



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

June 4, 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 #: 112 546 9722

URL: <https://meeting.windstream.com/j/1125469722>

Reports and Attachments

- | | | |
|-----------|--|---------------------|
| Pg. 2-4 | Agenda for Regular Meeting of June 4, 2020 | |
| Pg. 5-8 | Meeting Minutes for November 14, 2019 | |
| Pg. 9-13 | Meeting Minutes for December 5, 2019 | |
| Pg. 14-16 | Resolution for Freehold Twp – Michael J. Tighe Park
Capital Review Application
Block 84, Lot 18 – 65 Georgia Road | SP# 467-1-20 |
| Pg. 17-19 | Resolution for Freehold Borough - Proposed Well No. 10
Capital Review Application
Block 5, Lot 17 – 144 Waterworks Rd | SP# 436-1-20 |
| Pg. 20-22 | Resolution for Freehold Borough - Proposed Water Treatment Plan
Capital Review Application
Block 9, Lot 2 – ## Waterworks Rd | SP# 598-2-20 |
| Pg. 23-29 | Ordinance O-20-9 – Ch 190-153 (Light Industrial Zone) and O-20-12 –
Ch 265 (Right to Farm) and Resolution | |
| Pg. 30-37 | Freehold Township Public School District
Capital Project, Emergency Generator at Facilities Yard
Block 84 Lot 3.02 – 60 Jackson Mills Road | SP# 611-1-20 |
| Pg. 38-50 | Variance Application
Quadrel, Steven & Teresa
Block 105 Lot 40.10 – 14 Winding Woods Way | VAR# 004-20 |



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

June 4, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, June 4, 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 #: 112 546 9722

URL: <https://meeting.windstream.com/j/1125469722>

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.**

5. **Approval of Minutes:**

November 7, 2019 Closed Session Meeting

Members Eligible to vote: Mayor McMorro, Mr. Ammiano, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz, and Mr. Levy.

November 14, 2019 Regular Meeting

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

December 5, 2019 Regular Meeting

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



RESOLUTIONS:

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

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz, Mr. Asadi, Mr. Levy.

Freehold Borough - Proposed Well No. 10 **SP# 436-1-20**
Capital Review Application
Block 5, Lot 17 – 144 Waterworks Rd

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz, Mr. Asadi, Mr. Levy.

Freehold Borough - Proposed Water Treatment Plan **SP# 598-2-20**
Capital Review Application
Block 9, Lot 2 – ## Waterworks Rd

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz, Mr. Asadi, Mr. Levy.

Resolution for O-20-9: An Ordinance Amending and Supplementing Chapter 190 (Land Use), Article XIII (Zone Regulations), Section 190-153 (Light Industrial Zone LI-3), of the revised general ordinances

The purpose of this ordinance is to include farms as a permitted use in the Light Industrial Zone LI-3.

Resolution for O-20-12: An Ordinance Amending Chapter 265 (Right To Farm) of the Revised General Ordinances

This amendment updates the Right to Farm ordinance to reference the enabling legislation.

Resolution: Appointment of Attorney to represent the Board in the matter of the appeal in the case of Brad Moini vs Freehold Township Planning Board.



**Planning Board Agenda
June 4, 2020**

NEW APPLICATIONS:

Freehold Township Public School District **SP # 611-1-20**
Capital Project, Emergency Generator at Facilities Yard
Block 84 Lot 3.02 – 60 Jackson Mills Road

The Freehold Township Public School District proposes to install an emergency generator between the existing Maintenance Garage and Working Trailer at the Facilities Yard site.

Variance Application **VAR# 004-20**
Quadrel, Steven & Teresa
Block 105 Lot 40.10 – 14 Winding Woods Way

Requesting variance relief to maintain an existing 663 sf cedar pavilion in the rear yard, where 192 sf is permitted.

DISCUSSION:

- Regency at Freehold – 50% Home Occupancy/Clubhouse Extension Request
(Ref. SP# 884-1-18/SD# 895-1-18)
- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES

November 14, 2019

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, November 14, 2019 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. Mr. Gatto read the Notice of the 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 18, 2019 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mayor McMorro, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno,
Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Absent: Mr. Asadi

Also Present: Timothy P. White, Twp. Engineer; Frank Accisano, Esq.; Kate Keller, Phillips, Preiss, Grygiel; and Donna Butch, Administrative Officer.

There was the Pledge of Allegiance.

Mr. Gatto announced the Township Committee will be leaving before the last application on the agenda due to being a "D" Variance.

Before hearing the applications, Mr. Gatto wanted to thank Frank Accisano on behalf of Robert McGirr, past Chairman, himself and the Freehold Township Planning Board for his 40 years of service to Freehold Township. Mr. Gatto read aloud an elaborate history of Mr. Accisano's career, personal accomplishments and his volunteer efforts with Freehold Township.

RESOLUTIONS:

Preliminary and Final Major Site Plan and Variance SP#882-1-19/VAR#023-19 **Hackensack Meridian Health Realty Corp** **Block 69.05, Lot 35.03 – 315 West Main Street**

Mr. Ammiano made a motion and was seconded by Mayor McMorro to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mayor McMorro, Mr. Ammiano, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Resolution Authorizing the Execution of a First Amendment to a Settlement Agreement **Between the Freehold Township Planning Board and Land Bank Freehold, LLC**

Mr. Gatto read the description of this resolution for the record. Mr. Ammiano made a motion, seconded by Ms. Jahn, to approve the Amendment Agreement and memorialize the resolution. The motion passed with the following roll call vote: Mayor McMorro, Mr. Ammiano, Mr. Bazzurro Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.



NEW APPLICATIONS:

Variance Application VAR #021-19

PECELLI, Bryan

Block 104 Lot 34.05 – 201 Nomoco Road

Proposal of 38' x 20' structure (screen patio 16' x 20' and a garage at 22' x 20') used as a detached garage, storage of lawn and pool equipment. Size exceeds maximum allowable accessory structure of 192 sq. ft. in a residential zone.

Mr. Bryan Pecelli appeared as the applicant. Mr. Accisano stated he reviewed the proof of notice submitted by the applicant which was correct in form, published and served in a timely fashion so the Board has jurisdiction to conduct a public meeting. Mr. Accisano explained that variance applications can be technical in nature and received an affirmative confirmation that applicant was comfortable representing himself in this matter.

The applicant had no objection to the exhibits that were marked. Mr. Gatto read the review letters into the record.

Mr. Gatto read into the record Mr. White's Engineer Review Letter, dated 10/29/19 (Ex P-2). Mr. Gatto confirmed that the Applicant is not requesting approval for a basketball court at this time. Mr. Pecelli agreed and acknowledged he will have to come back to the board.

Mr. Gatto read into the record Ms. Keller's Planning report, dated 10/30/19 (Ex P-3). Mr. Gatto asked Ms. Keller if the basketball court should be omitted from her report. Ms. Keller said it was of no concern.

The following witnesses were sworn in: Mr. Bryan Pecelli, Applicant; Ms. Kate Keller, Phillips Preiss Grygiel Planner, Township Consulting Planner; and Mr. Timothy White, Township Engineer.

Mr. Gatto asked a series of questions for clarification from Mr. Pecelli. Mr. Pecelli responded with the following: his closest neighbor is 25'+ to the left; this project will have no negative impact on his neighbors or general public; no lighting or fence over 6' will be installed in the vicinity of the basketball court; fence will be 6' vinyl gray facing the road and black chain link will be on the sides and rear; and, existing tall arborvitaes will help to aid screening.

Mr. Gatto asked if the exterior material for the new structure will be similar to the house. Mr. Pecelli confirmed the exterior materials will be exactly the same as house.

Mr. Accisano asked Mr. Pecelli if he would object to having the resolution read that there will be no lighting on the basketball court even though the basketball court is not a part of the approval for this application. Also if, the sports court should be installed at a later date, drainage would be addressed with the Twp Engineer directly and save the step of coming back to the board. Mr. Pecelli agreed.

Mr. Gatto opened the application to the public. Seeing none, motion to close this application was made by Mr. Shortmeyer and seconded by Mr. Ammiano. All in favor, Aye.

A motion to move the application for a positive resolution was made by Mr. Ammiano and seconded by Mayor McMorro. All in favor, Aye.



7:20 pm. The Township Committee members excused themselves from the meeting, as it is a “D” Variance.

(Carried from October 3, 2019 meeting without further notice)

Bifurcated Use Variance Application # 015-19 (Ref. SP# 803)

Wasatch Storage Partners, LLC

Block 69 Lots 36.04, .05, .06, .07 – 80/85/100/105 Gibson Place

Ms. Krimko, Esq. introduced herself on behalf of the applicant. Ms. Krimko had no objections to adding Exhibits A-16 (list of modifications from Nelson Engineering, dated 11/7/19) and A-17 (proposed outdoor storage space limitations, email from Ms. Krimko, Esq., dated 11/8/19) into the record.

Ms. Krimko clarified on Exhibit A-17 that a landscaper, who might go to Florida for the winter, would store his trucks until spring.

David H. Boesch, a licensed Landscape Architect with Nelson Engineering, referred to 50’ landscape buffer and gave an explanation of revisions that occurred since last meeting, which included: increased buffer width; entire project shifted 10’ to the northeast; increased the width of traffic aisle, to 30’; landscape buffer will prevent vehicles to access the site from Oakley Dr.; added 19 parking spaces throughout and four loading areas.

Mr. Bazzurro asked if the 50’ buffer of existing vegetation would remain. Mr. Boesch and Ms. Krimko responded the plan is to keep as much as possible and will add more vegetation as necessary.

Ms. Krimko stated that the applicant’s lease agreement will give management the right to enter the units without notice on an emergency basis any other time. Management also reserves the right to automatically terminate the lease if violations are found. A copy of the lease would be provided to the Board should they receive future site plan approval.

Doug Polyniak, licensed Sr. Project Engineer, with Dolan and Dean Consulting Engineers. After being sworn in, Mr. Polyniak highlighted how traffic will be impacted by the proposed use. Specifically, Mr. Polyniak reviewed the proposed use’s low trip generation is similar to a day care, medical office and restaurant use.

Ms. Krimko asked the Board for a recess to give the Applicant’s Planner time to arrive. Chairman Gatto and the Board reviewed the upcoming agenda and would wait until the planner arrived. After which, the Board took a 10-minute recess.

After the recess, Mr. John McDonough, a licensed Professional Planner of John McDonough Associates LLC, gave the Board planning testimony to justify the requested variance relief. Mr. McDonough’s testimony included: suitability of the site for the proposed use; how the use will not be a detriment to the surrounding area; the applicant’s proposed layout includes a wide green belt-like buffer to surrounding residents; the proposed use would be an improvement in comparison to the prior approved use and site plan due to its low intensity and traffic impact.



