

TOWNSHIP OF FREEHOLD



MAYOR
Barbara J. McMorrow

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

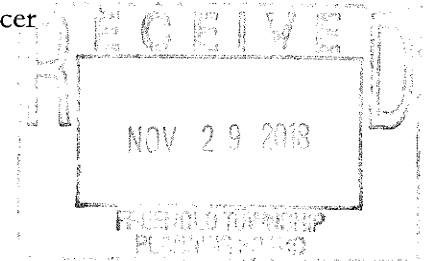
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 29, 2018

RE: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01 – Route 9 and Elton Adelphia Road
Amended Preliminary and Final Major Site Plan and Variances (#824-4-18)



This review refers to the following:

- Amended Preliminary and Final Site Plan for The Edge at Freehold Proposed Site Development Block 83, Lot 1.01, forty-three (43) sheets, dated November 16, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Architectural Plans, Proposed Maintenance Shed, The Edge at Freehold, Block 83, Lot 1.01, Freehold Township, Monmouth County, New Jersey, two (2) sheets, dated November 15, 2018, prepared by EP Design Services, LLC, signed and sealed by Francisco Y. Lado, AIA.
- Summary of Plan Changes, Amended Preliminary & Final Site Plans, The Edge at Freehold, Block 83, Lot 1.01, Township of Freehold, Monmouth County, NJ, dated November 15, 2018, prepared by EP Design Services, LLC, signed by Bradford J. Aller, PE, CME
- Stormwater Management Summary, Amended Preliminary & Final Site Plans, The Edge at Freehold, Block 83, Lot 1.01, Township of Freehold, Monmouth County, NJ, dated November 15, 2018, prepared by EP Design Services, LLC, signed by Bradford J. Aller, PE, CME
- Architectural Floor Plan Certification, JSM at Eaton, L.L.C., Preliminary and Final Major Site Plan for The Edge at Freehold – Mixed Use, Block 83, Lot 1.01, Freehold Township, Monmouth County, New Jersey, dated November 16, 2018, prepared by EP Design Services, LLC, signed and sealed by Francisco Y. Lado, AIA.
- Colored Plan Rendering of Pool Area, The Edge at Freehold, Township of Freehold, Monmouth County, New Jersey, prepared by EP Design Services, undated, unsigned.

RR File

P1



To: Planning Board
Re: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block83, Lot 1.01
Amended Preliminary and Final Major Site Plan (#824-4-18)

November 29, 2018


Executive Summary

The above referenced development includes the construction of eight (8) buildings, five (5) free-standing garages, a pool and cabana and associated site infrastructure which was originally approved in 2015 under Site Plan #824-1-15. Subsequently, the applicant received amended approvals for miscellaneous site modifications under application #824-2-16 and reconfiguration of the leasing and clubhouse square footage in Building #1 under application #824-3-18. The applicant is currently seeking amended preliminary and final major site plan approval for the following site modifications:

- Reducing the width of the sidewalk running parallel to the northern face of Building #1 from six feet (6') to five feet (5').
- Increasing the depth of the dumpster enclosure behind Building #2 from ten feet (10') to twelve feet (12') and adding a roof and man-door.
- Increasing the size of the pool cabana building from a one-story to a two-story structure. The proposed cabana will also include a bathroom and is also described as a site maintenance building/shed.

The following comments are provided:

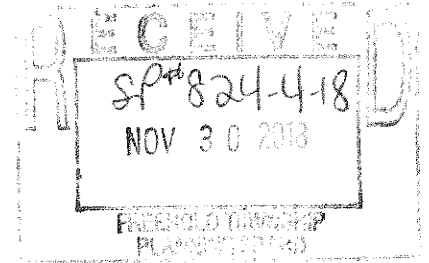
1. It should be noted that the revised site plan is now prepared by EP Design Services, LLC. Although the amended site plan essentially mirrors the plans previously prepared by Bohler Engineering, the plans require some "clean-up" work related to drafting items including but not line types, layering, overlapping dimensions, etc.
2. The proposed pool cabana is described as a site maintenance building with a garage on the architectural plans and includes a proposed bathroom and possible outdoor shower. The applicant shall provide testimony as to any additional uses of each floor of the building.
3. Applicant shall provide an architectural rendering and construction details related to the proposed refuse enclosure with roof and man-door.
4. Applicant shall provide amended engineer's sanitary sewer and water reports reflecting the modified pool cabana/site maintenance building. The amended reports shall also include the modifications of the clubhouse and leasing area previously approved under amended site plan application #824-3-18.


TIMOTHY P. WHITE
Township Engineer

TPW/mb



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



**The Edge at Freehold
Fourth Amended Preliminary & Final Major Site Plan
U.S. Route 9 & Elton-Adelphia Road, Block 83, Lot 1.01
Site Plan No. 824-4-18
Sanitary Sewer and Water System Resolution Compliance Review #8**

Our Reference
377712FH01

November 30, 2018

3 Paragon Way
Freehold NJ 07728
United States of America

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

Dear Mr. White:

As requested by the Township of Freehold (the Township), we have reviewed the submitted plan set titled "Amended Preliminary & Final Site Plan for The Edge at Freehold Proposed Site Development, U.S. Route 9 & Elton-Adelphia Road, Monmouth County, New Jersey, Block 83 Lot 1.01; Highway Mixed Use Development Zone (HMUD); Tax Map Sheet #37" prepared by EP Design Services, LLC, for JSM at Eaton, L.L.C. (the Applicant), dated November 16, 2018.

Executive Summary

Please refer to the Sanitary Sewer and Water System Resolution Compliance Review #1 report dated September 15, 2016 for a summary of the project.

Plan Consistency Review:

A review of the plan set prepared by EP Design Services, LLC is consistent with the water system and sanitary sewer system design submitted previously. The only minor difference between the plans was the location of the tap for the 1-inch service that serves the two-story pool cabana building. We take no exception to this minor change.

Water System and Sanitary Sewer Review:

The latest design includes a modification to the previously approved pool cabana to a two-story building. This increase to the building size will result in an increase to the water demand and wastewater flows. Accordingly, the Applicant will need to submit a revised water system and sanitary sewer report with updated water demand and wastewater flow calculations. These revised demand and flow values will be used to compute connection fees for the pool cabana building.

PB Filo.

P-2



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'. The signature is written in a cursive style with a large, prominent 'B' and 'D'.

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 (Mott MacDonald)
Rafael Mercado (Mott MacDonald)



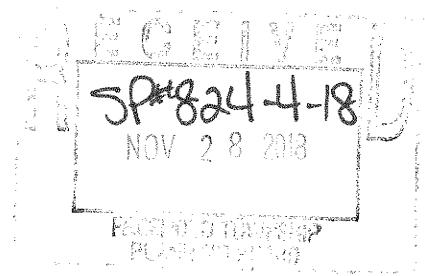
YOUR GOALS. OUR MISSION.

FRTW-R3272

November 28, 2018

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

**Re: JSM @ Eaton, LLC (The Edge)
Amended SP #824-4-18
Block 83 Lot 1.01
Drainage and Landscape Review**



Dear Ms. Sims:

This office has completed review of the Amended Preliminary and Final Site Plan for the above referenced site, prepared by EP Design Services, LLC, dated November 16, 2018. The plans were reviewed against the most recent plan set, prepared by Bohler Engineering, dated March 3, 2015, latest revision November 8, 2018. The proposed drainage facilities and landscaping appear to be consistent with the signed Bohler plan set. Therefore, we have no further comment regarding the drainage and landscaping shown on the plans prepared by EP Design Services, LLC.

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

Very truly yours,

T&M ASSOCIATES

Edward G. Broberg
EDWARD G. BROBERG, P.E.
MANAGER

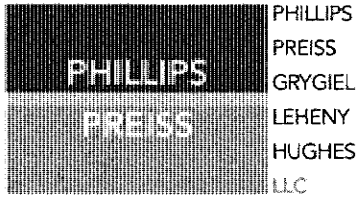
EGB:DMD:AWD:dk

c: Timothy White, Township Engineer

G:\Projects\FRTWR3272\Correspondence\Sims_EGB_JSM@Eaton_Amended Plan_Drainage and Landscape Review.docx

P-3

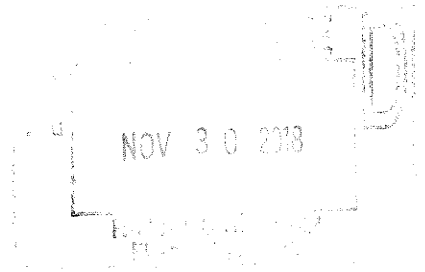
DR En.



Planning & Real Estate Consultants

November 30, 2018

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



RE: **APP #824-4-18**
Planner's Review Letter
Amended Preliminary and Final Major Site Plan and Variances
The Edge at Freehold
JSM at Eaton – Edgewood Properties
Route 9 & Eaton-Adelphia Road
Block 83, Lot 1.01
HMUD Highway Mixed Use Development Zone

Dear Chairman and Members of the Board:

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

- Amended Preliminary and Final Major Site Plan for The Edge at Freehold, U.S. Route 9 & Eaton-Adelphia Road, Township of Freehold, Monmouth County, New Jersey, Block 83, Lot 1.01, consisting of 4 sheets, prepared by Bradford J. Aller, PE, of EP Design Services, LLC, dated 11/16/18
- Architectural Plans for Proposed Maintenance Shed, The Edge at Freehold, prepared by Francisco Y. Lado, AIA, of EP Design Services, LLC, dated 11/16/18

The applicant received amended preliminary and final major site plan approval in 2015 to construct a mixed-use commercial and residential development on the site (Resolution # 824-1-15) and has subsequently returned for amended approvals, most recently in July 2018 (Resolution #824-2-16). This office issued prior reports dated 5/29/15 and 12/30/16 in connection with this application. This report addresses the most recent plan revisions and outstanding issues identified during the application review process.

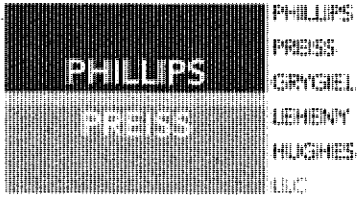
Project Description

The applicant is seeking amended preliminary and final major site plan approval in connection with a proposal to slightly modify an approved mixed-use development consisting of two mixed use buildings, six residential apartment buildings and five freestanding garages. The subject property measures 21.09 acres and has frontage on US Route 9, County Route 23 (Jackson Mills Road) and County Route 524 (Elton-Adelphia Road), as well as a jughandle providing turning access to and from Route 9.

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

DR ETC

P-4



Planning & Real Estate Consultants

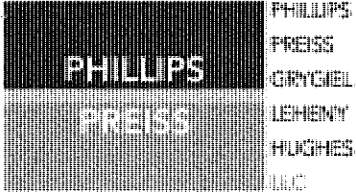
Proposed changes in this submission include:

- The sidewalk running parallel to the north side of Building #1 has been reduced in width from 6 feet to 5 feet
- The dumpster enclosure behind Building #2 has increased in depth from 10 feet to 12 feet; a shed roof and man-door have also been added.
- A second story has been added to the previously-approved pool cabana, which is also now proposed to serve as a maintenance building.

