



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA May 7, 2020

This Meeting will be available for the public via conference call. The call-in information is...

Call-in #: 646-741-5292 or 646-741-5293 or 973-854-6173 (all 3 numbers will join)

Meeting ID #: 111 513 7614

URL: <https://meeting.windstream.com/j/1115137614>

Reports and Attachments

- Pg. 2-3 Agenda for Regular Meeting of May 7th, 2020
- Pg. 4-6 Resolution for Land Bank Freehold LLC's Extension # 4
Preliminary & Final Major Subdivision **# 890-13**
Preliminary & Final Major Site Plan **# 849-13** (Phase 1 & 2)
Preliminary & Final Major Site Plan **# 854-14**
Land Bank Freehold, LLC (Owner)
Block 71, Lot 8 – 3390 Route 9
- Pg. 7-9 Freehold Township – Michael J. Tighe Park **SP# 467-1-20**
Capital Review Application
Block 84, Lot 18 – 65 Georgia Road
- Pg. 10-23 Freehold Borough - Proposed Well No. 10 **SP# 436-1-20**
Capital Review Application
Block 5, Lot 17 – 144 Waterworks Rd
- Pg. 24-34 Freehold Borough - Proposed Water Treatment Plan **SP# 598-2-20**
Capital Review Application
Block 9, Lot 2 – ## Waterworks Rd
- Pg. 35-69 Amended Site Plan and Variance Application **SP# 890-2-20 & VAR# 007-20**
PHIRL Acquisitions, LLC / Wemrock Senior Living
Block 69.01, Lots 23 – 168 Route 33



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

May 7, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, May 7, 2020, at 7:00 p.m. in the Municipal Building, One Municipal Plaza, Freehold, New Jersey to consider the following. Formal action may be taken.

This Meeting will be available for the public via conference call. The call-in information is...

Call-in #: 646-741-5292 or 646-741-5293 or 973-854-6173 (all 3 numbers will join)

Meeting ID #: 111 513 7614

URL: <https://meeting.windstream.com/j/1115137614>

1. **Call meeting to order.**

2. **Notice of Open Public Meetings Law.**

“In accordance with the Open Public Meetings Law, (c.231.P.L. 1975), this meeting was announced by posting the notice on the bulletin board reserved for that purpose; by mailing such notice on January 17, 2020 to the official newspapers of the Township and by filing such notice with the Township Clerk.”

3. **Roll Call.**

4. **Pledge of Allegiance.**

RESOLUTIONS:

Extension #4

Preliminary & Final Major Subdivision # 890-13

Preliminary & Final Major Site Plan # 849-13 (Phase 1 & 2)

Preliminary & Final Major Site Plan # 854-14

Land Bank Freehold, LLC (Owner)

Block 71, Lot 8 – 3390 Route 9

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.



**Planning Board Agenda
May 7, 2020**

NEW APPLICATIONS:

Freehold Township – Michael J. Tighe Park **SP# 467-1-20**

Capital Review Application

Administrative Building Bathroom Addition / Renovation

Block 84, Lot 18 – 65 Georgia Road

Capital Project Review application for Freehold Township's bathroom addition / renovation within the existing Administrative Building within the Michael J. Tighe Park.

Freehold Borough - Proposed Well No. 10 **SP# 436-1-20**

Capital Review Application

Block 5, Lot 17 – 144 Waterworks Rd

Capital Project Review application for Freehold Borough's proposed construction of a 15' x 10' building addition and well.

Freehold Borough - Proposed Water Treatment Plan **SP# 598-2-20**

Capital Review Application

Block 9, Lot 2 – ## Waterworks Rd

Capital Project Review application for Freehold Borough to replace the existing water treatment plant with a new water Treatment Plant.

Amended Site Plan and Variance Application **SP# 890-2-20 & VAR# 007-20**

PHIRL Acquisitions, LLC / Wemrock Senior Living

Block 69.01, Lots 23 – 168 Route 33

Applicant is requesting variance relief for a 6-9" side yard setback encroachment for newly three-story senior housing building.

DISCUSSION:

- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment

**PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: LANDBANK FREEHOLD, L.L.C.
AS SUCCESSOR TO K. HOVNANIAN SHORE ACQUISITIONS, L.L.C.
APPLICATION NOS: 890-13; 849-13; 854-14;
FOURTH EXTENSION OF FINAL MAJOR SUBDIVISION AND SITE PLAN
APPROVALS**

RESOLUTION

Mr. _____ offered the following Resolution and moved its adoption which was seconded by Mr. _____;

WHEREAS, LANDBANK FREEHOLD, L.L.C, hereinafter referred to as the "Applicant" is the owner of premises know as Lot 8 in Block 71 as shown on the Tax Map of the Township of Freehold and located on Route 9 South; and

WHEREAS, the Applicant previously received final major subdivision and site plan approvals from the Freehold Township Planning Board on June 18, 2015; and

WHEREAS, the statutory protection relating to the said approvals expired as of June 17, 2017; and

WHEREAS, the Applicant previously received three (3) one-year extensions of final major subdivision and site plan approvals, the most recent of which extension will end on June 6, 2020; and

WHEREAS, pursuant to N.J. Rev. Stat. 40:55D-52, the Applicant has applied to the Freehold Township Planning Board for a fourth extension of said approvals for a period of one year ending on June 16, 2021; and

WHEREAS, the Planning Board has determined that an extension of the approvals should be granted;

NOW THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the final major subdivision and site plan approvals granted by the Planning Board on June 18, 2015 under Application Numbers 890-13; 849-13 and 854-14 are hereby extended for an additional period of one year to June 16, 2021, subject, however, to the following:

1. The within extension is subject to all unsatisfied conditions contained in the resolutions granting final major subdivision and site plan approvals and variances and any extensions thereof previously adopted by the Board.
2. The Applicant shall comply with any revisions of the Design Standards set forth in the Freehold Township Land Use Ordinance since the date of the original approvals granted by the Board.
3. It is a condition of the approval granted by the Planning Board that the Applicant shall pay any additional escrow fees required under section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the application. Therefore, the Applicant shall not receive a signed subdivision plat, Deed of Subdivision, signed site plan, construction permit or Certificate of Occupancy for the Development described herein, as the case may be, unless and until the chief financial officer of the Township is satisfied that sufficient funds remain in the escrow account to pay the aforesaid expenses.
4. Applicant shall post such performance guarantees and enter such developer's agreements as shall be required by the Freehold Township

Engineer and Freehold Township Committee. Further, Applicant shall bring the application current to conform with Freehold Township requirements.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date, to the Applicant herein. Further, notice of this decision shall be published in accordance with the requirements of the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATE: May 7, 2020

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on May 7, 2020.

Robert Shortmeyer, Secretary

EXHIBIT LIST

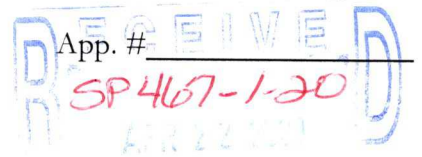
**Township of Freehold SP #467-1-20
Capital Project Review, Michael J. Tighe Park
Block 84 Lot 18 – 65 Georgia Rd**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Application for Capital Project Review
- A-2 Site Plan, prepared by Netta Architects, dated 2-26-20

REPORTS/CORRESPONDENCE

NONE



Township of Freehold
OFFICE OF THE PLANNING BOARD
One Municipal Plaza, Freehold, NJ 07728

CAPITAL PROJECT REVIEW

Pursuant to Section.190-44 of the Freehold Township Land Use Ordinance, application is hereby made to the Planning Board for Capital Project Review – NJSA 40:55D-31 hereinafter more particularly described:

Project Name: Michael J. Tighe Park - Admin Building Bathroom Addition/Renovation

Project Address: 65 Georgia Road Freehold NJ 07728

Block: 84 Lot (s): 18 Tax Map Sheet: 40

Owner's Name: Township of Freehold Phone: 732-294-2000

Address: 1 Municipal Plaza Freehold NJ 07728

Public Agency/Applicant's Name: Same as owner Phone: Same as owner

Public Agency/Applicant's Address: Same as owner

Relationship to Property Owner: Same as owner

- **Attach a description of the proposed structure and/or use.**
- **Include three (3) copies and a digital copy of the proposed improvements plan.**

Name of Person Signing application: Timothy P. White Phone: 732-294-2071

Firm of Person Signing application: Township of Freehold Address: Same as owner

Petitioner's Signature: [Signature] Date: 4/22/20

Email address: twhite@twp.freehold.nj.us.

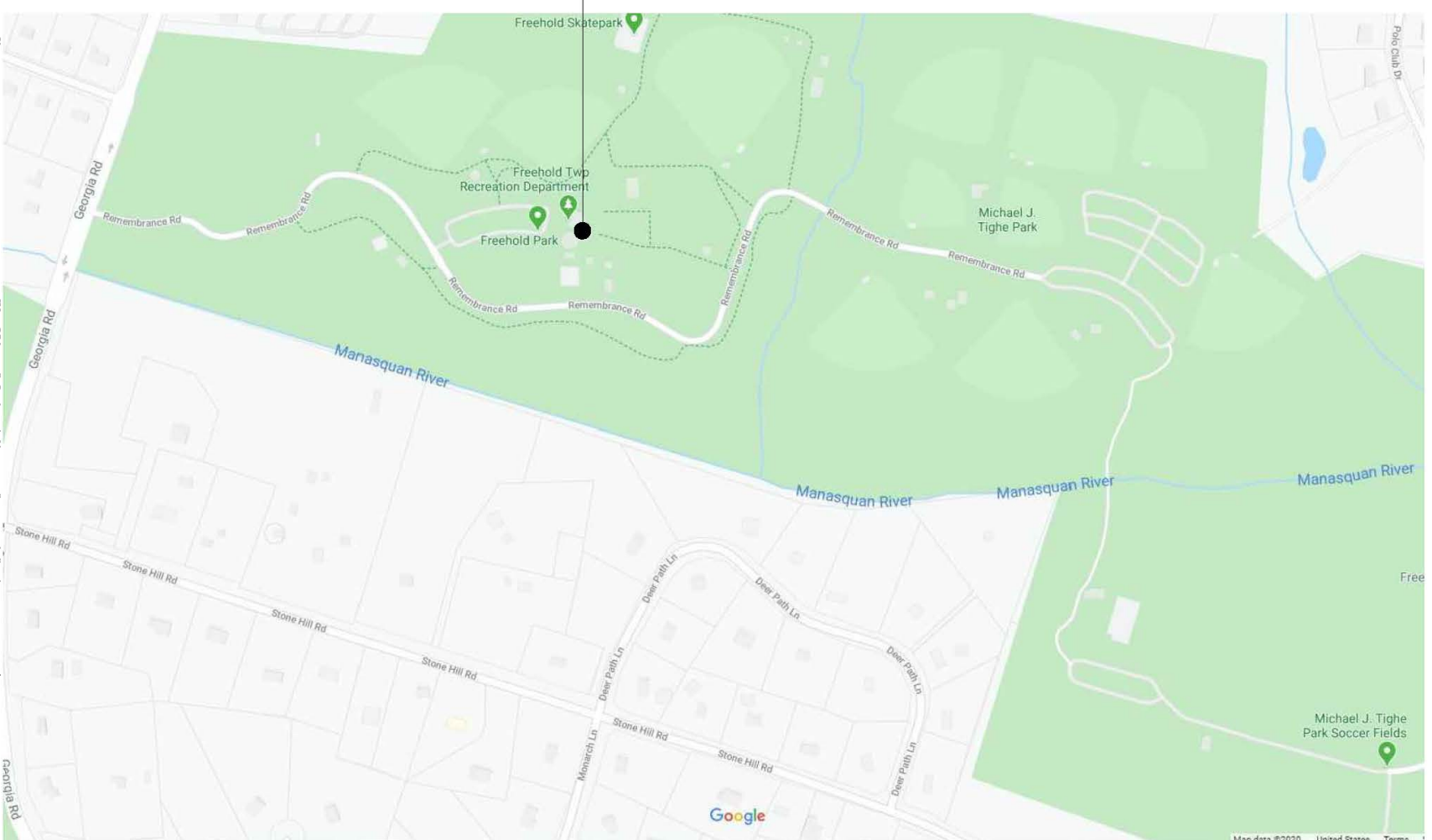
FOR OFFICIAL USE ONLY

Rec'd by: _____ Fee: n/a – Capital Project Date: _____

Board Decision: () Approved () Denied Date: _____

Chairman's Signature: _____ Date: _____

Secretary's Signature: _____ Date: _____



LAURENCE K. UHER, AIA, LEED, AP
NJ License No. AI 14394

These drawings, or parts thereof, may not be reproduced in any form, by any method, for any purpose, without the prior written consent from
NICHOLAS J. NETTA, ARCHITECT.

These drawings shall be used for the specific project location indicated within the Title Block, and shall not be used at any other location without prior consent from the ARCHITECT.

SHEET CONTENTS:

SITE PLAN

PROJECT TITLE:

MICHAEL J. TIGHE PARK
ADMINISTRATION BUILDING
BATHROOM ADDITION & ALTERATION
TOWNSHIP OF FREEHOLD
65 GEORGIA RD.
FREEHOLD, NJ 07728

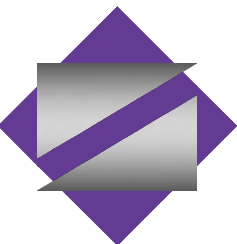
SUBMISSION:
ISSUED FOR BID – 2.26.2020

DATE	REVISIONS	BY	CHKD

Date	2.26.2020
Scale	AS SHOWN
Drawn by	MN
Checked by	GA
Job No.	2191496

Drawing No.

C-01



NETTARCHITECTS

1084 Route 22 West
Mountainside, NJ 07092
Phone: 973.379.0006
www.nettaarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

New York, NY 10004
Phone: 212.777.2090
AC-138

EXHIBIT LIST

**Borough of Freehold SP #436-1-20
Capital Project Review, Proposed Well #10
Block 5 Lot 17 – 144 Waterworks Rd**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Application for Capital Project Review, dated 3-5-20
- A-2 Letter describing purpose of Capital Project Review, prepared by William Wentzien of Abbington Engineering, date 3-5-20
- A-3 Site Plans, prepared by Abbington Engineering, LLC, dated 11-15-19 (7 sheets)
- A-4 Resolution for Application #436-85 for Capital Project Review & Approval
- A-5 Aerial photograph of project, rcvd 5-6-20

REPORTS/CORRESPONDENCE

- P-1 Timothy P. White, Township Engineer Memorandum, dated 3-13-20



App. # _____

Township of Freehold
OFFICE OF THE PLANNING BOARD
One Municipal Plaza, Freehold, NJ 07728

CAPITAL PROJECT REVIEW

Pursuant to Section.190-44 of the Freehold Township Land Use Ordinance, application is hereby made to the Planning Board for Capital Project Review – NJSA 40:55D-31 hereinafter more particularly described:

Project Name: Borough of Freehold, Well No. 10

Project Address: 144 Waterworks Road, Freehold Township, NJ

Block: 5 Lot (s): 17 Tax Map Sheet: 8

Owner's Name: Borough of Freehold Phone: 732-462-4200

Address: 51 West Mains Street Freehold, NJ 07728

Public Agency/Applicant's Name: Borough of Freehold Phone: 732-462-4200

Public Agency/Applicant's Address: 51 West Mains Street Freehold, NJ 07728

Relationship to Property Owner: Applicant/Owner

- **Attach a description of the proposed structure and/or use.**
- **Include three (3) copies and a digital copy of the proposed improvements plan.**

Name of Person Signing application: Stephen J. Gallo, Business Administrator Phone: 732-462-4200

Firm of Person Signing application: Borough of Freehold Address: 51 West Mains Street Freehold, NJ 07728

Petitioner's Signature: [Signature] Date: 3/5/2020

Email address: sgallo@freeholdboro.org

FOR OFFICIAL USE ONLY

Rec'd by: _____ Fee: n/a – Capital Project Date: _____

Board Decision: () Approved () Denied Date: _____

Chairman's Signature: _____ Date: _____

Secretary's Signature: _____ Date: _____

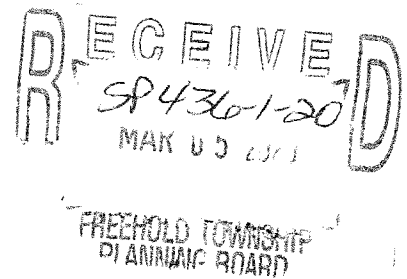


Abbington Engineering, LLC

1315.001.007
March 5, 2020

Freehold Township Planning Board
Township of Freehold
One Municipal Plaza
Freehold, New Jersey 07728

**RE: FREEHOLD BOROUGH
PROPOSED WATER WELL NO.10
144 WATERWORKS ROAD,
FREEHOLD TOWNSHIP, NEW JERSEY**



Dear Board Members,

The project is located at the Freehold Borough Water Treatment Plant on Waterworks Road. The Borough of Freehold proposes to replace existing well No. 3, located in the rear yard of the Water Treatment building site. The existing building for well No. 3 will remain, and a 10x15 building addition will be added to house the new well. The new well will utilize the existing pipe system that connects to the Water Treatment Plant.

I trust the above to be an accurate description of the proposed conditions.

Sincerely yours,

ABBINGTON ENGINEERING, LLC

William Wentzien, P.E., P.P., C.M.E.
Office of the Freehold Borough Engineer

A-2

PROPOSED WELL NO. 10

PREPARED FOR

BOROUGH OF FREEHOLD

MONMOUTH COUNTY, NEW JERSEY

UTILITIES
JOSEPH BELLINA, BOROUGH ADMINISTRATOR BOROUGH OF FREEHOLD 51 W. MAIN STREET FREEHOLD, NJ 07728 (732) 462-4200
PETER DONAHUE VERIZON 1500 BELMAR BOULEVARD FARMINGDALE, NJ 07727
JOY BOSTICK JCP&L ONE RIVER CENTER 331 NEWMAN SPRINGS ROAD - BUILDING 3 REDBANK, NJ 07701
MARK PANACCIONE NEW JERSEY NATURAL GAS COMPANY 1415 WYCKOFF ROAD PO BOX 1464 WALL, NJ 07719
JOSEPH FLOWUDAS FREEHOLD BOROUGH SANITARY AND WATER DEPARTMENT 51 MONMOUTH AVENUE & ANN STREET FREEHOLD, NJ 07728 (732) 462-3502

APPLICANT/OWNER:

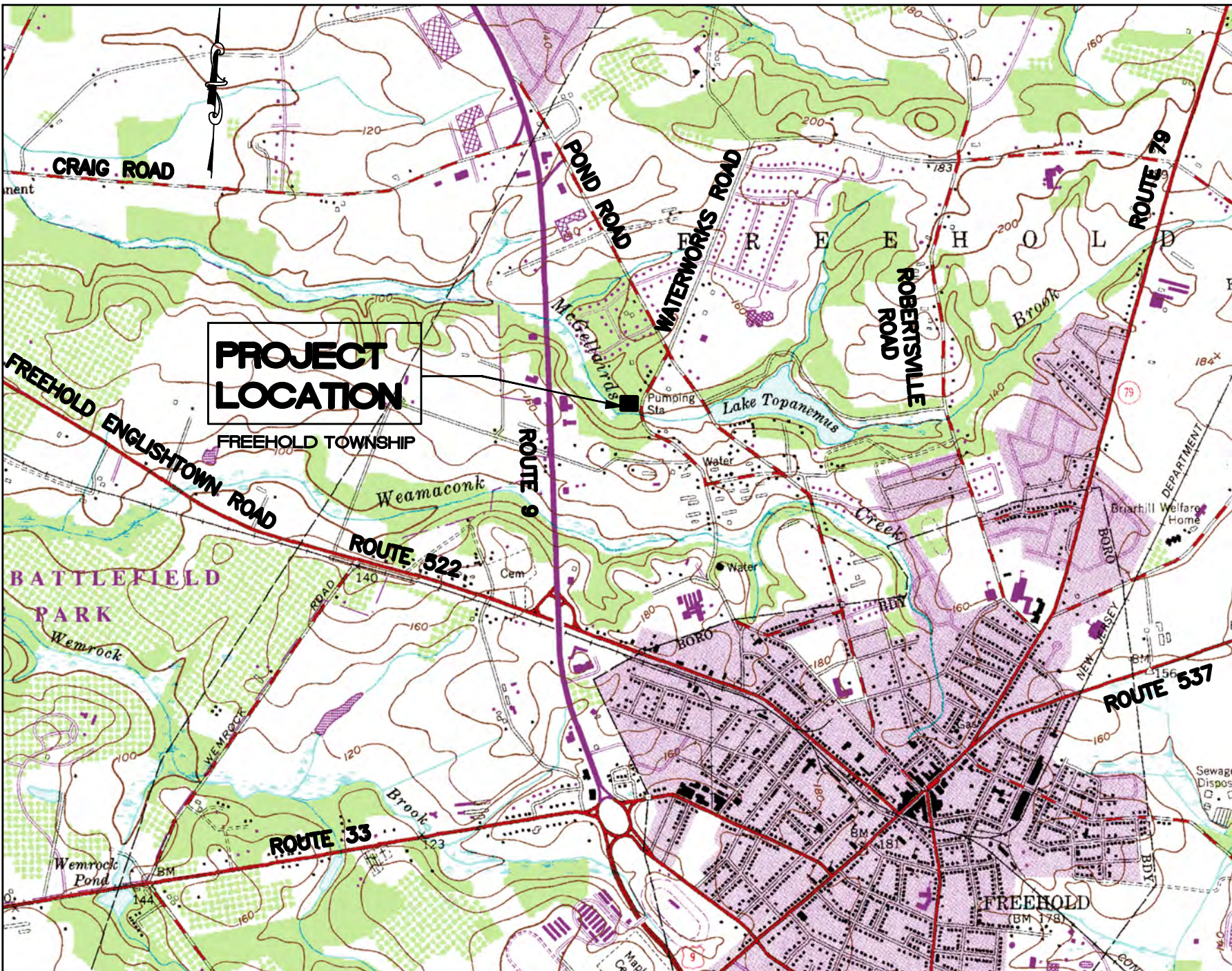
BOROUGH OF FREEHOLD
51 W. MAIN STREET
FREEHOLD, NJ 07728

- NOTICE -

THE LOCATION OF UTILITIES AS SHOWN ON THESE PLANS HAS BEEN PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS OR COMPLETENESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES IN ACCORDANCE WITH THE REQUIREMENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN ON THE PLANS AS AN AID IN DETERMINING EXACT LOCATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION. TEST PITS SHALL BE DUG BY THE CONTRACTOR, AS NECESSARY, PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. ALL TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

- NOTE -

BEFORE SUBMITTING A PROPOSAL, ALL INTERESTED CONTRACTORS MUST MAKE A SITE VISIT TO EXAMINE AND INSPECT EXISTING STRUCTURES. THIS SITE VISIT IS CONSIDERED MANDATORY. ALL QUESTIONS ARE TO BE DIRECTED TO THE BOROUGH'S CONSULTING ENGINEERING FIRM.



KEY MAP
1"=2000'

- NOV. 2019 -

JOB SCOPE: CONSTRUCTION OF WELL No. 10 BUILDING

- CONSTRUCTION OF PROPOSED WELL No. 10 BUILDING. PROPOSED STRUCTURE NEED NOT BE COMPLETELY ENCLOSED, BUT SHOULD HAVE ROOF TARPULINS AND PARTIAL TARPS ON SIDES (MIN. 3 FEET) TO PREVENT ANGLED RAIN FROM CONTACTING ELECTRICAL EQUIPMENT DURING CONSTRUCTION.
- REMOVE DEBRIS FROM SITE INCLUDING THE SPACE HEATER AND EXHAUST FAN, WHICH WILL BE REPLACED WITH NEW EQUIPMENT.
- INSTALL ROOF, AS INDICATED.
- INSTALL ALL OPERATIONAL, MECHANICAL AND ELECTRICAL EQUIPMENT AS SHOWN ON PLANS.
- INSTALL NEW ENTRANCE DOORS.
- CLEAN UP SITE.



GOVERNING BODY
BOROUGH OF FREEHOLD

MAYOR	J. NOLAN HIGGINS
COUNCIL	JAYE SIMS, PRESIDENT MICHAEL DIBENEDETTO KEVIN KANE RONALD GRIFFITHS GEORGE SCHNURR SHARON SHUTZER
BOROUGH CLERK	TRACI L. DIBENEDETTO, R.M.C.
BUSINESS ADMINISTRATOR	JOSEPH BELLINA
BOROUGH ATTORNEY	KERRY HIGGINS, Esq

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL EXISTING CONDITIONS SITE PLAN
3	SITE PLAN
4	BUILDING ELEVATIONS
5	BUILDING ELEVATIONS AND DETAILS
6	BUILDING SPECIFICATIONS
7	DETAILS

William T. Wentzien
WILLIAM T. WENTZIEN, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE No. 27799

CERTIFICATE OF AUTHORIZATION #24GA28239800

ABBINGTON ENGINEERING, LLC.
436 W. COMMODORE BLVD., SUITE 2
JACKSON, NJ 08527
TEL: (732) 431-1440 FAX: (732) 987-5078

**ENGINEERING
SITE PLANNING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE**

www.abbingtonengineering.com

REVISIONS	DATE
DATE: 11/15/2019	RMP DRAWN
SCALE: 1"=2000'	SRK CHECKED
AE FILE NAME: COVER	WTW RELEASED
AE FILE NUMBER: 1315.001.007--001	

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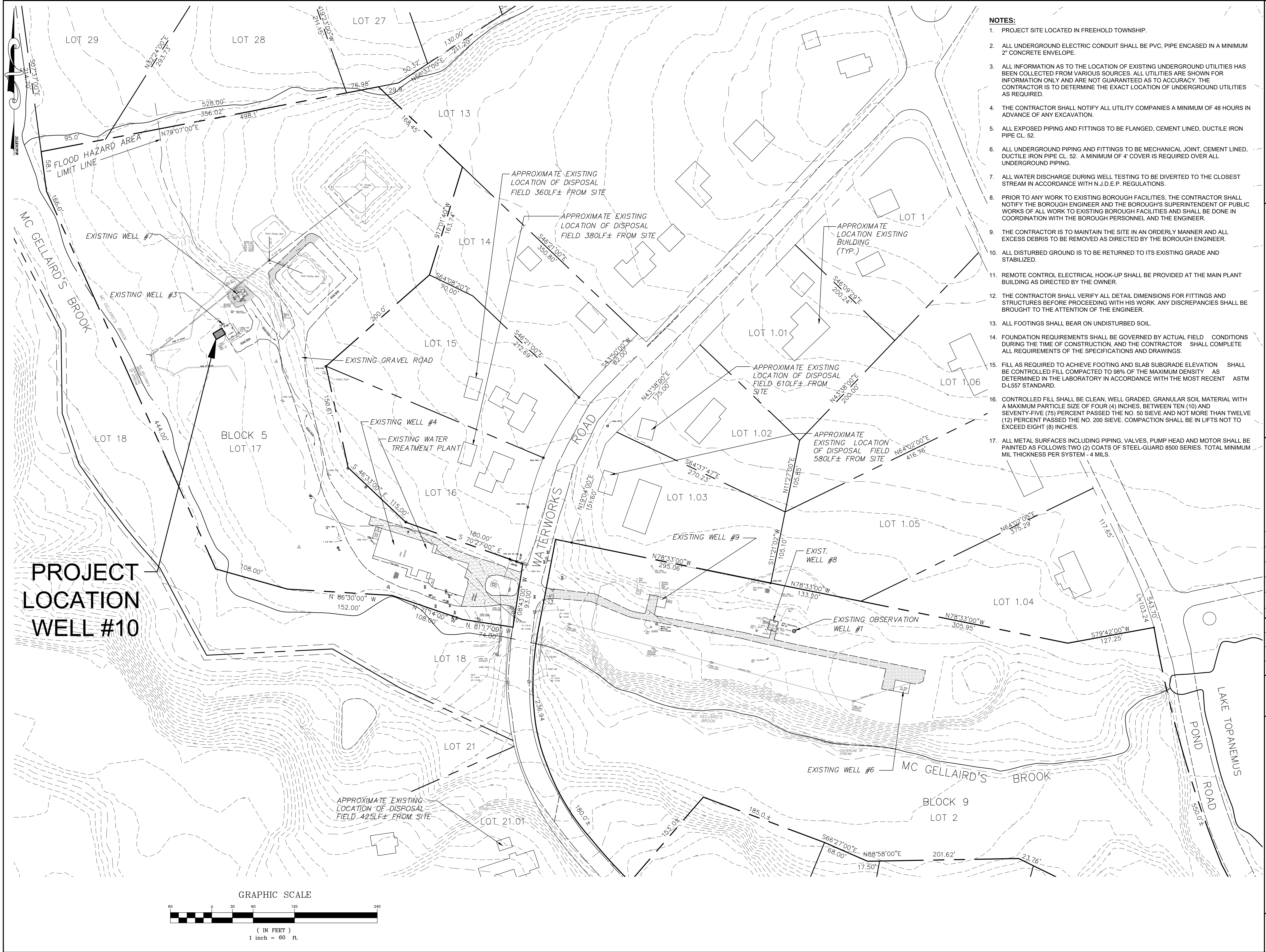
COVER SHEET
PROPOSED WELL NO. 10
PREPARED FOR

BOROUGH OF FREEHOLD

SITUATED IN

**BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NEW JERSEY**

A-3



- NOTES:**
1. PROJECT SITE LOCATED IN FREEHOLD TOWNSHIP.
 2. ALL UNDERGROUND ELECTRIC CONDUIT SHALL BE PVC, PIPE ENCASED IN A MINIMUM 2" CONCRETE ENVELOPE.
 3. ALL INFORMATION AS TO THE LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. ALL UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED AS TO ACCURACY. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES AS REQUIRED.
 4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION.
 5. ALL EXPOSED PIPING AND FITTINGS TO BE FLANGED, CEMENT LINED, DUCTILE IRON PIPE CL. 52.
 6. ALL UNDERGROUND PIPING AND FITTINGS TO BE MECHANICAL JOINT, CEMENT LINED, DUCTILE IRON PIPE CL. 52. A MINIMUM OF 4' COVER IS REQUIRED OVER ALL UNDERGROUND PIPING.
 7. ALL WATER DISCHARGE DURING WELL TESTING TO BE DIVERTED TO THE CLOSEST STREAM IN ACCORDANCE WITH N.J.D.E.P. REGULATIONS.
 8. PRIOR TO ANY WORK TO EXISTING BOROUGH FACILITIES, THE CONTRACTOR SHALL NOTIFY THE BOROUGH ENGINEER AND THE BOROUGH'S SUPERINTENDENT OF PUBLIC WORKS OF ALL WORK TO EXISTING BOROUGH FACILITIES AND SHALL BE DONE IN COORDINATION WITH THE BOROUGH PERSONNEL AND THE ENGINEER.
 9. THE CONTRACTOR IS TO MAINTAIN THE SITE IN AN ORDERLY MANNER AND ALL EXCESS DEBRIS TO BE REMOVED AS DIRECTED BY THE BOROUGH ENGINEER.
 10. ALL DISTURBED GROUND IS TO BE RETURNED TO ITS EXISTING GRADE AND STABILIZED.
 11. REMOTE CONTROL ELECTRICAL HOOK-UP SHALL BE PROVIDED AT THE MAIN PLANT BUILDING AS DIRECTED BY THE OWNER.
 12. THE CONTRACTOR SHALL VERIFY ALL DETAIL DIMENSIONS FOR FITTINGS AND STRUCTURES BEFORE PROCEEDING WITH HIS WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 13. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.
 14. FOUNDATION REQUIREMENTS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS DURING THE TIME OF CONSTRUCTION, AND THE CONTRACTOR SHALL COMPLETE ALL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.
 15. FILL AS REQUIRED TO ACHIEVE FOOTING AND SLAB SUBGRADE ELEVATION SHALL BE CONTROLLED FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED IN THE LABORATORY IN ACCORDANCE WITH THE MOST RECENT ASTM D-1557 STANDARD.
 16. CONTROLLED FILL SHALL BE CLEAN, WELL GRADED, GRANULAR SOIL MATERIAL WITH A MAXIMUM PARTICLE SIZE OF FOUR (4) INCHES, BETWEEN TEN (10) AND SEVENTY-FIVE (75) PERCENT PASSED THE NO. 50 SIEVE AND NOT MORE THAN TWELVE (12) PERCENT PASSED THE NO. 200 SIEVE. COMPACTION SHALL BE IN LIFTS NOT TO EXCEED EIGHT (8) INCHES.
 17. ALL METAL SURFACES INCLUDING PIPING, VALVES, PUMP HEAD AND MOTOR SHALL BE PAINTED AS FOLLOWS: TWO (2) COATS OF STEEL-GUARD 8500 SERIES. TOTAL MINIMUM MIL THICKNESS PER SYSTEM - 4 MILS.

