

# 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: March 28, 2018

RE: Soil Fill Application #SR-03-18  
First Hartford Realty Corp.  
Block 85.12, Lots 22 and 24 – 610 West Main Street  
(SP #852-14)

This review refers to the following:

- 2018 Application for the Licensing of Soil Removal/Fill, dated February 9, 2018, prepared by First Hartford Realty Corporation, signed by Robert Lezotte.
- Fill Certification Letter and Soil Testing Data, Analytical Results (EH-5), Rosano Quarry, Block 930, Lot 1, Wall Township, New Jersey, dated August 10, 2016, prepared by French & Parello Associates, signed by Ed Hamilton, PG.
- Cut/Fill Plan, dated March 2, 2018 (plot date), prepared by Dynamic Engineering, unsigned.

In conjunction with Major Site Plan application No. 852-14, the applicant is proposing to import approximately 4,500 cubic yards of fill to the site from Rosano Quarry in Wall Township, NJ. Noting that there will be no Township roadways utilized to haul the fill, additional fees or bonding will not be required. As such, this office has no objections to the issuance of the permit.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb

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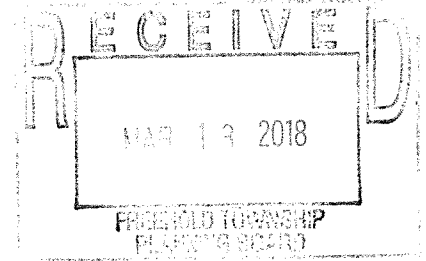
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 12, 2018

RE: Lester Glenn Chevy  
AGK Chevy c/o Lester Glenn Auto Group  
Block 70.05, Lot 14 – 3712 Route 9  
Supplemental Application for Signage to Site Plan #300-1-16 and Variance #007-18



This review refers to the following:

- Signage Plans, Sign Variance Application for Lester Glenn Chevy, Block 70.05, Lot 14, Township of Freehold, Monmouth County, New Jersey, two (2) sheets, dated September 15, 2017, last revised October 30, 2017, prepared by Maser Consulting, P.A., signed and sealed by Michael F. Gallagher, P.E.

### Executive Summary

The applicant is seeking approval for two (2) existing double-sided freestanding pylon signs to be refaced, one (1) double sided freestanding "entrance" sign, one (1) double sided freestanding "exit" sign, one (1) "Lester Glenn" façade sign, one (1) "Chevrolet" façade sign with logo, and one (1) "Certified Service" façade sign. In conjunction with the application, a variance has been requested for the number of proposed sign colors. It should be noted that preliminary and final major site plan approval was granted by the Planning Board on July 20, 2017, however the applicant is reappearing before the board due to specific condition #3 of the resolution of approval which states that that the Board has postponed action on the Applicant's application for variance relief as to the number of colors in certain of the Applicant's signs.

This office has no comments relative to any engineering issues.

TIMOTHY P. WHITE  
Township Engineer

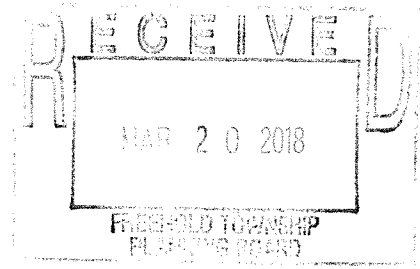
TPW/mb



**PHILLIPS PREISS GRYGIEL LLC**  
 Planning & Real Estate Consultants  
 33-41 Newark Street  
 Third Floor, Suite D  
 Hoboken, NJ 07030  
 201.420.6262  
 Fax 420.6222  
 www.ppgplanners.com

March 13, 2018

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



**RE: Supplemental Site Plan Application for Signage/Site Plan Waiver #300-1-16 and Variance #007-18 (Associated with Approvals Granted for Site Plan #300-1-16 and Variance #019-16)**  
**Planner's Review Letter**  
**Lester Glenn Chevy**  
**3712 Route 9**  
**Block 70.05, Lot 14**  
**CMX-3 Corporate Multi-Use District**

Dear Chairman and Members of the Board:

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

- Sign Variance Application for Lester Glenn Chevy, Block 70.05, Lot 14, Township of Freehold, Monmouth County, New Jersey, consisting of 2 sheets, prepared by Michael F. Gallagher, P.E., of Maser Consulting, dated 9/15/2017 and revised through 10/30/2017

**Project Description**

The applicant previously received preliminary and final major site plan approval from this Board on July 20, 2017 in order to construct a new ±25,130 square foot gross floor area automobile dealership facility consisting of offices, showrooms, service bays, and other site improvements.

