

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"

Timothy White, PE, PLS, CME
Township Engineer

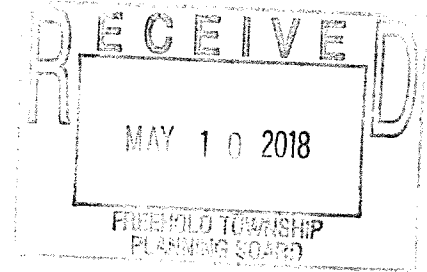
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: May 10, 2018

RE: Tommy's Tavern & Tap
Tommy's at Freehold, LLC
Block 71, Lot 18 – 3492 Route 9
Minor Site Plan w/ Waiver of Site Plan Details #609-3-18 and Variance #003-18



This review refers to the following:

- Minor Site Plan, Tommy's Tavern & Tap, Block 71, Lot 18, Township of Freehold, Monmouth County, New Jersey, four (4) sheets, dated January 16, 2017, revised March 15, 2018, prepared by DW Smith Associates, LLC, signed and sealed by Syed B. Husain, P.E.
- Architectural Floor Plan and Exterior Elevations, Tommy's Tavern & Tap Renovations, two (2) sheets (A101 and A301), dated January 16, 2018, prepared by Nicholl Field Design, signed and sealed by Scott Nicholl, AIA.
- Signage Plan, Tommy's Tavern & Tap Renovations, Freehold, NJ, one (1) sheet, dated March 12, 2018, prepared by Nicholl Field Design, signed and sealed by Scott Nicholl, AIA.
- Architect's FAR Certification, Tommy's Tavern & Tap – Tommy's at Freehold, LLC, Block 71, Lot 18, 3492 Route 9, dated April 9, 2017, prepared by Nicholl Field Design, by Schott Nicholl, AIA.
- Parking Analysis, Tommy's Tavern & Tap – Minor Site Plan, Lot 18 in Block 71, Freehold Township, Monmouth County, dated March 26, 2018, prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, PE and Scott T. Kennel.
- Stormwater Management Report prepared for Minor Site Plan #609-3-18 and Variance #003-18, Tommy's Tavern & Tap, Block 71, Lot 18, 3492 NJSH Route 9, Freehold Township, Monmouth County, dated April 10, 2018, prepared by DW Smith Associates, LLC, signed by Syed B. Husain, PE, PP.
- Engineer's Summaries for Water and Sanitary Sewer, Minor Site Plan #609-3-18 and Variance #003-18, Tommy's Tavern & Tap, Block 71, Lot 18, 3492 NJSH Route 9, Freehold Township, Monmouth County, dated April 10, 2018, prepared by DW Smith Associates, LLC, signed by Syed B. Husain, PE, PP.
- Environmental Impact Statement, Tommy's Tavern & Tap, Block 71, Lot 18, Freehold Township, Monmouth County, dated March 5, 2018, prepared by DW Smith Associates, LLC, signed by Syed B. Husain, PE, PP.

PB G.

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To: Planning Board
Re.: Tommy's Tavern & Tap
Block 71, Lot 18 – 3492 Route 9
Minor Site Plan w/ Waiver of Site Plan Details #609-3-18 and Variance #003-18

May 10, 2018

- Project Summary, Tommy's at Freehold, LLC (FRIDAY'S), 3492 Route 9, Block 71, Lot 18, dated March 23, 2018, prepared by Sonnenblick, Parker & Selvers, signed by Gerald N. Sonnenblick, Esq.
- Explanation Letter for Items Marked N/A on Minor Site Plan Checklist, Tommy's Tavern & Tap, Block 71, Lot 18, 3492 Route 9, Freehold Township, prepared by DW Smith Associates, LLC, undated, unsigned.
- Monmouth County Planning Board, Letter of No Interest, Site Plan for Tommy's at Freehold, LLC, Block 71, Lot 18, Freehold Township Planning Board, dated February 12, 2018, signed by Edward Sampson, PP, AICP.

Executive Summary

The applicant is seeking minor site plan approval convert an existing TGI Fridays Restaurant into Tommy's Tavern & Tap restaurant and bar. The proposed conversion includes façade and signage upgrades, an outdoor expansion including a dining area with seating for 48 patrons, a garden area with bench seating for 36 patrons and an outdoor dry bar with seating for 9 patrons (total of 93 seats). Associated site improvements include paver walkways, paver patios, gravel areas, open framed arbor structures with retractable shades, a 2' x 40' "linear water feature", and a metal fence surrounding the proposed outdoor expansion. No additional site improvements are proposed as part of the application. The site is located within the Corporate Multi-Use-10 Acres (CMX-10) Zone and contains several existing non-conformities including lot area, lot width, lot frontage, lot depth and rear yard setback. An additional variance is requested for encroachment of the proposed outdoor expansion into the required side yard setback.

It should be noted that the existing building was approved by the Planning Board in 1997 as a 6,830 s.f. restaurant under Site Plan #609-95. Subsequently in 1998, the Planning Board approved a 730 s.f. addition to the existing restaurant under Site Plan #609-1-98. In 2008, an application for a 2,958 s.f. bank was submitted for review by the Board professionals (Site Plan #797-08); however, the application was withdrawn prior to being heard by the Board. A bank was later constructed as part of the development on adjacent lot 19 to the north of the site.

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. Revise signature lines on the cover sheet to be in accordance with T.O. 190-38B(2)(n) and update the signature line for the Township Engineer to the following:

TIMOTHY P. WHITE, TOWNSHIP ENGINEER
NJ Professional Engineer & Land Surveyor
NJ License No. GB42576

DATE

3. The applicant shall expand the project summary (operations statement) to describe the proposed number of employees, hours of operations, etc.



To: Planning Board

May 10, 2018

Re.: Tommy's Tavern & Tap

Block 71, Lot 18 – 3492 Route 9

Minor Site Plan w/ Waiver of Site Plan Details #609-3-18 and Variance #003-18

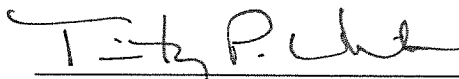
4. There are numerous discrepancies provided within the application submission related to the square footage of the existing restaurant. For example, site plan sheet 2 describes the building as 7,535 sf., the Stormwater Management Report describes the building as 6,380 s.f., and the project summary letter describes the building as 6,830 s.f. It is apparent that the applicant did not include the addition constructed as part of site plan approval #609-1-98. The applicant shall update the architect's certification to include the actual square footage of the existing building with updated F.A.R. and revise all related application documents and zoning schedule accordingly.
5. Revise the "Dimension & Grading Plan" (sheet 3 of 4) to depict all existing site features. The plan shall be based on a recent survey of the site. The plan sheet shall also show all existing utilities (sanitary, storm and water) with existing valves, cleanouts etc. clearly shown as they relate to the proposed improvements.
6. The site plan describes a proposed 2' x 40' "linear water feature" within the outdoor expansion area. The applicant shall provide additional information related to the water feature including service location, details, height, and renderings for consideration by the Board and their professionals.
7. The applicant shall provide sidewalk along Route 9 fronting the site.
8. The ordinance standard for the number of parking spaces for a restaurant has changed since the TGI Fridays was initially approved with 77 additional spaces. The additional spaces were provided for future expansion not known at that time. The current parking analysis and plan cover sheet describe the additional required parking based on the current ordinance definition to be 47 spaces but does not account for additional employees which would bring this number to 49 spaces. Therefore, the applicant should revise the plan sheet and parking analysis, accordingly.
9. The provided parking analysis describes the possibility of overflow parking at adjacent Lot 19 due to an existing cross-access agreement. Unless the existing cross-access agreement describes shared parking, the adjacent lot shall not be considered in the parking analysis. Or for overflow parking unless the agreement is amended accordingly.
10. The proposed improvements add approximately 1,950 sf of impervious surface (85% of the proposed patio/walkway paver surface) to the site, which is less than a 2% increase. As the total impervious coverage at the site is within the maximum allowable for the zone and the site contains an existing detention facility, this office takes no objection to the proposed increase. Additionally, as the project disturbs less than 1 acre of land and provides less than 0.25 acres of additional impervious coverage, it does not meet the NJDEP definition of a Major Development nor requires any additional stormwater management improvements.
11. This office performed an inspection of the site and several deficient site related items were observed. It is suggested that the Planning Board require the applicant to address the following items:
 - a. The site exhibits several areas of cracked and/or failed pavement, curb and sidewalk that should be repaired in accordance with Township standards. It should be noted that repaving of the parking lot will require the existing storm inlets to be upgraded to meet the design requirements of Chapter 270, Article V of the Township Ordinance.
 - b. The existing curb ramps do not appear to meet existing ADA requirements; the applicant shall provide ADA compliant access from the parking lot.



