

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
- A-2 Letter of denial for Zoning Permit from John DePinto, Code & Zoning Official, dated 2/11/20
- A-3 Zoning Schedule
- A-4 Consent of Owner/Consent to Inspect
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Variance Checklist Submission Documents
- A-8 Variance Plan, [1 sheet], prepared by PDS LLC, revised 5/19/2020
- A-9 Survey, prepared by PDS LLC, dated 2/17/2020
- A-10 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 2/26/20
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 5/28/20
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 5/29/20
- P-4 Memorandum from Jeffrey Palatini, Principal R.E.H.S., Township Health Officer, dated 4/13/20

MAYOR
Lester A. Preston, Jr.

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



TOWNSHIP OF FREEHOLD

"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.



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:

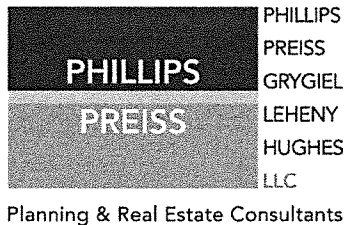
1. The applicant has proposed a dry well to mitigate the increase in runoff resulting from the amount of impervious coverage in excess of 7.0%. As such, this office has no objections to the Board granting variance relief for exceeding the maximum allowable impervious coverage by approximately 1.2%.
2. 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

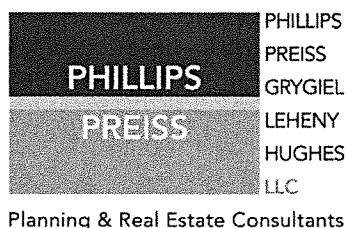
The applicant is seeking bulk "c" variance approval in order to permit an existing freestanding open accessory structure (pavilion) to remain on a patio in the rear yard of a single-family residence. The structure exceeds the maximum permitted square footage for a pavilion in the R-E Zone.

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

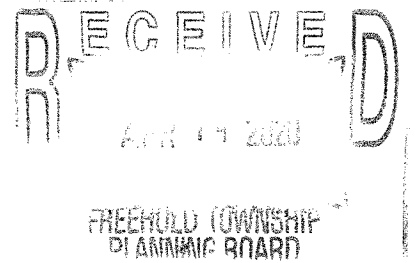
"Preserving and Enhancing the Quality of Life"

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.

EXHIBIT LIST

**Variance # 011-20
JOCZ, Edmund Jr.
Block 71.07, Lot 12 – 152 Old Post Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Consent of Owner/Consent to Inspect
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Variance Checklist Submission Documents
- A-7 Map of Survey, prepared by Alfred F. Williams Assoc., Land Surveyors, dated 6/8/1983
- A-8 Construction Plans & Site Plan, drawn by Zimble Architecture [11 sheets], dated 1/16/2020
- A-9 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 6/1/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 6/23/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 6/22/2020

MAYOR
Lester A. Preston, Jr.

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



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

June 1, 2020

Mr. Edmund A Jocz, Jr.
152 Old Post Road
Freehold, NJ 07728

RE: Variance # 011-20
Jocz Jr., Edmund
Block 71.07, Lot 12 – 152 Old Post Road
COMPLETENESS REVIEW

Dear Mr. Jocz, Jr.:

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

cc: Timothy P. White, Township Engineer *(via email)*
PB File

P-1

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 P. White, PE, PLS, CME
Township Engineer

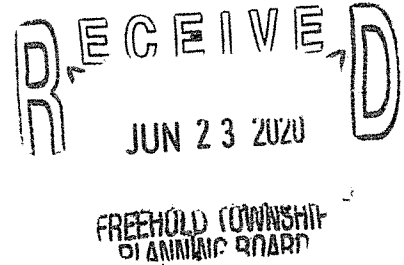
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 23, 2020

RE: Edmund Jocz, Jr.
Block 71.07, Lot 12
152 Old Post Road
Variance Application #011-20



This review refers to the following:

- Site Plan & Zoning Data, Jocz Residence, Home Addition, 152 Old Post Road - Freehold, NJ, one (1) sheet (A-3), dated May 20, 2020, prepared by Zimble Architecture, by Alan J. Zimble, RA, unsigned.
- Architectural Plans, Jocz Residence, Wood Frame Single Family Home Addition, 152 Old Post Road - Freehold, NJ, ten (10) sheets, dated January 16, 2020, prepared by Zimble Architecture, by Alan J. Zimble, RA, unsigned.
- Map of Survey for Edmund A. Jocz, Jr. & Isabelle M. Jocz, Block 71-7, Lot 12, 152 Old Post Road, Freehold Township, Monmouth County, NJ, one (1) sheet dated June 8, 1983, prepared by Alfred F. Williams Assoc., Land Surveyors, signed by Alfred F. Williams, P.L.S.

