

# 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 Donna Butch, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: December 16, 2019

RE: Bellomo, Anthony and Robin  
Block 28.15, Lot 11  
11 Great Bridge Road  
Variance Application #026-19  
REVIEW #2

This review refers to the following:

- Residential Pavilion Architectural Floor Plan, Elevation and Section, two (2) sheets (A1 and A2), dated April 9, 2019, prepared by Kevin C. Roy, Architect, LLC, unsigned.
- "Mark-Up" of Survey prepared by FWH Associates, Block 28.15, Lot 11, dated December 21, 2006.
- Zoning Schedule, Anthony and Robin Bellomo, 11 Great Bridge Rd., Freehold, NJ 07728, Block 28.15, Lot 11, dated October 1, 2019, prepared and signed by Tony Bellomo.

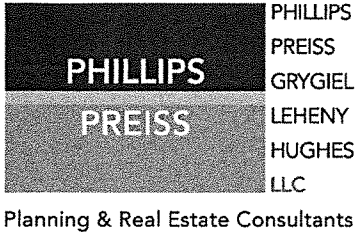
### Executive Summary

The applicant is seeking approval to install a 288 square feet (16 ft x 18 ft) residential pavilion with a height of 12.75 feet in the rear yard of the subject property. Additionally, the applicant is proposing to install a 54-inch Vanguard Aluminum Fence in a portion of the front yard. The property is located in the Lake Topanemus Watershed (LTW-40) Zone. Variance relief is requested to exceed the maximum allowable size of a pavilion (192 sq. ft. is permitted where 288 sq. ft. is proposed) and for installing a fence within a portion of the front yard.

This office has no objections or comments relative to any engineering issues.

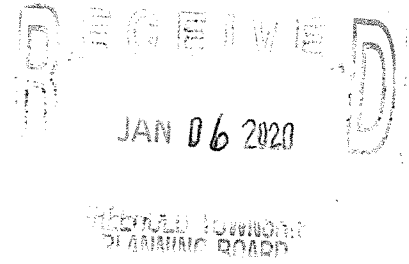
TIMOTHY P. WHITE  
Township Engineer

TPW/mb



January 3, 2020

Freehold Township Planning Board  
% Donna Butch, Administrative Officer  
Freehold Township  
1 Municipal Plaza  
Freehold, New Jersey 07728



RE: **Variance Application #026-19**  
**Planner's Review Letter #2**  
**Anthony & Robin Bellomo**  
**11 Great Bridge Rd**  
**Block 28.15, Lot 11**  
**LTW Lake Topanemus Watershed Residential Zone**

Dear Chairman and Members of the Board:

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

- Plan of Survey for Block 28.15, Lot 11, prepared by FWH Associates, PA, dated 12/21/2006
- Residential Pavilion Plans, prepared by Kevin C. Roy, Architect dated 4/9/2019

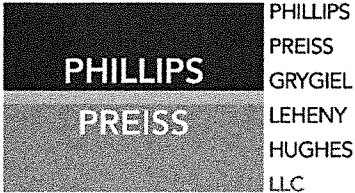
#### **Project Description**

The applicant is seeking bulk "c" variance relief to install a freestanding open accessory structure (pavilion) in the rear yard of a single-family residence. Variance relief is also required to permit a 4.5-foot high fence in the front yard of a corner lot. The pavilion is proposed to measure 288 square feet (18 feet by 16 feet), where the maximum area permitted for such structures is 192 square feet. The pavilion is proposed to be located in the northwesterly portion of the subject property. Per architectural plans provided by the applicant, the structure would consist of wood posts with PVC trim and an asphalt shingled roof with a 1-foot overhang. The total height of the structure would be 12 feet, 9 inches. The applicant is also proposing to construct an inground pool with associated patio areas in the rear yard of the property.

The subject property measures  $\pm 31,088$  square feet ( $\pm 0.71$  acres) and is developed with a single-family residence and associated rear patio and deck areas. The subject property is a corner lot and abuts other single-family residential properties to the west and south. The site is located a subdivision east of NJ-79 and west of Dutch Lane Road.

#### **Zoning Compliance & Planning Comments**

1. The subject property is located within the LTW Lake Topanemus Watershed District, which was established "to maintain low density residential development and environmental controls within the watershed area in order to prevent pollution



Planning & Real Estate Consultants

of surface drainage and subsurface water resources." The bulk and accessory requirements of this section are the same as the R-25 zone and R-R zones.