To: Planning Board
Re.: Tommy's Tavern & Tap
Block 71, Lot 18 – 3492 Route 9
Minor Site Plan w/ Waiver of Site Plan Details #609-3-18 and Variance #003-18

May 10, 2018

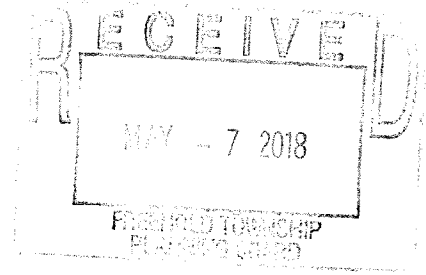
- c. Two (2) non-enclosed refuse containers are located within the rear parking lot. All refuse containers shall be relocated to be within the existing enclosure at the rear of the building. If an additional enclosure is warranted, the applicant shall provide the proposed location on the plans and seek appropriate approval from the Board.
 - d. The existing detention basin appears to be lacking in maintenance. The applicant shall provide inspection and maintenance logs for the existing stormwater management system.
 - e. Portions of the existing guiderail at the rear of the site and fronting the detention basin are in disrepair. Plans shall describe repair and/or replacement of the existing guiderail.
 - f. In comparison with the original approved site plan it is apparent that a significant amount of site landscaping (inclusive of trees) has been removed or is in poor condition. The applicant shall improve the landscaping at the site to be in conformance with the original site plan approval.
12. Applicant must obtain an NJDOT Highway Access and/or Occupancy permits, or a Letter of No Interest as necessary.
 13. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following approval by the Planning Board.
 14. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.



 TIMOTHY P. WHITE
 Township Engineer

TPW/mb

M
M
MOTT
MACDONALD



Mr. Timothy P. White, P.E.
Township Engineer
Freehold Township
One Municipal Plaza
Freehold, New Jersey 07728

Tommy's Tavern & Tap
Block 71, Lot 18 – 3492 Route 9
Site Plan No. 609-3-18 & Variance No. 003-18
Sanitary Sewer and Water System Review

Our Reference
375713AK01

May 2, 2018

3 Paragon Way
Freehold NJ 07728
United States of America

Dear Mr. White:

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

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans entitled "Tommy's Tavern & Tap, Minor Site Plan, Block 71, Lot 18, Tax Map Sheet Nos. 29 & 30, Township of Freehold, Monmouth County, New Jersey", dated January 16, 2017, as prepared by DW Smith Associates, LLC., for the applicant Tommy's at Freehold, LLC., and dated as received by the Township on March 27, 2018. The following items were included in the Township's March 27, 2018 submittal to this office:

- The set of plans, consisting of four sheets, referenced above;
- A set of architectural drawings consisting of two sheets prepared by Nicholl Field Design and dated January 16, 2018;
- A Township application for Minor Site Plan, dated January 26, 2018;
- A Township application for Variance, dated April 16, 2018;
- A letter from the applicant's attorney, dated March 23, 2018;
- An Engineer's Summary for Water and Sanitary Sewer letter, prepared by DW Smith Associates, LLC and dated April 10, 2018.

Executive Summary

The site is located on Lot 18, Block 71, which is located on Route 9 South between Schanck Road and Three Brooks Road. The project site currently consists of an existing TGI Friday's restaurant, which has 300 seats and 6,830 square feet of floor space. The applicant is proposing to construct an outdoor dining area for the restaurant as part of the proposed building renovations. The outdoor dining area will add 93 additional seats. The Applicant is proposing to utilize the existing water service and sanitary sewer service to the site for the increase in seats to the restaurant.

The Applicant's Engineer has estimated the projected wastewater flow for this project to be approximately 13,755 gallons per day (GPD) in accordance with TWA Regulations (N.J.A.C. 7:14A-23). This represents an increase of 3,255 GPD compared to estimates of the existing facility. We have estimated the proposed water demand for this project to be approximately 11,790 GPD, in accordance with

DR C.

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Safe Drinking Water Regulations (N.J.A.C. 7:10-12.6). This represents an increase of 2,790 GPD compared to estimates of the existing facility.

Sanitary Sewer Review:

The comments on the sanitary sewer design are as follows:

1. The Applicant should provide a signed and sealed sanitary sewer report for the project that includes a calculation of the wastewater flows anticipated to be generated for this project. The report should detail the difference in projected flow versus previously generated flow from the existing facility. Wastewater flows should be calculated in accordance with N.J.A.C. 7:14A-23.3.
2. The existing sanitary sewer lateral should be of adequate size for the project's anticipated sanitary sewer flows. There is adequate downstream capacity in the sewer system to handle the project's anticipated sanitary sewer flows.
3. It is not anticipated that this project will require a Treatment Works Approval from NJDEP. However, approvals may be required from Ocean County Utilities Authority (OCUA) and from Manasquan River Regional Sewerage Authority (MRRSA).
4. Final approval should be contingent upon the review and approval from the OCUA, MRRSA, and the Township of Freehold Plumbing Code Official.

Water System Review:

The comments on the water design are as follows:

1. The Applicant should provide a signed and sealed water system report for the project that includes a calculation of the domestic water demand anticipated for this project. The report also should detail the difference in projected demand versus previous generated demand from the existing facility. The water demands should be calculated in accordance with N.J.A.C. 7:10-12.6.
2. The Township has adequate water supply capacity for the project's proposed water demands.
3. It is not anticipated that this project will require a Safe Drinking Water permit from NJDEP.
4. Final approval will be contingent upon approval of the Township Fire Inspector and the Township Plumbing Code Official.



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

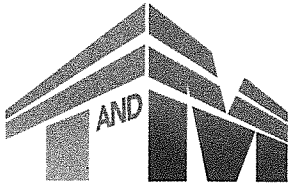
Very truly yours,

Mott MacDonald, Inc.

A handwritten signature in black ink that reads "Brian T. Dougherty".

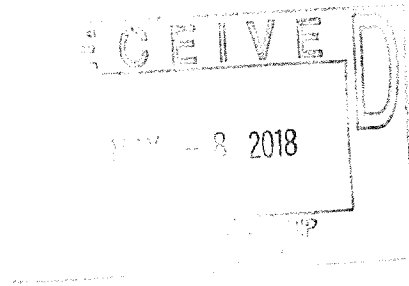
Brian T. Dougherty, PE
Senior Associate
T +1 (732) 780 6565
brian.dougherty@mottmac.com

cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Kyle Smith, PE, CME (MM)
Rafael Mercado (MM)
File 375713.AK.01 (Tommy's Tavern & Tap)



YOUR GOALS. OUR MISSION.

