

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

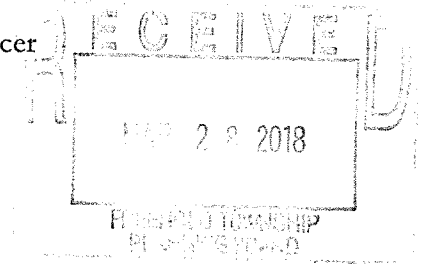
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 28, 2018

RE: DCH Nissan
DCH Investments, Inc. (New Jersey)
Block 65.01, Lot 15 – 4039 Route 9 North
Variance #008-18 - Supplemental Application for Signage to Site Plan #771-1-16



This review refers to the following:

- Architectural Site Plan, Nissan Building Signage, Alterations to Existing Showroom, DCH Freehold Nissan, 4039 Route 9 North, Freehold, NJ 07728, one (1) sheet (AS.1), dated October 11, 2017, revised December 13, 2017, prepared by Wiedmann – Zelig Group, LLC, signed & sealed by Mark Wiedmann, R.A.
- Building Elevations, DCH Freehold Nissan, Showroom + Service Building, 4039 Route 9 North, Freehold, NJ 07728, one (1) sheet (A-2.1), dated October 11, 2017, revised December 13, 2017, prepared by Wiedmann – Zelig Group, LLC, signed & sealed by Mark Wiedmann, R.A.
- Signage Details, Nissan North America, Dealer Presentation Package (Rev. 3-17), seventeen (17) sheets, dated June 30, 2016 and July 21, 2016, last revised December 13, 2016, prepared by Architectural Graphics Incorporated, unsigned.

Executive Summary

The applicant is seeking approval to install one (1) illuminated Nissan logo tablet sign, one (1) illuminated Nissan façade sign, one (1) illuminated dealer name façade sign, one illuminated service sign, and two (2) service directional lights. Variances are requested for the height of tablet sign, utilization of a specific red color in the tablet and wall signs which are not part of the Township's color palette, utilization of service directions lights, if determined to be a "sign." It should be noted that preliminary and final major site plan approval was granted by the Planning Board on November 9, 2017 with the condition that the applicant be required to resubmit an application for approval of signage on the façade of the proposed Nissan Building as the applicant had previously withdrawn its application for variance relieve related to such signage.



To: Planning Board
Re: DCH Nissan
Block 65.01, Lot 15
Supplemental Signage Application
Variance #008-18

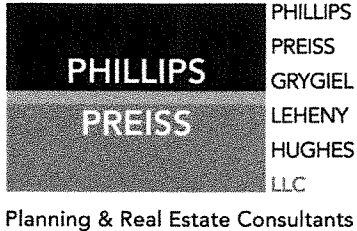
March 28, 2018

This office has no comments relative to any engineering issues.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

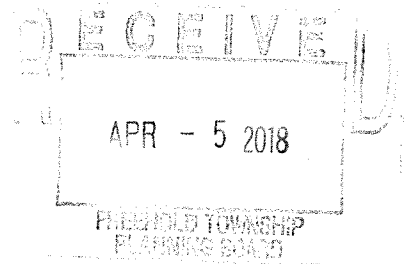


PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

Planning & Real Estate Consultants

March 30, 2018

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



RE: Variance Application #008-18
Supplemental Signage Application to Site Plan #771-1-16
Planner's Review Letter
DCH Nissan/Volkswagen
DCH Investments, Inc. (New Jersey)
4039 & 4041 Route 9 North
Block 65.01, Lot 15
CMX-3A Corporate Multi-Use District

Dear Chairman and Members of the Board:

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

- Architectural Site Plan, Building Elevations, and Sign Details, Alterations to Showroom & Service, DCH Freehold Volkswagen, 4041 Route 9 North, Freehold, NJ, consisting of 19 sheets, prepared by Wiedmann-Zelig Group, LLC and Architectural Graphics Incorporated, dated 10/11/2017

Project Description

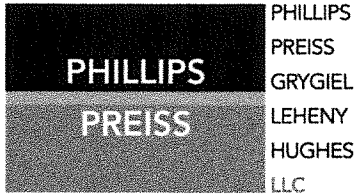
The subject property was granted preliminary and final major site plan approval in October 2017 (Application #771-1-16) to permit two existing automotive dealership buildings to be expanded and utilized as a Volkswagen dealership and a Nissan dealership. Freestanding signage for both the Volkswagen and Nissan dealerships was approved at this time, as were façade signs for the Volkswagen dealership. The applicant withdrew their request for variances for Nissan façade signs with the understanding that they would be required to resubmit an application to the Planning Board as a condition of site plan approval. The applicant has resubmitted this application and is presently seeking approval for Nissan façade signs.

The subject property measures 6.35 acres and is bordered by Kingsley Way to the south, Route 9 to the west and the Township's municipal boundary with Freehold Borough to the east. There are a number of car dealerships and other commercial uses along Route 9 in the vicinity of the subject property; single-family residences in Freehold Borough to the east; and attached single-family residences along Kingsley Way, also in Freehold Borough, to the southeast of the subject property.

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

PR G11

P-3



Planning & Real Estate Consultants

The following signage is proposed for the Route 9/front façade of the Nissan building:

- Sign EG-1: Illuminated Nissan Logo (190.18 square feet)
- Sign EG-3: Illuminated “DCH Freehold” Dealer Name Element (60.98 square feet)
- Sign EG-4: Illuminated “Service” Sign (14.67 square feet)
- Sign EG-8: Two Illuminated Service Directory Signs “Service” (2.25 square feet/sign)

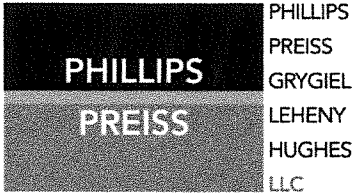
The following signage is proposed for the west/side façade

- Sign EG-2: Illuminated “Nissan” Sign (72.13 square feet)

The total area of the proposed building signage is 342.46 square feet. The applicant has indicated that all existing wall signage on the Nissan building would be removed as part of this application.

Zoning Compliance & Planning Comments

1. The proposed façade signage is subject to the general requirements set forth in Section 190-176 of the zoning ordinance and the requirements for the CMX-3/A zone set forth in Section 190-179 of the zoning ordinance.
2. As per Section 190-176N(3), the maximum vertical dimension of a wall-mounted sign shall be no more than 40% of the vertical face dimension of the façade element on which it is mounted, where 100% is proposed for Nissan Sign EG-1 and 46% is proposed for Nissan Sign EG-2. Therefore, “c” variance relief is required. For both signs, the “façade element” on which is they are mounted is determined to be the 7-foot high light gray panels located near the top of the both the front and west buildings facades. The Nissan logo sign exceeds the height of these panels, while the “Nissan” text sign measures 3 feet, 2.75 inches in height. Testimony should be provided in support of this variance.
3. The applicant has indicated that the background of the Nissan logo sign and the text of the “Nissan” sign would be red, in accordance with national branding. This shade of red is not specifically permitted by the Township’s approved color palette. Therefore, “c” variance relief is required. Testimony should be provided in support of this variance. It should be noted that the proposed signage would be located along a commercial corridor where a number of existing signs contain colors consistent with recognized corporate branding.
4. As per Section 190-176C(1), each business or commercial use may have one or more illuminated flat signs displayed on the face of the building which it occupies; if a property is located on a corner lot, such signs shall be permitted on the sides of the building facing each street. While the subject property is not a



Planning & Real Estate Consultants

corner lot, the applicant is proposing to install the "Nissan" text sign on the west façade. As such, "c" variance relief is required. This façade would be visible to traffic on Route 9 South, while the primary façade would be visible to traffic on Route 9 North. Testimony should be provided in support of this variance.

5. Two LED signs, each measuring 2.25 square feet, are proposed to be located above the entrances to the Nissan service department. We note that per Section 190-174A, directional signs to identify entrances and exits shall be allowed without a permit provided they do not exceed 8 square feet in area.
6. It does not appear that any of the proposed signs would have more than three colors, in accordance with Section 190-1760(1)(b); the applicant should provide confirmation.

