

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano

TOWNSHIP COMMITTEE
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Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

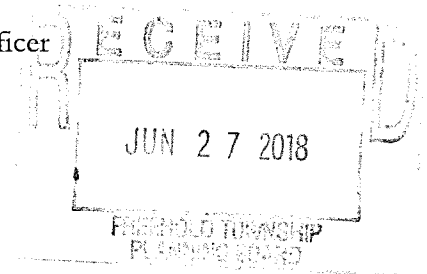
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 27, 2018

RE: First Hartford Realty Corporation
CVS Pharmacy
Block 85.12, Lots 22, 25 & 25
Supplemental Application for Signage to Site Plan #852-14 and Variance #039-17



This review refers to the following:

- Preliminary and Final Site Plan, CVS Pharmacy, Block 85.12, Lots 22, 24 & 25, West Main Street (C.R. 537) & Redwood Lane, Township of Freehold, Monmouth County, New Jersey, three (3) sheets (sheets 5, 6, 18), dated June 10, 2014, last revised May 30, 2018, prepared by Dynamic Engineering, signed and sealed by Jeffrey D. Spalt, P.E.
- Sign Survey, CVS Pharmacy, Route 537 & Redwood Lane, Freehold, NJ 07728, fourteen (14) sheets, dated April 9, 2018, prepared by ImageOne Industries, unsigned.

Executive Summary

The applicant is seeking approval to install one (1) monument sign, one (1) freestanding directional sign, five (5) building mounted façade signs, three (3) building mounted directional/informational signs, one (1) illuminated window sign, and one (1) building awning (with lettering) at the above referenced property for CVS Pharmacy. Variances are requested for number of signs, sign setbacks, area of signage, and location of signage. It should be noted that preliminary and final major site plan approval was granted by the Planning Board on January 7, 2016 with the condition that the approval applies only to the construction of the building and associated site improvements. No approval was previously granted for signage.

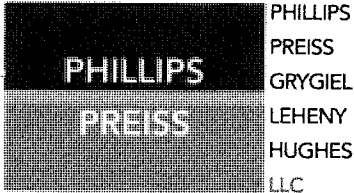
This office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

PA 5.10

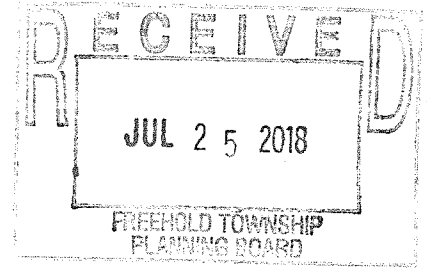
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Planning & Real Estate Consultants

July 17, 2018

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



RE: Supplemental Application for Signage to Site Plan #852-14 and Variance #039-17
Planner's Review Letter
First Hartford Realty Corporation
CVS Pharmacy
Block 85.12, Lots 22, 24 and 25
B-2 Commercial and P-1 Professional Zones

Dear Chairman and Members of the Board:

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

- Overall Site Plan and Signage Location Plan, CVS Pharmacy, Block 85.12, Lots 22, 24 and 25, West Main Street (C.R. 537) and Redwood Lane, Township of Freehold, Monmouth County, New Jersey, consisting of 3 sheets, prepared by Jeffrey D. Spalt, P.E., dated 6/10/2014 and revised through 5/30/2018
- Sign Survey, CVS Pharmacy, CVS #69028, Route 537 and Redwood Lane, Freehold, NJ, consisting of 14 sheets, prepared by ImageOne Industries, dated 4/9/2018
- Pylon Material and Color Specifications for CVS Pharmacy, CVS #69028, Freehold, NJ, consisting of 1 sheet, prepared by ImageOne Industries, dated 6/1/2018

Project Description

The applicant is seeking "c" variance relief for signage associated with a previously-approved CVS Pharmacy retail store with drive-thru.

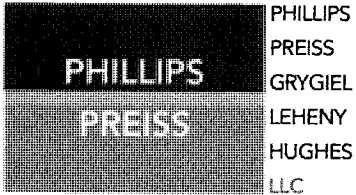
The applicant received preliminary and final major site plan approval in order to construct a CVS Pharmacy (13,057 square foot sales area and 1,668 square foot mezzanine storage area) with drive-thru. Access driveways are provided from West Main Street and Redwood Lane. This application pertains solely to signage.

The subject property measures 318,758 square feet (7.318 acres) and is undeveloped and wooded. Land use in the vicinity of the subject property is comprised mainly of commercial uses along West Main Street. There is a TD Bank to

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

DR Sims

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the northeast along West Main Street; undeveloped land to the southwest along West Main Street; single-family residential development to the south along Buttonwood Lane and Locust Court; and CentraState Medical Center and the Raintree Towne Center shopping plaza across West Main Street to the north of the subject property.

Signage is proposed as follows:

Wall Signs

Front (northwestern) façade

- “CVS pharmacy” with heart logo, to be internally illuminated: 51.56 square feet
- “Drive-thru pharmacy,” to be internally illuminated: 39.72 square feet
- “Open 24 hours” illuminated window sign (8.6 square feet)
- Total: 99.88 square feet
- Directional sign: Non-illuminated store hour sign panel at front entrance (1.87 square feet).

Left (northeastern) façade

- “CVS pharmacy” with heart logo, to be internally illuminated: 51.56 square feet
- “Drive-thru pharmacy,” to be internally illuminated: 39.72 square feet
- “Minute clinic” with heart logo, to be internally illuminated: 26.10 square feet
- Total: 117.38 square feet
- Directional sign: Non-illuminated receiving entrance sign panel (3 square feet).