FRTW-R3870



May 8, 2018

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

**Re: Tommy's Tavern & Tap
Block 71, Lot 18
SP# 609-3-18
Drainage and Landscape Review**

Dear Ms. Sims:

We have completed review of the proposed plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by DW Smith Associates, LLC., plans dated January 16, 2017, latest revision March 15, 2018; Stormwater Management Report dated April 10, 2018.

The existing site, containing 2.96 acres, is located along the westerly right-of-way line of NJSH Route 9 South and is adjacent to existing commercial development. This site is presently developed with a 6,380 sf, one-story restaurant building (TGI Fridays) and contains existing parking and a stormwater collection system.

The applicant's proposed improvements include seasonal outdoor seating, which will consist of a paver walkway, a gravel area and associated landscaping. It should be noted there is a slight discrepancy in seating between the attorney's statement (95 seats) and the engineers calculations (93 seats). Site runoff is currently managed by the existing stormwater collection system, which the applicant states will be maintained after construction.

I have the following comments and concerns with the proposed drainage facilities:

1. The current application will disturb approximately 0.10 acres of the total tract and increase impervious coverage by 0.05 acres, therefore the project is not considered a "major development".
2. The applicant shall confirm the ground cover calculations. Areas that appear to be gravel covered are labeled as garden areas. Additionally, the calculated areas, as shown on the plans, shall be confirmed. There appears to be discrepancies between labels and the areas measured.
3. The applicant shall provide reason for the gravel covered area. Based on existing conditions, it appears grass cover is being removed for the construction of the gravel with no additional benefits in regard to stormwater management.
4. The applicant shall provide calculations confirming there will not be an increase in site runoff post construction. Additionally, if runoff is increased post construction, calculations shall be provided stating the existing basin can handle the increased flows and meets the current standards for stormwater management.

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May 8, 2018
Page 2

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

**Re: Tommy's Tavern & Tap
Block 71, Lot 18
SP# 609-3-18
Drainage and Landscape Review**

5. The stormwater report states the proposed pavers will sit on a bed of gravel whereas the plan detail shows the pavers on compacted dense graded aggregate. The compacted subbase will not allow vertical drainage as stated in the stormwater report.
6. A detail shall be provided for the proposed 'Linear Water Feature' along the west side of the outdoor seating area.
7. After a recent inspection of the site, it was noted that the existing basin has not been properly maintained. The applicant shall clean and remove all debris and sediment from the basin.
8. All non-complaint curb pieces shall be replaced with Type 'N' Eco heads.
9. An Operation and Maintenance Manual shall be provided which clearly outlines the schedule and maintenance requirements for the existing stormwater facilities. The O&M Manual shall provide specific maintenance requirements and schedule.

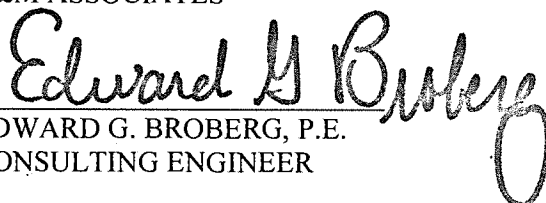
LANDSCAPING

1. There are five (5) existing shade trees in the lawn area adjacent to the proposed improvements. The applicant shall provide tree protection around each in a manner that will ensure that the roots, trunk and branches will not be damaged during construction.
2. The applicant shall restrict the stockpiling of paver sand, pavers and planting mix to the parking area.

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

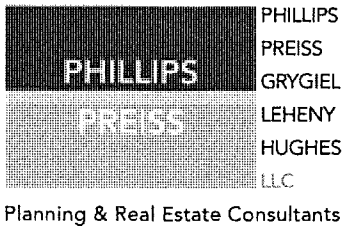
Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

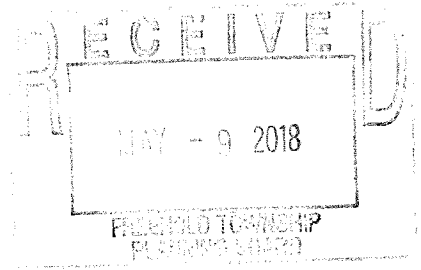
DMD:EGB:AWD:dk

cc: Mr. Timothy White, Township Engineer



May 9, 2018

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



RE: **Minor Site Plan #609-3-18**
Variance #003-18
Planner's Review Letter
Tommy's Tavern and Tap / Tommy's at Freehold, LLC
3492 Route 9
Block 71, Lot 18
CMX-10 Corporate Multi-Use District

Dear Chairman and Members of the Board:

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

- Minor Site Plan for Tommy's Tavern and Tap, Block 71, Lot 18, consisting of 4 sheets, prepared by Syed B. Husain, PE, of DW Smith Associates, LLC, dated 1/16/17 and revised through 5/7/18
- Floor Plan and Elevations for Tommy's Tavern and Tap Renovation, consisting of 2 sheets, prepared by Scott Nicholl, AIA, of Nicholl Field Design, dated 1/16/18
- Signage Plan for Tommy's Tavern and Tap Renovation, consisting of 1 sheet, prepared by Scott Nicholl, AIA, of Nicholl Field Design, dated 3/12/18
- Parking Analysis, prepared by John H. Rea of McDonough & Rea Associates, Inc., dated March 26, 2018

Project Description

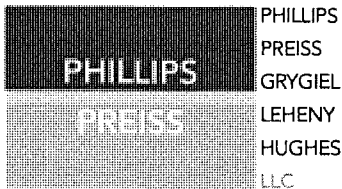
The subject property is developed with a TGI Friday's restaurant. The applicant is seeking minor site plan and bulk "c" variance approval in order to renovate the existing building, construct a new outdoor dining area, and complete various site improvements for a new restaurant use, Tommy's Tavern and Tap.

The subject property measures 2.936 acres and is located on the southbound (west) side of Route 9, approximately a half mile south of Schanck Road. The lot has approximately 400 feet of frontage along Route 9 South. The surrounding area is commercial in nature along both sides of Route 9, including shopping centers, car dealerships, and standalone commercial. Provident Bank and Golden Corral restaurant are located immediately to the north of the site. Smaller retail and

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Planning & Real Estate Consultants

wholesale uses are located to the south of the property. An undeveloped portion of an adjacent lot is located directly west of the restaurant. The Stonehurst Condominiums are located further west of the site. Juniper Business Plaza office and commercial center is located across Route 9.

The existing one-story, 7,535 square foot TGI Friday's building would remain and be renovated to accommodate the proposed use. A new outdoor dining and lounge area is proposed to be constructed adjacent the northerly façade of the building. Exterior renovations to the existing building would include the removal of an existing stone parapet and extension of the existing roofline in its place, construction of two additional entrances on the north and south facades, and relocation of windows along the east façade.

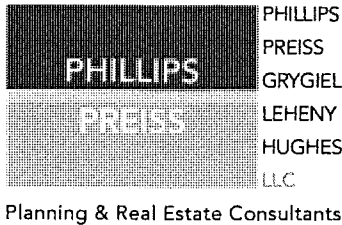
No changes are proposed to the parking area, which presently contains 177 spaces.