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

J16241

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: Danielle Sims
Township of Freehold
Planning Board Administration Officer

March 16, 2018

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

RE: Sign Review
DCH Nissan
DCH Investments, Inc. (New Jersey)
Block-65.01/Lot-15, 4039-4041 Route# 9 (Zone: CMX-3A)
Variance App#008-16, Supplemental Signage Application to SP#771-1-16

Ms. Sims,

As per the March 16, 2018 distribution received by this office, a Zoning review of the proposed signage for the above referenced application was performed, revealing the following:

Signs Proposed:

1. Nissan is proposing four (4) internally illuminated façade signs, two (2) L.E.D. directional façade signs/signal lights, one (1) non-illuminated double faced directional ground sign, and the relocation of its existing pylon sign.

The following must be considered by the Board:

1. Sign Color detail does not reference the Township's color palette. Sign colors must either be from the Township's approved color palette or be very similar; Referencing T.O. 190-176.0(2).

Variance relief is being requested.



TOWNSHIP OF FREEHOLD

2. Nissan is proposing two (2) L.E.D. directional façade signs/signal lights (Referenced as EG-8) which will illuminate either a red "X" or a green "Downward Arrow". One such sign is proposed above each service bay door. L.E.D. directional wall signs are not specifically permitted therefore prohibited, "wall signs shall only advertise the business and product occupying a space"; Referencing T.O. 190-179.C(1) & 190-176.E.

Variance relief is being requested.

3. Nissan is proposing a façade sign (EG-1) with a vertical dimension at 176.6875" which exceeds the 40% vertical façade dimension of the facade (Façade vertical dimension, 366.5625") by 8% at a total vertical dimension of 48%; Referencing T.O. 190-176.N(3).

Variance relief is being requested.

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

Respectfully,

Pasquale Popolizio
Township of Freehold
Director of Zoning & Housing

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

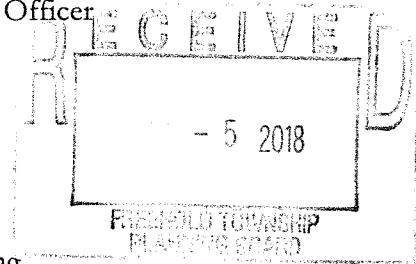
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: April 4, 2018

RE: Soil Removal Application #SR-02-18
PIRHL Acquisitions, LLC – Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33
(Site Plan #890-1-18)



This review refers to the following:

- 2018 Application for the Licensing for Soil Removal/Fill, 168 Route 33, Block 69.01, Lot 23, dated March 1, 2018, prepared by ESE Consultants, Inc. – Jay S. Kruse, P.E., signed by Lara Schwager.
- Preliminary Major Site Plan, Wemrock Senior Living, Block 69.01, Lot 23, Tax Map #20, Township of Freehold, Monmouth County, New Jersey, twenty (20) sheets, dated February 27, 2018, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- FSCD Application Letter, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, dated March 2, 2018, prepared by ESE Consultants, signed by Jay S. Kruse, P.E.

In conjunction with Amended Major Site Plan application No. 890-1-18 the applicant is proposing to export approximately 450 cubic yards of soil from the site. At this time, the applicant has not yet appeared before the Planning Board for amended site plan approval of their current application for a proposed four-story, 75-unit age-restricted apartment building. As no Township roads will be utilized to haul the soil, I have no objection to the Board approving this application and permit subject to approval of the site plan and addressing the following comments.

1. Provide a cut/fill plan with calculation of the volume of soil to be removed from the site.
2. Provide a copy of approval from the disposal site.
3. Obtain approval from the Freehold Soil Conservation District (FSCD).

TIMOTHY P. WHITE

Township Engineer

TPW/mb

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: April 12, 2018

RE: Borough of Freehold
Lake Topanemus Pedestrian Bridge
Block 10, Lot 1.01 & 2 – Pond Road
Capital Review Project #897-18

This review refers to the following:

- Minor Site Plan, Lake Topanemus Park, Pedestrian Bridge, Freehold Township, Monmouth County, New Jersey, five (5) sheets, dated January 18, 2018, prepared by Abbington Engineering, LLC., signed and sealed by William T. Wentzien, P.E., P.P., C.M.E.

Executive Summary

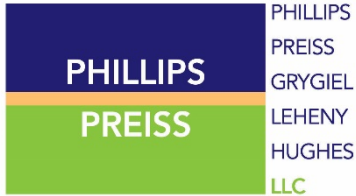
The Borough of Freehold has submitted an application for Capital Project Review to install a 100-foot-long, 4-foot-wide pedestrian bridge east of the Pond Road Lake Topanemus bridge culvert. The bridge will be ADA accessible and allow access from the park to the southern side of the lake. Although the proposed project is within the limits of the Township, the Borough has set aside capital funds to be used as part of a Participatory Budget program which allows residents to decide on projects to be completed in and around the Borough. As a result of the program, the Lake Topanemus pedestrian bridge project was ultimately selected for funding.

The following comments are provided:

1. It is suggested to provide a treatment (wood or steel) to the existing guiderail to cover "I-Beam" posts.
2. The applicant shall obtain approvals from the New Jersey Department of Environmental Protection (NJDEP), Monmouth County, and the Lake Topanemus Park Commission.
3. This office has no additional comments relative to any engineering issues, subject to review and approval of the bridge structure by the building department.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



Planning & Real Estate Consultants

April 10, 2018

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

**RE: Capital Project Review #897-18
Planner's Review Letter
Freehold Borough - Lake Topanemus Pedestrian Bridge
Pond Road
Block 10, Lots 1.01 & 2
R-120 Residential Zone**

Dear Chairman and Members of the Board:

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

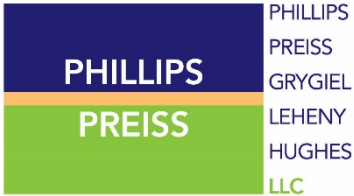
- Minor Site Plan for Lake Topanemus Park Pedestrian Bridge situated in Freehold Township, Monmouth County, New Jersey, consisting of 5 sheets, prepared by William T. Wentzien, PE, PP, CME of Abbingtion Engineering, LLC, dated 1/18/18.

Project Description

The Borough of Freehold has submitted a capital project review in conjunction with a proposal to construct a 4-foot wide, 100-foot long pedestrian bridge adjacent to Pond Road on the western side of Lake Topanemus in order to provide pedestrian access between the park area on the north side of the lake and the south side of the lake. Presently, there is no safe pedestrian access from the park to the south side along Pond Road, which does not have a sidewalk.

The bridge is proposed to be constructed of unpainted weathering steel with wood decking. It would be delivered to the site in one piece and installed upon poured concrete footings. Handrails measuring 42 inches in height are proposed along the length of the pedestrian bridge. The application materials indicate that the bridge would be designed to be ADA-compliant with ADA-approved ramp grading and concrete landing pads on each side of the bridge leading to crushed stone walkways that would connect to existing pedestrian paths.

The bridge is proposed to be located on the eastern side of Pond Road and would cross the lake where it meets McGellairds Brook. Lake Topanemus Park measures approximately 70 acres in area and is owned by the Borough of Freehold and managed via the Lake Topanemus Commission, which contains representatives from the Township and the Borough of Freehold. Land uses in the vicinity of the park



Planning & Real Estate Consultants

include single-family residential, publicly-owned open space, and community uses such as Applegate Elementary School.

Zoning Compliance & Planning Comments

1. The purpose of the R-120 Residential Zone is to permit low-intensity development within the Lake Topanemus Watershed Area in order to minimize stormwater runoff and subsurface drainage pollution in accordance with the requirements of the Lake Topanemus Watershed Conservation District requirements. Public parks are a permitted use in this zone.
2. Testimony should be provided regarding whether there will be any stormwater or drainage impacts associated with the proposed pedestrian bridge, and if so, how they would be mitigated. We defer further to the Township Engineer regarding stormwater and drainage concerns.