Mr. Accisano asked Mr. McDonough, with respect to MLUL, to give specific reasons. Mr. McDonough testified that the proposed use will: promote the general welfare, allows the relief of clutter and distraction in our homes, transforms underutilized land into a good use, and location is appropriate.

Seeing no additional comments from the Board, Mr. Gatto opened the application to the public. Seeing none, motion to close the public hearing was made by Mr. Shortmeyer and seconded by Ms. Kash. All in favor, Aye.

A positive motion for the Use Variance was made by Mr. Shortmeyer and seconded by Ms. Jahn. All in favor, Aye.

ADJOURNMENT:

Happy Thanksgiving. Next meeting to be December 5, 2019.

There being no further business, the Chairman adjourned the meeting at 7:45 pm.

Respectfully Submitted,

Robert Shortmeyer, Board Secretary



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES

December 5, 2019

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, December 5, 2019 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. Mr. Gatto read the Notice of the 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 18, 2019 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mr. Preston, Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Absent: Mr. Ammiano, Mr. Coburn, Ms. Jahn and Mr. Asadi.

Also Present: Timothy P. White, Twp. Engineer; Roger McLaughlin, Esq.; Kate Keller, Phillips, Preiss, Grygiel; and Donna Butch, Administrative Officer.

There was the Pledge of Allegiance.

Mr. Gatto announced that Roger McLaughlin, who has been the conflicting counsel for the Planning Board, will now be taking lead counsel in 2020. Mr. Gatto welcomed Mr. McLaughlin to the Board.

MINUTES:

Approval of Minutes: October 3, 2019

Mr. Shortmeyer made a motion and was seconded by Mr. Bazzurro to approve the minutes. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Ms. Kurtz.

RESOLUTIONS:

Variance Application Variance #021-19

PECELLI, Bryan

Block 104 Lot 34.05 – 201 Nomoco Road

Mr. Shortmeyer made a motion and was seconded by Mr. Bazzurro to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Amended Preliminary & Final Major Site Plan # 857-1-16 and "D" Variance # 035-18

J & O III Associates, LLC

Block 71, Lot 11 – 3440 Route 9

This Resolution is to be carried to the December 12, 2019 Planning Board Meeting.



Bifurcated Use Variance Application # 015-19 (Ref. SP# 803)

Wasatch Storage Partners, LLC

Block 69 Lots 36.04, .05, .06, .07 – 80/85/100/105 Gibson Place

Mr. Kash made a motion and was seconded by Mr. Bazzurro to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Ms. Kurtz.

Preliminary and Final Major Site Plan # 903-18 and Var.# 004-19 [“D” Variance]

Adolph F. Schultz Testamentary Trust Part B - RDM Group, Inc.

Block 79, Lot 6.01 – 558 Halls Mill Road

Ms. Kurtz made a motion and was seconded by Mr. Kash to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Soil Removal/Fill Application # SR-04-19

Adolph F. Schultz Testamentary Trust Part B - RDM Group, Inc.

Block 79, Lot 6.01 – 558 Halls Mill Road

(see SP# 903-8/Var.#004-19)

Mr. Shortmeyer made a motion and was seconded by Mr. Kash to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

NEW APPLICATIONS:

Variance Application VAR#025-19

Fakult, James

Block 105 Lot 40.12 – 10 Winding Woods Way

Install an in ground pool, paver deck & fence. This project will increase the impervious surfaces from current 7.8% to 8.4%, which requires variance approval for the additional .6%.

Mr. James Fakult appeared as the applicant. Mr. McLaughlin stated he reviewed the proof of notice submitted by the applicant which was correct in form, published and served in a timely fashion so the Board has jurisdiction to conduct a public hearing. Mr. McLaughlin explained that the variance application process is very technical in nature and asked if the applicant was comfortable representing themselves in this matter. Mr. Fakult accepted and will represent himself. Mr. Fakult had no objection to Mr. Gatto reading the reports into the record and would ask him questions while he reads. Mr. Fakult accepted.

Mr. Gatto asked Mr. Fakult if he can comply with the three conditions in Mr. White's report (Exhibit P-2). Mr. Fakult confirmed he could comply.

Mr. Gatto read Ms. Keller's report (Exhibit P-3) into the record. Regarding impervious coverage, Mr. Gatto inquired if there be any detriment to the surrounding public. Mr. Fakult confirmed no detriment and added no issue due to the large property size.



Mr. Gatto realized that Mr. Fakult was not sworn in. The following witnesses were sworn in: Mr. James Fakult, applicant; Ms. Kate Keller, Phillips Preiss Grygiel Planners, Township Planning Consultant; and Mr. Timothy White, Freehold Township Engineer.

Mr. Gatto read Ms. Jahn's report (Exhibit P-4) into the record. Mr. Gatto asked Mr. Fakult if the septic pipe would be protected. Mr. Fakult had no objection to marking out the pipe and having his contractor take extra precaution to protect the pipe.

Mr. Gatto opened the application to the public. Seeing none, public comment closed by a motion from Mr. Shortmeyer, seconded by Mr. Preston. All in favor, Aye. A motion was made by Mr. Kash and seconded by Mr. Shortmeyer for a positive resolution. All in favor, Aye.

Variance Application VAR#024-19

Sayed, Amir

Block 15.02 Lot 8 – 2 Diana Lane

Install ground mounted solar panels, not permitted in residential zone.

Mr. Amir Sayed appeared as the applicant. Mr. McLaughlin stated he reviewed the proof of notice submitted by the applicant which was correct in form, published and served in a timely fashion so the Board has jurisdiction to conduct a public hearing. Mr. McLaughlin explained that the variance application process is very technical in nature and asked if the applicant was comfortable representing himself in this matter. Mr. Sayed accepted and will represent himself.

The following were sworn in by Mr. Shortmeyer: Anthony DeCarlo of Solar Me, 1420 Metedeconk Ave, Brick, NJ; Amir Sayed, 2 Diana La, Freehold; Kate Keller of Phillips Priess Grygiel Planners, Township Planning Consultant and Timothy White, Freehold Township Engineer.

Mr. Gatto asked Mr. Sayed if he had any objection to exhibits A1 through A10 be marked into the record as they are administrative and technical in nature. Mr. Sayed had no objection. Mr. Gatto then read the professional reports into the record.

After reading the reports, Mr. Gatto asked Mr. DeCarlo why the solar panel system was not roof mounted. Ms. Keller inquired what Mr. DeCarlo's role is in this application. Mr. DeCarlo confirmed he completes the design work and is the operations manager for Solar Me. Mr. DeCarlo then explained that Mr. Sayed's roofline does not provide an efficient foundation for the panels to offset his utility bill.

In regards to the Township Engineer's landscaping comments (noted on Exhibit P-2), Mr. DeCarlo confirmed he would work with Mr. White regarding a 12' buffer screen of plantings. However, there are already 12' – 14' tall evergreens. Mr. DeCarlo confirmed for that the new trees would be 12' tall at time of planting. Mr. White commented that supplementing what is already existing with some additional plantings to fill in holes, and not need to all be 12' tall.

Mr. Gatto inquired if the array could be lowered. Mr. DeCarlo said it could be lowered, however lowering and changing the tilt of the panels will deter the system's efficiency. Mr. DeCarlo also commented he could probably get the array down to 8'. Grass growth under the array, maintenance, and keeping an optimal temperature of the panels, is considered with the array height.



Ms. Keller discussed the setback requirements for an accessory structure. She asked why the proposed location in the rear yard was selected. Mr. DeCarlo responded that this location was best due to the existing pool and proximity of the house's shadow.

Ms. Kurtz asked for clarification about the landscape screening need to be filled in. Mr. DeCarlo confirmed the referenced screening would be the whole length of the rear property line.

Mr. Gatto asked for clarification on the dimensions of the solar array system. Mr. DeCarlo clarified the actual size is to be 20' deep and 42' long.

Ms. Keller asked the applicant to state the benefits to granting variance relief. Mr. DeCarlo said it would alleviate the draw on the electric grid and decrease the use of fossil fuels. Mr. DeCarlo confirmed that the proposed solar array would not be a detriment to the neighborhood.

Mr. Gatto advised Mr. DeCarlo that item 5 in Ms. Keller's Planner's Report (Exhibit P-3), the zoning schedule will need to be revised with regard to the impervious coverage. Mr. DeCarlo acknowledged he would revise the calculation. Mr. White offered to work with him on the revision.

Seeing no further comments from the Board, Mr. Gatto opened the application to the public.

Mr. Akiyama, of 5 Saxon Ct., appeared and was sworn in. Mr. Akiyama approached the Board to learn more about the system being installed with regard to safety, as he is unaware of this project. Mr. DeCarlo showed Mr. Akiyama a plan of what the array will look like and the location of its proposed location. Mr. Akiyama was concerned about damage that could be caused if one of his trees fell on Mr. Amir's solar panels causing damage. Mr. McLaughlin said that if one of Mr. Akiyama's trees falls and damages Mr. Sayed's property, Mr. Akiyama's homeowner's insurance would cover the damage.

Mr. Gatto stated Mr. Sayed will be responsible to maintain a buffer screening if the application is granted approval. Mr. Akiyama's trees will provide the buffer screening. However, should any of Mr. Akiyama's trees fall or are removed, Mr. Sayed will plant trees on his property to close any openings in the buffer. All agreed to Mr. Gatto's suggestion.

Mr. Akiyama added his concern about the existing water runoff issue. Mr. DeCarlo commented that the proposed solar array will not add to this problem as there will be no new impervious coverage. The array is off the ground.

Seeing no additional public comments, a motion was made by Mr. Shortmeyer and seconded by Mr. Bazzurro, to close the application to the public. All in favor, Aye. A motion for a positive resolution was made by Mr. Kash and seconded by Mr. Preston. All in favor, Aye.



DISCUSSION:

- Ms. Butch and Mr. White gave a brief overview of upcoming agendas and applications.
- A motion was made by Mr. Preston and seconded by Ms. Kurtz to cancel the December 19, 2019 Planning Board Meeting.

ADJOURNMENT:

Chairman Gatto adjourned the meeting at 7:45 pm.

Respectfully Submitted,

Robert Shortmeyer, Board Secretary

**RE: TOWNSHIP OF FREEHOLD
APPLICATION NO. 467-1-20
CAPITAL PROJECT REVIEW**

RESOLUTION

M offered the following Resolution and moved its adoption which was seconded by M

WHEREAS, the Township of Freehold, hereinafter referred to as the “Applicant”,
is the owner of premises known as Lot 18 in Block 84 as shown on the Tax Map of the
Township of Freehold, County of Monmouth, State of New Jersey and located at 65
Georgia Road; and

WHEREAS, the Applicant has submitted an Application for capital project review pursuant to N.J.S.A. 40:55D-31 for the construction of a bathroom addition and renovations within the Administrative Building at Michael J. Tighe Park; and

WHEREAS, the Planning Board has examined the application and considered the testimony offered at a public meeting held on May 7, 2020; 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 makes the following findings of fact and conclusions of law:

1. The Applicant proposes to construct an addition to the Administrative Building at Michael J. Tighe Park located at 65 Georgia Road in the Township, resulting in new lavatory facilities, including an ADA/Family

restroom, all of which will be accessed without having to enter the rest of the Administration Building.