The outdoor area consisting of three sections is proposed in an existing grass area located to the south of the building:

- A paved patio area located directly adjacent to the restaurant with table seating, to be covered by a retractable pergola-style shade; seated occupancy of 48, paved area of 1,204 square feet
- An outdoor “garden” with porous gravel surface and bench seating at tables; seated occupancy of 34 on benches
- A dry bar with 9 seats to be located in the southernmost portion of the patio, to be covered by a retractable pergola-style shade; area immediately around the bar to be paved and measure 304 square feet.

All of the outdoor space except the paved dining area, paved bar area, and paved path would have a porous gravel surface. A “semi-pervious” paved path is proposed to connect the main restaurant to the patio and continue out an exit on the south façade. A decorative open-beam trellis would cover a portion of the new outdoor space. In total, the new outdoor areas would comprise approximately 4,000 square feet. LED pendant lighting is proposed to be strung overhead across the patio. A decorative metal fence is proposed to enclose the entire patio area. The applicant has provided a detail and indicated that the fence would vary in height around the perimeter, but would not exceed 4 feet.

The applicant is also proposing new landscaping around the new patio area, including inkberry holly shrubs and a variety of groundcover and decorative grasses near the entrances along the southern and eastern facades. Existing shade trees on the property are proposed to be retained. Ten (10) inkberry shrubs will be located along the easterly (Route 9) side of the patio to provide screening from the front parking area. A water feature measuring 2 feet wide by 40 feet long is proposed on the westerly side of the patio.



Signage

West and south elevations:

- Non-illuminated black, pin-mounted letters (“Tommy’s Tavern & Tap”)
- 36.75 square feet (1.5 feet high by 24.5 feet long)

East and north elevations:

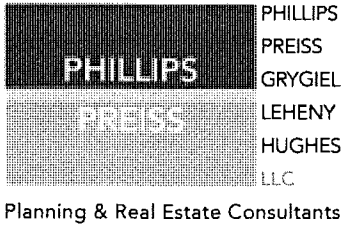
- Externally illuminated black, pin-mounted letters (“Tommy’s Tavern & Tap”)
- 36.75 square feet (1.5 feet high by 24.5 feet long)
- Gooseneck “barn-style” lighting fixtures; 8 on east elevation, 4 on north elevation

Freestanding signage:

- Internally illuminated pole-mounted sign
- 71 square feet/side (12 feet wide by 8 feet, 11 inches high)
- Mounted at 21 feet; total height of 29 feet, 11 inches
- Light brown with black text; black banner with white text
- To remain in existing sign location; south of entrance/exit drive, 34 feet, 10 inches from Route 9 property line

Zoning Compliance & Planning Comments

1. Full-service restaurants with liquor licenses are permitted as a conditional use in the CMX-10 district. The applicant meets all of the required conditions.
2. The existing TGI Friday’s restaurant originally received a conditional use permit with “c” variance and preliminary and final site plan approval in October 1997 (Resolution #609-95). The applicant at that time, Briad Restaurant Group LLC, returned to the Planning Board for amended site plan approval in June 1998. At this time, the Board granted their request to increase the size of the restaurant from 6,830 square feet to 7,560 square feet.
3. The following variances related to the site and building were granted as part of the original approval and are not proposed to change as part of the current application:
 - a. Min. Lot Area: 2.936 acres where 10 acres is required
 - b. Min. Lot Width: 397 feet where 1,000 feet is required
 - c. Min. Lot Frontage: 391 feet where 1,000 feet is required
 - d. Min. Lot Depth: 282 feet where 400 feet is required
 - e. Min. Rear Yard Setback: 78.9 feet where 100 feet is required
4. The patio is proposed to be covered with a trellis structure that extends from the existing building wall. The retractable pergola shade would be attached to the trellis. The southernmost portion of this structure is located 90.24 feet from the side yard property line shared with Block 71, Lot 17. A side yard setback of 100

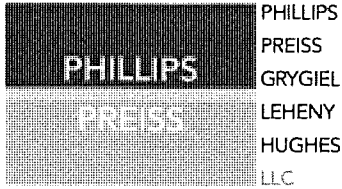


feet is required in the CMX-10 zone. As such, bulk “c” variance relief is required. The applicant should provide testimony as to the impacts (e.g. noise, visual, etc.) of the patio on adjacent properties in light of the reduced setback.

5. Testimony should be provided as to proposed general operations of the proposed new restaurant/bar, including hours of operation, number of employees, etc. The applicant should specifically address activities on the patio, such as whether live music is proposed. The floor plans depict an “outdoor music” area in the southeast corner of the patio but no additional details have been provided.
6. The Township’s parking standards for restaurants have changed since TGI Friday’s was approved in 1998. The ordinance at that time required one parking space per 4 customer seats and per 2 employees. Under this standard, 100 parking spaces were required (75 spaces for 300 customer seats; 25 spaces for 50 employees). TGI Friday’s exceeded this requirement by providing 177 spaces.

Since then, the off-street parking requirement for restaurants has changed such that presently, per Section 190-163, off-street parking for restaurants shall be provided at one space per “2 persons allowed within the maximum occupancy load established by fire, building or health codes.” No changes are proposed to the indoor portion of the property, while 93 new seats are proposed outside. The Township Fire Official has estimated a proposed occupancy of 98 for the outdoor area. At one parking space per 2 occupants, 49 new parking spaces would be required. Given the existing 77 excess parking spaces on the site, the proposal complies with the parking requirement. The applicant should revise the plans to reflect the estimated occupancy load.

7. The applicant has provided a parking analysis concluding that the existing 177 parking spaces would sufficiently accommodate the existing restaurant and proposed patio seating. The parking analysis describes an existing cross-access agreement with Lot 19 (located to the north of the site) that could accommodate any overflow parking. Testimony should be provided as to existing and anticipated parking conditions on the site. Details regarding the cross-access agreement should also be provided.
8. The applicant is proposing a combination of gravel and pervious and semi-pervious pavers to cover the patio area. Per the zone table, 2,122 square feet of gravel and 2,290 square feet of pavers are proposed. Impervious coverage on the site would increase from 56% to 59.7%, where 60% is the maximum permitted in the zone. The applicant should provide testimony describing the nature of the proposed surfacing material and how it may impact stormwater management on the site. We note there is an existing stormwater basin and



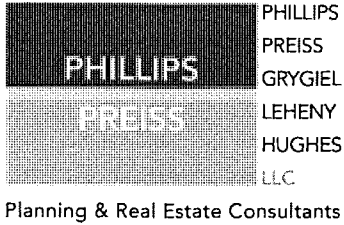
Planning & Real Estate Consultants

detention system on the site, which the applicant has agreed to maintain. We defer further to the Township Engineer with regard to stormwater.

- 9. The applicant has provide documentation that there is an existing refuse storage area on the western side of the building, adjacent to the kitchen. This area also contains chiller units and dry storage and is currently enclosed with 6-foot high board-on-board fencing with a slatted chain link gate. This should be shown on the plans and a detail should be provided to determine compliance with Section 190-146D(3), which requires refuse enclosures to be constructed of a material compatible with the principal structure.
- 10. The applicant should provide testimony as to how trash collection, deliveries and loading would be expected to operate on the subject property (e.g., timing, frequency, type of truck, etc.).
- 11. Signage:
 - a. Façade signs: Four (4) façade signs are proposed, one of which would be located on each of the 4 building facades. Per Section 190-183A, signs are permitted only facades facing the street on which the lot fronts. As such, bulk “c” variance relief is required to permit signs on the south, west, and north facades.
 - b. Freestanding signs: Each lot is permitted one double-faced freestanding sign, not to exceed 10 feet in height and 64 square feet in area per Section 190-183B. The applicant is proposing a freestanding sign measuring 71 square feet in area and 29 feet, 11 inches in height; bulk “c” variance relief is required.