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

J18113

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

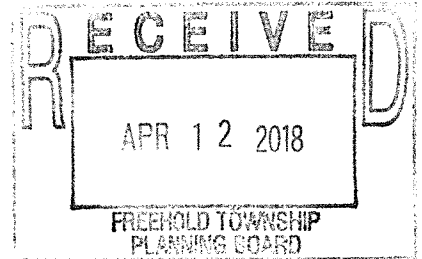
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: April 12, 2018

RE: Borough of Freehold
Lake Topanemus Pedestrian Bridge
Block 10, Lot 1.01 & 2 – Pond Road
Capital Review Project #897-18



This review refers to the following:

- Minor Site Plan, Lake Topanemus Park, Pedestrian Bridge, Freehold Township, Monmouth County, New Jersey, five (5) sheets, dated January 18, 2018, prepared by Abbington Engineering, LLC., signed and sealed by William T. Wentzien, P.E., P.P., C.M.E.

Executive Summary

The Borough of Freehold has submitted an application for Capital Project Review to install a 100-foot-long, 4-foot-wide pedestrian bridge east of the Pond Road Lake Topanemus bridge culvert. The bridge will be ADA accessible and allow access from the park to the southern side of the lake. Although the proposed project is within the limits of the Township, the Borough has set aside capital funds to be used as part of a Participatory Budget program which allows residents to decide on projects to be completed in and around the Borough. As a result of the program, the Lake Topanemus pedestrian bridge project was ultimately selected for funding.

The following comments are provided:

1. It is suggested to provide a treatment (wood or steel) to the existing guiderail to cover "I-Beam" posts.
2. The applicant shall obtain approvals from the New Jersey Department of Environmental Protection (NJDEP), Monmouth County, and the Lake Topanemus Park Commission.
3. This office has no additional comments relative to any engineering issues, subject to review and approval of the bridge structure by the building department.

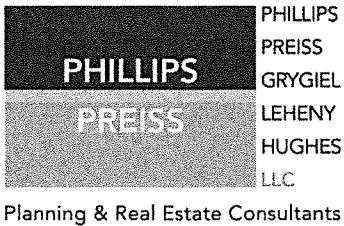
TIMOTHY P. WHITE
Township Engineer

TPW/mb

1 MUNICIPAL PLAZA · FREEHOLD, NJ 07728-3099 · PHONE (732) 294-2000 · FAX (732) 462-7910

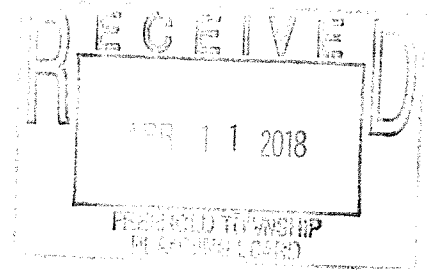
www.twp.freehold.nj.us

P-2



April 10, 2018

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



RE: Capital Project Review #897-18
Planner's Review Letter
Freehold Borough - Lake Topanemus Pedestrian Bridge
Pond Road
Block 10, Lots 1.01 & 2
R-120 Residential Zone

Dear Chairman and Members of the Board:

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

- Minor Site Plan for Lake Topanemus Park Pedestrian Bridge situated in Freehold Township, Monmouth County, New Jersey, consisting of 5 sheets, prepared by William T. Wentzien, PE, PP, CME of Abington Engineering, LLC, dated 1/18/18.

Project Description

The Borough of Freehold has submitted a capital project review in conjunction with a proposal to construct a 4-foot wide, 100-foot long pedestrian bridge adjacent to Pond Road on the western side of Lake Topanemus in order to provide pedestrian access between the park area on the north side of the lake and the south side of the lake. Presently, there is no safe pedestrian access from the park to the south side along Pond Road, which does not have a sidewalk.

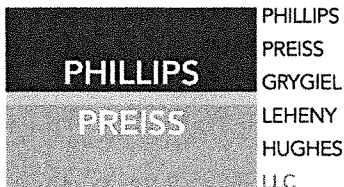
The bridge is proposed to be constructed of unpainted weathering steel with wood decking. It would be delivered to the site in one piece and installed upon poured concrete footings. Handrails measuring 42 inches in height are proposed along the length of the pedestrian bridge. The application materials indicate that the bridge would be designed to be ADA-compliant with ADA-approved ramp grading and concrete landing pads on each side of the bridge leading to crushed stone walkways that would connect to existing pedestrian paths.

The bridge is proposed to be located on the eastern side of Pond Road and would cross the lake where it meets McGellairds Brook. Lake Topanemus Park measures approximately 70 acres in area and is owned by the Borough of Freehold and managed via the Lake Topanemus Commission, which contains representatives from the Township and the Borough of Freehold. Land uses in the vicinity of the park

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

DB

P-3



Planning & Real Estate Consultants

include single-family residential, publicly-owned open space, and community uses such as Applegate Elementary School.

Zoning Compliance & Planning Comments

1. The purpose of the R-120 Residential Zone is to permit low-intensity development within the Lake Topanemus Watershed Area in order to minimize stormwater runoff and subsurface drainage pollution in accordance with the requirements of the Lake Topanemus Watershed Conservation District requirements. Public parks are a permitted use in this zone.
2. Testimony should be provided regarding whether there will be any stormwater or drainage impacts associated with the proposed pedestrian bridge, and if so, how they would be mitigated. We defer further to the Township Engineer regarding stormwater and drainage concerns.

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

J18113

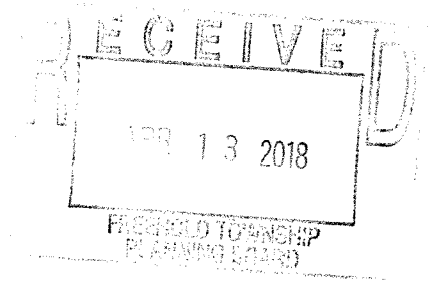
Traffic Engineering, Transportation Planning & Design

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

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

Memorandum

Date: April 13, 2018
To: Tim White, PE
Attn: Danielle Sims
From: Andrew Feranda, PE
Re: Lake Topanemus Pedestrian Bridge
Pond Road at Lake Topanemus/McGelliards Brook
Freehold Twp., Monmouth Co.
SA # 18509



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

1. Minor Site Plan for Lake Topanemus Pedestrian Bridge; prepared by Abbington Engineering, dated January 18, 2018
2. Application Form and Project Description for the proposed Lake Topanemus Pedestrian Bridge along Pond Road at Topanemus Lake/McGelliards Brook

The proposal is for a four (4) foot (ft) wide, 100 ft long pedestrian bridge across the Topanemus Lake, on the east side of Pond Road. The proposed bridge will be steel and be delivered as one piece. The deck of the bridge will be wood. Footings for the bridge will be concrete. The bridge will have 5 ft by 5 ft concrete landings on each side.

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

1. Pond Road is two-way with no shoulders over the Topanemus Bridge. It is anticipated that delivery and installation of the pedestrian bridge may require closure of the northbound lane. Traffic control plans detailing the maintenance and protection traffic on Pond Road during construction should be provided if the roadway will be used during construction. Construction may require temporary closure of the northbound lane.
2. Application documents indicate the pedestrian bridge is Americans with Disabilities Act (ADA) compliant. The bridge will be four 4 ft wide and have ADA required landing ramps on either side. The grade of the bridge is per ADA requirements. There will be handrails.
3. The plans do not include signage. It is recommended that signs be installed on either side, near the parking area and south of the bridge, to direct pedestrians to the bridge.

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

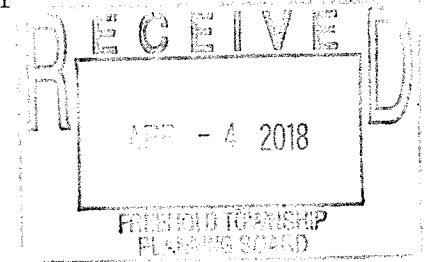
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: April 4, 2018

RE: PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33
Amended Preliminary Major Site Plan and Final Major Site Plan #890-1-18



- Preliminary Major Site Plan, Wemrock Senior Living, Block 69.01, Lot 23, Tax Map #20, Township of Freehold, Monmouth County, New Jersey, twenty (20) sheets, dated February 27, 2018, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E. (Landscaping Plans sheets 18,19 and 20, prepared by Melillo + Bauer Associates, signed and sealed by Lynn A. Yahia, L.A.)
- Plan of Survey & Topography, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated January 13, 2017, revised January 26, 2017, prepared by ESE Consultants, Inc., signed and sealed by John K. Pierce, P.L.S.
- Architectural Plans, Wemrock Senior Living, Freehold Township, New Jersey, PIRHL, twelve (12) sheets, dated February 27, 2018, prepared by Wallace Roberts & Todd, LLC, signed by Joseph W. Healy, AIA.
- Preliminary Subsurface Investigation, Proposed Building, Freehold, Monmouth County, New Jersey, PIRHL, dated January 18, 2017, prepared by Melick-Tully and Associates, P.C., signed by Kimberly A. Tully, P.E. and Mark R. Denno, P.E.
- Traffic Assessment Letter, Proposed Age-Restricted Building, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, dated January 23, 2017, revised February 23, 2018, prepared by Maser Consulting, P.A., signed by S. Maurice Rached, P.E. PTOE.
- Modified Environmental Impact Statement, Wemrock Senior Living, Block 69.01, Lot 23, dated January 25, 2017, prepared by EcolSciences, Inc., signed by Michael Kovacs.
- Water System Engineer's Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, dated February 27, 2018, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Sanitary Sewer System Engineer's Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, dated February 27, 2018, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.