2. The Township will also perform renovations to remove the existing bathrooms in the building.
3. The proposed capital improvements are necessary and appropriate to improve the facilities of the aforesaid Township facility.

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 of the Township of Freehold for capital project review known as Case No. SP# 467-1-20 has been reviewed by the Board and that no recommendations for changes or modifications to said plans are necessary.

BE IT FURTHER RESOVLED 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 within ten days of today's date. 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:

DISQAULIFIED:

DATED:

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 June 4, 2020.

ROBERT SHORTMEYER

RESOLUTION

WHEREAS, the Freehold Township Planning Board makes the following findings of fact and conclusions of law:

1. The Applicant proposes to replace an existing well located in the rear of the Borough Water Treatment Plant and to construct a 10' x 15' building addition to house the well.
2. The Borough will construct associated site improvements, including a 6' x 6' concrete slab and a gravel access drive extension of approximately 210 s.f.
3. The proposed capital improvements are necessary and appropriate to improve the facilities of the Borough of Freehold Water Department.

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 of the Borough of Freehold for capital project review known as Case No. SP# 436-1-20 has been reviewed by the Board and that no recommendations for changes or modifications to said plans are necessary.

BE IT FURTHER RESOVLED 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 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:

DATED:

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 June 4, 2020.

ROBERT SHORTMEYER

RESOLUTION

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 makes the following findings of fact and conclusions of law:

1. The Applicant proposes to construct a new water treatment plant and related tanks, filters and equipment at the existing Water Department complex located on Waterworks Road in the Township.
2. The proposed structure is 3,915 square feet in size.
3. The Borough will construct associated site improvements, including a 7,544 s.f. paved asphalt driveway; two parking spaces; seven protective bollards at the location of the existing generator and security fencing.
4. The Applicant has agreed to obtain a Waterworks Road address assigned by the Freehold Township Tax Assessor, which is 133 Waterworks Road.
5. The proposed capital improvements are necessary and appropriate to improve the facilities of the Borough of Freehold Water Department.

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 of the Borough of Freehold for capital project review known as Case No. SP# 598-2-20 has been reviewed by the Board and that no recommendations for changes or modifications to said plans are necessary.

BE IT FURTHER RESOVLED 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 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:

DISQAULIFIED:

DATED:

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 June 4, 2020.

ROBERT SHORTMEYER

ORDINANCE NO. O-20-9

TOWNSHIP MEETING DATE – May 12, 2020

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 190 (LAND USE), ARTICLE XIII (ZONE REGULATIONS), SECTION 190-153 (LIGHT INDUSTRIAL ZONE LI-3), OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows (additions are underlined, and deletions are in [brackets]):

I

Chapter 190, Land Use, Article XIII, Zone Regulations, Section 190-153, Light Industrial Zone LI-3, is hereby amended to read as follow:

§ 190-153 **Light Industrial Zone LI-3.**

A. Permitted uses:

(1) – (2) No change.

(3) Farms.

B. – D. No change.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

EXPLANATORY STATEMENT:

The purpose of this ordinance is to include farms as a permitted use in the Light Industrial Zone LI-3.

ORDINANCE NO. O-20-12
TOWNSHIP MEETING DATE – May 26, 2020

ORDINANCE AMENDING CHAPTER 265 (RIGHT TO FARM) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows: (additions are underlined, and deletions are in ~~[brackets]~~):

I

Chapter 265, Right to Farm, is hereby amended to read as follows:

265-1 Recognition as natural right.

The right to farm all land is hereby recognized to exist as a natural right and is also hereby ~~[ordained to exist as]~~ a permitted use everywhere in the Township of Freehold to engage in any and all activities set forth in the New Jersey Right to Farm Act and the intended regulations, subject only to size requirements and to Township Health and Sanitary Codes. The right to farm as it is used in this chapter includes the use of irrigation pumps and equipment, aerial and ground seeking and spraying, tractors, farm laborers and the application of chemical fertilizers, insecticides and herbicides as well as other mechanized equipment and modern procedures such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds, as well as the propagation and maintenance of horses, cows and other grazing stock.

II

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

III

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

IV

This Ordinance shall take effect upon adoption and publication according to law.

EXPLANATORY STATEMENT:

This amendment updates the Right to Farm ordinance to reference the enabling legislation.

**PLANNING BOARD OF THE TOWNSHIP OF FREEHOLD
RESOLUTION REGARDING ORDINANCE NO. O-20-9 AND ORDINANCE NO. O-20-12**

M offered the following Resolution and moved its adoption which was seconded by M

WHEREAS, the Township Committee of the Township of Freehold introduced Ordinance No. O-20-9 and Ordinance No. O-20-12 on May 26, 2020; and

WHEREAS, the Township Committee of the Township of Freehold has referred the aforesaid Ordinances to the Planning Board of the Township of Freehold for review and report as to whether the ordinance is consistent with the Freehold Township Master Plan, pursuant to N.J.S.A. 40:55D-26; and

WHEREAS, the Planning Board has reviewed the Ordinances and finds that Ordinance No. O-20-9 amends Section 190-153 of the Revised General Ordinances of the Township of Freehold, to add farms as a permitted use in the LI-3 zone and finds that Ordinance No. O-20-12 amends Section 265-1 pertaining to the right to farm to reference the State enabling legislation; and

WHEREAS, the Planning Board finds that the aforesaid amendments to Sections 190-153 and 265-1 are consistent with the Municipal Land Use Law N.J.S.A. 40:55D-1, et. seq.;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Freehold that the Board finds that Ordinance No. O-20-9 and Ordinance No. O-20-12 are consistent with the Master Plan of the Township of Freehold.

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

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATED:

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 of June 4, 2020.

ROBERT SHORTMEYER

EXHIBIT LIST

**Township of Freehold, Bd of Ed SP #611-1-20
Capital Project Review, Emergency Generator
Block 5 Lot 17 – Jackson Mills Rd (Facilities Yard)**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Application for Capital Project Review, dated 5-27-20
- A-2 Letter describing purpose of Capital Project Review, prepared by John J. Veisz of FVHD, Architects & Planners, dated 5-14-20
- A-3 Letter permitting John J. Veisz to represent the Freehold Township Board of Education at the June 4, 2020 Planning Board Meeting, dated 5-28-20
- A-4 Electrical, Site, Power & Riser Diagram, prepared by FPA Associates [1 sheet], dated 11-15-19
- A-5 Site Plan with Aerial, prepared by John J. Veisz of FVHD, revised 5-29-20

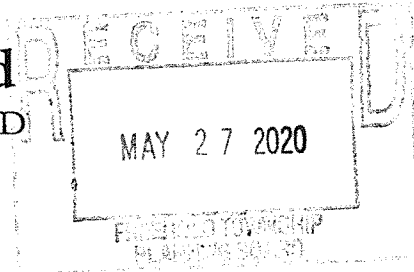
REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 5-29-20

App. # Sp# 1611-1-20

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: Emergency Generator at Facilities Yard for Freehold Township Public School District

Project Address: Jackson-Mills Road, Freehold Township, Monmouth Co., NJ

Block: 84 Lot (s): 3.02 Tax Map Sheet: _____

Owner's Name: Freehold Township Board of Education Phone: 732-462-8900

Address: 323 Main Street, Freehold Township ATTN: ROBERT DEVITA, BA. X8809

Public Agency/Applicant's Name: Fraytak Veisz Hopkins Duthie, PC Phone: 609-883-7101

Public Agency/Applicant's Address: 1515 Lower Ferry Road, Trenton, NJ

Relationship to Property Owner: Architect of Record

- 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: John J. Veisz, AIA, CSBA Phone: 609-883-7101

Firm of Person Signing application: Fraytak Veisz Hopkins Duthie, PC Address: 1515 Lower Ferry Road, Trenton, NJ

Petitioner's Signature: John J. Veisz, AIA, CSBA Digitally signed by John J. Veisz, AIA, CSBA
Date: 2020.05.27 15:08:19 -04'00' Date: 5/27/2020

Email address: JVeisz@fvhdpc.com

FOR OFFICIAL USE ONLY

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

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

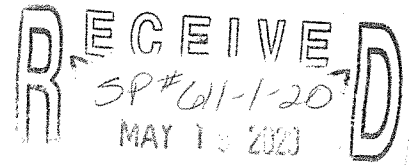
Chairman's Signature: _____ Date: _____

Secretary's Signature: _____ Date: _____



John J. Veisz, AIA, CSBA
William D. Hopkins III, AIA, LEED AP, NCARB
George R. Duthie, AIA, PP
www.fvhdp.com

May 14, 2020



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

FREEHOLD TOWNSHIP
PLANNING BOARD

Re: Emergency Generators Installation at District Facilities
Freehold Township School District
Monmouth Co., NJ
FVHD #5211/DOE #1660-X03-20-1000

Dear Ms. Sims:

In accordance with NJSA 40:55D-31, we are submitting this project for your review and approval for compliance with the Township of Freehold's Master Plan. Enclosed herewith are ten (10) copies of the following drawings:

Drawing
Number Drawing Description

E2.0 Electrical Site Power and Riser Diagram

This statute provides a maximum of 45 days for the Local Planning Board to review this submission and provide comments, if any. In absence thereof, it is presumed that the project is in compliance and is approved.

Anything that can be done to shorten that time period would be greatly appreciated.

NJSA 18A:18A-16 provides ten (10) days for the Local Planning Board to submit its comments or recommendations, if any, to the New Jersey Department of Education, Office of School Facilities at Post Office Box 500, Trenton, NJ 08625-0500.



Ms. Danielle Sims, Freehold Twp. Planning Board
Emergency Generators Installation at District Facilities
Freehold Township School District
Monmouth Co., NJ
FVHD #5211/DOE #1660-X03-20-1000

May 14, 2020
Page Two

In accordance with NJSA 18A:18A-49, the School Board may secure the approval of their final construction plans and specifications by the New Jersey Department of Community Affairs (DCA) or an appropriately DCA licensed / local Municipal Code Official.