Right (southwestern) façade

- Directional sign: “Drive-thru pharmacy” canopy sign, to be non-illuminated (1.92 square feet). Canopy to measure 10 feet in by 36 inches.

Rear (southeastern) façade

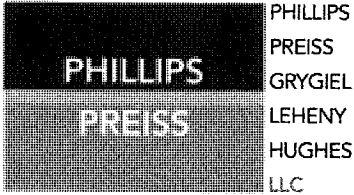
- Non-illuminated drive-thru information panel (13 square feet)
- Total: 13 square feet

All wall/canopy signs would be “CVS Health Red” (PMS-186C) and white in color.

Freestanding Signs

West Main Street Pylon Sign

- “CVS pharmacy” with heart logo and “OPEN 24 HOURS,” to be internally illuminated: 37.81 square feet
 - 20 feet in height
 - 10 foot setback from property line along West Main Street
 - “CVS Health Red” (PMS-186C) and white in color



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- Pylon to be constructed of brick veneer with beige aluminum bases and beige fiber cement siding and trim, with decorative louver on cap.

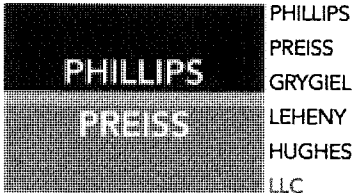
Redwood Lane Ground Sign

- Directional sign: “CVS pharmacy” with heart logo and directional arrow, to be non-illuminated: 3.125 square feet
 - 3 feet, 4 inches in height
 - 15 foot setback from Redwood Lane
 - “CVS Health Red” (PMS-186C) and white in color
 - Sign materials have not been provided

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. There are several previously-granted variances associated with the CVS Pharmacy to which no changes are proposed:
 - Side yard setback: a minimum of 20 feet is required in the B-2 zone and 50 feet is required the P-1 zone, where 15.9 feet is proposed
 - Scenic Corridor buffer: a minimum of 20 feet is required in the B-2 zone and 40 feet is required in the P-1 zone, where 10 feet is proposed
2. The applicant has proposed a sign color (i.e., CVS Health Red) that is not specifically listed as a permitted color in the Township’s approved color palate for signs per Section 190-1760(2). As such, “c” variance relief is required. It should be noted that the proposed signage would be located along a commercial corridor where there are a number of existing signs that contain colors consistent with recognized corporate branding (e.g., TD Bank, Stop and Shop, Bank of America, etc.).
3. Testimony should be provided as to how the proposed pylon sign materials comport with Section 190-176P, which regulates sign design. We defer further to the Township architect regarding the proposed design of the pylon sign.
4. The drive-through information sign proposed on the rear façade of the building is not permitted per Section 190-179C(1), as it does not face a street. As such, “c” variance relief is required. The applicant should provide testimony regarding the need for a wall sign on a building façade that does not face a street, as well as discuss any associated impacts on the overall appearance of the building, site and streetscape in the vicinity of the subject property. Note that the proposed wall signage would face an internal driveway and is associated with the drive-thru. The applicant may also consider reducing the size of the sign to smaller than 8 square feet, in which case it may be considered a directional sign.

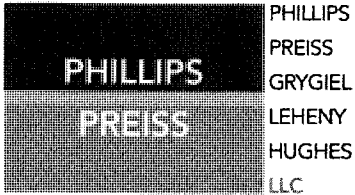


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5. Per Section 190-179C(1)(a), the permitted size of wall signs shall be based on a percentage of the wall areas computed by the length times the height which determine the actual area. One wall shall be the front wall; other walls shall be figured on the basis of one-half the percent allowable given the front wall. The height of the wall for computing purposes shall not exceed 15 feet for one-story structures. The applicant has indicated the front (north) façade of the building would measure 77 feet in length. As such, a maximum sign area of 86.63 square feet would be permitted on the front façade (i.e., 77 feet x 15 feet x 7.5%); and 43.31 square feet would be permitted on the side façade.

A total sign area of 99.88 square feet is proposed on the front façade and 117.38 feet is proposed on the side façade. As such, “c” variance relief is required for exceeding the maximum permitted sign area. The applicant should provide testimony regarding the need for wall signage that exceeds the maximum permitted area, as well as any associated impacts on the overall appearance of the building, site and streetscape in the vicinity of the subject property.

6. Per Section 190-179C(2)(a), each business or commercial use may display one freestanding, illuminated sign where two freestanding signs are proposed. The applicant has proposed one pylon sign and one freestanding directional sign along Redwood Lane. As the sign on Redwood Lane would measure 3.125 square feet, would not be illuminated, and includes a directional arrow, this sign may be categorized as a permitted directional sign rather than a freestanding sign. The applicant should provide testimony as to the nature of this sign.
7. Per Section 190-179C(2)(b) freestanding signs shall comply with the minimum side/corner yard setbacks of the applicable zoning district as an accessory structure, but in no event shall a sign be closer than 15 feet to any lot line or building line. The pylon sign along West Main Street would have a setback of 10 feet. Note that there is also a 10 foot right-of-way dedication along the subject property’s West Main Street frontage that may mitigate the appearance of the reduced setback. The applicant should nevertheless discuss why the pylon sign cannot be located elsewhere on the subject property such that a conforming setback would be provided.
8. Per Section 190-160C(2)(c)[1], signs are not permitted within the scenic corridor buffer where the freestanding signs along West Main Street and Redwood Lane would be located within the scenic corridor buffer. In addition, per Section 190-160G(2), internally illuminated signs are specifically prohibited in the scenic corridor buffer, where the freestanding sign along West Main Street would be internally illuminated. As such, “c” variance relief is required. The applicant should provide testimony as to why the freestanding signage cannot be located elsewhere on the subject property such that it would not be within the required scenic corridor buffer, particularly the illuminated sign along West Main Street.



