect the October 10, 2016 approved plans under Permit C#20160927. The sign approved on the aforementioned date was proposed at 100 SF. See attached 2016 submission.

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

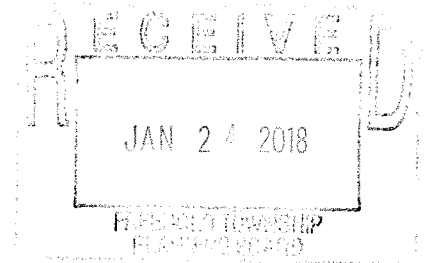
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: January 24, 2018

SUBJECT: Mavis Discount Tire Rebranding
Somerset Tire Services, Inc. d/b/a Mavis Discount Tire
Site Plan Waiver No. 268-2-17
B: 65 L: 12 & 12.01



We have reviewed the above referenced project. The Board of Health has no objections.

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

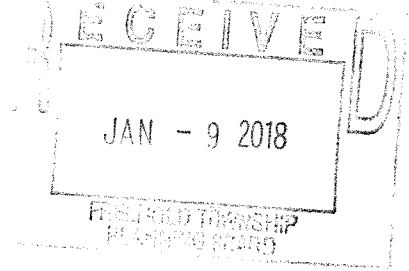
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 3, 2018

RE: Freehold American, Inc.
Freehold Towing
Block 6, Lots 21 and 22 – 243 Throckmorton Street
Amended Major Site Plan w/ Waiver of Site Plan Detail and Variance #881-16



This review refers to the following:

- Preliminary & Final Major Site Plan & Use Variance, Tax Lots 21 & 22, Block 6, 243-249 Throckmorton Street, Township of Freehold, Monmouth County, New Jersey, two (2) sheets, dated January 6, 2016, last revised November 10, 2017, prepared by Geller Sive & Company, signed and sealed by Robert D. Sive, P.E.
- Survey of Property w/ Spot Elevations, Tax Lots 21 & 22, Block 6, 243-251 Throckmorton Street, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated October 14, 2015, prepared by DPK Consulting, signed and sealed by James J. Heiser, P.L.S.
- WB-50 Truck Turning Plan, Truck Turning Radius Plan, Tax Lots 21 & 22, Block 6, 243-249 Throckmorton Street, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 5, 2017, prepared by Geller Sive & Company, unsigned.
- Sutphen SPH100 Truck Turning Radius Plan, Tax Lots 21 & 22, Block 6, 243-249 Throckmorton Street, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 5, 2017, revised June 30, 2017, prepared by Geller Sive & Company, unsigned.
- Operations Statement, undated, unsigned.
- Waiver Request from Requirements of Checklist Part A and Part B, Freehold American, Inc. d/b/a Freehold Towing, Preliminary and Final Major Site Plan and Variance #881-16, undated, unsigned.
- Waiver Request from Requirement of Preparation of an Environmental Impact Statement for Freehold Towing – Block 6; Tax Lots 21 & 22, dated January 14, 2016, prepared by Geller Sive & Company, signed by Robert Sive, PE, PP, CME.

P-7



To: Planning Board
Re: Freehold American, Inc.
Amended Major Site Plan and Variance #881-16
Block 6, Lots 21 and 22