The pool cabana/maintenance is proposed to remain on the west side of the pool area, adjacent to a surface parking lot. The building footprint has been slightly increased from 570 square feet to 600 square feet. The newly proposed second floor would also measure 600 square feet, for a total building area of 1,200 square feet. Per the architectural plans provided by the applicant, the building would function as a garage and storage building, with a rollup door and man-door facing the parking area. The first floor would include a restroom and a sink. The second floor is depicted as an open storage area. The building would be clad in vinyl siding with a brick base and fiberglass roof shingles. Roof overhangs with columns are proposed along the south and east elevations

Zoning Compliance & Planning Comments

1. We defer to the Township Engineer for comment regarding the proposed alterations to the sidewalk outside Building #1.
2. The applicant has not provided a detail showing the proposed changes to the dumpster enclosure. Such a detail should be provided. We defer further comments to the Township Engineer.
3. The applicant should provide testimony describing the proposed use of the cabana/maintenance building, including any activities proposed for the second floor. It appears that the building is proposed to serve primarily as a maintenance building rather than as an accessory structure to the pool amenity. Testimony should also address how vehicles are proposed to access the garage, as it is adjacent to curbed parking spaces.
4. The following variances were previously approved relating to the site plan, to which no changes are proposed:
 - Section 190-147D(1): A 300 foot minimum multifamily residential setback to Jackson Mills Road (CR 23) is required, where 128.80 feet is provided to Building 8



Planning & Real Estate Consultants

- Section 190-147E(10)(b): A 100 foot minimum front yard building setback is required in the HMUD zone, where 86.1 feet is provided for the 8,000 square foot retail building
- Section 190-147E(13): A 25 foot minimum buffer from any residential zoning district is required, where 13 feet is provided
- Section 190-183D: one freestanding sign is permitted, where two monument signs are provided

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

18346



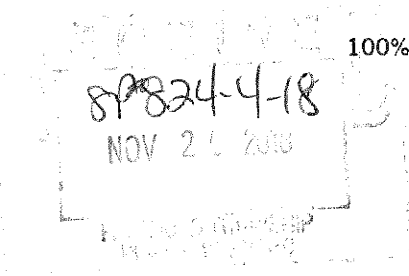
SPIEZLE ARCHITECTURAL GROUP, INC.

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

866-974-7666

www.spiezle.com

100% employee-owned



November 26, 2018

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

**Re: Architectural Review: Fourth Amended Preliminary and Final Major Site Plan #824-4-18
The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01 – Route 9 & Elton Adelphia Road**

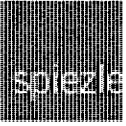
Dear Ms. Sims:

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 Preliminary Approval Major Site Plan
- Application for Final Approval Major Site Plan
- Rider # 1 – Variance and Waiver List dated, 11/16/18
- Monmouth County Planning Board approval and supporting documentation
- Letter identifying extent of scope changes prepared by EP Design Services, LLC and dated 11/15/18
- Letter confirming building areas prepared by EP Design Services, LLC and dated 11/16/18
- Site/Civil engineering drawings 1-43 prepared by EP Design Services, LLC and dated 11/16/18
- Architectural drawings A2.01 and A3.01 prepared by EP Design Services, LLC and dated, 11/15/18
- Colored partial site map prepared by EP Design Services, LLC, undated

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. This review is limited to the items noted as having been changed from the previous application and more specifically, the proposed cabana. The design of the cabana generally meets the intent of the T.O.
2. Applicant shall identify the use of the second floor as well as the covered area located on the (project) south side of the cabana. The architectural drawings identified as A2.1 and A3.01 list the building as, Proposed Maintenance Shed whereas the colored site plan and letter qualify it



as a pool cabana. Applicant shall confirm one use or the other and update the drawings accordingly.

3. There appears to be a fence line with a gate shown on the colored site plan. Applicant shall submit details of the fence and gate design.

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

SPEZLE 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"

Timothy White, PE, PLS, CME
Township Engineer

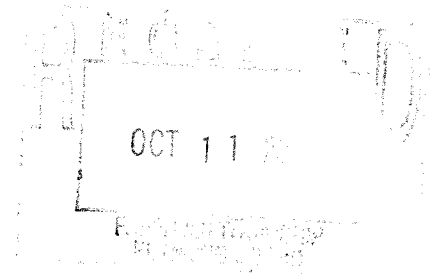
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 11, 2018

RE: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3 – 3301 Route 9 North
Preliminary and Final Major Site Plan #886-16 and Variance #021-16
REVIEW #3



- Preliminary & Final Major Site Plan Phase 1, Preliminary Site Plan Phase 2, Elton Plaza, Block 80, Lot 3, Tax Map Sheet No. 37, Township of Freehold, Monmouth County, New Jersey, thirty-three (33) sheets, dated December 5, 2016, last revised August 24, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Architectural Plans, Elton Plaza, Preliminary & Final Site Plan – Conceptual Architectural's, Block 80, Lot 3, Freehold, New Jersey, eight (8) sheets, dated October 3, 2016, last revised May 18, 2018, prepared by EP Design Services, LLC, by Francisco Y. Lado, AIA, unsigned.
- ALTA/ACSM Land Title Survey, E.P. Design Services, Existing Conditions, Block 80, Lot 3, 3301 Route 9, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated September 22, 2015, revised October 22, 2015, prepared by Dynamic Survey, LLC, signed and sealed by Craig Black, P.E., L.S.
- Vegetation Report (Tree Assessment), M&M Realty Partners at Freehold, LLC, 3301 Rte 9 North, Block 80, Lot 3, Freehold, NJ, dated October 30, 2017, prepared by Chestnut Arboricultural & Forestry Services, LLC., unsigned.
- Architectural Floor Plan Certifications, Elton Plaza, Block 80, Lot 3, Phase I and Phase II, two (2) pages, dated August 23, 2018, prepared by EP Design Services, LLC, signed and sealed by Francisco Y. Lado, AIA.
- Elton Plaza Narrative, M&M Realty Partners at Freehold, LLC, Preliminary & Final Major Site Plan, Block 80, Lot 3, Township of Freehold, dated September 6, 2018, prepared by Cleary, Giacobbe, Alfieri, Jacobs, LLC, unsigned.
- Description of Buildings/Statement of Operations, M&M Realty Partners at Freehold, L.L.C., for Freehold Marketplace, Block 80, Lot 3, Freehold Township, Monmouth County, New Jersey, dated March 6, 2017, unsigned.
- List of Existing Easements, Covenants, Deed Restrictions, & Board Decisions, M&M Realty Partners at Freehold, L.L.C., Township of Freehold, Block 80, Lot 3.



To: Planning Board
Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
Preliminary and Final Major Site Plan #886-16 and Variance #021-16
REVIEW #3

October 11, 2018

- Stormwater Management Report for Elton Plaza, Block 80, Lot 3, Freehold Township, Monmouth County, New Jersey, dated December 6, 2016, last revised August 24, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- CULTEC Subsurface Detention Basin Plans and Details, M&M Realty, Block 86, Lot 3, Freehold, NJ, nine (9) sheets, dated March 2, 2018, prepared by Cultec, Inc., unsigned.
- Stormwater Management Maintenance Plan for Elton Plaza, Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey, dated October 12, 2017, last revised August 24, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Traffic Impact Study for Freehold Marketplace, Freehold Township, Monmouth County, New Jersey, dated December 27, 2016, prepared by Langan Engineering and Environmental Services, Inc., signed and sealed by Karl A. Pehnke, P.E., PTOE, signed by Alan W. Lothian, P.E.
- Water Report for Elton Plaza, Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey, dated October 12, 2017, revised August 24, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Sanitary Sewer Report for Elton Plaza, Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey, dated October 12, 2017, revised August 24, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Sanitary Sewer Maintenance Manual for On-Site Establishments for Elton Plaza, Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey, dated April 6, 2018, revised August 24, 2018, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Environmental Assessment of M&M Realty Partners at Freehold, L.L.C., Block 80, Lot 3, Freehold Township, Monmouth County, dated March 3, 2017, prepared by Edgewood Properties, unsigned.
- Environmental Report, M&M Realty Partners of Freehold, LLC, Block 80, Lot 3, 3301 Route 9, Freehold Township, Monmouth County, dated October 27, 2017, prepared by RTP Environmental Associates, Inc., signed by David Gabel.
- Architectural Material Samples, M&M Realty Partners at Freehold, L.L.C., Block 80, Lot 3, Township of Freehold, Monmouth County, NJ, dated March 3, 2017, revised March 4, 2017, prepared by E.P. Design Services, L.L.C.
- Elton Plaza Signage Package, Block 80, Lot 3, dated August 23, 2018.
- Wawa Colored Renderings/Elevations, Prototype W50T and Wawa Gas Canopy – M.A. Stacked 6, three (3) sheets, dated August 6, 2015, August 7, 2015 and September 3, 2015, prepared by Cuhaci & Peterson, unsigned.
- Chick-fil-A Colored Renderings/Elevations, 03980, Freehold FSR, Freehold, NJ S08H-N-SQ-L Reverse, v7, two (2) sheets, dated September 9, 2016, unsigned.
- Colored Elevations, Retail Center, M&M Realty Partners at Freehold, L.L.C., 3301 Route 9, Freehold Township, Monmouth County, New Jersey 07728, one (1) sheet, dated October 3, 2016, last revised May 18, 2018, prepared by EP Design Services, LLC, by Francisco Y. Lado, AIA, unsigned.



To: Planning Board
Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
Preliminary and Final Major Site Plan #886-16 and Variance #021-16
REVIEW #3

October 11, 2018

- NJDEP Permits, Minor Road Crossing (1316-04-0010.1, FWW140001), Averaging Plan (1316-04-0010.1, FWW140002), dated May 22, 2015, approved by Ryan J. Anderson, Division of Land Use Regulation.
- Monmouth County Planning Board, Conditional Approval, dated April 26, 2018, signed by Victor Furmanec, P.P., A.I.C.P.

Executive Summary

The applicant is seeking phased preliminary and final major site plan approval for the construction of five (5) buildings containing at total of 40,609 square feet of retail space at the above referenced 14.62 acre property. The five buildings include a 5,150 s.f. restaurant with drive-thru (Chick-Fil-A), a 13,600 s.f. multi-tenant retail center with 10,600 s.f. of retail space and 3,000 s.f. of restaurant space, a 5,051 s.f. convenience store with fuel station (Wawa), a 14,724 s.f. retail/pharmacy building with drive-thru (tenant unknown), and a second 2,084 s.f. fast food restaurant with drive-thru (tenant unknown). Phase I includes Preliminary and Final Major Site Plan approval for the Chick-Fil-A, multi-tenant retail center, and Wawa with fuel station. Phase 2 includes preliminary site plan approval for the retail/pharmacy building and the second drive-thru fast food restaurant. All of the proposed uses are permitted in the Highway Mixed Use Development Zone (HMUD). Site improvements associated with the proposed project include a two-way internal roadway system, 262 parking spaces, 24 land banked parking spaces, a stormwater management system, underground utilities, retaining walls, concrete sidewalk, landscaping and lighting. Access to the development will be provided via three (3) access driveways including two (2) right-in/right-out driveways along U.S. Route 9 and a right-in/right-out driveway at Elton Adelpia Road (Monmouth County Route 524). Water service will be provided by connection to the Township’s water system both through the rear of the property at Canart Drive and in two locations along U.S. Route 9 North. Sanitary sewer service will be provided by connection to the Township’s system through the rear of the property and Canart Drive and connection to an existing manhole at Juniper Drive. Variances are being requested for conditions related to proposed signage.