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9. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

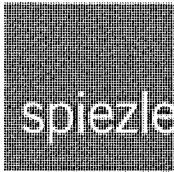
We trust that the above information is responsive to your needs.

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J18020



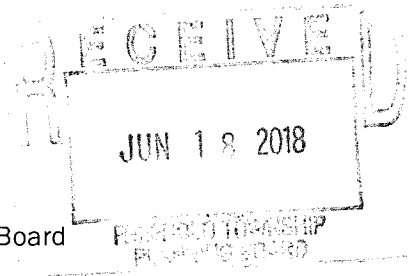
SPIEZLE ARCHITECTURAL GROUP, INC.

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

866-974-7666

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100% employee-owned



June 18, 2018

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

**Re: Architectural Review: Supplemental Application for Signage to Site Plan #852-14 and Variance #039-17
First Hartford Realty Corporation
CVS Pharmacy
Block 85.12, Lots 22, 24 & 25**

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:

- Letter of response to the Township professionals prepare by Dynamic Engineering, dated 6/11/18.
- 11 x 17 drawing of the Pylon sign prepared by ImageOne, dated 6/1/18.
- Sign Survey package prepared by ImageOne, dated 4/9/18.
- Site plan and detail drawings prepared by Dynamic Engineering, dated 5/30/18.

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:

Original Comment

1. Applicant shall coordinate and confirm that the color red shall match with one of the "red's" listed in the T.O. color palette. Applicant's sign package lists the color as PMS-186C which is not currently included in T.O. palette.

Current Comment

Applicant's response indicates that the color (PMS-186C) as originally proposed, will remain as proposed and that testimony will be provided at the Planning Board hearing. This comment is deferred to Planning Board.

PB file

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Original Comment

2. *As illustrated, Pylon sign G, appears to meet the intent of the T.O with regard to design and seems to be in keeping with the architecture of the building. Applicant shall confirm and note materials to be used for the pylon sign noting each building material and color.*

Current Comment

The labels for the signs seem to have changed and as such, this report references sign I as replacing sign G. Details of the pylon sign have been provided and are generally acceptable for architectural style. Colors of the pylon sign exceed the maximum allowable of three. Colors are also not matched to the T.O. color palette. A variance will be required.

Original Comment

3. *As illustrated, Pylon Sign H, lacks detail and information regarding construction components. The design of this sign is not consistent with Pylon Sign G or the building's architecture. Pylon Sign H, does not meet the intent of the T.O. We recommend redesign and re-submission.*

Current Comment

The labels for the signs seem to have changed and as such, this report references sign J as replacing sign H. Details of this sign have not been provided. Original comment stands. A variance may be required.

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

Respectfully Submitted,

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

TOWNSHIP OF FREEHOLD



MAYOR
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TOWNSHIP COMMITTEE
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David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

July 27, 2018

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

RE: Sign Review
First Harvard Realty Corp (CVS Pharmacy)
610 W Main St. / CR# 537 and Redwood Lane / B-85.12, L-22, 24, & 25 (Zone:B-2)
Supp. Signage App. to SP# 852-14 & Var# 039-17

Ms. Sims,

Pursuant to your June 13th and subsequent July 26th, 2018 distribution of plans, the below sign review for the above referenced site plan application has been revised accordingly. Revisions are underlined in **bold**.

Note: Two new signs "**D & F**" are being proposed and previous sign designation letters have been revised.

Signs Proposed:

1. One internally illuminated **37.81** Sf double-faced pylon sign, consisting of colors white and "CVS Health Red-PMS 186C" (noted as sign "**I**" on plans), advertising "CVS pharmacy" & "OPEN 24 HOURS". The sign is proposed at a height of 20 Ft with a setback of 10 Ft from the front property line on W. Main Street (CR-537) and within a 20 Ft scenic corridor buffer.
2. One non-illuminated **3.125** Sf Single-faced ground sign with brick base, consisting of colors white and "CVS Health Red- PMS 186C" (noted as sign "**J**" on plans), advertising "CVS pharmacy" & a directional arrow. The sign is proposed at a height of **3'-4"** with a setback of 15 Ft from the front property line on Redwood Lane and within a 20 Ft scenic corridor buffer.
3. Two internally illuminated **41.42** Sf building mounted façade signs, color "CVS Health Red-PMS 186C" (noted as sign "**A & A.1**" on plans), located on the front (W. Main Street) and left (Redwood Lane) elevations, advertising "CVS pharmacy".
4. Two internally illuminated 39.72 Sf building mounted façade signs, color "CVS Health Red-PMS 186C" (noted as sign "**B & B.1**" on plans), located on the front (W. Main Street) and left (Redwood Lane) elevations, advertising "drive-thru pharmacy".