2. Per Sections 190-143D and 190-125D(11), an open structures such as a pavilion is permitted as an accessory use in the LTW zone, provided it measures less than 192 square feet. As the proposed pavilion would measure 288 square feet, bulk "c" variance relief is required. The applicant should provide testimony in support of this variance request, and particularly address whether the excess size has any impact on neighboring property owners.
3. Per Section 190-110B, in all residential zones, any accessory structures exceeding 192 square feet shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. Application materials indicate compliance with the above standard.
4. The applicant is proposing to enclose the rear yard of the property with a 4.5-foot high aluminum fence, to be located along the easterly property line and extend into the front yard setback area. Per Section 190-165A, fences in a front yard area may not exceed 3 feet, except that fences up to 6 feet may be permitted on corner lots meeting certain requirements. The proposed fence is required to be set back 25 feet from the northerly front yard property line, where 13.5 feet is proposed. Bulk "c" variance relief is required. Testimony should be provided in support of the proposed fence height and setback. The applicant should also provide a sample image of the proposed fence if available.
5. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

Respectfully submitted,

Kate Keller, P.P., AICP

cc: Roger McLaughlin, Esq., Planning Board Attorney  
Timothy P. White, P.E., Township Engineer

# TOWNSHIP OF FREEHOLD



**MAYOR**  
**Barbara J. McMorrow**

**TOWNSHIP COMMITTEE**  
**Lester A. Preston, Jr., Deputy Mayor**  
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*"Preserving and Enhancing the Quality of Life"*

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

## MEMORANDUM

TO: Planning Board, c/o Donna Butch, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: December 11, 2019 **rev. January 8, 2020**

RE: CentraState Medical Center  
Cardiac Cath/IR Building Expansion  
Block 86, Lots 8 and 8.03 – 901 West Main Street  
Preliminary and Final Major Site Plan #748-7-19 and Variance #001-19  
REVIEW #4

This review refers to the following:

- Preliminary & Final Major Site Plan, CentraState Healthcare System Cardiac Cath/IR Expansion, Block 86, Lot 8, Township of Freehold, Monmouth County, New Jersey, thirteen (13) sheets, dated January 25, 2018, last revised December 5, 2019, prepared by Remington & Vernick Engineers, by Frank J. Seney Jr., P.E.
- CentraState Healthcare System East Entrance Improvements, Township of Freehold, Monmouth County, New Jersey, eleven (11) sheets, dated October 14, 2019, revised December 5, 2019, prepared by Remington & Vernick Engineers, by Frank J. Seney Jr., P.E.
- Architectural Floor Plan & Exterior Elevation, CentraState Healthcare System, Cardiac Cath/IR Expansion, New Building Expansion, 901 W Main Street, Freehold, NJ 07728, one (1) sheet (A1), dated December 17, 2018, prepared by NK Architects, signed and sealed by Daniel J. Topping, AIA.
- Boundary & Topographical Survey Plan, KDC Solar CSCP LLC, Lots 8, 8.03 & 11, Block 86, Township of Freehold, Monmouth County, New Jersey, dated February 14, 2017, prepared by Gladstone Design, Inc., by Kurt T. Hanie, P.L.S., unsigned.
- Metes and Bounds Description, Cross – Easement Description Over Lands N/F CentraState Medical Center, Inc., dated July 2, 2019, prepared by Remington & Vernick Engineers, signed by Charles E. Adamson, P.L.S., N.P.
- Easement Plan, Cross Access Easement with Lands of Raintree Associates, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated July 2, 2019, prepared by Remington & Vernick Engineers, signed by Charles E. Adamson, P.L.S.
- "Project Narrative Pursuant to Paragraph 24 of Part A of Major Site Plan Checklist", CentraState Medical Center, undated, unsigned.



To: Planning Board  
Re: CentraState Medical Center  
Cardiac Cath/IR Building Expansion  
Block 86, Lots 8 and 8.03 – 901 West Main Street  
Site Plan #748-7-19 and Variance #001-19  
REVIEW #4

December 11, 2019  
**rev. January 8, 2020**

- Abbreviated Traffic/Parking Analysis Letter, CentraState Medical Center, Cardiac Cath/IR Building Expansion, Lot 8 in Block 86, Route 537, Freehold Township, Monmouth County, New Jersey, dated March 13, 2019, revised November 13, 2019, prepared by McDonough & Rea Associates, Inc., signed by Scott T. Kennel and John H. Rea, PE.
- Engineering Report for the Estimated Sanitary Sewer Flow at the CentraState Cardiac Cath IR Building Expansion Project located in Freehold Township, Monmouth County, New Jersey, dated June 20, 2019, prepared by Remington & Vernick Engineers, signed and sealed by Douglas A. Hopper, P.E.
- Engineering Report for the Estimated Water Demand at the CentraState Cardiac Cath IR Building Expansion Project located in Freehold Township, Monmouth County, New Jersey, dated June 20, 2019, prepared by Remington & Vernick Engineers, signed and sealed by Douglas A. Hopper, P.E.
- Stormwater Management Report, CentraState Medical Center Cardiac Cath/IR Building Expansion & East Entrance Improvements, Township of Freehold, Monmouth County, New Jersey, Block 86, Lot 8, dated December 2018, revised December 2019, prepared by Remington & Vernick Engineers, by Douglas A. Hopper, P.E.
- Campus Stormwater Management System – Operation & Maintenance Manual, CentraState Medical Center, Block 86, Lots 8 & 11, Township of Freehold, Monmouth County, NJ, dated December 2014, revised August 2019, prepared by Remington & Vernick Engineers, signed and sealed by Douglas A. Hopper, P.E., C.M.E.
- Floor Area Certification, CentraState Healthcare System, Cardiac Cath/IR Expansion, 901 West Main Street, Freehold, NJ 07728, dated January 8, 2019, prepared by NK Architects, signed by Allen Keelson, AIA.
- Waiver Request for Environmental Impact Statement, Preliminary and Final Major Site Plan No. 748-7-19, Variance No. 001-19, CentraState Medical Center Cardiac Cath/IR Building Expansion, Block 86, Lots 8 and 8.03, 901 West Main Street, Freehold Township, NJ, dated March 27, 2019, prepared by Sonnenblick, Parker & Selvers, signed by William J. Mehr, Esq.
- Monmouth County Planning Board Final Approval, CentraState Medical Center, Inc., CentraState Cardiac Catheter/IR Expansion, Block 86, Lots 8 and 8.03, dated February 11, 2019, signed by Victor Furmanec, P.P., A.I.C.P.