The following comments are provided:

1. The project name (Elton Plaza) shall be approved by the Street Name Advisory Board.
2. The applicant shall obtain approval from the Shade Tree Commission for removal of all trees including heritage trees in accordance with T.O. Section 336-10.
3. Provide metes and bounds description for the proposed 20-Foot-Wide Utility Easement and 75-Foot Landscape Buffer Easement to be dedicated to the Township of Freehold for review by this office.
4. Provide amended NJDEP approvals pertaining to the modified wetlands disturbance and NJDEP Conservation Easement reduction at the site (due to the configuration of the Elton Adelpia Road driveway). The wetlands area (as modified) shall also be described in a conservation easement to be dedicated to the Township of Freehold. Provide associated metes and bounds description for review by this office.
5. Sidewalk along the site frontage shall be extended to meet the existing sidewalk within the limits of the NJDOT ramp located south of the site.



To: Planning Board
Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
Preliminary and Final Major Site Plan #886-16 and Variance #021-16
REVIEW #3

October 11, 2018

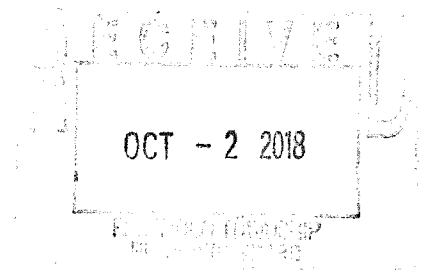
6. The portion of the sight triangle on private property at the Elton Adelphia driveway shall be described as an easement to be dedicated to the County.
7. Subject to approval by the Board, the applicant shall provide a Spill Prevention Countermeasure and Control (SPCC) Plan for the proposed fuel station storage tanks in accordance with USEPA requirements.
8. Plans shall include the all information related to proposed layout and details for the subsurface basins as described on the plans prepared by the manufacturer (Cultec). The Cultec plans shall be included within the site plan set or attached to the site plan set and reference on the cover sheet. It is recommended to provide additional cleanouts and inspection ports and also to provide provisions for access to the below grade systems (manholes, etc.).
9. Applicant must obtain a design waiver for all proposed storm sewer pipe constructed of materials other than reinforced concrete pipe (RCP) and/or less than 15" in diameter. It should be noted that most of the proposed storm pipe is described as RCP with a minimum diameter of 15" with the exception of the proposed roof drains, below grade basins, and storm pipe between the rear yard A-inlets (non-paved area). This office has no objections to a design waiver for these specific areas of the site.
10. Subject to Board approval, revise Operations & Maintenance manual to address the following comments:
 - a. Remove references to the maintenance of ponds as there are no ponds proposed at the site.
 - b. Provide inspection checklists (separate from the maintenance checklists) written specific to each stormwater management facility. The checklists shall also describe the frequency of the inspections.
11. The applicant has proposed shoe box style LED lighting fixtures throughout the site. The applicant shall be aware that the planning board may require a fixture which is more traditional or colonial in style.
12. Should the construction of the project require the import or export of fill in excess of 100 CY, then a separate application for soil removal/fill must be made and a permit must be obtained from the Board.
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 the Planning Board hearing.
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



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



**M & M Realty Partners at Freehold, LLC
Block 80, Lot 3 – 3301 Route 9 North
Site Plan No. 886-16 & and Variance No. 021-16
Sanitary Sewer and Water Systems Review**

October 2, 2018

Our Reference
375713AG01

Dear Mr. White:

3 Paragon Way
Freehold NJ 07728
United States of America

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

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Elton Plaza Preliminary and Final Major Site Plan Phase 1 Preliminary Site Plan Phase 2 Block 80, Lot 3; Tax Map No. 37, Township of Freehold, Monmouth County, New Jersey", dated December 5, 2016, with a last revision date of August 24, 2018, prepared by EP Design Services, LLC. for M & M Partners at Freehold, LLC (the Applicant). The plans were received by the Township Planning Board on August 27, 2018.

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

- A set of signed and sealed plans referenced above (33 sheets), dated December 5, 2016, with a last revision date of August 27, 2018;
- A response letter from Salvatore Alfieri, Esq. of Cleary Giacobbe Alfieri Jacobs LLC (Applicant's Attorney), dated August 27, 2018;
- A revised Application for Preliminary Approval Major Site Plan (Phase I & II), dated August 23, 2018;
- A copy of the Application for Final Approval Major Site Plan (Phase I only), dated August 23, 2108;
- A copy of an Application for Variance, dated August 23, 2018;
- A sheet entitled "Elton Plaza Narrative", dated September 6, 2018;
- A report entitled "Sanitary Sewer Maintenance Manual for Onsite Establishments for Elton Plaza Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey", dated with a last revision of August 24, 2018 and prepared by E.P. Designs Service, L.L.C., dated as received by the Township on August 27, 2018;
- A report entitled "Sanitary Sewer Report for Elton Plaza Block 80, Lot 3 Township of Freehold, Monmouth County, New Jersey", dated October 12, 2017 with a last revision date of August 24, 2108 and prepared by E.P. Designs Service, L.L.C., dated as received by the Township on August 27, 2018;
- A report entitled "Water Report for Elton Plaza Block 80, Lot 3 Township of Freehold, Monmouth County, New Jersey", dated October 12, 2017 with a

Handwritten signature

P3

last revision date of August 24, 2018 and prepared by E.P. Designs Service, L.L.C., dated as received by the Township on August 27, 2018;

- A letter from the architect for the project stating the areas of the buildings for Phase I of the site, dated August 23, 2018;
- A letter from the architect for the project stating the areas of the buildings for Phase II of the site, dated August 23, 2018;
- A signage package for the site, dated August 23, 2018;
- A set of architectural plans (8 sheets) entitled "Elton Plaza Preliminary & Final Site Plan – Conceptual Architecturals, Block 80, Lot 3 Freehold, New Jersey", with a last revision date of May 18, 2018, dated as received by the Township Planning Board on August 27, 2018.

Executive Summary

The site in question (Block 80, Lot 3) is located at the northeast corner of the Route 9 North and Elton-Adelphia Road intersection. The site is currently a wooded lot. The Applicant is proposing to construct a shopping center with 5 buildings, two for individual fast food restaurants, one for a retail building with drive-thru, one for a convenience store with gas pumps and one retail building with up to seven tenants. In the latest plan submittal, the Applicant is proposing to construct the project in two phases. The Applicant is requesting preliminary and final approval for Phase I which will consist of three units – the convenience store and gas station (5,051 SF and 16 filling positions), one fast food restaurant (5,150 SF) and the retail building (13,600 SF). Additionally, the applicant is seeking preliminary approval for Phase II which will consist of one fast food restaurant (2,084 SF) and one retail building with drive-thru (14,724 SF) and will seek final approval when tenants for the buildings are confirmed.

The Applicant is proposing to provide sanitary sewer service to the site via a sanitary sewer extension to the northeast through the Canart Drive to a manhole at the intersection of Canart Drive and Juniper Drive. The Applicant's Engineer has submitted a revised Engineer's Sanitary Sewer Report and calculated the projected wastewater flows for the project based upon NJDEP Treatment Works regulations (N.J.A.C. 7:14A-23.3). The flows have been projected to be 9,339 GPD. It appears that this project will require a Treatment Works Approval (TWA) from NJDEP due to the projected flows. The project will also require approvals from Manasquan River Regional Sewerage Authority (MRRSA) and Ocean County Utilities Authority (OCUA).

The Applicant is proposing to provide public water service to the site via a connection to an existing water main within Canart Drive and two connections to the existing water main along Route 9 North. The Applicant's Engineer has provided a revised Water Report estimating the water demand for the projected based upon NJDEP Safe Drinking Water regulations (N.J.A.C. 7:10-12.6). The projected water demand for the project was determined to be 10,548 GPD. It appears that this project will not require a Safe Drinking Water Permit from NJDEP.

Sanitary Sewer Comments

There are several issues pertaining to the proposed on-site sanitary sewer system that should be addressed prior to approval of the plans for the project:

1. The Applicant has provided an updated Sanitary Sewer Engineer's Report with updated wastewater flows calculated based on N.J.A.C. 7:14A-23.3. We concur with the revised projected flows presented in the report.
2. The distance and slope of the sanitary sewer between Manhole No. 9 and Manhole No. 8 should be shown on the utility plan sheet 7 of 33.



3. The sanitary sewer specifications Section 2C.3.6 (3) should indicate that all sanitary sewer manhole channels and inverts shall be constructed of vitrified red brick.
4. The sanitary sewer specifications Section 2D Tests and Inspections, should indicate that low air pressure testing and deflection testing shall be performed as per the Township of Freehold Sanitary Sewer Construction Standards.

Water System Comments

There are several issues pertaining to the proposed on-site water system that should be addressed prior to approval of the plans for the project:

1. The Applicant has provided a revised Water Report that includes the calculation of water demands in accordance with N.J.A.C. 7:10-12.6. We concur with the projected water demand for the entire site.
2. The hydrant at the southern entrance driveway which is to be relocated will have to be installed on the existing main via a wet tap. This should be indicated on the plan.
3. The profiles for the storm sewer equalization pipes between HW #1.1 to HW #1.2 and HW #2.1 to HW #2.2 should be provided since the water main will have to be installed under these storm pipes.
4. The section in the water main specifications on "Butterfly Valves" should indicate that the buried butterfly valves shall have mechanical joints ends and non-rising stems.
5. The Water Main Specifications for the water services should indicate that all water services shall be a minimum of 1-inch in diameter and the service piping from the corporation to the curb stop shall be "K" copper tubing only. Additionally, all water meters shall be located within the buildings.

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

Very truly yours,

Mott MacDonald

A handwritten signature in black ink that reads 'Brian T. Dougherty'.

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

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



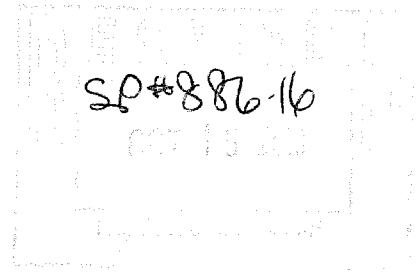
YOUR GOALS. OUR MISSION.

FRTW-R3820

October 10, 2018

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

**Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
SP# 886-16
Drainage and Landscape Review No. 4**



Dear Ms. Sims:

I have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by EP Design Services, LLC plans dated December 5, 2016, revised August 24, 2018; calculation dated December 6, 2016, revised August 24, 2018.