Testimony should be provided in support of the requests for sign variances. The applicant should also provide testimony as to compliance with the Township’s approved color palate (Section 190-1760) in order to determine compliance.

- 12. 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,

Kate Keller, P.P., AICP
for Paul Phillips, P.P., AICP, Board Planner

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

J18134



SPIEZLE ARCHITECTURAL GROUP, INC.

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

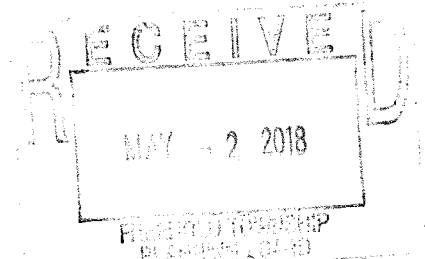
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May 2, 2018

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



**Re: Architectural Review: Minor Site Plan w/Waiver of Site Plan Detail #609-3-18 and Variance # 003-18
Tommy's Tavern & Tap
Tommy's at Freehold, LLC.
Block 71, Lot 18 - 3492 Route 9**

Dear Ms. Sims:

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

- Application for Minor Site Plan
- Variance Application form
- Sign Application dated 3/7/18
- Summary letter prepared by Gerald N. Sonnenblick of Sonnenblick, Parker & Selvers, dated 3/23/18
- Letter confirming FAR prepared by Scott Nicholl, AIA of Nicholl Field Design and dated 4/9/18
- Site/Civil engineering drawings 1-4 prepared by DW Smith Associates, LLC and dated 1/16/17
- Architectural drawings A101 and A301 prepared by Nicholl Field Design and dated, 1/16/18
- Design material board
- Drawing S101 labeled Signage, prepared by Nicholl Field Design and dated 3/12/18

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 does not meet the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. It should be noted that the proposed renovations do not significantly affect the original design of the building however a variance may be required by the Planning Board.
2. There are no details with regard to materiality or color noted on the drawings. Materials and colors presented on the sample board do not key into the elevations on the drawings. Drawings should be noted accordingly. It appears from the notations on the sample board that the entire

AB FC

P-6



- ground floor facades are proposed to be painted black. We believe that this approach is inappropriate as it will be extremely dark and uninviting. There is no articulation on that level to provide relief on the façade. We suggest lighter coloring and/or introduction of some variation along those facades.
3. The most significant addition to the existing building is an open structure or “pergola” on the south side of the building and intended for outdoor dining. The structure appears to be constructed of posts and beams with a railing completely surrounding the area with gates for entry/exit. There are no further details with regard to materiality or color. Colors shall comply with T.O. Drawings and should be noted accordingly.
 4. Principal facades are noted to include surface mounted lighting. Applicant shall submit product information on all visible lighting fixtures including style, color and performance criteria.
 5. Drawings do not address or note any roof-top or ground mounted building conditioning equipment. Applicant shall confirm that any new roof-top or ground mounted equipment if proposed, will be shielded from public view.
 6. All signs shall comply with Article XVII of the Township Ordinance. We defer to further review by the sign review committee.

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

Respectfully Submitted,

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

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

Shropshire Associates LLC

ESBE / SBE Certified

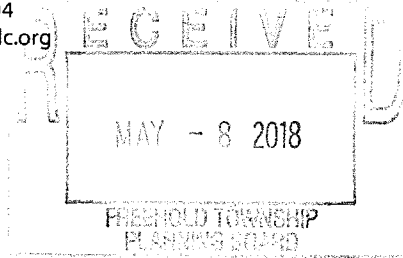
Traffic Engineering, Transportation Planning & Design

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

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

May 8, 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: **Minor Site Plan w Waiver**
SP # 609-3-18 & V # 003-18
Tommy's Tavern & Tap
3492 Route 9 South; Block 71, Lot 18
Freehold Township, Monmouth County
SA Project No. 18511

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. Tommy's at Freehold Cover Letter with corresponding application documents; prepared by Sonnenblick, Parker Selvers; dated March 23, 2018.
2. Minor Site Plan set (5 sheets) for Tommy's Tavern & Tap; Block 71, Lot 18; prepared by DW Smith Associates, dated January 16, 2018 and revised to May 7, 2018.
3. Parking Analysis Letter Report for Tommy's Tavern & Tap; Block 71, Lot 18; prepared by McDonough & Rea Associates; dated March 26, 2018.

The Minor Site Plan set, parking analysis and corresponding application documents were reviewed with respect to the Applicant's request for Minor Site Plan approval and variance to re-occupy the 7,535 square foot (sf) restaurant and bar formerly occupied by a Friday's restaurant and for the addition of 93 outdoor seats for seasonal use. The 2.94 acre site is located in the CMX-10 Zone and shares cross access with adjacent commercial sites to the north. The Applicant is not proposing any changes to existing access, circulation or parking. A total of 177 parking spaces are available on-site, including seven (7) handicap parking spaces.

Based on review of the site plans, parking analysis and corresponding documents the following traffic comments are offered:

Access:

Access to the existing restaurant/bar will remain as currently configured with a right-in/right-out driveway along Route 9 southbound and cross-access with Block 71, Lot 18 (Provident Bank) adjacent to the north.



- 1. Access to the restaurant is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). The proposed Tommy's Tavern & Tap will re-occupy the existing 7,535 sf restaurant and add 93 outdoor seats. NJDOT approval will be required, either a letter of no interest or access permit. Freehold Township shall be copied with NJDOT determination.**
- 2. It is recommended that a stop bar be provided for the Route 9 exit. A 24" wide white thermoplastic stop bar be installed adjacent to the exit stop sign.**
- 3. It is recommended that a no left turn sign (R3-2) be placed on the curbed island at the site entrance facing exiting movements to reinforce the right-out only movement.**

Circulation:

Circulation within the restaurant site will remain as currently configured. Circulation aisles are 25 ft wide for two-way circulation between access driveways and parking.

- 1. The restaurant site has no sidewalk along its frontage and none is proposed. 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 north or to the south.**
- 2. The Applicant shall provide information regarding trash storage & removal.**
- 3. The Applicant shall provide information regarding deliveries such as the size of typical delivery trucks, delivery times and where deliveries will occur. Deliveries shall not block circulation aisles.**

Parking & Loading:

The existing 7,535 sf restaurant/bar has a total of 177 parking spaces including seven (7) handicap parking spaces. Existing parking spaces are shown to be 9 ft by 18 ft. typical. No changes are proposed to parking. An outdoor area is proposed with 93 seats and 5 additional staff to service the outdoor seating. There is no designated loading area.