JA G.

P-2



To: Planning Board
Re: PIRHL Acquisitions, LLC
Block 69.01, Lot 23
Amended Preliminary Major Site Plan and Final Major Site Plan #890-1-18

April 4, 2018

- Stormwater Management Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, dated February 7, 2017, revised February 27, 2018, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Project Description, PIRHL Acquisitions, LLC / Wemrock Senior Living, Application for Amended Preliminary Major Site Plan Approval & Final Major Site Plan Approval, 168 Route 33 / Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, undated, unsigned.
- Letter of Interpretation/Line Verification, File No. 1316-05-0002.1, Block 69.01, Lot 23, Freehold Township, Monmouth County, dated July 19, 2005, signed by David B. Fanz.
- Freshwater Wetlands Letter of Interpretation – Re-Issuance, File No. 1316-05-0002.1, Block 69.01, Lot 23, Freehold Township, Monmouth County, dated December 7, 2010, signed by Ryan Anderson.
- Freshwater Wetlands Letter of Interpretation: Line Verification, File No.: 1316-05-0002.1, Activity Number: FWW170001, Applicant: Neil Grossman, Block 69.01, Lot 23, Freehold Township, Monmouth County, postmarked September 7, 2017 (letter undated), signed by Robert B. Kozachek.
- Flood Hazard Area Verification Approval (Riparian Zone Limits), File No.: 1316-05-0002.1 FHA 170001, Pirhl, Lot 23 of Block 69.01, Township of Freehold, Monmouth County, dated May 8, 2017, signed by Keith P. Stampfel, PE.
- Monmouth County Application for Site Plan Approval Review, PIRHL Acquisitions, LLC / Wemrock Senior Living, 168 Route 33/Block 69.01, Lot 23, Monmouth County, New Jersey, dated March 2, 2018, prepared by Archer Attorneys at Law, signed by Clint B. Allen, Esq.
- NJDOT Minor Access Permit Application, PIRHL Developers, LLC, Route 33 Business Eastbound, MP 1.62, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, dated March 6, 2018, prepared by Maser Consulting P.A., signed by Jeffrey M. Fiore, P.E.
- Freehold Soil Conservation District Application Letter, Preliminary and Final Major Site Plan, Wemrock Senior Living, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, dated March 2, 2018, prepared by ESE Consultants, signed by Jay S. Kruse, P.E.
- NJDEP Treatment Works Approval Permit Application, Wemrock Senior Living, 168 Route 33 Business, Block 69.01, Lot 23, Freehold Township, by Jay S. Kruse, P.E.
- MRRSA Application for Sewer, Pirhl, LLC, 168 Route 33 Business, Freehold Township, Block 69.01, Lot 23, by Jay S. Kruse, P.E.
- OCUA Sewerage Project Application Form, Wemrock Senior Living, 168 Route 33 Business, Block 69.01, Lot 23, by Jay S. Kruse, P.E.
- Emergency Access Easement Agreement between Freehold Hebrew Benefit Society and Pirhl Acquisitions, LLC, dated August 15, 2017.
- Colored Entry Sign Details/Rendering, Wemrock Senior Living, Freehold, NJ, two (2) sheets, dated February 27, 2018, prepared by Melillo + Bauer Associates, signed and sealed by Lynn A. Yahia, L.A.



To: Planning Board
Re: PIRHL Acquisitions, LLC
Block 69.01, Lot 23
Amended Preliminary Major Site Plan and Final Major Site Plan #890-1-18

April 4, 2018

Executive Summary

In 2017, the applicant appeared before the Planning Board and received preliminary major site plan approval to construct a three-story senior housing building containing sixty-seven (67) rental units. The applicant is now seeking amended preliminary major site plan approval and final major site plan approval to increase the height of the building to four-stories and the number of rental units to seventy-five (75). The proposed building will also house a lobby area, management offices, maintenance areas, a community room, fitness room, computer room and laundry rooms. The 7.35 acre property was recently rezoned from Residential Zone R-80 to the Planned Adult Community-Affordable Housing Overlay Zone (PAC-AHO). It is apparent that the site previously consisted of a commercial landscaping use with areas cleared for material storage, gravel/dirt operations and impervious access ways. Site improvements associated with the proposed development include a paved access driveway from NJSH Route 33B, seventy-seven (77) parking spaces, underground utilities, two stormwater management facilities, retaining walls, concrete sidewalk, paved walking paths, site landscaping, outdoor patios, garden area, a 12' x 12' storage shed, and site lighting.

Primary water service will be provided by connection to the Township's water system via 16-inch off-site water main extension and connection to an existing water main stub at Cardigan Bay Lane. Secondary water service will be provided by an 8-inch connection to a future off-site water main east of Cardigan Bay Lane to complete a "looped" water supply for the development. The secondary service connection is contingent upon the installation of a water main extension to be constructed as part of the Regency at Freehold development (SD#895-16). Sanitary sewer service will be provided via 10-inch off-site sanitary sewer main extension and connection to an off-site gravity sewer main extension near the proposed driveway of the Regency at Freehold development. The proposed main extension is contingent upon installation of a sanitary sewer gravity main and pump station by the Regency at Freehold development.

Operation staffing for Wemrock Senior Living will include a building staff consisting of a property manager, a maintenance manager, and support service coordinator.

The following comments are provided:

1. Architectural plan sheet A.105 references "Possible Solar Panel Locations" on the roof of the proposed building. The applicant shall indicate if solar panels will be part of the subject application.
2. The applicant shall provide an architect's certification of floor area.
3. The applicant shall be required to pay a sidewalk contribution in an amount to be determined by this office for the sidewalk installation waiver (along Route 33) granted as part of the prior preliminary approval.
4. The Residential Site Improvement Standards (RSIS) requires 137 parking spaces. The parking calculation table on sheet 2 of 20 should be revised to reflect this condition. Although the RSIS requires 137 spaces, a de-minimis exception was previously determined to be unnecessary as municipalities may approve an alternative or less number of parking spaces when the applicant can demonstrate the same better reflect household conditions, etc.
5. The applicant is proposing a looped water main system confined within the limits of the eastbound lane of NJ Route 33 Business. The applicant shall provide confirmation from the New Jersey Department of Community Affairs that this is an acceptable proposal and meets the requirements of the Residential Site Improvement Standards (RSIS).