Please submit your approval and/or recommendations at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,

John J. Veisz

John J. Veisz, AIA, CSBA
Principal

JJV:llk
Enclosures

cc: Mr. Richard Altringer, NJDOE Manager
Dr. Lester Richens, Interim Exec. Co. Supt., Monmouth Co. Office of Education
Mr. Neal Dickstein, Superintendent of Schools, Freehold Township School District
Mr. Robert DeVita, Business Admin./Bd Secy., Freehold Township School District
Mr. John M. Kopera, Project Manager, FVHD Architects
Ms. Lisa L. Kutch, Administrative Assistant, FVHD Architects



Freehold Township Schools

Robert DeVita, Business Administrator
732-462-8400 ext. 8809 ♦ 732-462-5939 fax
rdevita@freeholdtp.k12.nj.us

*"...preparing all students to
be responsible citizens and
life long learners."*

May 28, 2020

Todd Brown
Freehold Township
Planning Department
One Municipal Plaza
Freehold, NJ 07728



Dear Mr. Brown:

I am requesting that the District Architect, John Veisz, be allowed to represent the Freehold Township Board of Education at the Planning Board Meeting on June 4, 2020 regarding application SP# 611-1-20.

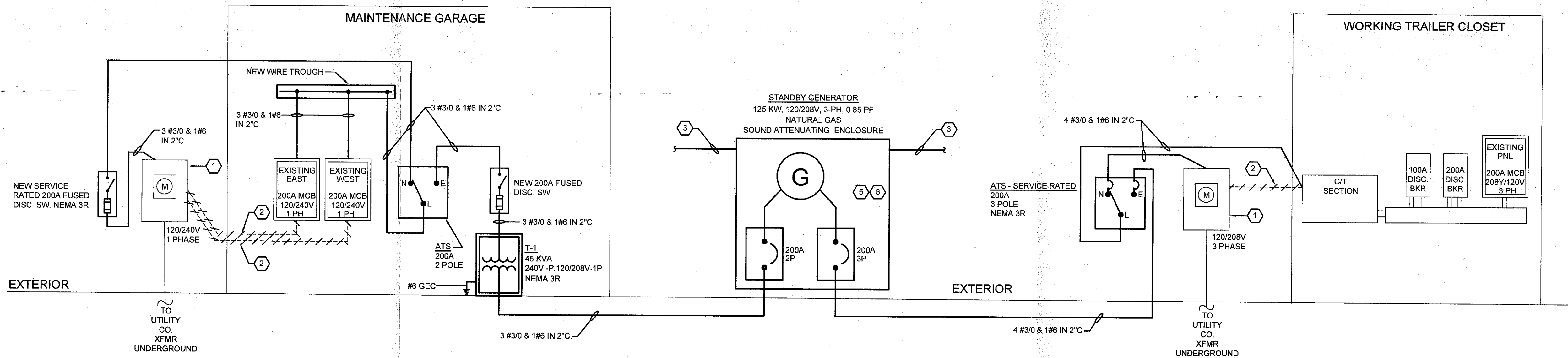
Thank you for your assistance in this matter.

Sincerely,

Robert DeVita
Business Administrator

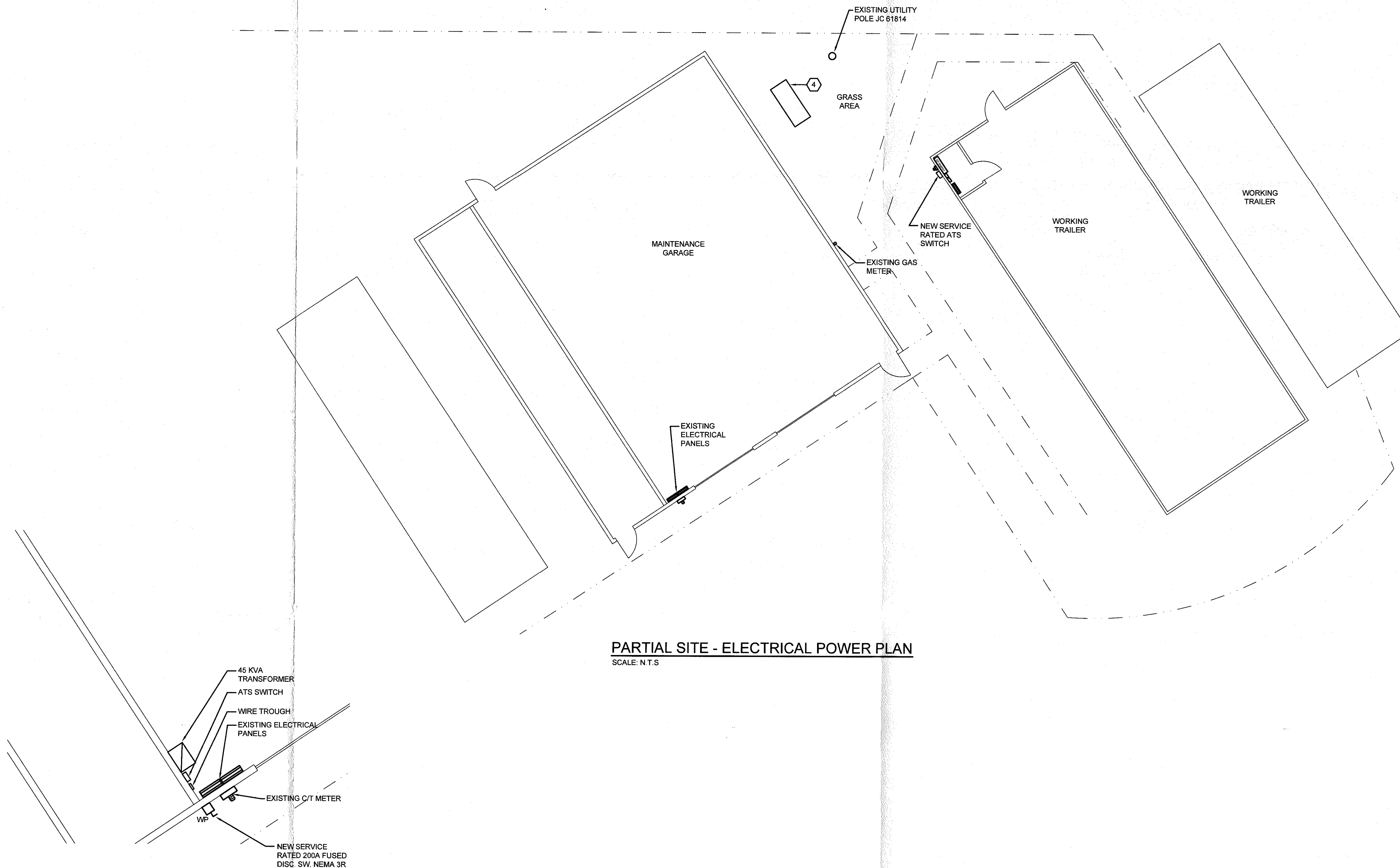
384 West Main Street, Freehold, New Jersey 07728

A-3



MAINTENANCE GARAGE - NEW WORK ONE LINE DIAGRAM
NOT TO SCALE

WORKING TRAILER - NEW WORK ONE LINE DIAGRAM
NOT TO SCALE



PARTIAL SITE - ELECTRICAL POWER PLAN
SCALE: N.T.S

ELECTRICAL PART PLAN - MAINTENANCE GARAGE
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL ELECTRIC SERVICE SHUTDOWNS WITH THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO THE SHUTDOWN. ALL SHUTDOWN WORK SHALL BE PERFORMED ON WEEKENDS.
2. UNLESS NOTED OTHERWISE OR SHOWN AS NEW, ALL PANELS, CIRCUIT BREAKERS, WIRING AND CONDUIT SHALL BE EXISTING TO REMAIN.
3. UNLESS NOTED OTHERWISE, REFER TO PANEL SCHEDULES FOR CONDUIT AND FEEDER SIZES.
4. SIZING OF THE GENERATOR:
MAINTENANCE GARAGE: BASED ON AUGUST UTILITY BILL PEAK DEMAND OF 12.1 KW.
WORKING TRAILER: BASED ON JULY UTILITY BILL PEAK DEMAND OF 19.7 KW.

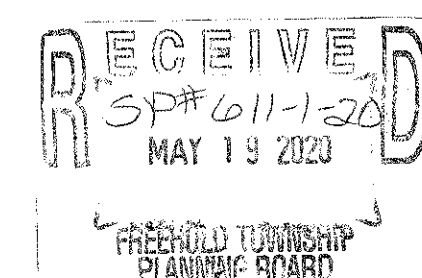
KEY NOTES

1. EXISTING METER C/T
2. CONTRACTOR TO REMOVE EXISTING FEEDER(S).
3. (1) 1" C WITH PULLSTRING FOR CONTROL WIRING TO THE NEW GENERATOR PER THE ATS AND GENERATOR MANUFACTURERS REQUIREMENTS.
4. PROPOSED GENERATOR LOCATION.
5. BATTERY CHARGER CIRCUIT: PROVIDE NEW 20A/1POLE 120V CIRCUIT BREAKER TO NEAREST EXISTING PANEL MATCH MANUFACTURER AND SHORT CIRCUIT RATING - RUN 2#12 & 1#12EG IN 3/4" C.
6. HEATER CIRCUIT: PROVIDE NEW 20A/1POLE 120V CIRCUIT BREAKER TO NEAREST EXISTING PANEL MATCH MANUFACTURER AND SHORT CIRCUIT RATING - RUN 2#12 & 1#12EG IN 3/4" C.

LINETYPE LEGEND

----	DEMOLITION
----	EXISTING
----	NEW

A-4



AMIN H. GOMAA, PE
PROFESSIONAL ENGINEER, NJ LIC. No. 24GE04842100

GFVHD architects planners
Fraytak Veisz Hopkins Duthe P C
Corporate: 1515 Lower Ferry Road - Trenton - New Jersey 08628
Pennsylvania: 140 Whitaker Ave - Mont Core - Pennsylvania 19433

Project Name
EMERGENCY GENERATOR INSTALLATION AT DISTRICT FACILITIES COMPLEX

Project Owner Name
FREEHOLD TOWNSHIP BOARD OF EDUCATION

Project Location
60 JACKSON MILLS ROAD, FREEHOLD, NJ 07728

Project Number
5211

Project Date
3.27.2020

Checked By
AHG

Drawn By
MJB

Scale
AS SHOWN

Drawing Name
ELECTRICAL SITE POWER AND RISER DIAGRAM

Revisions

No.	Date	Description
-----	------	-------------

Drawing Number
E2.0

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

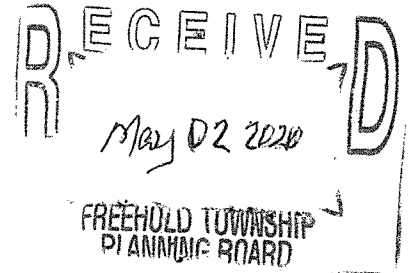
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: May 29, 2020

RE: Freehold Township Board of Education
Facilities Yard – Emergency Generator
Block 84, Lot 3.02 – 60 Jackson Mills Road
Capital Review Project #611-1-20



This review refers to the following:

- Electrical Site Power Diagram, Emergency Generator Installation at District Facilities Complex, Freehold Township Board of Education, 60 Jackson Mills Road, Freehold, NJ 07728, one (1) sheet (E2.0), dated March 27, 2020, prepared by FVHD Architects and Planners, signed and sealed by John J. Veisz, AIA, CSBA.