P-4



5. One non-illuminated 1.87 Sf building mounted store hour sign plaque, consisting of colors white and “CVS Health Red-PMS 186C” (noted as sign “C” on plans), located on the front (W. Main Street) elevation, advertising “CVS pharmacy”, Store/pharmacy hours, store manager name, and store pharmacist name.
6. One non-illuminated 3 Sf building mounted directional sign plaque, consisting of colors white and “CVS Health Red-PMS 186C” (noted as sign “E” on plans), located on the left (Redwood Lane) elevation to the right of a lift gate entrance, advertising “CVS pharmacy” and “receiving entrance”.
7. One non-illuminated 13 Sf building mounted drive thru instructional sign plaque, consisting of colors white and “CVS Health Red-PMS 186C” (noted as sign “G” on plans), located on the rear elevation by the drive thru window, advertising “CVS/ pharmacy DRIVE-THRU” along with instructions and appreciation.
8. One non-illuminated 1.92 Sf sign, applied/printed on the drive thru awning, consisting of colors white and “CVS Health Red-PMS 186C” (noted as sign “H” on plans), located on the rear elevation above the drive thru window, advertising “drive-thru pharmacy”.
9. One illuminated 8.6 Sf window sign, consisting of colors white and “CVS Health Red-PMS 186C” (noted as sign “D” on plans), located on the front (W. Main Street) elevation, and advertising “open 24 hours”.
 - Note: Signs “A & A.1” were previously proposed with a “24 Hours” message which has been deleted by way of this revision.
10. One illuminated 15.41 Sf building mounted facade sign, color “CVS Health Red-PMS 186C” (noted as sign “F” on plans), located on the left (Redwood Lane) elevation, and advertising “minute clinic”.

The following must be considered by the Board:

1. The proposed **37.81** Sf pylon sign “I” does not meet the B-2 zone, 20 Ft scenic corridor buffer requirement or the required 15 Ft setback. Referencing T.O. 190-160C(2)©[1] & 190-179.C(2)(b).
 - *As per response letter dated June 11th, 2018 submitted by Dynamic Engineering, applicant will be seeking variance relief.*
2. The proposed **3,125** Sf ground sign “J” does not meet the B-2 zone, 20 Ft scenic corridor buffer requirement. Referencing T.O. 190-160C(2)©[1].
3. The proposed 37.81 Sf pylon sign is internally illuminated and therefore not only not-permitted within the scenic corridor buffer but also specifically prohibited. Referencing T.O. 190-160G(2).
 - *As per response letter dated June 11th, 2018 submitted by Dynamic Engineering, applicant will be seeking variance relief.*
4. Two free standing signs are proposed where only one is permitted. Referencing T.O. 190-179.C(2)(a).
5. The sign color proposed: “CVS Health Red-PMS 186C” 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.O(2).
 - *As per response letter dated June 11th, 2018 submitted by Dynamic Engineering, applicant will be providing testimony comparing the proposed “CVS Health Red-PMS 186C” to the “Red” colors on the Township’s color palette.*

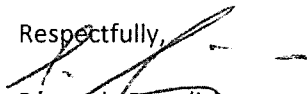


TOWNSHIP OF FREEHOLD

6. The wall signs proposed on the left (Redwood Lane) elevation do not meet the allowable area requirement. Wall sign area is based on the percentage of the wall area. Wall area in the B-2 Zone is calculated by the actual length of the wall multiplied by 15ft for one story structures and at 7.5%. The wall facing W. Main St. (CR-537) shall be the front wall and the wall facing Redwood Lane shall be calculated at one half the percent allowable given the front wall. As proposed, the wall signs located on W. Main St. (CR-537) are proposed at a total area of ~~100.35~~ **83.01 Sf** (due to the omission of the "24 Hours" message & the Heart Logo) meeting the allowable area requirement (Max area allowed; 102.4 Sf). The wall signs located on Redwood Lane are proposed at a total area of ~~101.5~~ **99.5** Sf where a maximum area of 51.2 Sf is permitted. Referencing T.O. 190-179C(1)(a).
7. The two signs proposed on the rear elevation are not permitted. Each business or commercial use may have one or more illuminated flat signs displayed on the face of the building. Referencing T.O. 190-179C(1).
- *As per response letter dated June 11th, 2018 submitted by Dynamic Engineering, applicant will be seeking variance relief for the 13 Sf drive-thru instructional sign plaque "G".*
 - *As per response letter dated June 11th, 2018 submitted by Dynamic Engineering, applicant will be making an argument that the proposed 1.92 Sf drive-thru pharmacy lettering on the awning is a directional sign and that this sign complies with T.O. 190-174.A (Signs allowed without a permit) as the sign does not exceed eight (8) square feet. This office would argue that the proposed signs are not directional, and if they were directional they would first have to be permitted at which signs on a rear elevation are not. In addition, this section of the ordinance is not applicable as the "Permit" that is being referenced is for purposes of the annual sign permit requirements referenced in T.O. 190-176.A(1).*

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

Respectfully,



Pasquale Popolizio
Township of Freehold
Director of Zoning & Housing Enforcement

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: July 26, 2018

RE: Freehold Regional High School District
Gas Tank Replacement
Block 45, Lot 1 – 117 Crow Hill Road
Capital Review Project #405-4-18

This review refers to the following:


- Minor Site Plan (Sheet 5) from previously approved project, Copy of 2012 Survey dated December 7, 2012, prepared by Midstate Engineering, Inc., signed and sealed by Chester Di Lorenzo, P.E., L.S., P.P., AutoCAD Drawing and Aerial Photo of site, Tank spec sheets

Executive Summary

The Freehold Regional High School District has submitted an application for Capital Project Review to remove an existing older 3000-gallon gasoline tank and replace it with a new double wall 5000-gallon gas tank at their Transportation Department located at 117 Crow Hill Road. The new 5000-gallon tank has the same form factor footprint as their existing tank, and can be placed on the existing concrete pad that has no structural defects. The only dimensional change is in its diameter. All work will be completed by Slack Environmental Services, and will comply with all EPA and DEP regulations regarding above ground tank removal and installation.