William T. Wentzien
WILLIAM T. WENTZIEN, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE No. 27799

CERTIFICATE OF AUTHORIZATION #24GA28239800

AE
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REVISIONS	DATE
DATE: 11/15/2019	RMP
SCALE: 1"=60'	SRK
AE FILE NAME: OVERALL SITE	WTW
AE FILE NUMBER: 1315.001.007--002	

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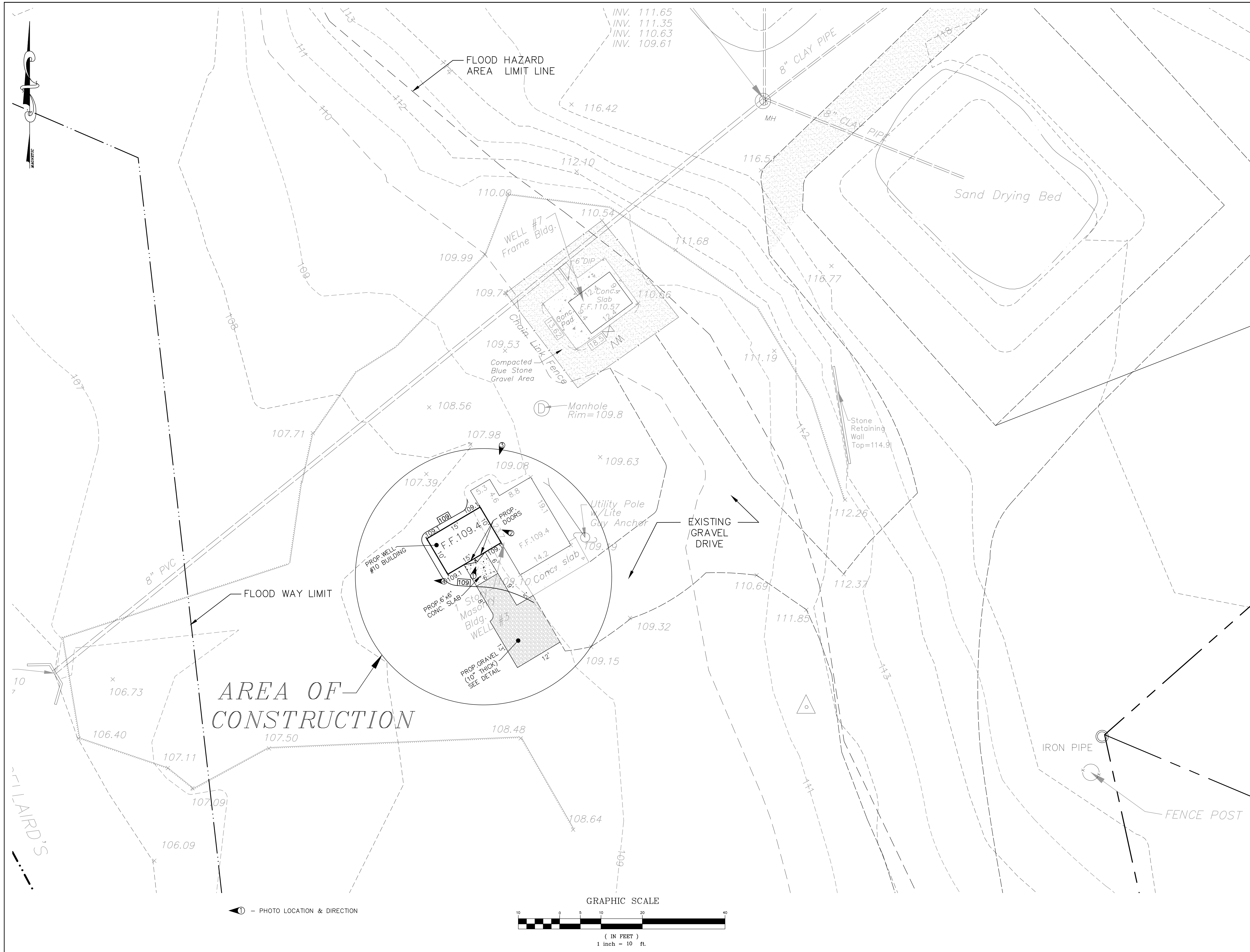
**OVERALL
EXISTING
CONDITIONS
SITE PLAN**

PROPOSED WELL NO. 10
PREPARED FOR

BOROUGH OF FREEHOLD

SITUATED IN

**BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NEW JERSEY**



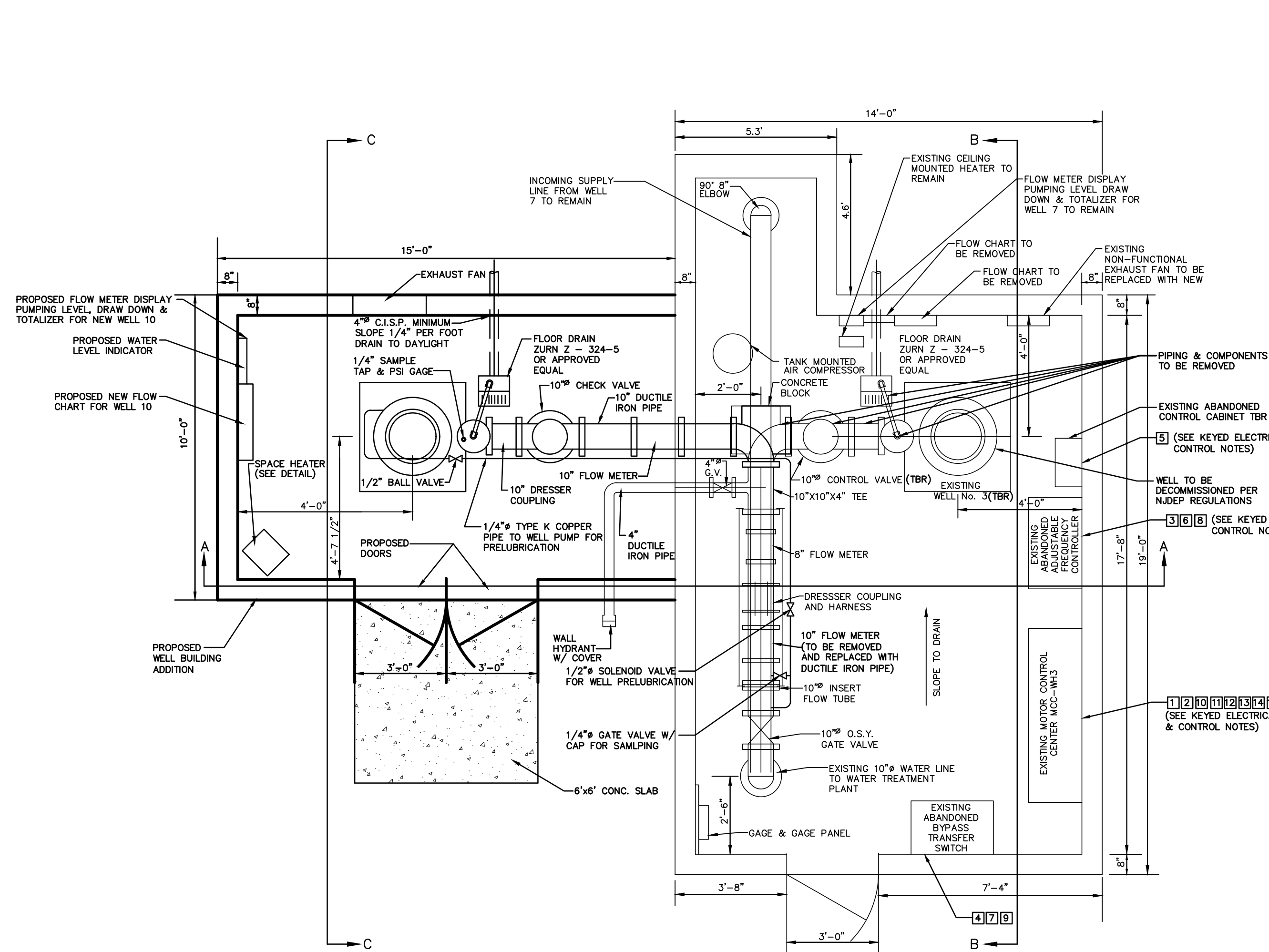
William T. Wentzien
WILLIAM T. WENTZIEN, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE No. 27799
CERTIFICATE OF AUTHORIZATION #24GA28239800

AE
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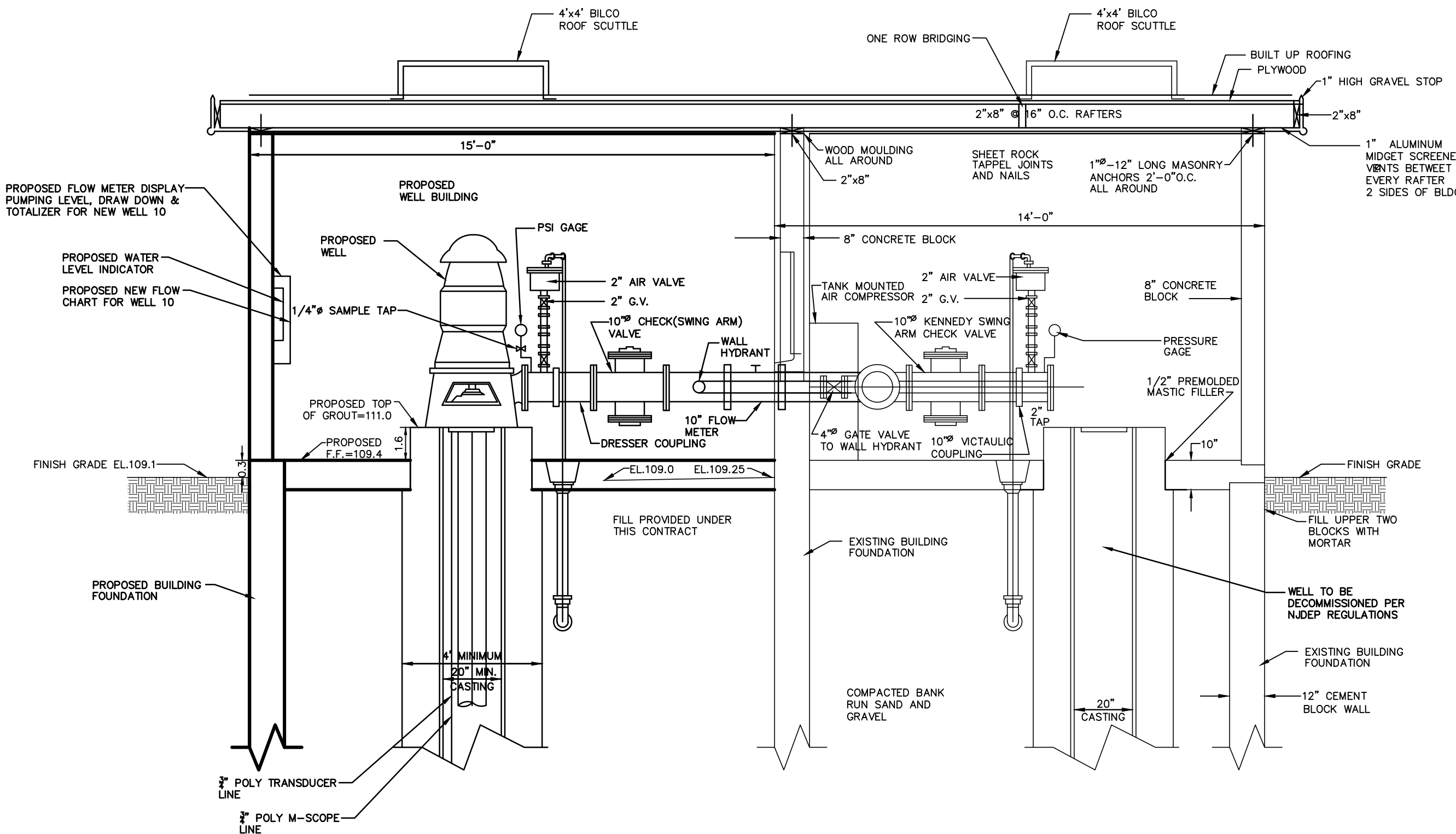
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SCALE: 1"=10'	DRWN
AE FILE NAME: PROP SITE	SRK
AE FILE NUMBER: 1315.001.007-003	CHECKED
	WTW
	RELEASED

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LLC.

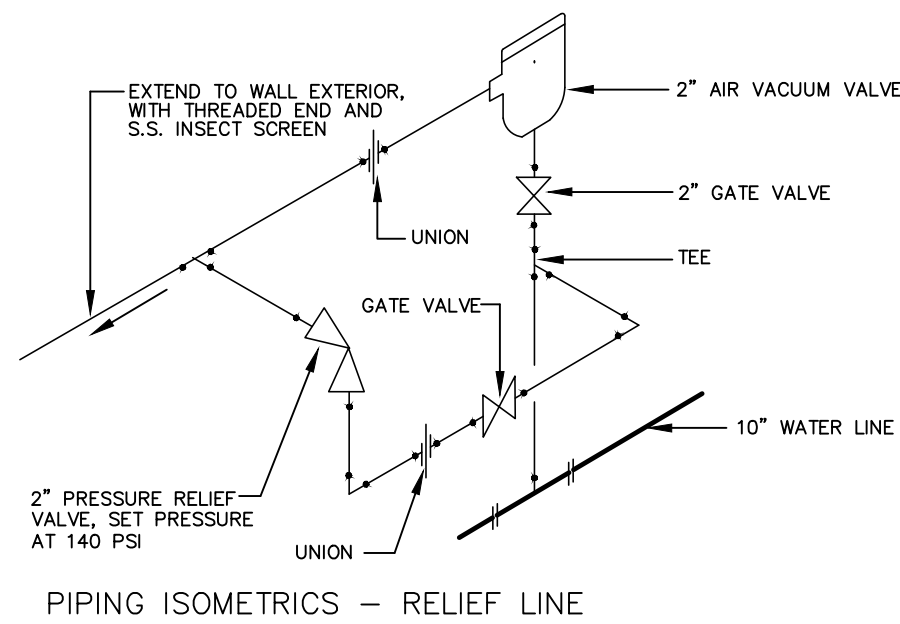
**PROPOSED
SITE PLAN**
PROPOSED WELL NO. 10
PREPARED FOR
BOROUGH OF FREEHOLD
SITUATED IN
**BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NEW JERSEY**



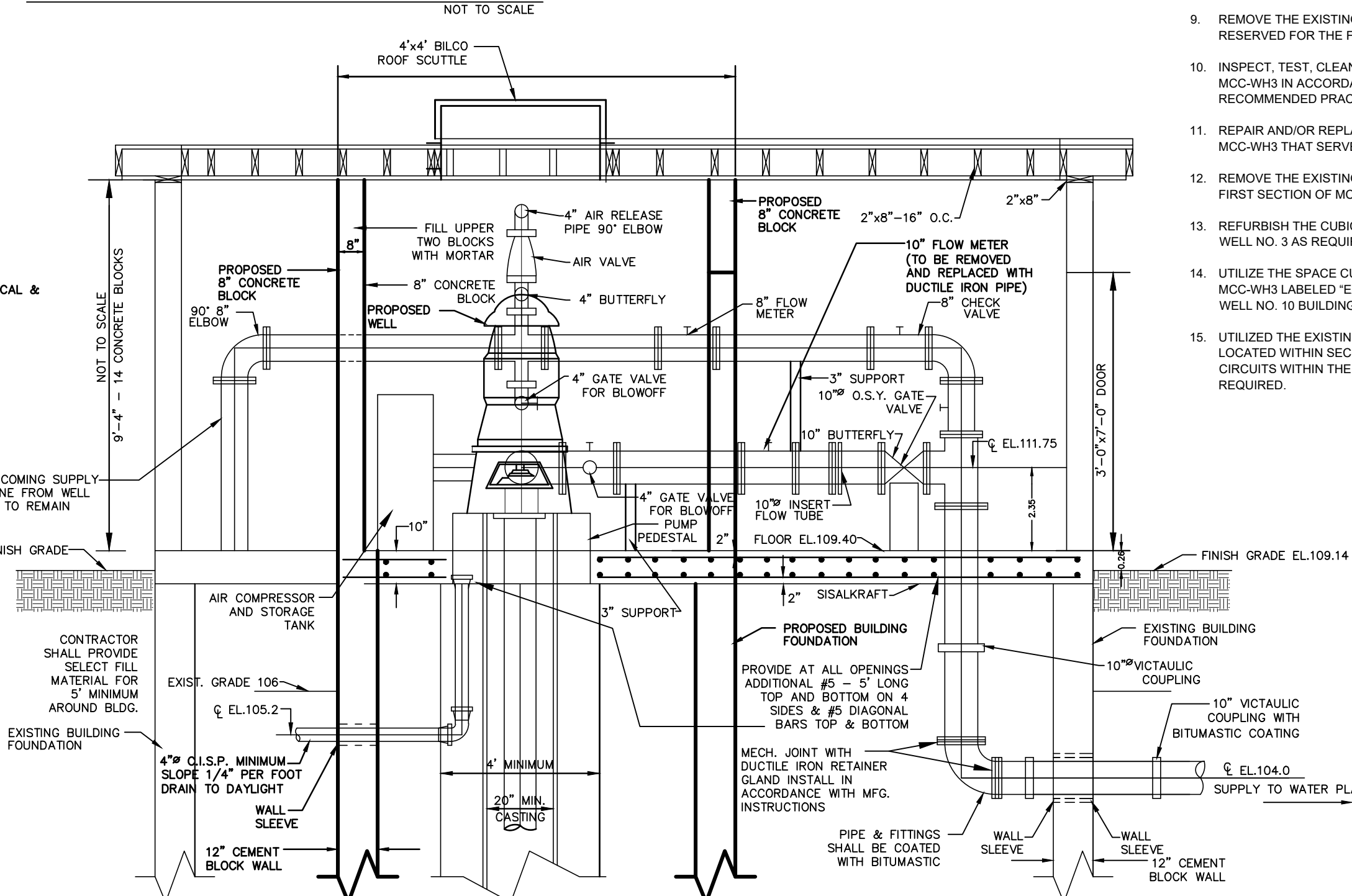
PLAN



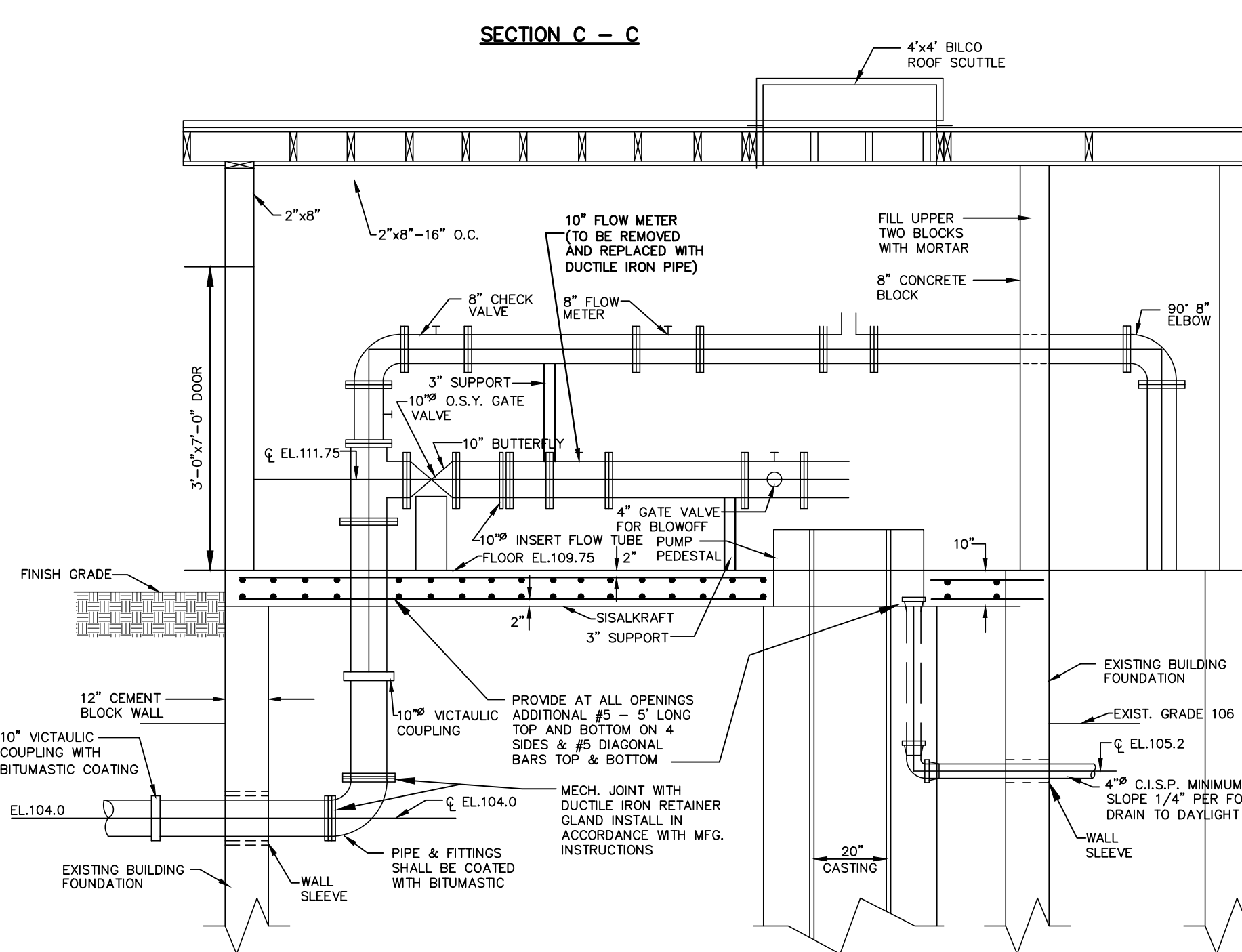
SECTION A - A



PIPING ISOMETRICS - RELIEF LINE



SECTION C - C



SECTION B - B

(TBR) = TO BE REMOVED

ELECTRICAL & CONTROL NOTES:

- RE-CIRCUIT THE LOAD SIDE FEEDER OF THE EXISTING MOTOR STARTER IN THE THIRD SECTION OF MCC-WHS THAT SERVES THE WELL PUMP MOTOR OF WELL NO. 7 DIRECTLY TO THE EXISTING FEEDER CONDUCTORS THAT LEAVE WELL HOUSE 3 TO SERVE WELL PUMP 7.
- REMOVE THE EXISTING LINE SIDE FEEDER BETWEEN THE OUTPUT OF THE EXISTING MOTOR STARTER IN THE THIRD SECTION OF MCC-WHS THAT SERVES THE WELL PUMP MOTOR OF WELL NO. 7 AND THE EXISTING ABANDONED ADJUSTABLE FREQUENCY CONTROLLER FOR WELL NO. 7.
- REMOVE THE EXISTING LOAD SIDE FEEDER BETWEEN THE EXISTING ABANDONED ADJUSTABLE FREQUENCY CONTROLLER FOR WELL NO. 7 AND THE EXISTING ABANDONED BYPASS TRANSFER SWITCH FOR WELL NO. 7.
- REMOVE THE EXISTING SECTION OF THE LOAD SIDE FEEDER THAT ORIGINATES FROM THE EXISTING MOTOR STARTER IN THE THIRD SECTION OF MCC-WHS THAT SERVES THE WELL PUMP MOTOR OF WELL NO. 7, PASSES THROUGH THE ENCLOSURE OF THE EXISTING ABANDONED BYPASS TRANSFER SWITCH FOR WELL NO. 7, COMES BACK TO THE THIRD SECTION OF MCC-WHS THAT SERVES THE WELL PUMP MOTOR OF WELL NO. 7, AND IS CONNECTED TO THE EXISTING FEEDER CONDUCTORS THAT LEAVE WELL HOUSE 3 TO SERVE WELL PUMP 7.
- REMOVE THE EXISTING ABANDONED CONTROL CABINET AND ALL ASSOCIATED CONTROL AND INSTRUMENTATION WIRING.
- REMOVE ALL EXISTING CONTROL WIRING SERVING THE EXISTING ABANDONED ADJUSTABLE FREQUENCY CONTROLLER FOR WELL NO. 7.
- REMOVE ALL EXISTING CONTROL WIRING SERVING THE EXISTING ABANDONED BYPASS TRANSFER SWITCH FOR WELL NO. 7.
- REMOVE THE EXISTING ABANDONED ADJUSTABLE FREQUENCY CONTROLLER FOR WELL NO. 7. THIS SPACE SHALL BE UTILIZED FOR THE INSTALLATION OF THE VFD FOR WELL NO. 10.
- REMOVE THE EXISTING ABANDONED BYPASS TRANSFER SWITCH FOR WELL NO. 7. THIS SPACE SHALL BE RESERVED FOR THE FUTURE INSTALLATION OF A VFD FOR EXISTING WELL NO. 7.
- INSPECT, TEST, CLEAN, AND PERFORM MAINTENANCE OF THE EXISTING MOTOR CONTROL CENTER MCC-WHS IN ACCORDANCE WITH CHAPTER 12 - MOTOR CONTROL EQUIPMENT OF NFPA 70B - RECOMMENDED PRACTICE FOR ELECTRICAL EQUIPMENT MAINTENANCE (CURRENT EDITION).
- REPAIR AND/OR REPLACE THE DAMAGED DOOR LATCH ON THE DOOR OF THE THIRD SECTION OF EXISTING MCC-WHS THAT SERVES THE WELL PUMP MOTOR OF WELL NO. 7.
- REMOVE THE EXISTING ABANDONED LOAD SIDE FEEDER FROM THE EXISTING MOTOR STARTER IN THE FIRST SECTION OF MCC-WHS THAT SERVES THE REMOVED WELL PUMP MOTOR OF REMOVED WELL NO. 3 AS REQUIRED TO SERVE WELL NO. 10.
- REFURBISH THE CUBICAL WITHIN THE FIRST SECTION OF EXISTING MCC-WHS THAT SERVED REMOVED WELL NO. 3 AS REQUIRED TO SERVE WELL NO. 10.
- UTILIZE THE SPACE CUBICAL WITHIN THE SECOND SECTION OF EXISTING MCC-WHS LABELED "EXTG. COMPRESSOR" TO SERVE THE SPACE HEATER(S) TO BE PROVIDED WITHIN THE WELL NO. 10 BUILDING ADDITION. REFURBISH OR MODIFY CUBICAL AS REQUIRED.
- UTILIZED THE EXISTING 100 AMPERE, 120/240-VOLT, SINGLE PHASE BRANCH CIRCUIT PANELBOARD LOCATED WITHIN SECOND SECTION OF EXISTING MCC-WHS TO SERVE THE 120/240-VOLT BRANCH CIRCUITS WITHIN THE WELL NO. 10 BUILDING ADDITION. MODIFY THE EXISTING PANELBOARD AS REQUIRED.

