

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preson, Jr.

TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Anthony J. Ammiano
Maureen Fasano
Alan C. Walker

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

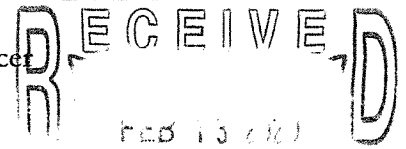
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 12, 2020

RE: Gaydos, John
Block 105, Lot 60.03
30 Love Lane
Variance Application #022-19
REVIEW #2



FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Minor Site Plan, Gaydos Property, 30 Love Lane, Block 105, Lot 60.03, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated June 17, 2019, last revised February 4, 2020, prepared by VS Land Data, signed and sealed by John J. Hanlon, P.L.S.
- Notice of Violation/Order to Cease & Desist, John Gaydos, 30 Love Lane, Freehold, NJ 07728, dated March 22, 2019, prepared and signed by Pasquale Popolizio, Director of Zoning & Housing Enforcement.
- Letter Confirmation of Skate Park Size, dated October 23, 2019, prepared by Cleary, Giacobbe, Alfieri, Jacobs LLC, signed by Salvatore Alfieri, Esq.
- Letter of Variance Request and Description of Skate Park, dated October 30, 2019, prepared by Cleary, Giacobbe, Alfieri, Jacobs LLC, by Salvatore Alfieri, Esq.

Executive Summary

The applicant is seeking variance approvals related to a previously installed skate park and three (3) accessory sheds. The applicant is appearing before the Board as a result of a Notice of Violation/Order to Cease & Desist issued by the Township Zoning Officer on March 22, 2019 for tree clearing without a permit and installation of a non-permitted accessory structure (skate park). The property is located in the Rural Environmental (R-E) Zone with pre-existing non-conforming conditions of developable lot area and lot width. This office defers to the Township Planning Consultant for any and all additional variances required for the subject application.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Gaydos, John
Block 105, Lot 60.03 – 30 Love Lane
Variance Application #022-19

February 12, 2020

The following comments are provided:

1. It is recommended that the applicant provide photographs of the skate park structure for consideration by the Board.
2. The applicant shall obtain a Tree Removal Permit from the Shade Tree Division of the Public Works Department and pay the associated fees.

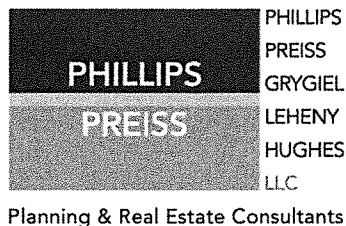
This office has no additional comments relative to any engineering issues.

A handwritten signature in black ink, appearing to read "Tim White", is written over a horizontal line.

TIMOTHY P. WHITE
Township Engineer

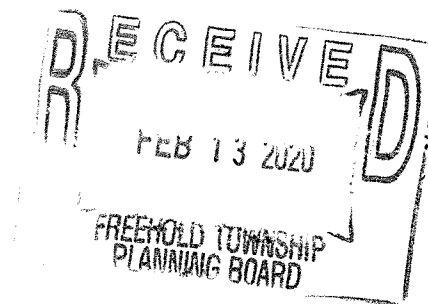
TPW/mb

cc: Kate Keller, P.P. – Phillips Preiss (via email)



February 13, 2020

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



RE: **Variance Application #022-19**
Planner's Review Letter #2
John Gaydos
30 Love Lane
Block 105, Lot 60.03
R-E Rural-Environmental Zone

Dear Chairman and Members of the Board:

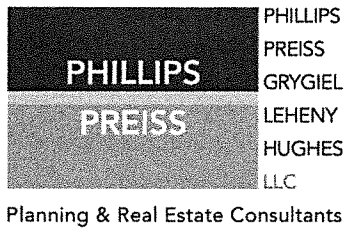
The applicant has submitted revisions to plans for this project, dated 6/17/2019 and revised through 2/4/2020. A prior report dated 12/31/2019 was prepared and submitted to the Township for review. At this time, we have reviewed the above-referenced development application, including the following documents:

- Minor Site Plan for Gaydos Property, 30 Love Lane, Block 105 Lot 60.03, prepared by John J. Hanlon of VS Land Data, dated 6/17/19 and revised through 6/24/19

Project Description

The applicant is seeking bulk "c" variance approval in order to permit the continued use of an accessory backyard skate park and three (3) sheds on the subject property. The applicant received a notice of violation from the Township Zoning Officer dated 3/22/19 related to clearing of trees without a permit and installation of the skate park, which is not a permitted accessory use in a residential district. The applicant is now seeking variance relief in accordance with the violations contained in the notice.

The subject property measures ± 24.35 acres. The property is irregularly shaped with wetlands comprising the rear of the property. All improvements are located within the ± 7.1 -acre developable eastern portion of the property. The property is developed with a 2-story brick and stucco dwelling and accessory improvements including an in-ground pool and patio, and outdoor fireplace, three sheds, and the skate park. The skate park is located in the rearmost developable portion of the property, furthest from Love Lane. The property is located on the west side of Love Lane, south of Georgia Road. Surrounding land use is comprised of single-family dwellings and conservation areas, which are located in the R-E Zone. The wetlands in the rear of the property are associated with a waterway of the north branch of the Metedeconk River.

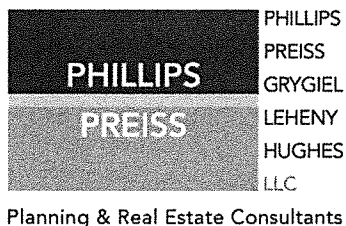


The applicant has constructed a skate park in the rear of the property for the use of immediate family and friends. The skate park is approximately 5,100 square feet in area with an impervious surface coverage of same. The skate park ramps measure up to 13 feet above grade, with safety railings extending up to 20 feet above grade. submitted by the applicant's attorney indicates that the skate park is not open to the public nor is it used for commercial purposes.

There are three existing sheds along the driveway leading to the skate park that are also a subject of this application. Each shed measures 80 square feet with a maximum height of 8.5 feet, for a total area of 240 square feet.

Zoning Compliance & Planning Comments

1. The subject property is located in the R-E zone. There is one preexisting nonconformity related to the lot width at building line, where 500 feet is required, and 493 feet is existing/proposed.
2. The Township Zoning Officer has deemed that a skate park is not a permitted accessory structure in a residential zone. As such, bulk "c" variance relief is required. The applicant should provide testimony in support of this variance, including whether the skate park has any impact on neighboring property owners. Details should be provided as to the size, area, and use of the skate park. The applicant should also confirm that any applicable construction permits have been, or will be, acquired. Photographs should be provided for the Board's review if possible.
3. The maximum height for an accessory building in a residential zone is 16 feet. We note that while portions of the skate part measure up to 20 feet in height, it is not considered a "building" per the definition in Section 190-3 of the Township Ordinance.
4. Per Section 190-126B, one toolshed or similar structure measuring 192 square feet or less is permitted in the R-E zone. The site plan provided by the applicant indicates that there are 3 existing sheds on the property. As such, bulk "c" variance relief is required. With the understanding that this is an oversized property and the sheds are not located in the vicinity of neighboring properties, testimony should be provided in support of this variance. Details should be provided as to the specific size, height, etc. of each shed.
5. We note that while the applicant has submitted documents as a "minor site plan," the application is technically exempt from site plan approval as it involves a single-family home and accessory structure. Minor site plan approval is not required.



6. 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 variances 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 J. McLaughlin, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

J19299

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"

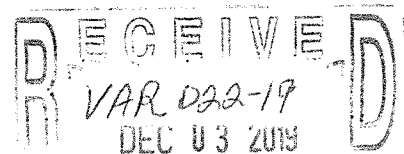
TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: December 3, 2019

SUBJECT: Gaydos, John.
30 Love Lane
Block: 105, Lot: 60.03
Variance #022-19

We have reviewed the above referenced site plan. The Board of Health has no objection to the proposed project.



FREEHOLD TOWNSHIP
PLANNING BOARD

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
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Maureen Fasano

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Timothy White, PE, PLS, CME
Township Engineer

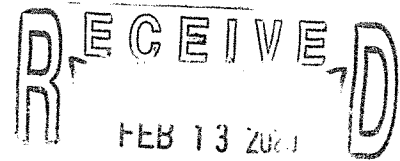
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 4, 2020

RE: Carl's Fencing – Pizzo Contracting, Inc. (Applicant)
David Hom (Owner)
Block 71, Lot 13 – 3468 Route 9
Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details #257-1-19
Variance #011-19
REVIEW #2



FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Preliminary and Final Major Site Plan with Waiver of Site Plan Details, Lot 13, Block 71, Situated in Freehold Township, Monmouth County, New Jersey, seven (7) sheets, dated February 13, 2017, revised December 31, 2019, prepared by FWH Associates, P.A., signed and sealed by Brian P. Murphy, P.E.
- Circulation Plan, Preliminary and Final Major Site Plan with Waiver of Site Plan Details, Lot 13, Block 71, Situated in Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated February 22, 2017, prepared by FWH Associates, P.A., signed and sealed by Brian P. Murphy, P.E.
- Boundary & Topographic Survey, Lot 13, Block 71, Situated in Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated February 13, 2017, revised January 3, 2020, prepared by FWH Associates, P.A., signed by William P. Schemel, P.L.S.
- Proposed Floor Plan & Elevations, Lot 13, Block 71, Situated in Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated September 24, 2019, prepared by FWH Associates, P.A., signed and sealed by Patrick J. McAlary, Registered Architect.
- Description of a 20' Wide Utility Easement on Lot 13, Block 71, Freehold Township, Monmouth County, New Jersey, one (1) page, dated January 13, 2020, prepared by FWH Associates, P.A., signed and sealed by William P. Schemel, P.L.S.
- Amended Variance Narrative, Preliminary and Final Major Site Plan (#257-19) with Waiver of Site Plan Details and Variance (#011-19), Pizzo Contracting Inc., d/b/a Carl's Fencing, 3468 Route 9, Block 71, Lot 13, prepared by Salvatore Alfieri, Esq.
- Waiver Narrative, undated, unsigned.