This application pertains to signage. Specifically, the applicant has indicated the need for "c" bulk variance relief to exceed the maximum permitted number of sign colors, where up to three colors are permitted and the re-faced pylon signs would have four colors.

The subject property measures 2.14 acres and is located along Route 9 south-bound, to the north of Route 33 and to the south of West Main Street (Route 537).

Per the Resolution for Major Site Plan Approval and Variances (Application No: SP-300-1-16), dated July 20, 2017, the following "c" bulk variances were approved relating to signage:

- Façade sign logo proposed, where none permitted

Dr. P.

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PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

- Two pylon signs logo proposed, where none permitted
- Two ground pylon signs proposed, where one permitted
- Northerly pylon sign 3.7 feet from side property line, 14.9 feet from front property line, where side yard setback of 50 feet and front yard setback of 15 feet are required
- Northerly pylon sign 36 feet in height, where 30 feet maximum is permitted
- Southerly pylon sign 13.2 feet from lot line, where 15 feet is required

While variance relief was requested in order to permit pylon signs with five colors, where a maximum of three colors are permitted, a specific condition in the resolution states the following:

The Board has postponed action on the Applicant's application for relief as to the number of colors in certain of Applicant's signs. No further action will be required by the Board in the event the Applicant proposes conforming signs in this regard, however, if the Applicant continues to propose sign colors exceeding three in number, further action will be required by the Board.

In addition, a Corrective Resolution was issued, dated December 7, 2017:

- Two-double faced signs are proposed totaling 203 square feet (127 square feet for the northerly sign and 76 square feet for the southerly pylon sign), where one double-faced pylon sign measuring 100 square feet is permitted.

The two double-faced pylon signs on the subject property would be re-faced, to contain four colors: black, white, Shadow Blue ID 7725-117, and Harvest Gold ID 7725-105.

In addition, directional signage has been shown on the most recent set of plans (Sheet 1), as described below:

- Two double-sided, illuminated directional signs to state "Entrance" and "Exit," measuring  $\pm 5.84$  square feet/sign face and  $\pm 7.3$  feet in height.
  - Urethane sign panel and aluminum support and frame
  - To be located at entrance/exit driveways along Route 9
  - Colors to be black, white and Shadow Blue ID 7725-117

Per Section 190-174A, directional signs for the convenience of the general public to identify parking areas, loading zones, entrances and exits and similar type signs, which shall not exceed 8 square feet in area, shall be allowed without a permit. It appears that the directional signs, as proposed, meet the above requirements.



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

### Zoning Compliance & Planning Comments

1. Signage is subject to the general requirements set forth in Section 190-176 and the requirements for the CMX-3 zone set forth in Section 190-179 of the zoning ordinance
2. Sign colors would conform to the requirements of Section 190-1760, which sets forth the Township's permitted color palette for signs.
3. Per Section 190-1760(1)(b), more than three sign colors are not permitted where the pylon signs would have four sign colors (i.e., white, black, Harvest Gold ID 7725-105, and Shadow Blue ID 7725-117). As such, "c" variance relief is required. The applicant should provide testimony as to the need for more than three sign colors, as well as discuss any associated impacts on the overall appearance of the building, site and streetscape in the vicinity of the subject property.
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 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

J17059

# TOWNSHIP OF FREEHOLD



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Anthony J. Ammiano

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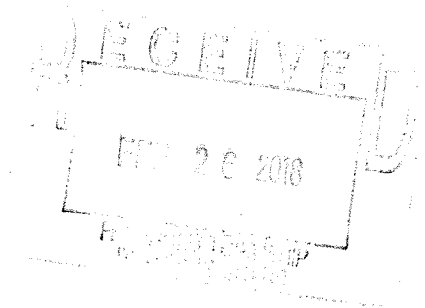
"Preserving and Enhancing the Quality of Life"