January 3, 2018

- Waiver Request from Requirement of Preparation of a Traffic Impact Study for Freehold Towing – Block 6; Tax Lots 21 & 22, dated January 14, 2016, prepared by Geller Sive & Company, signed by Robert Sive, PE, PP, CME.
- Zoning Board of Adjustment, Resolution of Variance Approval, Ref. No. 02/81, dated May 21, 1981.
- Zoning Board of Adjustment, Resolution Waiving Site Plan Requirements, Ref. No. 360-81, dated August 20, 1981.
- Notice of Violation, Freehold American Inc., A.K.A. Freehold Towing, dated June 4, 2015, prepared by Pasquale Popolizio, Township of Freehold Zoning/Code Enforcement Officer.
- Structural Shop Drawings, 65'x60' HD Freestandings 20' OC 12.5, dated July 25, 2011, revised March 27, 2013, prepared by Clear Span, unsigned.
- Photographs and associated Cover Letter, Freehold American, Inc. Block 6, Lots 21 and 22, dated August 30, 2016, prepared by Mehr LaFrance & Williams, signed by William J. Mehr, Esq.
- Individual Subsurface Sewage Disposal System Inspection Report, 243-249 Throckmorton Street, Freehold, Monmouth County, Block 6, Lot 21, dated March 7, 2017, prepared by Atlas Septic.
- Septic System Letter, Freehold American Inc., Block 6, Lots 21, 22, Amended Major Site Plan and Variance #881-16, dated November 10, 2017, prepared by Lortech Construction Engineering, Inc., signed by William C. Longo, P.E.
- Letter RE: Easement on Lot 21, Freehold American, Inc, Block 6, Lots 21 and 22, dated July 6, 2017, prepared by Mehr LaFrance & Williams, signed by William J. Mehr, Esq., with enclosed title search documents prepared by Trident Abstract Title Agency, LLC.

Executive Summary

The applicant is seeking amended major site plan approval with waiver of site plan details for the construction of a 60' x 65' x 30' high dome accessory structure on Lot 21 located on Throckmorton Street in the B-2 "Service & Supply" Zone. The applicant is submitting this application as a result of a Notice of Violation issued by the Township Zoning/Code Enforcement Officer on June 4, 2015 due to construction of the accessory structure without first obtaining a building permit. According to the applicant, this structure was constructed following the demolition of a smaller storage garage which was damaged during Hurricane Sandy.

Freehold Towing operates on the property as a full service towing business, licensed junk dealer, and salvage business. The business is also included on the recovery rotation list with both Freehold Township and Freehold Borough Police Departments. The intended purpose of the dome accessory structure is to provide shelter for vehicle repairs, maintenance, equipment, and storage of recovered vehicles pending investigations. Additional site improvements proposed as part of this application include a sand storage masonry enclosure, a 25-foot wide gravel drive aisle around the rear perimeter of the facility, installation of fencing to isolate and protect the existing septic disposal fields and to separate salvage and towing areas, relocation of existing fencing at the rear of the property, installation and reorganization of gravel and concrete parking, ADA and storage



To: Planning Board
Re: Freehold American, Inc.
Amended Major Site Plan and Variance #881-16
Block 6, Lots 21 and 22

January 3, 2018

spaces, and installation of two (2) dry wells. With the exception of electric, no additional utilities are proposed to connect to the new dome structure. In addition to the uses described above, the principal structure on Lot 21 also includes a residential unit.

The applicant is also the property owner of adjacent Lot 22 which contains a residential two-story home. A significant portion of the rear yard of Lot 22 is currently utilized as part of Freehold Towing's storage area.

It should be noted that the applicant appeared before the Zoning Board of Adjustment in 1981 and received a use variance under application #02/81 and a waiver of site plan requirements under application #360-81 to utilize the property (Lots 21 and 22) for the impounding and storage of motor vehicles, stripping and servicing auto parts, repair of some of the automobiles and continued use of the property for commercial purposes and residential purposes along the front portion of the property. As a condition of approval the applicant was required to maintain a 35-foot wooded area at the rear of the property in addition to a 25-foot wide strip of land along the property perimeter where no vehicles may be stored. The applicant is requesting that these conditions are waived as the wooded area at the rear of the property has been completely cleared and the applicant is proposing to use a portion of the 25-foot strip around the site perimeter to store vehicles.