Executive Summary

The applicant is seeking approval to construct an approximate 1,070 square foot (sf) three-car garage addition at the rear of the existing home (behind the existing garage). The existing garage would be converted into living space (i.e. a den). The property is located within the Residential R-25 zone and variance relief is required for exceeding the maximum allowable size of the garage (1,070 sf where 864 sf is permitted).

The following comments are provided:

1. The new driveway shall be constructed in accordance with T.O. 190-81A. See attached construction details.
2. Relocate existing fence located over the property line to inside property line.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Edmund Jocz, Jr.
Block 71.07, Lot 12 – 152 Old Post Road
Variance Application #011-20

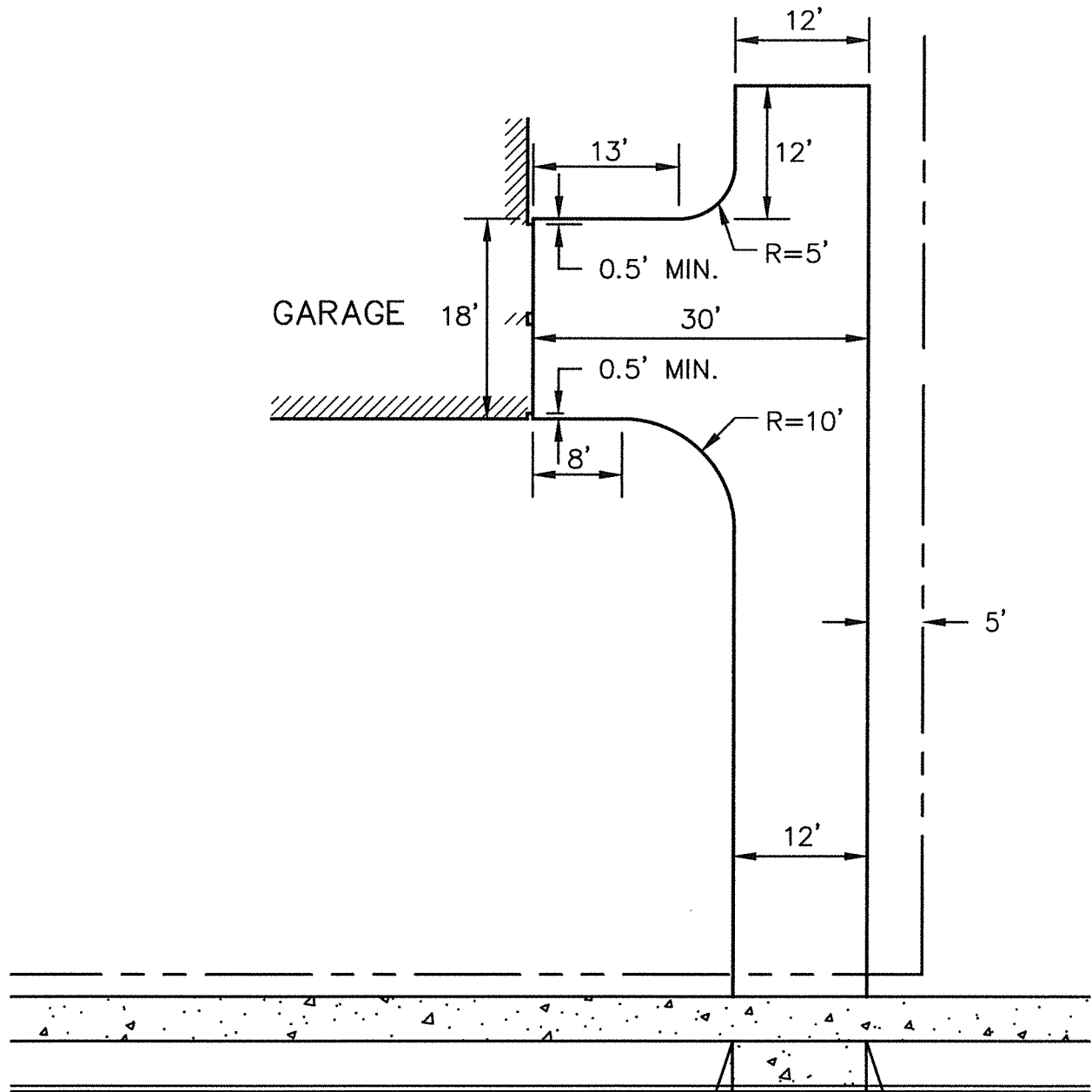
June 23, 2020

3. The width of the driveway in front of the garage shall be at least thirty (30') feet and include an area at the rear of the proposed driveway to accommodate backing out and turning around. Driveway must also be at least five (5') feet off of the side property line. See attached standard detail.
4. Update the impervious coverage calculations as a result of the above comments to confirm compliance with the maximum coverage requirements.

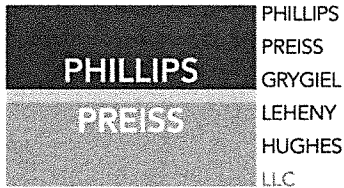
This office has no additional comments relative to any engineering issues.


TIMOTHY P. WHITE
Township Engineer

TPW/mb
attachments



NO.	DATE	REVISIONS	BY	CHECKED
SIDE ENTRY DRIVEWAY				
FREEHOLD TOWNSHIP STANDARD DETAILS				
TOWNSHIP OF FREEHOLD ENGINEERING DEPARTMENT MONMOUTH COUNTY, NEW JERSEY 1 MUNICIPAL PLAZA FREEHOLD, NJ 07728			DATE: 12/21/2016	
			SCALE: N.T.S.	
			DRAWING: DEVELOPMENT	
			SHEET: 1 OF 1	
TIMOTHY P. WHITE, P.E., P.L.S.			DATE:	
LICENSED PROFESSIONAL ENGINEER STATE OF NEW JERSEY LICENSE No. 24GB04257600			DATE:	
DESIGNED BY: TPW			DRAWN BY: JKT	
CHECKED BY: TPW			DATE:	



Planning & Real Estate Consultants

RECEIVED
JUN 23 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

June 22, 2020