Executive Summary

The Freehold Township Board of Education has submitted an application for Capital Project Review to install a 125 kW natural gas emergency generator (with ancillary utilities) to provide back-up power to the existing maintenance garage and working trailer located at the facilities yard at 60 Jackson Mills Road in Freehold Township. The proposed generator will be housed within a sound attenuating enclosure. No additional improvements are proposed as part of this application.

This office has no objections to the proposed improvement and no comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

EXHIBIT LIST

**Variance # 004-20
QUADREL, STEVEN & TERESA
Block 105, Lots 40.10 – 14 Winding Woods Way**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form, dated 2/21/2020
- A-2 Letter of denial for Zoning Permit from John DePinto, Code & Zoning Official, dated 2/11/2020
- A-3 Zoning Schedule, dated 2/21/2020
- A-4 Consent of Owner/Consent to Inspect, dated 2/21/2020
- A-5 Escrow Maintenance Form/W-9/Tax Statement, dated 2/21/2020
- A-6 Waiver of Statutory Time Limitations, 2/21/2020
- A-7 Variance Checklist Submission Documents, dated 2/21/2020
- A-8 Variance Plan, [1 sheet], prepared by PDS LLC, revised 5/19/2020
- A-9 Survey, PDS LLC, dated 2/17/2020
- A-10 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated February 26, 2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated May 28, 2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated May 29, 2020
- P-4 Memorandum from Jeffrey Palatini, Principal R.E.H.S., Township Health Officer, dated April 13, 2020



Application # 20200248

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

RECEIVED
 VAR 004-20
 FEB 21 2021

2020 VARIANCE APPLICATION FORM

FREEHOLD TOWNSHIP
 PLANNING BOARD

I Steven Quadrel, the applicant herein whose post office address is 14 Winding Woods Way am the

owner of property located at or on 14 Winding Woods Way
 (owner/contract purchaser/lessee)

and designated on the Tax Map as Block 105 Lot(s) 40.10. The property is located in the R-E Zone District. Scenic Corridor: ☐ Yes ☒ No

The following structures, buildings or uses are currently on the property: Single family dwelling, barn, shed and cedar pavilion

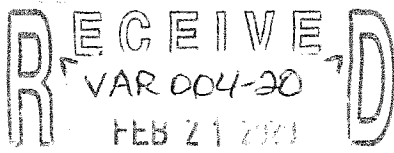
Application is made to (describe in detail the request, proposed construction and/or use: Ex: 6' high stockade fence; a one-story family room addition measuring 500 square feet or Appeal of the Zoning Officer's Decision):

Proposed 663 square foot cedar pavilion

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) 190-110 B, 190-125 B(11) & 190-126 B- proposed cedar pavilion is

663 square feet where 192 square feet is the allowance for an accessory structure & pavilion height is 17.4 feet where 16 feet is the allowance for an accessory structure



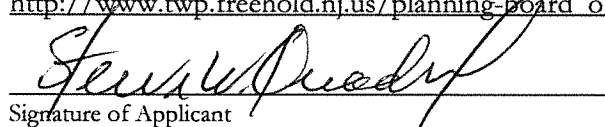
Application # 20200248

The reasons for this request is as follows: proposed cedar pavilion is 663 square feet where 192 square feet is the allowance for an accessory structure & pavilion height is 17.4 feet where 16 feet is the allowance for an accessory structure

Has there been any previous appeal or application to the Planning Board or previous Board of Adjustment involving this property NO. If yes, state the date, character and disposition of the application. Include a copy of any previous resolutions: _____

The following is/are submitted with this application (list all documents and exhibits accompanying this Application): See attached 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.


Signature of Applicant

2/21/20
Date

732-740-5836

Daytime Phone Number

Home Phone Number

squadrel@allchemical.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 () _____

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"



February 11, 2020

Steven and Teresa Quadrel
14 Wind Woods Way
Freehold, N.J. 07728

RE: 26' x 26' (676 Square Feet) Cedar Pavilion
(Sent Via Email & Regular Mail)

To whom this may concern,

Please be advised that Zoning Permit Number 20200248 for a proposed 676 square foot Cedar Pavilion in the R-E Zone has been denied at this time.

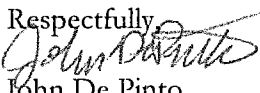
The proposed 676 square foot Cedar Pavilion must be approved through the Township of Freehold Joint Board since it is over the allowed 192 square foot allowance for and accessory structure; in accordance with Township Ordinances 190-110 B., 190-125 B (11), and 190-126 B.

In your application please provide a site plan/survey stamped and sealed showing:

- 1) Impervious coverage calculation
- 2) Break down of impervious coverage calculation (example: principle structure and accessory)
- 3) Setbacks from both sides and rear property lines
- 4) Well and septic must be shown on the to scale survey
- 5) Three (3) to scale stamped and signed surveys must be resubmitted/submitted to the Planning Board

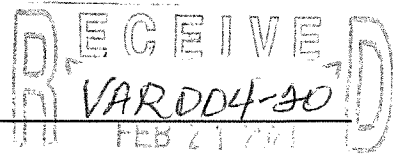
At this time, you will need to apply for variances through the Township of Freehold Joint Planning Board for the proposed 676 square foot Cedar Pavilion. I have copied the Township's Planner, Mr. Todd Brown on this for your convenience. You can reach Mr. Todd Brown at (732)294-2076 or via email at tbrown@twp.freehold.nj.us with any questions regarding your application should you seek variances.

Should you deem this determination in error, you may file a notice of appeal to the Township Planning Board as per N.J.S.A. 40:55 D.-72, within twenty (20) days of this notice.

Respectfully,

John De Pinto
Housing Inspector/ Code Enforcement and Zoning Official
Township of Freehold
(732)294-2068

CC: Township of Freehold Planner- Todd Brown (via email)

ZONING SCHEDULE



Project/Applicant's Name: Steven Quadrel

Project/Application Number: 20200248

Project Address: 14 Winding Woods Way

Block(s): 105

Lot(s): 40.10

Zone: R-E

Interior Lot ☒

Corner Lot ☐

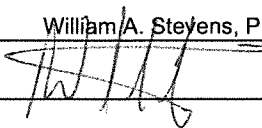
Scenic Corridor ☐

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area (Interior Lot)	10	3.65	3.65
Minimum Lot Area (Corner Lot)	N/A		
Minimum Lot Width at Bldg. Line (Interior Lot)	500'	300'	300'
Minimum Lot Width at Bldg. Line (Corner Lot)	N/A	---	---
Minimum Lot Frontage	400'	308.12'	308.12'
Minimum Lot Depth	500'	500'	500'
Scenic Corridor - Minimum Buffer (if applicable)	N/A	---	---
Principal Structure - Minimum Front Setback	150'	155.8'	155.8'
Principal Structure - Min. Side Setback (1 of 2)	100'	101.3'	101.3'
Principal Structure - Min. Side Setback (2 of 2)	---	---	---
Principal Structure - Minimum Rear Setback	200'	338'	338'
Principal Structure - Maximum Coverage (%)	---	---	---
Principal Structure - Maximum Height	35'	< 35'	< 35'
Principal Structure Footprint (s.f. - incl. garage)	---	---	---
Principal Structure Total s.f. (All floors - incl. garage)	---	---	---
Accessory Structure - Min. Side Setback (1 of 2)	100'	63.5'	63.5'
Accessory Structure - Min. Side Setback (2 of 2)	---	---	---
Accessory Structure - Minimum Rear Setback	150'	144.3'	144.3'
Accessory Structure - Maximum Height	16'	17.4'	17.4'
Accessory Structure - Maximum Total Sq. Ft.	192 s.f.	663 s.f.	663 s.f.
Accessory Structure - Maximum Coverage (%)	2%	1.3%	1.3%
All Buildings - Maximum Coverage (%)	3%	3.2%	3.2%
Maximum Total Impervious Coverage (%)	5%	9.1%	9.1%
Maximum Floor Area Ratio (FAR)	5%	3.20%	3.20%

Notes:

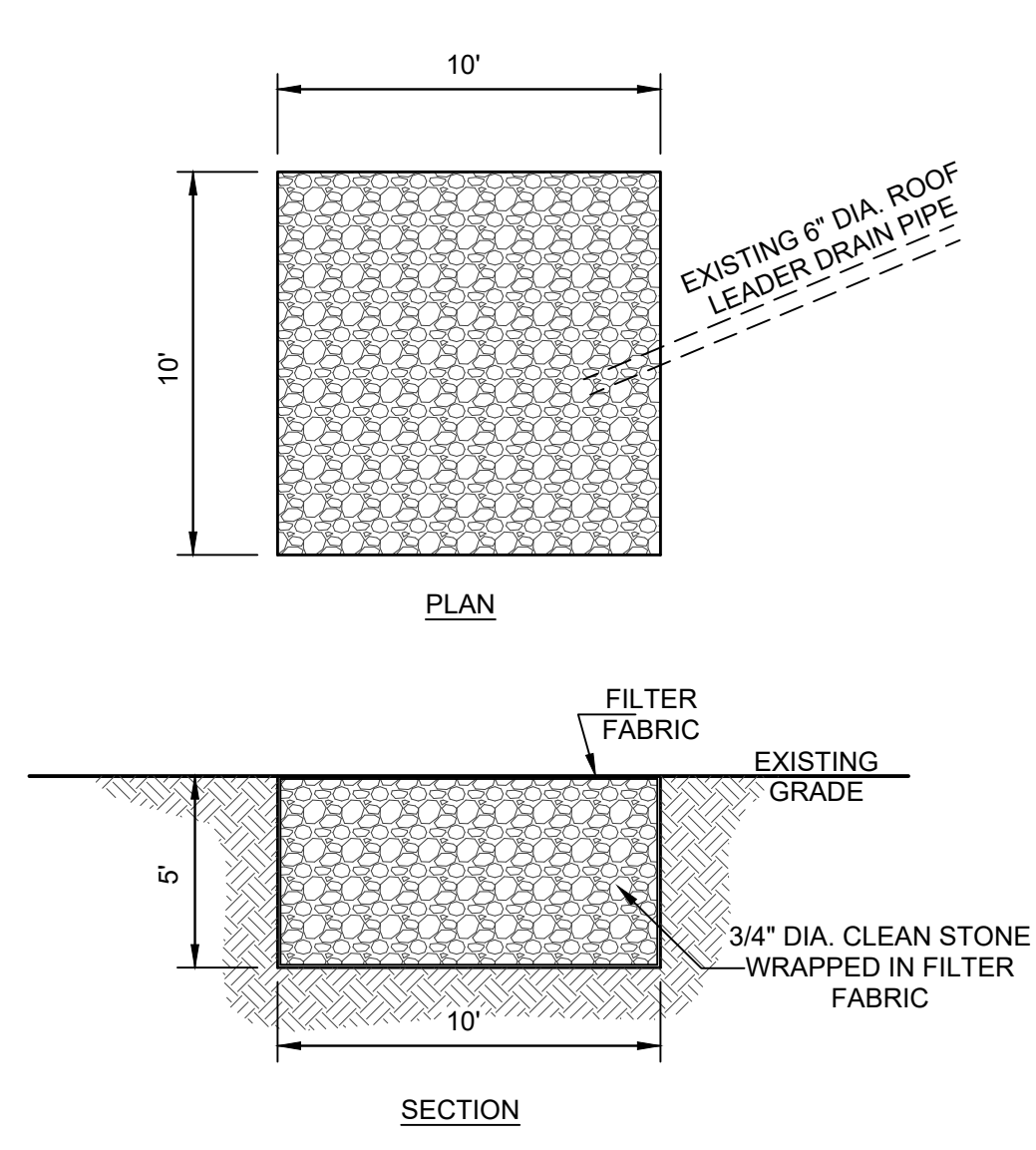
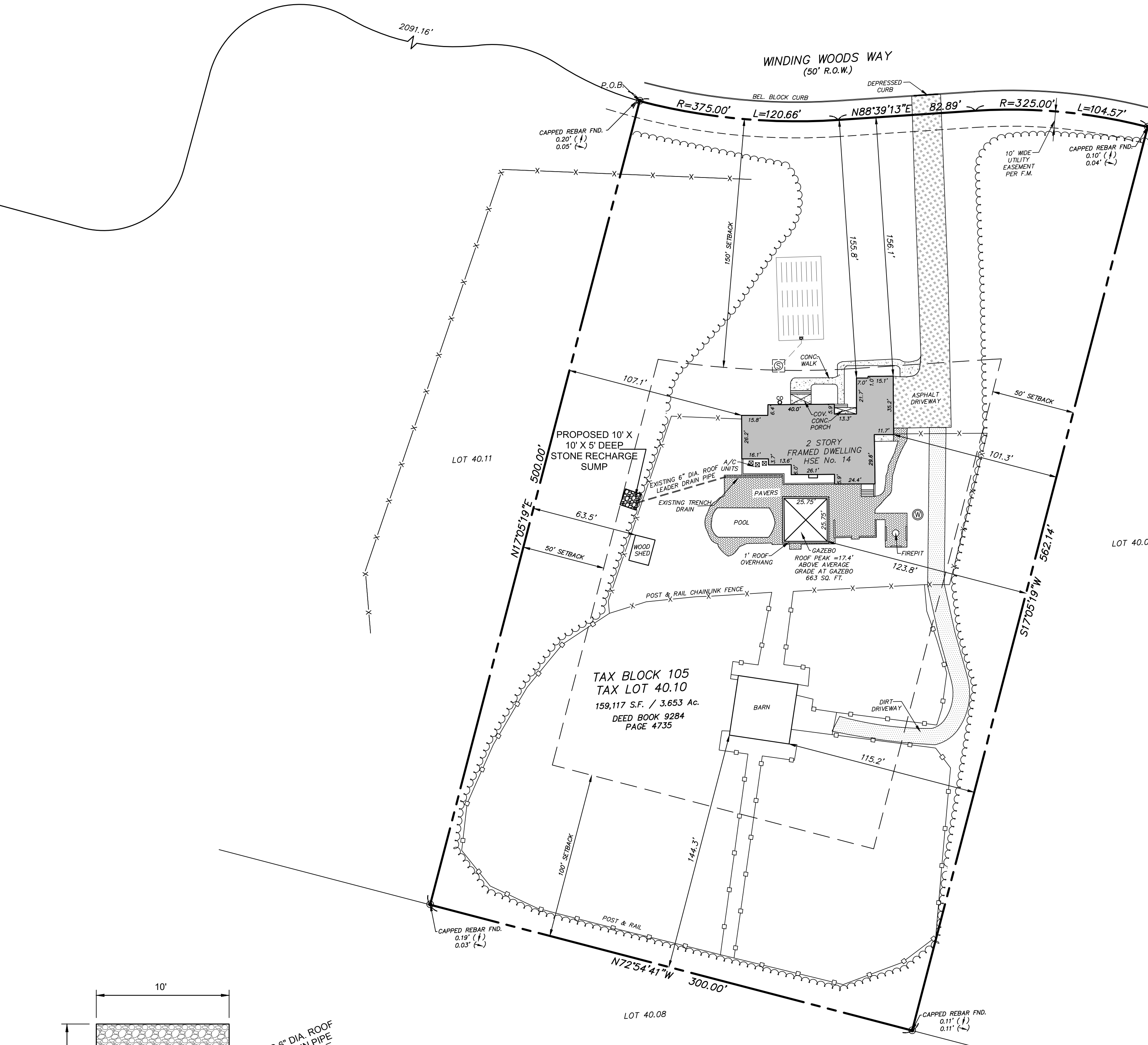
1. All existing non-conforming conditions where no changes are proposed shall be marked with a single asterisk (*)
2. All standards/conditions which require new variances associated with the current application shall be marked with a double asterisk (**)
3. Indicate setback for all existing structures.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

Person & Firm preparing Zoning Schedule: William A. Stevens, P.P., P.E. Professional Design Services, LLC

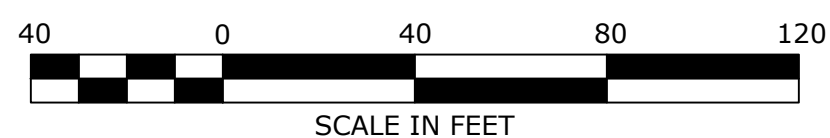
Signature and Date prepared: 

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.

JACKSON MILLS ROAD
(60' FROM CENTERLINE)



