

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

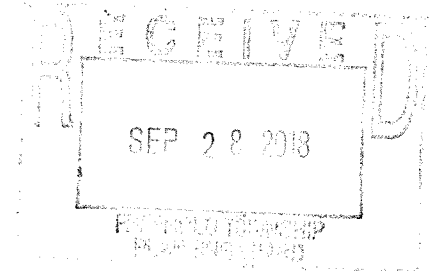
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: September 27, 2018

RE: Renaissance at Schanck Road, LLC/iPlay America
110 Schanck Road
Block 70.10, Lots 2, 2.02, 3
Amended Preliminary & Final Site Plan w/waiver of Site Plan Details # 795-2-18
Variance #036-18



This review refers to the following:

- Letter from Cleary, Giacobbe, Alfieri, Jacobs LLC undated, received by the Planning Board on September 12, 2018
- Interoffice Memorandum from the Freehold Township Police Department, dated September 21, 2018, signed by Captain George K. Baumann
- Zoning Board of Adjustment Resolution of Approval, Variance Application # 9-08, Preliminary & Final Site Plan # 795-08, approved August 13, 2009, memorialized September 10, 2009.

Executive Summary

The applicant is requesting amended site plan approval for the excision of a condition of approval from the original Zoning Board of Adjustment resolution of approval. Specifically, condition 18 of the August 3, 2009 resolution requires that the applicant pay for the installation of a traffic signal at the intersection of the main driveway entrance onto Schanck Road. The condition also requires that the applicant perform a traffic signal analysis within sixty (60) days of completion of the project. The third phase of the project that included a proposed 19,437 square foot detached building with a drive-thru lane has not been constructed.

The following comments are provided:

1. Noting that the project has neither been completed nor fully occupied, the time to perform a warrant analysis is still pending. Specifically, and again as noted above, the site improvements and the detached building associated with Phase 3 have never been constructed.

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RE: Renaissance at Schanck Road, LLC/ iPlay America
Site Plan # 795-2-18 / Variance #036-18

DATE: September 27, 2018

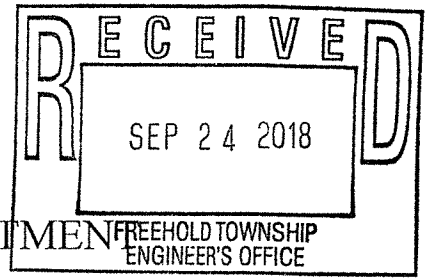
2. The Manual on Uniform Traffic Control Devices (MUTCD) requires that one or more of eight (8) potential warrants be met before a traffic signal is considered for installation. Common warrants that are typically met include 4-hour, 8-hour and peak hour vehicular volumes that cause congestion and delays on approaches to intersections and conflict with pedestrian movement. Increased vehicular crash frequency also warrant the need for traffic signals. Based on the information provided by the Police Department and field observations made by this office, no evidence of the need for a warrant analysis or installation of a traffic signal exists at this time.
3. In light of the above, this office would recommend that the Board not excise but instead modify the referenced condition to postpone the requirement for the completion of a traffic signal warrant analysis and if applicable, the installation of the traffic signal, until either of the following occurs:
 - a. The applicant is required to obtain amended site plan approval for a change in use or occupancy that would intensify the existing site (i.e. – supermarket, etc.), or
 - b. This applicant agrees to withdraw the current Phase 3 approval and the subject condition be reinstated for any future amended approval for Phase 3 of the project.
4. During the postponement period, the applicant should commit to hiring off-duty Police officers to manually direct traffic at the intersection on an as-needed basis.
5. Should the Board approve the application, the Developer's Agreement with the Township should be amended to remove the obligation to construct the traffic signal.

TIMOTHY P. WHITE
Township Engineer

TPW/vf



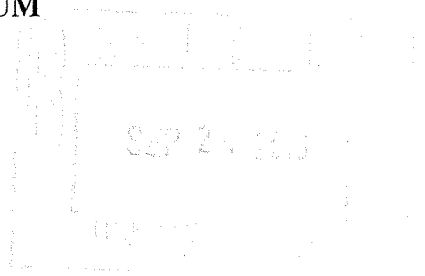
TOW
CC: DS (PB)



Township of Freehold
FREEHOLD TOWNSHIP POLICE DEPARTMENT
One Municipal Plaza, Freehold, NJ 07728

INTEROFFICE MEMORANDUM

To: Tim White
From: Captain George K. Baumann
Date: September 21, 2018
Re: **Potential Traffic Control Device- Iplay America**



I have had many opportunities to pass by the driveway to Iplay America during various times throughout the day and evening. I have not observed any traffic related issues whereby there would be a need for a traffic light to control visitors entering or leaving the complex. Although I have observed congestion in the parking lot when an event is being held there have been no issues with the flow of traffic leaving or entering the parking lot and no situations where the Police Department was needed to manually control the flow of traffic to and from the facility.