The plans have been revised in response to our letter dated December 21, 2017. We have the following comments and concerns as it relates to the proposed stormwater and facilities:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**
5. Township ordinance requires all drainage pipe to be reinforced concrete pipe. **Addressed. The applicant requested a design waiver as discussed at the 12/19/17 meeting at town hall.**
6. There are a number of larger diameter pipe proposed at slopes less than 0.25 percent. The applicant should demonstrate that the pipes meet the minimum velocities required to minimize silt and sediment deposits. In addition, large diameter pipes at flat slopes are difficult, if not impossible, to build and maintain design slope. **Addressed. The applicant has revised the proposed pipe slopes to provide a minimum velocity of 2 ft/s. Although the pipes remain at a flat slope that will be difficult to control during construction, the applicant states their contractor has experience installing pipes of similar slopes.**
7. **Addressed.**
8. **Addressed.**

P4



Le: Danielle Sims, Administrative Officer
Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
SP# 886-16
Drainage and Landscape Review No. 4

9. Addressed.

10. Addressed.

11. An Operation and Maintenance Manual should be provided that clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The manual should provide specific maintenance requirements and schedule for the permanent pool. Particularly the cleanout cycle for the accumulated sediment removal. **Continuing Comment. The O&M Manual references maintenance for permanent ponds however, the proposed stormwater management plan does not include a permanent pond. The section of the manual shall be omitted. The O&M Manual shall provide specific maintenance for the sand basin bottom.**

ADDITIONAL COMMENT REVISED PLANS

1. Addressed.

LANDSCAPING

1. The subject tract is currently vacant and heavily wooded. With the exception of trees within the residential buffer area Conservation Easement Area, all trees will be removed from the site:
 - a. A tree location plan has been submitted which shows several large trees to be removed. A tree removal application should be submitted which identifies any Heritage Trees that will be removed. **Addressed. The applicant states they will submit a tree removal application under separate cover.**
 - b. The plans depict clearing of all trees within the Route 9 right-of-way. The applicant shall confirm that this tree removal is approved by the NJDOT. **Addressed. The applicant states they will forward NJDOT approval once received.**
 - c. The applicant is proposing an access driveway from Elton Adelphia Road, immediately adjacent to the Conservation Easement. The plans depict the existing trees to remain up to the edge of the proposed curb and easement line. However, at some locations, the proposed driveway appears to be approximately 4' above existing grade with no provisions for grading on the side of the driveway. The applicant shall confirm that it is realistic to expect trees to be preserved up to the limits of the driveway construction. It appears that some trees may need to be removed from the Conservation Easement to accommodate the construction of this driveway. **Addressed. The applicant states there will not be any grading along the sides of the elevated driveway. The applicant states they will comply**



Le: Danielle Sims, Administrative Officer

Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
SP# 886-16
Drainage and Landscape Review No. 4

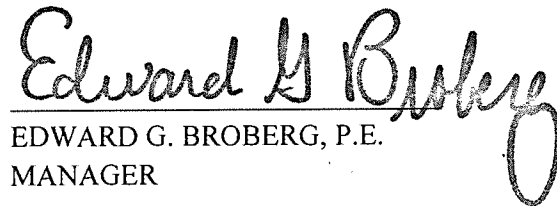
with the necessary requirements that are subject to NJDEP approval for minor clearing within the area.

- 2. Addressed.
- 3. Addressed.
- 4. Addressed.
- 5. Addressed.
- 6. Addressed.
- 7. Addressed.
- 8. Addressed.
- 9. Addressed.
- 10. Addressed.
- 11. Addressed.
- 12. Addressed.

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

Very truly yours,

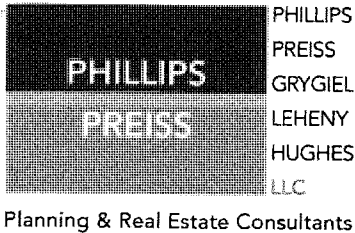
T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:AWD:dk

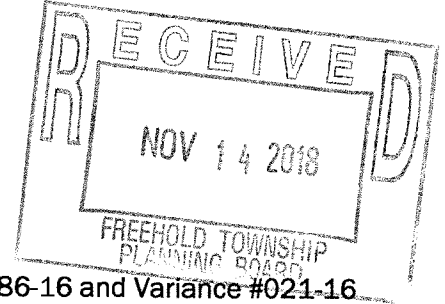
cc: Timothy White, Township Engineer

G:\Projects\FRTWAR3820\Correspondence\Sims_EGB_M&M Realty Partners of Freehold, LLC Drainage and Landscape Review No. 4.docx



November 6, 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 #886-16 and Variance #021-16
Planner's Review Letter #4
M&M Realty Partners of Freehold, LLC
3301 Route 9 North
Block 80, Lot 3
Highway Mixed Use Development (HMUD) Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the architectural and signage plans for this project, revised through 10/22/2018 and 11/1/2018, respectively. Prior reports dated 4/28/2017, 12/18/2017, and 10/11/2018 were prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior reports.

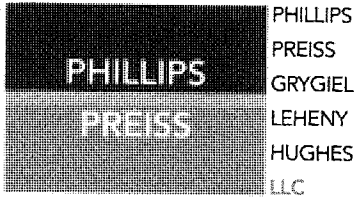
We have reviewed the above-referenced development application, including the following documents:

- Preliminary and Final Major Site Plan, M&M Realty Partners at Freehold, Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey, consisting of 32 sheets, prepared by Bradford J. Aller, P.E., of EP Design Services, LLC, dated 12/5/2016 and revised through 8/24/2018
- Preliminary and Final Site Plan – Conceptual Architecturals, M&M Realty Partners at Freehold, LLC, Block 80, Lot 3, Freehold, New Jersey, consisting of 12 sheets, prepared by Francisco Y. Lado, AIA, of EP Design Services, LLC, dated 10/3/2016 and revised through 10/22/2018
- Wawa Prototype W50T, prepared by Cuhaci and Peterson, dated 8/6/2015
- Façade Signage Plan for Retail Building, prepared by Francisco Y. Lado, AIA, of EP Design Services, LLC, dated 10/3/2016 and revised through 5/18/2018
- Chick-fil-A exterior elevations, unsigned, dated 9/9/2016
- Elton Plaza Signage Package, dated 8/23/2018 and revised through 11/1/2018

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

PR File

P5



Planning & Real Estate Consultants

Project Description

The applicant is proposing to construct a new shopping center consisting of ±40,609 square feet of retail/restaurant space in five buildings. The applicant is proposing to construct the development in 2 phases. At this time, the applicant is seeking preliminary and final major site plan approval for Phase I and preliminary site plan approval for Phase II. The improvements proposed for each phase are further described below.

The subject property measures 14.62 acres and is undeveloped and forested. The subject property is bounded by Route 9 North to the west and Elton-Adelphia Road and an associated jughandle to the south. There is single-family residential development along Juniper Drive in the R-25 zone to the northeast and commercial development along Route 9 in the vicinity of the subject property.

Phase I

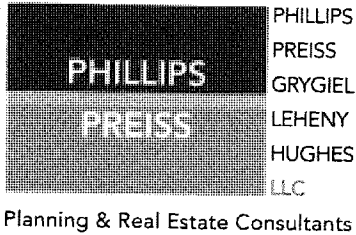
The applicant is requesting preliminary and final major site plan approval for the following buildings, which comprise Phase I of the proposed development.

Building 2: Wawa Fuel Station and Convenience Store (5,051 square feet)

The lower portion of the building would be clad with stone veneer and the upper portion would be clad with EIFS. A Dutch seam metal canopy would be provided on the front elevation. The fuel canopy would be constructed of gray aluminum and would measure 130 feet by 55 feet and 14 feet-10 inches to 25 feet- 4 inches in height. The fuel canopy would have columns with a stone veneer finish and three kiosks. There would be eight fuel dispensing stations (two diesel and six gasoline dispensers). A trash/recycling compound measuring 16.5 feet by 35.7 feet and 9 feet in height, to be clad with stone veneer and EIFS, would be located to the rear of the building. A loading area has also been shown to the rear of the building.

Building 3: Retail Center (13,600 square feet of retail space)

The building would contain seven retail tenant units (one measuring 1,795 square feet and 6 measuring 1,942.86 square feet). A small landlord office would be located in the rear portion of the smallest tenant space, and would measure 147.86 square feet. The applicant has provided revised architectural plans indicating that the lower front façade of the building would be clad in dimensional brick with a metal standing seam beam canopy. The upper portion of the front façade and the parapet would be clad in EIFS panels with an aluminum parapet cap. Bronze storefront systems would serve as entrances to the tenant spaces. The rear façade would be clad in dimensional brick along its base with EIFS panels comprising the remainder of the façade. The side facades would include storefront systems towards the front of the building, with dimensional brick cladding up to the top of the storefronts. The upper portion of the façade would be clad with EIFS panels.



A refuse enclosure comprised of CMU block with a brick veneer face would be provided to the northeast of the building, to measure 22 feet-6 inches by 11 feet-8 inches and 8 feet in height. A combined employee parking and loading area has been shown to the rear of the building.

Building 5: Chick-fil-A with drive-thru (5,150 square feet/107 seats)

The building would be located in the northernmost portion of the subject property, and a refuse enclosure measuring 34 feet by 10 feet and 9.25 feet in height would be provided in the northeastern portion of the parking lot. The building and trash enclosure would be clad with brick. A loading area measuring 12 feet by 70 feet has been shown to the south of the drive-thru lane.

Phase II

The applicant is requesting only preliminary site plan approval for the following buildings, which comprise Phase II of the development. The applicant has indicated that final approval will be sought once tenants are secured.

Building 1: Retail with drive-thru (14,724 square feet)

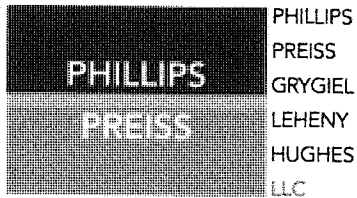
The building would be located in the southernmost portion of the subject property, to the north of the jughandle. A compactor and dumpster enclosure measuring 14 feet-6 inches by 13 feet-6 inches has been shown at the rear of the building; enclosure height does not appear to have been provided. A loading area measuring 12 feet in width has also been shown to the rear of the building adjacent to the drive-thru lane. The applicant has indicated that additional architectural details would be provided as part of final site plan approval.

Building 4: Fast-food restaurant with drive-thru (2,084 square feet/52 seats)

This building would be located adjacent to the northerly access driveway from Route 9. A refuse enclosure comprised of rough sawn cedar fencing would be provided to the east of the building adjacent to the drive-thru lane entrance, to measure 11 feet by 23 feet and 8 feet in height. A loading area has not been shown. Additional details would be provided at the time of final site plan approval.

Two entrance/exit driveways would be provided from Route 9 and one entrance/exit driveway would be provided from Elton-Adelphia Road. Two hundred sixty-two (262) parking spaces are proposed, plus an additional 24 banked spaces in the northern portion of the subject property. Retaining walls with attached guiderails are proposed along both sides of the driveway from Elton-Adelphia Road.

Drainage basins would be located along the subject property's Route 9 frontage, as well as adjacent to the jughandle. Block retaining walls and split rail fencing with black vinyl coated chain link measuring 4 feet in height and would be provided around the perimeter of the stormwater basin at the top of the wall. Existing wooded areas would be retained in the easternmost portion of the subject property, as well



Planning & Real Estate Consultants

as in the southeastern-most portion of the subject property adjacent to the jughandle. Landscaping would include plantings around the drainage basins, as well as along the northern and eastern perimeters of the developed and within parking islands and along interior roadways.

Board-on-board fencing measuring 6 feet in height, as well as a row of evergreen trees, have been provided generally along the eastern perimeter of the proposed development to provide additional screening.