To: Planning Board  
Re: CentraState Medical Center  
Cardiac Cath/IR Building Expansion  
Block 86, Lots 8 and 8.03 – 901 West Main Street  
Site Plan #748-7-19 and Variance #001-19  
REVIEW #4

December 11, 2019  
**rev. January 8, 2020**

- Letter from William J. Mehr, Esq., Sonnenblick Parker & Selvers, dated July 25, 2019, RE: CentraState Medical Cardiac Care and Related Items, with the following plans entitled:
  - Concept Site Plan, one (1) sheet, dated July 24, 2019, prepared by Remington & Vernick Engineers, unsigned, by Douglas A. Hopper, P.E.
  - Electrical Site Plan, one (1) sheet (13 of 13), dated December 17, 2018 and revised July 2019, prepared by Remington & Vernick Engineers, unsigned, by Douglas A. Hopper, P.E.
- Letter from William J. Mehr, Esq. to Frank Accisano, Esq., dated July 31, 2019, RE: Proposed Cross Access Easement related to CentraState Medical Center Property for Future Interconnection Roadway to and from Raintree Shopping Center.

#### Executive Summary

The applicant is seeking preliminary and final major site plan approval to construct an 8,686 sq. ft. single-story addition on the north side of the existing hospital building. The building expansion will allow the hospital to consolidate the Cardiac Cath/IR services into one location, upgrade outdated medical equipment and provide sufficient space for the hospital to install new equipment that would otherwise not fit within the existing building due to ceiling height restrictions. Associated site improvements include new concrete curb, a gated concrete island, sidewalk, reconfigured parking lot layout with a net reduction of five (5) spaces, the relocation of stormwater infrastructure, and a new sanitary sewer lateral. The subject property is located within the H-1 Zone. Variance relief related to the architectural appears of the proposed expansion are also requested. In addition, the site plan includes proposed electrical improvements to the hospital substation inclusive of landscaping and fencing to screen this area from the general view of the public.

Pursuant to the recent site plan approval for KDC Solar (SP #840-1-17), the hospital entered into a developer's agreement with the Township that required the submission of an Exterior Improvements plan by April 1, 2019. The purpose of this plan was to conceptualize future development of the hospital campus as it relates to much-needed improvements to vehicular and pedestrian circulation on-site and access to and from the hospital property from the abutting roadways and adjacent properties. The plan was presented to the Hospital Subcommittee on May 16, 2019. Subsequently, on behalf of the subcommittee, a letter was forwarded from Frank Accisano to William Mehr outlining the recommendations that the subcommittee would make to the full Planning Board. A follow up Technical Review Committee and field meeting were held to discuss the circulation plan and phasing a portion of the construction of the plan as part of this application and future applications per the recommendations of this office. Toward this end, a plan has been submitted and incorporated into the subject site plans related to improvements at the eastern entrance of the property. This plan improves circulation, and separates emergency vehicle traffic from cross through traffic. It also describes a "future" cross-access easement with Raintree Towns Center (Raintree) and associated infrastructure modifications. In addition, temporary improvements are proposed that will prohibit east to west movement across the site and isolate patient and visitor parking within the internal parking lot. The east access improvements will result in a reduction of five (5) additional parking spaces.

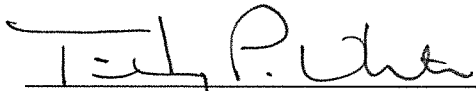


To: Planning Board  
Re: CentraState Medical Center  
Cardiac Cath/IR Building Expansion  
Block 86, Lots 8 and 8.03 – 901 West Main Street  
Site Plan #748-7-19 and Variance #001-19  
REVIEW #4

December 11, 2019  
rev. January 8, 2020

The following comments are provided:

1. With the exception of 12" HDPE for lawn drainage, all proposed storm sewer pipe at Cardiac Cath/IR Building Expansion is a minimum of 15-inch reinforced concrete pipe (RCP). A design waiver is required for the use of 12" HDPE pipe. This office has no objection to its use as it is located within lawn areas and outside the limits of the parking lot and drive aisles.
2. This office has reviewed the metes and bounds description and associated easement plan for the proposed private cross access easement between CentraState and Raintree and takes no exception. Subject to approval by the Board, the applicant shall provide a recorded copy of the associated deed of easement.
3. 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 Planning Board Approval.
4. Obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to Freehold Soil Conservation District (FSCD) and Monmouth County Approval related to the proposed east entrance improvements and cross access.
5. With the exception of the above and any outstanding comment in the reports by the Township Professionals, the applicant has revised all other technical comments. At this time, this office has no additional comments relative to any engineering issues.
6. Should the Board be inclined to approve this application, it is recommended that the approval be conditioned on the completion of the exterior circulation improvements described in the executive summary prior to the issuance of a certificate of occupancy being issued for the cardiac cath building addition.

  
TIMOTHY P. WHITE  
Township Engineer

TPW/mb



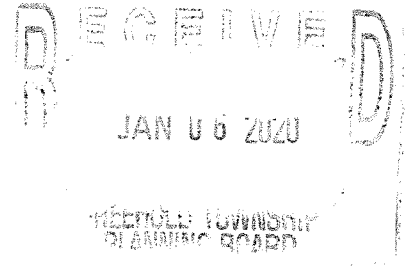


PHILLIPS  
PREISS  
GRYGIEL  
LEHENY  
HUGHES  
LLC

Planning & Real Estate Consultants

January 6, 2020

Freehold Township Planning Board  
% Donna Butch, Administrative Officer  
Freehold Township  
1 Municipal Plaza  
Freehold, New Jersey 07728



RE: **Preliminary and Final Major Site Plan #748-7-49 and Variance #001-19  
Planner's Review Letter #3  
CentraState Medical Center, Inc.  
901 West Main Street  
Block 86, Lots 8 and 8.03  
H-1 Hospital Zone**

Dear Chairman and Members of the Board:

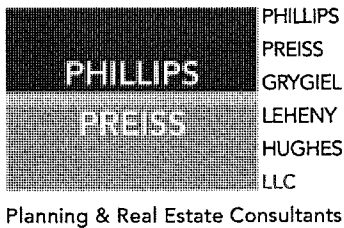
The applicant has submitted revised materials in conjunction with the above-referenced application. At this time, we have reviewed the following documents:

- Preliminary and Final Major Site Plan for CentraState Healthcare System Cardiac Cath/IR Expansion, consisting of 11 sheets, prepared by Douglas A. Hopper, PE, of Remington & Vernick Engineers, dated 1/25/2018 and revised through 12/5/2019
- Site Plan for CentraState Healthcare System East Entrance Improvements, consisting of 11 sheets, prepared by Frank J. Seney, Jr., PE, of Remington & Vernick Engineers, dated 10/14/2019
- 
- Boundary and Topographic Survey Plan, Lots 8, 8.03 and 11, Block 86, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Kurt T. Hanie, P.L.S., of Gladstone Design, Inc., dated 2/14/2017
- Traffic and Parking Review for CentraState Medical Center Cardiac Cath/IR Building Expansion, prepared by McDonough & Rea Associates, dated 3/13/2019
- Floor Plans and Exterior Elevations for Cardiac Cath/IR Expansion, prepared by Daniel J. Topping, AIA of Nadaskay Kopelson Architects, dated 12/17/2018
- Cross-Easement Description Over Lands N/F CentraState Medical Center, Inc., prepared by Charles E. Adamson, PLS, NP, of Remington & Vernick Engineers, dated 7/2/2019

33-41 Newark Street  
Third Floor, Suite D  
Hoboken, NJ 07030  
201.420.6262  
[www.phillipspreiss.com](http://www.phillipspreiss.com)

**P-3**





### **Project Description**

The applicant is seeking preliminary and final site plan approval in order to construct a one-story addition to the existing hospital building that would serve as a new cardiac catheterization laboratory and treatment center. The applicant is proposing to install new, state-of-the-art equipment and relocate the functions of existing cardiac catheterization facilities within the hospital to the new addition. The applicant is also proposing to modify the existing eastern site entrance from CR-537 and the adjacent east parking area, which will serve to improve circulation throughout the site and allow for cross-access with the Raintree property to the north.

The one-story addition would measure 8,790 square feet and would be located near the northwestern corner of the existing hospital building in an area that is currently developed with paved circulation areas, concrete walkways, a metal canopy, and an enclosure containing air conditioning units. The applicant is proposing to demolish all development in this area, which also includes several small landscaped areas, in order to construct the addition. An adjacent physician's parking area would also be reconfigured with new concrete sidewalks and curbing, resulting in a reduction of 5 parking spaces. No public entrance is proposed from this parking area into the new addition.

New landscaping is proposed between the building addition and the parking area, which would include deciduous and evergreen shrubs and trees and groundcover. A total of 4 new trees, including one crape myrtle and three Chinese junipers, are proposed to be planted in the vicinity of the new addition.