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REVISIONS	DATE
DATE: 11/15/2019	RMP
SCALE: NTS	SRK
AE FILE NAME: ELEV	CHCKD
AE FILE NUMBER: 1315,001,007--004	WTW
	RELVD

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ELEVATIONS

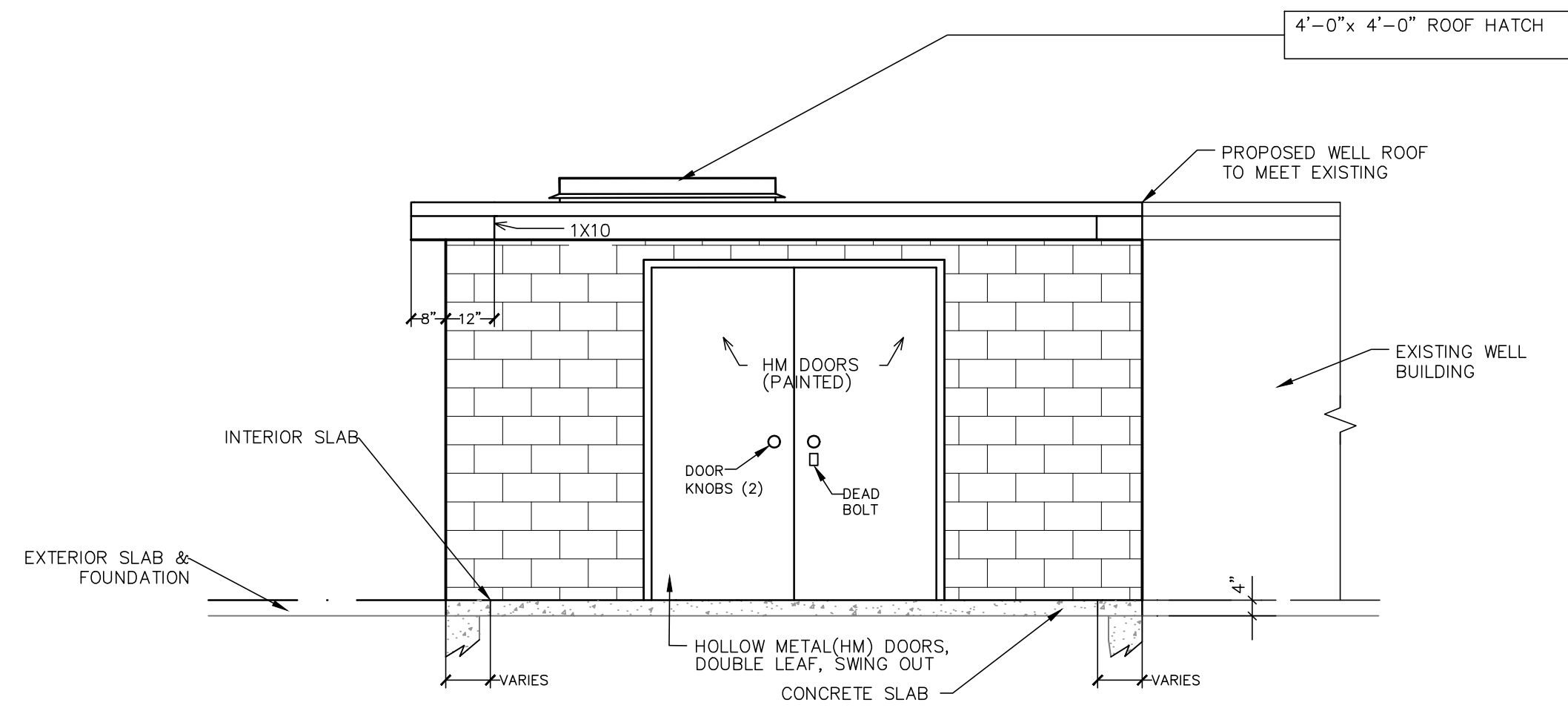
PROPOSED WELL NO. 10

PREPARED FOR

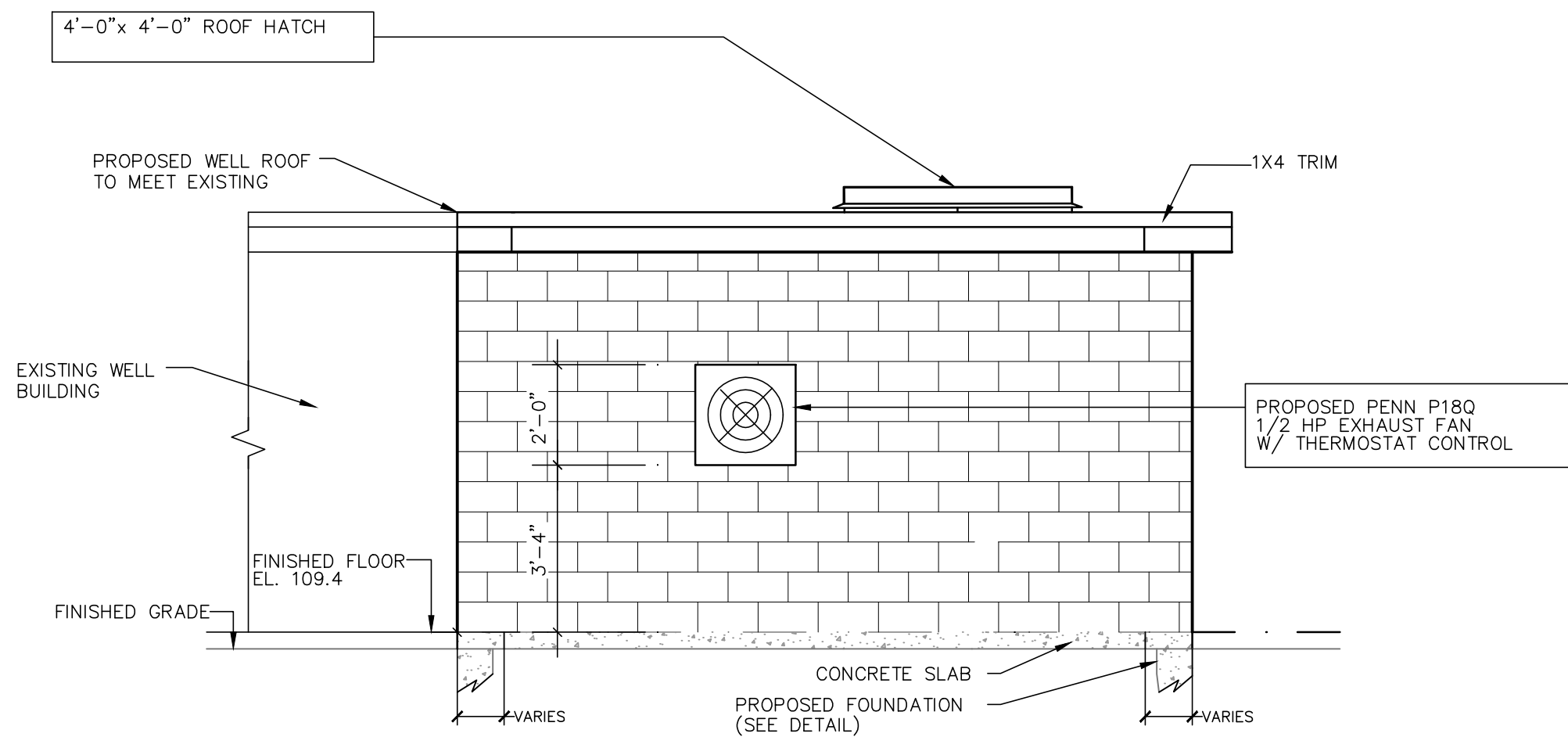
BOROUGH OF FREEHOLD

SITUATED IN

**BOROUGH OF FREEHOLD,
 MONMOUTH COUNTY, NEW JERSEY**



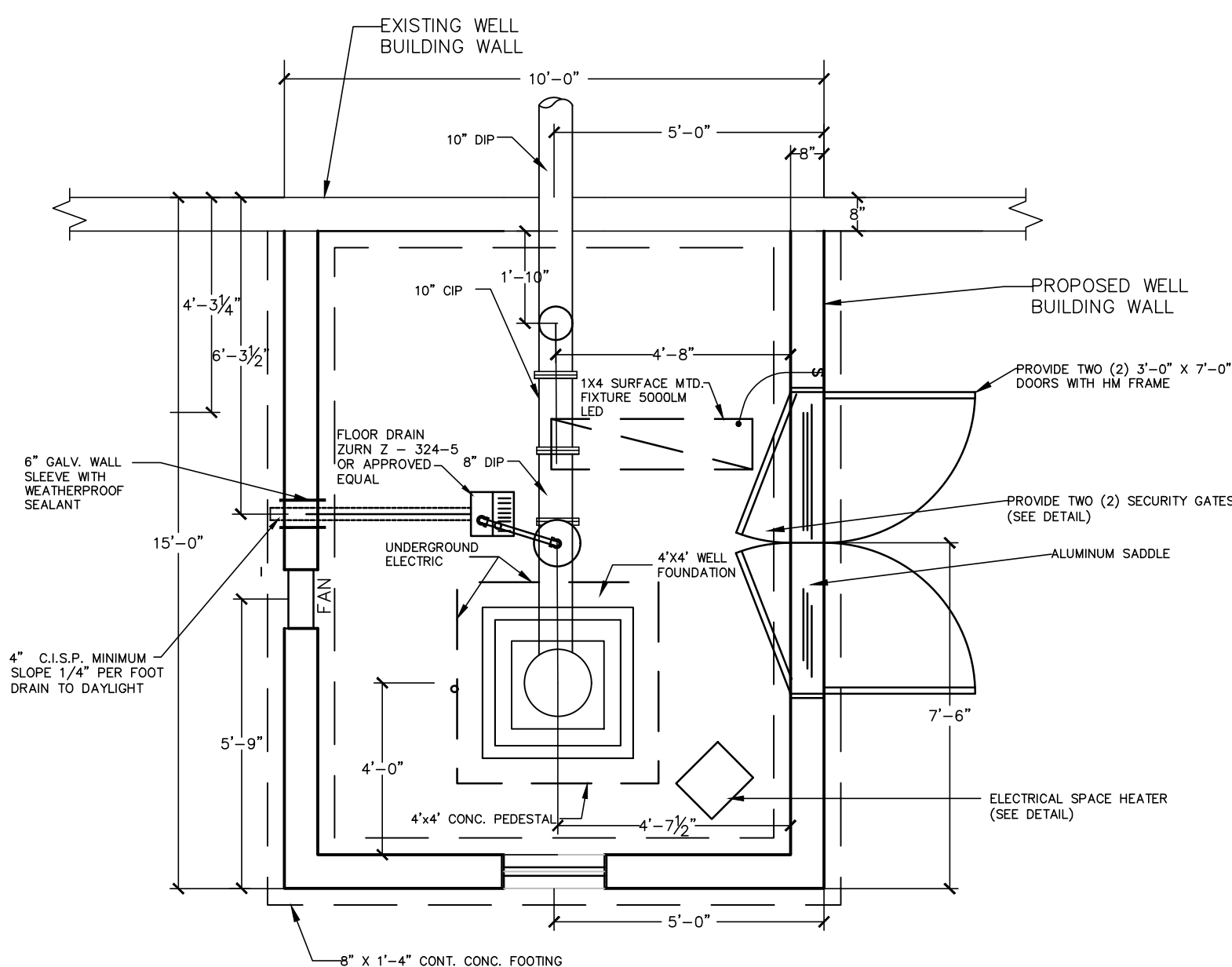
SOUTH ELEVATION
N.T.S.



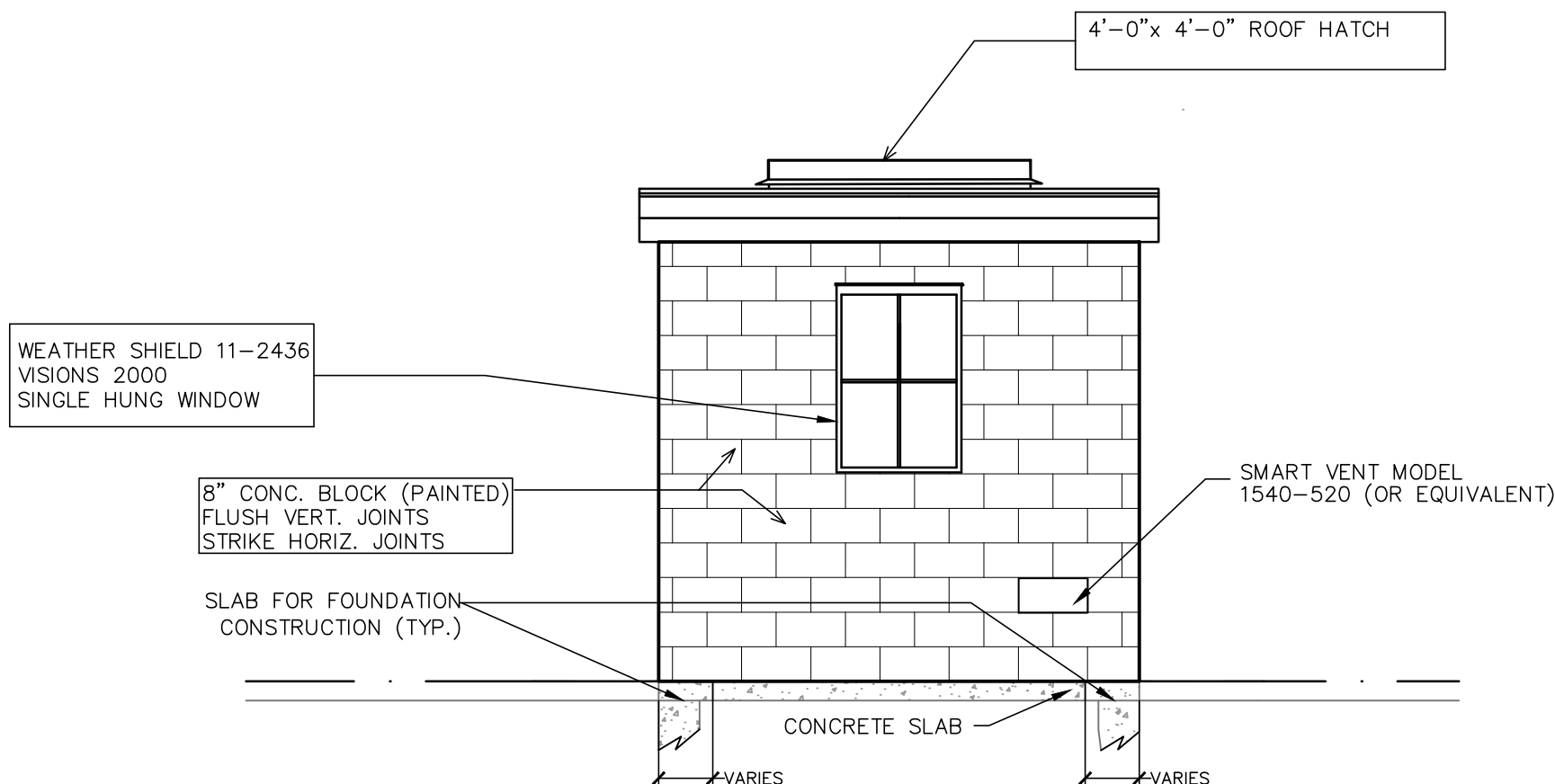
NORTH ELEVATION
N.T.S.

GENERAL NOTES:

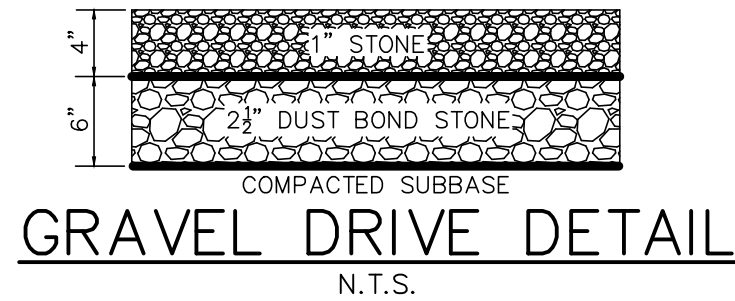
USE GROUP - LOW HAZARD FACTORY & INDUSTRIAL OR UTILITY OCCUPANCY.
CONSTRUCTION TYPE - 5B COMBUSTIBLE - UNPROTECTED
HEIGHT: 10'-0" +/- 1 STORY
AREA: 147.33 S.F.
ELECTRICAL NOTE:
PROVIDE ELECTRICAL SERVICE FOR LIGHT, OUTLET BOX, EXHAUST FAN, & HEATER FROM BLDG. NO. 3 AS REQUIRED



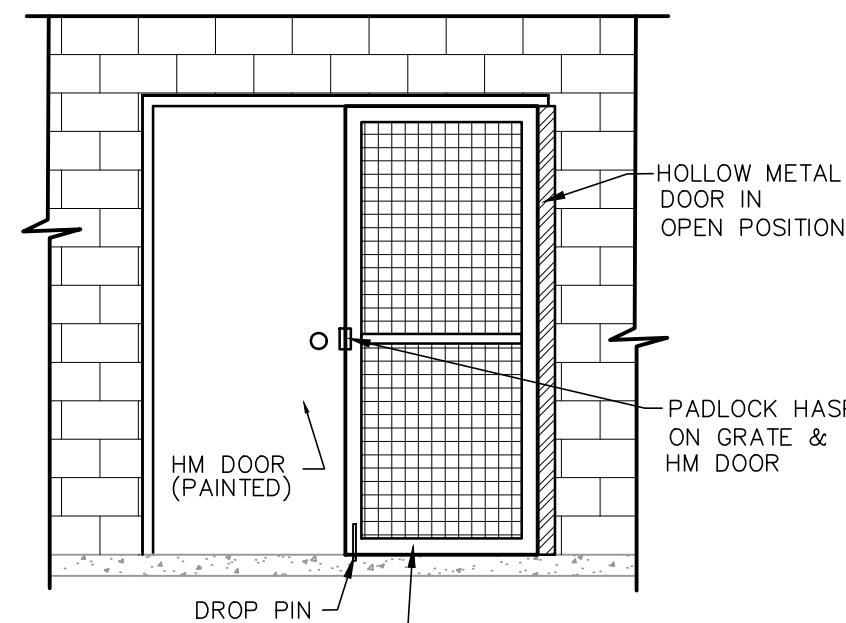
PROPOSED FLOOR PLAN & FOUNDATION PLAN - WELL #10
N.T.S.



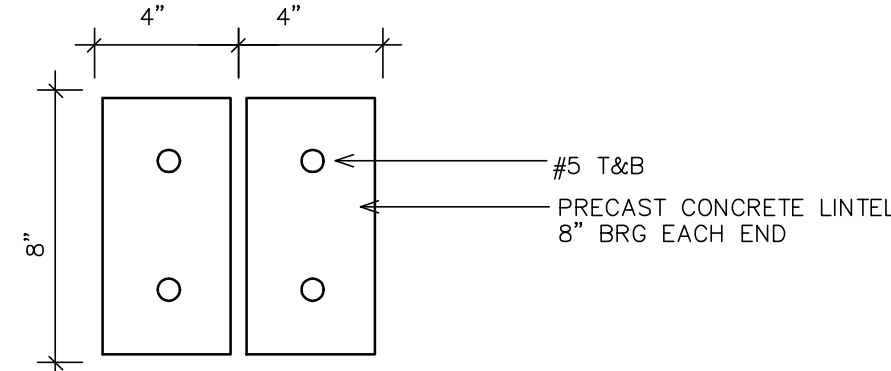
WEST ELEVATION
N.T.S.



GRAVEL DRIVE DETAIL
N.T.S.

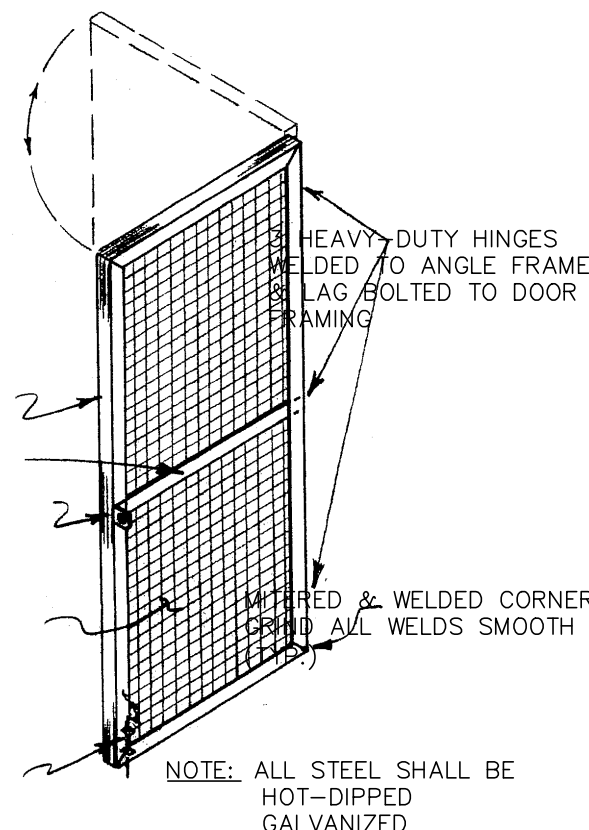


PARTIAL SOUTH ELEVATION
N.T.S.

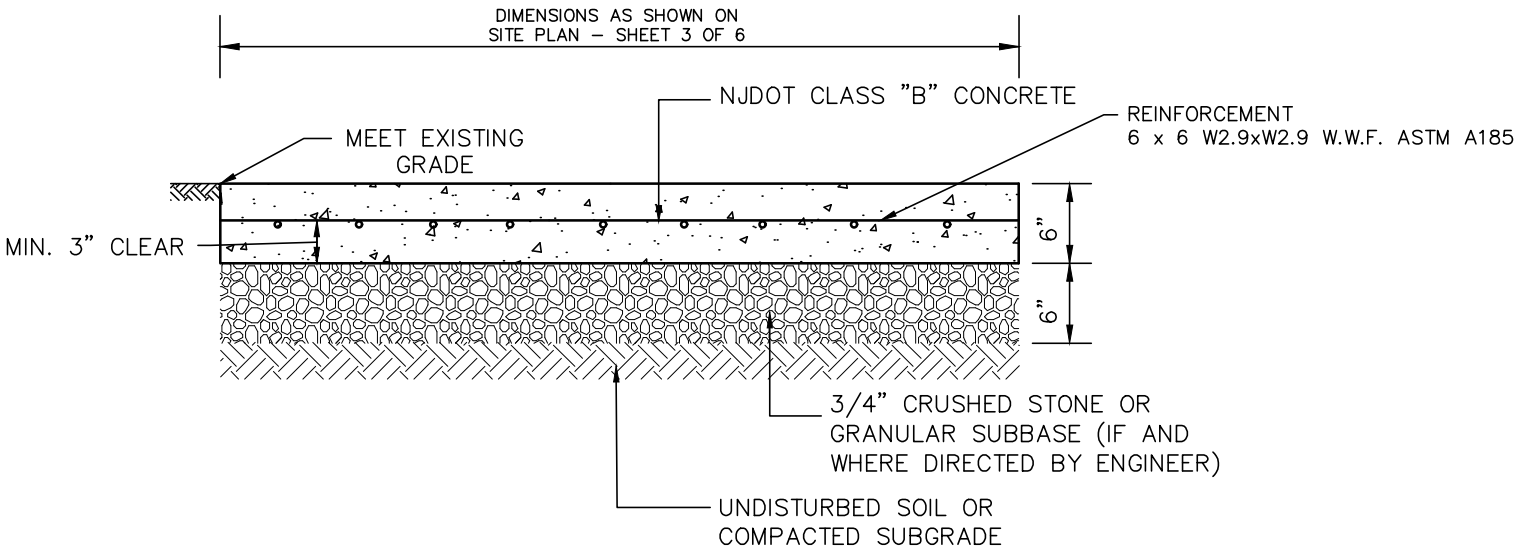


LINTEL DETAIL
N.T.S.

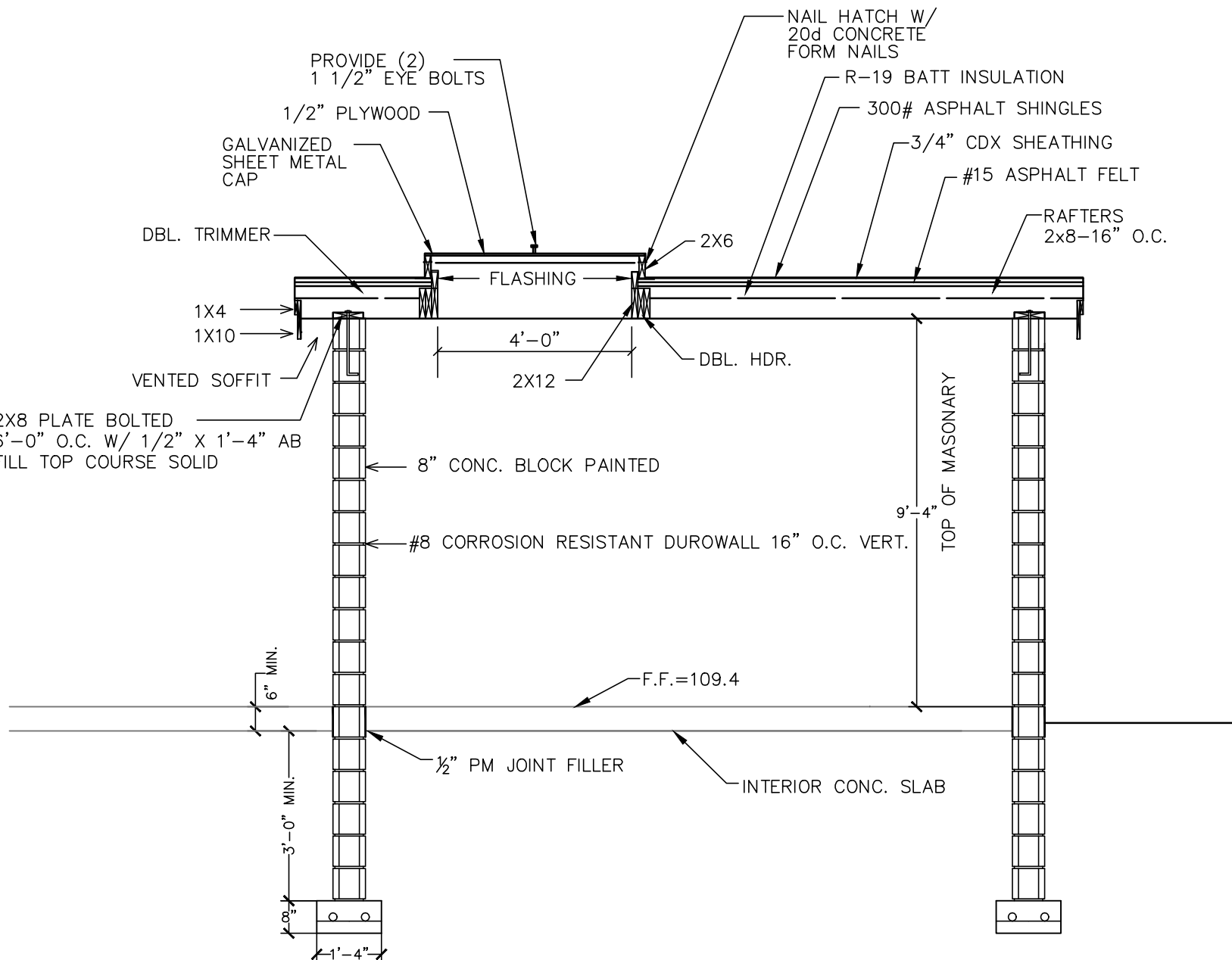
SWING SHALL BE TO THE INSIDE OF BLDG.
1 1/2"x 1 1/8" ANGLE FRAME
STEEL PADLOCK HASP WELDED TO FRAME
1 1/2" HEAVY-DUTY CALV. WIRE MESH WELDED TO ANGLE FRAME
PROVIDE DROP PIN W/CHAIN WELDED TO ANGLE & PIN



SECURITY GATE DETAIL
N.T.S.



CONCRETE SLAB DETAIL
N.T.S.



SECTION
N.T.S.

FRAMING NOTES:
ALL FRAMING LUMBER SHALL BE #1 HEM-FIR OR BETTER AS GRADED BY THE WOLF FOR VISUALLY GRADED LUMBER. Fb=1200 PSI E=1,200,000 PSI.
LUMBER SHALL BE KILN DRIED AND GRADE STAMPED AND CLEARLY MARKED.
ALL FASTENERS SHALL BE IN ACCORDANCE WITH IBC-2006.
METAL FRAMING ANCHORS ARE TO BE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY.
ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED CCA AT THE RATE OF .40 PCF
ROOF DESIGN LOADS:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF
WIND LOAD = 10 PSF

FOUNDATION NOTES:
THE PRESUMPTIVE SOIL BEARING VALUE SHALL BE 2,000 PSI.
CONCRETE WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
ALL CONCRETE SHALL BE 4,000 PSI (F'c) AT 28 DAYS.
REINFORCING STEEL TO BE IN ACCORDANCE WITH ASTM A-615 FOR GRADE 60 DEFORMED BARS, LATEST EDITION.
WELDED WIRE FABRIC SHALL BE 6X6 1.4X1.4 PR FIBERGLASS FIBER REINFORCING.
FOOTING TO REST ON FIRM, UNDISTURBED SOIL. A MINIMUM OF 3'-0" BELOW GRADE.
BACKFILL MATERIAL SHALL BE WELL DRAINED CLEAN GRAVEL OR SAND.
SEAL ALL JOINTS IN FOUNDATION WALLS AND FLOORS WITH POLYURETHANE CAULKING.
FOUNDATION WATERPROOFING TO BE "THOROT" THOROSEAL FOUNDATION COATING WITH ACRYL 60 ADMIXTURE. APPLY TO EXTERIOR OF WALL.

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SCALE: NTS	SRK
AE FILE NAME: BLDG ELEV DETAILS	WTH
AE FILE NUMBER: 1315.001.007-.005	RELEASED

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**BUILDING
ELEVATIONS
& DETAILS**
PROPOSED WELL NO. 10
PREPARED FOR
BOROUGH OF FREEHOLD
SITUATED IN
**BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NEW JERSEY**

SECTION 04200: UNIT MASONRY

1.01 MATERIALS
A. CONCRETE MASONRY UNITS
1. FOUNDATION UNITS: 75# SOLID, LOAD BEARING, NORMAL WEIGHT, MOISTURE CONTROLLED BLOCK CONFORMING TO ASTM C145, GRADE U-1, USING AGGREGATE CONFORMING TO ASTM C33.
2. HOLLOW UNITS ABOVE GRADE: LOAD BEARING, LIGHT WEIGHT, EXPANDED SHALE AGGREGATE, MOISTURE CONTROLLED BLOCK CONFORMING TO ASTM C90, GRADE U-1 OR P-1.
B. REINFORCING
1. JOINT REINFORCING FOR MASONRY WALL CONSTRUCTION SHALL BE MANUFACTURED FROM COLD DRAWN STEEL WIRE CONFORMING TO ASTM A82 AND SHALL BE DUR-Q-WALL, STANDARD WEIGHT, GALVANIZED, OR EQUIVALENT, BY CUMBERLAND CORPORATION, SPACED AT 16" ON-CENTER VERTICALLY.
2. ANCHOR BOLTS FOR FASTENING WORK OF OTHER TRADES TO BLOCK AND PRECAST LINTELS, ASTM A307, WEDGE HEAD WHERE REQUIRED TO MATCH INSERTS, 1/2" DIAMETER, HOT DIP GALVANIZED.
3.01 STORAGE OF MATERIALS
A. STORE ALL MATERIALS TO PREVENT WETTING BY CAPILLARY ACTION, RAIN OR SNOW. DELIVER AND STORE MANUFACTURED MATERIALS SUCH AS CEMENT AND LIME IN ORIGINAL CONTAINERS.
4.01 MORTARS
A. MORTARS SHALL CONFORM TO ASTM C270 FOR JOB MIXED MORTARS AND ASTM C387 FOR PACKAGED MORTARS.
1. FOUNDATION WALLS SHALL BE LAID UP USING TYPE M MORTAR.
2. ALL OTHER MASONRY UNITS SHALL BE LAID UP USING TYPE N MORTAR.
3. MORTAR FOR MASONRY UNITS AND FILLED CORES UNDER BEAM BEARING AREAS TO BE TYPE M.
B. MIXTURES: MORTAR SHALL BE MIXED IN THE FOLLOWING PROPORTIONS, (IN PARTS BY VOLUME):
MORTAR PORTLAND HYDRATED MAXIMUM, DAMP, LOOSE
TYPE CEMENT LIME AGGREGATE
M 1 1/4 3-3/4
S 1 1/2 4-1/2
N 1 1 6
C. MIXING OF MORTAR SHALL BE IN AN APPROVED TYPE POWER OPERATED BATCH MIXER. MIXING TIME SHALL BE SUCH TO PRODUCE HOMOGENEOUS MORTAR, BUT MIXING TIME SHALL NOT BE LESS THAN 5 MINUTES, APPROXIMATELY 2 MINUTES OF MIXING SHALL BE FOR MIXING THE DRY MATERIAL AND NOT LESS THAN 3 MINUTES FOR CONTINUING THE MIXING AFTER WATER HAS BEEN ADDED.
D. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE 1.
E. HYDRATED LIME SHALL CONFORM TO ASTM C207, TYPE S.
F. SAND SHALL BE WELL WASHED, SHARP, FREE OF INJURIOUS SUBSTANCES AND CONFORMING TO ASTM C144 EXCEPT THAT 100% SHALL PASS A NUMBER 8 SIEVE, AND NOT OVER 20% SHALL PASS A NUMBER 30 SIEVE.