To: Planning Board
Re.: Carl's Fencing
Block 71, Lot 13 – 3468 Route 9
Site Plan w/ Waiver of Site Plan Details #257-1-19 and Variance #011-19
REVIEW #2

February 4, 2020

- Circulation Statement/Letter, Minor Site Plan – Carl's Fencing, Block 71, Lot 13, Freehold, Monmouth County, New Jersey, dated August 16, 2019, prepared by FWH Associates, P.A., signed by Brian P. Murphy, PE, PP, CME.

Executive Summary

Pizzo Contracting, Inc., the contract purchaser of the subject lot, is seeking preliminary and final major site plan approval with waiver of site plan details to update and improve the property previously occupied by Mr. Fence fence company into "Carl's Fencing Company". The subject lot will serve as a sales office for a fencing, decking and home improvement business. The proposed hours of operation are 8:00 a.m. to 6:00 p.m., Monday through Saturday. The business will operate with approximately 5 to 10 employees. Associated site improvements include the following:

- One (1) new/relocated pylon sign, one (1) building mounted sign, and one (1) flag pole.
- New pavement at the rear of the building to create a paved access aisle around the building in conjunction with restriping of the parking lot.
- A woodchip "fence display" area within a portion of the southern side and front yard.
- Several 8 feet tall outdoor racks in the rear yard for storage of fence materials.
- An 8 feet tall wood grain vinyl fence surrounding the perimeter of the rear yard.
- A refuse enclosure.
- Concrete curbing and sidewalk within the Route 9 right-of-way.

There are no building expansions or other site improvements proposed as part of the current application. The subject lot is located in the CMX-3A Zone and has several pre-existing non-conformities including but not limited to lot size, lot frontage, lot width, lot depth, front and side yard setbacks. In conjunction with the site plan application, the applicant is requesting a use variance for the proposed fencing, decking and home improvement business in addition to several bulk variances.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. Revise the zoning schedule as follows:
 - a. Remove asterisk next to the existing impervious coverage as the coverage conforms.
 - b. The front yard setback shall be measured to the existing front porch (inclusive of steps). Revise zoning schedule and plan dimensions accordingly.
 - c. The existing lot depth does not agree with the plan/survey. Revise accordingly.
3. The signature lines and the zoning schedule shall be placed on the cover sheet. Additionally, the signature lines shall be revised to reflect the attached example.



To: Planning Board
Re.: Carl's Fencing
Block 71, Lot 13 – 3468 Route 9
Site Plan w/ Waiver of Site Plan Details #257-1-19 and Variance #011-19
REVIEW #2

February 4, 2020

4. The applicant shall provide testimony related size (footprint in square feet), the use and method of access to the proposed storage racks.
5. The impervious coverage is described as the "same" on the zoning schedule (existing vs. proposed). However, the proposed layout describes additional pavement. Clarify and revise calculations accordingly.
6. Provide a certification of floor area and FAR for the existing building. The project architect shall provide the certification.
7. There is no record of an easement within the area of the existing sanitary sewer at the front of the subject property. As such, the applicant has proposed a 20-ft wide utility easement over this portion of the site. The subject easement shall be revised as follows:
 - a. Revise the title of the easement description to "Description of a 20' Wide Utility Easement to be dedicated to the Township of Freehold."
 - b. In lieu of the referenced site plan, provide a separate exhibit for the proposed easement to be annexed to the description and deed when recording. Update the associated reference on the easement description.
 - c. An associated deed of easement shall be submitted for review and approval by the Township Attorney's Office.
8. The applicant has requested a waiver from T.O. 190-162O for providing 9 feet wide and 18 feet long parking spaces where 9.5 ft x 19 ft spaces are required. Given the existing site constraints, this office has no objection to granting the waiver.
9. The area between the head-on parking spaces and the northern property line was noted in the field as being paved. The pavement in this area should be described on the plans as to be removed and landscaped. Additionally, the plans shall describe a means of prohibiting vehicle intrusion into this area.
10. It is recommended that additional lighting be provided in the area of the proposed storage racks in addition to two (2) colonial style light fixtures along the frontage of the site.
11. The refuse enclosure shall be constructed of masonry in accordance with T.O. 190-116A.(2)
12. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to a highway occupancy permit from the New Jersey Department of Transportation (NJDOT) for the proposed sidewalk within the Route 9 right-of-way.

TIMOTHY P. WHITE

Township Engineer

TPW/mb

Attachment – Site Plan Signature Lines

Site Plan Signature Lines

I CONSENT TO THE FILING OF THIS SITE PLAN
WITH THE PLANNING BOARD.

(Name of Owner) DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THIS
SITE PLAN AND THAT ALL DIMENSIONS AND
INFORMATION ARE CORRECT.

(Name of Engineer) DATE
(Title and License No.)

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY
THAT IT MEETS ALL CODES AND ORDINANCES
UNDER MY JURISDICTION.

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

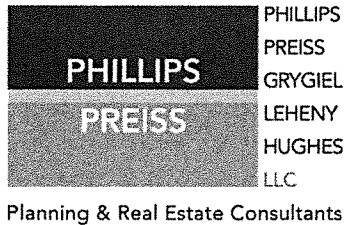
APPROVED BY PLANNING BOARD

Preliminary Approval _____
DATE

Final Approval _____
DATE

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE



February 11, 2020

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

RECEIVED
FEB 11 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: **Preliminary and Final Major Site Plan #257-1-19
Variance #011-19
Planner's Review Letter #2
Pizzo Contracting (Carl's Fencing)
3468 US Route 9
Block 71, Lot 13
CMX-3/A Corporate Multi-Use Zone**

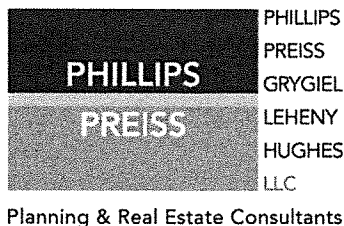
Dear Chairman and Members of the Board:

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

- Preliminary and Final Major Site Plan, consisting of 7 sheets, prepared by Brian P. Murphy, PE, of FHW Associates, P.A., dated 2/22/2017 and revised through 12/31/2019
- Circulation Plan for Block 17, Lot 13, prepared by Brian P. Murphy, PE, of FHW Associates, P.A., dated 2/22/2017
- Boundary and Topographic Survey of Block 71, Lot 11, prepared by William P. Schemel, PLS, of FWH Associates, P.A., dated 2/13/2017 and revised through 1/3/2020
- Proposed Floor Plans and Elevations, prepared by Patrick J. McAlary, RA, of FWH Associates, P.A., dated 9/24/2019

Project Description

The applicant is seeking preliminary and final major site plan approval with "d(2)" and "c" variance relief in order to operate an existing fencing business under new ownership and to undertake certain site improvements. The applicant was sent a final notice of violation from the Township Code Enforcement Officer, dated 8/22/2018, and has submitted this site plan application in response. The existing/proposed use as a fencing business is not permitted in the CMX-3/A Zone; as such, "d(2)" variance relief is required to permit the expansion of a nonconforming use with respect to the proposed site improvements. The applicant also requires several bulk "c" variances related to outdoor storage, setbacks, and signage.



The subject property measures 0.55 acres and is located on the southbound (western) side of Route 9, approximately halfway between the intersections with Schanck Road and Elton-Adelphia Road (CR-524). A CubeSmart self-storage facility is located to the south and west of the facility. AAA Travel Center is located to the north. Various retail uses are located across Route 9 to the west.

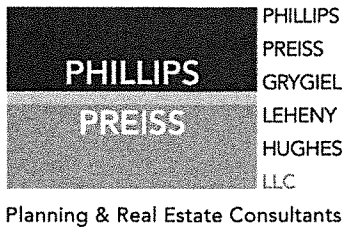
The property is currently developed with a 2,810-square foot two-story building and a rear masonry garage. The remainder of the site is improved with paved parking and circulation areas, which were formerly utilized for outdoor storage that has been removed as of a November 2019 site visit.

The site has been operating as a fencing and outdoor equipment company for at least 12 years, formerly under the name “Mr. Fence” and presently as “Carl’s Fencing.” The building on the site appears to be a converted former residence. Per a search of the Township’s records, in 1975 the Planning Board granted an approval for a waiver of site plan requirements to permit a sporting goods store to operate on the subject property. It appears that the site has been operating as a nonconforming retail use since the property’s zoning classification was changed from business to Corporate Multi-Use (CMX) in the 1980s.

The applicant (Carl’s Fencing) is now under contract to purchase the site and is seeking to complete various site improvements in conjunction with the change of ownership. Proposed site improvements include the installation of outdoor storage racks in the rear yard; installation of an 8-foot high fence around the storage rack area; restriping of the existing paved parking areas; new landscaping and wall-mounted lighting; and new freestanding and façade signage.