The new addition is proposed to be clad primarily in brick veneer to match the existing hospital building. A perforated metal screen is proposed on the roof of the addition to shield roof-mounted equipment. Metal coping and trim is proposed around windows and doors.

The floor plans provided by the applicant indicate that the addition would consist of up to three procedure rooms and ancillary areas such as lockers, nurses' stations, storage, restrooms, and waiting areas. The applicant has indicated that addition would allow for the installation of new, updated equipment while generally consolidating existing activities occurring elsewhere in the hospital to allow services to be provided in a more efficient manner. These existing service areas would be utilized by existing hospital staff in other departments. As such, the applicant has indicated that the proposed addition would not significantly impact the number of employees or visitors, the number of required parking spaces, or traffic ingress and egress to the site.

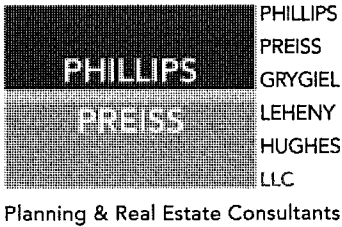
The applicant is also proposing to slightly reconfigure the easternmost access drive from CR-537 (known as the "east entrance"). Existing pavement is proposed to be

removed and restriped with new turning lanes; several existing concrete islands are also proposed to be removed. A new entrance to the east parking area is proposed from an internal roadway, which would be aligned with an existing entrance to the parking area serving Block 86, Lot 8.01 (The Manor nursing facility). Five (5) parking spaces would be eliminated in order to create the proposed new parking area entrance. The proposed improvements are part of a multi-phase plan to provide cross-access circulation with Raintree Town Center to the north (Block 86, Lot 12), which is indicated as "Phase II" of the plan.

### **Zoning Compliance & Planning Comments**

We offer the following for your consideration.

1. The proposed addition is a permitted use in the H-1 Hospital Zone and complies with the lot, area and bulk requirements for the zone
2. There are several preexisting non-conforming conditions on the subject property to which no changes are proposed:
  - Scenic corridor buffer: 40 feet is required where 22.9 feet is provided
  - Building height: a maximum height of 50 feet/5 stories is permitted where 92 feet/6 stories is provided
  - Buffer from residential zone: a minimum of 50 feet is required where 25.1 feet is provided
3. The applicant has provided a legal description of the proposed cross-access easement with Raintree. Testimony should be provided as to the proposed timeline for Phase II improvements and how on- and off-site circulation will be impacted by the proposed cross-access with Raintree. We defer further to the Township Engineer and Planning Board Traffic Engineer on this matter.
4. A total of ten (10) parking spaces are proposed to be eliminated on the site to allow for the construction of the addition and the east entrance improvements. Five (5) parking spaces are proposed to be eliminated in an existing physician's parking area in the vicinity of the proposed expansion. An additional five (5) spaces would be eliminated in the east parking area to allow an additional access drive into that parking area. Per calculations provided by the applicant, there would be a total of 2,102 parking spaces on the site where 1,872 spaces are required for the hospital, including 43 parking spaces required as part of the new addition. There would a surplus of 230 parking spaces on the site.



5. The proposed addition would result in the elimination of an existing loading area. The applicant should provide testimony addressing how loading in this vicinity will operate once the loading area is removed.
6. The proposed building addition would be similar in appearance to the existing hospital façade. However, the applicant is proposing a lower storefront sill at the entrance than what is permitted per ordinance (minimum of 2 feet from grade required). The applicant is also proposing metal screening and panels, which is also not permitted per ordinance. As such, bulk “c” variance relief is technically required. Testimony should be provided in support of this request. We defer further to the Planning Board Architect with respect to this matter.
7. The site and architectural plans appear to indicate that equipment would be mounted on the roof of the new addition and screened. Testimony should be provided confirming that no equipment would be visible from adjacent residential properties.
8. No new signage is proposed on the site as part of the current application, as the applicant has indicated that there would not be direct public access to the addition except in case of emergency.

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

Respectfully submitted,

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Kate Keller, P.P., AICP

cc: Roger J. McLaughlin, Planning Board Attorney  
Timothy P. White, P.E., Township Engineer

J19158



NETTAARCHITECTS

July 11<sup>th</sup>, 2019

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

**RE: Architectural Review: Site Plan Waiver #748-7-19 and Variance #001-19  
CentraState Medical Center, Inc. – Cardiac Cath/IR Building Expansion  
Block 86, Lot 8 & 8.03 – 901 West Main St. Freehold, New Jersey, 07728  
Review #2**

Dear Ms. Sims:

Pursuant to our recent review, on Tuesday May 21st, 2019 and subsequent to your request, we are pleased to submit our architectural review of the project referenced above. Netta Architects has reviewed the following documentation;

- Response Letters dated 6.18.19 prepared by NK Architects
- Site Plan prepared by Remington and Vernick Engineers

Upon review of the application, our response is based on our firms' previous experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial Development. Our comments to the above referenced project are as follows;

3. The proposed metal roof screen, coping, and panel are prohibited by the Township Ordinance. A variance is required.

The firm of Netta Architects is very pleased to furnish you with the above comments in regards to the referenced projects architectural design. These comments do not address additional issues the project may have such as, structural design, code compliance, compliance with ADA, and/or site design. Please feel free to reach out to us if there are any additional questions with the project referenced above.