5.01 CLEANING AND PROTECTION
A. ERECT WORK SHALL BE LEFT IN AS CLEAN A MANNER AS POSSIBLE; REMOVE EXCESS MATERIAL, MORTAR DROPPINGS, DAILY. REMOVE MORTAR DROPPINGS ON CONNECTING OR ADJOINING WORK BEFORE ITS FINAL SET.
B. AT COMPLETION OF WORK, POINT HOLES IN JOINTS OF ALL EXPOSED MASONRY SURFACES COMPLETELY FULL WITH MORTAR; RAKE JOINTS PROPERLY; AFTER MORTAR HAS HARDENED, WET EXPOSED SURFACES AND CLEAN WITH A SOLUTION OF 10% BY VOLUME OF COMMERCIAL MURIATIC ACID; APPLY WITH STIFF FIBER BRUSHES;
C. CLEAN ALL EXPOSED CONCRETE BLOCK MASONRY UNITS OF LOOSE MORTAR AND OTHER FOREIGN MATERIALS PROVIDING SURFACE SUITABLE FOR PAINTING.
D. REMOVE AND REPLACE ALL DEFECTIVE MATERIALS; CORRECT DEFECTIVE WORKMANSHIP.

SECTION 06100: CARPENTRY

1.01 QUALITY STANDARDS
A. LUMBER STANDARDS: COMPLY WITH PS 20 OF THE AMERICAN SOFTWOOD LUMBER STANDARDS AND WITH APPLICABLE RULES OF THE RESPECTIVE GRADING AND INSPECTING AGENCIES FOR SPECIES AND PRODUCTS INDICATED.
B. PLYWOOD PRODUCT STANDARDS: COMPLY WITH PS 1 (ANSI A199.1) OR WITH APPLICABLE APA PERFORMANCE STANDARD FOR TYPE OF PANEL INDICATED.
2.01 MATERIALS
A. LUMBER: PROVIDE LUMBER, S4S, GRADE MARKED, COMPLYING WITH PS 20 AND THE FOLLOWING REQUIREMENTS:
1. STRUCTURAL LIGHT FRAMING: - ANY SPECIES AND GRADE COMPLYING WITH REQUIREMENTS FOR ALLOWABLE UNIT STRESS.
FB (MINIMUM EXTREME FIBER STRESS IN BENDING): 1,500 PSI
E (MINIMUM MODULUS OF ELASTICITY): 1,500,000 PSI.
2. EXPOSED FRAMING LUMBER:
DOUGLAS FIR, APPEARANCE FRAMING (WCLB OR WMPA)
SOUTHERN PINE, APPEARANCE GRADE, KILN DRIED (SPB)
REDWOOD, CLEAR ALL HEART (RIS)
3. LUMBER FOR MISCELLANEOUS USES: UNLESS OTHERWISE INDICATED, PROVIDE STANDARD GRADE LUMBER SUPPORT OF OTHER WORK, INCLUDING CANT STRIPS, BUCKS, NAILERS, BLOCKING, FURRING, GROUNDS, STRIPPING AND SIMILAR MEMBERS.
B. PLYWOOD: WHERE PLYWOOD PANELS WILL BE USED FOR THE FOLLOWING CONCEALED TYPES OF APPLICATIONS, PROVIDE APA PERFORMANCE-RATED PANELS COMPLYING WITH REQUIREMENTS INDICATED FOR GRADE DESIGNATION, SPAN RATING, EXPOSURE DURABILITY CLASSIFICATION, AND THICKNESS.
1. ROOF SHEATHING: APA RATED SHEATHING.
2. PLYWOOD BACKING PANELS FOR MOUNTING ELECTRICAL OR TELEPHONE EQUIPMENT, PROVIDE FIRE-RETARDANT TREATED PLYWOOD PANELS WITH GRADE DESIGNATION APA C-D PLUGGED INT WITH EXTERIOR GLUE, NOT LESS THAN 3/4".
C. MISCELLANEOUS MATERIALS
1. FASTENERS: PROVIDE SIZE, TYPE, MATERIAL AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATIONS FOR NAILS, STAPLES, SCREWS, BOLTS, NUTS, WASHERS AND ANCHORING DEVICES. PROVIDE METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS. WHERE ROUGH CARPENTRY WORK IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREAS OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS AND ANCHORAGES WITH A HOT-DIP ZINC COATING (ASTM A153).
2. BUILDING PAPER: ASPHALT SATURATED FELT, NON-PERFORATED, ASTM 226.
2.02 WOOD TREATMENT
A. PRESERVATIVE TREATMENT: WHERE LUMBER OR PLYWOOD IS INDICATED TO BE "TREATED", COMPLY WITH APPLICABLE REQUIREMENTS OF AWPA STANDARDS C2 (LUMBER) AND C9 (PLYWOOD) AND OF AWPB STANDARDS LISTED BELOW. MARK EACH TREATED ITEM WITH THE AWPB QUALITY MARK REQUIREMENTS.
1. PRESSURE TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES COMPLYING WITH AWPB LP-2. AFTER TREATMENT, KILN DRY TO A MAXIMUM MOISTURE CONTENT OF 15%. TREAT INDICATED ITEMS AND THE FOLLOWING:
A. WOOD CANTS, NAILERS, CURBS, BLOCKING, STRIPPING AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS AND WATERPROOFING.
B. WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.
C. WOOD FRAMING MEMBERS LESS THAN 18" ABOVE GRADE.
3.01 INSTALLATION OF ROUGH CARPENTRY
A. GENERAL
1. SET CARPENTRY WORK TO REQUIRED LEVELS AND LINES WITH MEMBERS PLUMB AND TRUE AND ACCURATELY CUT AND FITTED.
2. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS REQUIRED BY RECOGNIZED STANDARDS.
3. USE COMMON NAILS. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING OF WOOD; PRE-DRILL AS REQUIRED.

SECTION 07200 - BUILDING INSULATION

1.01 DESCRIPTION OF WORK: PROVIDE BUILDING INSULATION WHERE SHOWN ON THE DRAWINGS,

SECTION 07900: SEALANTS AND CAULKING

1.01 DESCRIPTION
A. THROUGHOUT THE WORK, SEAL AND CAULK JOINTS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND PASSAGE OF AIR.
2.01 SEALANTS
A. PROVIDE THE FOLLOWING MATERIALS MANUFACTURED BY PRODUCTS RESEARCH AND CHEMICAL CORPORATION, OR EQUALS, WHERE REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
MATERIAL: LOCATION OF USE:
1. PRC RUBBER CAULK 6000 WHERE ANTICIPATED JOINT MOVEMENT WILL BE .25% OR LESS;
2. PRC RUBBER CAULK 7000 WHERE ANTICIPATED JOINT MOVEMENT WILL BE .50% OR LESS;
3. PR-851 DUCT SEAL PIPES AND CONDUITS PENETRATING UNDERGROUND WALLS;
4. POLYETHYLENE BACKER ROD WHERE REQUIRED TO PREVENT 3-POINT ADHESION;
2.02 PRIMERS
A. USE ONLY PRIMERS WHICH HAVE BEEN TESTED FOR DURABILITY ON THE SURFACES TO BE SEALED AND ARE SPECIFICALLY RECOMMENDED FOR THIS INSTALLATION BY THE MANUFACTURER OF THE SEALANT USED.
2.03 BACKUP MATERIALS
A. USE ONLY THOSE BACKUP MATERIALS WHICH ARE SPECIFICALLY RECOMMENDED FOR THIS INSTALLATION BY THE MANUFACTURER OF THE SEALANT USED.
3.01 PREPARATION OF SURFACES
A. CONCRETE BLOCK SURFACES:
1. INSTALL ONLY ON SURFACES WHICH ARE DRY, SOUND, AND WELL BRUSHED, WIPING FREE FROM DUST.
2. AT OPEN JOINTS, REMOVE DUST BY MECHANICALLY BLOWN COMPRESSED AIR IF SO REQUIRED.
3. TO REMOVE OIL AND GREASE, USE SANDBLASTING OR WIRE BRUSHING.
4. WHERE SURFACES HAVE BEEN TREATED, REMOVE THE SURFACE TREATMENT BY SANDBLASTING OR WIRE BRUSHING.
5. REMOVE LAITANCE AND MORTAR FROM JOINT CAVITIES.
3.02 PRIMING
A. USE ONLY THE PRIMER APPROPRIATE FOR THE PARTICULAR INSTALLATION, APPLYING IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SECTION 07300 - ASPHALT SHINGLES, FLASHING & SHEET METAL

1.01 SUBMITTALS
A. SUBMIT SAMPLES OF INSULATION AND ASPHALT SHINGLES.
2.01 ASPHALT SHINGLES
A. ASPHALT SHINGLES SHALL BE UNDERWRITERS LABORATORIES CLASS C FIBERGLASS FELT WEIGHING 300 POUNDS PER SQUARE.
B. INSTALL SHINGLES WITH 5" EXPOSURE AND 2" HEADLAP USING FOUR NAILS PER SHINGLE. USE HOT DIP GALVANIZED 10-1/2 TO 12 GAGE ROOFING NAILS HAVING HEADS OF AT LEAST 3/8" DIAMETER.
3.01 SHEET METAL WORK
A. SHEET METAL WORK SHALL BE FABRICATED OF .032" THICK MILL FINISH ALUMINUM AS MANUFACTURED BY THE CHENEY FLASHING COMPANY.

SECTION 08100 - HOLLOW METAL DOORS AND FRAMES

1.01 GENERAL
A. PROVIDE HOLLOW METAL DOORS AND FRAMES, COMPLETE IN PLACE WITH FINISH HARDWARE INSTALLED, AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
1.02 QUALITY ASSURANCE
A. HOLLOW METAL WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS SPECIFIED IN THE LATEST STANDARD CHM-60, SPECIFICATIONS FOR CUSTOM HOLLOW METAL DOORS AND FRAMES.
B. HOLLOW METAL DOORS SHALL MEET THE REQUIREMENTS OF ANSI/S10-100-1991 FOR GRADE II AND GRADE III.
2.01 MANUFACTURER
A. METAL DOORS AND FRAMES SHALL BE THOSE MANUFACTURED BY CECO DOOR PRODUCTS, BRENTWOOD, TN 37027 (615/661-5030; FAX 615/470-5099).
3.01 HOLLOW METAL FRAMES
A. METAL FOR FRAMES SHALL BE COLD-ROLLED 16 GAUGE STEEL SHEETS WITH CLEAN SMOOTH SURFACES.
B. JOINTS SHALL BE MITERED AND CONTINUOUSLY ARC-WELDED ON TRIM AND TACK-WELDED OR MECHANICALLY INTERLOCKED AT STOPS; OR MITERED ON TRIM WITH JOINTS REINFORCED AND SPOT-WELDED AND JOINTS AT STOPS MECHANICALLY INTERLOCKED. ALL CONTACT EDGES SHALL BE CLOSED TIGHT AND ALL WELDS ON EXPOSED SURFACES DRESSED SMOOTH AND FLUSH.
C. PROVIDE METAL ANCHORS OF SHAPES AND SIZES REQUIRED. LOCATE ANCHORS ON JAMBS NEAR TOP AND BOTTOM OF EACH FRAME AND AT INTERMEDIATE POINTS NOT OVER 24" APART. FOR FRAMES SET IN MASONRY, PROVIDE 16 LONG CORRUGATED OR OTHER DEFORMED TYPE ADJUSTABLE ANCHORS AT JAMBS.
D. THE FINISHED WORK SHALL BE STRONG AND RIGID, NEAT IN APPEARANCE, AND FREE FROM DEFECTS. FABRICATE MOLDED MEMBERS STRAIGHT AND TRUE WITH CORNER JOINTS WELL FORMED IN TRUE ALIGNMENT AND FASTENINGS CONCEALED WHERE PRACTICABLE.
3.02 HOLLOW METAL DOORS
A. DOORS SHALL BE CONSTRUCTED USING FACE SHEETS OF 18 OR 16 GAUGE ELECTRO-ZINC PHOSPHATE COATED SHEET STEEL. DOORS SHALL BE FORMED IN 1-3/4" THICKNESS. SPACE BETWEEN STIFFENERS SHALL BE FILLED WITH POLYURETHANE FOAM CORE INSULATION. CONTINUOUS 16 GAUGE CHANNELS EXTENDING FULL WIDTH AND HEIGHT OF DOOR ARE TO BE SPOT WELDED TO FACE SHEETS. THE TOPS OF ALL EXTERIOR DOORS ARE TO BE CLOSED FLUSH SO THAT NO WATER MIGHT ACCUMULATE. DOORS ARE TO HAVE NO SEAMS ON FACES OR EDGES.
B. DOORS SHALL BE MORTISED, REINFORCED, DRILLED AND TAPPED AT FACTORY FOR ALL MORTISED HARDWARE. PROVIDE METAL REINFORCING PLATES FOR ALL MORTISED HARDWARE.
C. AFTER FABRICATION, DOORS SHALL BE PRIMED WITH LIGHT GRAY, RUST INHIBITIVE PRIMER. DO AS SHALL BE SET ACCURATELY PLUMB, LEVEL AND TRUE. ALL DOORS SHALL OPERATE FREELY, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.
3.03 LOCKING MECHANISMS
A. DEADBOLT LOCK WITH (2) SETS OF KEYS TO BE INSTALLED IN METAL ENTRANCE DOORS.
B. SECURITY GATE TO BE PROVIDED WITH HASP FOR PADLOCK AS SHOWN ON DETAIL ON SHEET 5.

SECTION 09900: PAINTING AND FINISHING

1.01 MATERIALS
A. PAINT MATERIALS SHALL BE OF THE TYPE AND BRANDS SPECIFIED. PAINT SHALL BE MANUFACTURED BY BENJAMIN MOORE, CON LUX PAINT CORPORATION OR APPROVED EQUAL. PAINT MATERIALS REFERENCED IN THIS SECTION ARE THOSE OF THE BENJAMIN MOORE COMPANY UNLESS OTHERWISE INDICATED.
1.02 ACCEPTANCE OF SURFACES
A. THE COMMENCING OF WORK SHALL BE CONSTRUED AS ACCEPTANCE OF THE SURFACES BY THE PAINTING CONTRACTOR WHO THEN SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTS APPEARING IN THE PAINTING WORK THEREAFTER.
B. ALL SPACES ARE TO BE BROOM CLEAN BEFORE PAINTING IS STARTED.
C. ALL SURFACES SHALL BE CLEAN, DRY, AND FREE OF FOREIGN MATTER BEFORE APPLYING PAINT.
D. NO WORK SHALL BE DONE UNDER CONDITIONS WHICH ARE UNSUITABLE FOR THE PRODUCTION OF GOOD RESULTS.
E. SURFACES SHALL BE SMOOTH, EVEN, AND TRUE TO PLANE.
2.01 PREPARATION OF SURFACES -
EXTERIOR SURFACES
A. WOOD TO BE PAINTED OR ENAMELED:
1. ALL WOOD SURFACES MUST BE DRY, FREE OF GREASE, OIL AND MILDEW, MORTAR AND ASPHALT SPATTERS, KNOTS AND SAPPY SPOTS MUST BE SEALED WITH APPROPRIATE SEALER.
2. ROUGH SURFACES ARE TO BE SANDED SMOOTH. NAIL HOLES AND CRACKS ARE TO BE PUTTIED, JOINTS ARE TO BE CAULKED AFTER SURFACES HAVE BEEN PRIMED.
3. PAINTING IS NOT TO BE DONE DURING OR IMMEDIATELY FOLLOWING FOGGY, RAINY, OR FROSTY WEATHER, NOR WHEN THE TEMPERATURE IS EXPECTED TO GO BELOW 50° F BEFORE THE COATING HAS DRIED.
B. MASONRY; CONCRETE BLOCK, AND STUCCO SURFACES:
1. ALL SURFACES MUST BE THOROUGHLY BRUSHED WITH A STIFF FIBER BRUSH TO REMOVE LOOSE PARTICLES WITH PARTICULAR EMPHASIS ON STUCCO SURFACES AND MORTAR COURSES.
2. SURFACES ARE TO BE DRY, FREE OF GREASY RESIDUE, MORTAR AND ASPHALT SPATTERS.
3. CRACKS, JOINTS AND LARGE VOIDS ARE TO BE FILLED BY REPOINTING, CAULKING OR OTHER APPROVED MEANS.
5. POURED CONCRETE AND PRECAST CONCRETE MUST BE ALLOWED TO CURE FOR AT LEAST 60 TO 90 DAYS; BLOCK AND STUCCO SURFACES MUST BE ALLOWED TO CURE FOR 30 TO 60 DAYS CONSISTENT WITH DRYING CONDITIONS.
C. METAL
1. STEEL
A. ALL SURFACES MUST BE FREE OF RESIDUAL DEPOSITS OF GREASE AND OIL AND SHALL BE CLEANED IN ACCORDANCE WITH SSPC SP1, "SOLVENT CLEANING."
B. SURFACES THAT EXHIBIT RUST FORMATION, MILL SCALE, ETC., MUST BE CLEANED IN ACCORDANCE WITH SSPC SP2, "HAND TOOL CLEANING," OR SSPC SP3, "POWER TOOL CLEANING." PARTICULAR CARE IS TO BE EXERCISED TO REMOVE WELDING FLUX, SLAG AND FLAME DEPOSITS AS IS POSSIBLE BY BLAST CLEANING, WASHING WITH WATER, PHOSPHATE RINSING OR POWER TOOL CLEANING. WELD SPATTERS AND BURRS MUST BE REMOVED.
INTERIOR SURFACES
A. WOOD SURFACES TO BE PAINTED:
1. ALL SURFACES SHALL BE DRY AND SANDED SMOOTH AND FREE OF LOOSE DIRT, DUST OR GRIT.
2. PUTTY ALL NAIL HOLES, CRACKS AND BLEMISHES AFTER UNDERCOAT HAS BEEN APPLIED. KNOTS ARE TO BE COATED WITH MOORE'S SP3 BEFORE OVERALL COAT OF MOORE'S ENAMEL UNDERBODY IS APPLIED.
3. ALL COATS MUST BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS AND LIGHTLY SANDED BETWEEN COATS.
4. AVOID GENERAL USE OF SUELLAC AS AN UNDERCOAT.
B. MASONRY: POURED CONCRETE,AND CONCRETE BLOCK:
1. POURED CONCRETE MUST BE ALLOWED TO CURE FOR AT LEAST 60 TO 90 DAYS; BLOCK CONSTRUCTION SHOULD BE ALLOWED TO CURE FOR 30 TO 60 DAYS CONSISTENT WITH DRYING CONDITIONS.
2. ALL SURFACES MUST BE THOROUGHLY BRUSHED WITH A STIFF FIBER BRUSH TO REMOVE LOOSE PARTICLES WITH PARTICULAR EMPHASIS ON BLOCK MORTAR SPATTERS.
3. SURFACES ARE TO BE DRY, FREE OF GREASY RESIDUE AND MORTAR SPATTERS.
4. CRACKS, JOINTS AND LARGE VOIDS ARE TO BE FILLED BY REPOINTING, CAULKING OR OTHER APPROVED METHODS.
C. CONCRETE FLOORS:
1. CONCRETE FLOORS MUST CURE FOR AT LEAST 60 TO 90 DAYS BEFORE PAINTING.
2. CONCRETE SPATTERS SHOULD BE REMOVED; HOLES AND CREVICES TO BE FILLED WITH MORTAR, SURFACES TO BE SWEEP FREE OF DIRT OR DEBRIS.
3. STEEL TROWELED CONCRETE MUST BE ETCHED WITH A 10% SOLUTION OF MURIATIC ACID, THEN RINSED THOROUGHLY, ALLOW TO DRY COMPLETELY BEFORE PAINTING.
D. METAL
1. FERROUS
A. ALL METAL SURFACES SHALL BE WASHED WITH SOLVENT TO REMOVE EXTRANEOUS DIRT, GREASE OR OIL BEFORE PAINTING.
B. WHERE SHOP COAT IS ABRADED AND RUST HAS DEVELOPED, REMOVE BY SANDING AND SPOT PRIME IMMEDIATELY WITH MOORE'S IRONCLAD RETARDO RUST INHIBITIVE PAINT.
3.01 COLORS
A. PRIOR BEGINNING WORK, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SAMPLE COLOR CHIPS FOR THE ARCHITECT'S APPROVAL.
4.01 APPLICATION
A. APPLY ALL PAINTS IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
B. APPLY ADDITIONAL COATS OF PAINT OR FINISH AS REQUIRED TO COVER SURFACES COMPLETELY AND TO PROVIDE UNIFORM COLOR AND APPEARANCE.
C. DO NOT APPLY FINAL COAT ON INTERIOR WORK UNTIL OTHER TRADES ARE FINISHED, THEIR MATERIALS AND DEBRIS REMOVED AND THE PREMISES LEFT IN A SUBSTANTIALLY BROOM CLEAN CONDITION.
5.01 PROTECTION
A. CAUTION SHALL BE OBSERVED IN PAINTING NOT TO DAUB ANY BRIGHT OR PLATED WORK ADJACENT TO PAINTED AREAS AND NOT TO SPLATTER FLOORS OR OTHER FINISHED WORK.
B. COVER FLOOR AND OTHER HORIZONTAL WORK WITH DROP CLOTHS.
C. COVER OR OTHERWISE PROTECT ADJACENT WORK OF OTHER TRADES.
D. THE CONTRACTOR SHALL ALSO PROTECT HIS OWN PAINTED WORK AND BE RESPONSIBLE FOR SAME.
E. ANY AND ALL DAMAGE TO ADJACENT WORK OR ANY PART OF THE PREMISES DUE TO PAINTING, CARELESSNESS OR ACCIDENTAL PERFORMANCE OF THE CONTRACTOR OR ANY OF HIS EMPLOYEES, SHALL BE REPAIRED OR MADE GOOD AT THE CONTRACTOR'S EXPENSE.

6.01 SCHEDULE OF PAINTING MATERIALS
INTERIOR SURFACES
PAINTED WOOD (SATIN FINISH - LATEX)
PRIME: MOORE'S LATEX ENAMEL UNDERBODY
FINISH: 1 OR 2 COATS REGAL AQUAGLO MASONRY (EGGSHELL FINISH - LATEX)
PRIME: (BLOCK) MOORCRAFT BLOCK FILLER* (CONCRETE) LATEX QUICK DRY PRIME SEAL
FINISH: 1 OR 2 COATS REGAL AQUA VELVET
(1) COAT MOORE'S WATERPROOFING MASONRY PAINT.
CONCRETE FLOORS (NON-SKID FINISH)
ACID ETCH WITH 10% SOLUTION OF MURIATIC ACID; FLUSH AND ALLOW TO DRY THOROUGHLY.
FINISH: (1) COAT CONLUX COATINGS EPOGRIP
DRYING TIME:
RECOAT: OVERNIGHT DRY
FOOT TRAFFIC: 24 HOURS
HEAVY SURFACE: 4 DAYS
FULL CHEMICAL CURE: 7 DAYS
METAL - FERROUS (SATIN FINISH - ALKYD)
PRIME: IRONCLAD RETARDO RUST INHIBITIVE PAINT
FINISH: 1 OR 2 COATS SATIN IMPERVO ENAMEL
EXTERIOR SURFACES
PAINTED WOOD (LOW LUSTER FINISH - LATEX)
PRIME: MOORWHITE PRIMER
FINISH: 1 OR 2 COATS MOORGARD LATEX HOUSE PAINT
METAL - FERROUS (SATIN FINISH - ALKYD)
PRIME: IRONCLAD RETARDO RUST INHIBITIVE PAINT
FINISH: 1 OR 2 COATS IRONCLAD RETARDO RUST INHIBITIVE PAINT
MASONRY (SMOOTH)
PRIME: MOORCRAFT BLOCK FILLER*
FINISH: 1 OR 2 COATS MOORGARD LATEX HOUSE PAINT
APPLY (1) COAT MOORE'S WATERPROOFING MASONRY PAINT

SECTION 16050 - ELECTRICAL WORK

1.01 STANDARDS
A. ALL ELECTRIC WORK, EQUIPMENT, AND INSTALLATION SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, NFPA NO. 70.
B. ALL EQUIPMENT FOR WHICH STANDARDS HAVE BEEN ESTABLISHED SHALL HAVE AN UNDERWRITERS LABEL (UL).
ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT A NEAT AND MECHANICAL APPEARANCE WHEN COMPLETED.
2.01 WIRE AND CABLE
A. WIRE AND CABLE SHALL BE COPPER WITH 600 VOLT INSULATION, MINIMUM SIZE #12 AWG. WIRE LARGER THAN #10 AWG AND CONTROL WIRING SHALL BE STRANDED. INSULATION SHALL BY TYPE THW, THWN, AND THHN TO SUIT APPLICATION PER N.E.C.
B. ALL WIRING SHALL BE INSTALLED WITHIN AN ELECTRICAL RACEWAY SYSTEM.
2.02 RACEWAY
A. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED WITHIN THE BUILDING FOR FEEDERS AND WHERE REQUIRED BY THE N.E.C. (NFPA #70). PVC CONDUIT SHALL BE USED BELOW CONCRETE FLOOR AND GRADE. GALVANIZED RIGID STEEL CONDUIT SHALL BE USED WHERE EXPOSED TO THE EXTERIOR; CARLON PVC FLEXIBLE CONDUIT WITHIN MASONRY WALLS HAVING NO FLURRED-OUT SPACE.
2.03 BOXES AND FITTINGS
A. OUTLET BOXES SHALL BE GALVANIZED STEEL, MINIMUM 1-1/2 DEEP, SINGLE OR GANGED, OF SIZE TO ACCOMMODATE DEVICES NOTED.
B. WALL SWITCH OUTLETS SHALL BE SET 46" ABOVE FINISHED FLOOR. WHEN LOCATED NEAR DOORS, THEY SHALL BE AT STRIKE SIDE OF DOOR.
C. DEVICE PLATES SHALL BE DESIGNED TO FIT THE SPECIFIED FITTINGS.
D. EXTERIOR OUTLET BOXES SHALL BE CAST AND GASKETED.
2.04 WIRING DEVICES
A. SWITCHES: HUBBELL #1221 (SINGLE POLE); #1223 (THREE POLE), #1224 (FOUR WAY), FLUSH TUMBLER QUIET TYPE, RATED 20 A, 120 VOLT, AND EQUIPPED WITH BINDING SCREWS.
B. DUPLEX CONVENIENCE RECEPTACLES: HUBBELL #5252, 15 A, 125 VOLT, GROUNDING TYPE.
C. GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE: HUBBELL #GP-5362, 15 A, 125 VOLT, EQUIPPED WITH INDICATOR LAMP.
D. TIME CLOCKS: TORK OR PARAGON, TIME SETTING OFF , PHOTOCELL ON.
2.05 SAFETY AND DISCONNECT SWITCHES
A. A SAFETY SWITCH, OR OTHER DISCONNECT, SHALL BE PROVIDED ADJACENT TO EACH MOTOR.
B. SAFETY SWITCHES SHALL BE RATED FOR SYSTEM VOLTAGE AND, WHERE REQUIRED, EQUIPPED WITH CARTRIDGE TYPE DUAL-ELEMENT FUSES.
C. ENCLOSURES SHALL BE NEMA 1 WHERE LOCATED INDOORS IN DRY AREAS, AND NEMA 3R WHERE USED OUTDOORS.
2.06 LIGHTING FIXTURES
A. LAMPS AND SUPPORTING HANGERS SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
3.01 GROUNDING
A. THE COMPLETE ELECTRICAL SYSTEM AND EQUIPMENT SHALL BE GROUNDED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE LATEST EDITION OF THE NEC (NFPA #70).

William T. Wentzien

WILLIAM T. WENTZIEN, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE NO. 27799

CERTIFICATE OF AUTHORIZATION #24GA2823980



ABBINGTON ENGINEERING, LLC.