The applicant is proposing to install steel frame-and-beam outdoor storage racks, to measure approximately 8 feet high by 10 feet wide by 6 feet deep. The number of racks has not been specified. Several “rack storage” areas are identified in the rear of the property on the site plan. One of these areas would measure approximately 6 feet wide by 90 feet long and extends along the southerly property line. A second area would measure approximately 12 feet wide by 80 feet long. A 20-foot drive aisle would be located between the two rack storage areas. Both rack storage areas would abut the rear (westerly) property line. A third rack storage area would measure 12 feet wide by 22 feet long and would be located to the north. An 8-foot high wood grain-style vinyl fence would be constructed around the rear storage areas, extending from the principal dwelling to the southerly and westerly property lines.

The lighting plan provided by the applicant indicates that colonial-style wall-mounted lighting fixtures are proposed on the building facades. The landscaping plan depicts a number of new evergreen shrubs, perennials, and groundcover plantings proposed around the front portion of the building and within the southeast corner of the subject property, including daylilies, juniper, hydrangea, and spreading yew. The plantings in



the southeast corner would serve to screen an existing/proposed display area in the front yard, along the southerly property line.

A floor plan has been provided indicating that the first-floor interior would consist of front and rear entrances, reception/foyer areas, a full bathroom, a breakroom, and sales office space. No floor plan has been provided for the basement or upper level. There is an existing freestanding sign in the front portion of the property.

At the time of a site visit in November 2019, the applicant had placed temporary sign faces on the structure. New permanent faces are proposed to be installed on the existing top and bottom panels, to include “Carl’s” with house logo and “Surrounded by the best” on the top panel and “Fencing-Decking-Home Improvements” with the company’s website on the bottom panel. Each panel is proposed to measure 5 feet high by 12 feet wide (60 square feet), for a total combined area of 120 square feet. Each would be internally illuminated. The sign colors are proposed to be 3M Black, Deep Red, and Light Navy on a white background. There is an existing changeable copy sign that is proposed to be retained under the panels.

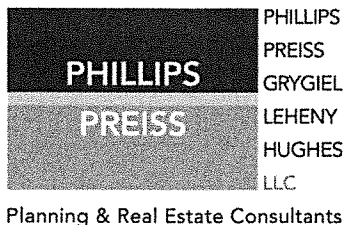
New wall signage is proposed to be installed on the north and south building elevations. One side would be installed on each of the two facades, which would measure 8 feet wide by 3 feet high (24 square feet) and would be installed 12 feet above grade. Both signs would read “Carl’s” with house logo, “Surrounded by the best” and “Fencing-Decking-Home Improvements.”

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The subject property is located in the CMX-3/A Corporate Multi-Use Zone, where the use as a fencing and outdoor equipment business is not currently permitted but appears to be a pre-existing nonconforming use. The applicant has indicated that the new proprietor’s use of the property will not be substantially different from the previous ownership. However, as various improvements and expansions are proposed (such as outdoor storage racks), “d(2)” variance relief is required to permit the expansion of a nonconforming use.

The applicant shall provide testimony to affirmatively show that the granting of the use variance will not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance (i.e., negative criteria). Per the standard as set forth in Burbridge v. Township of Mine Hill, 117 NJ 376, a “d(2)” applicant does not need to meet the “enhanced quality of proof” set forth in Medici, nor the particular suitability test as is required for a new “d(1)” use variance. Testimony should specifically address whether the proposed improvements will represent an aesthetic upgrade to existing site



Planning & Real Estate Consultants

conditions, or otherwise visually enhance the site, particularly as viewed by the traveling public from Route 9.

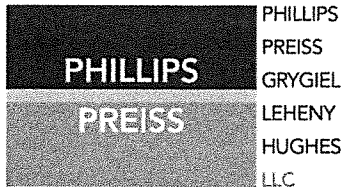
2. There are a number of preexisting nonconforming bulk conditions associated with the subject property to which no changes are proposed. These include the following:
 - Minimum lot area: 3 acres required, 0.55 acres existing
 - Minimum lot width/frontage: 300 feet required, 117 feet/119 feet existing, respectively
 - Minimum lot depth: 400 feet required, 185 feet existing
 - Minimum front yard setback: 100 feet required, 40.7 feet existing
 - Minimum rear yard setback, accessory building: 30 feet required, 23.3 feet existing
 - Minimum side yard setback, principal building: 50 feet required, 26.8 feet existing
 - Minimum side yard setback, accessory building: 30 feet required, 22.8 feet proposed
 - Scenic corridor buffer: 50 feet required, 0 feet existing
3. The site does not comply with a number of the bulk standards for the CMX-3/A zone, almost all of which are existing conditions that cannot be cured due to existing surrounding development. Testimony should be provided as part of the "d(2)" variance proofs addressing whether the existing deficiencies will create detriments to surrounding properties, local roadways, or the general welfare when taken in combination with the proposed expansion of improvements on the site.
4. The applicant should provide testimony as to existing/proposed site operations, including number of employees, hours, and how loading and delivery will function. Testimony should also address the existing/proposed use of all buildings on the site, including the rear garage and the basement and upper floors of the principal building.
5. At the time of the final notice of violation in 2018, various vehicles and equipment were stored outside on the site, but all equipment and outdoor storage that was on the site at the time of the 2018 notice of violation has been removed as of a November 2019 site visit. The applicant is now proposing to formalize the outdoor storage space by providing racks in the rear and retaining a display area in the front portion of the site. Per §190-116A, outdoor storage is permitted for customary products and material that are "necessary or supplementary" to a principal permitted use, subject to certain requirements. Bulk "c" variance is relief

is required from several of these requirements as part of the current application, as follows:

- From §190-116A(3)(a) to permit outdoor storage/sales on a woodchip display area in the front yard and on gravel areas in the rear yard, where such areas shall be paved;
- From §190-116A(3)(b) to permit outdoor storage sales within a front yard area, where the woodchip display area is proposed within the front yard.
- From §190-116A(4) to permit the display area and the proposed racks to be located adjacent to the side and rear yard property and access drives, no outdoor storage shall be within 10 feet of any side or rear lot lines or within 5 feet of any access drive.

The applicant should provide testimony in support of this variance relief and indicate what is proposed to be stored outdoors. Testimony should address how all of the outdoor storage areas would be screened from neighboring properties and whether there would be any impact on site circulation, as all proposed outdoor storage areas abut access drives.

6. A new “dumpster area” is proposed to be located adjacent to the rack storage along the southerly side yard property line, where a 30-foot setback is required for accessory structures. As such, bulk “c” variance relief is required. The applicant should provide testimony in support of this variance relief and also address how trash collection will function in this portion of the site. Testimony should be provided indicating the proposed materials for the trash enclosure.
7. An 8-foot vinyl fence is proposed to screen the outdoor storage areas in the rear yard of the site, where the maximum permitted fence height in a business zone is 6 feet. As such, bulk “c” variance relief is required. We note that the proposed rear yard storage racks would measure 8 feet in height and as such, a 6-foot fence may not be adequate to appropriate screen this area.
8. The applicant is proposing to re-face an existing freestanding sign in the front yard area, which has several existing nonconformities as follows:
 - Per §190-179C(2)(a), each face is permitted to measure 96 square feet area, where 120 feet is existing/proposed
 - Per §190-179C(2)(b), no sign shall be closer than 15 feet to a lot line, where the existing sign is 3.3 feet from the front yard property line.
9. The applicant should provide testimony the relationship of the proposed sign colors with the Township’s color palette as set forth in §190-1760. If colors are proposed that are not in accordance with this palette, bulk “c” variance relief will be required and testimony shall be provided. It should be noted that the proposed signage would be replacing substantially similar signs and the site is located along



Planning & Real Estate Consultants

a commercial corridor with a number of existing commercially branded signs and that the proposed colors are proposed to be substantially similar to the colors of the existing pylon sign and support.

10. The applicant has indicated that four (4) colors are proposed, including red, blue, white, and black. Per §190-1760(1), no more than three colors are permitted per sign. As such, bulk "c" variance relief is technically required for exceeding the number of sign colors. Testimony shall be provided in support of this variance. Updated color renderings of the proposed signage should be provided. We recommend that applicant consider eliminating the website from the pylon sign and extraneous text from both the pylon and façade signs in order to better comply with this requirement.
11. Certain wall signs are permitted in the CMX-3/A Zone, subject to the requirements in §190-179C(1). Calculations should be provided indicating compliance to this section. Note that sites with one frontage are permitted one wall sign, and that walls besides the front wall are permitted one-half of the sign area of the front wall.
12. As "c" bulk variances are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the Zoning Ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variances 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: Timothy P. White, P.E., Township Engineer
Roger J. McLaughlin, Esq., Planning Board Attorney

J19333

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

January 31, 2020

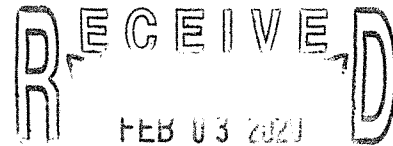
Mr. Timothy P. White, P.E.
Freehold Township Engineer
1 Municipal Plaza
Freehold, NJ 07728-3099

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

Attn: Donna Butch, Administrative Officer

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

Re: **Carl's Fencing (Pizzo Contracting, Inc.)**
SP# 257-1-19 & V# 011-19
3468 Route 9; Block 71, Lot 13
Freehold Township, Monmouth County
SA Project No. 19526



Dear Mr. White:

At the request of Freehold Township, a traffic review was performed for the above referenced application. The materials submitted for review include: **FREEHOLD TOWNSHIP PLANNING BOARD**

1. Cover Letter with Responses to Traffic Comments for Minor Site Plan - Carl's Fencing, Block 71, Lot 13; prepared by FHW Associates; dated January 13, 2020
2. Boundary & Topographic Survey Plan for Block 71, Lot 13; prepared by FHW Associates; dated February 13, 2017 and as revised to January 3, 2020.
3. Preliminary and Final Site Plan set for Block 71, Lot 13; prepared by FHW Associates; dated February 22, 2017 and as revised to December 31, 2019.
4. Circulation Plan for Block 71, Lot 13; prepared by FHW Associates; dated February 22, 2017.