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.
2. As a significant portion of the rear yard of Lot 22 is to be utilized by Lot 21, the applicant has proposed an easement from Lot 22 to Lot 21 permitting the use of the rear yard area for the operations, storage, parking and circulation associated with the businesses on Tax Lot 21. Subject to approval by the Board, the applicant shall submit the recorded deed of easement prior to the site plans being signed.
3. Freehold Township tax maps indicate a 10' wide easement along the western boundary of Lot 21. The applicant has provided a title search which indicates that no record of easement was found based upon a 60 year title/deed search. This office, in conjunction with the Township Attorney's office will review the title search provided. If it is agreeable that the tax maps incorrectly portray the easement, the easement will be removed from the tax maps. The applicant shall comply with any future requirements of the Township Attorney's office related to the easement under question.
4. Design waivers are required for not providing curbing at the site and for providing non-paved access aisles and parking. This office has no objections to these waivers being granted.
5. The applicant shall provide testimony as to how all of the gravel areas for parking, circulation, and storage will be maintained and kept in the orderly fashion presented on the proposed site plan.
6. Customer and residential parking spaces must be clearly delineated in a permanent fashion. In addition to the proposed parking blocks, this office recommends the installation of signage (distinguishing residential/employee/customer parking) encased in concrete bollards at all parking spaces.
7. The applicant is proposing to utilize several portable storage containers and trailers on the subject property. The applicant shall provide testimony as to the need for utilizing portable storage containers as the new dome structure is much larger than the storage garage previously located on the property.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Freehold American, Inc.
Amended Major Site Plan and Variance #881-16
Block 6, Lots 21 and 22

January 3, 2018

8. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to Monmouth County approval.

TIMOTHY P. WHITE
Township Engineer

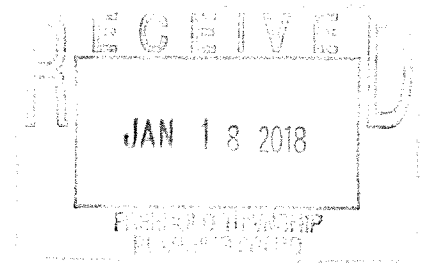
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PHILLIPS PREISS GRYGIEL LLC
 Planning & Real Estate Consultants
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 201.420.6262
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January 8, 2018

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



RE: **Application #881-16**
Amended Major Site Plan w/Waiver of Site Plan Detail and Variance
Freehold American, Inc.
Freehold Towing
243 Throckmorton Street
Block 6, Lots 21 and 22
B-2 Commercial Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and final major site plan for this project, dated 1/6/2016 and revised through 11/10/2017. Prior reports dated 10/25/2016, 4/26/2017 and 7/21/2017 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 documents:

- Preliminary and Final Major Site Plan and Use Variance, Tax Lots 21 and 22, Block 6, 243-249 Throckmorton Street, Township of Freehold, Monmouth County, New Jersey, consisting of 2 sheets, prepared by Robert D. Sive, P.E., of Geller Sive and Company, dated 1/6/2016 and revised through 11/10/2017

Project Description

The applicant is seeking amended site plan approval in order to undertake certain improvements, as detailed below, on the subject property, which is used as a towing business, licensed junkyard and related salvage business, as well as for residential uses. The applicant is seeking a “d(2)” variance in order to permit the expansion of a nonconforming use.

The subject property measures 92,525.25 square feet and is developed with a mixed use building in the southeastern portion (commercial on the first floor, residential on the second floor); and a residence in the southwestern portion, both of which are located along Throckmorton Street. There is also an accessory “dome storage canopy” in the central portion of the subject property, as well as paved and gravel circulation and storage areas on the remainder of the subject property.

P-3



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The subject property is located to the west of the Borough of Freehold. There is a residential property to the west; a plumbing business/contractor to the east; a railroad right-of-way across Throckmorton Street to the south; and Monmouth County Correctional Institution to the north of the subject property.