436 W. COMMODORE BLVD., SUITE 2
JACKSON, NJ 08527
TEL: (732) 431-1440 FAX: (732) 987-5078

ENGINEERING
SITE PLANNING
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LANDSCAPE ARCHITECTURE

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REVISIONS	DATE
DATE: 11/15/2019	RMP
SCALE: NTS	DRWN
AE FILE NAME: BLDG SPECS	SRK
AE FILE NUMBER: 1315.001.007--006	CHCKD
	WTH
	RELEASD

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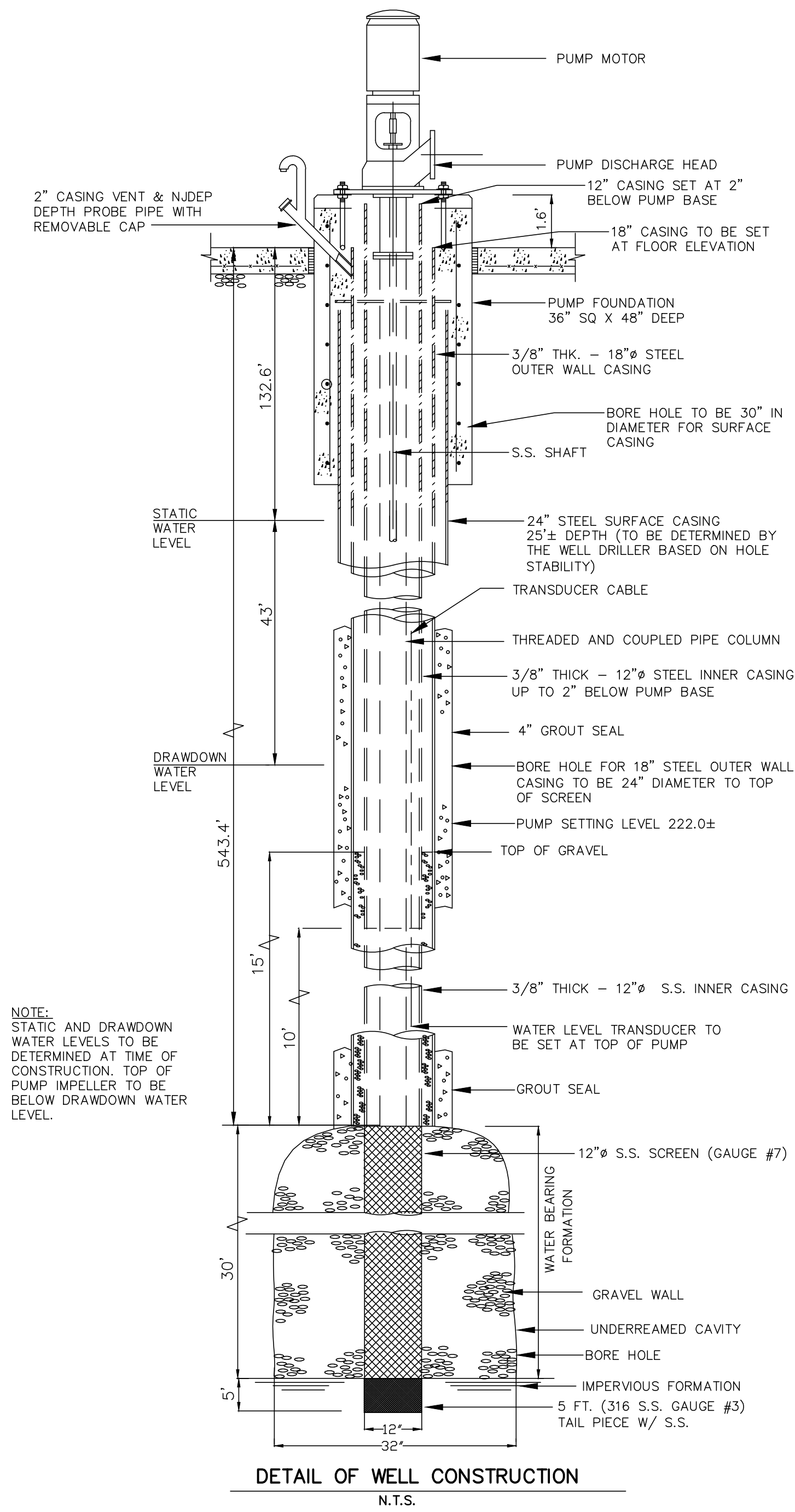
BUILDING
SPECIFICATIONS

PROPOSED WELL NO. 10
PREPARED FOR

BOROUGH OF FREEHOLD

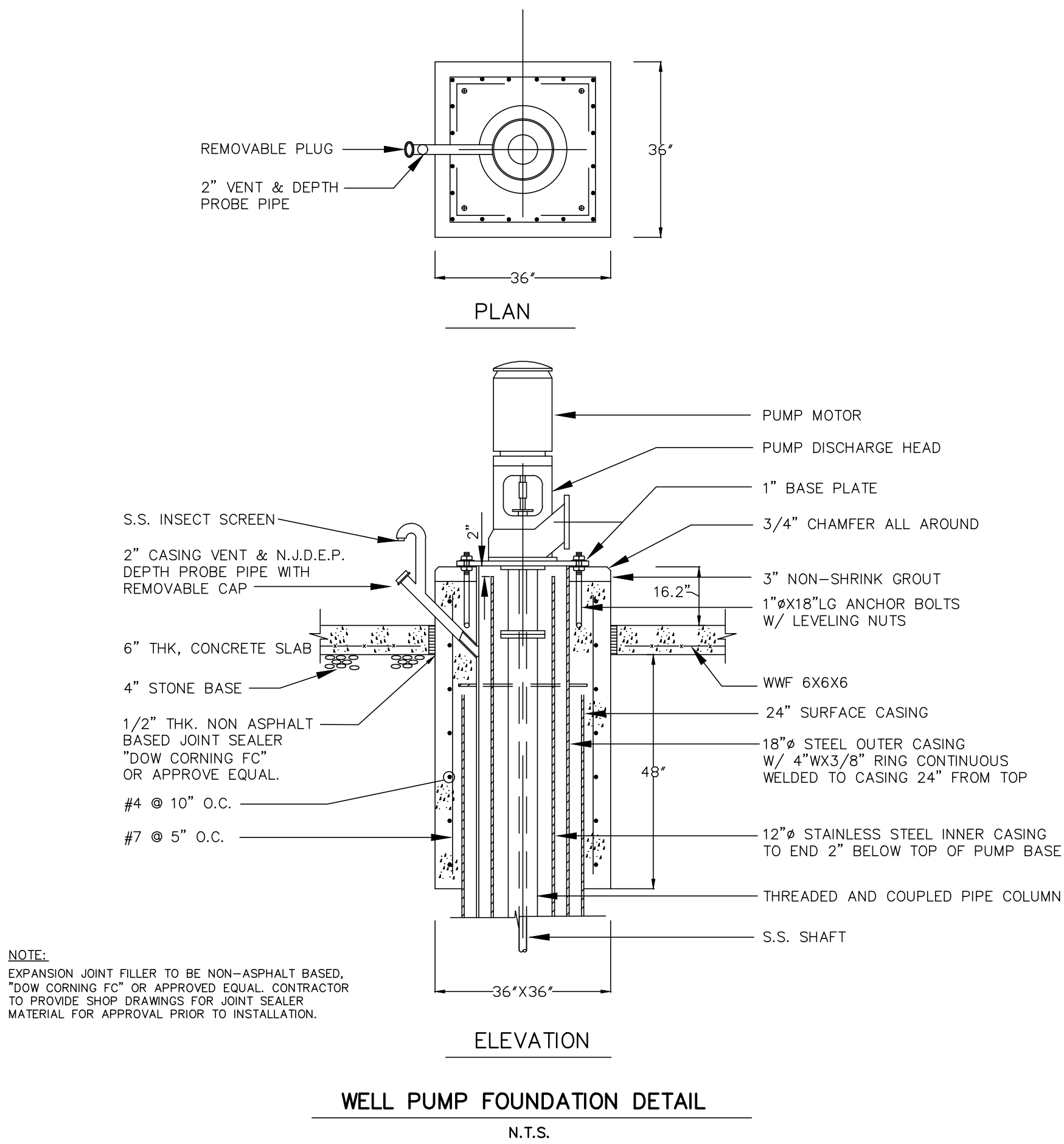
SITUATED IN

BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NEW JERSEY

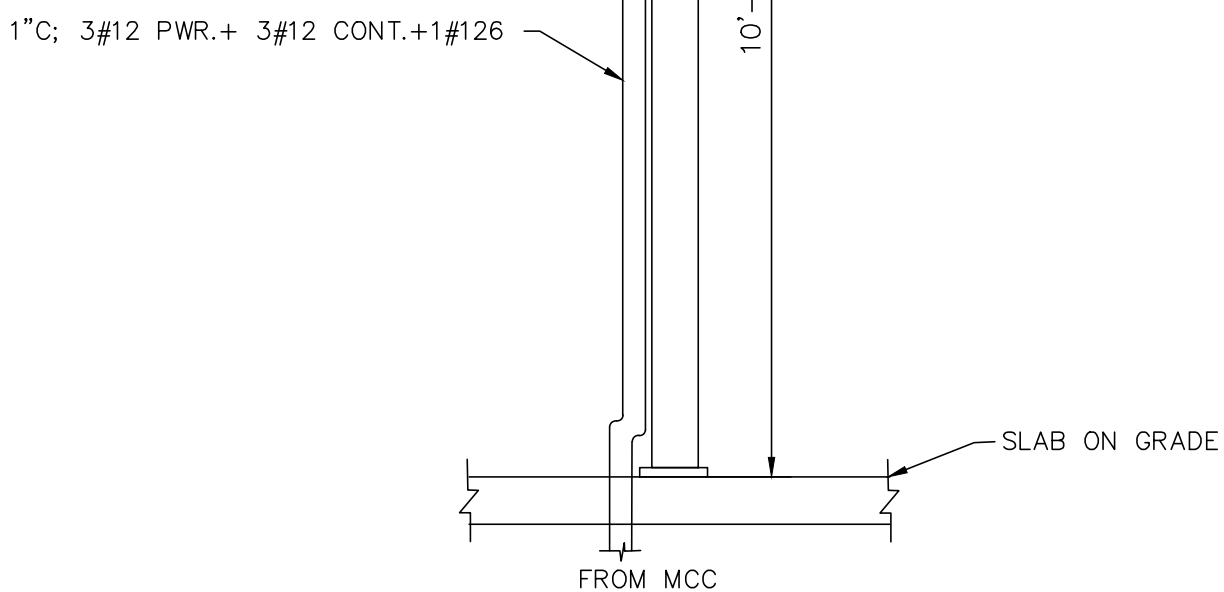


PROPOSED PUMP

TYPE: VERTICAL TURBINE
MANUFACTURER: FLOWSERVE
MODEL NUMBER & SIZE: 10 EBM
NUMBER OF STAGES: 14
CAPACITY: 1000 GPM
HEAD: 456 FT
PUMP SPEED: 1775 RPM

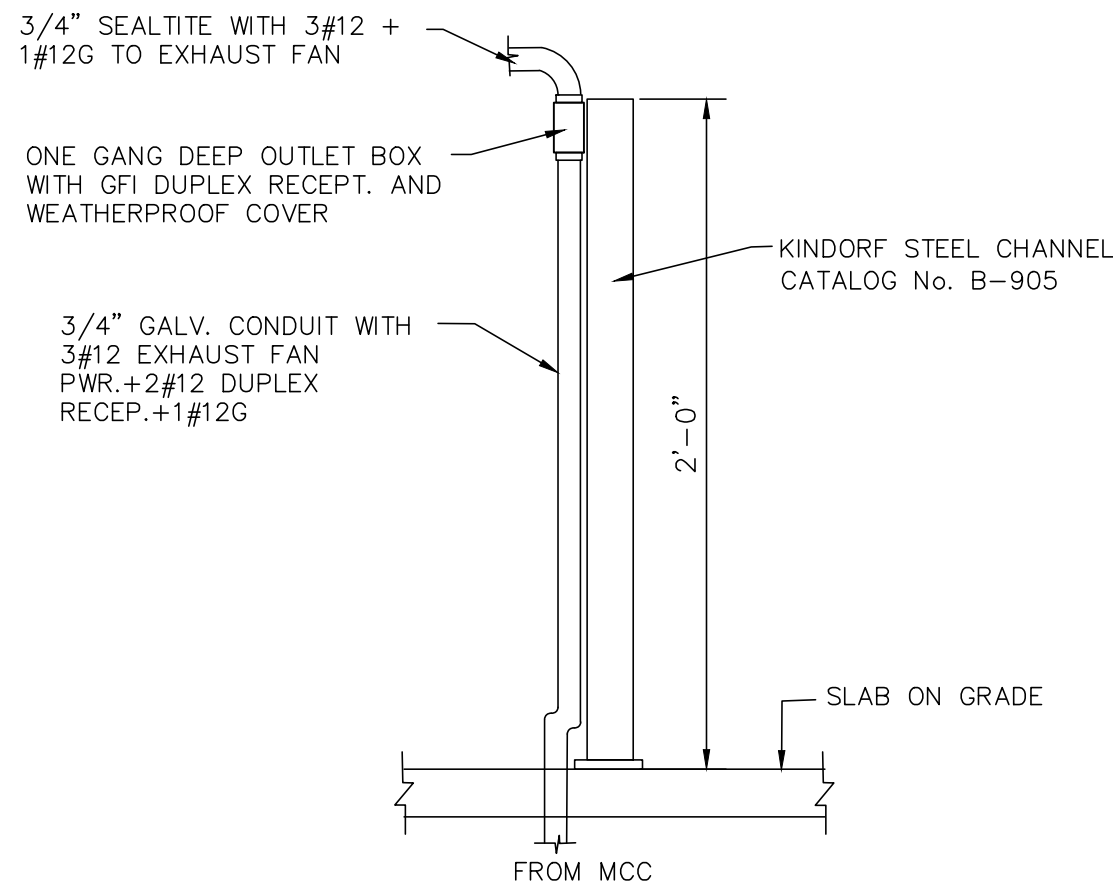


ELECTRIC SPACE HEATER, 7.5KW, 460V, 3 PH, CHROMALOX CAT No. LUH-07-43 WITH WALL TYPE MOUNTING BRACKET AND THERMOSTAT TYPE WR-80



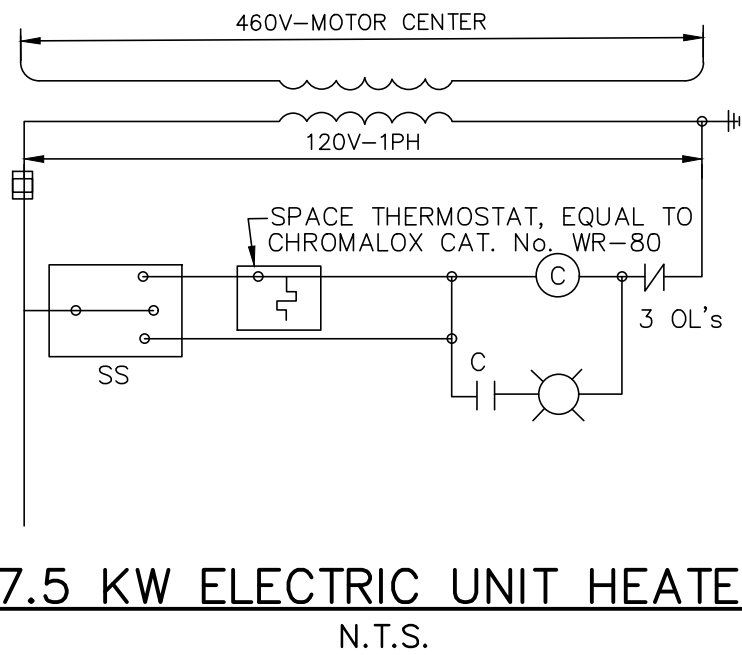
ALL ELECTRIC DEVICES SHALL BE IN WATERPROOF ENCLOSURES CEILING MOUNTED SPACE HEATER

N.T.S.



DUPLEX RECEPTACLE AND EXHAUST FAN FEEDER

N.T.S.



LEGEND	
—	CONDUIT
—	CONDUIT EXPOSED
—	CONDUIT CONCEALED IN FLOOR SLAB, FILL OR UNDERGROUND
⊕	DUPLEX RECEPTACLE, 120V, 20A, 3 WIRE, 1 PHASE, GROUNDING
⚡	SINGLE POLE LIGHTING SWITCH
MCC	MOTOR CONTROL CENTER
W.P.	WEATHERPROOF
⊞	THERMOSTAT

ELECTRICAL NOTES

- PLEASE NOTE THAT THIS SHEET IS TO BE USED FOR INFORMATION PURPOSES.
- PRIOR TO ANY WORK TO EXISTING BOROUGH FACILITIES, THE CONTRACTOR SHALL NOTIFY THE BOROUGH ENGINEER AND THE BOROUGH'S SUPERINTENDENT OF PUBLIC WORKS OF ALL WORK TO EXISTING BOROUGH FACILITIES AND SHALL BE DONE IN COORDINATION WITH THE BOROUGH PERSONNEL AND THE ENGINEER.
- THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXISTING CONDITIONS AND COMPARE THE SAME WITH THE DRAWINGS AND SPECIFICATIONS AND SATISFY HIMSELF OF ALL CONDITIONS PRIOR TO SUBMISSION OF A BID PROPOSAL. SUBMISSION OF A BID PROPOSAL WILL BE JUDGED AS EVIDENCE THAT SITE EXAMINATION HAS BEEN MADE. CLAIMS FOR EXTRA COSTS FOR LABOR, EQUIPMENT OR MATERIAL REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- THE DRAWINGS ARE DIAGRAMMATIC AND GENERALLY INDICATIVE OF THE WORK TO BE INSTALLED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE WORK AND ARRANGE SAME ACCORDINGLY. FURNISH AND INSTALL FITTINGS, BOXES, SUPPORTS, AND SIMILAR ITEMS AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
- THE CONTRACTOR SHALL CARRY ALL THE INSURANCE NECESSARY TO IDENTIFY AND SAVE HARMLESS THE PARTY CONTRACTING FOR HIS SERVICES AGAINST LOSS OR EXPENSE BY REASON OF THE LIABILITY IMPOSED BY LAW.
- IF REQUIRED, ADDITIONAL UNDERGROUND ELECTRIC SERVICE LINE TO BE PROVIDED TO SERVICE THE PROPOSED UNIT HEATER, EXHAUST FAN AND LIGHTING FROM EXISTING CONTROL PANEL LOCATED IN WELL BUILDING #3. SEE SITE PLAN SHEET 3 OF 7 FOR LOCATION.

William T. Wentzien
WILLIAM T. WENTZIEN, P.E., P.P., C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE No. 27799
CERTIFICATE OF AUTHORIZATION #24GA28239800

AE

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REVISIONS		DATE
DATE: 11/15/2019	RMP	
SCALE: NTS	DRUM	
AE FILE NAME: DETAILS	SRK	
AE FILE NUMBER: 1315.001.007--007	CHECKED	
	WTW	
	RELEASED	
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DETAILS

PROPOSED WELL NO. 10

PREPARED FOR

BOROUGH OF FREEHOLD

SITUATED IN

**BOROUGH OF FREEHOLD,
MONMOUTH COUNTY, NEW JERSEY**

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RE: BOROUGH OF FREEHOLD
APPLICATION NO. 436-85
CAPITAL PROJECT REVIEW & APPROVAL

R E S O L U T I O N

Mrs. Kenyon offered the following Resolution and moved its adoption which was seconded by Mr. Madsen:

WHEREAS, Borough of Freehold, hereinafter referred to as the "Applicant" is the owner of premises known as lot 17 block 5 as shown on the Tax Map of the Township of Freehold and situated on Water Works Road; and

WHEREAS, the Applicant is a public agency within the definitions contained in the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance; and

WHEREAS, Applicant has applied to the Freehold Township Planning Board for a capital projects review consisting of Applicant's intended construction of a water well situated on the subject premises, which said well is intended to supply drinking water to the Borough of Freehold; and

WHEREAS, the Application has been reviewed by the Planning Board and the Board has determined that the proposed project will have minimal impact on the premises in question and on adjoining properties and is in conformity with the Master Plan of the Township of Freehold.

NOW, THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the application for capital project review as described herein and bearing case no. 436-85 is hereby approved and the requirement for the conducting of a public hearing is hereby waived.

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and the Applicant herein.

ROLL CALL

YES: Mrs. Abernethy, Mrs. Kenyon, Messrs. Madsen, Polon, Volk,
Allen, Kondrup, Mayor Farragher and Mr. Kirwan
NO: None

ABSENT: Mr. Guter

ABSTAINED: None

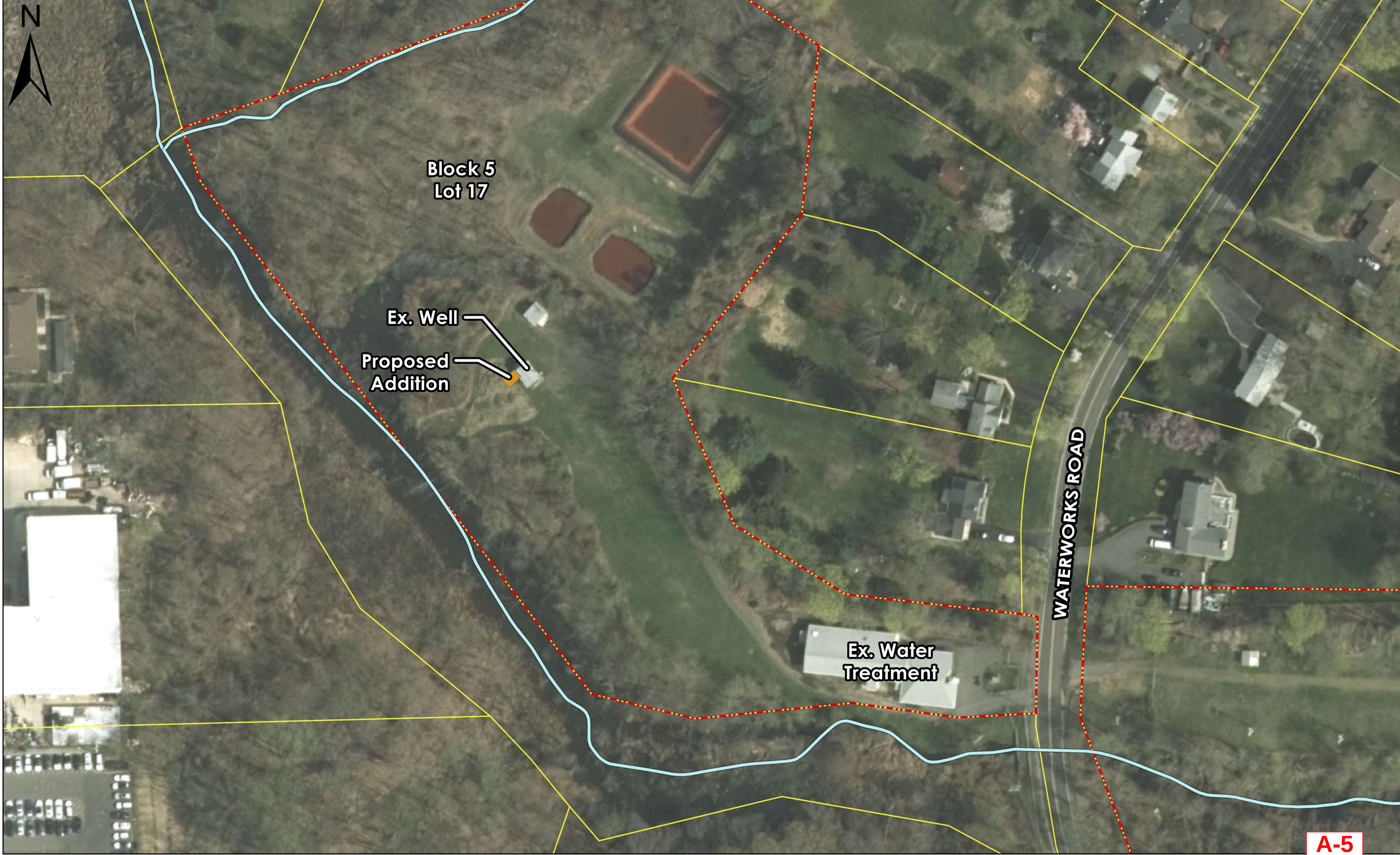
DISQUALIFIED: None

DATED: September 18, 1985

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on September 18, 1985.

Herbert Madsen

HERBERT MADSEN, Secretary



0 40 80 160 240 320 Feet
1 inch = 80 feet

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"

Timothy White, PE, PLS, CME
Township Engineer

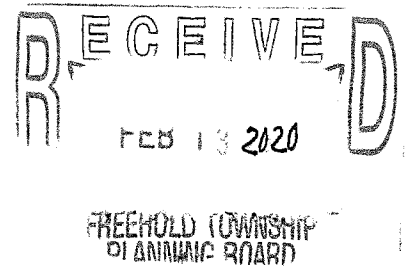
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 13, 2020

RE: Borough of Freehold
Proposed Well No. 10
Block 5, Lot 17 – 144 Waterworks Rd.
Capital Review Project #436-1-20



This review refers to the following:

- Proposed Well No. 10, Prepared for Borough of Freehold, Monmouth County, New Jersey, Block 5, Lot 17, seven (7) sheets, dated November 15, 2019, prepared by Abbington Engineering, LLC, signed and sealed by William T. Wentzien, P.E., P.P., C.M.E.

Executive Summary

The Borough of Freehold has submitted an application for Capital Project Review to replace an existing well (well No. 3), located in the rear yard of the Freehold Borough Water Treatment Plant on Waterworks Road in Freehold Township. The existing building for well No. 3 will remain and a 10' x15' building addition will be added to house the new well (well No. 10). Additional site improvements include a 6' x 6' concrete slab and an approximate 210 s.f. gravel access drive extension. No additional site improvements are proposed as part of this application.

This office has no comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

EXHIBIT LIST

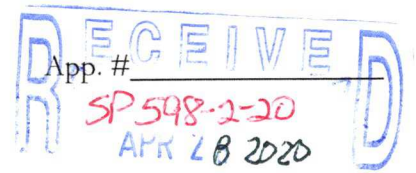
**Borough of Freehold SP# 598-2-20
Capital Project Review – Proposed Water Treatment Plant
Block 9 Lot 2 – ## Waterworks Rd**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Application for Capital Project Review
- A-2 Water Treatment Plant Building Upgrades Description, prepared by Mott MacDonald, received 4-23-20
- A-3 Site Plans, prepared by Mott MacDonald, revised 10-9-19 (5 sheets)

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 4-29-20
- P-2 Memorandum from Michael D. Imbriaco, Township Tax Assessor, dated 4-29-20



Township of Freehold
OFFICE OF THE PLANNING BOARD
One Municipal Plaza, Freehold, NJ 07728

CAPITAL PROJECT REVIEW

Pursuant to Section.190-44 of the Freehold Township Land Use Ordinance, application is hereby made to the Planning Board for Capital Project Review – NJSA 40:55D-31 hereinafter more particularly described:

Project Name: Freehold Borough Water Treatment Plant, Project No. 1315001-002

Project Address: ## Waterworks Road, Freehold Township, Monmouth County NJ

Block: 9 Lot (s): 2 Tax Map Sheet: 8

Owner's Name: Borough of Freehold Phone: (732) 462-4200

Address: 51 West Main Street, Freehold, NJ 07728

Public Agency/Applicant's Name: Borough of Freehold Phone: (732) 462-4200

Public Agency/Applicant's Address: 51 West Main Street, Freehold, NJ 07728

Relationship to Property Owner: Same Entity

- **Attach a description of the proposed structure and/or use.**
- **Include three (3) copies and a digital copy of the proposed improvements plan.**

Name of Person Signing application: Stephen J. Gallo, Business Administrator Phone: (732) 462-4200

Firm of Person Signing application: Borough of Freehold Address: 51 West Main Street, Freehold, NJ 07728

Petitioner's Signature: [Signature] Date: 4/22/2020

Email address: sgallo@freeholdboro.org

FOR OFFICIAL USE ONLY

Rec'd by: _____ Fee: n/a – Capital Project Date: _____

Board Decision: () Approved () Denied Date: _____

Chairman's Signature: _____ Date: _____

Secretary's Signature: _____ Date: _____



Project

Freehold Borough Water Treatment Plant, Project No. 1315001-002

Location

144 Waterworks Road,
Freehold Township,
Monmouth County, NJ

Client

Borough of Freehold

Water Treatment Plant Building Upgrades Description

The new water treatment plant (WTP) will be replacing the existing deteriorating WTP. It will be located at the property across the street from the existing plant on Waterworks Road. The new WTP will consist of a building; pressure filtration system; chemical feed systems for sodium hypochlorite, lime, fluoride and polyphosphate; backwash tank, decant recycle pumps, and sludge pumps.

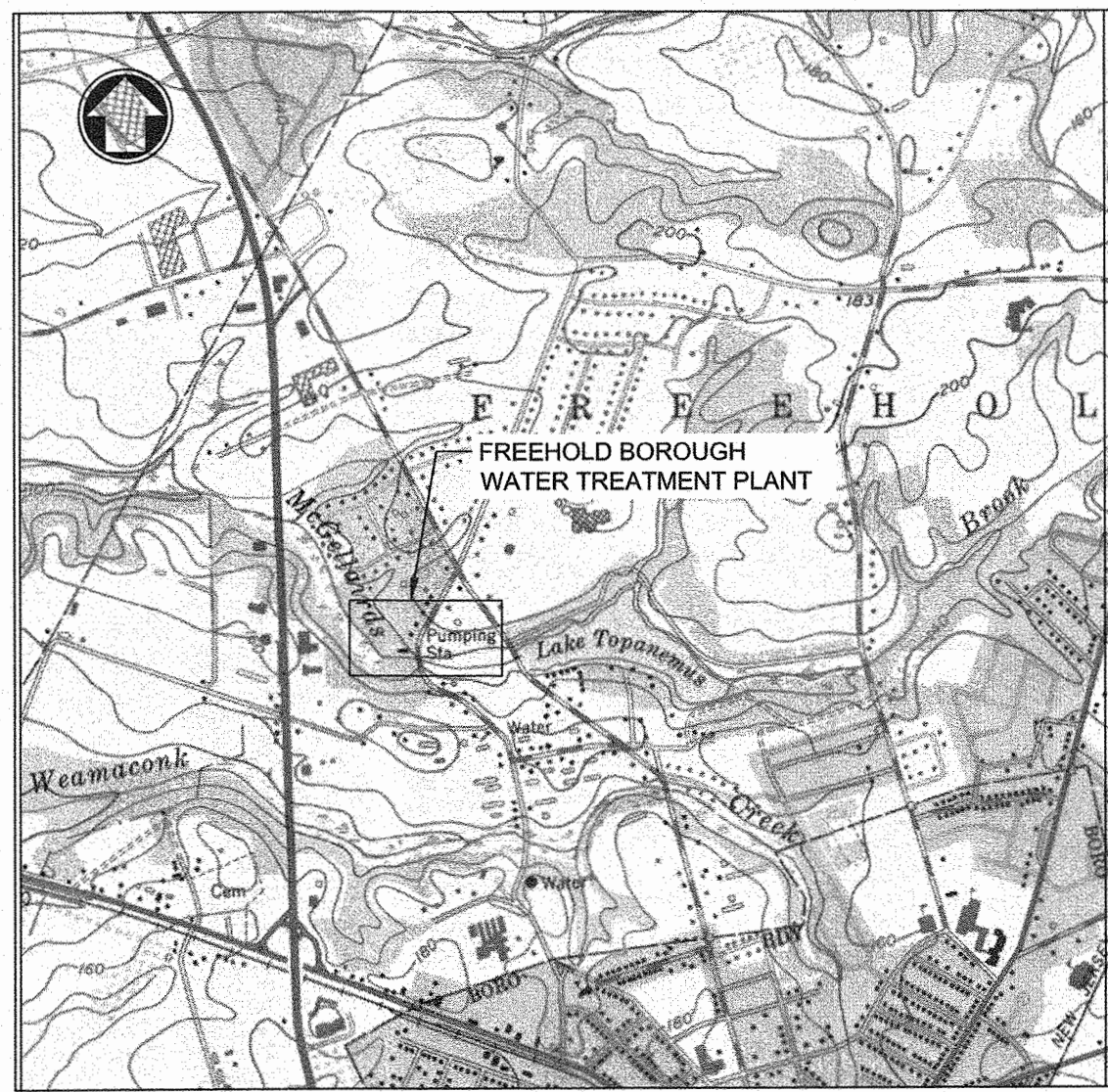
The new WTP building will be constructed of reinforced concrete block with a brick exterior and a gable end roof. The chemical storage areas will be provided with 2-hour fire rated concrete block walls and ceilings. Safety Showers will be provided in each chemical room. The chemical building floors will be provided with floor drains adjacent to each emergency shower to promote self-drainage. The floor drains and building's sanitary system will discharge to a below-grade holding tank that will be cleaned out by the Borough on a regular basis. The building will be provided with interior lights in each room, and exterior downward facing lighting over each doorway. Ventilation will be provided in the form of motor operated louvers, and exhaust fans and electric unit heaters will be provided.

The finished floor elevation of the treatment building is 121 feet, which is 6 inches above the finished grade elevation of 120.5 feet. The building is located in FEMA Zone X, which is outside of the 100-year flood plain. The nearest 100-year elevation is noted as elevation 110 feet per FEMA map 34025C0143F, dated September 25, 2009.