The Applicant requests Preliminary and Final Site Plan and Variance approval for improvements to the existing fence and home improvements facility. The proposal is for site improvements corresponding with an existing two-story, 2,810 square foot (sf) retail showroom and office space. The site located at 3468 Route 9, on Block 71, Lot 13, is in the Corporate Multi-Use Development (CMX 3-A) zone. The site contains the existing two-story, 2,810 sf retail/office building and a standalone garage. The site has two (2) existing driveways, right-in and right-out, along Route 9 southbound. Existing circulation and parking spaces are located around the building but is not clearly delineated.

A traffic review letter dated November 14, 2019 was issued for the proposed improvements to the fence sales facility. A Technical Review Committee (TRC) meeting was held on December 16, 2019 at which traffic and other review comments were discussed. The Applicant has since revised the plans and provided additional information to address comments found in the traffic review and other professional review letters.



Based on review of the Site Plan set and corresponding documents the following traffic comments are offered:

Access:

Access to the fence and home improvements facility will remain via two (2) existing driveways along southbound Route 9, one for right-turn ingress and the other for right-turn egress. Cross connection with the adjacent site to the north on Block 71, Lot 14 will be eliminated.

The site has frontage along Route 9 and is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). Sidewalk and curbing are proposed within the NJDOT right-of-way. The work requires a NJDOT Highway Occupancy Permit application. Freehold Township shall be copied with the NJDOT Highway Occupancy Permit.

Circulation:

The site's entrance driveway provides access to onsite circulation that loops around the building. Circulation will be one-way counterclockwise for access to parking and loading/material storage. The southwest corner of the site is fenced, with 24-foot (foot) swing gates proposed to the west and to the south of the building across the circulation aisle. Sidewalk is proposed along the Route 9 frontage.

- 1. Fire truck access and circulation for the site is deferred to the Freehold Fire Department.***
- 2. The 4-inch yellow pavement stripe for no parking around the building shall be removed as it crosses the three (3) parking spaces in front of the building.***
- 3. The 4-inch yellow stripe around the perimeter of the circulation aisle shall be removed as it crosses perimeter parking spaces.***

Parking & Loading:

The site plan includes 14 marked parking spaces, one (1) of which is a handicap (HC) parking space. The handicap parking space is located near the rear entrance at which a handicap ramp is provided for access to the building. There is no designated loading area.

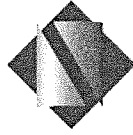
- 1. The proposed 2,810 sf retail showroom & office requires 14 parking space and 14 spaces are provided to meet the parking requirement.***
- 2. The Freehold Land Use Code, Section 190-162 O. requires parking spaces to be a minimum of 9.5 ft wide by 19 ft long. Proposed parking spaces are 9 ft wide by 19 ft long. Relief is required for the 9 ft wide spaces.***
- 3. Building supplies will be delivered to and stored onsite. The Applicant requests a waiver from providing a designated loading space. The Applicant shall provide testimony to support the waiver. Information regarding deliveries and storage of materials shall be provided. Deliveries operations and storage of materials shall not block circulation aisles.***



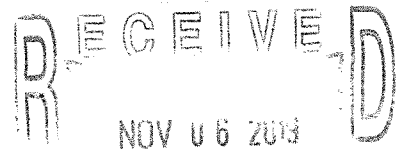
Additionally, should the application proceed to Site Plan, the Applicant shall obtain all required approvals including, NJDOT, Monmouth County, Freehold Fire Department and any other outside agency approvals.

Sincerely,
Shropshire Associates LLC


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



NETTAARCHITECTS



November 6th, 2019

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

**RE: Architectural Review: Preliminary and Final Major Site Plan with Waiver
[SP #257-1-19 & Variance #011-19]
Carl's Fencing – Pizzo Contracting, Inc.
David Hom
Block 71, Lot 13– 3468 Route 9
Freehold, New Jersey**

Dear Mr. Timothy White:

Pursuant to our recent communication, on October 14th, 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;

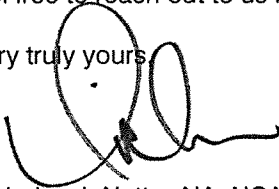
- Applications & Project Description
- Site Plan prepared by FWH Associates dated February 22, 2017
- Circulation Plan Narrative
- Zoning Schedule
- Amended Variance Narrative
- Sign Application
- Architectural Plans prepared by Patrick J. Mcalary dated September 24th, 2019
- Previous Resolution (#271-76)
- Zoning officer's Final notice of violation

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;

1. Based on the applicant's waiver narrative, no changes are being made to the existing structure, therefore the existing architectural design will remain.
2. The proposed exterior signage renovations appear to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XVII Section 179 of the township ordinance. We defer to further review by the sign review committee.

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

A handwritten signature in black ink, appearing to read 'N. Netta', with a large, stylized loop at the beginning and a horizontal flourish at the end.

Nicholas J. Netta, AIA, NCARB
Principal

TOWNSHIP OF FREEHOLD



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

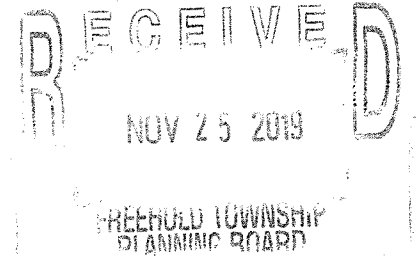
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: November 25, 2019

SUBJECT: Carl's Fencing – Pizzo Contracting, Inc.
3468 Route 9 South
Block: 71, Lot: 13
Major Site Plan and Variance, #257-1-19 & #011-19



We have reviewed the above referenced site plan. The Board of Health has no objection to the proposed project.

TOWNSHIP OF FREEHOLD

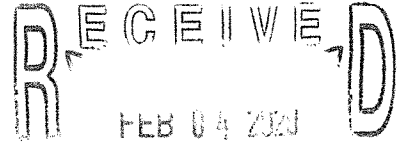


MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Anthony J. Ammiano
Maureen Fasano

"Preserving and Enhancing the Quality of Life"

February 4, 2020



Freehold Township Planning Board
1 Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Donna Butch

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: Preliminary & Final Major Site Plan with Waiver of Site Plan Details
SP#257-1-19 and VAR#011-19
Carl's Fencing
Block 71, Lot 13 – 3468 Route 9

Dear Mrs. Butch

The fire board met and reviewed the re-submitted plans and approved them.

Sincerely,



Shaun M. Reilly
Fire Official / Chief of the Board



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 11/12/2019

Project Name – Preliminary and Final Major Site plan SP# 257-1-19 Variance #011-19
Carl's Fencing, Block: 71 Lot 13, 3468 Route 9 Freehold NJ

The November 13, 2019 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. Board members present: William Lombardi, Brian Dougherty, Steve Leone, Anthony Ammiano, 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 has no comments or concerns regarding this project.

The meeting was adjourned at 7:55 pm.

Tom Moskal
Chairman

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Anthony J. Ammiano
Maureen Fasano

"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 28, 2020

RE: Pond Road Associates, LLC
ABC Grocery Store
Block 5, Lot 6 – 4331-4345 Route 9 North
Preliminary and Final Major Site Plan Application #425-4-20
Variance Application #001-20
REVIEW #1

RECEIVED
JAN 29 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Preliminary and Final Major Site Plan for Pond Road Associates, LLC, Grocery Store, Retail and/or Flex/Warehouse Space, 4331-4345 Route 9 North, Block 5, Lot 6, Monmouth County, New Jersey, fifteen (15) sheets, dated January 9, 2020, prepared by Bohler, signed and sealed by T. Lam, P.E.
- Architectural Plans, Proposed Tenant Fitout: ABC Grocer's, 4331-4345 NJSH Route 9, Freehold Township, New Jersey, four (4) sheets, dated January 8, 2020, prepared by The Dietz Partnership Architects, signed and sealed by Charles P. Dietz, R.A.
- ALTA/NSPS Land Title Survey, Lot 6, Block 5, Township of Freehold, County of Monmouth, New Jersey, one (1) sheet, dated December 11, 2018, prepared by Morgan Engineering & Surveying, signed and sealed by David J. Von Steenburg, P.L.S.
- Application Addendum, Pond Road Associates LLC, Block 5, Lot 6, undated, unsigned.
- Completeness Checklist Waiver Requests, Pond Road Associates LLC, Block 5, Lot 6, 4331-4345 N.J. Route 9, undated, unsigned.