To: Danielle Sims  
Township of Freehold  
Planning Board Administration Officer

April 27, 2017  
(Revised, 2/26/18)

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

RE: Sign Review  
AGK Chevy c/o Lester Glenn Auto Group  
Block-70.05/Lot-14, 3712 Route# 9 (Zone: CMX-3)  
Supp. Site Plan App. For Signage/Site Plan Waiver  
SP#300-1-16 and Variance #007-18.



Ms. Sims,

As requested, a Zoning review of the proposed signage for the above referenced application was performed by this office in response to your February 23<sup>rd</sup> 2018 distribution, revealing the following:

**Signs Proposed:**

1. Re-facing of two (2) internally illuminated pylon signs.
2. Two (2) internally illuminated ground, exit and enter signs with directional arrows.
3. Four (4) internally illuminated façade signs.
  - Brand sign, "Lester Glenn".
  - Brand logo, "Bowtie".
  - Signature sign, "Chevrolet".
  - Service sign, "Certified Service".

**The following must be considered by the Board:**

1. The proposed pylon sign's urethane sign face consist of four (4) colors (Shadow Blue, Harvest Gold, White, & Black) where only three (3) colors are allowed. Referencing T.O. 190-176.O(1)(b). The rendering also indicates an aluminum frame around the supporting structure.  
Note: All proposed colors are from the Township's color palette.
  - Variance relief required.



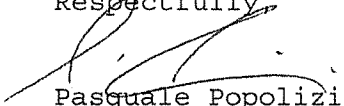
TOWNSHIP OF FREEHOLD

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2. Four (4) ground signs (Two pylon and two directional) are proposed where only one ground sign is permitted. Referencing T.O. 190-179.C(2) (a).
  - **Variance relief required.**
  
3. The two (2) pylon signs proposed (Pylon #1 is shown as having an existing area of 76SF/side and Pylon #2 is shown as having an existing area of 128SF/side) are calculated (as per dimensions provided on plans) at a total area of 408SF where only one double faced sign at 96SF of area per face is permitted. Referencing T.O. 190-179C(2) (a) "Chart A".
  - **Variance relief required.**
  
4. The northerly situated pylon is located 3.1Ft from the side property line and 14.9Ft from the front property line, not meeting the CMX-3 zone side yard setback of 50Ft or the minimum setback of 15Ft. The sign is also located within a 20Ft utility easement dedicated to the Township of Freehold. Referencing T.O. 190-179C(2) (b).
  - **Variance relief required.**
  
5. The southerly situated pylon is located 12.2Ft from the side property line and 24.8Ft from the front property line, not meeting the CMX-3 zone side yard setback of 50Ft or the minimum setback of 15Ft. Referencing T.O. 190-179C(2) (b).
  - **Variance relief required.**
  
6. The northerly situated pylon is proposed at a height of 36Ft exceeding the 30Ft height limitation. Referencing T.O. 190-179C(2) (d) [1].
  - **Variance relief required.**

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

Respectfully,

  
Pasquale Popolizio  
Township of Freehold  
Director of Zoning & Housing

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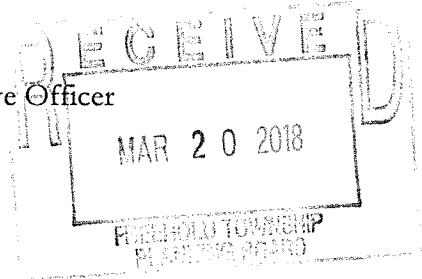
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 20, 2018

RE: Broadway Associates, LLC  
Block 28.13, Lot 7.03 – 400 Broadway  
Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details #295-3-18  
"D" Use Variance #002-18



This review refers to the following:

- Preliminary and Final Major Site Plan with Waivers of Site Plan Details and Variances, Lot 7.03, Block 28.13, situated in Freehold Twp., Monmouth Co., N.J., one (1) sheet, dated July 3, 2017, last revised March 9, 2018, prepared by FWH Associates, P.A., signed and sealed by Christopher P. Rosati, P.E.
- Narrative, Broadway Associates, Block 28.13, Lot 7.03, undated, unsigned.
- Variance Narrative, Preliminary and Final Site Plan #295-3-18 and "D" Variance #002-18, Broadway Associates, LLC, Block 28.13, Lot 7.03, 400 Broadway, undated, prepared by Cleary | Giacobbe | Alfieri | Jacobs LLC, unsigned.
- Completeness Review Response Letter, Broadway Associates, LLC, Preliminary and Final Site Plan #295-3-18 & "D" Var. #002-18 with Waiver of Site Plan Details, Block 28.13, Lot 7.03 – 400 Broadway, dated March 9, 2018, prepared by Cleary | Giacobbe | Alfieri | Jacobs LLC, signed by Salvatore Alfieri.

### Executive Summary

The subject property is located in the Lake Topanemus Watershed – 40 District (LTW-40) and zoned for low density residential development. The property originally served as an egg distribution facility and more recently served as a tractor-trailer repair and leasing business and a tire wholesale company. In 2017, a Notice of Violation was issued to the property owner for not obtaining the proper approvals for change in use (i.e. egg distribution to tractor-trailer repair and tire wholesale). As such, the applicant appeared before the Board and received a use variance to allow warehousing and truck storage on the property; however the truck repair and tire wholesale business was to be discontinued. As a condition of approval, no other use on the premises is permitted without appropriate application to the Planning Board for variance relief and site plan submission. At this time, the site is currently vacant with the exception of administrative offices utilized by the property owners. The applicant is currently seeking approval to utilize 22,028 s.f. of warehouse space and 2,000 s.f. of office space for a new tenant, GoGreen Power, Inc. GoGreen Power is a company which stores and

D. Sims

P-1



To: Planning Board  
Re: Broadway Associates, LLC  
Block 28.13, Lot 7.03 – 400 Broadway  
Site Plan w/ Waiver of Site Plan Details #295-3-18  
“D” Use Variance #002-18

March 20, 2018

distributes electrical equipment and components. The new tenant will employ approximately 6 to 8 employees and operate between the hours of 8:00 am and 6:00 pm Monday through Friday. There will be no retail activity at the site associated with the new tenant.

It should be noted that the applicant (owner) will continue to maintain an office for personal use and will utilize a portion of storage space within the main building. The remaining portions of the main building and the entire northern building will remain vacant until a prospective tenant is secured.

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. Update the zoning table on the plans to provide the maximum impervious coverage at the site and maximum Floor Area Ratio (FAR) for all buildings.
3. All existing paved areas shall be described and delineated on the plans including parking spaces and any existing circulation aisles. All areas of failed pavement shall be described as to be repaired. Provide associated repair details.
4. Plans describe the general location of 12 existing employee parking spaces. This area shall be clearly shown on the plans with all appropriate dimensions and striping and described as to be repaved and restriped. A calculation of the required parking shall also be provided on plans.
5. The applicant shall meet current ADA requirements related to parking and access to the building. Provide associated improvement details.
6. Plans describe sidewalk to the south of the main building in the area of the existing parking spaces. Sidewalk does not exist in this area of the site. If this is a proposed improvement, it shall be described as such on the plan with associated construction details.
7. The area west of the “edge gravel” line and existing chain link fence at the front of the site shall be restored to grass. Gravel currently exists in this area. Describe proposed restoration on the plans.
8. The existing masonry building at the north side of the site appears to be dilapidated. If no longer in use, this building shall be described as “to be removed”.
9. The existing gravel areas at the site shall be regraded as needed to limit erosion and low areas not draining properly. Any asphalt millings shall be removed from the lot. Additionally, it has been noted that the wooded areas outside of the perimeter of the gravel lot contains a significant amount of garbage, debris and piled gravel from lot plowing operations. The debris and excess gravel shall be removed and described as such on the plan.
10. The applicant shall provide a grading plan showing all existing and proposed topography. The applicant shall ensure that the proposed berms do not affect the drainage patterns existing at the site.