At this time, the applicant is seeking to:

- Enclose the recently erected “dome storage canopy structure,” such that it would be usable year-round.
- Use the entire rear yard area, which is currently gravel, for a salvage and junk yard.
- Include Lot 22 within the overall site operations to provide for the completion of a circulation aisle around the perimeter of the subject property.
- Create a circulation driveway measuring 25 feet in width around the perimeter of the central and rear portions of the subject property.
- Relocate chain link fencing at rear (north) of subject property, which has been shown to be located on Monmouth County property.
- Use portable storage containers within the rear yard for reusable salvage.

In addition, 25 towed vehicle parking spaces and a trailer storage area have been shown on plans to the rear of the mixed use building.

The applicant is also seeking to amend the prior Resolution of Approval (Ref. No. 2/81) dated 5/21/1981 with regard to the following conditions:

- Condition E: Requires a 35 foot wide area to be maintained as wooded, in which the dismantling and storage of vehicles is not permitted, where the previously wooded area no longer exists and it is proposed to use the rear 35 foot area
- Condition F: Requires a 25 foot wide strip along the inside of the perimeter of the property where vehicles shall not be stored, where some vehicles are stored within 25 feet of the easterly property line

Plans indicate that four parking spaces along the eastern property line would be reserved for employee parking only, to be denoted by signs affixed to existing chain link fencing. The applicant has clarified that the dome storage canopy would not have portable water or sanitary sewer facilities, nor would it generate any additional employees; the structure is intended to provide additional space to allow existing operations to function more efficiently.

Zoning Compliance & Planning Comments

1. The applicant received use variance approval per Resolution of Approval (Ref. No. 2/81) for the following items:



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- Impounding and storage of motor vehicles
 - Stripping and salvaging of parts
 - Repair of some of the automobiles
 - The continued use of the subject property for multiple principal uses (e.g., commercial and residential uses)/two principal buildings
2. The applicant is seeking a “d(2)” variance to allow for the expansion/intensification of the above-referenced nonconforming uses.
3. The following “c” variances are required:
- Section 190-162E: No parking spaces, access drive or aisle shall be located closer than 5 feet to any side or rear yard property line or within any required buffer, where parking spaces and other circulation drives would be located in these areas. The applicant should provide testimony regarding any impacts on adjacent properties, including noise, glare from headlights, aesthetics, etc., on that of the residential property to the west in particular.
 - Section 190-166: Where any commercial property abuts a residential zone, a landscape buffer of 20 feet (as required for the B-2 zone) shall be permanently maintained, where a buffer has not been provided along the northern property line adjacent to the R-40 Residential zone. It should be noted that though the property to the north is zoned for residential use, it is developed as the Monmouth County Correctional Institution.
4. There are several preexisting non-conforming conditions on the subject property to which no changes are proposed:
- A minimum lot size of 20,000 square feet is required where Lot 22 measures 17,214 square feet
 - A minimum lot width/frontage of 100 feet is required where Lot 22 measures 40 feet in width
 - A minimum side yard setback of 20 feet is required where the existing residence on Lot 22 has a side yard setback of 10.5 feet to Lot 23 to the west and 8.9 feet to Lot 21 to the east
 - A minimum principal building size of 1,000 square feet is required where the residence on Lot 22 measures 829 square feet per Site Plans. Note, however, that tax records indicate that the residence measures 1,600 square feet.