To: Planning Board
Re: Pond Road Associates LLC
ABC Grocery Store
Block 5, Lot 6 – 4331-4345 Route 9 North
Preliminary and Final Major Site Plan #425-4-20 and Variance #001-20
REVIEW #1

January 28, 2020

Executive Summary

The applicant is seeking Preliminary and Final Major Site Plan approval to occupy the southern unit of the existing Pond Road Plaza shopping center building where the Walgreen's Pharmacy formerly existed adjacent to the existing Michaels Store. The proposal includes a 12,558 square foot (sf) grocery store at the front of the unit and a 5,343 sf flex warehouse space at the rear of the unit. Each tenant will have one (1) façade sign. There are no proposed changes to the existing building footprint. Minor changes to the building façade are proposed, although the color scheme is to remain unchanged. Associated site improvements include the following:

- A new loading area and refuse enclosure along the side (southern) façade of the proposed grocery store.
- One (1) new refuse enclosure at the rear of the building adjacent to the proposed flex warehouse space, one (1) new refuse enclosure at the rear Designer Shoe Warehouse (DSW) and one (1) refuse enclosure expansion at the rear of Pier 1 imports.
- Modification of the drive aisle and concrete island adjacent to Pier 1 Imports in the area of the expanded refuse enclosure.
- Modifications to the access drive aisles and expansion of the parking lot adding twelve (12) additional parking spaces in front of DSW Designer Shoe Warehouse.
- ADA parking modifications and restriping/signage.
- Two (2) new ADA accessible curb ramps.
- Minor landscaping improvements (7 new trees).

The shopping center was originally approved in 1985 under Site Plan application #425-85. Subsequently, there were six (6) amendments related to buildings size, building configuration, number of parking spaces, phasing, etc. The subject lot is 20.755 acres and is located in the CMX-10 Corporate Multi-Use Development Zone. The applicant is requesting a use variance from T.O. 190-146(B) to permit a grocery store use and flex warehouse space where such uses are not permitted within the CMX-10 Zone. Additionally, the applicant is requesting bulk variance relief for the scenic corridor buffer.

The following comments are provided:

1. It should be noted that the fourth amended approval for the subject property included separation of the development into two (2) phases including the retail portion as Phase I and 40,000 sf of office space as Phase II. The proposed office space consisted of two (2) 20,000 sf buildings at the rear east side of the site. To date these buildings have not been constructed. The applicant shall provide testimony in this regard.
2. All site plan sheets shall be re-numbered (i.e. 1 of 15, 2 of 15, 3 of 15, etc.) and the zoning schedule shall be located on the site plan cover sheet.



To: Planning Board
Re: Pond Road Associates LLC
ABC Grocery Store
Block 5, Lot 6 – 4331-4345 Route 9 North
Preliminary and Final Major Site Plan #425-4-20 and Variance #001-20
REVIEW #1

January 28, 2020

3. The applicant shall provide a statement of operations, which shall include but not be limited to a written description of hours of operation, the number of employees, number of shifts, trash pick-up schedule, delivery schedule, provisions for site maintenance, etc. for both the grocery store and warehouse space.
4. The applicant shall provide testimony related to the use of the proposed warehouse space.
5. The applicant should be aware that the Board may require the applicant to provide supplemental colonial or traditional style light fixtures and/or replace existing shoebox style light fixtures with colonial/traditional fixtures along the Route 9 frontage where possible to enhance the architectural appearance of the site.
6. Although the applicant is not increasing retail area, the applicant shall provide testimony related to the increase and/or decrease in parking demand due to the change in retail setting from a Walgreens Pharmacy to a grocery store.
7. The site contains several loose (non-enclosed) refuse containers. In accordance with Freehold Township Ordinance, all refuse containers are proposed to be located within masonry refuse enclosures. The applicant shall provide testimony to the Board confirming if the proposed refuse enclosures and enclosure modifications will be sufficient in size to accommodate all loose containers at the site.
8. This office performed a site visit to the existing development and the following site maintenance items shall be addressed. Describe associated improvements and construction details on the site plan.
 - a. There are several localized areas of cracked and/or settled curb and or sidewalk. Any damaged concrete shall be identified on the plans to be removed and replaced. All site concrete shall be NJDOT Class B Concrete.
 - b. Although it appears that the applicant has made an effort to preserve the life of the existing pavement by patching and/or crack sealing, some areas of the parking lot exhibit raveling, failed/settled pavement and areas of ponding and cracking. It is the recommendation of this office to mill and pave these areas of the parking lot or otherwise repair the parking lot to the satisfaction of the Township Engineer.
 - c. In all areas of paving, existing storm inlets shall be upgraded to meet the stormwater design requirements outlined in T.O. 270-33A and 270-33B.
9. In compliance with the NJDEP stormwater regulations and Township's Municipal Separate Storm Sewer System (MS4) permit, the Township is responsible for ensuring adequate maintenance of privately owned and operated stormwater management facilities including detention basins, outlet control structures, manufactured treatment devices, etc. To ensure maintenance, the Township is requiring that maintenance and inspection records be submitted annually for our review and file. As such, the applicant shall provide copies of maintenance and inspection logs to this office for the existing detention basin and associated stormwater infrastructure. NJDEP guidance for stormwater maintenance and inspection can be found at the following website:
(https://www.nj.gov/dep/stormwater/maintenance_guidance.htm).



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Pond Road Associates LLC
ABC Grocery Store
Block 5, Lot 6 – 4331-4345 Route 9 North
Preliminary and Final Major Site Plan #425-4-20 and Variance #001-20
REVIEW #1

January 28, 2020

10. 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.
11. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to the New Jersey Department of Transportation (NJDOT), Monmouth County Planning Board, Freehold Soil Conservation District (FSCD), and Western Monmouth Utilities Authority (WMUA).

A handwritten signature in black ink, appearing to read "Timothy P. White", is written over a horizontal line.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

cc: J. Tuohy – Stormwater Compliance



YOUR GOALS. OUR MISSION.

FRTW-R3980

February 14, 2020
dbutch@twp.freehold.nj.us

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

**RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone**

Dear Ms. Butch:

As requested, we have reviewed the application and plans for the above-referenced application. The applicant has submitted the following documents in support of this application:

- *Engineering drawings entitled Preliminary and Final Major Site Plan for Pond Road Associates, LLC prepared by T. Lam, PE of the firm Bohler Engineering consisting of fifteen sheets dated January 9, 2020, revised February 10, 2020.*
- *ALTA/NSPS Land Title Survey prepared by David J. Von Steenburg, LS of the firm Morgan Engineering and Surveying, consisting of one sheet, dated December 11, 2018.*
- *Architectural drawings prepared Charles P. Dietz, RA, of the firm Dietz Partnership, consisting of four sheets, dated January 8, 2020, revised February 13, 2020.*
- *Application Forms for Preliminary Approval and Final Approval Major Site Plan and Variance Approval signed by Luke Pontier Esq. for the Applicant; Major Site Plan Checklist and Application Addendum.*
- *Sign and Awning Exhibit prepared by Broadway National for Trader Joe's, Store #590, project # 24597, six ledger size sheets, no date.*

Our findings are as follows:

A. Property and Area Description

The subject property is 4331-4345 NJ Route 9 North and identified as Block 5 Lot 6 on the Freehold Township Tax Maps. The tract is 20.7 acres in area and developed with commercial improvements. The site is located on the east side of Route 9 with frontage on Pond Road, and is located south of the intersection with Craig Road. The tract is known as Pond Road Plaza and contains several retail stores, including Michaels, DSW, and Pier One. In addition, Provident Bank is located on Route 9 and the Goddard School on Pond Road. The parcel is in the CMX-10 zone district. The subject space, that is the subject of this application, is currently vacant.

The subject property is bordered by retail commercial uses on the north, a wooded area and residential uses to the south, commercial uses on the opposite side of Route 9 and a firehouse and residential uses to the south across Pond Road.

P-3



LE: Donna Butch, Administrative Officer
Freehold Township Planning Board

RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone

The tract is bordered on the north by the B-10 Zone, on the east across Pond Road by the R-20 Residential Zone, on the south by the R-25 Residential Zone and lands directly west of the subject site across Route 9 are zoned CMX-3A.

Master Plan

The Freehold Township Master Plan dated August 4, 2016 describes the CMX – Corporate Multi-Use Development Land Use category, in part, as areas “for uses which are compatible with and complimentary to existing development along US Route 9”.

B. Project Description.

The applicant requests use variance relief as well as amended major site plan approval for the proposed improvements described herein. The applicant proposes to renovate and occupy a portion of an existing commercial building. The applicant is proposing to use 12,558 square feet of the existing building for a grocery store use and approximately 5,442 square feet for “flex warehouse space.” No changes are proposed to the existing primary building footprint. However, an attached roof shed structure is proposed for the storage of pallets on the south side of the building in front of the loading zone. The applicant also proposes minor improvements in the access drive aisles and surface parking lot. Additional parking spaces are proposed as well as two facade signs, landscaping and other associated improvements. The grocery store, retail, and flex warehouse uses are not permitted in the CMX-10 zone.

C. Planning and Zoning

1. Use

The subject property is in the CMX-10 Corporate Multi-Use- 10-acre zone. The CMX-10 Corporate Multi-Use Zone permits the following uses: finance and insurance offices, real-estate except mini warehouses and self-storage, cable and other pay television services, professional, scientific and technical services, businesses services, health services, social services, elementary and secondary schools, corporate office uses, and conference and convention centers.