To: Planning Board
Re: PIRHL Acquisitions, LLC
Block 69.01, Lot 23
Amended Preliminary Major Site Plan and Final Major Site Plan #890-1-18

April 4, 2018

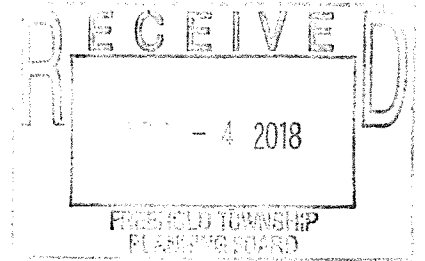
6. The site contains a Special Water Resource Protection Area (SWRPA) associated with the unnamed Category One (C1) tributary to Wemrock Brook located along western boundary of the site which requires a 300 foot Category One (C1) Buffer. The plans propose significant development within these limits. As such, approvals and permits from NJDEP will be required for the proposed disturbance and any required mitigation/compensation measures. NJDEP flood hazard area verification will also be required as described in the May 8, 2017 NJDEP Verification approval of the riparian zone limits.
7. NJDEP approval shall be obtained for disturbance of the wetlands and discharge of stormwater at the proposed stormwater outfall.
8. All environmentally sensitive areas including flood hazard areas or wetlands and associated buffers should be described in a conservation easement to be dedicated to Freehold Township. Associated metes and bounds descriptions shall be submitted for review and approval by this office.
9. Plans shall be revised to provide the test pit locations (with elevation of SHWT) on the utility plan for test pits performed within the area of the basin and the underground storage system. The SHWT shall be a minimum of two-feet from the bottom of the basins/underground storage system.
10. Subject to Board approval, the applicant shall provide an Operations & Maintenance (O&M) manual specifically written for the proposed stormwater management facilities.
11. The applicant shall provide a Tree Save and Tree Clearing Plan and obtain a tree removal permit per Township Ordinance Section 190-140.4 F.(8) and (14).
12. Revise construction plans to include and/or revise all necessary construction details to comply with RSIS and Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board Approval.
13. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to New Jersey Department of Transportation, Monmouth County, New Jersey Department of Environmental Protection, Freehold Soil Conservation District, Manasquan River Regional Sewerage Authority, Ocean County Utilities Authority, etc.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



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



**PIRHL Acquisitions, LLC
Wemrock Senior Living Community
Block 69.01, Lot 23 – 168 Route 33
Site Plan No. 890-1-18
Sanitary Sewer and Water Systems Review**

Our Reference
375713AE01

March 28, 2018

Dear Mr. White:

3 Paragon Way
Freehold NJ 07728
United States of America

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

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Preliminary Major Site Plan Wemrock Senior Living Block 69.01, Lot 23; Tax Map #20, Township of Freehold, Monmouth County, New Jersey", dated February 27, 2018, and prepared by ESE Consultants, Inc. for PIRHL Acquisitions, LLC (the Applicant). The plans were received by the Township Planning Board on March 1, 2018.

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

- A set of signed and sealed plans referenced above (20 sheets), dated February 27, 2018;
- A response letter from the Applicant's Attorney, dated February 28, 2018;
- An Application for Preliminary Approval Major Site Plan, dated February 28, 2018;
- An application for Final Approval Major Site Plan, dated February 28, 2018;
- A Project Description Letter, received by the Township on March 1, 2018;
- A NJDOT driveway Access Permit Application, prepared by Maser Consulting, P.A., dated March 6, 2018;
- A letter from Tony D Permitting, LLC, dated March 8, 2018;
- A letter from the Applicants Attorney with the Monmouth County Planning Board Site Plan Application, dated March 2, 2018;
- An Emergency Access Easement Agreement, received by the Township on March 1, 2018;
- A set of signed architectural plans (11 sheets) prepared by Wallace Roberts & Todd, LLC, with a last revision date of February 27, 2018, dated as received by the Township on March 1, 2018;
- One sheet entitled 'Plan of Survey & Topography', dated January 13, 2017;

P-3

- A report entitled "Water System Engineer's Report for Wemrock Senior Living Tax Map 20, Block 69.01, Lot 23 Freehold Township, Monmouth County, New Jersey" prepared for pirhl 5 Commerce Way, Suite 210E Hamilton, NJ 08691 and prepared by ESE Consultants, Inc., dated February 27, 2018, and dated as received by the Township March 1, 2018;
- A report entitled "Sanitary Sewer System Engineer's Report for Wemrock Senior Living Tax Map 20, Block 69.01, Lot 23 Freehold Township, Monmouth County, New Jersey" prepared for pirhl 5 commerce Way, Suite 210E Hamilton, NJ 08691 and prepared by ESE Consultants, Inc., dated February 27, 2018, and dated as received by the Township March 1, 2018.

Executive Summary

The site in question (Block 69.01, Lot 23) is located on the eastbound side of Business Route 33 between Wemrock Road and the Cardigan Bay Lane entrance to the Raceway Mall. The site is currently a wooded lot. The Applicant is now proposing to construct a 4-story residential building with 75 age restricted apartments and related site improvements. The size of the building has now been revised to include nine (9) additional units and an additional floor.

The Applicant is proposing to provide sanitary sewer service to the site via a sanitary sewer extension in Business Route 33. Wastewater generated from the subject property will flow to the proposed Regency at Freehold Regional Pump Station. The Applicant's Engineer has provided a sanitary sewer report with an estimate of wastewater flows for the project. They have estimated the proposed sanitary sewer flow for the site to be 8,850 GPD. It appears that this project will require a Treatment Works Approval (TWA) from NJDEP due to the extension along Business Route 33. The project will require approvals from NJDEP, Manasquan River Regional Sewerage Authority (MRRSA) and Ocean County Utilities Authority (OCUA).

The Applicant is proposing to provide public water service to the site via a connection to the existing water main at the Cardigan Bay Lane and Business Route 33 intersection. The Applicant's Engineer has provided a water report with an estimate of water demands for the project. They have estimated the projected water demand for the site to be 9,550 GPD. It appears that this project will require a Safe Drinking Water Permit from NJDEP.

Sanitary Sewer Comments

The comments on the sanitary sewer design are as follows:

1. The Applicant has provided an updated signed and sealed sanitary sewer report for the project that includes a calculation of the wastewater flows anticipated to be generated for the project. Wastewater flows were calculated in accordance with N.J.A.C. 7:14A-23.3 and we concur with the report.
2. The slope provided for the sanitary sewer run from Manhole No. A2 to Manhole No. A3 will provide a velocity more than the maximum recommended velocity of 10 feet/second (N.J.A.C. 7:14A-23.6(b)2). This slope of this gravity sewer segment should be reduced.
3. A cleanout should be provided at the curb line or just past the proposed sidewalk for the proposed lateral.
4. On the Utility Extension Plans, the pipe inverts do not match between the plan and profile for Manhole No. 33-5 (sheet 16) and for Manhole No. 33-1 (sheet 17).

Water System Comments

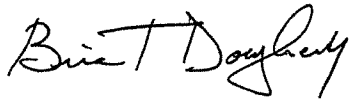
The comments on the water system design are as follows:

1. The Applicant has submitted an updated signed and sealed water system report for the project that includes a calculation of the domestic water demand anticipated for this project. The water demands were calculated in accordance with N.J.A.C. 7:10-12.6. We concur with this report. The Applicant should also provide the required fire flow demand prior to final building approval. Fire flows requirements should be provided to ensure that there is sufficient water pressure in the upper floors of the building or whether booster pumps will be needed.
2. The proposed parallel 8-inch water main in Route 33 will have to be connected with a wet tap and a valve to the 16-inch main that will be installed as part of the "Regency at Freehold" project.
3. The proposed parallel 8-inch water main in Route 33 should be located at least 5 feet from the proposed 16-inch water main.
4. It should be noted that the proposed 8-inch parallel water main would be considered a second feed contingent upon the Regency at Freehold completing their off-site water main extension.

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

Very truly yours,

Mott MacDonald



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

cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Kyle A. Smith, PE, CME, (MM)
Rafael Mercado (MM)
File 375713AF01 (Wemrock Senior Living)



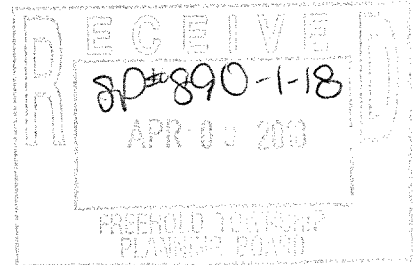
YOUR GOALS. OUR MISSION.

FRTW-R3810

April 6, 2018

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

**Re: Wemrock Senior Living
Block 69.01 Lot 23
SP#890-17
Drainage and Landscape Review No. 3**



Dear Ms. Sims:

We have completed review of the plans for the proposed drainage facilities and landscaping for the above referenced site prepared by ESE Consultants, Inc. Plans dated February 8, 2017, revised February 27, 2018.