This office has no objection to Board approval of this application subject to the following comment being addressed:

1. The applicant shall provide a copy of their Spill Prevention and Pollution Control plan prepared in accordance with the EPA regulations prior to issuance of a building permit.


TIMOTHY P. WHITE
Township Engineer

TPW/vf

cc: Paul Vitale, Construction Official

TOWNSHIP OF FREEHOLD



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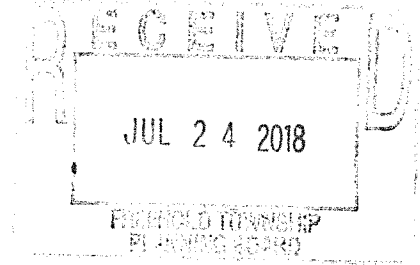
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: July 24, 2018

SUBJECT: Freehold Regional High School District – Tank Replacement
B: 45 L: 1
117 Crow Hill Road
Capital Project Review Application/SP# 405-4-18



We have reviewed the information provided for the above referenced project. The Board of Health has no objections provided the applicant updates and maintains the Discharge Prevention, Containment and Countermeasures Plan.

TOWNSHIP OF FREEHOLD



MAYOR
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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: July 26, 2018

RE: New Cingular Wireless PCS, LLC (AT&T)
AT&T Site W-777
CentraState Medical Center
Block 86, Lot 8 and 8.03 – 901 West Main Street
Preliminary and Final Major Site Plan #748-5-18 and "D" Variance #011-18

This review refers to the following:

- Site Plans, W-777 Freehold, 901 W Main Street, Freehold, NJ 07728, Monmouth County, eight (8) sheets, dated May 4, 2018, last revised May 15, 2018, prepared by KMB Design Group, signed and sealed by Stephen A. Bray.
- Site Plans, AT&T Wireless Communication Facility, W-777 Freehold, Block 86, Lot 8 and 8.03, 901 W Main Street, Freehold, NJ 07728, nine (9) sheets, dated September 14, 2017, last revised October 30, 2017, prepared by Centek Engineering, signed and sealed by Camilo A. Gaviria, PE.
- Antenna Site FCC RF Compliance Assessment and Report, Prepared for AT&T, Site "W-777", 901 West Main Street, Freehold, NJ, dated May 15, 2018, prepared by Pinnacle Telecom Group, signed by Daniel Penesso, Director – RF Engineering.
- Noise Evaluation Report, Proposed AT&T Wireless Communications Facility, W-777 Freehold, 901 W. Main Street, Freehold, NJ, dated October 19, 2017, prepared by HMB Acoustics LLC, signed by Allan Smardin.
- Zoning Schedule, New Cingular Wireless PCS, LLC, AT&T Site W-777 Freehold, 901 West Main Street, Block 86, Lots 8 and 8.03, H-1 Zone, dated May 5, 2018, prepared by Pinilis Halpern, LLP, signed by Christopher J. Quinn, Esq.
- Structural Evaluation Letter, Site ID: W-777, 901 West Main Street, Freehold, NJ 07728, Monmouth County, Block 86, Lots 8 and 8.03, dated May 9, 2018 prepared by KMB Design Group, signed and sealed by Stephen A. Bray, PE.
- Proposal, New Cingular Wireless PCS, LLC ("AT&T"), Site W-777, Block 86, Lots 8 and 8.03, 901 West Main Street, Freehold Township, New Jersey, undated, unsigned.

P-2



To: Planning Board
Re: New Cingular Wireless PCS, LLC (AT&T)
Block 86, Lots 8 and 8.03 – 901 West Main Street
Site Plan #748-5-18 and Variance #011-18

July 26, 2018

- Structure Lease Agreement between CentraState Medical Center, Inc. and New Cingular Wireless PCS, LLC, dated June 19, 2018 and June 25, 2018, signed by John T. Gribbon (CentraState) and Robert A. Manzo (AT&T).
- Proposed Site Operations, AT&T W-7777, SP#748-5-18, Block 86, Lots 8 and 8.03, 901 West Main Street, Freehold, undated, unsigned.
- Site Plan Waiver Request Letter, AT&T Site ID: W-777, 901 West Main Street, Freehold, NJ 07728, Monmouth County, Block 86, Lots 8 and 8.03, dated May 15, 2018, prepared by KMB Design Group, signed and sealed by Stephen A. Bray, P.E.
- Completeness Review Response Letter, New Cingular Wireless PCS, LLC (AT&T), AT&T Site W-777, Block 86, Lots 8 and 8.03, 901 West Main Street, Freehold Township, Monmouth County, dated June 27, 2018, prepared by Pinilis Halpern, LLP, signed by Christopher J. Quinn, Esq.
- Final Approval, Monmouth County Planning Board, New Cingular Wireless PCS, LLC (AT&T), AT&T – Site W-777 Freehold, Block 86, Lots 8 and 8.03, dated May 29, 2018, signed by Victor Furmanec, P.P., A.I.C.P.
- Comprehensive Radio Frequency Report, New Cingular Wireless PCS, LLC (“AT&T”), 901 West Main Street, Freehold, NJ 07728, dated November 6, 2017, prepared by Daniel Penesso, AT&T RF Engineer.
- Backhaul Network Provider Letter, New Cingular Wireless PCS, LLC (“AT&T”), AT&T Site Number: W-777, Block 86, Lots 8 and 8.03, 901 W. Main St., Freehold, Monmouth County, New Jersey 07728, dated May 14, 2018, prepared by Jacobs, signed by Jaynise Quinones Negron.
- Letter of Commitment to Allow Collocation, New Cingular Wireless PCS, LLC (“AT&T”), AT&T Site W-777, Block 86, Lots 8 and 8.03, 901 West Main Street, Freehold, New Jersey, dated May 15, 2018, prepared by Pinilis Halpern, LLP, signed by Christopher J. Quinn, Esq.
- Color Renderings, W-777 Freehold, 901 West Main Street, Freehold, NJ 07728, five (5) sheets, dated May 9, 2018, prepared by Jacobs.
- AT&T Coverage Maps, Site W-777, 901 West Main Street, Freehold, NJ 07728, three (3) sheets, dated November 4, 2017, prepared by Daniel Penesso, RF Engineer for AT&T.