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5. The applicant should provide testimony regarding any impacts associated with amending above-referenced Condition E and Condition F from the prior Resolution of Approval, such that the applicant is proposing to 1) store and/or dismantle vehicles within the rear 35 feet of the subject property; and 2) to store vehicles within 25 feet of the easterly property line. In particular, the applicant should discuss any impacts on adjacent properties with regard to noise, glare from headlights, aesthetics, etc., on that of the residential property to the west in particular. Note that the rear of the subject property abuts what appears to be an undeveloped portion of Monmouth County Correctional Institution and the easterly property line abuts a plumbing business where the adjacent side yard appears to be used for materials storage and parking.
6. The applicant has indicated that there would be no resulting increase in employees and trucks on the subject property as part of this application. However, the applicant is proposing to formally expand business operations into the rear yard area which was previously wooded. While it appears from aerial images that this area is already cleared and is used in some capacity, the applicant should confirm that there would be no increase in truck traffic, vehicles on the subject property, etc. from existing conditions.
7. As per the applicant, the plan shows the general layout of existing on-site trailers, containers and vehicles. The applicant has proposed that wheel stops be used to demark the existing on-site parking stalls within the gravel areas. The applicant should provide testimony as to how parking and circulation would be expected to operate on the subject property, as well as how the 25 foot circulation area and storage areas would be demarked, given that the ground cover is comprised of gravel in these areas.
8. While the applicant has provided specifications for the dome structure's frame, it is not entirely clear what the resulting enclosed structure would look like. To what extent would the structure be visible from Throckmorton Street? The applicant should consider providing for the Board a rendering and/or photographs of structures similar to that which is proposed, as well as provide details regarding the type of material(s) that would be used to enclose the structure.
9. The applicant has submitted a septic inspection report prepared by Atlas Septic, dated March 7, 2017, as well as a supplemental letter from William C. Longo, P.E., of Lortech Construction Engineering Inc., dated November 10, 2017, indicating that the septic system on the subject property is not failing and that no septic repair or alteration work is necessary. Site plans indicate that the septic tank and disposal areas would be fenced and planted with grass. We defer to the Township Health Officer for any additional comment on this item.

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



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Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

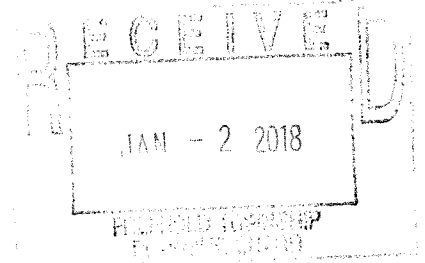
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TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"



TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: January 2, 2018

SUBJECT: Freehold American, Inc. d/b/a Freehold Towing
Block: 6, Lots: 21 & 22
243-249 Throckmorton Street
Amended Major Plan and Variance # 881-16 & #026-16

We have reviewed the revised plans (11/10/17) and the additional information provided by the applicant. We have no objection to the amended site plan.



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"

June 7, 2017

RECEIVED

JUL - 7 2017

FREEHOLD TOWNSHIP
PLANNING BOARD

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

RE: Amended Major Site Plan with Waiver of Site Plan Detail #881-16 and Variance #026-16
Freehold Towing
Block 6, Lots 21 and 22 – 243 Throckmorton Street

Dear Mrs. Sims

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

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-5

Sims, Danielle

From: Tom Moskal <tmoskal@libertygrp.com>
Sent: Wednesday, October 26, 2016 9:47 AM
To: Sims, Danielle
Subject: RE: Freehold Towing (SP# 881-16)

The Commission has no comments or suggestions regarding this project.

----- Original message -----
From: "Sims, Danielle" <DSims@twp.freehold.nj.us>
Date: 10/25/16 2:34 PM (GMT-05:00)
To: Tom Moskal <tmoskal@libertygrp.com>
Subject: RE: Freehold Towing (SP# 881-16)

Hi Tom,

Does the Commission have any comments for this? They have a meeting tomorrow with the applicant to go over the review comments from the township professionals/consultants.

Thank you!!

Danielle B. Sims
Administrative Officer, Planning Board
Township of Freehold
732-294-2080 (p)
732-431-0449 (f)



From: Sims, Danielle
Sent: Wednesday, September 28, 2016 10:12 AM
To: Anthony Ammiano; Brij Sharma ; dpuchalski@newfields.com ; SLEONE@SPIEZLE.COM; Tom Moskal (tmoskal@libertygrp.com); White, Timothy
Subject: Freehold Towing (SP# 881-16)

Please see the attached for your review and comment at your next Environmental Commission meeting. Thank you!

Danielle B. Sims
Administrative Officer, Planning Board
Township of Freehold
732-294-2080 (p)
732-431-0449 (f)