The plans have been revised in response to our letter dated March 22, 2017. We have the following comments and concerns as it relates to the proposed stormwater facilities:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**
5. NJDOT permit will be required for the proposed connection to the state drainage system. *Continuing comment. The applicant has stated they will supply the required permits with the submission of final plans.* **Not Addressed.**
6. **Addressed.**
7. **Addressed.**
8. An Operation and Maintenance Manual should be provided which clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The O&M Manual should provide specific maintenance requirements and schedule for the sand bottom of the proposed aboveground infiltration basin; the subsurface infiltration basin; and the manufactured pretreatment structures. *Continuing comment. The applicant has stated they will supply the O&M Manual with the submission of final plans.* **Not Addressed.**

P-4



FRTW-R3810
April 6, 2018
Page 2

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

**Re: Wemrock Senior Living
Block 69.01 Lot 23
SP#890-17
Drainage and Landscape Review No. 3**

9. Addressed.

10. The Outlet Structure detail for Outlet Structure 401 does not show dimensions of the structure. The structure should be large enough for access for regular maintenance. I suggest a note be added to the plans which states shop drawings must be submitted to the township engineer for review and approval prior to fabrication. This note should apply for all drainage structures.

LANDSCAPING

1. Informational.

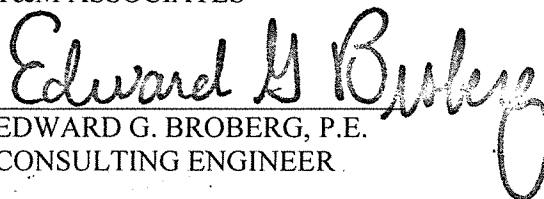
2. The plan indicates an area of daylilies to be planted near the gazebo. The daylily quantity and spacing should be noted to avoid confusion in the field. *Continuing comment. The applicant has stated they will provide the quantity and spacing of daylilies with the submission of final plans.*
Not Addressed.

3. Addressed

The comments listed above are considered minor and may be addressed with the submission of final plans. If you have any questions or require additional information, please do not hesitate to call.

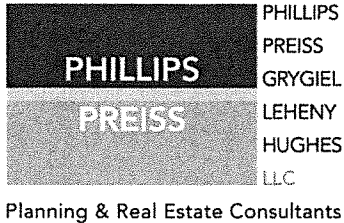
Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

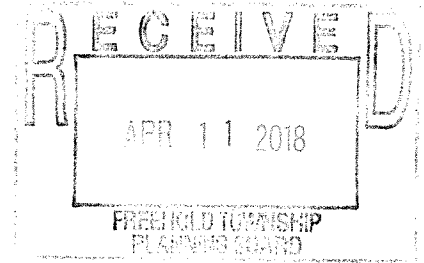
DMD:EGB:AWD:MCM

cc: Mr. Timothy White, Township Engineer



March 30, 2018
Revised April 11, 2018

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



RE: **APP # 890-1-18**
Revised Planner's Review Letter
Amended Preliminary Major Site Plan/Final Major Site Plan
Wemrock Senior Living
168 Route 33
Block 69.01, Lot 23
Planned Adult Community-Affordable Housing Overlay (PAC-AH0) Zone

Dear Chairman and Members of the Board:

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

- Amended Preliminary and Final Major Site Plan, Wemrock Senior Living, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, consisting of 17 sheets, prepared by Jay S. Kruse, P.E., of ESE Consultants, dated 2/27/2018
- Floor Plans and Building Elevations, Wemrock Senior Living, Freehold, NJ, consisting of 7 sheets, prepared by Wallace Roberts & Todd, LLC, dated 2/27/2018
- Landscape Plan, Wemrock Senior Living, Freehold Township, New Jersey, consisting of 3 sheets, prepared by Lynn A. Yahia, of Melillo and Bauer Associates, dated 2/27/2018
- Traffic Assessment Letter, Proposed Age-Restricted Apartment Building, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, consisting of 4 pages plus appendices, prepared by S. Maurice Rached, P.E., PTOE, of Maser Consulting, dated 1/23/2017 and revised through February 23, 2018

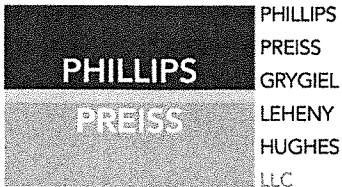
Project Description

In April 2017, the applicant received preliminary major site plan approval to construct a new three-story, 67-unit senior apartment building (Application #890-17). The applicant is now seeking to amend this preliminary site plan approval and obtain final site plan approval to permit 8 additional units and 9 additional parking spaces to be

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

Danielle

P-5



Planning & Real Estate Consultants

located on the site, plus various site improvements. The unit count has been increased to 75 units, where 67 were previously approved. There would be 65 one-bedroom units and 10 two-bedroom units. The building is proposed to be four stories in height, where a three-story building was previously approved. The gross floor area of the building is proposed to be 76,783 square feet. Seventy-seven (77) parking spaces would be provided, where 68 parking spaces were previously proposed.

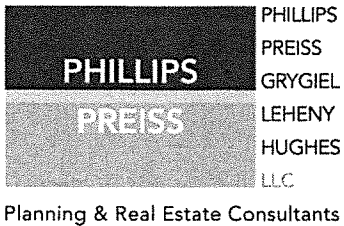
The subject property measures 7.35 acres and is irregular in shape. It is located along NJ Route 33, between Wemrock Road and Cardigan Bay Lane. Land use in the vicinity of the subject property is comprised of undeveloped, forested public lands under the ownership of NJDEP and Freehold Township to the north and south; Freehold Raceway Mall to the southeast; Freehold Hebrew Benefit Society cemetery to the east; and single-family residences along Route 33.

The subject property is currently vacant and is characterized by woodlands, cleared areas and successional vegetation. Existing paved areas would be removed. There is an unnamed tributary to Wemrock Brook along the subject property's western property line.

The senior apartment building would be located in the southeastern portion of the subject property. An emergency access road (20 feet in width) would be provided along the rear of the building, to be comprised of "GrassPave2" squares. A bioretention basin area would be provided to the west of the parking area. A split rail fence (4 feet in height) and a 10-foot wide access drive comprised of a 4-foot wide asphalt path and a 6-foot wide aisle of grass pavers would be provided around the basin. A sidewalk would be provided along the eastern side of the access drive, and a paved path would be provided around the basin. Sidewalks/crosswalks would be provided generally within the parking area and adjacent to the building. A prefabricated shed measuring 12 feet by 12 feet would be located to the north of the parking area.

There would be 65 one-bedroom units (797 square feet to 871 square feet) and 10 two-bedroom units (979 square feet). The first floor of the building would be comprised of a lobby, office, fitness room, social service room, maintenance and trash rooms, patios, and apartment units. The second floor of the building would be comprised of a community room, laundry room, mechanical/electrical/IT room, patio, roof deck, and apartment units. The third floor would be comprised of a laundry room, mechanical/electrical room, and apartment units. The fourth floor would be comprised of a computer room, mechanical/electric room, trash room, attic space, and apartment units. Each unit would have bedroom(s), kitchen, full bathroom, living/dining area, and an outdoor patio.

The building would be clad with red brick and grey and green vinyl siding. Windows would be vinyl with vinyl trim. Patios would have fiberglass columns and an aluminum



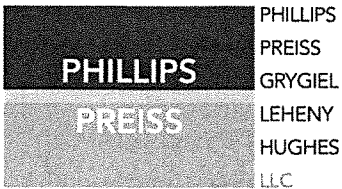
railing. Seventeen (17) pole-mounted lighting fixtures (mounted at 15 feet in height) would be provided within the circulation and parking lot areas; poles would have a black or bronze finish. This is an increase of one fixture from the prior approval, to account for the increased size of the parking area.

Eighteen (18) heritage trees would be removed. Shrubs would be provided around the shed; along the front base of the building; and within planted islands in the parking area. Thirty (30) shade trees and 15 ornamental trees would be provided throughout the subject property, where 23 and 21 were previously approved, respectively. The applicant has eliminated a previously-approved gazebo; outdoor space would now be provided in a garden area located north of the building and east of the parking area that would include seating and planters.