Signage

Shopping Center Pylon Signs

- Sign 1: To contain signage for Wawa and gas pricing numbers measuring 59.75 square feet and measure 15 feet in height
 - To be located along Route 9
 - 40.78 foot setback
 - Stone base
- Sign 2: To contain signage for Chick-fil-A, Wawa, and retail tenants measuring 81.1 square feet and 15 feet in height
 - To be located along Elton-Adelphia Road
 - 10 foot setback
 - Stone base
- Sign 3: To contain signage for Chick-fil-A and retail tenants measuring 81.1 square feet and 15 feet in height
 - To be located along Route 9 adjacent to northern entrance/exit driveway
 - 24.25 foot setback
 - Stone base

Wawa Wall Sign

- West (front) façade: 115 square feet

Fuel Station Canopy

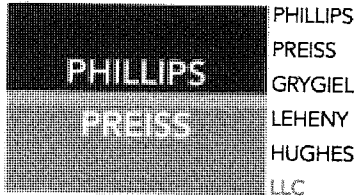
- Internally illuminated signs on three façades to measure ±24 square feet per sign

Retail Tenant Wall Signs

- Seven internally illuminated wall-mounted signs on the front façade at 31.66 square feet per sign (i.e., one sign per tenant), with gooseneck fixtures above

Chick-fil-A Wall Signs

- West (front) façade: one wall-mounted sign facing Route 9
 - "Chick-fil-A" – 37.71 square feet
- North façade: one wall-mounted sign
 - "Chick-fil-A" – 24.17 square feet
- South façade: one wall-mounted sign



Planning & Real Estate Consultants

- “Chick-fil-A” – 24.17 square feet
- LED-illuminated channel lettering (2793 Red acrylic) mounted on aluminum surface of the building; aluminum returns painted to match Sherwin Williams SW6108 Latte
- Drive-thru menu board and canopy
 - 9 feet to the bottom of the canopy; canopy extends to 6 feet-11 ½ inches in width
 - Two internally illuminated menu boards (11.18 square feet per board)
 - Dark bronze in color
- Drive-thru clearance bar
 - 6 feet-11 inches in width, 9 feet in height to bottom of frame
 - Dark bronze in color
- Flag pole to the southwest of the Chick-fil-A parking area
 - 50 feet in height

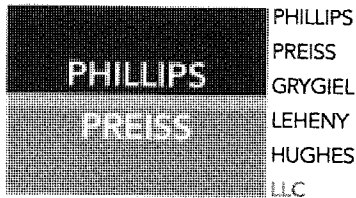
Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. Section 190-114 stipulates that all commercial sites shall be designed and developed in a manner that will be compatible with the architectural and visual characteristics of historic buildings, sites or districts in the Township and sets forth architectural design requirements for commercial development.

The Township Architect has indicated that bulk “c” variances are required for the following items:

- The Chick-fil-A façade, as it does not meet the Township ordinance requirement with regard to “traditional architecture.”
 - The Wawa façade, as it does not meet the Township ordinance requirement with regard to “traditional architecture.”
 - A maximum number of two principal façade materials are permitted where, generally, the façades will have more than two materials. In addition, metal panels are specifically prohibited.
 - A maximum of three façade material colors are permitted where, generally, the façades propose more than three material colors.
2. The multi-tenant retail building is proposed to have long expanses of windowless walls on its side and rear elevations. While the applicant is proposing to utilize distinct materials to provide horizontal distinctions along these walls, the Board may consider requesting that the applicant provide additional treatments,



Planning & Real Estate Consultants

particularly on the façade(s) that may be visible from residential properties. We defer further to the Township Architect regarding this matter.

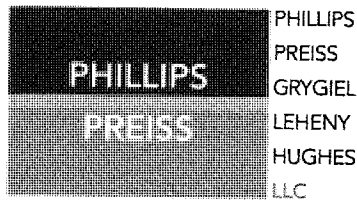
3. Section 190-147E(12) stipulates that outdoor refuse and recycling storage areas shall be appropriately screened by a wall enclosure constructed of materials similar to the façades of the buildings and with appropriate landscaping. The applicant should provide testimony and/or additional details regarding refuse containers to confirm compliance with this ordinance section for each building.
4. As per Section 190-164, every building erected for commercial purposes or any other use involved in the receipt or distribution of merchandise, materials or supplies shall permanently maintain off-street loading and unloading space(s). One loading space is required for buildings measuring 2,500 square feet to 10,000 square feet and two loading spaces are required for buildings measuring 10,000 square feet to 25,000 square feet. A combined employee parking and loading area has been provided for the retail building.

The applicant has indicated that testimony will be provided at the hearing as to how loading is expected to operate on the subject property. The applicant should discuss the timing and frequency of deliveries, as well as the type of truck(s) expected. Plans should be revised to dimension all loading spaces. We defer to Township Engineer and/or Township Traffic Engineer for comment on this item

5. Testimony should be provided as to the proposed phasing plan for the site, specifically addressing how parking and loading will function before the site is fully built out.
6. The applicant has indicated that testimony will be provided at the hearing as to the circumstances under which land banked parking spaces would be constructed.
7. Wall-mounted light fixtures have been shown on building elevations. The applicant has provided details indicating that “traditional-style” gooseneck lighting fixtures are proposed.

Signage

8. Signage is subject to the general requirements set forth in Section 190-176 of the zoning ordinance and Section 190-183.
9. The signage table (Sheet 1) indicates that there would be three signs on the fuel canopy, where architectural plans indicate that four signs are proposed. The applicant should provide clarification, and plans should be revised accordingly.



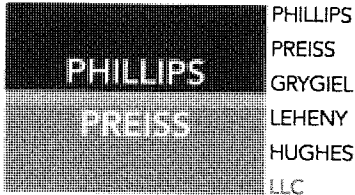
Planning & Real Estate Consultants

10. The signage table (Sheet 1) should be revised to remove references to Sign #4, which is no longer proposed.
11. Plans should be revised to provide illumination details for all proposed signage in accordance with Section 190-176E. The applicant should also confirm whether the retail signs will be internally or externally illuminated, as gooseneck lighting fixtures are proposed.
12. As per Section 190-183A, each principal structure may display one or more signs to identify the occupant or tenant and its principal function or service, flat against the building façade, facing the street on which the lot fronts; provided, however, that the total area of all such signs shall not exceed 10% of the surface area of that side of the building to which the sign is attached.
 - Chick-fil-A: wall signs are proposed on two building façades that do not face a street
 - Fuel Station Canopy: wall signs are proposed on two building façades that do not face a street

The applicant has indicated that testimony will be provided at the hearing regarding the need for wall signs on building façades that do 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. We note that much of the proposed wall signage would face internal shopping center roadways.

13. As per Section 190-183B, each lot may have one double-faced, freestanding, internally illuminated or non-illuminated sign not exceeding 10 feet in height and 64 square feet in area per sign face. No freestanding sign shall be located closer than 15 feet to any property line or building line.
 - Two freestanding signs would be provided along Route 9, where one freestanding sign is permitted.
 - Two of the freestanding signs would measure 81.1 square feet, in excess of that which is permitted.
 - All three signs would measure 15 feet in height, in excess of that which is permitted.
 - One freestanding sign along Elton-Adelphia Road would be set back less than 15 feet (i.e., 10 feet).

The applicant has indicated that testimony will be provided at the hearing regarding the need for the additional freestanding sign along Route 9, as well as for sign area, height in excess of that which is permitted and failure to meet the



Planning & Real Estate Consultants

required sign setback. We note that the applicant has met with the Sign Committee and has reduced the area and height of two of the proposed pylon signs.

14. Sign colors have not been provided for all proposed signage; plans should be revised to provide these details. It appears at least one proposed sign color is not listed as a permitted color on the Township's approved palette (i.e., Chick-fil-A "2793 Red Acrylic") per Section 190-1760(2). While specific sign colors have not been provided, it appears that at least one set of signage would have more than three colors, where a maximum of three sign colors are permitted. As such, variance relief is required for sign color and number of colors. The applicant has indicated that testimony will be provided at the hearing as to why more than three sign colors are needed, as well as discuss any associated impacts on the overall appearance of the building, site and streetscape in the vicinity of the subject property.
15. 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

J17120



SPIEZLE ARCHITECTURAL GROUP, INC.

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

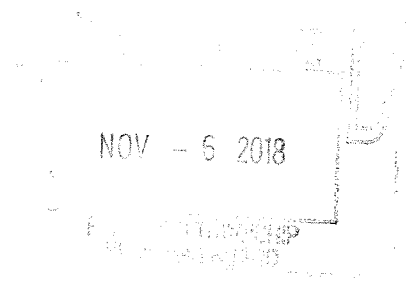
866-974-7666

www.spiezle.com

100% employee-owned

November 5, 2018

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



Re: 4th Architectural Review: Preliminary and Final Major Site Plan – Phase I; Preliminary Major Site Plan – Phase II; Site plan #886-16 and Variance # 021-16 M & M Realty Partners of Freehold, LLC – “Elton Plaza” Block 80, Lot 3 – 3301 Route 9 North

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:

- Elton Plaza Signage Package, revised November 1, 2018
- Architectural drawings A-1.01-A-8.01 including plans, elevations and signage, prepared EP Design Services, LLC, dated 10/22/18

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. The proposed designs of the various buildings illustrate a more contemporary design. *Applicant has made some changes to the facades of some of the buildings that include greater use of traditional materials however not consistently across all the proposed buildings.* Some of the buildings remain contemporary in style. The mix of materials across the buildings is too varied and inconsistent. The proposed building storefronts are also very inconsistent. Proposed signage bands (locations and types) are inconsistent. The concern is that this development will not appear to have a general consistency within it and appear more like an assemblage of disparate parts and buildings.

DA G... (handwritten)

Plc (handwritten)



Applicant has updated building facades significantly towards achieving the goal of greater consistency across the development. The Retail Building specifically, has be revised to better unite the Wawa and Chick-Fil-A satisfactorily. No further exception is taken.

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

October 16, 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: **M&M Realty Partners of Freehold SP #886-16 & V #021-16**
3301 Route 9 North; Block 80, Lot 3
Freehold Township, Monmouth County
SA Project No. 17512

886-16
OCT 16 2018
Var #021-16

Dear Mr. White:

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

1. Cover Letter with Responses for M&M Realty Partners at Freehold LLC, Block 80, Lot 3; prepared by Cleary Giacobbe Alfieri Jacobs LLC, dated August 27, 2018.
2. Letter with Elton Plaza Narrative for M&M Realty Partners at Freehold LLC, Block 80, Lot 3; prepared by Cleary Giacobbe Alfieri Jacobs LLC, dated September 6, 2018.
3. Preliminary & Final Major Site Plan for M&M Realty Partners at Freehold, Block 80, Lot 3; prepared by EP Design Services, dated December 5, 2016 and revised to August 24, 2018.
4. Monmouth County Planning Board Conditional Approval for M&M Realty Partners of Freehold, LLC; dated Aprils 26, 2018.