Executive Summary

The applicant is seeking preliminary and final major site plan approval for a New Cingular Wireless (AT&T) rooftop wireless telecommunications facility at the above referenced block and lot(s). The proposed project includes the installation of sixteen (16) antennas and sixteen (16) remote radio head (RHH) units mounted behind a stealth antenna concealment structure on top of the existing rooftop penthouse and an equipment shelter and generator mounted to a new steel platform on and cooling tower of the existing building. The wireless facility will be unmanned and monitored remotely, requiring only one monthly technician visit for diagnostic testing. The subject property is located within the Hospital – 3 acres (H-1) Zone. In conjunction with the site plan application, the applicant is requesting a use variance, as well as bulk variances for size and height as required.



To: Planning Board
Re: New Cingular Wireless PCS, LLC (AT&T)
Block 86, Lots 8 and 8.03 – 901 West Main Street
Site Plan #748-5-18 and Variance #011-18

July 26, 2018

It should be noted that the existing building contains a similar wireless telecommunications facility for Verizon Wireless which was approved by the Zoning Board of Adjustment in 2010.

The following comments are provided:

1. It should be noted that as part of a prior site plan application (SP #840-1-17) for ground mounted solar at the above referenced block and lots, it was a condition of approval that CentraState Medical Center enter a Developer’s Agreement with the Township of Freehold that requires CentraState to submit a Master Plan for the reconfiguration, updating, repair and maintenance of vehicle and pedestrian facilities site wide. The said Master Plan is to be submitted for approval by the Planning Board no later than April 1, 2019. It was noted in the approval that **“until such time as the Master Plan has been reviewed and approved by the Planning Board, the Planning Board will not receive nor will CentraState Medical Center submit any applications for any other development approvals on any property owned by CentraState Medical Center”**.
2. The applicant has provided two different site plan sets as part of the application package. These site plans provide some duplicative information and also conflicting information related to building and antenna heights, setbacks, platform size, shelter size, etc. The applicant shall verify any inconsistencies between the two plan sets and provide one concise site plan for review by the Planning Board and their professionals.
3. As discrepancies exist within the application package, the applicant shall verify the sizes, heights and elevations above ground level for the proposed antennas, platform, equipment shelter, generator, etc.
4. Revise title block on all plan sheets to be in accordance with Item #2 of the Major Site Plan Checklist – Part B Plan/Map Requirements. The plan sheet title and cover sheet shall read “Preliminary and Final Major Site Plan” and include the project block and lot(s).
5. Provide numbering to all plan sheets (i.e. 1 of 8, 2 of 8, 3 of 8, ...etc.)
6. The applicant shall provide all zoning information for the H-1 zone on the site plan cover sheet. It should be noted that there are discrepancies between the provided separate zoning schedule and the schedule provided on the plans. Additionally, the lot coverage is incorrectly described as lot frontage on the KMB Design Group Plans.
7. In addition to the zoning requirements for the H-1 Zone, there are specific requirements applicable to the cell towers and antennas (setbacks, height, separation distances, etc.) as outlined in T.O. 190-206. Revise plans and zoning table to reflect all antenna requirements described in this section of the ordinance.
8. 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

9. The applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including an NJDEP Air Quality permit for the proposed generator.



TOWNSHIP OF FREEHOLD

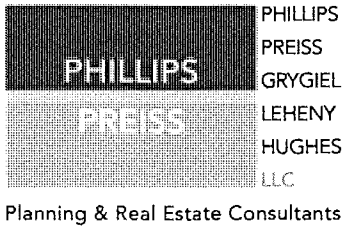
To: Planning Board
Re: New Cingular Wireless PCS, LLC (AT&T)
Block 86, Lots 8 and 8.03 – 901 West Main Street
Site Plan #748-5-18 and Variance #011-18

July 26, 2018

As all of the proposed improvements are located within the footprint of the existing building, this office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



July 26, 2018

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

RE: Preliminary and Final Major Site Plan #748-5-18
Variance Application #011-18
Planner's Review Letter
New Cingular Wireless PCS, LLC (AT&T) / Contrastate
901 West Main Street
Block 86, Lots 8 and 8.03
H-1 Hospital Zone