The applicant proposes to use the subject tenant space as a grocery store and flex warehouse. The grocery store, and flex warehouse uses are not permitted uses in the CMX-10 Zone. Therefore, use of the property as a grocery store and flex warehouse will require a use variance pursuant to NJSA 40:55D-70(d)(1).

In order to be entitled to variance relief for the “d(1) use variance, the applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law:



LE: Donna Butch, Administrative Officer
Freehold Township Planning Board

RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone

i. Positive Criteria:

There are two prongs to the positive criteria that the applicant must satisfy for a "d(1)" variance. These are:

1. That the site is particularly suited to the use. The recent NJ Supreme Court case, '*Himeji*' clarified the tests for evaluating particular suitability. First, is that the applicant must establish the facts that distinguish the subject property from surrounding sites and second, that the need for the proposed use is best served at the location of the subject property.
2. There are special reasons that allow a departure from the zoning regulations in this particular case. The applicant must demonstrate that the variance promotes one or more of those purposes stipulated in the Municipal Land Use Law to establish special reasons and that those purposes will be advanced by the proposed development.

ii. Negative Criteria:

There are two prongs to the negative criteria that the applicant must satisfy for a "d(1)" variance. These are:

1. That the variance can be granted without substantial detriment to the public good. This prong requires an evaluation of the impact of the variance on surrounding properties and a determination as to whether or not the proposed use would cause damage to the character of the neighborhood.
2. That the variance will not substantially impair the intent and purpose of the zoning plan and ordinance.

Enhanced Burden of Proof for the d(1) Variance: In *Medici v. BPR Co.*, 107 N.J. 1, 5 (1987), it was made clear that municipalities should make zoning decisions by ordinance rather than variance. Where a master plan does not specifically address the type of use for which a variance is sought, a board has the more difficult task of determining whether the proposed use is inconsistent with the intent and purpose of the zone plan. The enhanced proof must reconcile the proposed use variance with the expressed intent of the zone plan and Township Master Plan for the relevant land use designations.



LE: Donna Butch, Administrative Officer
Freehold Township Planning Board

RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone

2. Bulk and Yard Requirements

CMX- 10 Zone	Required	Existing	Proposed	Comment
Min. Lot Area	10 acres	20.76 acres	20.76 acres	Complies
Min. Lot Width (ft.)	1,000	773.8	773.8	Existing Non-Conforming
Min. Lot Frontage (ft.)	1,000	1000.8 (Route 9)	1000.8 (Route 9)	Complies
Min. Lot Frontage (ft.)	1,000	894.26 (Pond Road)	894.26 (Pond Road)	Existing Non-Conforming
Min. Lot Depth (ft)	400	219.97	219.97 ENC	Existing Non-Conforming
Max. Lot Coverage (Building)	15%	10%	10%	Complies
Max. Lot Coverage (All Impervious Surface)	60%	48.4%	48.4%	Complies
Max. Floor Area Ratio	0.15	0.10	0.10	Complies
Max. Building Height (ft)	35	<35; one story	<35 , one story	Complies
Min. Front Yard Setback- Prin. Bldg.- Rt 9 (ft)	100	107.6	107.6 ENC	Complies
Min. Front Yard Setback- Prin. Bldg.- Front Yard- Pond Road (ft)	100	106.7	106.7	Complies
Min. Side Yard Setback- Prin. Bldg.(ft)	100	15.4	15.4	Existing Non-Conforming
Min. Rear Yard Setback- Prin. Bldg. (ft.)	100	Not Applicable (1)	Not Applicable (1)	Not Applicable (1)
Min. Side Yard Setback- Accessory Bldg. (ft.)	30	Not Applicable (2)	Not Applicable (2)	Not Applicable (2)
Min. Rear Yard Setback Accessory Bldg.	30	Not Applicable (2)	Not Applicable (2)	Not Applicable (2)
Min. Width Buffer Zone	75	11.1	11.1	Existing Non-Conforming
Min. Size of Prin. Bldg. (Bldg., Area) Mon. Front Yard Setback -Accessory Bldg. (S.F.) (190-108.A)	1,000	3,074	3,074	Complies
Scenic Corridor Zone Buffer (ft.)	50	8.6	8.6	Existing Non-Conforming

ENC= Existing Non-Conforming

(1) There is no rear yard, only two front yards and two side yards.

(2) There are no accessory buildings.



LE: Donna Butch, Administrative Officer
Freehold Township Planning Board

RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone

3. Variances

- a. As noted, the site has several existing non-conforming bulk and yard conditions as identified in the above table. The applicant should be prepared to submit evidence of the grant of prior variance approvals by the Township.
- b. In the Application Addendum, the applicant requests a variance from Code §190-106. A and 146.E (schedule C) for scenic corridor buffer of 50 feet where a minimum of 38.2 feet is proposed. The request in the Addendum is not consistent with the submitted site plan drawings and requires clarification. The site plan shows several signs in the required buffer area. These appear to be existing signs and no new structures are identified on the site plan. Accordingly, a variance would not be required. However, the applicant should confirm the existing signs are part of a prior approval and no new variance is required.
- c. Building Materials.
The applicant proposes to provide red vinyl awnings on the front façade to replace the existing black awnings installed by the prior tenant. Freehold Township Code § 190-114. H. (Architectural design requirements for commercial, office and industrial buildings), states: "The use of earth tone colors and/ or other colors generally associated with traditional architectural styles shall be encouraged on all buildings." In addition, the proposed awnings will be a vinyl material where §190-114-H. (7) expressly prohibits metal and aluminum awnings. Therefore, a bulk "c" variance is required for the proposed consistent color of the front awnings. The proposed awnings in the rear are proposed to be black color and vinyl material. As the proposed material is not specifically prohibited, a design waiver will be required for the proposed vinyl material. Testimony in support of the variance and waiver requests should include color exhibits and material samples for Board review.
- d. The front awnings extend approximately five (5) feet from the building and façade. Code 190-114.H(7) allows a maximum awning extension of four (4) feet. A variance is required; however, we recommend the applicant modify the awning to comply.
- e. Free-standing sign. The applicant proposes replacement of a lowest panel of four panels that comprise the existing free-standing (Pond Road Plaza) sign on Route 9. The existing free-standing sign is nonconforming in terms of setback (§190-183.B) where a minimum of 15 feet is required and 2 feet is existing. It is not clear whether permits or variances were granted for the existing sign. If so, documentation should be submitted and this deficiency may qualify as a preexisting nonconforming condition. In addition, the color of the proposed lettering on the replacement sign panel does not appear to comply with the color palette as set forth in §190-176.O. Testimony should be provided as to the relationship of the proposed sign color with the Township's color palette and testimony



LE: Donna Butch, Administrative Officer
Freehold Township Planning Board

RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone

in support of a bulk "c" variance. If not, the applicant requires bulk "c" variance relief for the non-conformity and testimony should be provided. We note the existing Michael's sign directly above the subject panel also has red lettering.

f. Wall-mounted signs

Wall-mounted signs are proposed on the front and rear façade of the building for each tenant. Each sign complies with the maximum sign size limitation (less the 10% of the wall area on which the sign is attached). The wall-mounted sign on the front façade does not comply with the Township's color palette in §190-176.0 and bulk "c" variance is required. The color of the sign on the rear façade has not been specified on the plans and shall with the Township Code; otherwise a variance is required.

g. The applicant shall provide testimony to address the positive and negative criteria for the requested "c" variance. The applicant's testimony should focus on the following:

- (1) Positive Criteria: The applicant shall provide testimony to the board regarding the physical conditions of the property and how the strict application of the provisions of the ordinance would result in a hardship that is inconsistent with the purpose and intent of the ordinance. Alternatively, the applicant may testify that the required variance furthers the purposes of the Municipal Land Use Law and that the benefits of granting the variance will substantially outweigh any detriments.
- (2) Negative Criteria: The applicant must demonstrate that the variance can be granted without substantial detriment to the public good, and that the granting of the variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

D. Parking.

Use	Standard	Required	Proposed
Shopping Center	5.5 spaces per 1,000 gross leasable floor area between 10, 000 and 100,000 sf and includes convenience store and supermarket: 90,735 sf x 5.5/1,000 sf	499 spaces	550

There are 538 existing spaces and the applicant proposes to add 12 spaces for a total of 550 spaces. Therefore, the off-street parking complies with the ordinance.

While the parking demand for a grocery store is a more intensive than the standard retail use, it appears there are sufficient parking spaces in proximity to the subject tenant space.



LE: Donna Butch, Administrative Officer
Freehold Township Planning Board

RE: Application # SP#425-4-20; VAR #001-20
Planner's Review Letter
Pond Road Associates LLC
Block 5 Lot 6; 4331-4345 Route 9 North
CMX-10 Zone

F. Planning Comments

1. Architect's certification. We are in receipt of a letter dated January 14, 2020 from Charles Dietz, RA certifying the square footage figures. The letter should be updated to reflect the dimensions of the tenant spaces as shown in the architectural drawings last revised February 13, 2020. In addition, the application form submitted to the Planning Board with this application indicates that the rear flex warehouse area is 5,442 sq. ft. which differs from the site plan, architects plans and the aforementioned architect's certification.
2. Flex warehouse use. To assist the Board in its deliberations, the testimony in support of the use variance should include some elaboration of the flex warehouse use with some specific examples and parameters to refine the term.
3. LL (landlord) space. The applicant should provide testimony concerning the use of the landlord space to confirm that the area will be dedicated to utility services for the tenant and that an office is not proposed.
4. The applicant shall comply with all applicable conditions of prior approval for this property as outlined in the applicable resolutions.
5. Evidence of approval or letters of no interest from relevant outside agencies must be submitted. Relevant agencies include or may include, but may not be limited to:
 - a. Monmouth County Planning Board, if applicable.
 - b. New Jersey Department of Environmental Protection, if applicable.