Very truly yours,

Nicholas J. Netta, AIA, NCARB  
Principal

**P-4**



Ms. Donna Butch  
Administrative Officer  
Freehold Township  
One Municipal Plaza  
Freehold, New Jersey 07728

**Our Reference**  
375713-001

**Freehold Township  
CentraState Medical Center, Inc. – Cardiac Cath/IR Building Expansion  
Block 86, Lots 8 & 8.03, 901 West Main Street  
Site Plan No. 748-7-19  
Variance Application No. 001-19  
Sanitary Sewer and Water System Review**

December 19, 2019

3 Paragon Way  
Freehold NJ 07728  
United States of America

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

Dear Ms. Butch:

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans entitled “CentraState Healthcare System Cardiac Cath/IR Expansion Preliminary & Final Major Site Plan Township of Freehold Monmouth County, New Jersey,” dated January 25, 2018, with a last revision date of December 5, 2019, as prepared by Remington & Vernick Engineers, Inc. for CentraState Medical Center, Inc. (the Applicant).

The following items were included in the Township’s submittal to this office, via Email, for review:

- The set of plans, consisting of 13 sheets, referenced above;
- A set of plans entitled “CentraState Healthcare System East Entrance Improvements Township of Freehold Monmouth County, New Jersey,” prepared by Remington & Vernick Engineers, Inc. dated October 14, 2019 with a last revision date of December 5, 2019;
- An easement description letter prepared by Remington & Vernick Engineers, Inc., signed on July 2, 2019;
- A response letter from the Applicant’s Engineer, dated December 5, 2019;
- A report entitled “CentraState Medical Center Cardiac Cath/IR Building Expansion & East Entrance Improvements Stormwater Management Report Township of Freehold, Monmouth County, New Jersey Block 86, Lot 8”, prepared by Remington & Vernick Engineers, Inc. and dated December 2018 with a revision dated of December 2019.

#### **Executive Summary**

CentraState Medical Center (Block 86, Lots 8 & 8.03) is located on the north side of County Route 537, between Gravel Hill Road and Wemrock Road. The site currently has a five-story full service hospital building and one data communications facility building within the site limits. The Applicant is proposing to construct a one-story addition to the main building structure at the northwest side consisting of 8,686 SF. The Applicant is also proposing to reconfigure the parking area, relocate HVAC units,

remove storm water inlets and piping and sanitary sewer piping and manholes in the building addition area.

Sanitary sewer service will be provided to the buildings by extending the existing sanitary sewer to the north and connecting it into the building. Water service will be provided through a connection to the existing water lines within the existing main building. The Applicant's Engineer has provided a sanitary sewer report for the project. The engineer has estimated that the project will generate 869 GPD of sanitary sewer flow. Based on the submitted information, this project will not require an NJDEP Treatment Works Approval for Sanitary Sewer service. However, as the site will be a commercial building it will require approvals from the Manasquan River Regional Sewerage Authority (MRRSA) and the Ocean County Utilities Authority (OCUA).

The Applicant's Engineer has provided a water demand report for the project and has estimated the anticipated water demand will be 1,086 GPD. The Township should have sufficient water allocation to support this project. The project does not require a Safe Drinking Water permit from NJDEP.

The proposed plan was reviewed for conformance with the Township's Sanitary Sewer Master Plan. A capacity analysis was conducted of the downstream Township collection system, inclusive of a review of the 15" PVC and 18" PVC trunk lines which convey the wastewater developed in the Township's western areas to the MRRSA interceptor. This review revealed that the additional flow from the subject property will not immediately cause the collection system to exceed its maximum capacity; however, changes in zoning and the increase in commercial developer applications in this area has caused the previously anticipated flow from this area to increase dramatically. Accordingly, this is an issue that the Township has addressed by implementing a cost share assessment to applicants for the anticipated long-term upgrade of the existing above-mentioned collection system.

There are two areas downstream along the 18" PVC sanitary sewer interceptor that have been previously identified to be near full capacity during peak flow conditions. The first area of concern is within a 30-foot-wide sanitary sewer easement that is adjacent to Harvard Oval. There is approximately 2,230 LF of 18" PVC sewer which is anticipated to require replacement in the future due to capacity limitations. The second area of concern is within an easement on Lot 26 of Block 93 parallel to Medford Boulevard near Dawes Court. There is approximately 2,120 LF of 18" PVC sewer in this area which is also anticipated to require replacement in the future due to capacity limitations.

Accordingly, we have estimated the cost share for this project for the future upgrade of the existing collection system for this larger project based on the percentage of flow this project would contribute to the total flow of this sewer. This project's estimated flow total of 869 GPD would comprise approximately 0.077% of the total flow in this interceptor, and we estimate that the fair share cost for needed future upgrades for the upper and lower sections would be approximately \$343 and \$327, respectively, or \$670 for both sections. The estimated flows for this project will need to be confirmed in the Engineer's report before this determination can be finalized.