The Preliminary & Final Major Site Plan set, cover letter with responses, letter with Elton Plaza narrative and corresponding application documents were reviewed with respect to the Applicant's request of the Freehold Township Planning Board for approval of a proposed 40,609 square foot (sf) shopping center with 16 pump gas station. The site is currently vacant. Five (5) pad sites are proposed on Block 80, Lot 3 including: 14,724 sf retail/pharmacy with drive-thru (Building 1), 5,051 sf convenience store (Building 2) and 16 pump gas station, 13,600 sf retail center including 10,600 sf retail & 3,000 sf/50 seat restaurant (Building 3), 2,084 sf/52 seat fast food restaurant (Building 4) with drive-thru, and 5,150 sf/107 seat restaurant (Building 5) with drive-thru. The site includes 262 parking spaces and 24 banked spaces for a total of 286 spaces. The site will have 3 driveways, two (2) along Route 9 north and one (1) along westbound Elton-Adelphia Road (CR 524). The proposal is to seek approval in two (2) phases. *Phase 1* seeks preliminary approval for all five (5) buildings and final approval for Buildings 2, 3, and 5. *Phase 2* will seek final approval (or amended preliminary and final approval) for Buildings 1 and 4.



A traffic review letter dated May 19, 2017 was issued. A Technical Review Committee (TRC) meeting was held on May 23, 2017 at which the traffic and other review comments were discussed. The Applicant again revised the plans to address review comments and a second traffic review letter dated December 5, 2017 was issued. The Applicant has since revised the plans and provided additional information to address review letters and outside agency comments.

Based on review of the revised site plan set, all traffic comments were addressed except for the following:

Access:

The proposal is for three (3) driveways for access to the site. Two (2) driveways will be along Route 9, north of its intersection with Elton-Adelphia Road (CR 524). The Route 9 driveways are 30 ft wide for two-way travel. Both Route 9 driveways are restricted to right-in/right-out movements for access to Route 9 northbound. The third driveway is along westbound Elton-Adelphia Road (CR 524) which also restricts movements to right-in/right-out. This Elton-Adelphia driveway is 25 ft wide for two-way travel.

- 1. Route 9 is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). Freehold Township shall be copied with NJDOT approval.***
- 2. Elton-Adelphia Road, CR 524, is under the jurisdiction of Monmouth County. The County issued conditional approval dated April 26, 2018. Freehold Township shall be copied with Monmouth County approval.***

Circulation:

Internal circulation aisles connect the access driveways with the various buildings on site. The Route 9 driveways provide connection with east-west circulation aisles. The Elton-Adelphia driveway provides connection with north-south circulation aisle to the east of the buildings for access to individual sites. Another north-south circulation aisle connects the Route 9 south driveway with the Route 9 north driveway, also providing access to individual sites. Each building has its own circulation consistent with the layout for the individual tenants. Circulation aisles are a minimum of 24 ft for two-way circulation.

- 1. Turning analysis is provided on Proposed Truck Turning Plan II (Sheet 31 of 33) for design delivery tractor trailers WB-50 and WB-62. There are five (5) separate uses each having different delivery demands. Testimony shall be provided regarding delivery paths for each of the five (5) uses.***
- 2. Although it was not clear in the correspondence that sidewalk is proposed along Route 9 frontage, sidewalk is shown on the plans along Route 9. The response letter indicates that the Applicant seeks a waiver from providing sidewalk along Route 9 and will make contribution in lieu. It should be noted that sidewalk does not exist to the north of the site, but does exist to the south at the Route 9 and Elton-Adelphia intersection at which there is a bus shelter. Testimony shall be provided to clarify proposed sidewalk.***



3. ***It is recommended that sidewalk be provided to connect Route 9 frontage sidewalk with Building 1 (convenience store) and Building 2 (pharmacy) along the southern Route 9 driveway.***
4. ***Sidewalk is shown along Route 9 from the north property line south to the Route 9 Off-Ramp jughandle. It is recommended that the sidewalk be extended south to connect with existing sidewalk at the northeast corner of Route 9 and Elton Adelpia Road. Pedestrian crosswalk and corresponding signage shall be provided for the Route 9 Off-Ramp crossing. Sidewalk and the Route 9 Off-Ramp crossing are subject to NJDOT review and approval.***

Parking:

A total of 262 parking spaces are proposed including 16 handicap (HC) spaces. In addition, 24 spaces are banked near Building 5, fast food restaurant. The total with banked parking spaces is 286 parking spaces where 262 parking spaces are required. Loading spaces are provided for the drug store, convenience with gas, and retail center, but not for the fast food restaurants. A total of three (3) loading areas are provided for the five (5) uses.

1. ***A total of 262 spaces are proposed and an additional 24 spaces to be banked. Up to 286 parking spaces are available where 262 are required. Parking testimony shall be provided regarding parking adequacy for each of the five (5) buildings.***
2. ***Freehold requires three (3) loading spaces for the 40,609 sf shopping center. However, there are five (5) buildings on site, each requiring deliveries. The drug store, convenience store, and retail center each have designated loading zones. The two (2) restaurants have no designated loading zone.***
 - A. ***Delivery operations for each of the five (5) buildings shall be discussed.***
 - B. ***Loading for the retail center is provided, but shown in an area where there is employee parking. The loading space is not specifically designated. The retail center has multiple tenants which will share the loading area, and this may conflict with employee parking. The Applicant shall discuss.***

Traffic:

The Traffic Impact Study (TIS) provides traffic analysis for the proposed site and the study intersections. The study intersections include the signalized intersection of Route 9 and Elton-Adelpia Road, the north and south Route 9 driveways with Route 9 and the Elton-Adelpia driveway with Elton-Adelpia Road. The TIS calculates trips generated by the proposed 40,923 sf shopping center (now slightly less sf at 40,609 sf) and 16 pump gas station. New trips generated by the site for afternoon and Saturday peak hour conditions are 345 PM and 489 Saturday peak hour trips.

1. ***A NJDOT access permit is required for the Route 9 driveways. Application was submitted to the NJDOT. The Applicant shall update the status of the NJDOT review. A copy of NJDOT approval shall be provided to Freehold Township.***



- 2. The Route 9 and Elton-Adelphia Road signalized intersection will operate at an overall level of service on a Saturday peak hour of LOS F (91.0 seconds of delay) with the proposed development. This is down from the 2018 No-Build overall LOS E (59.0 seconds of delay) for a Saturday peak hour. The TIS includes recommendation to make timing adjustments by taking time from Route 9 to give to Elton-Adelphia Road to improve the level of service. This is subject to NJDOT approval. Traffic Testimony shall be provided.**
- 3. The Route 9 site driveways are shown to operate at LOS F for the Saturday peak hour. The south driveway may function significantly better, the TIS indicates, since there is a third lane through the intersection that drops north of the intersection. The TIS indicates that most (83%) of traffic shifts out of the right most lane prior to the location of the south driveway and thus that lane would be available for vehicles to exit the site. The north driveway will function at LOS F. The Route 9 driveways require NJDOT approval. The Route 9 driveway function shall be discussed with respect to the operation of the driveways and site circulation.**

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

Sincerely,
Shropshire Associates LLC

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

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

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"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

October 25, 2018
(Revised Dec 3rd, 2018)

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

RE: Sign Review
M&M Realty Partners of Freehold, LLC ("Elton Plaza")
Block-80/Lot-3, 3301 Route# 9 (Zone: HMUD)
Preliminary & Final Major Site Plan SP#886-16 & Variance# 021-16

Ms. Sims,

A Zoning review of the proposed signage for the above referenced application performed by this office in response to the distribution of plans dated October 23rd, 2018 (Supplement added 11/2/18) did reveal the following:

Signs Proposed:

1. Three (3) 15Ft tall internally illuminated pylon signs identified as sign I.D.#'s 20, 21, & 22 on the provided signage package. Two (2) signs #20 & 21 front Route#9 and one (1) sign #22 fronts Elton Adelphia Road (Route# 524).

Note: As proposed, sign #20 will display L.E.D. gasoline prices.

2. Chick-Fil-A:
 - One (1) drive-thru freestanding clearance bar identified as sign I.D. #19. The clearance bar color is dark bronze and will contain a red and green light and displaying a clearance height of 9'0" in white print.
 - Two (2) 28.63Sf internally illuminated drive-thru freestanding menu boards identified as sign I.D. #'s 16 & 17. The sign will consist of a dark bronze frame with a pair of white menu boards.
 - One (1) 37.71Sf internally illuminated façade sign on the front elevation advertising Chick-Fil-A in red text with a red chicken crest design over the "C".
 - Two (2) 24.17Sf internally illuminated façade signs on the left & right side elevations advertising Chick-Fil-A in red text with a red chicken crest design over the "C".



Note: There are no façade signs facing the residential development to the north.

3. Retail & Restaurant Building:
 - Seven (7) 30Sf internally illuminated façade signs identified as sign I.D. #'s 6, 7, 8, 9, 10, 11, & 12. One over each tenant space on the face of the building. The sign will consist of a black text over a white background.
4. Wawa Convenience Store:
 - One (1) 67.71Sf internally illuminated façade sign over the front entrance on the face of the building advertising Wawa identified as sign I.D. #5. The sign will consist of a red and white text with the façade as the background color.
5. Wawa Gas Station:
 - Two (2) 6.25Sf internally illuminated double sided ground/freestanding signs at a height of 49' off the ground identified as sign I.D.#'s 1 & 2. The sign will consist of red text and a white goose logo on a sandalwood background. The signs will be located at the driveway entrances off of route#9.
 - Two (2) 39.33Sf internally illuminated "spanner" signs located on the support columns between the fuel pumps to the left and right side elevations perpendicular to Route#9.

Note: There are no façade signs facing the residential development to the north.

The following must be considered by the Board:

1. Sign Color detail does not reference the Township's color palette. Sign colors must either be from the Township's approved color palette or be very similar. Referencing T.O. 190-176.O(2).

Note: The signage package included in the November 2nd supplemental distribution did provide color detail though did not provide the required corresponding color I.D. numbers from the Township's color palette as listed in T.O. 190-176.O. As such, conformance to the Township's color requirement could not be confirmed.

2. A required 15Ft setback has not been met for the proposed freestanding pylon sign #22, located on the Elton Adelphia Road/Rt#537 frontage. As proposed, the freestanding pylon sign will be setback 10Ft from Elton Adelphia Road and 15Ft from the jug handle. Referencing T.O. 190-183.B.

Variance relief is being requested as noted in the response report dated August 27, 2018.

3. A total of three (3) freestanding pylon signs, two (2) freestanding ground signs, two (2) freestanding ground drive-thru signs, and one (1) freestanding drive-thru clearance bar are proposed, where only one freestanding sign is permitted per frontage. Referencing T.O. 190-183.B & D.

Variance relief is being requested as noted in the response report dated August 27, 2018.

Note: As per the applicant, the assertion is being made that all of the free-standing signs are ancillary uses to the permitted uses on site. This office has no objection.



4. All freestanding pylon signs are proposed at a height of 15Ft where a maximum height of 10Ft is allowed. Referencing T.O. 190-183.B.

Variance relief is being requested as noted in the response report dated August 27, 2018.

Note: The revised signage package included in the October 23rd distribution did reduce the height of all three (3) pylon signs to fifteen feet (15') where twenty feet (20') was previously proposed.

5. Freestanding pylon signs; #1, #2, and #3 have a total face area of 221.95Sf where a maximum face area of 46Sf is allowed per sign. Referencing: T.O. 190-183.B.

Variance relief is being requested as noted in the response report dated August 27, 2018.