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

RE: **Variance Application #011-20**
Planner's Review Letter
Edmund A Jocz, Jr.
152 Old Post Road
Block 71.07, Lot 12
R-25 Single-Family Residential Zone

Dear Chairman and Members of the Board:

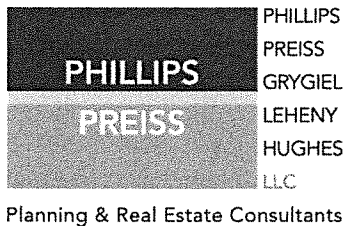
We have reviewed the above-referenced development application, including the following documents:

- 2020 Variance Application, prepared by Edmund J. Jocz, Jr. (Applicant), received 5/28/2020
- Map of Survey, for Edmund A. Jocz, Jr. & Isabelle M. Jocz, prepared by Alfred F. Williams, of Alfred F. Williams Associates, dated 6/8/1983
- Wood Frame Single Family Home Addition Architectural Plans and Zoning data, consisting of 11 sheets, prepared by Alan J. Zimble, RA, of Zimble Architecture, dated 1/16/20, Sheet A-3 revised through 5/20/20

Project Description

The applicant is seeking bulk "c" variance relief in order to construct an attached over-sized garage structure directly behind the existing attached 2-car garage, which is to be converted to living space. Bulk "c" variance relief is required to permit the proposed garage to measure 39.5 feet wide by 27 feet deep (1,053 square feet), where 24 feet by 36 feet and 864 square feet is the maximum permitted in a residential zone.

The subject property currently consists of 25,000 square feet (0.57 acres) and is developed with a 2-story single-family dwelling and related accessory structures. The property is located on the north side of Old Post Road within the Sleepy Hollow Village subdivision, approximately one half-mile west of US Route 9 and one half-mile north of Elton-Adelphia Road (CR-524). Similar single-family residences in the R-25 zone surround the subject property. Existing accessory structures on the subject property include a freestanding 12-foot by 16-foot storage shed (totaling 192 square feet), an in-ground private pool with an associated concrete walkway, a small patio to the rear



of the existing home, and various pool equipment. An asphalt driveway provides access to the existing garage from Old Post Road.