RECHARGE SUMP DETAIL
NOT TO SCALE

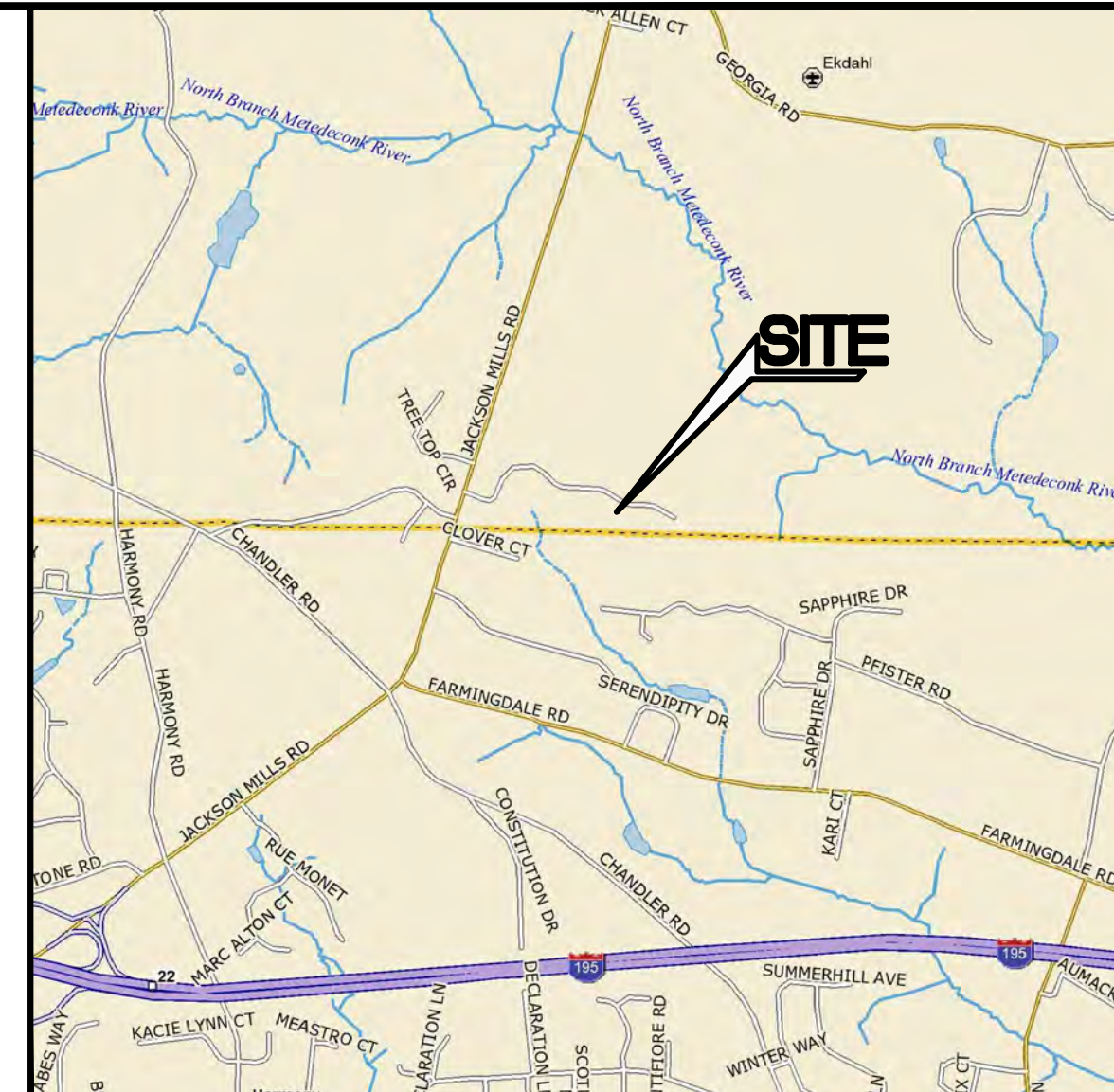


GENERAL NOTES

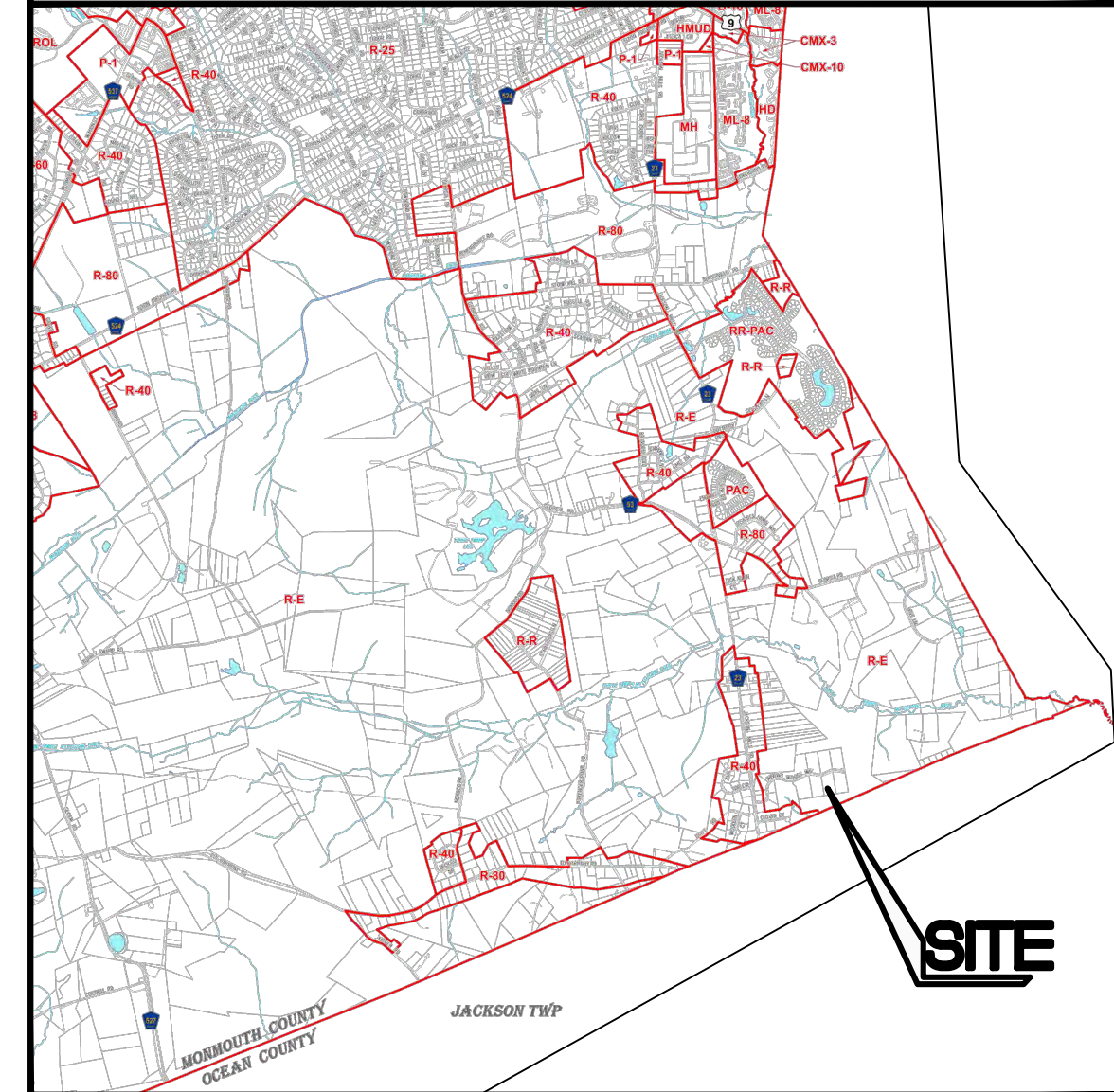
- BEING KNOWN AS TAX BLOCK 105 - LOT 40.10 AS SHOWN ON THE FREEHOLD TOWNSHIP TAX MAP SHEET 66 AND CONTAINS 3.65 ACRES.
- OUTBOUND & SURVEY INFORMATION SHOWN PURSUANT TO A MAP PREPARED BY PROFESSIONAL DESIGN SURVEYING, LLC, ENTITLED "MAP OF SURVEY, TAX BLOCK 105 - TAX LOT 40.10, TOWNSHIP OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY" DATED FEBRUARY 17, 2020.
- THE SITE IS LOCATED IN THE R-E - RURAL ENVIRONMENTAL ZONE.
- ORDINANCE SECTIONS PERTAINING TO GAZEBO
 - 190-110 B**
In all residential zones, any accessory structures exceeding 192 square feet in area shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. Any owner or occupant of property in any residential zone seeking permission to place upon his or her property a structure not in compliance with the foregoing, may appeal any permit denial to the Planning Board under § 190-248A of this chapter.
[Amended 12-22-2015 by Ord. No. O-15-26]
 - 190-125 B (11)**
Gazebo, pergola, arbor or similar open structure not exceeding 192 square feet in building area and not exceeding 16 feet in height.
[Added 4-28-2009 by Ord. No. O-09-10]
 - 190-126 B**
Permitted accessory uses: same as RR Rural Residential Zone.
- THE PURPOSE OF THIS PLAN IS TO REQUEST A VARIANCE FOR THE POOL GAZEBO EXCEEDING THE ALLOWABLE AREA OF 192 S.F. WHERE 663 S.F. IS PROPOSED AND FOR THE GAZEBO HEIGHT WHERE 16 FT. IS PERMITTED 17.4 FT. IS PROPOSED.

IMPERVIOUS COVERAGE TABULATION	
HOUSE	3,680 S.F.
BARN	1,318 S.F.
SHED	193 S.F.
GAZEBO	776 S.F.
DRIVEWAY	4,078 S.F.
PAVERS	2,728 S.F.
CONCRETE WALK	605 S.F.
TOTAL IMPERVIOUS	13,378 S.F.

- THE TOTAL IMPERVIOUS COVERAGE FOR THIS PROPERTY IS 13,378 SQ. FT. PAVERS ARE CONSIDERED 85% IMPERVIOUS. INCLUDING THE REDUCTION FOR PAVERS THE IMPERVIOUS COVERAGE IS 12,969 SQ. FT. THE ALLOWABLE COVERAGE @ 7% IS 11,130 SQ. FT. THE DIFFERENCE IS 1,839 SQ. FT. THE VOLUME OF WATER TO BE STORED = 1,839 SQ. FT. X 1.25 INCHES OF RAIN = 192 C.F. A STONE RECHARGE SUMP IS PROPOSED AT THE END OF THE EXISTING ROOF DRAIN SYSTEM. THE VOLUME OF THE SUMP ASSUMING A 40% VOID RATIO OF STONE IS 200 C.F. THIS STORAGE VOLUME EXCEEDS THE VOLUME OF WATER TO BE STORED TO ACCOUNT FOR THE ADDITIONAL IMPERVIOUS AREA.



LOCATION MAP
SCALE: 1" = 2,000'



ZONING MAP
SCALE: 1" = 3,000'

ZONE R-E REQUIREMENTS (CLUSTER)		
	REQUIRED	EXISTING
MINIMUM LOT AREA	3 ACRES	3.65 ACRES
MINIMUM WIDTH AT BUILDING LINE	300 FT.	300 FT.
MINIMUM LOT FRONTAGE	300 FT.	308.12 FT.
MINIMUM LOT DEPTH	500 FT.	500 FT.
MAXIMUM LOT COVERAGE ALL BUILDINGS	5%	3.2%
MAXIMUM LOT COVERAGE ACCESSORY BUILDING	3%	1.3%
MAXIMUM LOT COVERAGE ALL IMPERVIOUS SURFACES	7%	8.16%*
MAXIMUM FLOOR AREA RATIO	5%	3.2%
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.
MAXIMUM BUILDING STORIES	2 1/2	< 2 1/2
MINIMUM FRONT YARD SETBACK	150 FT.	155.8 FT.
MINIMUM SIDE YARD SETBACK	50 FT.	101.3 FT.
MINIMUM REAR YARD SETBACK	100 FT.	338 FT.
MINIMUM ACCESSORY BUILDING SIDE YARD SETBACK	50 FT.	63.5 FT.
MINIMUM ACCESSORY BUILDING REAR YARD SETBACK	100 FT.	144.3 FT.
SCENIC CORRIDOR BUFFER	50 FT.	N/A

* - VARIANCE REQUIRED

LEGEND:

- EXISTING SEPTIC LID
- EXISTING WELL
- EXISTING CLEANOUT
- EXISTING WATER BOX
- EXISTING LIGHT POST

OWNER/APPLICANT

STEVEN AND TERESA QUADREL
14 WIND WOODS WAY
FREEHOLD, NJ 07728

VARIANCE PLAN

OF
TAX BLOCK 105 - TAX LOT 40.10

(REFERENCE TAX MAP SHEET 66)

TOWNSHIP OF FREEHOLD
MONMOUTH COUNTY NEW JERSEY

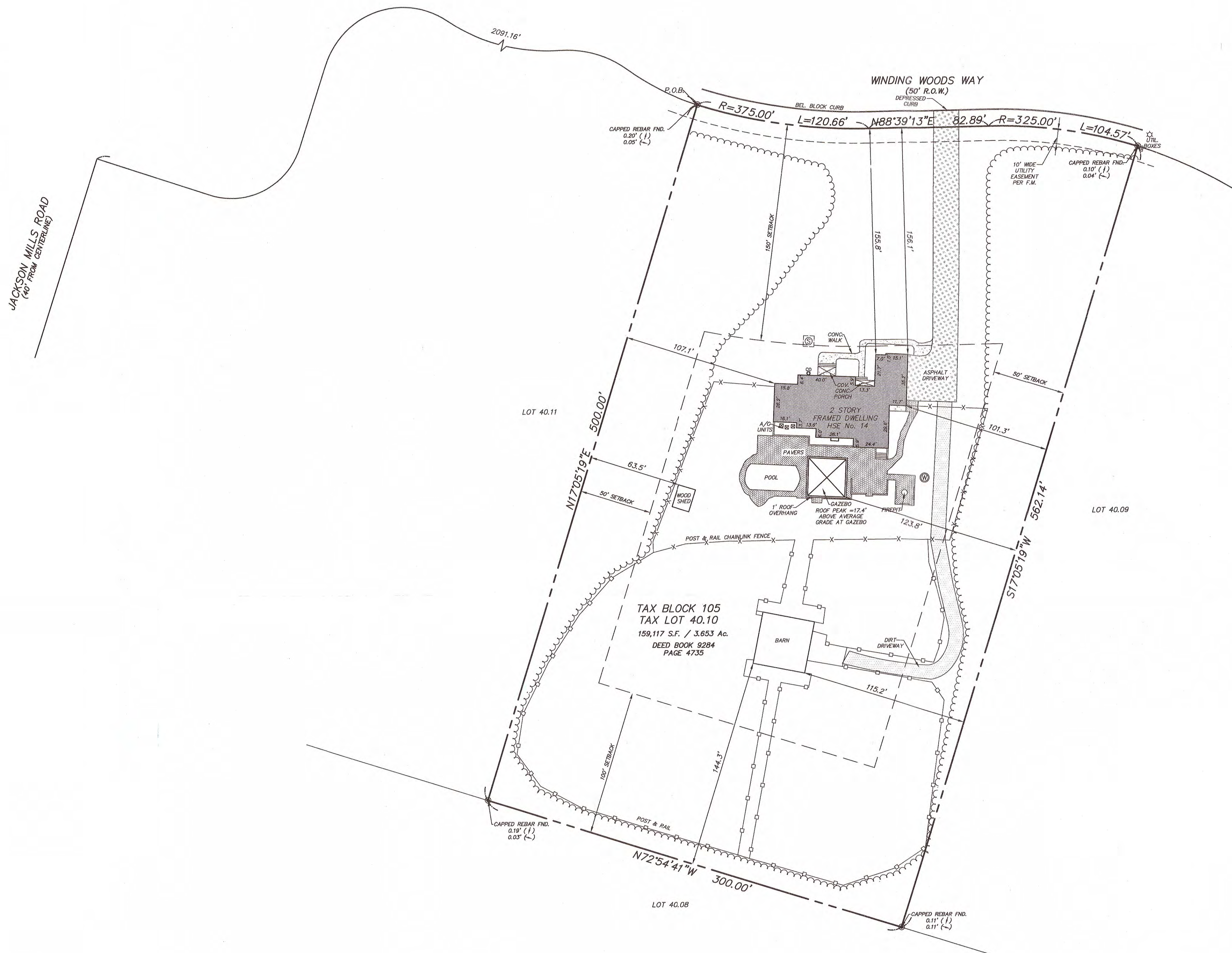
SCALE: 1" = 40'	DATE: 2/21/2020	JOB NUMBER: 320019	SHEET 1
DRAWN BY: BK	DESIGNED BY: WAS	CHECKED BY: WAS	1