The applicant is proposing to install a monument sign in the front yard, to be located 10 feet from the front yard property line and approximately 13 feet from the easterly side yard property line. The sign is proposed to be mounted on a brick base that would measure 29 inches in height (2 feet, 5 inches) and 7 feet, 3 inches in width. The sign itself would be comprised of a metal panel measuring 2 feet, 6 inches in height and 6 feet, 5 inches in width (approximately 16 square feet) with the text "Wemrock Senior Living" in black pin-mounted letters with halo lighting on a green background. A secondary panel attached to the sign would measure an additional 9 inches in height and 3 feet, 3 inches in width and include the text "PIRHL" in black and green pin-mounted letters with halo lighting on a silver background. The total sign area, including both panels, would be approximately 19.75 square feet.

Zoning Compliance & Planning Comments

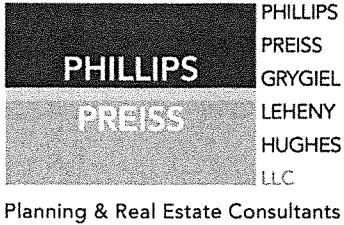
1. The PAC-AHO Planned Adult Community-Affordable Housing Overlay zone (within the underlying R-80 Residential zone) is designed to permit a planned adult, age-restricted, affordable housing development consisting of multifamily housing units as an affordable housing development option on Lot 23 in Block 69.01. An affordable housing development up to a maximum of 4 stories in height and 11 units to the acre is permitted in this zone. The applicant is proposing a 4 story building and a residential density of 10.2 units per acre.
2. The applicant should provide testimony as to compliance with Section 190-140.4A(2)(l) (a condition in Approving Resolution #890-17), which stipulates that apartments shall conform with New Jersey Housing Mortgage Finance Agency (NJHMFA) guidelines for closet and cabinet space.
3. The applicant should provide testimony as to compliance with the low- and moderate-income housing requirements per Section 190-140.4(C) (a condition of Approving Resolution #890-17), which require that at least 13% of all units



shall be affordable to very low-income households and no more than 70% of all units shall be affordable to moderate-income households.

4. The applicant should provide testimony as to compliance with Section 190-140.4E (a condition of Approving Resolution #890-17), which stipulates that all units shall be age-restricted as permitted by the Federal Fair Housing Act and the Housing for Older Persons Act (HOPA); and shall comply with the New Jersey Uniform Housing Affordability Controls (UHAC) and the applicable requirements of NJHMFA and Section 42 of the Low Income Housing Tax regulations, provided that all units shall be deed-restricted as age-restricted affordable housing for no less than 30 years.
5. The Planning Board previously granted the applicant a *de minimis* exception to RSIS parking requirements to permit 68 parking spaces. The applicant is now proposing 77 parking spaces for 75 units, where 75 spaces are required per Township ordinance and 132 would be required per RSIS standards, necessitating a further *de minimis* exception. The applicant should provide testimony in support of this request.
6. The proposed monument sign is subject to the general requirements set forth in Section 190-176, the residential sign requirements in Sections 190-177 and 190-178, and the sign requirements for the PAC-AHO zone in Section 190-140.4A(2)(b)[9]. Per these sections, the monument sign may be double-sided and measure up to 20 square feet in area, and must be set back at least 10 feet from the property lines. The proposed sign complies with these requirements. However, the applicant should provide testimony describing the sign colors as related to the Township's approved color palette to determine whether the proposed colors comply. If not, "c" variance relief is required.
7. There were several conditions of approval associated with the prior resolution for Application #890-17. Testimony should be provided by the applicant as to whether these conditions have been met. Specifically, the applicant should address the following items:
 - Condition 11: The Applicant shall install colonial light fixtures along the driveway entrance from New Jersey State Highway 33. Further, there are other remaining architectural issues which must be resolved prior to final approval.

The applicant has proposed lighting fixtures throughout the site that appear more colonial in appearance than the prior fixtures. Testimony should be provided as to the proposed architecture and provide an exterior material sample board. We defer further to the Planning Board Architect on this matter.



- Condition 13: The Applicant has indicated an area adjacent to the access drive which is reserved as a banked parking area.

Testimony should be provided regarding whether any banked parking is proposed as part of the current application.

- Condition 15: The Applicant shall relocate its entrance sign so as to not conflict with the sign for the adjacent cemetery.

The sign does not appear to have been relocated. The applicant shall provide testimony as to compliance with this condition.

8. Per Section 190-140.4F, the following items would be provided as part of final major site submission:

- Exterior material sample board for proposed building
- Sign permit application. (The final major site plan submittal should also provide a sign detail, including area, height, materials, colors, etc.)
- Proof of application to Monmouth County Planning Board
- Proof of application to Freehold Soil Conservation District
- Proof of application to NJDOT
- Proof of application to NJDEP for Stream Encroachment Permit
- Tree Save and Tree Clearing Plan
- Tree Removal Permit application
- Final landscaping and screening plan
- Off-site drainage plan
- Center line profiles of streets bordering the site, internal roadways, and major circulation aisles, if required by the Township Engineer
- Full soil boring logs

The applicant should provide testimony regarding whether these items have been provided and/or have been addressed. We defer to the Township Engineer and other Planning Board professionals where appropriate.

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

J17057



SPIEZLE ARCHITECTURAL GROUP, INC.

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

866-974-7666

www.spiezle.com

100% employee-owned

March 27, 2018

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

**Re: 3rd Architectural Review: Amended Preliminary Site Plan and Final Site Plan #890-1-18
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33**

Dear Ms. Sims:

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

- Applications for Preliminary Approval Major Site Plan and Final Approval Major Site Plan
- Project description
- Application letter to the Township prepared by Archer and dated 2/28/18
- Application letter to the County prepared by Archer and dated 3/2/18
- Sign application dated 2/28/18
- (2) 8-1/2 x 11 color drawings of proposed pylon sign prepared by Melillo + Bauer and dated 2/27/18
- Site/Civil engineering drawings 1-20 prepared by ESE Consultants, Inc., dated 2/27/18
- Architectural drawings A.000, A.001, A.002, A.101-A.106, A201, and A.200, & A.201 prepared by Wallace Roberts & Todd, LLC, dated 2/27/18

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

1. The design as proposed generally meets the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. Applicant is advised that the final color selections shall comply with T.O. color palette. Applicant shall submit actual material samples representing proposed material type, color, texture, etc. for final review.
2. Applicant should consider providing divided lights at the top sash of windows in keeping with a prior submission and more in keeping with "colonial" architecture.



3. It appears that there will be roof mounted mechanical equipment. Applicant shall confirm in writing that all mechanical roof top or ground mounted equipment will be screened from public view.
4. All signs shall comply with Article XVII of the Township Ordinance. We defer to further review by the sign review committee.

The above comments are in regard to architectural design only and do not address issues such as, but not limited to, structural design, construction details, building code/NJUCC compliance, compliance with the Americans with Disabilities Act, or technical site considerations such as but not limited to lighting levels, landscaping selections and traffic engineering. Please feel free to contact me if there are any questions regarding the above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steve Leone". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

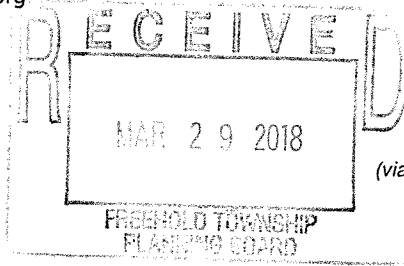
277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

ESBE / SBE Certified

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

March 29, 2018

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



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

Attn: Danielle Sims, Administrative Officer

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

Re: **Wemrock Senior Living (SP # 890-1-18)**
168 Route 33-B; Block 69.01, Lot 23
Freehold Township, Monmouth County
SA Project No. 17507

Dear Mr. White:

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

1. Cover Letter for PIRHL Acquisitions, LLC/Wemrock Senior Living, Application for Amended Preliminary Major Site Plan Approval & Final Major Site Plan Approval with application documents; prepared by Archer, dated February 28, 2018.
2. Amended Preliminary & Final Major Site Plan for Wemrock Senior Living, Block 69.01, Lot 23; prepared by ESE Consultants, dated February 27, 2018.
3. Wemrock Senior Living, Freehold, NJ, Architectural Plans; prepared by PIRHL, dated February 27, 2018.
4. Traffic Assessment Letter for Proposed Age-Restricted Apartment Building, Block 69.01, Lot 23; prepared by Maser Consulting, dated January 23, 2017 and revised to February 23, 2018.
5. NJDOT Minor Access Application for PIRHL Developers, Route 33 Business Eastbound, MP 1.62; prepared by Maser Consulting, dated January 23, 2017.
6. Emergency Access Easement Agreement between the Freehold Hebrew Benefit Society and PIRHL Acquisitions, LLC; dated August 15, 2017.