To: Planning Board  
Re: Broadway Associates, LLC  
Block 28.13, Lot 7.03 – 400 Broadway  
Site Plan w/ Waiver of Site Plan Details #295-3-18  
“D” Use Variance #002-18

March 20, 2018

11. The existing fencing along the rear of the lot is in disrepair in numerous locations and shall be restored and repaired as needed. Any fencing which interferes with proposed berms shall be described as to be relocated.
12. The applicant shall replace the existing parking blocks along the front circulation aisle with more permanent site features (e.g. curbing, bollards, etc.).
13. At a minimum, the applicant shall provide lighting in the area of the employee parking lot. Provide associated plan showing proposed illumination levels and a detail of the proposed lighting fixtures.
14. The rear of the subject property and north of the site contains wetlands which are subject to New Jersey Department of Environmental Protection (NJDEP) regulations. In addition to the wetlands line, the applicant shall show the associated wetlands buffers on the plans. Proposed berms and plantings shall be relocated outside of the area of the wetlands and wetlands buffers and any gravel areas within the wetlands buffer shall be reverted back to grass. Provide approved NJDEP wetlands delineation verifying the location of the wetlands at the site. The site plan references wetlands delineation from Filed Map #297-10, however the map does not depict the entire limits as shown on the current plan.
15. The applicant shall provide a 25-foot landscape buffer easement on the portions of the subject property which adjoin residential properties. Metes and bounds descriptions shall be submitted to the office for review and approval.
16. The applicant may be required to extend the proposed berm and plantings along the entire length of Lots 14 and 28. Year round plantings such as evergreens and other conifers shall be included.
17. The applicant's completeness review response letter describes the site as serviced by private well and public sanitary sewer. The applicant shall be required connect to the Freehold Township water system (located on Hanging Rock Road at the southeast corner of the site). Proposed connections shall be described on the plans and a connection fee in an amount to be determined shall also be required. Plans shall also describe the existing sanitary sewer connection at the site.
18. 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 Planning Board, Freehold Soil Conservation District, etc.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb



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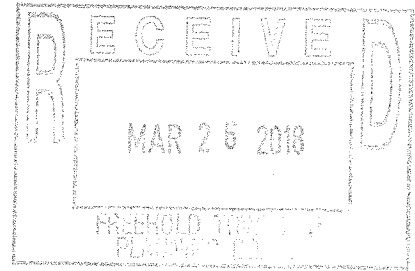
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March 20, 2018

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



RE: "d" Use Variance #002-18  
Preliminary and Final Major Site Plan w/ Waiver of Site Plan Detail #295-3-18  
Broadway Associates, LLC  
400 Broadway  
Block 28.13, Lot 7.03  
Lake Topanemus Watershed (LTW-40) Zone

Dear Chairman and Members of the Board:

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

- Preliminary and Final Major Site Plan with Waivers of Site Plan and Variances, consisting of 1 sheet, prepared by Christopher R. Rosati, PE, of FWH Associates, P.A., dated July 3, 2017 and revised through March 9, 2018.

#### Project Description

The applicant is seeking preliminary and final major site plan and "d(1)" use variance approval to permit a new tenant and landscaping improvements on a site that is developed with two warehouse buildings and associated accessory structures. The site is presently vacant with the exception of a small amount of office space utilized by the property owner.

The applicant is proposing to lease 22,028 square feet of warehouse space and 2,000 square feet of office space within the larger of the two buildings to a tenant, GoGreen Power, Inc. GoGreen Power would utilize the site for the storage and distribution of electrical components and associated office work. With regard to operations, GoGreen Power would have 6 to 8 employees and operate 8am to 6pm, Monday through Friday. No retail activities or outdoor storage are proposed. Within the larger building, the property owner would retain a small office and storage area. A portion of this building and the entirety of the smaller building would remain vacant.