I spoke to the Supervisors in the Police Department about the need for a traffic control device in the area and I was advised there have been no traffic related issues that they recall. I also ran a report in reference to crashes, specifically at the entrance, and only observed one crash since January 1, 2017 to present.

My recommendation would be to add language to the process documentation to stipulate an obligation by the corporation to pay for Police services should a future need arise in reference to any future event requiring the Police Department to manually control the intersection.

Captain George K. Baumann
Freehold Township Police Department
Administration Commander
1 Municipal Plaza, Freehold, NJ 07728
(732)294- 5137 Fax: (732) 308- 9115
gbaumann@twp.freehold.nj.us



DR F. A.

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TOWNSHIP OF FREEHOLD



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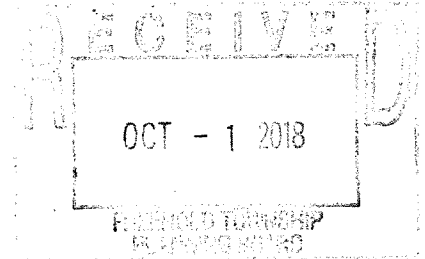
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: October 1, 2018

SUBJECT: Merola Tile/ Gannett Satellite Information Network
235 Willow Brook Rd
Site Plan Waiver No. 581-4-18
B: 49 L: 12 & 46.02



We have reviewed the additional information and the request to modify Condition #2 from the Resolution #581-3-17. The Board of Health has no objection.

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"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: September 18, 2018

RE: Tajfel, Julie
Block 97, Lot 13.10
19 Russell Road
Variance Application #037-18

This review refers to the following:

- Plan of Survey for Doran Tajfel & Julie Tajfel, Block 97, Lot 13.10, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated September 6, 2018, prepared by JV Engineering and Wm. DiMarzo & Son, Assoc., Inc., signed and sealed by William P. Swift, P.L.S.
- Zoning Schedule, Julie Tajfel, 19 Russell Road, Freehold, NJ, Block 97, Lot 13.10, prepared and signed by Catherine Kim, Esq.
- Variance Narrative, Julie Tajfel, Block 97, Lot 13.10, 19 Russell Road, Township of Freehold, prepared by Cleary, Giacobbe, Alfieri, Jacobs, LLC, undated, unsigned.
- Photographs of Existing Pool and Pergola Area, four (4) pages, undated, unsigned.
- Photographs of Existing Treehouse, three (3) pages, undated, unsigned.
- Proposed Accessory Building (*Existing "Treehouse"*) for: Tajfel Residence, Lot 13.10, Block 97, 19 Russell Road, Freehold, Monmouth County, New Jersey 07728, one (1) sheet, dated March 16, 2004, prepared by Barlo & Assoc. LLC, signed and sealed by Paul L Barlo, AIA.

Executive Summary

The applicant is seeking variance relieve for conditions related several existing accessory structures located on the subject property. Existing accessory structures include but are not limited to an in-ground pool, pergola, spa, koi pond, synthetic sports court, shed, "wood deck/treehouse" and fencing. The property is located within the Residential R-40 zone, specific variance requests include relief to permit the 230 sf "wood deck/treehouse" as it is not specifically permitted in the Township Ordinance and for the size of the existing pergola (473 sf) which exceeds the maximum size of 192 sf.

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To: Planning Board
Re: Tajfel, Julie
Block 97, Lot 13.10 – 19 Russell Road
Variance Application #037-18

September 18, 2018

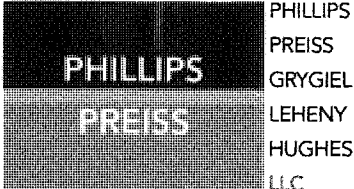
The following comments are provided:

1. The applicant shall clarify the size of the existing shed. Impervious coverage calculations describe the shed as 60 sf, however the shed is scaled at approximately 216 s.f. on the provided plan. An additional variance will be required if the shed exceeds 192 s.f.
2. The existing sports court was recognized by the Township Tax Assessor's Office in 2004. The ordinance for "Private Tennis and other Sports Courts" was adopted on July 11, 2000. As such, an additional variance will be required for the setback of the court and court fencing per T.O. 190-123C and T.O. 190-123G(5). This office defers to the Township planning consultant (Paul Phillips) related to the setback variances.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

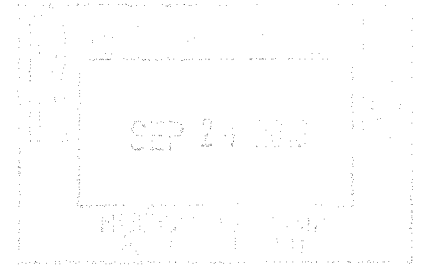


Planning & Real Estate Consultants

PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

September 19, 2018

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



RE: Variance Application #037-18
Planner's Review Letter
Julie Tajfel
19 Russell Road
Block 97, Lot 13.10
R-40 Residential Zone