- 1. The 7,535 sf restaurant was previously approved for 300 seats with a maximum staff of 50 employees. The parking requirement at the time of the original approval required 1 space per every 4 seats, plus 1 space per 2 employees. The requirement was 75 spaces for the 300 seats and 25 spaces for staff or a total requirement of 100 parking spaces where 177 spaces were proposed and constructed.**
- 2. The Freehold ordinance currently requires 1 space for every 2 persons allowed for the maximum occupancy. The 93 outdoor seats and 5 employees increase the restaurant's occupancy by 98 persons. By ordinance, for the additional 98 persons, a total of 49 additional parking spaces would be required.**



- 3. The 100 spaces required for the restaurant per the original approval and the additional requirement of 49 parking spaces required for the outdoor seating combine for a total parking requirement of 149 spaces where 177 parking spaces exist on site.**
- 4. A total of seven (7) handicap parking spaces are provided. American's with Disabilities Act (ADA) requires 6 handicap parking spaces for up to 200 spaces provided. The seven (7) available handicap parking spaces satisfy the ADA requirements.**
- 5. Testimony shall be provided regarding the location of deliveries.**

Parking Analysis:

- 1. Parking analysis was provided to review existing parking conditions and calculate parking requirement. The parking analysis details the parking requirement for the existing 7,535 sf restaurant (100 spaces per previous approval at 1 space per 4 seats plus 1 spaces per 2 employees maximum staff) and for the proposed 93 outdoor seats (47 spaces at 1 space per 2 persons of maximum occupancy). It should be noted that the parking analysis did not consider staffing for the outdoor seating which was determined to be 5 employees. (Outdoor staff shall be confirmed by the applicant). Based on the parking analysis a total of 147 (149 with 5 outdoor staff) would be required where 177 spaces exist.**
- 2. The parking analysis compared the Freehold parking requirement to a parking standard commonly used by other municipalities of 1 space per 3 seats. This parking requirements would result in a requirement of 133 parking spaces for the 393 indoor and outdoor seats.**
- 3. The parking analysis concludes that the existing 177 parking spaces can accommodate the existing 7,535 sf restaurant with the addition of 93 outdoor seats. Parking testimony shall be provided.**

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

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads 'A. Andrew Feranda'. The signature is written in a cursive, flowing style.

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

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

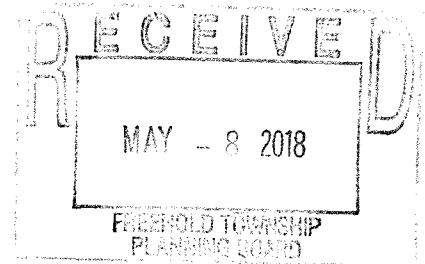
TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

May 8, 2018

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



RE: Sign Review
Tommy's at Freehold, LLC
Block-71/Lot-18, 3492 Route# 9 (Zone: CMX-10)
Variance App# 003-18, Minor Site Plan & Detail Waiver# 609-3-18

Ms. Sims,

As per the May 3rd, 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. One (1) internally illuminated, 107Sf (12'W X 8'11"H), Pylon sign advertising; "**Tommy's TAVERN + TAP**" with logo. The proposed sign is to replace the existing "Friday's" sign. The sign color will consist of a wood grain and dark brown background, with a gold outline and white and brown lettering.
2. Four externally illuminated façade signs advertising; "**Tommy's TAVERN + TAP**". One sign is proposed per elevation. The signs color will be brushed nickel.

The following must be considered by the Board:

1. Sign color detail for the proposed pylon sign was not provided and 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).
2. The pylon sign as proposed will contain four colors exceeding the three color limitation. Referencing T.O. 190-176.0(1)(b).

P-8

DR Sims



3. The pylon sign area proposed and documented on the plans is 71Sf though a calculation performed by this office shows that the sign area when calculated by the area of the smallest parallelogram (12'W X 8'11"H) containing all contents of the sign equals 107Sf. Either way the pylon sign exceeds the maximum pylon sign area of 64Sf per sign face. Referencing: T.O. 190-176.L(1) & T.O 190-183.B.
4. Pylon sign height is described as, Not To Exceed 30'. Township ordinance limits sign height in the CMX-10 zone to 10'. Referencing T.O. 190-183.B.
5. The pylon sign is in the shape of a shield with a ribbon overlay on the bottom. Township ordinance requires that "The face of freestanding signs shall be of a recognized geometric shape". This office defers this determination to the Township's Sign Sub-Committee. Referencing: T.O. 190-183.B & 190-176.Z.
6. The elevation rendering shows the proposal of façade signs on the east, west, north and south elevations where signage is only permitted on the face of the building's east elevation. Referencing T.O. 190-183.A.

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"

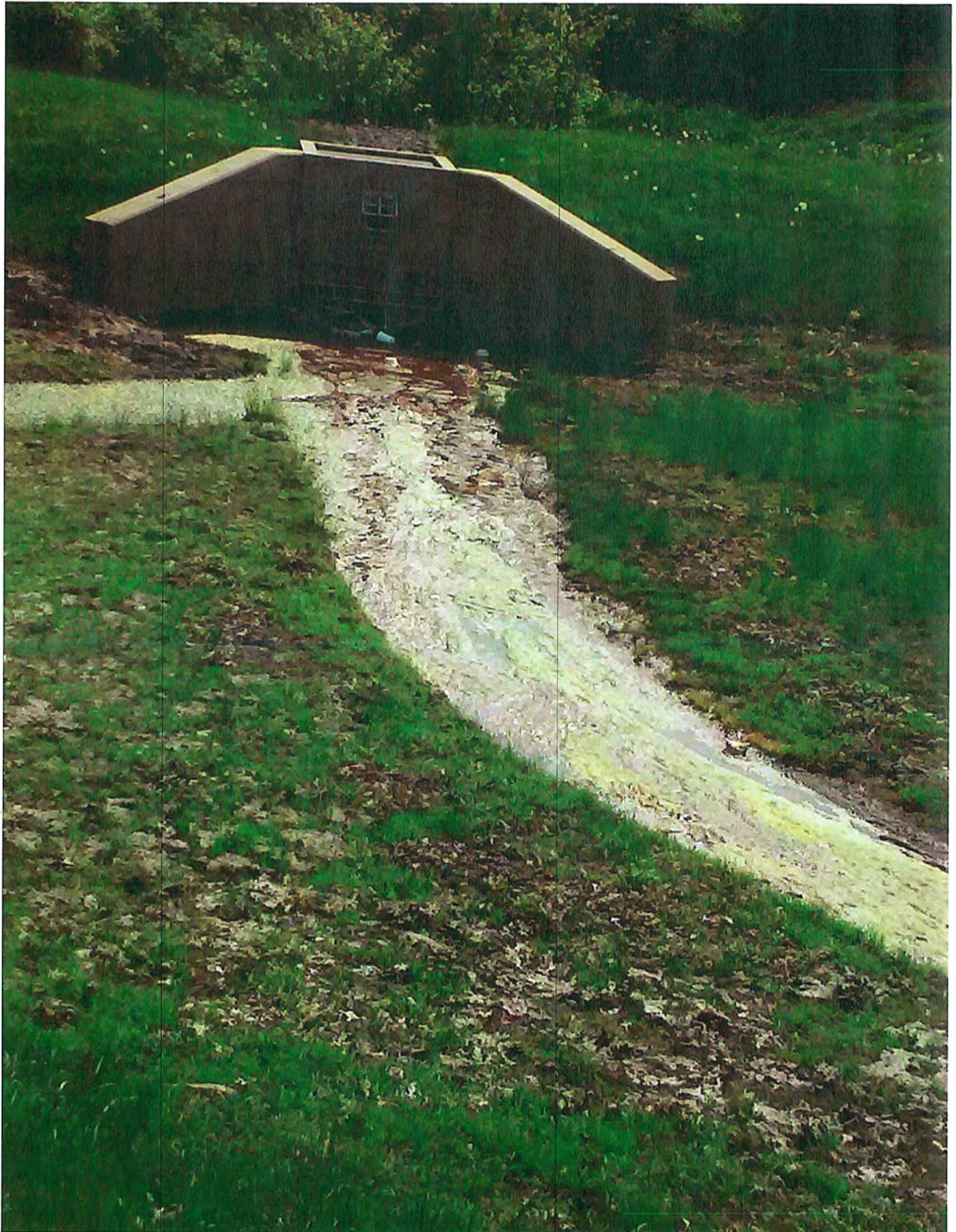
TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: May 11, 2018

SUBJECT: Tommy's Tavern & Tap
Tommy's at Freehold, LLC
Block: 71, Lot: 18
3492 Route 9
Minor Site Plan and Variance # 609-3-18, # 003-18

We have reviewed the site plan for the above referenced project. As per the proposed project, we have no concerns. However, the outside location and maintenance of the solid waste container are poorly maintained and substantial amounts of grease are seeping into the storm water disposal system. The area must be maintained and/or redesigned to prevent further discharge.