The applicant is proposing to enhance existing landscaping along the southern and eastern property lines that are adjacent to residential uses. A 25-foot buffer is proposed, which would include berms and screening in the form of evergreen and deciduous trees in addition to an existing hedge row. Additional landscaping is also proposed in the northeastern portion of the property, which abuts wetlands. No further changes to the buildings or site are proposed.

DR C. . .

A-2



The subject property measures 7.04 acres and is located on Broadway (Route 79) to the north of Trinity Place and to the south of East Freehold Road. It is developed with two warehouse buildings located in the western portion of the subject property, a masonry garage-type building to the rear and a shed. Building 1 (5,035 square feet) is located to the north and Building 2 (28,213 square feet first floor and 9,489 square feet second floor) is located to the south. There are mature trees and other vegetation along Broadway, as well as in the southwestern corner of the subject property, which generally limit views into the subject property from the public right-of-way. The remainder of the subject property is comprised of 12 striped parking spaces to the south of Building 2 and unmarked gravel circulation elsewhere on the site. Land use in the vicinity of the subject property is single-family residential in nature, both along Broadway and within residential subdivisions to the east and north.

The subject property was used as an egg processing and distribution center until the 1990s. Since the discontinuation of the egg distribution business until recently, the site was used for a variety of office, warehouse, truck maintenance, and trailer repair uses. The applicant appeared before the Planning Board in 2017 (App. #004-17) after receiving zoning violations for nonconforming uses on the property, which at this time were a trailer repair facility and a truck tire sales business. The applicant was denied an appeal of the zoning officer's decision. Following the denial of the appeal, the applicant requested and was granted a limited use "d" variance approval to temporarily permit the trailer repair and truck tire sale uses to remain for a matter of months until both businesses could vacate the site. Both uses have since been discontinued on the site. The applicant is now seeking "d(1)" use variance and site plan approval in accordance with the conditions of Resolution #004-17, dated June 15, 2017.

#### Zoning Compliance & Planning Comments

1. The subject property is located in the LTW-40 zone, which does not permit office, warehouse, distribution, or storage facilities. The purpose of the LTW-40 zone is to establish land use and development controls to maintain low-density residential development and environmental controls within the watershed area in order to prevent pollution of surface drainage and subsurface water resources. The only permitted use is single-family residential, with a number of special requirements and best management practices intended to minimize impacts on streams and intermittent streams within and adjacent to the district. A "d(1)" use variance is required.

The MLUL at N.J.S.A. 40:55D-70d(1) permits a Board to grant a variance to allow "a use or principal structure in a district restricted against such use or principal structure." Per the MLUL, a "d" variance may be granted only "in particular cases for special reasons." These "special reasons" for a use variance may include that the use is inherently beneficial, that the property owner would suffer undue hardship if compelled to use the property in conformity with the permitted uses in the



zone, or that the site is particularly suited for the use so as to promote the general welfare.

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

2. The applicant should provide testimony at the hearing confirming proposed site operations, hours of operation, average and maximum number of employees, loading and deliveries, and refuse storage and pickup.
3. Resolution #004-17 set forth certain conditions for future use of the property that would apply to all applications going forward, including limitations on hours of operation; prohibition of truck- or automotive-related uses; and landscaping, parking, and buffering requirements. The applicant has specifically indicated that they are seeking relief from Condition #1, which restricts hours of operation to 8am to 5pm Monday through Saturday, with limited operations permitted on Saturday. The applicant is requesting to amend the permitted hours of operation to 8am to 6pm Monday through Friday with no weekend business hours. The applicant should provide testimony supporting this request for relief, particularly as to the nature and frequency of truck and trailer deliveries to the proposed use.
4. Testimony should be provided regarding compliance to the conditions of Resolution #004-17 as related to landscaping and buffering from neighboring residential properties. Resolution #004-17 requires a 25-foot buffer area be provided between the subject property and adjoining residential properties, to include an 8-foot berm and 6- to 8-foot evergreen plantings. While the applicant has provided berms and landscaping in these locations, the heights of the berms are not labeled on the site plans. The applicant should also discuss efforts made to “assure maximum distance is maintained” between site operations and nearby residences per Condition #6 of the resolution. We note that the applicant has indicated that they would be willing to dedicate the buffer area as an easement as conditioned by the resolution.
5. There is a discrepancy between the application narrative and the site plan as to the proposed leased area. Per the narrative, GoGreen Power would lease 22,028 square feet of warehouse space and 2,000 square feet of office space. However, the site plan denotes that the leased areas include 22,746 square feet of first-floor warehouse space and 2,212 square feet of second-floor office space. The correct figures should be confirmed.