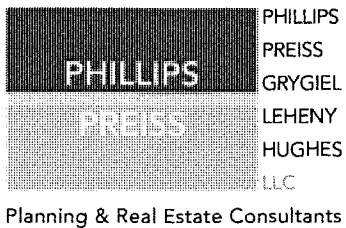
Dear Chairman and Members of the Board:

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

- Preliminary and Final Major Site Plan for Site Name W-777 Freehold, consisting of 8 sheets, prepared by Stephen A. Bray, PE, of KMB Design Group, dated 5/4/18 and revised through 5/15/18
- Photograph Simulations for AT&T W-777, Township of Freehold, consisting of 6 pages, prepared by Jacobs, dated 5/9/18
- Noise Evaluation Report for W-777 Freehold, prepared by HMB Acoustics LLC and dated 10/19/17
- Antenna Site FCC RF Compliance Assessment and Report prepared for AT&T site W-777, prepared by Pinnacle Telecom Group, dated 5/15/18
- Structural Evaluation Letter for 901 West Main Street, prepared by KMB Design Group and dated 5/9/18
- Propagation studies for Freehold W-777 prepared by Daniel Penesso, dated 11/4/17
- Comprehensive Radio Frequency Report for 901 West Main Street, prepared by Daniel Penesso, dated 11/6/17
- FCC PCS Broadband License for New Cingular Wireless PCS, LLC, undated

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

A-3



Project Description

The applicant is seeking preliminary and final major site plan, “d(1)” use variance, and “d(6)” height variance approval to construct a new wireless telecommunications facility consisting of 16 panel antennas, associated equipment, and an emergency generator on the roof of CentraState Medical Center. Wireless telecommunications facilities are not permitted in the H-1 Hospital Zone, and, as such, “d(1)” use variance relief is required.

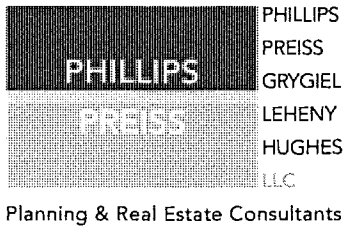
The entire site measures ±66 acres and is developed with the CentraState Medical Center facility and associated parking areas. There is an existing Verizon wireless telecommunication facility on the roof, which received Zoning Board approval in 2010. Single-family residences in Raintree are located to the north of the site. Medical and professional offices and commercial uses are located along West Main Street to the east and west of the site.

The applicant is proposing to collocate 16 telecommunications antennas on an existing elevator penthouse on the easternmost portion of the hospital roof. An equipment platform containing an emergency generator and an equipment shelter measuring 12 feet by 11 feet, 5 inches (137 square feet) and 10 feet, 7 inches tall is proposed to be located behind the antennas. The shelter exterior would be clad in faux brick to match the existing building façade’s color and texture.

The applicant is proposing to increase the height of the existing penthouse parapet by 6 feet, on which the antennas would be mounted. The antennas are proposed to be screened behind radio frequency-compliant transparent screening such that they would not be visible. The transparent screening would also have the appearance of faux brick to match the existing parapet and façade. Each of the 16 panel antenna would measure approximately 5 feet, 7 inches in height and would be mounted on the parapet in 4 sectors, with 4 antenna per section. A GPS antenna and an additional 16 remote radio head (RRH) units measuring between 21 inches and 32 inches in height would be installed as well.

The portion of the roof on which the equipment shelter is proposed measure 106 feet, 9 inches to the top. The penthouse measures 115 feet, 4 inches. The antennas are proposed to be mounted at a centerline of 119 feet, 1 inch above ground level and would measure 121 feet, 4 inches to the top. The parapet screening would also measure 121 feet, 4 inches to the top.

As per the applicant, the new facility is necessary to fill a gap in coverage in the wireless communications system for AT&T, particularly in the vicinity of West Main Street, CR-524, and Gravel Hill Road.



Zoning Compliance & Planning Comments

1. The subject property is located within the Township's H-1 zone, which does not permit telecommunications facilities. As such, "d(1)" use variance approval is being sought in connection with the application.

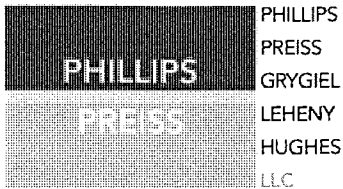
While the Supreme Court in New Jersey has declined to recognize all telecommunications facilities as inherently beneficial uses, it has held that a Federal Communications Commission (FCC) license generally establishes that the use promotes the general welfare and that the Sica balancing test should be utilized in considering a use variance for telecommunications purposes, per Smart SMR v. Borough of Fair Lawn 152 N.J. (1998).

Under Sica v. Wall Township 127 N.J. 152 (1992), the Board should balance positive and negative aspects of the proposed project in determining whether to grant the variance. The four-part test for reviewing the use variance is to:

- Identify the public interest;
 - Identify the detrimental effects that would be created by the granting of the variance;
 - Determine whether the imposition of reasonable conditions would reduce impacts, if possible; and
 - Weigh the positive and negative aspects of the proposed project and determine whether, on balance, the negative impacts are outweighed by the public interest.
2. The MLUL at N.J.S.A. 40:55D-70d(6) permits a board to grant a variance to allow "a height of a principal structure which exceeds by 10 feet or 10% the maximum permitted height in the district for a principal structure." In 2010, Verizon Wireless was granted "d(6)" height variance approval to permit the proposed equipment shelter to exceed the permitted height by greater than 10 feet. The existing Verizon Wireless equipment shelter measures 105 feet, 5 inches above grade.