604-3-18

MAYOR
Anthony J. Ammiano

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

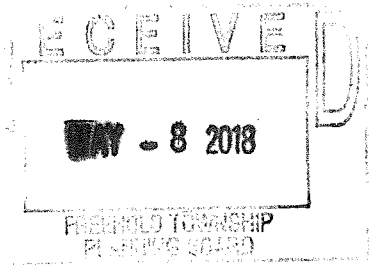


TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

May 8, 2018

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



RE: Minor Site Plan with Waiver of Site Plan Details # 609-3-18 and
Variance # 003-18
Tommy's Tavern & Tap
Tommy's at Freehold, LLC
Block 71, Lots 18 - 3492 Route 9

Dear Mrs. Sims

The fire board met and approved this application as it was submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-10

PB File

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

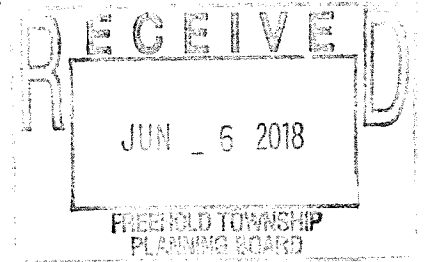
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 4, 2018

RE: Chefs International – Moore's Tavern
Block 85.11, Lot 21 – 402 West Main Street
Minor Site Plan #582-4-18



This review refers to the following:

- Minor Site Plan, Chefs International's Moore's Tavern, Lot 21, Block 85.11, one (1) sheet, dated February 7, 2018, prepared by Cranmer Engineering, P.A., signed and sealed by David A. Cranmer, P.E.
- Architectural Floor Plan, Chefs International's Moore's Tavern, 402 W. Main Street, Freehold, New Jersey, one (1) sheet (A-1), dated January 15, 2018, prepared by Sonnenfeld and Trocchia Architects, P.A., signed and sealed by Gregg S. Sonnenfeld, AIA.
- Architectural Colored Rendering, Moore's Tavern & Restaurant, one (1) sheet, dated April 12, 2018, prepared by Sonnenfeld + Trocchia Architects, P.A., unsigned.
- Architect's Certification, Moore's Tavern, dated May 16, 2018, prepared by Sonnenfeld + Trocchia Architects, P.A., signed and sealed by Gregg S. Sonnenfeld, AIA.
- Application Completeness Submission Letter, Chefs International Moore's Tavern, Block 85.11, Lot 21, Township of Freehold, Monmouth County, New Jersey, dated April 13, 2018, prepared by Cranmer Engineering, signed by David A. Cranmer, PE, PP, CME, M.ASCE.

Executive Summary

The applicant is requesting minor site plan approval to construct a 31.75' x 9.5 ft (207 s.f.) addition to the existing Moore's Tavern restaurant. The proposed addition will be located at the northwest corner of the building and will provide additional restroom facilities including two (2) toilets, three (3) urinals and three (3) sinks. No additional site improvements are proposed as part of the application. The subject property is located in the Corporate Multi-Use – 3Acres (CMX-3) Zone and contains pre-existing non-conformities for front and rear yard setbacks.

PA Gil

P-2



To: Planning Board
Re: Chefs International – Moore’s Tavern
Block 85.11, Lot 21 – 402 West Main Street
Minor Site Plan #582-4-18

June 4, 2018

The following comments are provided:

1. It should be noted that the property has been the subject of multiple site plan and subdivision applications before the Planning and Zoning Boards. The latest site plan application (#582-3-04) was for the conversion of the existing basement level into a catering hall with an additional 58 parking spaces provided at the south end of the property. The site plan for this approval was never perfected and the work was never completed. The applicant shall provide testimony to the Board related to this approval. If the applicant no longer intends to pursue the approval, the prior application shall be withdrawn.
2. Provide signature lines on the plan cover sheet in accordance with T.O. 190-38-B.(2)(n). The signature line for the undersigned individual shall be as follows:

TIMOTHY P. WHITE, TOWNSHIP ENGINEER
NJ Professional Engineer & Land Surveyor
NJ License No. GB42576

DATE


3. Revise key map to provide correct lot numbering.
4. Revise zoning table to provide a column for existing conditions and to include floor area ratio (FAR).
5. Revise plans to depict all existing onsite parking spaces.
6. The proposed addition will be constructed over an area which is currently concrete and/or pavers. As such, the increase in impervious coverage is negligible.
7. As it relates to the specific application (proposed restroom addition), this office has no additional comments relative to any engineering issues. However, it should be noted that this office performed an inspection of the site and several deficiencies were observed. It is suggested that the Planning Board require the applicant to address the following related items:
 - a. The stormwater runoff from Lot 21 is served by a detention facility located on adjacent lot 22. The existing detention basin on Lot 22 appears to have been overgrown and unmaintained for a number of years. The applicant shall provide the latest maintenance records for the basin and plans shall describe complete restoration of the basin as necessary.
 - b. The site exhibits areas of cracked and/or failed pavement. It is noted that the applicant has made efforts to seal existing cracks and patch areas of the lot to prolong the pavement life. However, it is recommended that the applicant provide a schedule to the Board for repaving of the lot within the near future. It should be noted that repaving of the parking lot will require the existing storm inlets to be upgraded to meet the design requirements of Chapter 270, Article V of the Township Ordinance.
 - c. The accessible curb ramps near existing ADA spaces do not meet current ADA standards. The applicant shall provide upgrades to the site related ADA access including but not limited to conforming ADA curb ramps, parking space size, access aisles, etc.



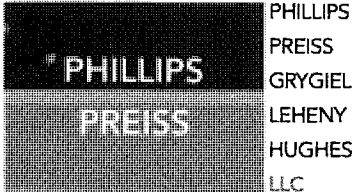
To: Planning Board
Re: Chefs International – Moore’s Tavern
Block 85.11, Lot 21 – 402 West Main Street
Minor Site Plan #582-4-18

June 4, 2018

- d. Where the easternmost southbound drive aisle intersects with the southernmost eastbound driveway, the line of sight is completely blocked by overgrown landscaping. The applicant shall describe sight triangles in in this area of the site. The landscaping shall be described as to be removed and/or trimmed to be outside of the limits of the sight triangle.
 - e. Several stop signs are leaning and/or faded. The stop sign at the Stillwells Corner Road driveway is completely covered with landscaping and not visible. Plans shall describe replacement/repair of the existing stop signs throughout the property.
 - f. Sections of sidewalk along Route 537 and Stillwells Corner Road are lifted/heaved. Any sidewalk which presents a tripping hazard shall be described as to be removed and replaced.
 - g. A number of concrete slabs located along the east side of the building are cracked and shall be described as to be repaired.
 - h. The white fencing along Stillwells Corner Road is lacking maintenance and/or in disrepair. The fence shall be described as to be repainted and/or replaced.
 - i. Several areas of the paver walkways and patios are settled and/or heaved and uneven. Plans shall describe resetting of existing pavers which present uneven conditions.
 - j. The existing refuse enclosure is missing gates. Plans shall describe solid gates to screen the existing dumpsters within the enclosure.
8. The applicant shall obtain approvals from all other involved outside agencies including but not limited to the Monmouth County Planning Board.