If there are any questions or you require any additional information, please do not hesitate to contact our office.

Very truly yours,

T&M ASSOCIATES

STANLEY C. SLACHETKA, PP, AICP
CONSULTING PLANNER

SCS:MTP:dk

c: Todd Brown, PP, Freehold Planning Board, via email (tbrown@twp.freehold.nj.us)

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

February 14, 2020

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

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

Re: **ABC Grocery Store (Pond Road Assoc., LLC)**
SP# 425-4-20 & V# 001-20
4331-4345 Route 9 North; Block 5, Lot 6
Freehold Township, Monmouth County
SA Project No. 20502

Dear Mr. White:

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

1. Preliminary and Final Site Plan set for Pond Road Associates, LLC Proposed Grocery Store, Retail and/or Flex/Warehouse Space, Block 5, Lot 6; prepared by Bohler Engineering; dated January 9, 2020 and as revised to February 10, 2020.
2. Architectural Plans for ABC Grocer's Tennant Fitout, 4331-4345 Route 9; prepared by The Dietz Partnership; dated January 8, 2020 and as revised to February 13, 2020.
3. Statement of Operations for Pond Road Associates, LLC, Block 5 Lot 6, 4331-4345 Route 9; undated.
4. Traffic Statement for Grocery Store and Warehouse; prepared by Bohler Engineering; dated February 10, 2020.

The Applicant requests (Amended) Preliminary and Final Site Plan and Use Variance approval to renovate 18,000 square feet (sf) of an existing 90,735 sf shopping center, including 70,743 sf main building and 19,993 sf pad sites. The 20.755-acre site located at 4331-4345 Route 9 North on Block 5, Lot 6 and is in the Corporate Multi-Use Development Zone (CMX-10). The existing site has two (2) driveways along northbound Route 9, two (2) driveways along southbound Pond Road, and multiple cross-access driveways with the adjacent lots to the north. The main parking area for the shopping center is located to the west of the existing shopping center, between Route 9 and the building. Loading areas are located to the east of the building. The proposal is to renovate 18,000 sf of the existing main shopping center building for +/- 12,558 sf Grocery Store and +/- 5,343 sf (per Architect Certification) for Retail and/or Flex-Warehouse. No changes are proposed to the existing 70,743 sf building footprint. Minor improvements are proposed for circulation, parking and loading.



A traffic review letter dated January 30, 2020 was issued for the proposed improvements to the fence sales facility. A Technical Review Committee (TRC) meeting was held on February 11, 2020 at which traffic and other review comments were discussed. The Applicant has since revised the plans and provided additional information to address comments found in the traffic review and other professional review letters.

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

Access:

Access to the shopping center will remain via two (2) right-in/right-out driveways along Route 9 northbound, two (2) full movement driveways along southbound Pond Road and four (4) cross-access driveways with lots to the north of the site. There are no proposed improvements to the existing access driveways.

- 1. The existing driveways for access to Route 9 are under the jurisdiction of the New Jersey Department of Transportation (NJDOT). A Traffic Statement was provided to confirm there are no changes to existing Route 9 site access and there will be no increase in site trips, thus the site remains in conformance with the existing access permit. No new permit is required.***
- 2. A note shall be added to the plans that "No planting, berm, sign, fence or other structure exceeding 30 inches in height shall be located in the sight triangle".***

Circulation:

Circulation aisles remain, for the most part, as they exist. The circulation aisle at the northwest corner of the main building is shown to be revised. The circulation aisle along the west of the building will have its alignment shifted east toward the building and "straightened-out" at its north end. The circulation aisle on the south side of the building will be narrowed by 5 ft, from 30 ft to 25 ft, to allow for the loading area and trash enclosure for the grocery store.

- 1. The stop sign (R1-1) at the northwest corner of the building (DSW Store) shall be located on the concrete sidewalk.***
- 2. The proposed sidewalk along the building near the northwest corner (DSW Store) shall be dimensioned.***
- 3. The proposed sidewalk ends at the northwest corner of the building. It is recommended that a "laddered" crosswalk be striped from the north end of the sidewalk across the circulation aisle to the 7 parking spaces.***
- 4. The circulation aisle from the northwest corner of the building to the driveway connecting the shopping center to the north shall be dimensioned.***
- 5. The Applicant shall provide information regarding proposed improvements to the trash enclosures. Will the trash enclosure gates interfere with the circulation driveways? Trash removal must not interfere with circulation.***



- 6. Fire Lane pavement markings currently exist in circulation aisles. Any Fire lane markings removed during pavement improvements shall be replaced in-kind. A detail shall be provided for Fire Lane markings that require replacement.**

Parking & Loading:

The 90,735 sf shopping center (main building and pad sites) currently has 538 parking spaces including 16 handicap (HC) parking spaces. The parking spaces for the main building are located mostly to the west of the main building, with a row of 38 spaces to the east or rear of the building. Parking spaces are provided adjacent to each of the pad sites. The 16 handicap parking spaces are distributed among the various parking areas for access to the various buildings. Loading areas for the main building are located to the east of the building. A loading area is also provided for the pad site at the southeast corner of the shopping center.

- 1. Parking calculations show 499 parking spaces are required for the 90,735 sf shopping center where 538 parking spaces exist. The proposal is to reconfigure onsite parking resulting in a net increase of 12 parking spaces. The proposed 550 parking spaces exceed the requirement by 51 spaces.**
- 2. A total of 16 HC parking spaces are currently available throughout the site where 10 HC spaces are required. The increase in total parking to 550 spaces requires 11 HC spaces. The reconfigured parking includes one (1) additional HC space resulting in a total of 17 HC spaces exceeding the requirement.**
- 3. The existing loading dock for the 18,000 sf will remain and be used by the proposed 5,343 sf Warehouse space. A new loading dock is proposed on the south side of the building for the proposed 12,558 sf Grocery Store.**

Traffic Report:

A brief traffic statement was provided. The Applicant requests a waiver from providing a Traffic Impact Analysis report.

The size (total sf) of the shopping center will not change. The use, although requiring variance, is consistent with (retail) or less intense (warehouse space) than shopping center. Therefore, a waiver can be granted from providing a traffic impact analysis report.

Additionally, should the application proceed to Site Plan, 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".

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



NETTAARCHITECTS

February 14th, 2020

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

**RE: Architectural Review:
Pond Road Associates LLC
ABC Grocery Store
Preliminary and Final Major Site Plan (SP#425-4-20 & VAR#001-20)
Block 5, Lot 6, 4331-4345 Route 9 North
Freehold, New Jersey
Review #2**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on February 11th, 2020 and subsequent to your request, we are pleased to submit our revised architectural review of the project referenced above. Netta Architects has reviewed the following documentation;

- Site Plan and Variance Applications
- Application Addendum
- Major Site Plan Checklists
- Completeness Checklist Waiver Requests
- Preliminary and Final Major Site Plan prepared by Bohler Engineering dated 01/09/2020
- Architectural Plans prepared by The Dietz Partnership dated 01/08/2020
- Alta/NSPS Land Title Survey

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;

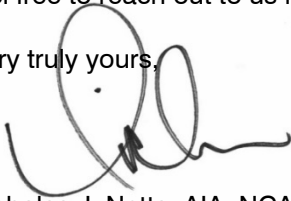
1. The proposed façade renovations appear to conform to the township ordinance. The applicant has retained a traditional appearance with original details and an earth tone palette.
2. The proposed exterior signage renovations appear to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XII Section 114 of the township ordinance. The proposed signage conveys the tenants "major message" and displays minimal graphic elements. The signage also does not exceed the 10% surface area outlined under section Chapter 190 Section 183. We defer to further review by the sign review committee.
3. The proposed awning and signage color selected appears to be non-conforming to the town's "earthtone" palette. A variance request is required.

P-5

4. The proposed awning material selected appears to comply with the township ordinance although the material selected is not outlined as an approved material. We defer to the township's review for the approval of the selected vinyl material.
5. The proposed awning design appears to be non-conforming. The township ordinance states "No awning shall extend more than (4') four feet from the building façade". Applicant shall revise architectural plans and elevations to reflect the township ordinance; if left as designed a variance request is required.

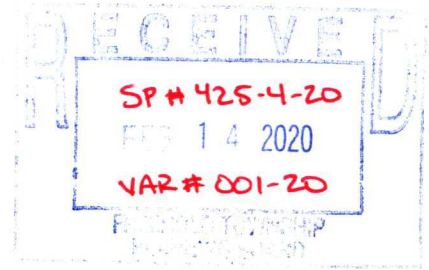
The firm of Netta Architects is very pleased to furnish you with the above comments in regards to the referenced projects architectural design. These comments do not address additional issues the project may have such as, structural design, code compliance, compliance with ADA, and/or site design. Please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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Nicholas J. Netta', written over a light blue circular stamp.