Note: The revised signage package included in the October 23rd distribution did reduce the area for two (2) of the pylon signs to the following:

- **Pylon Sign No. 1 (Wawa Gasoline) remains at 59.75 s.f.**
- **Pylon Sign No. 2 (Elton-Adelphia Road) reduced from 107.00 s.f. to 81.10 s.f.**
- **Pylon Sign No. 3 (Route 9) reduced from 107.00 s.f. to 81.10 s.f.**

6. Signs are proposed on elevations other than the front elevation for; Chick-Fil-A (Façade signs on the left & right elevations) and the fueling station (Spanner signs on the left & Right elevations). Façade signs are only permitted flat against the building façade facing the street, provided that no additional signs shall be permitted on sides which abut a residential zone. Referencing: T.O.190-183.A. & D.

Variance relief is being requested as noted in the response report dated August 27, 2018.

Note: There are no façade signs proposed on the façade that faces the residential neighborhood.

7. The Wawa fueling station is proposing two (2) "spanner" signs on the left and right elevations advertising "WAWA". Spanner sign are not specifically permitted therefore prohibited. Referencing T.O. 190-117, 190-176, & 190-183.
 - The application must seek variance relief.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Pasquale Popolizio".

Pasquale Popolizio
Township of Freehold
Director of Zoning & Housing

TOWNSHIP OF FREEHOLD

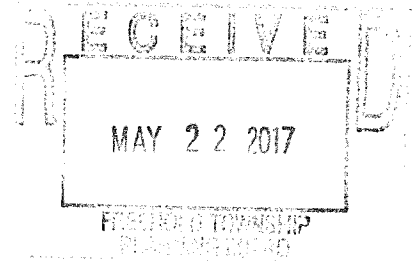


SP#086-16 / 021-16

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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: May 22, 2017
SUBJECT: M&M Realty Partners of Freehold, LLC
Block: 80, Lot: 3
3301 Route 9
Pre & Final Major Site Plan # 886-66 and Variance # 021-16



We have reviewed the site plan and reports for the above referenced project. Since the proposed project will utilize city sewer and water, and there are no other public health concerns, the Board of Health has no objection to this project.

886-16

MAYOR
Leszer A. Preston, Jr.

TOWNSHIP COMMITTEE
David M. Salkin, Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
Barbara J. McMorro

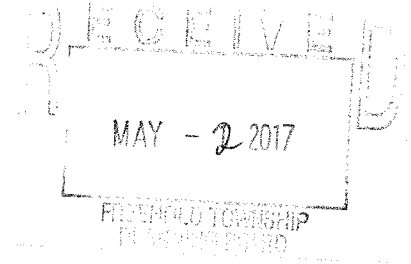


TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

May 2, 2017

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



RE: Preliminary and Final Major Site Plan #886-16 and Variance # 021-16
M&M Realty Partners of Freehold, LLC
Block 80, Lot 3 – 3301 Route 9 North

Dear Mrs. Sims

The Fire Bureau Board met and reviewed the plans that were submitted. The plans have been approved by the board.

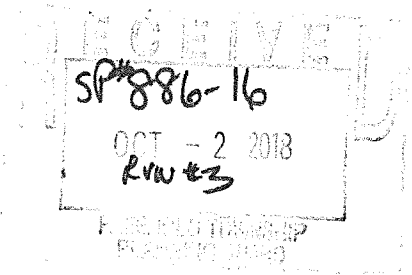
Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

PIO



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: 9/24/18

Project Name – M&M Realty Partners at Freehold, LLC
Site Plan # 886-16 and Variance #021-16 Block 80, Lot 3 – 3301 Route 9 North

The September 24, 2018 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Steve Leone, 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 the comments in the report dated August 27, 2018 from Salvatore Alfieri of Cleary Giacobbe Alfieri and Jacobs LLC.

Response item #1 says “Please note that our office has responded to the review comments from the Township’s traffic and landscape consultants”. Could we please have a copy of the response.

Response item 3 says “Fuel tanks are required to be installed in accordance with applicable federal, state and local standards”. Could we please have a copy of the standards being referenced.

Additionally, we would like to see the trash enclosures moved towards the Route 9 side of the property, further from the residences.

Regards,

Tom Moskal/tm

Cc: Timothy P. White, Township Engineer

PA File

PII

886-16

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"

MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer
FROM: Michael D. Imbriaco, Township Tax Assessor
DATE: April 27, 2017
RE: Preliminary and Major Site Plan #886-16 and Variance #021-16
M&M Realty Partners of Freehold, LLC
Block 80 Lot 3- 3301 Route 9 North



I am in receipt of the preliminary and major site plan for M&M Realty Partners of Freehold, LLC and have no comments pertaining to the site plan, as the Block & Lot will remain the same. Once final, I will issue address numbers.

Sincerely,

MICHAEL D. IMBRIACO
Tax Assessor, Freehold Township

MI/mi

PIZ

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

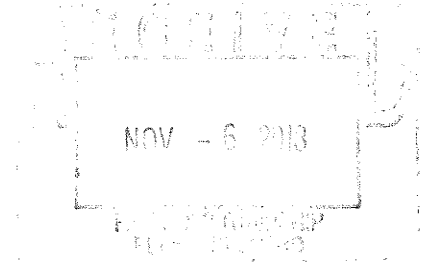
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 6, 2018

RE: John and Maria Scalli
Block 1.04, Lot 17.01 – 20 Colonial Court
Variance Application #038-18



This review refers to the following:

- Variance Sketch, Block 1.04, Lot 17.01, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated August 9, 2018, prepared by Crest Engineering Associates, Inc., signed and sealed by Peter W. Strong, P.E.
- Architectural Floor Plans and Elevations, Addition/Alterations, Scalli Residence, Lot 17.01, Block 1.04, 20 Colonial Court, Freehold, New Jersey, one (1) sheet, dated August 22, 2018, prepared by RV Architect Richard Villano, P.A., signed and sealed by Richard Villano, R.A.
- Letter of Materials to be Used During Construction, 20 Colonial Court, Block 1.04, Lot 17.01, Freehold, NJ, dated September 18, 2018, prepared by Heilbrunn Pape, signed by Peter H. Klouser.

Executive Summary

The applicant is seeking approval to construct an approximate 798 square foot two-story addition with a footprint of approximately 392 square feet at the western side of the existing home. Associated site improvements include new paver walkways and a dry well to capture the roof runoff from the addition. The property is located with the Residential R-40 zone and the applicant is requesting a "C" variance for principal building side yard setback (21 feet provided where 30 feet is required) and a "D" Variance for floor area ratio (0.1225 provided where 0.12 is required). Additionally, the applicant is seeking a variance for accessory rear and side yard setbacks for an existing shed located at the rear of the property (rear yard 5.7 feet where 10 feet is required and side yard 3.5 feet where 10 feet is required).



To: Planning Board
Re: John and Maria Scalli
Block 1.04, Lot 17.01 – 20 Colonial Court
Variance Application #038-18

November 6, 2018

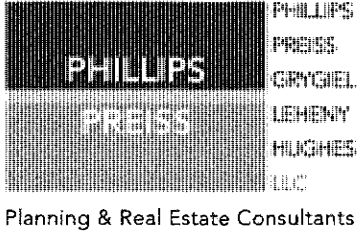
The following comments are provided:

1. Applicant shall provide a construction detail for the proposed dry well.
2. Applicant shall provide a copy of the referenced boundary and topographical survey utilized for the Variance Sketch.

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

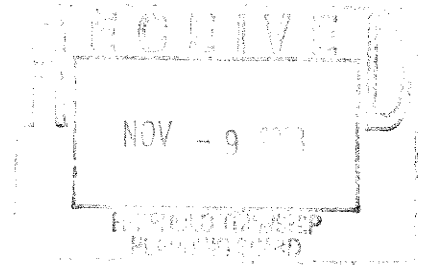
TIMOTHY P. WHITE
Township Engineer

TPW/mb



November 9, 2018

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



RE: **Variance Application #038-18**
Planner's Review Letter
John and Maria Scalli
20 Colonial Court
Block 1.04, Lot 17.01
R-40 Residential Zone

Dear Chairman and Members of the Board:

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

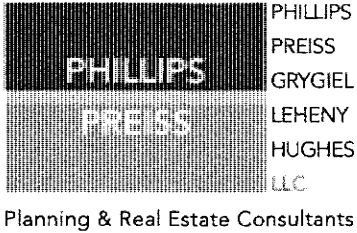
- Variance Sketch for Block 1.04, Lot 17.01, prepared by Peter Strong, PE, of Crest Engineering Associates, dated 8/9/18
- Addition/Alteration to the Scalli Residence, prepared by Richard Villano, PA, Architect, dated 8/22/18

Project Description

The applicant is seeking approval to construct a two-story addition on the western side of an existing two-story single-family dwelling. The proposal requires "d(4)" variance relief as the proposal will increase the floor area ratio (FAR) of the dwelling to greater than what is permitted in the R-40 zone. The proposed addition would also require "c" variance relief as it would not meet the required side yard setback. The applicant is also seeking "c" variance relief to permit an existing shed that is located within the required side and rear yard setback areas.

The subject property measures 40,000 square feet and is located at the corner of Colonial Court and Silvers Road. The property is developed with a 4,100 square foot single-family home with an attached two-car garage. There is an in-ground pool and gazebo in the rear yard, as well as a shed. The property is located in the northeastern portion of the Township, north of East Freehold Road. Surrounding uses consist of single-family residences in the R-40 and R-20 zones.

The applicant is proposing to construct a 2-story addition on the western side of the dwelling that would have a footprint of 392 square feet and include 798 square feet of living area. The addition is proposed to be located on the opposite façade of the dwelling from the existing two-car garage. The first floor would include 392 square



feet of living area in a proposed sunroom measuring 25 feet deep by 15 feet, 8 inches wide. The second floor of the addition would measure 406 square feet (due to a small bump-out design) and would serve as a walk-in closet for the adjacent master bedroom. The closest point of the addition (the second floor bump-out) would be located 21 feet from the westerly property line shared with Block 1.04, Lot 17.02.

The first floor of the addition would be windowed to serve as a sunroom. The upper floor would be clad in stucco with an oval-shaped window. Slate roof shingles are proposed. The applicant has represented that the proposed materials would match that of the existing dwelling.

Zoning Compliance & Planning Comments

1. The applicant has provided a breakdown of the proposed living space as follows:
 - Existing living area: 3,557 square feet
 - Existing attached two-car garage: 543 square feet
 - Proposed living area: 798 square feet

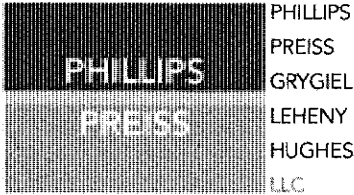
Per Section 190-3 of the Township Land Use ordinance, gross habitable floor area is defined as follows:

The sum of the areas of the floor or floors of a building which are enclosed and suitable for human occupancy and have a clear ceiling height of at least seven feet, six inches, including closet space, attached garages and hallways, and excluding cellars, attics, dead air space, open porches, breezeways, and all accessory buildings. Such area shall be measured from outside to outside of exterior walls or from the center line of the wall separating two dwelling structures.