The Amended Preliminary & Final Major Plan set, corresponding Architectural Plans, Traffic Assessment Letter, NJDOT Access Application, Access Easement and corresponding application documents were reviewed for the proposed 75 unit senior affordable housing on Block 69.01, Lot 23. The site located at 168 Route 33-B (Business) is currently vacant. The site has frontage along Route 33-B. The proposal is for a four-story, 75 unit senior affordable apartment building with 77 parking spaces. Access to the site will be via a single driveway along the eastbound side of Route 33-B.



The Applicant appeared before the Board and received Preliminary Major Site Plan Approval on April 6, 2017 for a three-story 68 unit senior affordable apartment with 68 parking spaces. The current application amends preliminary approval and seeks amended preliminary and final approval for a four-story (+ one-story) 75 unit (+ 7 units) senior affordable apartment with 77 parking spaces (+9 spaces).

Based on review of the plans, reports and other documents, the following traffic comments are provided:

Access:

A single full movement driveway, 30 feet (ft) wide, is proposed for access to Route 33-B. The site has 124 ft along Route 33-B. Approximately 64 ft of guide rail exists across the frontage extending from the west property line leaving 60 ft to the east for the proposed driveway. Guiderail modification is proposed. Additionally, emergency access is now proposed (and access easement provided) to connect with the adjacent property, Block 69.01, Lot 22.

- 1. The NJDOT requires the distance between driveways along a State highway to be a minimum of 24 ft as measured between curblines openings. The proposed driveway is only 15 ft from the existing driveway to the east (Lot 22) which appears to be existing non-conforming at 3 ft from the property line. A design waiver may be required from the NJDOT for less than required separation.**
- 2. Existing guide rail is shown to be reconfigured to allow for the proposed driveway. Guiderail end treatment shall be provided in accordance with NJDOT requirements. A guiderail detail shall be included in the Construction Details.**
- 3. It is recommended that treatment be provided at the property line with the adjacent lot, Lot 22, that designates the cross access for emergency use only. Signage, breakaway chain or other measure acceptable to the Freehold Fire Department is recommended.**

Circulation:

The site driveway and internal circulation aisles for access to parking are 24 ft wide for two-way circulation. An 18 ft wide one-way drop-off/pick-up area is provided at the building entrance. A 20 ft wide stabilized emergency access drive is provided for circulation around the east and south sides of the apartment building. Concrete sidewalk connects parking with the building and extends along the east side of the driveway to the site frontage. Additionally, paved paths are shown as exercise walking paths or access to site amenities such as a gazebo.

Sidewalk is not proposed along the Route 33-B frontage. Freehold Township may require contribution in lieu of providing sidewalk along the site's frontage. It should be noted that sidewalk does not exist to the east or to the west of the site and guide rail to the west prohibits any sidewalk along half of the frontage.

Parking:

A total of 77 parking spaces are provided including four (4) handicap (HC) spaces. A drop-off/pick-up area is provided at the building entrance. A total of 9 additional parking spaces



are provided for the 8 additional units per Preliminary Approval previously granted. There is no designated loading area for deliveries.

- 1. The General Notes plan (sheet 2 of 15) includes Off Street Parking calculations for the proposed 75 unit senior affordable apartment. Using a parking requirement per Freehold Ordinance of 1 space per apartment unit, a total of 75 spaces are required where 77 spaces are provided.**
 - A. The Residential Site Improvement Standards (RSIS) requirement for apartments is 1.8 spaces per 1 BR units and 2.0 spaces per 2 BR units. The total RSIS parking requirement based is 132 parking spaces. However, the Applicant complies with Freehold parking requirements. A de-minimus exception from RSIS is required. A copy of the request and determination shall be provided to Freehold Township**
 - B. Parking testimony shall be provided. Testimony shall include RSIS "alternative parking standards" for the proposed senior apartment units and Freehold Township parking requirement for the site by ordinance.**
- 2. The Americans with Disabilities Act (ADA) requires a total of four (4) HC parking spaces for the proposed 77 parking spaces, where four (4) HC spaces are provided. ADA HC space requirements are satisfied.**
- 3. Based on the gross floor area of 76,783 sf, a total of five (5) loading spaces are required where none are proposed. Justification shall be provided for relief.**

Traffic:

A Traffic Assessment Letter was provided to summarize traffic and analysis for the proposed 75 unit senior apartment building. The site will generate 15 AM and 20 PM peak hour trips. All movements at the driveway will operate at level of service (LOS) C or better with less than 20 seconds of delay. The analysis demonstrates that trips generated by the site will have no negative impact on the adjacent roadway system.

The proposed driveway along Route 33-B is under the jurisdiction of the NJDOT. Application was made to the NJDOT for the proposed driveway. A copy of NJDOT access approval shall be provided to Freehold Township when issued.

Additionally, the Applicant shall obtain all required approvals including, NJDOT, Monmouth County, Freehold Fire Department and any other outside agency approvals.

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads 'A Andrew Feranda'.

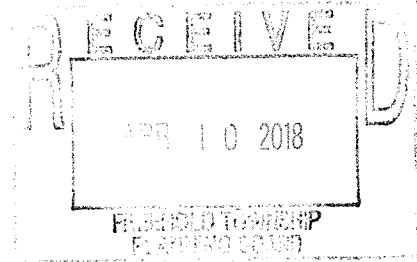
A Andrew Feranda, PE, PTOE, CME
Traffic Consultant
AAF/jab

TOWNSHIP OF FREEHOLD



MAYOR
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: Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: April 10, 2018
SUBJECT: PIRHL Acquisitions, LLC
Wemrock Senior Living
168 Route 33
Block: 69.01, Lot: 23

We have reviewed the additional information for the site plan of the above referenced project. The Board of Health continues to have no objection to this application as there are no public health concerns.

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

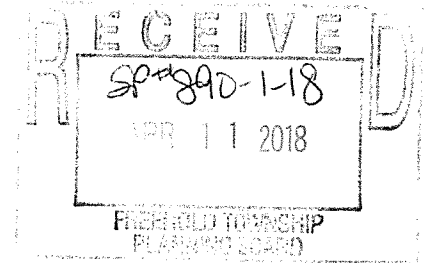
TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

April 11, 2018

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



RE: Sign Review
PIRHL Acquisitions, LLC / Wemrock Senior Living
168 Route #33, Block-69.01/Lot-23, (Zone: PAC-AHO)
Amended Preliminary Major Site Plan & Final Major Site Plan# 890-1-18

Ms. Sims,

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

Proposed:

- One (1), 18.2 Sf, illuminated monument sign advertising; "pirhl Wemrock SENIOR LIVING" with sign colors; Silver, Black, and Green. The sign has a 17.5 Sf, brick base with a stone cap to match the principal structure.

The following must be considered by the Board:

- The proposed color green for the letter "i" in "pirhl" and the sign background is not from the Township's color palette. Sign colors must either be from the Township's approved color palette or be very similar. Referencing: T.O. 190-176.0(2).
- The sign rendering describes illumination as "Halo Lighted", no further detail provided. Further lighting detail is required to determine sign lighting conformance. Referencing: T.O. 190-176.E.

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

Respectfully,

Pasquale Popolizio
Township of Freehold
Director of Zoning

P-9

DR E

TOWNSHIP OF FREEHOLD



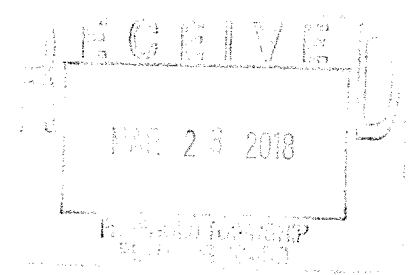
MAYOR
Anthony J. Ammiano

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

"Preserving and Enhancing the Quality of Life"

March 23, 2018

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



RE: Amended Preliminary Major Site Plan and Final Major Site Plan #890-1-18
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lots 23 - 168 Route 33

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

PBFuo

P-10