As the AT&T equipment shelter is proposed to reach a height of 106 feet, 9 inches above grade, where 50 feet is the maximum permitted height for a principal building in the H-1 zone, another "d(6)" variance is required for exacerbating the condition for which a variance was previously granted. The existing hospital building measures 94 feet to the top of the roof (a preexisting nonconforming condition); the existing elevator penthouse, which is exempt from height limitations, measures 115 feet, 4 inches above grade

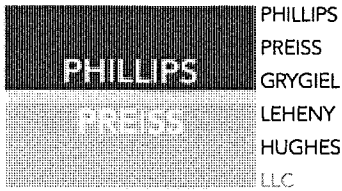
Per the MLUL, a "d" variance may be granted only "in particular cases for special reasons." Per the Grasso v. Spring Lake Heights case, an applicant for a "d(6)" variance must demonstrate how the proposal relates to the purposes of height



Planning & Real Estate Consultants

limitations and would be consistent with character of area. The negative criteria must also be addressed.

3. Per Section 190-172C and D of the Township Land Use Ordinance, collocation applications that do not constitute a “substantial change” to the existing base station (in this case, CentraState Medical Center) may be reviewed and approved by the Township Committee. This application does not constitute a substantial change per this section. However, a condition of approval set forth in the 2010 Verizon resolution requires variance approval from the Board for any future collocation applications; as such, the present application is being heard by the Planning Board rather than the Township Committee.
4. Per Section 190-104 of the Township Land Use Ordinances, appurtenances attached to principal structures, including antennas and penthouses not for human occupancy, are not subject to height limitations provided they do not exceed a height such is necessary to accomplish the purpose for which it is intended to serve. The applicant should provide testimony as to the rationale for the proposed height of the antennas and penthouse and how they relate to the purpose for which each structure is intended to serve.
5. Per Section 190-170H, support structures for antennas are required to comply with the requirements set forth in Section 190-206J(1). Per this section, equipment cabinets may not contain more than 200 square feet of gross floor area or measure more than 10 feet in height. The proposed equipment cabinet measure 137 square feet and 10 feet, 7 inches in height. As such, a bulk “c” variance is required. The applicant should provide testimony as to the visual impacts of the equipment cabinet. We note that the proposed top of the equipment shelter is 15 feet below the proposed extension to the penthouse.
6. The applicant should provide testimony specifically indicating how the application comports with Section 190-167A regarding Township goals for the siting of wireless telecommunications towers and antennas. We note that the ordinance strongly encourages collocation of facilities rather than the construction of new towers, and that they should be sited in areas where the adverse impact on the community is minimal.
7. Notwithstanding the fact that wireless telecommunications facilities are not permitted within the H-1 zone, the Board should note that the land use ordinance regulates telecommunications towers and antennas under Article XVI – Conditional Uses a Section 190-206 et. seq. The applicant should specifically provide testimony indicating their compliance with the requirements of Section 190-206F, which requires that if an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the



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supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. Per the site plan and photographic simulations provided, the proposed screening appears to match the color of the existing structure.

8. The applicant should verify for the Board that the emergency generator would comply with applicable noise standards at all property lines. We recommend that the Board restrict testing of the generator to Monday through Friday, from 9 AM to 5 PM.

9. As a bulk "c" variance is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J18215

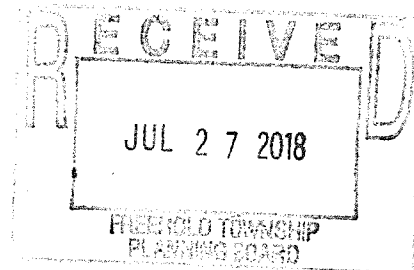
TOWNSHIP OF FREEHOLD



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: July 27, 2018
SUBJECT: New Cingular Wireless PCS, LLC (AT&T)
AT&T Site W-777
Variance #011-18 & Site Plan #748-5-18
901 West Main Street B: 86 Lot: 8.03



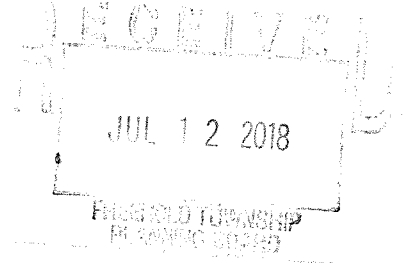
We have reviewed the above referenced project. Since the proposed improvement is compliant with FCC Guidelines, and there are no other public health concerns, the Board of Health has no objection to this project.

P-4



Township of Freehold
ENVIRONMENTAL COMMISSION
One Municipal Plaza, Freehold, NJ 07728

TO: Danielle B. Sims, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 7/12/18
RE: Project Name - New Cingular Wireless PCS, LLC (AT&T)
Site Plan # 748-5-18 and "D" Variance 011-18
Block 86, Lots 8 and 8.03 – 901 West Main Street



The July 09, 2018 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Steve Leone, Anthony Ammiano, Brian Dougherty, William Lombardi and Tom Moskal.

The following statement was read by Chairman Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

The Commission reviewed two projects prior to our reviewing this project. Anthony Ammiano left the building before The Commission began any discussion on this project.

The Environmental Commission has reviewed the plans submitted for the above referenced project and has no comments or concerns.

Regards,

Tom Moskal/tm

Cc: Timothy P. White, Township Engineer

PA 510

D-5