The proposed addition would increase the gross habitable floor area from 4,100 square feet to 4,898 square feet. Accordingly, the FAR would increase from 0.1025 to 0.1225, where 0.12 is the maximum FAR permitted in the R-40 zone. As such, “d(4)” variance relief is required.

The standard of proof for a “d(4)” variance is taken from the Randolph Town Center case. For such variances, an applicant has a lesser burden as compared to a “d(1)” or use variance. An applicant must advance special reasons for the granting of the variance but need not show that a site is particularly suited for the use. Instead, an applicant need only demonstrate that the site can accommodate any problems associated with the FAR that is greater than what the zone allows.

The applicant must also satisfy the negative criteria (i.e., demonstrate that the granting of relief will not cause substantial detriment to the public good or



Planning & Real Estate Consultants

PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

substantially impair the zone plan). The Board must find that there will not be a substantial negative impact as a result of granting the variance on adjacent properties, nor the character of the neighborhood generally. Testimony should be provided addressing the size and shape of the proposed addition in terms of its location and any visual impact it may have on neighboring properties.

2. The addition is proposed to be located 21 feet from the westerly property line, where 30 feet is required and approximately 35 feet is existing. As such, "c" variance relief is required to permit a deficient side yard setback. The applicant should provide testimony as to any impacts of the undersized setbacks on neighboring properties.
3. There is an existing shed in the rear yard that measures 14.3 feet by 9.3 feet and is located 3.5 feet from the westerly (side) property line and 5.2 feet from the rear (northerly) property line. The applicant has indicated that they are seeking "c" variance relief after the fact to permit these reduced setbacks, where 10 feet is required for accessory buildings in the R-40 district. Testimony should be provided addressing the shed's location and its impacts on neighboring properties.
4. The applicant has indicated that the architecture of the proposed addition would match that of the existing dwelling. Additional testimony, photographs, and/or architectural plans should be provided confirming same.
5. 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, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

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: November 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
Amended Preliminary & Final Major Site Plan w/ Waiver of Site Plan Details #748-6-18
Request for Excision of a Condition of a Previous Approval

This review refers to the following:

- Letter Requesting Removal of Specific Condition No. 1 of the Preliminary Major Site Plan Resolution of Approval #748-5-16, New Cingular Wireless PCS, LLC, AT&T Site W-777, Block 86, Lot(s) 8 and 8.03, 901 West Main Street, Freehold Township, Monmouth County, New Jersey, dated November 5, 2018, prepared by Pinilis Halpern LLP, signed by Judith A. Fairweather.
- Resolution, RE: New Cingular Wireless, PCS, LLC (AT&T), Application No: 748-5-18, Preliminary Major Site Plan Approval and Variances, dated August 16, 2018.
- Resolution, RE: New Cingular Wireless, PCS, LLC (AT&T), Application No: 748-5-18, Final Major Site Plan Approval, dated August 16, 2018.
- Resolution, RE: New Cingular Wireless, PCS, LLC (AT&T), Application No: 011-18, Variance Approval Pursuant to N.J.S.A. 40:55D-70(d), dated August 16, 2018.

Executive Summary

On August 16, 2018 the applicant received Preliminary and Final Major Site Plan approval with associated variances for a proposed New Cingular Wireless (AT&T) rooftop wireless telecommunications facility at the above referenced block and lot(s) at CentraState Medical Center. The applicant is currently before the Board requesting the excision of Specific Condition #1 of the preliminary approval which states that "No construction permit shall be issued for this development until satisfaction by CentraState Medical Center of the condition pertaining to submission and approval of a General Development Plan as set forth in the Resolution of this Board under Application Number 840-1-17." It should be noted that there are no changes to the design of the proposed telecommunications facility, the applicant is only seeking to excise this condition so that they may proceed with construction.




To: Planning Board
Re: New Cingular Wireless PCS, LLC (AT&T)
Block 86, Lots 8 and 8.03 – 901 West Main Street
Amended Preliminary and Final Major Site Plan #748-6-18

November 26, 2018

The following comments are provided:

1. The condition imposed in the resolution of approval stems from concerns dating back to 2005 regarding traffic along Route 537 between Gravel Hill Road and Raintree Village Center. Through several recent site plan and subdivision applications, the Township has required that CentraState Medical Center formalize a plan to address cross access through the hospital's property (Gravel Hill Road to Raintree Village Center) in addition to internal site improvements on the subject property. To date, CentraState has not completed any improvements to address the concerns of the Township or formally committed to providing these improvements through a required Master Plan. At a minimum it is recommended that CentraState formally commit (in writing) to providing the cross access from Gravel Hill Road to Raintree Village Center prior to rescinding the condition of the subject approval.
2. All outstanding comments in my prior report dated July 26, 2018 (for Site Plan #748-5-18) shall be addressed.

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



TIMOTHY P. WHITE
Township Engineer

TPW/mb

TOWNSHIP OF FREEHOLD



*MAYOR
Anthony J. Ammiano*

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

"Preserving and Enhancing the Quality of Life"

*Timothy White, PE, PLS, CME
Township Engineer*

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 30, 2018

RE: KDC Solar CSCP, LLC
CentraState Medical Center
Block 86, Lots 8, 8.03 & 11 – 901 West Main Street
Preliminary and Final Major Site Plan #840-2-18 and Variance #042-18
REQUEST FOR EXCISION OF RESOLUTION CONDITION

This review refers to the following:

- Draft Resolution for KDC SOLAR CSCP, LLC, Modifying Condition in Prior Approval, submitted under cover of a letter dated November 29, 2018, signed by Francis C. Accisano, Planning Board Attorney

Executive Summary

On May 3, 2018 the applicant received Preliminary and Final Major Site Plan approval and use variance approval for a proposed 28 solar array carport facility within various parking lots at the hospital. The approvals were granted with several general and specific conditions. The applicant is currently before the Board requesting the excision of Specific Condition #5 of the preliminary approval which requires the hospital to enter into a developer's agreement with the township that further requires the hospital to prepare and submit a Master Plan that will address on-site and cross-access vehicle and pedestrian concerns. The condition stems from concerns dating back to 2005 regarding traffic along Route 537 between Gravel Hill Road and Raintree Village Center. Through several recent site plan and subdivision applications, the Township has required that the hospital formalize a plan to address cross access through their property (Gravel Hill Road to Raintree Village Center) in addition to internal site improvements on the subject property (see attached memorandum from Timothy P. White to the Planning Board, dated April 28, 2014). To date, the hospital has not completed any improvements to address the concerns of the Township or formally committed to providing these improvements through a required Master Plan. The condition imposed a deadline of April 1, 2019 for the submission of the Master Plan and informed the hospital that no applications for development would be considered by the Board until the Master Plan was approved.



November 30, 2018

To: D. Sims
Re: KDC Solar CSCP, LLC
Block 86, Lots 8, 8.03 & 11
Site Plan #840-2-18 and Variance #042-18
REQUEST FOR EXCISION OF RESOLUTION CONDITION

It should be noted that there are no changes proposed to the improvements as described on the site plan, although, the applicant, KDC Solar, has informed the Township that the number of canopies installed may be reduced at a future date.

The following comments are provided:

1. This office has no objection to the possibility of reducing the number of canopies installed as requested by the applicant, provided that a revised sub-phasing schedule and revised plans are submitted for review and approval. In addition, should the canopies not be installed in certain lots, the maintenance items associated within those lots should be still be addressed as determined by this office (i.e. – milling, paving, concrete repairs, etc.). This matter is discussed in more detail in the draft resolution provision (iv).

This office has reviewed the language in the draft resolution and has no objections to the excision as described in same and has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb
attachment

cc: Robert F. Munoz, Esq. – Township Attorney
Keith A. Davis, Esq. – Applicant's Attorney
William J. Mehr, Esq. – CentraState Medical Center Attorney
Robert C. Moschello, P.E. – Applicant's Engineer

TOWNSHIP OF FREEHOLD



MAYOR
David M. Salkin

TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Thomas L. Cook
Eugene B. Golub
Barbara J. McMorrow

"Preserving and Enhancing the Quality of Life"

Timothy P. White, PE, CME, PLS
Township Engineer

MEMORANDUM

TO: Master Plan Committee, c/o Nancy Torre, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: April 28, 2014

RE: CentraState Medical Center, Inc.
Block 86 - Build-Out Analysis/GDP

Since 2005, CentraState Medical Center and other properties along Route 537 have been involved in discussions with the Township and the County relative to the development and implementation of a full build-out analysis for the contiguous properties between Raintree Village Center and Gravel Hill Road. Initially, the concern of the Township and the County was primarily focused on the ability to provide cross-access between the properties on Route 537 as well as an access to Gravel Hill Road from the hospital property. Since that time, and most recently in December of 2013, the hospital has provided several informal versions of a full build-out plan along with reports relative to the future infrastructure, prepared by CME Associates. The build-out plan has often been referred to as a General Development Plan (GDP); although it does not fit the definition of the requirements of a GDP since the undeveloped portion of the property is less than 100 acres. During this time several site plan and subdivision applications have been approved by the Township Boards.

The purpose of this memorandum is to highlight the major concerns of the Township and to provide recommendations to formalize the plan and to require the implementation of these concerns.

Cross-Access Road (North)

The hospital and the adjoining owner of Lot 5 in Block 86 (a.k.a. Freehold Ventures) have committed both verbally and on the record, to providing necessary easements and constructing the private roadway that runs between the hospital property and Gravel Hill Road. It is recommended that as a condition of the current request for site plan approval (CSMC – New Data Center) the hospital determine the final location of the roadway on their property and convey easement rights to other properties in the block guaranteeing future access. Similarly, this condition should be mandated prior to Freehold Ventures obtaining preliminary and/or final site plan approval. Additionally, the township could require these roadway improvements to be designed and bonded at the corresponding times.

Cross-Access Road (South)

An additional private roadway running east and west through several properties in the block along Route 537 has been described on several approved plans. Prior to these applicants obtaining signed site plans, the locations of the roadway must be locked down and the cross-access easements must be recorded.



To: Planning Board
Re: CentraState Medical Center -- GDP

Date: April 28, 2014

Proposed 1.5 Million Gallon Water Tank

Over the course of the last several years discussions have taken place relative to the need to upgrade and relocate the existing 250,000 gallon water tank located behind the hospital. The Township has obtained a verbal commitment from the hospital to conveying the necessary property in fee and easements for proposed mains to accommodate for the construction of a proposed water tank. This tank is required for the full build out of the hospital property and to maintain fire flow and domestic service pressures in accordance with the township's Water System Master Plan. It is recommended that this condition be required as part of the current site plan application (CSMC – New Data Center) and the conveyance occur no later than the issuance of the next building permit to the hospital. This conveyance must occur via an approved minor subdivision application.

Sanitary Sewer Upgrades

For several years the township has recognized a potential need to upgrade approximately 2,000 lineal feet of the existing sanitary sewer system downstream from the hospital property due to the diminishing capacity of the off-site lines. Each upstream application is reviewed for conformance with the master plan and to ensure the additional flows do not cause the collection system to exceed its maximum capacity. As these additional flows were not accounted for in the original zoning of the area, every applicant has been required to make a fair share contribution towards the cost of the anticipated upgrade. It is recommended that this fair share requirement continue in the future.

Please contact this office if you have any questions regarding this matter.

TIMOTHY P. WHITE
Township Engineer

TPW/ds