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6. The applicant should provide testimony regarding existing and proposing parking on the site. Based on the floor areas provided on the site plan, 5 spaces would be required for the warehouse uses on the site and 21 spaces would be required for the office uses, including the property owner's office, for a total of 26 spaces required. In addition to the 12 striped parking spaces located south of the larger building, there are gravel parking areas throughout the site. The applicant should provide testimony as to whether existing parking areas will be sufficient to accommodate the proposed new use. We note that parking requirements have not been calculated for the vacant smaller building or for the portions of the larger building denoted as "future lease space," as it is not clear how these spaces would be used. We defer to the Township Engineer for additional comment on this item.
7. The applicant has not provided a calculation of existing and proposed impervious surface coverage on the subject property. Material submitted as part of the prior Planning Board application indicated that there was a preexisting, non-conforming condition relating to impervious surface coverage, where a maximum of 30% is permitted and 57.4% was existing and proposed. The applicant should provide updated impervious surface calculations if any changes are proposed as part of the current applications. Testimony should also be provided as to any stormwater management issues and/or practices on the subject property. We defer to the Township Engineer for additional comment on this item.
8. The portion of Broadway/NJ-79 on which the subject property fronts is a designated scenic roadway corridor per Section 190-160B(1) of the Township of Freehold Zoning Ordinance. The objective of the SC Scenic Corridor Overlay Zone is to "provide supplemental development regulations in the areas so designated to protect and preserve scenic corridors throughout the Township." It appears the subject property complies with the required scenic corridor buffer of 25 feet, as there are existing mature plantings along most of the front property line. The applicant should provide testimony to overall compliance with Section 190-160.

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

J18091

# 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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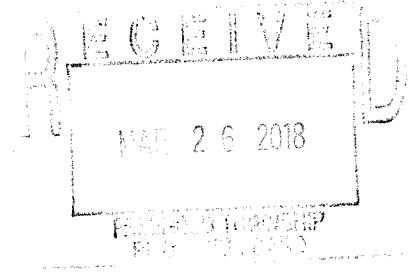
*"Preserving and Enhancing the Quality of Life"*

**TO:** The Freehold Township Planning Board

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

**DATE:** March 26, 2018

**SUBJECT:** Broadway Associates. LLC  
B: 28.13 L: 7.03  
400 Broadway  
Pre & Final Site Plan #295-3-18 & "D" Variance #002-18



We have reviewed the information provided for the above referenced project. Previous site conditions and concerns have been addressed. The Board of Health has no objections.

# TOWNSHIP OF FREEHOLD



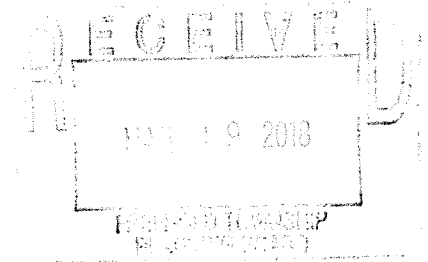
MAYOR  
Anthony J. Ammiano

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

*"Preserving and Enhancing the Quality of Life"*

March 19, 2018

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

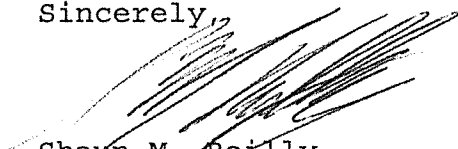


RE: Preliminary & Final Major Site Plan w/ Waiver of Site Plan Details  
#295-3-18  
Broadway Associates, LLC  
Block 28.13, Lots 7.03 - 400 Broadway

~~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