The property is enclosed by a locked security fence, and all doors of the new treatment building will have door locks to protect the system against unauthorized entry and vandalism

BOROUGH OF FREEHOLD
MONMOUTH COUNTY, NEW JERSEY

FREEHOLD BOROUGH WATER TREATMENT PLANT
PROJECT NO. 1315001-002



SOURCE: USGS QUADRANGLE: FREEHOLD
LOCATION PLAN
0 2000 4000
SCALE: 1" = 2000'



MAYOR AND COUNCIL MEMBERS
J. NOLAN HIGGINS - MAYOR
SHARON SHUTZER - COUNCILWOMAN
MICHAEL DIBENEDETTO - COUNCILMAN
GEORGE SCHNURR - COUNCILMAN
KEVIN KANE - COUNCILMAN
ANNETTE JORDAN - COUNCILWOMAN
MARGARET ROGERS - COUNCILWOMAN

BUSINESS ADMINISTRATOR
JOSEPH BELLINA

OCTOBER 2019

M M
MOTT
MACDONALD

Certificate No. 24GA28016600


BRIAN T. DOUGHERTY
Professional Engineer - N.J. Lic. No. 24GE04318600



- SURVEY NOTES:**
1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN EXISTING CONDITIONS PLAN BY MOTT MACDONALD, WILLIAM A. DIBARTOLO PLS, AND SURVEYED IN THE FIELD BY MOTT MACDONALD ON JUNE 8, 2018.
 2. THE HORIZONTAL COORDINATE SYSTEM IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); BOTH ESTABLISHED BY DIFFERENTIAL GPS ON JUNE 8, 2018 FROM THE LEICA SMARTNET/NGS CORRS NETWORK.
 3. DEEDS FOR THE SUBJECT PROPERTIES WERE NOT PROVIDED AT THE TIME OF THE SURVEY. LOT LINES SHOWN HEREON ARE BASED ON RESEARCH CONDUCTED BY MOTT MACDONALD THROUGH PUBLICLY AVAILABLE RECORDS. THIS SURVEY IS SUBJECT TO A COMPLETE AND ACCURATE TITLE SEARCH.
 4. REFERENCE MAPS USED TO COMPLETE THIS SURVEY
 - A. MAP OF GREATER MONMOUTH, SECTION 1, FILED 1/3/1964 AS MAP NUMBER 56-32
 - B. FINAL PLAT FOR ECONOMY ENTERPRISES INC., FILED 12/5/1973 AS MAP NUMBER 152-29
 - C. DEEDS FOR BLOCK 5, LOTS 13, 14, 18, 22 & 26 AND BLOCK 9 LOTS 1, 1.01, 1.02, 4 & 5
 - D. FREEHOLD TOWNSHIP TAX MAPS SHEETS 8, 9 & 12
 5. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.

LEGEND

- | | |
|------|----------------------------------|
| 100F | 100-YEAR FLOOD LIMIT |
| 500F | 500-YEAR FLOOD LIMIT |
| FL | FEMA FLOOD WAY LIMIT |
| WL | WETLANDS LIMIT |
| TRA | WETLANDS TRANSITION AREA LIMIT |
| FHA | REGULATORY FHA LIMIT |
| TB | MCGELLIARDS BROOK TOP OF BANK |
| FL | STATE DELINEATED FLOOD WAY LIMIT |

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Iselin NJ 08830-4112
United States of America
Certificate No. 24GA28016600

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F +1 (973) 376 1072
www.mottmacamericas.com

Client
**BOROUGH OF FREEHOLD
MONMOUTH COUNTY, NJ**

2	10/09/2019	PJM	ISSUED FOR BID	BTD	BTD
1	04/26/2019	PJM	REVISED PER NJDEP DLUR COMMENTS	BTD	BTD
Rev	Date	Drawn	Description	Ch'k'd	App'd

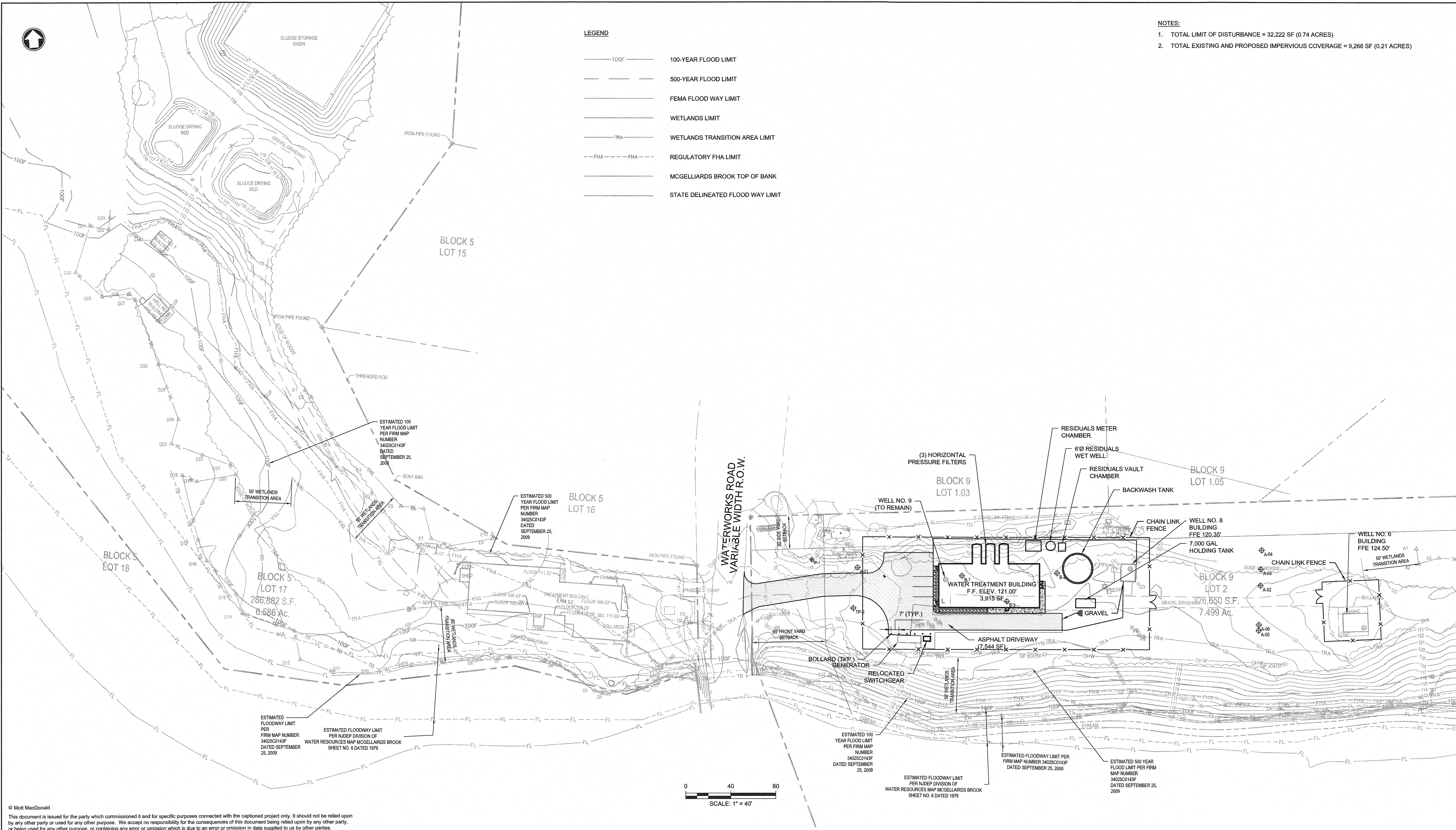
BRIAN T. DOUGHERTY
NJ PROFESSIONAL ENGINEER LIC. No. 224GE04318600

[Signature] Date **10/9/19**

Project Number	B/O	Total
372096	3	94

Designed	C. ZEBROWSKI	Eng check	B. DOUGHERTY
Drawn	A. OTERO	Coordination	-
Dwg check	B. DOUGHERTY	Approved	B. DOUGHERTY
Scale at ANSI D	Status	Rev	Security
1"=20'	IFB	REV2	STD
Drawing Number	C101		

Title
**FREEHOLD BOROUGH
WATER TREATMENT PLANT
CIVIL
EXISTING CONDITIONS PLAN (1 OF 2)
BLOCK 5 LOT 17**



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M

M

MOTT
MACDONALD

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Client
**BOROUGH OF FREEHOLD
MONMOUTH COUNTY, NJ**

Rev	Date	Drawn	Description	Ch'k'd	App'd
2	10/09/2019	PJM	ISSUED FOR BID	BTD	BTD
1	04/26/2019	PJM	REVISED PER NJDEP DLUR COMMENTS	BTD	BTD

BRIAN T. DOUGHERTY
NJ PROFESSIONAL ENGINEER LIC. No. 224GE04318600

Date 10/9/19

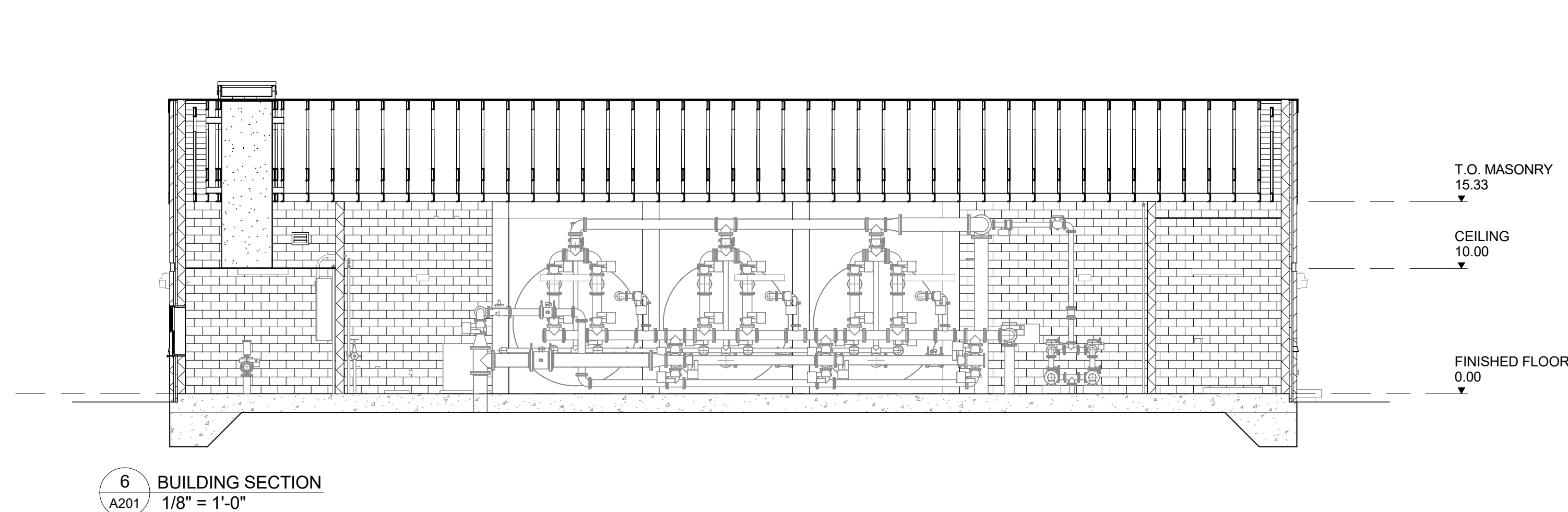
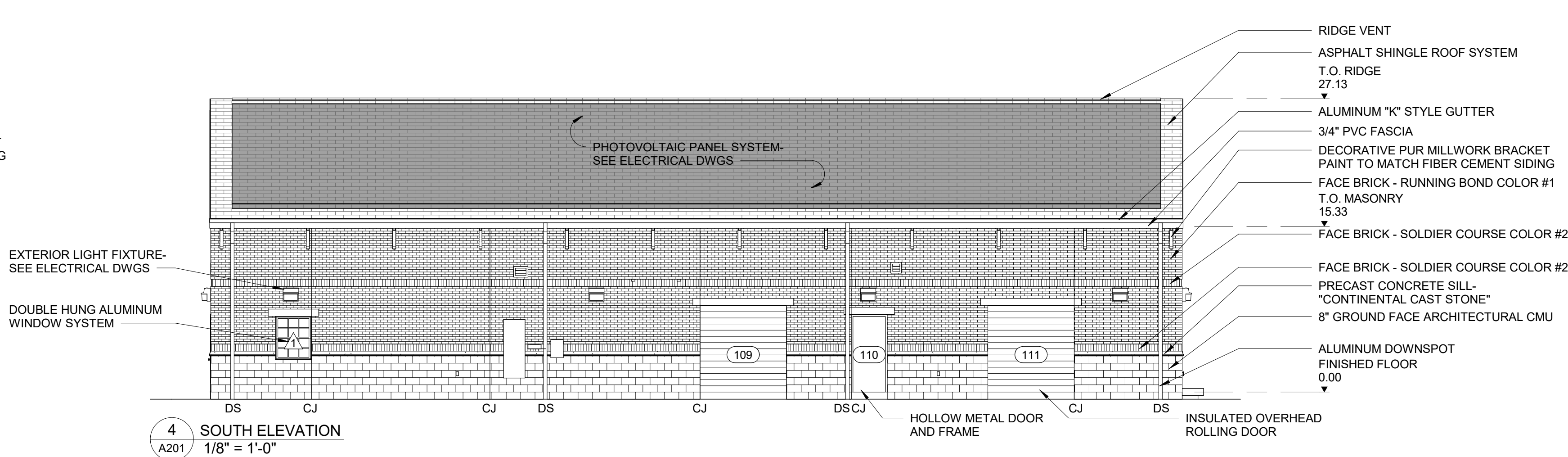
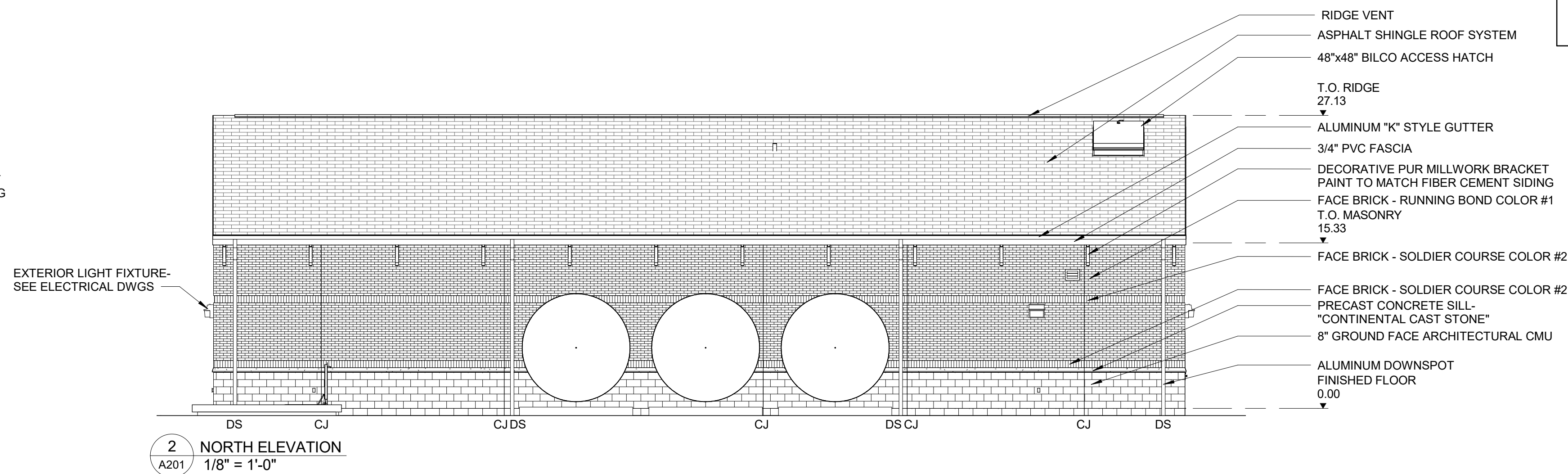
Project Number
372096

B/O
6

Total
94

Designed	C. ZEBROWSKI	Eng check	B. DOUGHERTY
Drawn	A. OTERO	Coordination	-
Dwg check	B. DOUGHERTY	Approved	B. DOUGHERTY
Scale at ANSI D 1"=40'	Status IFB	Rev REV2	Security STD
Drawing Number	C104		

Title
**FREEHOLD BOROUGH
WATER TREATMENT PLANT
CIVIL
OVERALL SITE PLAN**



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M
M
MOTT
MACDONALD

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Client

**BOROUGH OF FREEHOLD
MONMOUTH COUNTY, NJ**

1	10/09/2019	PB	ISSUED FOR BID	RKF	RKF
Rev	Date	Drawn	Description	Ch'kd	App'd

ANTHONY F. PEDRO
NJ Professional Engineer Lic. NO. 37905

Memo

Date 10/9/2019

Project Number	392039
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B/O
55

Total	94
-------	----

Designed	P. BASTARDO		Eng check	R. FRITZ	
Drawn	R.WOJCIECHOWSKI		Coordination		
Dwg check	R. FRITZ		Approved		
Scale	Status	Rev	Security		
1/8"=1'-0"	FINAL	REV 1	STD		
Drawing Number					
A201					

Title	FREEHOLD BOROUGH WATER TREATMENT PLANT ARCHITECTURAL EXTERIOR ELEVATIONS, BUILDING SECTIONS
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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"

Timothy White, PE, PLS, CME
Township Engineer

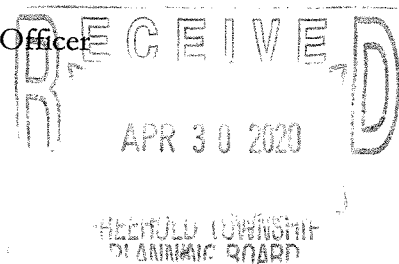
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: April 29, 2020

RE: Borough of Freehold
Water Treatment Plan
Block 9, Lot 2 – 238 Pond Road (Access on Waterworks Road)
Capital Review Project #598-2-20



This review refers to the following:

- Freehold Borough Water Treatment Plant, Borough of Freehold, Monmouth County, New Jersey, Block 5, Lot 17 and Block 9, Lot 2, five (5) sheets, dated October 9, 2019, prepared by Mott MacDonald, signed and sealed Brian T. Dougherty, P.E. and Anthony F. Pedro, P.E.

Executive Summary

The Borough of Freehold has submitted an application for Capital Project Review to construct a new 3,915 square feet water treatment plant at the above referenced property. The new treatment plant will replace the existing plant located at the property across the street on Waterworks Road (Block 5, Lot 17). The building will be constructed of reinforced concrete block with a brick exterior and a gable end roof. The subject lot will also include a holding tank, backwash tank, residuals vault chamber, residuals wet well, residuals meter chamber and three (3) horizontal pressure filters. Associated site improvements include a 7,544 square feet paved asphalt driveway with two (2) parking spaces, seven (7) protection bollards at the location of the existing generator, and security fencing.

The following comments are provided:

- If the proposed development disturbs more than 1 acre of land or increases impervious coverage by more than 0.25 acres, the project meets the definition of a "major development" as defined by N.J.A.C. 7:8 and is subject to Stormwater Management Requirements as it relates to quantity and quality. The applicant shall provide testimony in this regard.
- The main access to the proposed treatment plant is located on Waterworks Road. However, the street address of the subject lot is 238 Pond Road. It is the recommendation of this office to obtain a Waterworks Road address assigned at the discretion of the Freehold Township Tax Assessor.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Borough of Freehold
Block 9, Lot 2
238 Pond Road (Access on Waterworks Road)
Capital Review Project #598-2-20

April 29, 2020

3. The applicant shall provide testimony related to the existing treatment plant on Block 5, Lot 17. Will the existing water treatment building be demolished and site restored once the new plant is constructed? All existing impervious surfaces shall be removed where possible.
4. The applicant shall obtain all appropriate approvals from the New Jersey Department of Environmental Protection (NJDEP) related to the existing flood hazard area, riparian zones, and wetlands/wetlands buffers existing on the subject lot.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

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"

MEMORANDUM

TO: Planning Board, c/o Donna Butch, Administrative Officer
FROM: Michael D. Imbriaco, Township Tax Assessor
DATE: April 29, 2020
RE: Borough of Freehold
Water Treatment Plant
Capital Review Project
Block 9 Lot 2

This review refers to the following:

- Freehold Borough Water Treatment Plant Project #1315001-002, known as Block 9 Lot 2, dated October 9, 2019, prepared by Matt MacDonald, signed and sealed by Brian T. Dougherty, PE.

I am in receipt of the plans and recommend the mailing address be amended from 238 Pond Rd to 133 Waterworks Rd.
Thank you.

Sincerely,

MICHAEL D. IMBRIACO
Tax Assessor, Freehold Township
MI/mi

EXHIBIT LIST

**Amended Major Site Plan # 890-2-20
Variance Application # 007-20
PHIRL Acquisitions, LLC / Wemrock Senior Living
Block 69.01, Lots 23 – 168 Route 33**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form, dated 3/5/20
- A-2 Letter from Clint Allen, Archer Attorneys at Law, dated 3/06/2020
- A-3 Application Addendum, 3/9/20
- A-4 Zoning Schedule, dated 3/5/20
- A-5 Consent of Owner/Consent to Inspect/Disclosure Statements
- A-6 Escrow Maintenance Form/W-9/Tax Statement
- A-7 Waiver of Statutory Time Limitations
- A-8 Variance Plan, [1 sheet], prepared by ESE Consultants, dated 3/02/2020
- A-9 Color Rendering of Wemrock Senior Living Building, revised 3/9/2020
- A-10 Prior Resolutions:
 - Preliminary Major Site Plan Resolution #890-17
 - Amended Preliminary & Final Major Site Plan Resolution #890-1-18
- A-11 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated March 31, 2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated April 7, 2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC dated April 14, 2020



Township of Freehold
OFFICE OF THE PLANNING BOARD
One Municipal Plaza, Freehold, NJ 07728



2020 VARIANCE APPLICATION FORM

I Wemrock Senior Living LLC, the applicant herein whose post office address is 800 West St. Clair Ave, 4th Floor, Cleveland, OH 44113 am the

Owner of property located at or on 1 Arbor Terrace, Freehold NJ 07728
(owner/contract purchaser/lessee)

and designated on the Tax Map as Block 69.01 Lot(s) 23. The property is

located in the PAC-AHO Zone District. Scenic Corridor: ☐ Yes ☐ No

The following structures, buildings or uses are currently on the property: 75 units of multi-family rental apartments with ancillary offices, laundry rooms, and community spaces.

Application is made to (describe in detail the request, proposed construction and/or use: Ex: 6' high stockade fence; a one-story family room addition measuring 500 square feet or Appeal of the Zoning Officer's Decision):

to request a variance for building side yard setback of 29.5 feet to 29.8 feet that occurred due to the installation of natural brick fascia on the bottom of the building. Please refer to the enclosed cover letter, Application Addendum and Plans that describe the setback variance condition.

A Zoning Schedule must be provided either on the plan or as a separate submission document.

The proposed building or use is contrary to the following Section(s) of the Freehold Township Land Use Ordinance: (EXAMPLE: Chapter 190a-Schedule C. – proposed shed is 22' high where 16' high is the Maximum height permitted) Per Ordinance No. 0-17-1 and 0-17-17, the underlying zone (PAC-AHO) requires a side yard setback of 30 ft.

Application # _____

The reasons for this request is as follows: The building side yard setback along the eastern property boundary ranges from 29.8 ft. to 29.5 ft. at the exterior walls of the unit extensions creating a slight encroachment into the setback. The encroachment is a result of the inclusion of natural brick facia along the bottom portion of the building which was not accounted for in the initial survey layout of the building. The brick facia only extends for a height of 11± ft. from grade and the remaining building face is compliant with the required side yard setback for the full height of the building. Please refer to the enclosed cover letter and Application Addendum.

Has there been any previous appeal or application to the Planning Board or previous Board of

Adjustment involving this property Yes. If yes, state the date, character and disposition of the application. Include a copy of any previous resolutions: Preliminary Major Site Plan Approval, Application No. 890-17, Approval date: April 20, 2017. Final Major Site Plan Approval, Application No. 890-1-18.

Approval date: May 03, 2018.

The following is/are submitted with this application (list all documents and exhibits accompanying this

Application): (1) Variance Plan – Sheet 1 of 1, prepared by ESE Consultants, Inc., January 17, 2020;

(2) Preliminary Major Site Plan Resolution, Dated April 20, 2017; and

(3) Final Major Site Plan Resolution, Dated May 8, 2018.

Please refer to enclosed cover letter.

I, the undersigned, certify that all statements contained herein, the papers and plans filed herewith are true and correct to the best of my knowledge, the information and belief. I also understand that any matters before the Planning Board are governed by the Rules, Regulations and Procedures of the Planning Board of the Township of Freehold. A copy of these Rules, Regulations and Procedures can be found at: http://www.twp.freehold.nj.us/planning-board_office.

Wemrock Senior Living LLC

By: [Signature]
Signature of Applicant

March 5, 2020
Date

609-493-5418
Daytime Phone Number

Home Phone Number

jpatterson@pirhl.com
Email address

FOR OFFICE USE ONLY

Date Filed: _____ Fee Paid: _____

Application Declared Complete On: _____

Decision Must Be Rendered By: _____

Date of Public Hearing: _____

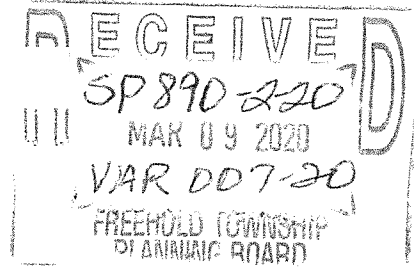
Date of Resolution: _____

Board Decision: _____ Approved () _____ Denied () _____

March 6, 2020

Via Hand Delivery

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



**Re: Wemrock Senior Living LLC / Wemrock Senior Living Facility
Application for Bulk Variance Approval
168 Route 33 / Block 69.01, Lot 23
Township of Freehold, Monmouth County, New Jersey
Our File No.: PIR-020-001**

Dear Ms. Butch:

On behalf of our client, Wemrock Senior Living LLC ("Applicant"), enclosed are the following that we are submitting in connection with the above-captioned Application:

1. Township of Freehold Variance Application, Zoning Schedule, Variance Application Checklist, Tax Statement, Consent of Owner, Consent to Inspect, Variance Application Fee Worksheet, Disclosure Statement, Waiver of Statutory Time Limitations, Escrow Maintenance Form, W-9 Form and Application Addendum – eight (8) copies;
2. Development Plans entitled, "Variance Plan, Wemrock Senior Living Block 69.01 Lot 23," prepared by ESE Consultants, Inc., dated March 2, 2020, consisting of one (1) sheet – eight (8) copies;
3. Rendered Building Elevation Exhibit Plan, consisting of one (1) sheet – eight (8) copies;
4. Township of Freehold Planning Board Resolution for Application 890-17 (Preliminary Major Site Plan Approval) – eight (8) copies;
5. Township of Freehold Planning Board Resolution for Application 890-1-18 (Amended Preliminary Major Site Plan Approval) – eight (8) copies;

6. Township of Freehold Planning Board Resolution for Application 890-1-18 (Final Major Site Plan Approval) – eight (8) copies;

7. Our client's check (No. 1171) in the amount of \$910.00, made payable to "Township of Freehold," which is intended to address the Variance Application fee for this matter; and

8. Our client's check (No. 8663) in the amount of \$630.00, made payable to "Township of Freehold," which is intended to address the Planning Board professional review fee escrow deposit for this matter.

Applicant is requesting that the Planning Board for the Township of Freehold ("Planning Board") grant Bulk Variance Approval to allow an existing "as-built" side yard setback condition for the Wemrock Senior Living facility.

Wemrock Senior Living consists of a four-story senior affordable housing building containing seventy-five (75) dwelling units. It is complimented by seventy-seven (77) on-site parking spaces and related site improvements that are accessed by a single driveway from New Jersey State Route 33.

The subject property is located at 168 Route 33 and is more particularly known as Block 69.01, Lot 23 on the Official Freehold Township Tax Maps (the "Property").

As you may recall, on April 19, 2018, the Planning Board granted Amended Preliminary Major Site Plan Approval and Final Site Plan Approval and, on May 3, 2018, adopted Resolutions (Application 890-1-18) memorializing those Approvals to allow for the development of Wemrock Senior Living facility on the Property.

Applicant now requests that the Planning Board please grant Bulk Variance Approval to allow for a side yard building setback along the eastern boundary of the Property, ranging from 29.5 feet to 29.8 feet, where a 30 foot side yard setback is required in the PAC-AHO Zone. The encroachment into the side yard building setback area is the result of the installation of a natural brick fascia along the bottom of the building.

In addition to Bulk Variance Approval, Applicant will request that the Planning Board grant any and all other approvals, variances, exceptions, submission waivers, design waivers or other such relief to the extent necessary to allow for Applicant's proposed development of the Property.

We would appreciate if you could please place this Application on the agenda of the Planning Board meeting scheduled for March 26, 2020 commencing at 7:00 p.m.

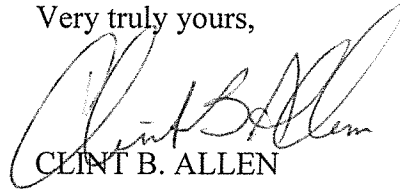
Unless we hear from you otherwise, we will plan to attend the Planning Board meeting scheduled for March 26, 2020. We will also arrange to publish and serve the appropriate Notice

Donna Butch, Administrative Officer
Planning Board, Township of Freehold
March 6, 2020
Page 3

of the Planning Board meeting scheduled for March 26, 2020, and, thereafter, provide you with our Affidavit of Service and Affidavit of Publication from the *Asbury Park Press* newspaper, upon our receipt of the same.

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

Very truly yours,



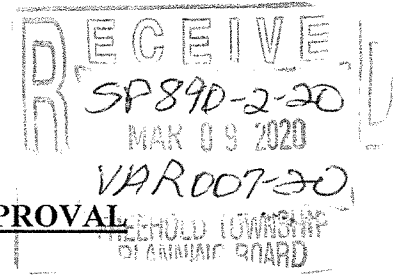
CLINT B. ALLEN

Enclosures

cc: Lara Schwager (via email w/ encls. w/o plans)
Joel Patterson (via email w/ encls. w/o plans, via regular mail w/ encls.)
Anthony Weigand (via email w/ encls. w/o plans)
Jay S. Kruse, P.E. (via email w/ encls. w/o plans)
Shawna Ebanks, P.P. (via email w/ encls. w/o plans)
Gary L. Green, Esquire (via email w/ encls. w/o plans)

218106638v1

APPLICATION ADDENDUM
WEMROCK SENIOR LIVING LLC
APPLICATION FOR BULK VARIANCE APPROVAL



I. NATURE OF APPLICATION

Wemrock Senior Living LLC (the “Applicant”) requests that the Planning Board for the Township of Freehold (“Planning Board”) grant Bulk Variance Approval to allow an existing “as-built” side yard setback condition for the Wemrock Senior Living facility.

Wemrock Senior Living consists of a four-story senior affordable housing building containing seventy-five (75) dwelling units. It is complimented by seventy-seven (77) on-site parking spaces and related site improvements that are accessed by a single driveway from New Jersey State Route 33.