Nicholas J. Netta, AIA, NCARB
Principal

Ms. Donna Butch
Administrative Officer
Township of Freehold
1 Municipal Plaza
Freehold, NJ 07728



Pond Road Associates LLC
ABC Grocery Store
Block 50 Lot 6 – 4331-4345 Route 9 North
Site Plan No. 425-4-20 and Variance No. 001-20
Water Systems Review #2

Our Reference
507375713-012

February 14, 2020

Dear Ms. Butch:

3 Paragon Way
Freehold NJ 07728

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

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Preliminary & Final Major Site Plan for Pond Road Associates, LLC Proposed Grocery Store and Flex Warehouse Space Location of Site 4331-4345 N.J.S.H. Route 9 Block 5; Lot 6 Township of Freehold, Monmouth County, New Jersey Zone CMX-10 (Corporate Multi-Use 10 Acres) Tax Map Sheet # 9 (Dated January 2008)", dated January 9, 2020, with a last revision date of February 10, 2020 and prepared by Bohler Engineering NJ, LLC for Pond Road Associates LLC, (the Applicant).

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

- A set of signed and sealed plans referenced above (15 Sheets), with a last revision date February 10, 2020;
- A copy of a "Statement of Operations" letter for the Trader Joe's grocery store space, undated;
- A copy of a report entitled "Water Systems Demand Report for Pond Road Associates, LLC, Proposed Grocery Store and Flex/Warehouse Space Block 5; Lot 6 4331-4345 N.J.S.H. Route 9 Township of Freehold Monmouth County, New Jersey", prepared by Bohler Engineering N.J., LLC, dated February 2020;
- A one-page copy of a "Traffic Statement", prepared by Bohler Engineering N.J., LLC, dated February 10, 2020;
- A revised set of (5 sheets) architectural drawings, prepared by The Dietz Partnership, dated January 8, 2020, with a last revision date of February 13, 2020.

Executive Summary

The site in question (Block 5, Lots 6) is located on the northbound side of Route 9 south of the intersection of East Freehold Road and Route 9. Currently, there is an existing strip mall within Lot 5 with various active retail units. At the southern end of

the strip mall there is a vacant unit which will be renovated and split into two units. The Applicant is proposing to make the front portion of the unit into a grocery store and the rear will be converted into a flex space warehouse unit. The grocery store will consist of 12,558 square feet and the flex warehouse will be 5,343 square feet. Along with renovating the existing unit the Applicant is proposing to make various improvements throughout the site which include curb removal and realignment, hydrant relocation, parking lot space adjustments, new trash enclosures, a new loading area, a new sanitary sewer lateral connection and new striping in areas throughout the site.

The Applicant is proposing to provide sanitary sewer service by providing a new sanitary sewer lateral which will connect to an existing private sanitary sewer main which runs through the site. The sanitary sewer system in this area of the Township is provided by the Western Monmouth Utilities Authority (WMUA). Therefore, as noted in the prior review letter, the proposed sanitary sewer facilities should be reviewed by the WMUA.

The Applicant is proposing to provide water service to the renovated portion of the building through the existing water services for the previous tenant. The applicant has not provided a water system demand report for the project, but we have estimated the proposed water demand to be approximately 2,240 gallons per day. This project will not require a Safe Drinking Water permit from the NJDEP for the water service.

Water System Comments

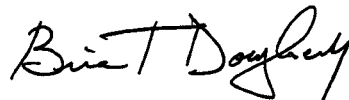
The comments on the water system design are as follows:

1. The Applicant has provided a water system report and the report is approved.
2. For the fire hydrant being relocated at the north end of the site, a note should be provided indicating that the existing hydrant valve will be reused. A valve record is attached that shows this valve location.

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



Brian T. Dougherty, P.E.
Vice President
T 732.780.6565
brian.dougherty@mottmac.com

cc: Peter R. Valesi, Township Administrator
Timothy P. White, P.E.
Robert Koches, Supt. Water & Sewer Utility
Todd Brown, Planning Department
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Kyle A. Smith, PE, CME, (Mott MacDonald)
File 375713-012 (Pond Road Associates LLC)

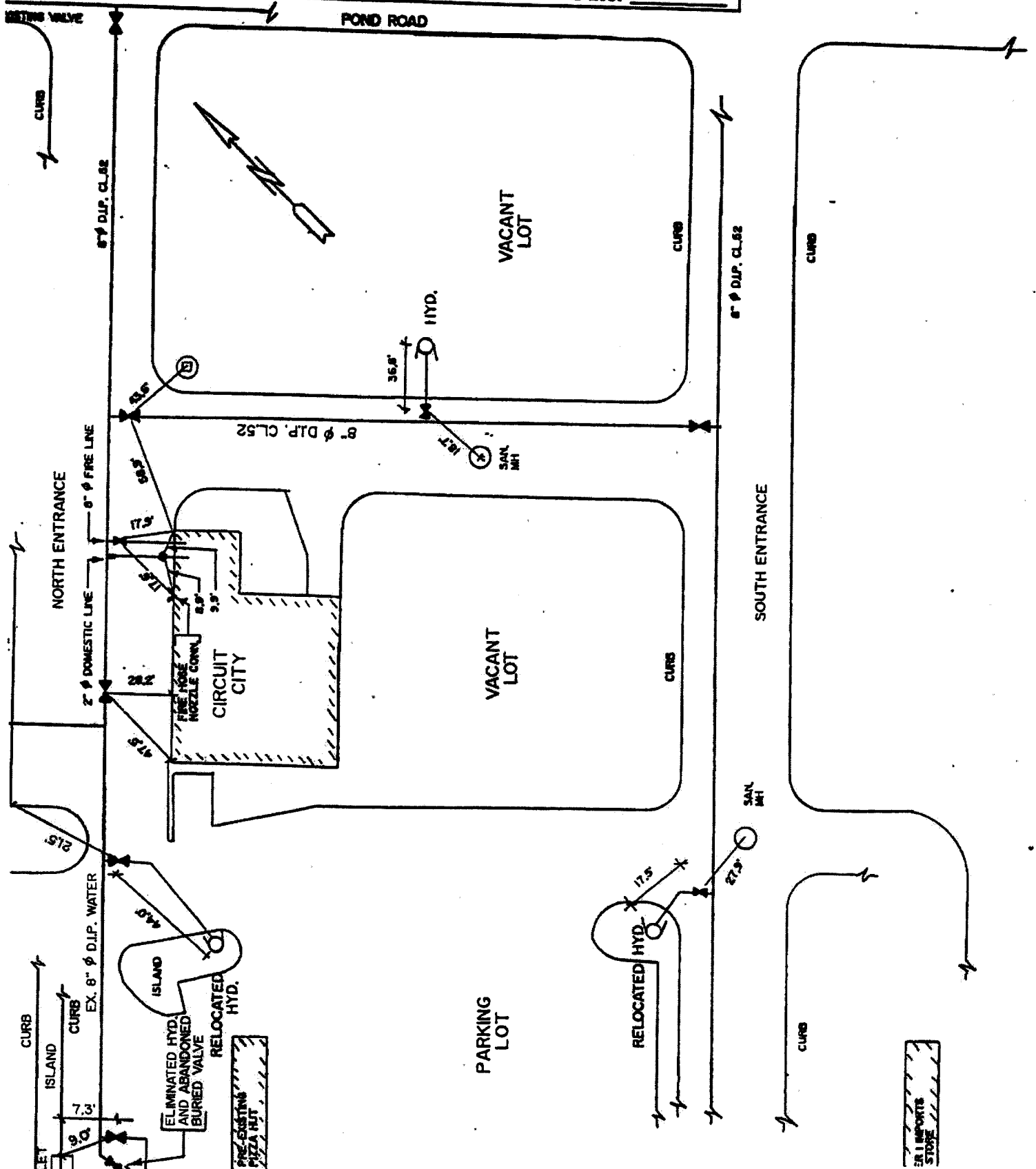
FREEHOLD TOWNSHIP WATER DEPARTMENT VALVE LOCATIONS

Sheet
1 of 1

Job No.
165101

Project: POND ROAD SOUTH SHOPPING CENTER
(CIRCUIT CITY)

Date: 9 / 99



TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.
TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Anthony J. Ammiano
Maureen Fasano
Alan C. Walker

"Preserving and Enhancing the Quality of Life"

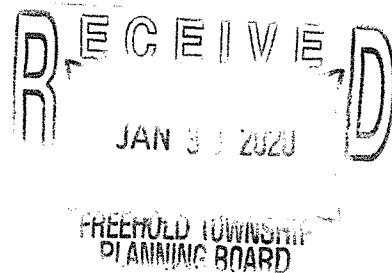
TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: January 30, 2020

SUBJECT: Pond Road Associates LLC
ABC Grocery Store
4331- 4345 Route 9 North
Block 5, Lot: 6
Site Plan #425-4-20 & Variance #001-20

We have reviewed the information regarding the above referenced project. We have no objections to the proposed facility.



TOWNSHIP OF FREEHOLD



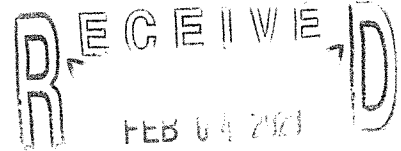
MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Anthony J. Ammiano
Maureen Fasano

"Preserving and Enhancing the Quality of Life"

February 4, 2020

Freehold Township Planning Board
1 Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Donna Butch



FREEHOLD TOWNSHIP
PLANNING BOARD

RE: Preliminary & Final Major Site Plan
SP#425-4-20 and VAR#001-20
ABC Grocery Store
Block 5, Lot 6 – 4331-4345 Route 9

Dear Mrs. Butch

The fire board met and reviewed the submitted plans and approved them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board