TIMOTHY P. WHITE
Township Engineer

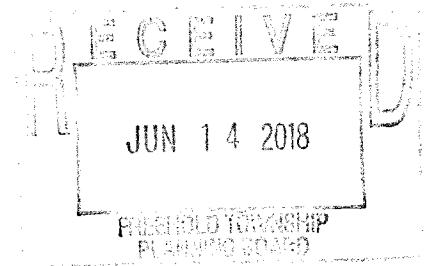
TPW/mb



Planning & Real Estate Consultants

June 7, 2018

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



RE: **Minor Site Plan #582-4-18**
Planner's Review Letter
Chefs International - Moore's Tavern
402 West Main Street
Block 85.11, Lot 21
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):

- Minor Site Plan for Chefs International/Moore's Tavern, Block 85.11, Lot 21, consisting of 1 sheet, prepared by David A. Cranmer, PE, of Cranmer Engineering, dated 2/7/18
- Floor Plan for Moore's Tavern, consisting of 1 sheet, prepared by Gregg S. Sonnenfeld, AIA, of Sonnenfeld and Trocchia Architects PA, dated 1/15/18
- Exterior Elevations for Moore's Tavern and Restaurant, prepared by Sonnenfeld & Trocchia Architects PA, undated

Project Description

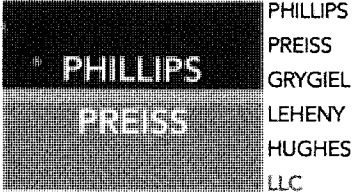
The applicant is seeking minor site plan approval in order to construct a 206-square foot addition at the northwest corner of Moore's Tavern. The addition would include new restroom facilities. The applicant is also proposing to reconstruct portions of an existing walkway and adjacent landscaping to accommodate the proposed addition.

The subject property is located at the intersection of West Main Street (CR-537) and Stillwells Corner Road and is developed with two restaurants, a parking area, a central patio area, and associated landscaping and improvements. A covered walkway connects the two restaurant buildings along West Main Street and extends along the Moore Tavern's frontage. A patio area is located between the two restaurants. The property has frontage on both West Main Street and Stillwells Corner Road and may be accessed from either roadway. The surrounding area includes a mix of uses, including retail, banks, offices, a school, and residences.

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

DR

P-3



Planning & Real Estate Consultants

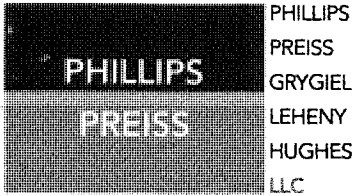
The addition is proposed to be constructed on the south side of the building adjacent to the existing entrance vestibule and W. Main Street. The front wall of the addition would be set back from the front wall of the existing building by approximately 2 feet. The addition would be constructed on a portion of an existing fenced-in concrete ramp leading to the entrance vestibule, which would be removed to allow for construction.

An existing paved pedestrian connection between the covered walkway and the central patio would be reconstructed into a ramp to provide access to the entrance vestibule and the central patio area. New landscaping is proposed in the area between the ramp/walkway and the addition.

Floor plans provided by the applicant indicate that the addition will be used as a restroom area. Per the architectural rendering, the addition will be clad in the same gray siding as the rest of the building and would include a row of 5 small windows near the mid-height of the addition. No other changes are proposed to the interior or exterior of the building or the parking area, which presently contains 238 spaces.

Zoning Compliance & Planning Comments

1. Historic commercial projects, including restaurants, are permitted as a conditional use in the CMX-3 district. The applicant appeared before the Township Planning Board in conjunction with the original development of the site in 1994; subsequent applications have been heard by either the Planning Board or Zoning Board dependent upon the application's conformance to the conditional use standards. The current proposal complies with the conditional use requirements and does not require a "d" variance.
2. The conditional use standards for restaurants as part of historic commercial projects are set forth in Section 190-209A(2) and include certain bulk standards that apply to the subject property. The applicant should revise the Zoning Schedule to indicate the correct bulk requirements.
3. The site plan does not indicate what type of landscaping is proposed in the vicinity of the new addition. Details should be provided.
4. Testimony should be provided as to the proposed height of the addition and the proposed façade materials. The applicant should confirm that these materials will match the existing building as appears to be shown on the elevations.
5. The architectural elevations depict an externally illuminated sign on the south elevation of the addition. This sign appears to be currently located on this



Planning & Real Estate Consultants

portion of the existing building. The applicant should confirm that this sign is proposed to be relocated and that no new signage is proposed. .

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

Respectfully submitted,

Paul Phillips, P.P., AICP

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

J18134



SPIEZLE ARCHITECTURAL GROUP, INC.

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

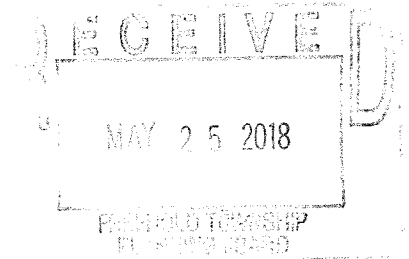
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May 25, 2018

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



**Re: Architectural Review: Minor Site Plan #582-4-18
Chefs International – Moore’s Tavern
Block 85.11, Lots 21-402 – 402 West Main Street**

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:

- Application for Minor Site Plan
- Letter confirming FAR and proposed scope prepared by Greg Sonnenfeld, AIA of Sonnenfeld + Trocchia Architects and dated 5/16/18
- 11 x 17 copy of Site/Civil engineering drawings 1 of 1 prepared by Cranmer Engineering, PA and dated 2/17/18
- Full scale drawing and 11 x 17 copy architectural drawing A1 prepared by Sonnenfeld + Trocchia Architects and dated, 1/15/18
- 11 x 17 color rendered elevation Sonnenfeld + Trocchia Architects and dated, 4/12/18

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 meets the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional “colonial” appearance. It should be noted that the proposed renovations do not significantly impact the original design of the building.
2. There are no specific notes or details confirming materiality or color noted on the drawings. Drawings should be noted accordingly. It appears that the intent is to match the existing façade materials. Applicant shall confirm the above and that all colors conform to the T O Color palate.
3. Principal facade is noted to include surface mounted lighting. Applicant shall submit product
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", written over a horizontal line.

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

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: May 24, 2018
SUBJECT: Chef's International – Moore's Tavern
402 West Main Street
Block: 85.1 Lot: 21
Minor Site Plan - #582-4-18



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



Township of Freehold
HISTORIC PRESERVATION COMMISSION
One Municipal Plaza, Freehold, NJ 07728

TO: Danielle B. Sims, Administrative Officer, Planning Board
FROM: Joe Luongo, Chairman, Historic Preservation Commission
DATE: May 22, 2018
RE: Minor Site Plan #582-4-18

The Historical Preservation Commission has reviewed the plans submitted for the above referenced project dated May 15, 2018 and offers no comments.

Joseph Luongo
Chairman, Freehold Township Historical Preservation Commission