The subject property is located at 168 Route 33 and is more particularly known as Block 69.01, Lot 23 on the Official Freehold Township Tax Maps (the “Property”).

On April 19, 2018, the Planning Board granted Amended Preliminary Major Site Plan Approval and Final Site Plan Approval and, on May 3, 2018, adopted Resolutions (Application 890-1-18) memorializing those Approvals to allow for the development of Wemrock Senior Living facility on the Property.

Applicant now requests that the Planning Board please grant Bulk Variance Approval to allow for a side yard building setback along the eastern boundary of the Property, ranging from 29.5 feet to 29.8 feet, where a 30 foot side yard setback is required in the PAC-AHO Zone. The

encroachment into the side yard building setback area is the result of the installation of a natural brick fascia along the bottom of the building.

II. VARIANCE RELIEF REQUESTED

REASONS FOR RELIEF

Consistent with the New Jersey Municipal Land Use Law (the "MLUL"), and as authorized by N.J.S.A. 40:55D-60, the Planning Board has the power to grant:

"c. (2) where in an application . . . relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance . . . " N.J.S.A. 40:55D-70(c).

Thus, to obtain a requested variance for a specific piece of property, the Applicant must show that the purpose the MLUL will be advanced, the benefit of granting the requested variance will outweigh any detriment to neighboring properties, and the granting of the variance will benefit the community as it represents a better zoning alternative for the Property. Kaufmann v. Planning Board For Warren Tp., 110 N.J. 551, 560 (1988).

The Applicant is requesting that the Planning Board grant Variance relief, to the extent necessary, from the PAC-AHO Zone criteria concerning minimum side yard setback distance.

Minimum Side Yard Setback

The PAC-AHO Zone criteria require a minimum 30 foot side yard setback. The Applicant is requesting a Variance to allow a 29.5 foot side yard setback distance to accommodate the installation of a natural brick fascia on the eastern side of the Wemrock Senior Living building.

The grant of the requested setback variance is reasonable and justifiable in this case, since it will enable the Applicant to develop the eastern side of the building in a manner that is generally consistent with the "neo-traditional" style of the Wemrock Senior Living facility. Allowing the 29.5 foot side yard setback distance will help promote the development's visual aesthetics. The proposed side yard setback will not result any encroachment on any separation distance associated with buildings on the neighboring property. Also, notwithstanding the slight reduction in the side yard setback distance, there is still sufficient space to allow for emergency access to the eastern side of the building.

As a result, the purposes of the MLUL will be advanced since Applicant's proposed design will promote a desirable visual environment through creative development techniques and good civic design and arrangement (N.J.S.A. 40:55D-2i).

The enhanced building appearance due to the installation of the natural brick fascia will result in benefits that substantially outweigh any detriment resulting from the grant of a Variance allowing for a 29.5 foot side yard setback distance for the Wemrock Senior Housing building. As such, the granting of the Variance will actually benefit the community without creating any detriment to neighboring properties or property owners.

For all of these reasons, and the reasons that will be provided by way of testimony at the public hearing on this Application, Approval of the requested Variance is reasonable and justified.

III. ADDITIONAL RELIEF THAT MAY BE REQUIRED

In addition to the relief requested above, the Applicant is also requesting any other approvals, variances, design waivers, submission waivers, *de minimus* exceptions, ordinance

interpretations and/or other relief that the Planning Board may consider necessary to allow for the Applicant's proposed development.

218109055v1

ZONING SCHEDULE

Project/Applicant's Name: Wemrock Senior Living LLC

Project/Application Number: _____

Project Address: 1 Arbor Terrace, Freehold, New Jersey 07728

Block(s): 69.01 Lot(s): 23

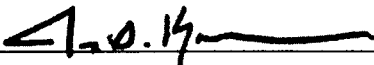
Zone: PAC-AHO Interior Lot ☒ Corner Lot ☐ Scenic Corridor ☐

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area (Interior Lot)	7.0 acres	7.35 acres	7.35 acres
Minimum Lot Area (Corner Lot)			
Minimum Lot Width at Bldg. Line (Interior Lot)	100 feet	463.39 feet	463.39 feet
Minimum Lot Width at Bldg. Line (Corner Lot)			
Minimum Lot Frontage			
Minimum Lot Depth			
Scenic Corridor - Minimum Buffer (if applicable)			
Principal Structure - Minimum Front Setback	100 feet	597.29 feet	597.29 feet
Principal Structure - Min. Side Setback (1 of 2)	30 feet	29.48 feet**	29.48 feet**
Principal Structure - Min. Side Setback (2 of 2)			
Principal Structure - Minimum Rear Setback	10 feet	31.07 feet	31.07 feet
Principal Structure - Maximum Coverage (%)			
Principal Structure - Maximum Height	50 feet	≤50 feet	≤50 feet
Principal Structure Footprint (s.f. - incl. garage)			
Principal Structure Total s.f. (All floors - incl. garage)			
Accessory Structure - Min. Side Setback (1 of 2)	30 feet	92.58 feet	92.58 feet
Accessory Structure - Min. Side Setback (2 of 2)			
Accessory Structure - Minimum Rear Setback	30 feet	269.41 feet	269.41 feet
Accessory Structure - Maximum Height			
Accessory Structure - Maximum Total Sq. Ft.			
Accessory Structure - Maximum Coverage (%)	5%	0.2%	0.2%
All Buildings - Maximum Coverage (%)	25%	6.42%	6.42%
Maximum Total Impervious Coverage (%)	40%	24.9%	24.9%
Maximum Floor Area Ratio (FAR)	0.60	0.24	0.24

Notes:

1. All existing non-conforming conditions where no changes are proposed shall be marked with a single asterisk (*)
2. All standards/conditions which require new variances associated with the current application shall be marked with a double asterisk (**)
3. Indicate setback for all existing structures. Label multiple accessory structures "a", "b", "c", etc. and separate by a " / " on the schedule

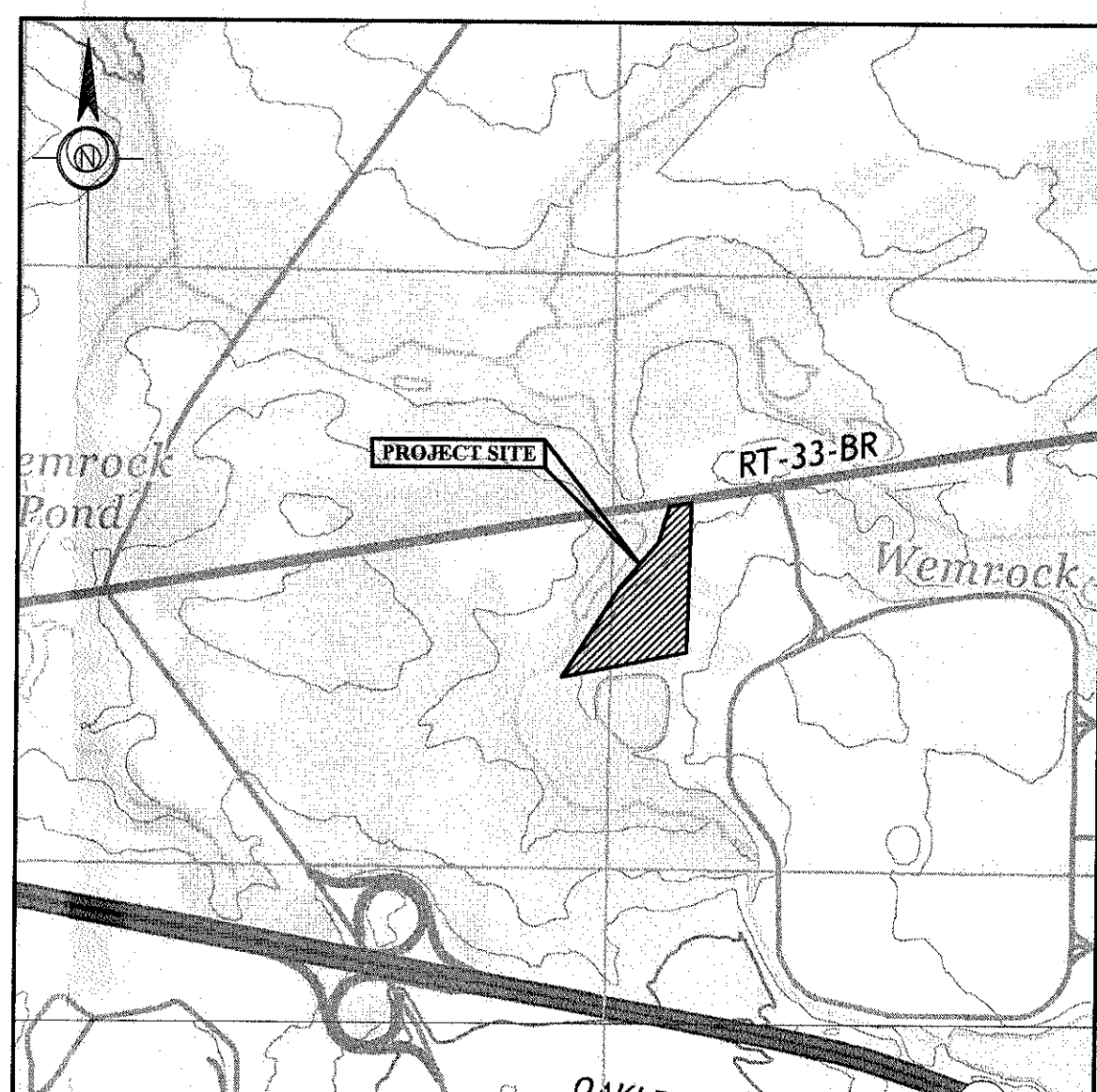
Person & Firm preparing Zoning Schedule: Jay S. Kruse, P.E./ESE Consultants

Signature and Date prepared: By:  03-05-2020

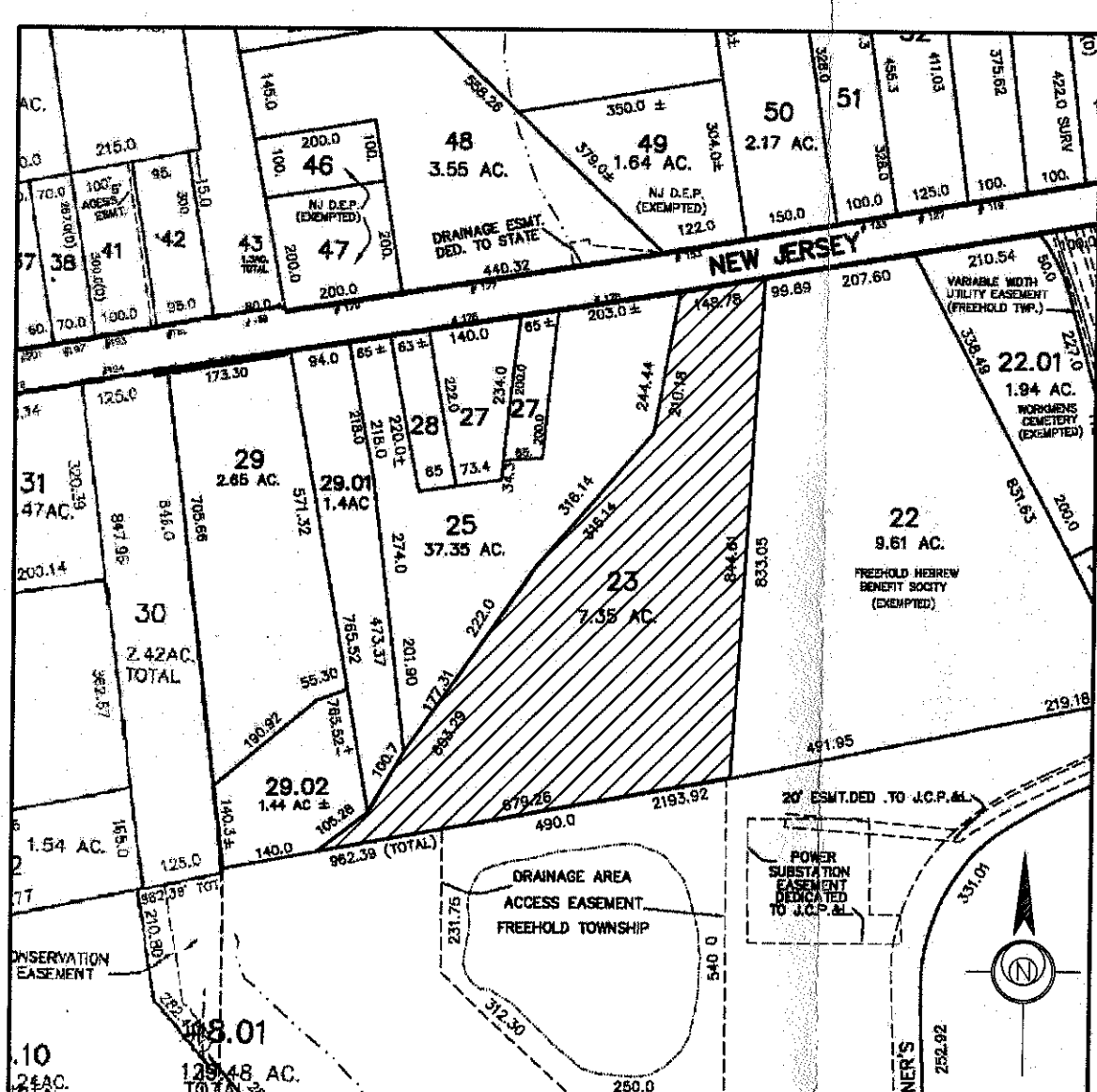
To obtain the "Required" information, please go to <http://twp.freehold.nj.us> - select "E-Gov", then "Municipal Code Book". In search box, type "Schedule C". Select the first option (Ch. 190 Attch. 1 - Schedule C). Locate the zone for the property for the bulk requirements.



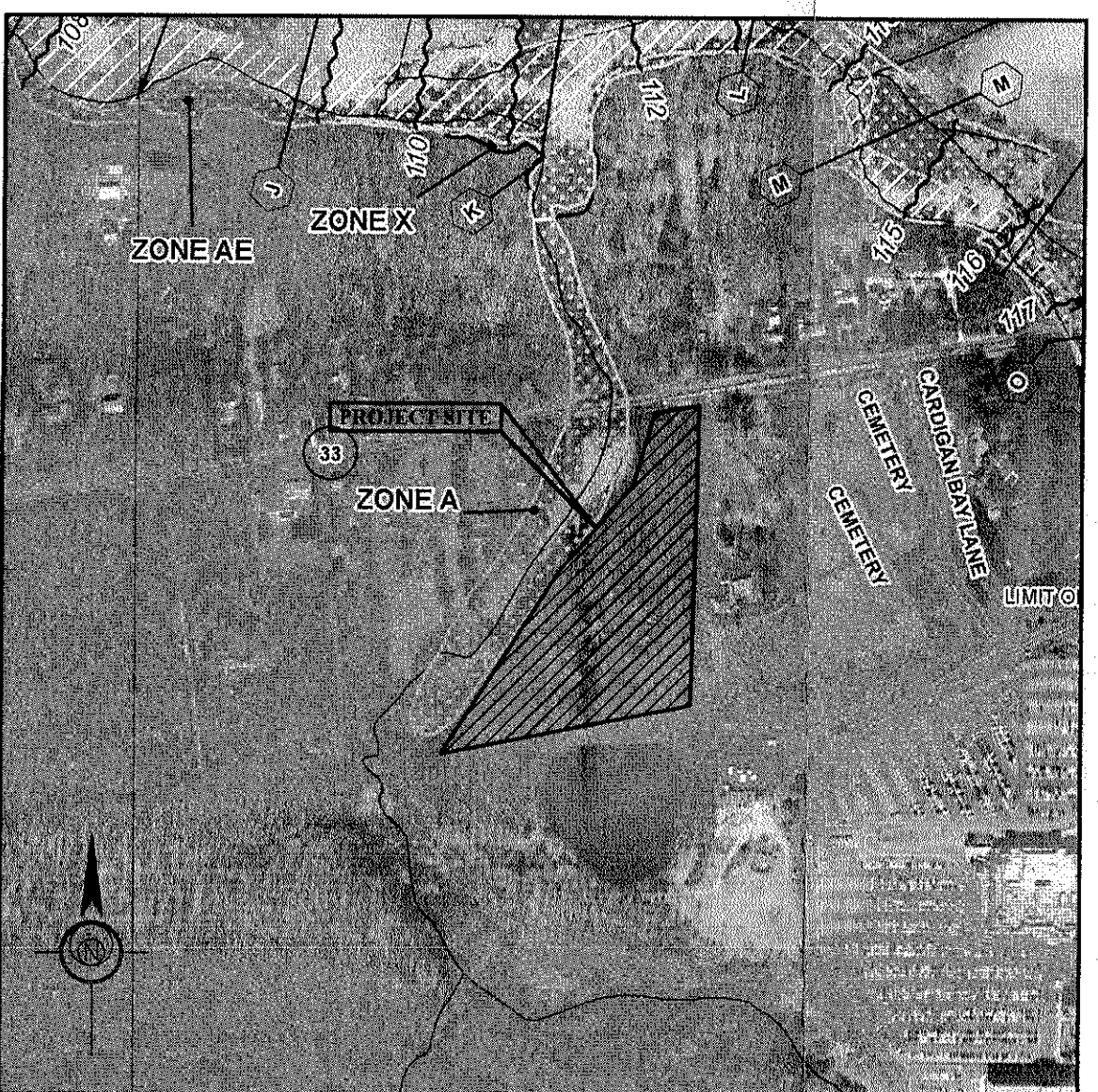
AERIAL MAP
SCALE: 1"=100'



USGS MAP
SCALE: 1"=100'



TAX MAP
SCALE: 1"=500'



FEMA MAP
SCALE: 1"=500'

GENERAL NOTES

- OWNER & APPLICANT: WEMROCK SENIOR LIVING LLC, 100 WILLOW BROOK ROAD, SUITE 200, FREEHOLD, NJ 07728
- SITE DATA: TAX PARCEL NUMBER: BLOCK 69.01, LOT 23; ZONE: PLANNED ADULT COMMUNITY-AFFORDABLE HOUSING OVERLAY ZONE (PAC-AHO); PROPERTY AREA: 7.35 AC (320,035.88 SF); ADDRESS: 168 STATE ROUTE 33, FREEHOLD, NJ 07728
- VERTICAL DATUM SHOWN IS BASED ON NAVD83; NGM MONUMENT PID-06575 ELEVATION = 140.54'
- HORIZONTAL DATUM FOR SITE BASED ON NAD 83 (2011), NJ STATE PLANE COORDINATES
- FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP, LETTER OF INTERPRETATION (LOI) VERIFICATION FILE NO. 1316-05-00021 FWH 170001, DATED SEPTEMBER 7, 2017; WETLANDS DELINEATION PERFORMED BY DUBOIS ENVIRONMENTAL CONSULTANTS ON APRIL 13, 2017; WETLAND FLAGGING LOCATED BY ESE
- FIELD SURVEY PERFORMED BY ESE CONSULTANTS, INC. ON NOVEMBER 27, 2019 AND FEBRUARY 25, 2020; CONDITIONS SHOWN HEREON REPRESENT SITE CONDITIONS ON THE FIELD DATE LISTED AND MAY NOT REFLECT CURRENT SITE CONDITIONS
- PLANIMETRIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY; AERIAL PHOTOGRAPHY PERFORMED BY KEYSTONE AERIAL SURVEYS ON JANUARY 13, 2016 WITH A PHOTO SCALE OF 50m GSD; AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC. ON MARCH 30, 2016
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AS PLOTTED ON FEMA FIRM MAP PANEL NUMBER 14050021FHA180001 DATED JUNE 2, 2015
- THEORETICAL, EXCEPT AS SPECIFICALLY NOTED ON THE SURVEY, NO PART OF THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS "FLOOD PRONE AREA," "SPECIAL FLOOD HAZARD AREA" OR "100-YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE UNITED STATES ARMY CORPS OF ENGINEERS, FRESHWATER WETLANDS, WATER BOUNDARY LINE AS VERIFIED BY NJDEP, LETTER OF INTERPRETATION (LOI) VERIFICATION FILE NO. 1316-05-00021 FWH 170001, DATED SEPTEMBER 7, 2017; WETLANDS DELINEATION PERFORMED BY DUBOIS ENVIRONMENTAL CONSULTANTS ON APRIL 13, 2017; WETLAND FLAGGING LOCATED BY ESE
- NEW JERSEY FLOOD HAZARD AREA LIMIT SHOWN PER METHOD 5 OF THE FLOOD HAZARD AREA CONTROL ACT RULES (N.J.A.C. 7:13-3.5), VERIFICATION FILE NO. 1316-05-00021 FWH 170001, DATED JUNE 2, 2015
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR PORTIONS OF THIS LOT LIE IN THE FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0545 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE
- NJDEP PERMIT NO. 1316-05-00021 FWH180001 AND 1316-05-00021 FWH180001 DATED LINE 5, 2018 AUTHORIZES CONSTRUCTION OF THIS DEVELOPMENT PARTIALLY WITHIN THE FLOOD HAZARD AND RIPARIAN ZONE AND PERMANENT DISTURBANCE OF FRESHWATER WETLANDS AND TRANSITION AREA FOR THE OUTFALL STRUCTURE
- HIGHWAY ACCESS PERMIT NO. A-33-C-1521-2016, DATED JULY 16, 2016, AUTHORIZED NEW DRIVEWAY ACCESS TO NJ STATE HIGHWAY ROUTE 33 BUSINESS FOR THE DEVELOPMENT
- UTILITY LOCATIONS ARE BASED ON SURFACE OBSERVATIONS. SUB SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD VERIFIED AND UTILITY COMPANY MARKED PRIOR TO CONSTRUCTION. CALL NJ UNDERGROUND 1-800-272-1000
- THE DIFFERENCE BETWEEN THE NJSPCS AND DEED BEARINGS ILLUSTRATE THE RELATIONSHIP BETWEEN LOCAL DEEDS AND STATE PLANE BEARING SYSTEMS. LOT INTERIOR ANGLES ARE RELATIVE. LOT AREA IS NOT AFFECTED

BULK REQUIREMENTS

BULK REQUIREMENTS FOR PLANNED ADULT COMMUNITY-AFFORDABLE HOUSING OVERLAY ZONE (PAC-AHO) PER ORDINANCE NO. 0-17-1 & 0-17-17

GENERAL ZONE REQUIREMENTS	REQUIRED	PROPOSED
MIN. GROSS TRACT AREA (ACRE)	7.0	7.35
MAX. DENSITY (UNITS/ACRE)	11.0	10.2
MAX. BUILDING TRACT COVERAGE	25%	6.42%
MAX. ACCESSORY BUILDING TRACT COVERAGE	5%	0.2%
MAX. TRACT IMPERVIOUS	40%	24.9%
MAX. FLOOR AREA RATIO	0.60	0.24
MIN. OPEN SPACE & RECREATIONAL AREA	30%	52.5%

MIN. LOT AND YARD DIMENSIONS

MIN. WIDTH AT BUILDING (FT)	100	483.39
MIN. YARD DEPTHS - PRINCIPLE BUILDINGS (FT)		
• FRONT YARD	10	597.29
• SIDE YARD	30	28.48 (V)
• REAR YARD	10	31.07
MIN. YARD DEPTHS - ACCESSORY BUILDINGS (FT)		
• FRONT YARD	100	543.19
• SIDE YARD	30	92.58
• REAR YARD	30	289.41

SETBACK REQUIREMENTS

• BUILDING TO INTERIOR ROADWAYS (FT)	15	33.09
• BUILDING TO PARKING AREA (FT)	10	14.75
• BUILDING TO PUBLIC EXTERIOR ROADWAY (FT)	50	605.28
• BUILDING TO PERIMETER TRACT BOUNDARY (FT)	30	28.48 (V)

AFFORDABLE HOUSING UNITS

1 BEDROOM	1	65
2 BEDROOM	1	10
GROSS BUILDING AREA (SF)	1	76,785

MAX. BUILDING HEIGHT

• FEET	50	≤50
• STORIES	4	4

OFF STREET PARKING

STALL SIZE:	9'x18'	9'x18'
(PER PDS)		
STALL REQUIREMENT (PER ORDINANCE)	75	77
1 STALL PER UNIT		

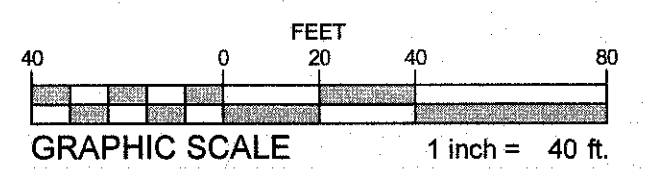
VARIANCES, WAIVERS AND/OR EXCEPTIONS

- I. APPROVED PER RESOLUTION #890-17, ADOPTED APRIL 20, 2017
- WAIVER FROM PROVIDING SIDEWALK ALONG THE PROPERTY FRONTAGE FOR NJSH ROUTE 33 BUSINESS
 - WAIVER FOR USE OF HDPE PIPE WITHIN TURF/LAWN AREAS WHERE REINFORCED CONCRETE PIPE IS REQUIRED
 - DE MINIMIS EXCEPTION FROM SECTION 5-21-4.1.4 OF THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21) FOR PARKING PROVIDED
- II. REQUESTED
- VARIANCE FOR MINIMUM SIDE YARD DEPTH FOR PRINCIPLE BUILDING AND BUILDING TO PERIMETER TRACT BOUNDARY OF LESS THAN 30 FT. REQUIRED

LEGEND:

- MANHOLE
- CURB INLET
- INLET
- FLARED END SECTION
- CLEANOUT
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- SINGLE POST SIGN
- IRON PIPE FOUND
- MONUMENT FOUND
- MONUMENT TO BE SET
- OUTBOUND LINE
- EASEMENT
- WETLANDS
- WETLAND FLAG
- PARKING AMOUNT
- TOP OF BANK
- SETBACK
- VEGETATION
- FENCE
- MITIGATION ZONE
- FLOOD HAZARD AREA LINE

NJ SPCS
NAD 83



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
100 Willow Brook Road • Suite 200 • Freehold, NJ 07728
T: 732-445-6446
New Jersey Certificate of Authorization No. 24C427959900

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DATE: MARCH 2, 2020
SCALE: 1"=50'
DESIGN: JSK
DRAWN: TJG
JOB NO.: 16361
FILE NAME: 16361-VARIANCE
REF: NO.
SHEET NO.: 1 OF 1

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VARIANCE PLAN
WEMROCK SENIOR LIVING
BLOCK 69.01 LOT 23
FREEHOLD TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

DATE: MARCH 2, 2020
SCALE: 1"=50'
DESIGN: JSK
DRAWN: TJG
JOB NO.: 16361
FILE NAME: 16361-VARIANCE
REF: NO.
SHEET NO.: 1 OF 1

RECEIVED
SP8902-20
MAR 09 2020
VAR007-20
FREEHOLD TOWNSHIP
PLANNING BOARD



PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RE: PIRHL ACQUISITIONS, L.L.C. (WEMROCK SENIOR LIVING)
APPLICATION NO: 890-17
PRELIMINARY MAJOR SITE PLAN APPROVAL
MEETING DATE: APRIL 20, 2017

RESOLUTION

Mr. Kash offered the following Resolution and moved its adoption which was seconded by

Ms. Kurtz:

WHEREAS, PIRHL ACQUISITIONS, L.L.C., hereinafter referred to as the Applicant is the contract purchaser of premises known as Lot 23 in Block 69.01 as shown on the tax map of the Township of Freehold, County of Monmouth, State of New Jersey and located at 168 New Jersey State Highway Route 33 Business; and

WHEREAS, the Applicant has secured the consent of the owner to the within application; and

WHEREAS, the Applicant has submitted an application for Approval as more particularly described hereinafter; and

WHEREAS, the Freehold Township Planning Board has the authority to exercise to the same extent and subject to the same restrictions all of the powers of the Zoning Board of Adjustment pursuant to N.J.S.A.40:55D-25; and

WHEREAS, if required, the Applicant gave notice pertaining to the public hearing to be held on said application in accordance with the Revised Statutes of the State of New Jersey and Section 190-7 of the Freehold Township Land Use Ordinance; and

WHEREAS, pursuant to said notice a public hearing was conducted by the Freehold Township Planning Board at the Freehold Township Municipal Complex on April 6, 2017; and

WHEREAS, the Applicant presented the testimony of the following persons: Lara Schwager, a Vice President of Applicant, Jay S. Kruse, a professional engineer, S. Maurice Rached, a traffic engineer, and Jaquelin R. Camp, an architectural consultant; and

WHEREAS, the Planning Board received certain exhibits into evidence which are enumerated in Schedule A to this Resolution; and

WHEREAS, the Freehold Township Planning Board carefully considered all of the evidence and exhibits presented and the questions and comments of interested property owners and based thereon has made the following findings of fact and conclusions of law:

1. Applicant seeks preliminary major site plan approval to permit the development of the premises in the following manner: the construction of a three story senior housing building containing 67 rental units, lobby area, management offices, maintenance areas, community room, fitness room, and laundry room. The housing provided will be devoted entirely to the provision of low and moderate income housing for seniors.
2. The premises are located in the R-80 Residential Zone, however, the development application is made under the Affordable Housing Overlay Zone PAC-AHO, and the proposed use is a permitted use therein.
3. The application meets the bulk requirements of the overlay zone.
4. The Applicant proposes to service the facility with 68 parking spaces which exceeds by one the requirements of the Freehold Township Land Use Ordinance. However, the New Jersey Residential Site Improvement Standards Regulation (RSIS) requires a substantially greater number. The Board is satisfied based on the Applicant's traffic consultant's testimony that the parking provided for this facility will be adequate to service the needs of the residents considering the high probability that motor vehicle traffic and vehicular use of the site will be minimal. The Board has therefore determined that the requirements of RSIS are in this case impracticable and will exact undue hardship on the Applicant because of the nature of the development and site constraints associate with the property. Under these circumstances, the Board finds that the relief sought by the Applicant in this regard is a *de minimis* exception from the site improvement standards pursuant to

N.J.A.C.5:21-3.1, and the exception is therefore granted subject however, to the banked parking area requirements hereinafter set forth.

5. The applicant has requested pursuant to N.J.S.A. 40:55D-51 that it be granted certain exceptions from the requirements of the Freehold Township Land Use Ordinance (herein after called waivers) pertaining to the following:

Design waivers:

- A. A requirement that sidewalks be installed along New Jersey Route 33 fronting the site;
- B. The installation HDPE pipe in place of concrete pipe in certain areas on the premises;
- C. The provision of loading spaces.

The Board finds that particularly considering the nature of this development that the proposed waivers are reasonable and within the general purpose and intent of the ordinance for approval of a site plan. The literal enforcement of the provisions relating to these design elements is impracticable and therefore the waivers are granted.