Dear Chairman and Members of the Board:

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

- Plan of Survey for Block 97, Lot 13.10, Township of Freehold, prepared by William P. Swift, P.L.S., P.P. of Wm. DiMarzo and Son, Associates Inc., dated 9/6/2018 in Freehold Township
- Details for Proposed Accessory Building for Tajfel Residence, prepared by Paul L. Barlo, AIA, R.A., of Barlo & Assoc., LLC, dated 3/16/2004
- Site photographs, undated

Project Description

The applicant is seeking bulk "c" variance approval in order to permit the number and size of certain accessory structures on a residential property to exceed what is permitted by Township ordinance. An existing pergola on the subject property exceeds the permitted maximum size of 192 square feet, as does a wooden deck/treehouse structure. Additionally, the deck/treehouse structure is not specifically permitted as an accessory use in the R-40 zone.

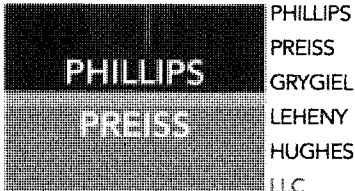
The subject property measure 82,411 square feet (1.89 acres) and is developed with a 2-story single-family dwelling and related accessory structures. The property is a corner lot located at the intersection of Russell Road and Seaman Drive. The property is located in the southeastern portion of the Township south of Stone Hill Road, east of Georgia Road, and west of Jackson Mills Road. All surrounding properties are also single-family homes located within the R-40 zone.

All accessory structures are existing on the subject property and include an in-ground pool, a pergola, a spa area, a koi fish pond, a sports court, a shed, and a wooden

33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
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DR File

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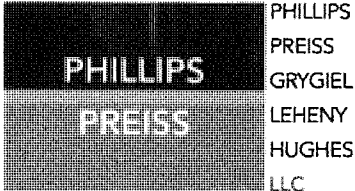


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deck/treehouse structure. The open pergola measures 473 square feet and is located adjacent to the pool. The open deck/treehouse is located in the rear (northern) portion of the property and measures 230 square feet (23 feet, 10 inches long by 10 feet, 4 inches wide). The sports court measures approximately 35 feet by 55 feet (1,940 square feet) and is surrounded by 10-foot mesh netting.

Zoning Compliance & Planning Comments

1. The subject property is located within the Township's R-40 Residential zone. Single-family residences and a variety of accessory uses and structures are permitted in this zone. All of the structures/uses on the property are presently existing, but it is unclear whether permits were obtained for all structures. As such, the applicant is seeking variance relief for several existing conditions.
2. The applicant has indicated that the treehouse/deck is not specifically permitted as an accessory use, but is accessory in nature and subordinate to the residential use, as it is intended only for use by residents of the property and is not commercial in nature. Additional testimony should be provided as to the nature of the treehouse/deck and any other structures on the property that are not specifically permitted in the R-40 zone.
3. Per Section 190-131C, gazebos, pergolas, arbors, or similar open structures are permitted accessory uses in the R-40 zone, provided they do not exceed 192 square feet in building area. The existing pergola on the subject property measures 473 square feet. As such, bulk "c" variance relief is required. The applicant should provide testimony in support of this variance request, and particularly address whether the excess size has any impact on neighboring property owners.
4. The Plan of Survey provided by the applicant indicates that a shed on the southern side of the property measure 60 square feet. However, when scaled from the survey, the shed appears to measure at least 200 square feet. Per Section 190-131C, one shed/storage building is permitted as an accessory use and may not measure more than 192 square feet in building area. The applicant should clarify the area of the existing shed to determine whether bulk "c" variance relief is required.
5. Private sports/tennis courts in residential zones are subject to the standards set forth at Section 190-123. The existing court requires relief from several of these standards. Per Section 190-123C, in the case of a corner lot, a sports court shall not be constructed closer to the side yard property lines than the required minimum principal side yard setback. The southerly portion of the sports court is 20.5 feet from the side yard property line, where 30 feet is required. Additionally, the court is surrounded with a 10-foot high protective mesh fence. Per Section 190-123E, fencing between 6 and 10 feet in height must be located at least 25



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feet from any property line, where the existing fence is approximately 15 feet from the property line. As such, bulk "c" variance relief is required for both of these existing conditions. Testimony should be provided as to whether the location of the court has had or may have impacts on neighboring property owners.

6. Documents submitted by the applicant indicate that the total accessory structure coverage on the site is 2.2%, where 5% is the maximum permitted in the R-40 zone. However, per the Plan of Survey, the 1,940-square foot sports court has not been included in this calculation, though it appears to qualify as a "structure" per Township ordinance definition. Additionally, the shed area is listed as 60 square feet, where it appears to be greater. The applicant should provide updated figures to confirm that the accessory structure coverage does not exceed 5%.
7. As bulk "c" variances 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, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

J18280