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

NO.	DATE	REVISED PER TOWNSHIP ENGINEER	DESCRIPTION	BY
1	5/19/20	REVISED PER TOWNSHIP ENGINEER		SDC

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE 732 263 0060 FAX 732 353 0073
ENGINEERING@PDS-NJ.COM WWW.PDS-NJ.COM
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 246A2812540
WILLIAM A. STEVENS, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. #5384



1. THE CERTIFICATION OF THIS SURVEY ON THE DATE SHOWN IS LIMITED TO THE NAMED PARTIES FOR THE PURCHASE AND/OR MORTGAGE OF THE HEREIN DELINEATED PROPERTY, NO RESPONSIBILITY IS ASSUMED BY THE CERTIFYING SURVEYOR AND/OR FIRM FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO THE USE OF THIS SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, AND DIRECT OR INDIRECT USE BY PARTY NOT SHOWN IN THE CERTIFICATION.
2. THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO ANY SUCH STATEMENTS OF FACT, ALL EASEMENT, RIGHT OF WAY AND AGREEMENTS OF RECORD, WHICH MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH.
3. BUILDING LOCATION/DIMENSIONS SHOWN HEREON ARE TO THE FOUNDATION AND ARE NOT TO BE USED FOR THE ERECTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
4. THE LOCATION OF UNDERGROUND OR OTHERWISE CONCEALED STRUCTURES AND UTILITIES DOES NOT FALL WITHIN THE SCOPE OF THIS SURVEY.
5. SETBACKS SHOWN HEREIN BASED UPON FILED MAP ZONING SCHEDULE.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

[illegible]

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE 732 325 0070 FAX 732 323 0073
ENGINEERING@PDS-NJ.COM STEVEN@PDS-NJ.COM
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 246A28125400
STEVEN METELSKI, JR., P.E., P.L.S.
N.J. PROFESSIONAL LAND SURVEYOR-LICENSE NO. 43333

MAP OF SURVEY

OF

TAX BLOCK 105 - TAX LOT 40.10

(REFERENCE TAX MAP SHEET 66)

TOWNSHIP OF FREEHOLD

MONMOUTH COUNTY NEW JERSEY

SCALE:	1"=40'	DATE:	2/17/20	JOB NUMBER:	320019	SHEET	1
DRAWN BY:	KEB	CALC'D BY:	S.L.M.	CHECKED BY:	SLM		1

LEGEND:

EXISTING SEPTIC LID

EXISTING WELL

EXISTING CLEANOUT

EXISTING WATER BOX

EXISTING LIGHT POST

A-9

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"

Office of the Planning Board

February 26, 2020

Mr. Steven Quadrel
14 Winding Woods Way
Freehold, NJ 07728

RE: Variance # 004-20
Quadrel, Steven
Block 105, Lot 40.10 – 14 Winding Woods Way
COMPLETENESS REVIEW

Dear Mr. Quadrel:

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 Department

/tb

cc: Timothy P. White, Township Engineer (*via email*)
William A. Stevens, PP, PE – Professional Design Services LLC (*via email*)
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: May 28, 2020

RE: Quadrel, Steven
Block 105, Lot 40.10
14 Winding Woods Way
Variance Application #004-20
REVIEW #2



This review refers to the following:

- Variance Plan, Tax Block 105 – Tax Lot 40.10, Township of Freehold, Monmouth County, New Jersey, dated February 21, 2020, revised May 19, 2020, prepared by Professional Design Services, L.L.C., signed and sealed by William A. Stevens, P.E., P.P.
- Map of Survey of Tax Block 105 – Tax Lot 40.10, Township of Freehold, Monmouth County, New Jersey, dated February 17, 2020, prepared by Professional Design Services, L.L.C., signed and sealed by Steven Metelski, Jr., P.L.S.
- Zoning Denial Letter, 26' x 26' (676 Square Feet) Cedar Pavilion, 14 Winding Woods Way, Freehold, NJ 07728, prepared by Township of Freehold, signed by John DePinto, Zoning Official.

Executive Summary

The applicant is seeking approval for a previously constructed 17.4 feet tall and 663 square foot (sf) gazebo. The property is located within the Rural Environmental (R-E) Zone and was approved as part of the "Winding Woods" Subdivision in 2003 employing the clustering provision applicable to the R-E Zone. Variance relief is requested for exceeding the maximum allowable area (192 sf) and maximum allowable height (16 feet) for an accessory structure. An additional variance is required for exceeding the maximum impervious coverage where 8.2% is proposed and 7.0% is permitted within the R-E zone clustered development.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Quadrel, Steven
Block 105, Lot 40.10 – 14 Winding Woods Way
Variance Application #004-20
REVIEW #2

May 28, 2020

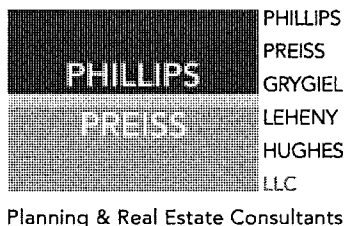
The following comments are provided:

1. The applicant has proposed a dry well to mitigate the increase in runoff resulting from the amount of impervious coverage in excess of 7.0%. As such, this office has no objections to the Board granting variance relief for exceeding the maximum allowable impervious coverage by approximately 1.2%.
2. The provided variance plan describes a 663 square feet (sf) gazebo where the zoning schedule presented on the same plan describes a 776 sf gazebo. The applicant shall provide testimony to the Board confirming the size of the gazebo.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb



May 29, 2020

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

RECEIVED
MAY 29, 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: **Variance Application #004-20**
Planner's Review Letter #2
Steven Quadrel
14 Winding Woods Way
Block 105, Lot 40.10
R-E Rural-Environmental Zone

Dear Chairman and Members of the Board:

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

- Map of Survey of Tax Block 105, Tax Lot 40.10, prepared by Steven Metelski, Jr., PLS, of PDS Design Services LLC, dated 2/17/2020
- Variance Plan of Tax Block 105, Tax Lot 40.10, prepared by William A. Stevens, PE, PP, of PDS Design Services LLC, dated 2/21/2020 and revised through 5/19/2020

Project Description

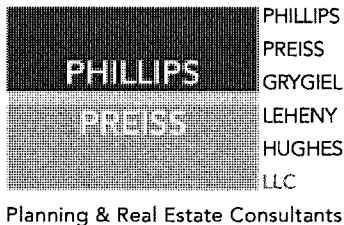
The applicant is seeking bulk "c" variance approval in order to permit an existing freestanding open accessory structure (pavilion) to remain on a patio in the rear yard of a single-family residence. The structure exceeds the maximum permitted square footage for a pavilion in the R-E Zone.

The subject property measures $\pm 158,995$ square feet (3.65 acres) and is developed with a 2-story single-family dwelling, a barn, and several accessory structures including a woodshed, an in-ground pool, a fire pit, and the pavilion that is the subject of this application. The pool, pavilion and fire pit are located within a paved patio area to the rear of the dwelling. The property is located on the south side of Winding Woods Way to the east of Jackson Mills Road. Surrounding land uses are comprised of single-family dwellings and conservation areas located in the R-E and R-40 zones.

The applicant is seeking approval for the existing pavilion. The pavilion's roof measures approximately 25.75 feet square for a total area of 663 square feet. Per application materials, the pavilion is constructed of cedar wood and measures 17.4 feet in height.

Zoning Compliance & Planning Comments

1. The subject property is located in the Winding Woods subdivision, which is located in both the R-40 and R-E zones and was granted Planning Board approval in 2003



(App. #819-00). This portion of the subdivision was approved under the cluster development provisions of the R-E Zone. These provisions permit reduced lot sizes and setbacks and increased coverage as compared to the base requirements of the R-E Zone. The applicant complies with said provisions except for impervious surface coverage. Coverage on the site is presently 8.16%, where 7% is required. Bulk "c" variance relief is required. Testimony should be provided in support of this variance addressing how any drainage impacts will be mitigated. We defer further to the Township Engineer regarding drainage comments.

2. Per Section 190-126B, gazebos, pergolas, arbors, or similar open structures are permitted accessory uses in the R-E zone, provided they do not exceed 192 square feet in building area and 16 feet high. The existing pavilion/gazebo on the subject property measures 663 square feet and 17.4 feet high. As such, bulk "c" variance relief is required. The applicant should provide testimony in support of this variance request and address whether the excess size has any impact on neighboring property owners. We note that the rear yard of the applicant's property is surrounded by mature vegetation on all sides, and the pavilion is located over 200 feet from the nearest dwelling.
3. Per Section 190-110B, any residential accessory structure exceeding 192 square feet shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. The applicant has indicated that the pavilion's material is cedar. Photos should be provided for the Board's review.
4. 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

TOWNSHIP OF FREEHOLD



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

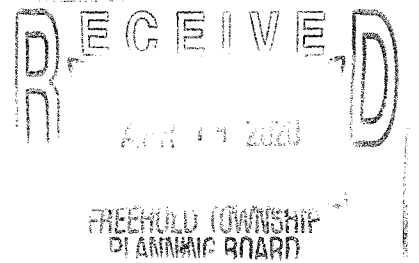
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Jeffrey Palatini, Principal R.E.H.S

DATE: April 13, 2020

SUBJECT: 14 Winding Woods Way
Block 105, Lot 40.10
Variance #004-20



We have reviewed the information regarding the above referenced project. We have no objections to the proposed construction of the pavilion on this application.