#### **Sanitary Sewer Review:**

All issues with the original plan set for the sanitary sewer system and for the "CentraState Healthcare System East Entrance Improvements" plan set have been satisfactorily addressed.

#### **Water System Review:**

All issues with the water main system have been satisfactorily addressed.



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

Very truly yours,

Mott MacDonald, Inc.

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

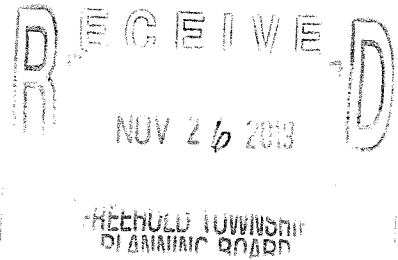
Brian T. Dougherty, PE  
T +1 (732) 780 6565  
brian.dougherty@mottmac.com

cc: Peter R. Valesi, Township Administrator  
Timothy P. White, P.E., Township Engineer  
Robert Koches, Supt. Water & Sewer Utility  
Todd Brown, Planning Department  
Paul Vitale, Construction Official  
Sean Reilly, Fire Code Inspector  
Kyle Smith, PE, CME (Mott MacDonald)  
File 375713-001 (CentraState Cardiac Cath/IR Expansion)





YOUR GOALS. OUR MISSION.



FRTW-R3950

November 26, 2019

Donna Butch, Administrative Officer  
Township of Freehold  
One Municipal Plaza  
Freehold, NJ 07728

**Re: CentraState Medical Center, Inc. – Cardia Cath/IR Building Expansion**  
**Block 86, Lots 8 & 8.03**  
**901 West Main Street**  
**SP# 748-7-19**  
**Drainage and Landscape Review No. 3**

Dear Ms. Butch:

We have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by Remington & Vernick Engineers, plans dated December 17, 2018, latest revision November 8, 2019; Stormwater Management Report dated December 17, 2018; Operation & Maintenance Manual dated December 2014, latest revision August 2019.

The plans and calculations have been revised in response to our previous letter dated July 8, 2019. As noted in the O&M Manual, the applicant is required to inspect the components of the stormwater management system at least four times annually and after every storm event exceeding 1 inch of rainfall. Copies of these inspection reports and any repairs made shall be kept on site and provide to the Township Engineer upon request.

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.  
CONSULTING ENGINEER

DMD:EGB:AWD:lkc

cc: Mr. Timothy White, Township Engineer

G:\Projects\FRTWR3950\Correspondence\Butch\_DMD\_CentraState Medical Center\_Drainage and Landscape Review No. 3.docx

**P-6**

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

December 23, 2019

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

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

Attn: Donna Butch, Administrative Officer  
Todd Brown, Planning Department

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

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

Re: **Major Site Plan (SP# 748-7-19 & V# 001-19)**  
**CentraState Medical Center**  
**Cardiac Cath / IR Expansion & East Circulation Review**  
**901 West Main Street; Block 86, Lots 8 & 8.03**  
**Freehold Township, Monmouth County**  
SA Project No. 19513

Dear Mr. White:

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

1. Response Letter for CentraState Medical Center, Cardiac Cath/IR Building Expansion; prepared by Remington & Vernick; dated December 18, 2019.
2. Preliminary & Final Major Site Plan for CentraState Medical Center, Cardiac Cath / IR Expansion, Block 86, Lot 8 (13 sheets); prepared by Remington & Vernick; dated January 25, 2018 and revised to December 5, 2019
3. Cross-Easement Description, Over Lands N/F CentraState Medical Center; prepared by Remington & Vernick; dated October 31, 2019.

The revised Major Site Plan (two plan sets), Traffic Letter Report and corresponding application documents were reviewed with respect to the Applicant's request for Preliminary and Final Major Site Plan approval for an 8,686 square foot (sf) expansion of the 639,068 sf hospital. The hospital located at 901 West Main Street, on Block 86, Lots 8 & 8.03, is in the Hospital (H-1) zone. The hospital currently has 2,112 parking spaces on-site. The proposal is to expand the hospital by 8,686 sf to a total of 647,754 sf. Reconfiguration of the physicians parking lot will reduce total parking by 10 spaces to 2,102 spaces. Additionally, the Applicant proposes circulation improvements to the East Entrance for access to the Emergency Room and corresponding Emergency Room/Employee/Valet parking. The circulation improvements will also be for the Manor and its parking at the Hospital's East Entrance.

Traffic reviews dated May 21, 2019, July 11, 2019 and November 25, 2019 were issued for the proposed Cardiac Cath / IR Expansion. A separate traffic review letter dated September 9 was issued for proposed East Entrance Improvements to circulation for the Emergency Room



and corresponding parking area. The Applicant has since revised the plans and provided additional information to address comments found in the traffic reviews and other professional review letters.