6. The Applicant requires approval from several governmental agencies for this project including the Freehold Soil Conservation District, the Monmouth County Planning Board, the New Jersey Department of Transportation, the New Jersey Department of Environmental Protection, and the New Jersey Housing and Mortgage Finance Agency, and conditions for those approvals are provided for herein.
7. Concerns were raised regarding the development's impact on the adjoining Hebrew Benefit Society Cemetery as to sign location, parking, and possible additional access between the sites.
8. The provision of public water and public sewer service to the project is contingent upon the installation and availability of the water main extension to be constructed as part of

the Regency at Freehold Development recently approved by the Board under application Number SD 895-16. Sewer service is contingent upon installation of a sanitary sewer gravity main and pump station to service the Regency at Freehold Development.

9. The Planning Board is mindful of the commitment of the Township of Freehold to satisfy its obligations to provide low and moderate income housing, and the proposed development will advance that purpose. The granting of preliminary approval as requested by the Applicant is necessary in order for it to continue the process of obtaining other necessary approvals and the Planning Board indicates its willingness to cooperate in this regard although there are numerous issues requiring resolution which the Board is willing to postpone until such time as the applicant submits an application for final major site plan approval. In order to insure the integrity of the site during this process, the Applicant has agreed that notwithstanding any authority to install improvements upon the grant of preliminary site plan approval, the Applicant will not install any improvements whatsoever nor construct any facilities pending final approval of the site plan by the Planning Board.

NOW THEREFORE BE IT RESOLVED by the Freehold Township Planning Board based on the foregoing findings of fact and conclusions of law that the application for preliminary major site plan approval known as case number 890-17 is hereby approved subject however to the following:

SPECIFIC CONDITIONS

1. The Applicant shall obtain such approvals and permits from the New Jersey Department of Environmental Protection for the proposed disturbance of a special water resource protection area located along the westerly boundary of the site where a 300 foot category 1 buffer is required.
2. The Applicant shall obtain from the New Jersey Department of Environmental Protection an updated Letter of Interpretation concerning fresh water wetlands along the western boundary of the site.

3. The Applicant shall obtain approval from the New Jersey Department of Environmental Protection for the disturbance of a wetlands transition area and discharge of storm water at a proposed storm water outfall.
4. The Applicant shall provide a conservation easement dedicated to the Township of Freehold covering all environmentally sensitive areas including flood hazard areas, wetlands and associated buffers.
5. In accordance with the Applicant's Agreement, no development of construction activities whatsoever shall be undertaken as a result of the within preliminary approval, and the site shall remain undisturbed pending final approval of the site plan by the Board.
6. There shall be no construction activity on the site unless and until a water main extension permit and sanitary sewer connection permit are secured and approved by Freehold Township on behalf of the applicant.
7. HDPE pipe shall only be installed in areas which will not be subject to any vehicular traffic.
8. The Applicant shall secure approval from the Housing and Mortgage Finance Agency of the State of New Jersey concerning conformity of the proposed apartments pertaining to closet and cabinet space.
9. The Applicant shall comply with the requirements of the Freehold Township Land Use Ordinance Section 190-140.4(C) requiring that at least one half of all units be affordable to low income households and at least one half of all units shall be affordable to moderate income households.
10. All units shall be age-restricted as permitted by the Federal Fair Housing Act, the Housing for Older Persons Act, and the State of New Jersey Uniform housing affordability Controls. All units shall be deed restricted as age restricted affordable housing for no fewer than 30 years.
11. The Applicant shall install colonial light fixtures along the driveway entrance from New Jersey State Highway 33. Further, there are other remaining architectural issues which must be resolved prior to final approval.
12. The Applicant shall secure a Highway Access Permit from the New Jersey Department of Transportation for access to the site from New Jersey State Highway 33.
13. The Applicant has indicated an area adjacent to the access drive which is reserved as a banked parking area.
14. Pursuant to N.J.A.C.5:21-3.1, the Administrative Officer of the Planning Board shall forward notice of grant of *de minimis* exception and a copy of this Resolution to the New Jersey Department of Community Affairs, Division of Codes and Standards, 101 South Broad Street, P.O. Box 802, Trenton, NJ 08625-0802.

15. The applicant shall relocate its entrance sign so as not to conflict with the sign for the adjacent cemetery.
16. Prior to submission of the application for final approval, the Applicant shall have endeavored to reach agreement for possible emergency access to the site from the adjacent cemetery and shall also have developed adequate signage and other modalities to discourage the parking of vehicles entering the site from parking on the adjacent cemetery property.

GENERAL CONDITIONS TO APPROVALS

1. **Conditions and Agreements in Record.** Applicant shall comply with all other requirements, agreements and conditions contained in the record of the proceedings in this matter including those set forth in the reports of the Freehold Township agencies, boards, commissions and staff which have not been satisfied or specifically waived by the Board.
2. **Escrow Accounts.** It is a condition of the approval granted by the Planning Board herein that the applicant shall pay any additional escrow fees required under Section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the within application. The applicant shall not receive a signed subdivision plat, deed of subdivision, signed site plan, construction permit, certificate of occupancy, nor shall the applicant receive any other municipal authority to proceed with the development described herein unless and until the chief financial officer of the Township certifies that sufficient funds remain in the escrow account to pay the aforesaid expenses.
3. **Developer's Agreements.** In conjunction with any application for Final Approval, no site plan or subdivision plat shall be signed by the Chairperson, Secretary or Engineer unless and until the applicant shall enter a developer's agreement with the Township Committee of the Township of Freehold associated with this development which agreement shall include provision for any water main or sewer extension required for the project and shall further post such performance guarantees and deposits as shall be required in order to assure completion and maintenance of improvements required by the Land Use Ordinance of the Township of Freehold and this resolution. The Applicant shall further have filed with the Clerk of Monmouth County all deeds of easement or other conveyances associated with the development to establish rights of way, access, utility location, sight triangles, conservation areas, landscape buffers and the like and shall provide such assurances of title as may be required by the Township Attorney. Further, in the event that any off-tract improvements are required in conjunction with the proposed development for which the applicant is to pay a pro-rata share allocation of cost pursuant to Section 190-64 et seq. of the Freehold Township Land Use Ordinance, then provision for such contributions shall be made in the Developer's Agreement.
4. **Availability of Public Water and Public Sewer.** In the event that the Township of Freehold is subject to any limitation on its water diversion rights, or if there shall be any moratorium or other restriction of whatever nature pertaining to public water supply or public sewer, then the within approval is expressly conditioned upon the ability of the Township Committee of the Township of Freehold to provide these utilities to the proposed development.
5. **Private Wells and Septic Systems.** Development of the subject premises employing a private well is contingent upon satisfaction of the Freehold Township Health Officer that a proper potable water supply will be available. Septic systems shall meet the requirements of N.J.A.C. 7:9A "Standards for the Construction of Individual Subsurface Sewage Disposal Systems" and the Freehold Township Water Resources Protection Ordinance.

6. **Other Governmental Approvals:** As specified herein and any other required governmental approvals.
7. **Modifications of Plans.** In the event that any other agency having jurisdiction over the application or any portion thereof requires modifications of the plans approved by the Freehold Township Planning Board, such modifications may require further action by the Planning Board and in no event shall the Freehold Township Planning Board be deemed to have given authority for development of the project in any manner other than as shown on the approved plans herein. Any modifications to the plan submitted to other concerned governmental agencies shall simultaneously be submitted to the Planning Board.
8. **Storm Water Detention/Retention/Re-Charge Basins.** If the applicant has proposed to dedicate to the Township of Freehold any lot or lots within the development for storm water management facilities, then at the time of acceptance by the Freehold Township Committee, the applicant shall post with the Township of Freehold a maintenance guaranty for said facilities for a ten-year period as provided by the Freehold Township Land Use Ordinance and as calculated by the Freehold Township Engineer.
9. **Dedication of Lands.** The within approval is subject to the applicant securing the acceptance by the Township Committee of the Township of Freehold of any lands proposed by the developer to be dedicated to the Township of Freehold and associated with this development.
10. **Taxes and Assessments.** All taxes and assessments applicable to the subject premises shall be paid and current.
11. **Restrictive Covenants.** Any restrictive covenant or other condition of record proposed to be included in deeds to purchasers shall be set forth on the final plat and a copy thereof shall be submitted to the Board for approval.
12. **Plan Revisions.** It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the NJHMFPA award for the project the revised plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Township agencies, boards, commissions and staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90-day period aforesaid, the Planning Board shall presume that the applicant does not intend to submit the revisions and therefore the within approval shall be rendered null, void and of no further effect.
13. **Breach of Conditions.** Failure to satisfy any conditions set forth herein or a subsequent breach of any such condition or a failure by the applicant to discharge any obligation hereunder will result in the reconsideration and possible revocation or rescinding of the within approval. A certification by the Freehold Township Engineer that the applicant has breached any such conditions shall immediately terminate the right of the applicant to obtain construction permits, certificates of occupancy or any other government authorizations necessary in order to continue or complete development of the project pending a hearing before the Freehold Township Planning Board regarding the breach.
14. **Waiver regarding Installation of Sidewalks.** If the Planning Board has granted a waiver for the installation of sidewalks in conjunction with this approval then, in accordance with Section 190-73 of the Freehold Township Land Use Ordinance, Applicant shall contribute sixty percent of the reasonable cost of sidewalk installation as calculated by the Freehold Township Engineer to the sidewalk construction account of the Township.

15. **Lapse of Protection.** Pursuant to N.J.S.A. 40:55D-49, the statutory protections afforded by the within action shall expire three years from today's date.

BE IT FURTHER RESOLVED that a copy of the within resolution certified by the Secretary of the Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date to the Applicant herein. Further notice of this decision shall be published in accordance with the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES: Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk,
Mr. Asadi and Ms. Kurtz.

NO: ---

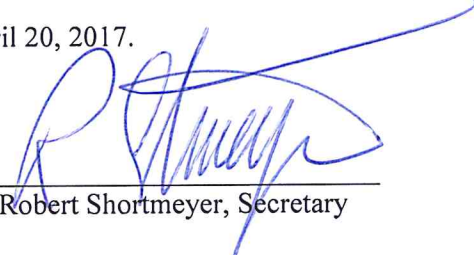
ABSENT: Mayor Preston.

ABSTAINED: ---

DISQUALIFIED: Mr. Ammiano, Mr. Bazzurro and Mr. Coburn.

DATE: April 20, 2017

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting on April 20, 2017.



Robert Shortmeyer, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RE: PIRHL ACQUISITIONS, L.L.C.
APPLICATION NO: 890-1-18
AMENDED PRELIMINARY MAJOR SITE PLAN APPROVAL
MEETING DATE: April 19, 2018

RESOLUTION

Mr. Kash offered the following Resolution and moved its adoption which was seconded by Ms. Kurtz:

WHEREAS, PIRHL ACQUISITIONS, L.L.C., hereinafter referred to as the Applicant is the contract purchaser of premises known as Lot 23 in Block 69.01 as shown on the tax map of the Township of Freehold, County of Monmouth, State of New Jersey and located at 168 New Jersey State Highway Route 33 Business; and

WHEREAS, the Applicant has secured the consent of the owner to the within application; and

WHEREAS, the Applicant has submitted an application for Amended Preliminary Major Site Plan Approval as more particularly described hereinafter; and

WHEREAS, the Freehold Township Planning Board has the authority to exercise to the same extent and subject to the same restrictions all of the powers of the Zoning Board of Adjustment pursuant to N.J.S.A.40:55D-25; and

WHEREAS, if required, the Applicant gave notice pertaining to the public hearing to be held on said application in accordance with the Revised Statutes of the State of New Jersey and Section 190-7 of the Freehold Township Land Use Ordinance; and

WHEREAS, pursuant to said notice a public hearing was conducted by the Freehold Township Planning Board at the Freehold Township Municipal Complex on April 19, 2018; and

WHEREAS, the Applicant presented the testimony of the following persons: Lara Schwager, a Vice President of Applicant, Jay S. Kruse, a professional engineer, Jason Tronco, a landscape architect, Jeffrey Fiore, a traffic engineer, and Joseph W. Healey, a licensed architect; and

WHEREAS, the Planning Board received certain exhibits into evidence which are enumerated in Schedule A to this Resolution; and

WHEREAS, the Freehold Township Planning Board carefully considered all of the evidence and exhibits presented and the questions and comments of interested property owners and based thereon has made the following findings of fact and conclusions of law:

1. Applicant previously obtained preliminary site plan approval from the Freehold Township Planning Board to permit the development of the premises consisting of a three story senior housing building containing 67 rental units, lobby area, management offices, maintenance areas, community room, fitness room, and laundry room. The approved housing is to be devoted entirely to the provision of low and moderate income housing for seniors. The Resolution of the Planning Board granting said approval was adopted on April 20, 2017 under Application Number 890-17, a copy of which is attached hereto as Schedule B.
2. The premises are located in the R-80 Residential Zone, however, the development application is made under the Affordable Housing Overlay Zone PAC-AHO, and the proposed use is a permitted use therein.
3. The Applicant now seeks amended preliminary site plan approval to increase the height of the building from three stories to four stories and the number of rental units from 67 rental units to 75 rental units. Proposed site improvements include a paved access driveway from New Jersey State Highway Route 33B, 77 parking spaces, underground utilities, two storm water management facilities, retaining walls, concrete sidewalk, paved walking paths site landscaping, outdoor patio garden area, a storage shed 12 feet by 12 feet in dimension and site lighting.
4. The application meets the bulk requirements of the overlay zone.

5. The number of parking spaces proposed by the Applicant, namely 77 spaces does not meet the requirements of the New Jersey Residential Site Improvement Standards Regulations. The Board is satisfied based on the Applicant's traffic consultant's testimony that the parking provided for the facility will continue to be adequate to service the needs of the residents considering the continuing high probability that motor vehicle traffic and vehicular use of the site will be minimal. The Board has therefore determined that the requirements of RSIS are in this case impracticable and would exact undue hardship on the Applicant because of the nature of the development and site constraints associated with the property. Under these circumstances, the Board finds that the relief sought by the Applicant in this regard is a *de minimis* exception from the Site Improvement Standards pursuant to N.J.A.C.5:21-3.1 and the exception is therefore granted subject however to the banked parking area requirements hereinafter set forth.
6. The within amended approval sought by the Applicant seeks to include the exceptions from the requirements of the Freehold Township Land Use Ordinance pursuant to N.J.S.A.40:55D-51 as set forth in Finding Number 5 in the Resolution dated April 20, 2017.
7. The Applicant's proposed monument sign at the entrance to the development will feature the color Sea Green, which is in accordance with the Freehold Township Color Palette. Letters on the sign will feature halo lighting to reduce glare and off-site spillage.
8. The Applicant has indicated the possibility that solar panels may be installed on the roof of the proposed buildings. No approval is granted by the Board as to any such solar panels, and any proposal for same shall be submitted to the Board for review and approval.

9. Concerns continue regarding the possibility of non-permitted parking on the adjoining Hebrew Benefit Society Cemetery. The Applicant has agreed to include signage on-site indicating that such parking is prohibited including signs within the common areas of the buildings and inclusion of a provision prohibiting such parking in all leases. Such signs shall be subject to the review and approval of the Freehold Township Engineer.
10. Planning Board concerns identified in the original resolution granting preliminary major site plan approval require action by the Applicant including but not limited to provision of public water and sewer to the project, disturbance of a special water resource protection area, discharge of storm water in wetlands, requiring the continuing imposition of conditions to approval associated with the Board's original action and as hereinafter set forth.

NOW THEREFORE BE IT RESOLVED by the Freehold Township Planning Board based on the foregoing findings of fact and conclusions of law that the application for amended preliminary major site plan approval known as case number 890-1-18 is hereby approved subject however to the following:

SPECIFIC CONDITIONS

1. Unless the Applicant has satisfied or the Board has modified the Specific Conditions imposed in the Resolution of the Board dated April 20, 2017, then such Specific Conditions are hereby reasserted and affirmed. As to original Specific Condition Number 9 in accordance with Freehold Township Ordinance Number 0-18-2, the dwelling mix to be provided in the project shall be a minimum of 13% of the units for affordable to very low income households, and no more than 70% of the units be affordable for moderate income households. As to original Specific Condition Number 15, the Applicant has relocated the entrance sign on the currently submitted plans so as to avoid conflict with adjoining cemetery signage.

2. The following additional Specific Conditions are imposed:

(A). No approval is granted for the installation of solar panels on the roofs of any buildings and any proposal to install such facilities shall be subject to review and approval by the Planning Board.

(B). All rooftop mechanical equipment shall be screened from view from Highway 33 and neighboring properties.

(C). Applicant shall provide a signage proposal pertaining to the prohibition of parking in the Hebrew Benefit Society Cemetery.

GENERAL CONDITIONS TO APPROVALS

1. **Conditions and Agreements in Record.** Applicant shall comply with all other requirements, agreements and conditions contained in the record of the proceedings in this matter including those set forth in the reports of the Freehold Township agencies, boards, commissions and staff which have not been satisfied or specifically waived by the Board.
2. **Escrow Accounts.** It is a condition of the approval granted by the Planning Board herein that the applicant shall pay any additional escrow fees required under Section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the within application. The applicant shall not receive a signed subdivision plat, deed of subdivision, signed site plan, construction permit, certificate of occupancy, nor shall the applicant receive any other municipal authority to proceed with the development described herein unless and until the chief financial officer of the Township certifies that sufficient funds remain in the escrow account to pay the aforesaid expenses.
3. **Developer's Agreements.** In conjunction with any application for Final Approval, no site plan or subdivision plat shall be signed by the Chairperson, Secretary or Engineer unless and until the applicant shall enter a developer's agreement with the Township Committee of the Township of Freehold associated with this development which agreement shall include provision for any water main or sewer extension required for the project and shall further post such performance guaranties and deposits as shall be required in order to assure completion and maintenance of improvements required by the Land Use Ordinance of the Township of Freehold and this resolution. The Applicant shall further have filed with the Clerk of Monmouth County all deeds of easement or other conveyances associated with the development to establish rights of way, access, utility location, sight triangles, conservation areas, landscape buffers and the like and shall provide such assurances of title as may be required by the Township Attorney. Further, in the event that any off-tract improvements are required in conjunction with the proposed development for which the applicant is to pay a pro-rata share allocation of cost pursuant to Section 190-64 et seq. of the Freehold Township Land Use Ordinance, then provision for such contributions shall be made in the Developer's Agreement.
4. **Availability of Public Water and Public Sewer.** In the event that the Township of Freehold is subject to any limitation on its water diversion rights, or if there shall be any moratorium or other restriction of whatever nature pertaining to public water supply or public sewer, then the within approval is expressly conditioned upon the ability of the Township Committee of the Township of Freehold to provide these utilities to the proposed development.

5. **Private Wells and Septic Systems.** Development of the subject premises employing a private well is contingent upon satisfaction of the Freehold Township Health Officer that a proper potable water supply will be available. Septic systems shall meet the requirements of N.J.A.C. 7:9A "Standards for the Construction of Individual Subsurface Sewage Disposal Systems" and the Freehold Township Water Resources Protection Ordinance.
6. **Other Governmental Approvals:** As specified herein and any other required governmental approvals.
7. **Modifications of Plans.** In the event that any other agency having jurisdiction over the application or any portion thereof requires modifications of the plans approved by the Freehold Township Planning Board, such modifications may require further action by the Planning Board and in no event shall the Freehold Township Planning Board be deemed to have given authority for development of the project in any manner other than as shown on the approved plans herein. Any modifications to the plan submitted to other concerned governmental agencies shall simultaneously be submitted to the Planning Board.
8. **Storm Water Detention/Retention/Re-Charge Basins.** If the applicant has proposed to dedicate to the Township of Freehold any lot or lots within the development for storm water management facilities, then at the time of acceptance by the Freehold Township Committee, the applicant shall post with the Township of Freehold a maintenance guaranty for said facilities for a ten-year period as provided by the Freehold Township Land Use Ordinance and as calculated by the Freehold Township Engineer.
9. **Dedication of Lands.** The within approval is subject to the applicant securing the acceptance by the Township Committee of the Township of Freehold of any lands proposed by the developer to be dedicated to the Township of Freehold and associated with this development.
10. **Taxes and Assessments.** All taxes and assessments applicable to the subject premises shall be paid and current.
11. **Restrictive Covenants.** Any restrictive covenant or other condition of record proposed to be included in deeds to purchasers shall be set forth on the final plat and a copy thereof shall be submitted to the Board for approval.
12. **Plan Revisions.** It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the adoption of this resolution the revised plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Township agencies, boards, commissions and staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90-day period aforesaid, the Planning Board shall presume that the applicant does not intend to submit the revisions and therefore the within approval shall be rendered null, void and of no further effect.
13. **Breach of Conditions.** Failure to satisfy any conditions set forth herein or a subsequent breach of any such condition or a failure by the applicant to discharge any obligation hereunder will result in the reconsideration and possible revocation or rescinding of the within approval. A certification by the Freehold Township Engineer that the applicant has breached any such conditions shall immediately terminate the right of the applicant to obtain construction permits, certificates of occupancy or any other government authorizations necessary in order to continue or complete development of

the project pending a hearing before the Freehold Township Planning Board regarding the breach.

14. **Waiver regarding Installation of Sidewalks.** If the Planning Board has granted a waiver for the installation of sidewalks in conjunction with this approval then, in accordance with Section 190-73 of the Freehold Township Land Use Ordinance, Applicant shall contribute sixty percent of the reasonable cost of sidewalk installation as calculated by the Freehold Township Engineer to the sidewalk construction account of the Township.
15. **Lapse of Protection.** Pursuant to N.J.S.A. 40:55D-49, the statutory protections afforded by the within action shall expire three years from today's date.

BE IT FURTHER RESOLVED that a copy of the within resolution certified by the Secretary of the Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date to the Applicant herein. Further notice of this decision shall be published in accordance with the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Asadi.

NO: -----

ABSENT: Mayor Ammiano, Mr. Coburn and Mr. Preston.

ABSTAINED: -----

DISQUALIFIED: Mr. Bazzurro, Ms. Jahn and Mr. Levy.

DATE: May 3, 2018

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting on May 3, 2018.


Robert Shortmeyer, Secretary

PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD

RE: PIRHL ACQUISITIONS, L.L.C.
APPLICATION NO. 890-1-18
FINAL MAJOR SITE PLAN APPROVAL
MEETING DATE: April 19, 2018
R E S O L U T I O N

Mr. Kash offered the following Resolution and moved its adoption which was seconded by Ms. Kurtz:

WHEREAS, PIRHL ACQUISITION, L.L.C., hereinafter referred to as the “Applicant” is the contract purchaser on the premises known as Lot 23 in Block 69.01 as shown on the Tax Map of the Township of Freehold and located at 168 New Jersey State Highway Route 33 Business; and

WHEREAS, the Applicant has secured the consent of the owner to the within application; and

WHEREAS, Applicant has secured amended preliminary major site plan approval from the Freehold Township Planning Board; and

WHEREAS, the Applicant has applied for final major site plan approval of said project consisting of the construction of a four story building containing 75 rental units for low and moderate income senior housing and associated site improvements as described in the resolution granting amended preliminary major site plan approval of today’s date; and

WHEREAS, the within application for final approval is timely under the terms of the Freehold Township Land Use Ordinance; and

WHEREAS, Applicant has met all of the requirements of the Freehold Township Land Use Ordinance for final major site plan approval except as is hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED by the Freehold Township Planning Board that the application for final major site plan approval known as case no. 890-1-18 is hereby approved subject, however, to the following terms and conditions:

1. Any and all unsatisfied conditions set forth in the Resolution granting amended preliminary major site plan approval and use and bulk variance relief and any extension thereof.
2. Applicant shall comply with all requirements and conditions contained in the record of the proceedings in this matter, including the reports of Freehold Township agencies, boards, commissions and staff which have not been satisfied or specifically waived by the Planning Board.

A-10

3. It is a condition of the approval granted by the Planning Board that the Applicant shall pay any additional escrow fees required under Section 190-10 of the Land Use Ordinance of the Township of Freehold in order to pay the expenses for professional services related to the application. Therefore, the Applicant shall not receive a signed site plan plat, Deed of Site plan, signed site plan, construction permit or Certificate of Occupancy for the development described herein, as the case may be, unless and until the chief financial officer of the Township is satisfied that sufficient funds remain in the escrow account to pay the aforesaid expenses.
4. Applicant shall post such performance guarantees and shall enter such Developer's Agreements as shall be required by the Freehold Township Committee.
5. The within approval is subject to acceptance by the Freehold Township Committee of any lands proposed by the developer to be dedicated to the Township of Freehold.
6. The within Application and the overall development are subject to the obtaining of permits and/or approvals from numerous governmental agencies including the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation, the Freehold Soil Conservation District, the County of Monmouth, the Manasquan River Regional Sewage Authority, Ocean County Utilities Authority, and any other concerned government agency.
7. Failure to satisfy any conditions set forth herein including the specific conditions hereinafter set forth, or a subsequent breach of any such condition or a failure by the applicant to discharge any obligation hereunder will result in the reconsideration and possible revocation or rescinding of the within approval. A certification by the Freehold Township Engineer that the Applicant has breached any such conditions shall immediately terminate the right of the Applicant to obtain construction permits, certificates of occupancy or any other government authorizations necessary in order to continue or complete development of the project pending a hearing before the Freehold Township Planning Board regarding the breach.
8. Pursuant to N.J. Rev. Stat. 40:55D-52, all rights granted by virtue of the within approval shall expire two years from today's date.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Clerk of the Township of Freehold and within ten days of today's date, to the Applicant herein. Further notice of this decision shall be published in accordance with the requirements of the Revised Statutes of the State of New Jersey and the Freehold Township Land Use Ordinance.

ROLL CALL

YES: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Asadi.

NO: -----

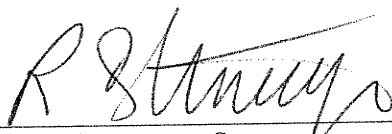
ABSENT: Mayor Ammiano, Mr. Coburn and Mr. Preston.

ABSTAINED: -----

DISQUALIFIED: Mr. Bazzurro, Ms. Jahn and Mr. Levy.

DATE: May 3, 2018

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was passed by the Freehold Township Planning Board at its meeting held on May 3, 2018.


Robert Shortmeyer, Secretary



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

March 31, 2020

Clint B. Allen, Esq.
Archer Attorneys at Law
One Centennial Square
Haddonfield, NJ 08033

RE: **Variance Application # 007-20**
PHIRL Acquisitions, LLC / Wemrock Senior Living
Block 69.01 Lots 23 – 168 Route 33
COMPLETENESS REVIEW

Dear Mr. Allen:

Please be advised that the above referenced application has been deemed complete pursuant to N.J.S.A. 40:55D-10.3. Please note that under the statute, your obligation to prove your entitlement to an approval is not diminished by the declaration of completeness. Please note also that we may require correction of information found to be in error and submission of additional information as may be reasonably necessary for the Board to make an informed decision as to whether the requirements necessary for approval of the application have been met. While your failure to provide any such additional requested information will not affect the declaration of completeness, you should be aware that the absence of the information for the Board's consideration may negatively affect your obtaining the requested approval.

You are also obligated to pay such additional monies for escrow fees as shall be required in accordance with ordinance number 0-85-36 and any amendments thereto.

If you have any questions, please do not hesitate to contact me.

Sincerely,

TODD BROWN
Planning Board

/tb

cc: Timothy P. White, Township Engineer
PB File

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"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: April 7, 2020

RE: PHIRL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 - 168 Route 33
Variance Application #007-20 (Ref. Site Plan 890-1-18)

RECEIVED
APR 08 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Variance Plan, Wemrock Senior Living, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated March 2, 2020, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Application Addendum, Wemrock Senior Living LLC, Application for Bulk Variance Approval, four (4) pages, undated, unsigned.
- Color Building Rendering, undated, unsigned.

Executive Summary

The applicant is requesting variance approval for a building side yard setback of 29.48 feet where 30 feet is required in the PAC-AHO Zone. The subject development was approved under amended preliminary and final major site plan application #890-1-18 on May 3, 2018 for the construction of an affordable housing building with 4-stories and 75 rental units. The encroachment was discovered when preparing the final "as-built" survey and is a result of the inclusion of a natural brick fascia along the bottom portion of the building which was not accounted for in the initial survey layout of the building. The brick extends for a height of approximately 11 feet from grade and the remaining building face is compliant with the required side yard setback for the full height of the building.

This office has no comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



April 14, 2020

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

RE: **Revised Planner's Review Letter**
Amended Preliminary Major Site Plan/Final Major Site Plan #890-2-20
Variance #007-20
Wemrock Senior Living
168 Route 33
Block 69.01, Lot 23
Planned Adult Community-Affordable Housing Overlay (PAC-AHO) Zone

Dear Chairman and Members of the Board:

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

- Variance Plan, Wemrock Senior Living, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Jay S. Kruse, P.E., of ESE Consultants, dated 3/2/2020
- Colored rendering of building elevations, unsigned, undated

Project Description

The subject property is developed with a four-story, 75-unit rental apartment building that is limited to low- and moderate-income senior citizens. The applicant initially received preliminary major site plan approval in April 2017 (Application #890-17) and returned to the Planning Board for amended preliminary site plan approval and final site plan, which was granted on April 19, 2018 (Application #890-1-18). The applicant is now seeking to amend the previous site plan approval and request a bulk "c" variance related to an as-built condition that resulted in a deficient side yard setback.

The subject property measures 7.35 acres and is irregular in shape. It is located along NJ Route 33, between Wemrock Road and Cardigan Bay Lane. Land use in the vicinity of the subject property is comprised of undeveloped, forested public lands under the ownership of NJDEP and Freehold Township to the north and south; Freehold Raceway Mall to the southeast; Freehold Hebrew Benefit Society cemetery to the east; and single-family residences along Route 33. There is an unnamed tributary to Wemrock Brook along the subject property's western property line. The site is developed with the aforementioned 75-unit rental apartment building with 77 surface parking spaces and related improvements.

The applicant is now requesting variance relief to permit a side yard setback of 29.5 feet from the principal building to the easterly property line, where 30 feet is required in the PAC-AHO Zone. The applicant has indicated that the deficiency is the result of installation of a natural brick fascia to the building in this location. No other changes to the approved preliminary and final major site plan is proposed at this time.

Zoning Compliance & Planning Comments

1. The PAC-AHO Planned Adult Community-Affordable Housing Overlay zone (within the underlying R-80 Residential zone) is designed to permit a planned adult, age-restricted, affordable housing development consisting of multifamily housing units as an affordable housing development option on Lot 23 in Block 69.01. The existing/proposed development complies with these requirements.
2. The applicant is requesting a variance to permit the easterly façade to be located a minimum of 29.5 feet from the side yard property line, where 30 feet is the minimum required in this zone. As such, bulk “c” variance relief is required. The applicant should provide testimony indicating the circumstances of the request for variance relief, and address whether the requested relief will have any impacts on neighboring properties. We note that the variance being requested is *de minimis* in nature, as the easterly setback would range from 29.5 feet to 29.8 feet and is unlikely to have a visual impact as compared to the required 30-foot setback.
3. 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 A. McLaughlin, Planning Board Attorney
Timothy P. White, P.E., Township Engineer