Based on review of the revised Site Plan and corresponding documents, the following traffic comments remain:

Cardiac Cath /IR Expansion

Circulation:

Circulation through the physicians parking lot, adjacent to the Cardiac Cath / IR Expansion, will remain substantially as it exists, with the exception of the gated access at the southwest corner of the physicians' parking lot that will be converted from a two-way entrance/exit to a 10 ft wide gated exit only.

- 1. Testimony shall be provided regarding access to and circulation within the physicians' parking lot during construction.**
- 2. Testimony shall be provided regarding the proposed gate's operation for exit-only from the physician's parking lot.**

Parking & Loading:

The hospital has 2,112 existing parking spaces, where 1,829 spaces are required. The proposed 8,686 sf hospital expansion increases the parking requirement by 43 spaces to a total of 1,872 spaces. The proposed reconfiguration of the physicians' parking lot results in a loss of 5 spaces. An additional loss of 5 spaces will result due to the East Entrance circulation improvements. After improvements a total of 2,102 parking spaces are available or a net surplus of 230 spaces on site. Typical size of the reconfigured parking spaces is shown to be 9.5 ft by 18 ft. The reconfigured physicians' parking lot includes two (2) handicap (HC) parking spaces. The loading area adjacent to the hospital will be removed as part of the building expansion.

- 1. During construction, up to 16 existing parking spaces in the physicians' parking area will be unavailable. Testimony shall be provided regarding the adequacy of physicians parking during construction.**
- 2. The proposed expansion will remove an existing loading area. Testimony shall be provided regarding adequacy of on-site loading for the expansion.**

Traffic Report:

The Traffic Letter Report evaluates traffic and parking impact of the expansion. The report indicates that the expansion is not expected to generate additional employees or traffic rather it will accommodate existing services already provided at the hospital. The existing parking supply was reviewed with respect to the proposed expansion and the report concludes that there will be a surplus of 230 spaces compared with the parking requirement.

- 1. Testimony shall be provided regarding potential site trips for the 8,686 SF expansion using ITE data and/or operational information to demonstrate the magnitude of trips that could be generated by the expansion.**



- 2. Testimony shall be provided regarding adequacy of parking after the loss of five (5) spaces for the 8,686 sf of hospital expansion and loss of five (5) spaces for the East Entrance Improvements.**
- 3. Traffic testimony shall be provided to summarize the impact of the Phase 2 interconnection on internal circulation, hospital access and on West Main Street traffic volumes.**
- 4. The traffic report includes review of the future interconnection roadway. Detailed traffic analysis is not possible at this time due to: 1. unknown time frame for construction, 2. unknown future development on Lot 12.01 and 3. unknown impact of Phase 1 improvements on circulation. It is recommended that traffic counts and analysis be updated, and a traffic report provided prior to construction of the Phase 2 improvements.**

#### East Entrance Improvements

Circulation improvements are proposed for the East Entrance in two (2) phases. Phase 1 includes circulation aisles improvements for access to the Emergency Room Entrance and for the corresponding parking area. Phase 2 includes a connection between the hospital and the adjacent shopping center to the east.

#### Cross Access Easement:

**A Cross - Easement Description and Easement Plan were provided for the location of the future connection with the adjacent property. A Cross Access Agreement is required for the future interconnection of the Hospital and the Raintree Shopping Center. A copy of the Cross-Access Agreement shall be provided to Freehold Township prior to Phase 2 construction.**

#### Signage & Striping:

**Hospital signs E, F, and G are proposed along West Main Street. These signs are within Monmouth County ROW and require County approval. A copy of County determination shall be provided to Freehold Township.**

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

Sincerely,  
Shropshire Associates LLC

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

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

# TOWNSHIP OF FREEHOLD



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

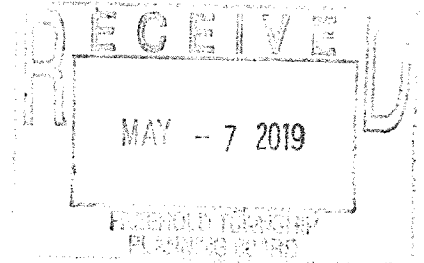
*"Preserving and Enhancing the Quality of Life"*

**TO:** The Freehold Township Planning Board

**FROM:** Margaret B. Jahn, Health Officer

**DATE:** May 7, 2019

**SUBJECT:** CentraState Medical Center – Cardiac Cath/IR Expansion  
901 West Main St  
Block: 86, Lots: 8 & 8.03  
Pre & Final Major Site Plan #748-7-19 & Variance # 001-19



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

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# 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"*

May 6, 2019

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

RE: Preliminary and Final Major Site Plan #748-7-19 and Variance #001-19  
CentraState Medical Center, Inc. - Cardiac Cath/IR Building Expansion  
Block 86, Lot 8 & 8.03 - 901 West Main Street

Dear Mrs. Sims

The Fire Board reviewed the plans and approved the plans as submitted.

Sincerely,

Shaun M. Reilly  
Fire Official / Chief of the Board