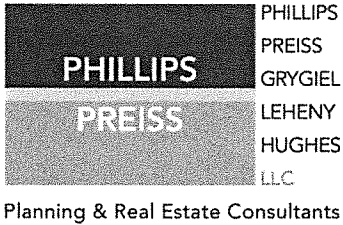
The applicant is seeking variance relief to construct a new 3-car attached garage to be located directly behind the existing attached garage, which is proposed to be converted to living space. The proposed new garage would measure 39.5 feet wide by 27 feet deep (1,053 square feet) and one story/16 feet in height. It would be located 29.95 feet from the westerly side yard property line shared with Lot 10 and 11 and approximately 73 feet, 2 inches from the northerly rear property line to the north, shared with Lot 26.

Vehicular access to the proposed 3-car garage addition will be through three (3) separate 8-foot wide by 9-foot high insulated overhead doors on the west side of the garage. The existing driveway is proposed to be removed and replaced with a new driveway along the western side of the property to provide access to the new garage. A 12-foot wide new asphalt driveway is proposed to start from the existing driveway apron from Old Post Road and terminate at the northwestern corner of the proposed garage addition. A new concrete walkway is proposed to connect the existing concrete walkways to the proposed asphalt driveway. An existing 6-foot high wooden fence located to the west of the dwelling is proposed to be removed to allow for construction of the new driveway.

The new garage is proposed to be clad in shake-style siding with new fiberglass shingles, which are noted to match the existing home's exterior. The new living space is identified as a den with no additional plumbing or gas service noted. Interior access to the proposed 3-car garage addition would be from the existing "mud/laundry room" and the proposed new den space. An exterior door would be located on the easterly side of the garage addition, leading to the existing concrete walkway to the in-ground pool. Two (2) vinyl double-hung windows are proposed on the easterly side of the addition.

Zoning Compliance & Planning Comments

1. The subject property is part of the Sleepy Hollow Village subdivision, which was approved and recorded in 1972 in the R-25 zone. The subject property and all existing improvements continue to meet the required lot dimension and setback requirements for the R-25 zone.
2. Per §190-133C, private garages in the R-25 zone shall not exceed 864 square feet or 24 feet by 36 feet in dimensions, whether attached or freestanding. The applicant's proposal exceeds the permitted square footage and dimensions. As such, bulk "c" variance relief is required. Testimony should be provided describing the need for the proposed size of the structure, and the visual impact on



neighboring properties. The applicant should describe any and all landscaping and/or fencing proposed on the site as part of this testimony.

3. The applicant should provide testimony as to the proposed use of the new den space in the converted garage and indicate whether any new utility connections are proposed.
4. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust 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

EXHIBIT LIST

**Variance # 012-20
FRONC, JANINA
Block 105, Lots 14 – 343 Jackson Mills Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Consent of Owner/Consent to Inspect
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Variance Checklist Submission Documents
- A-7 Boundary Location Survey, prepared by American Layout Surveyors, dated 2/26/2020
- A-8 Proof of Service
- A-9 Previous Resolutions: SP 701-88 and SP 701-1-90

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 6/2/20/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 6/23/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 6/22/2020
- P-4 Memorandum from Margaret B. Jahn, Health Officer, dated 6/18/2020

MAYOR
Lester A. Preston, Jr.

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



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

June 2, 2020

Ms. Janina Fronc
343 Jackson Mills Road
Freehold, NJ 07728

RE: Variance # 012-20
Fronc, Janina
Block 105, Lot 14 – 343 Jackson Mills Road
COMPLETENESS REVIEW

Dear Ms. Fronc:

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

cc: Timothy P. White, Township Engineer (*via email*)
PB File

P-1

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 P. White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 23, 2020

RE: Janina Franc
Block 105, Lot 4
343 Jackson Mills Road
Variance Application #012-20



This review refers to the following:

- Boundary Location Survey, 343 Jackson Mills Road, Block 105 – Lot 14, one (1) sheet, dated February 26, 2020, prepared by American Layout and Surveying, signed by Anthony Maltese, P.E., P.L.S., P.S.M., P.P., C.M.E.
- Zoning Schedule, Janina Franc, 343 Jackson Mills Road, Block 105, Lot 14, Zone R-E, dated April 16, 2020, prepared and signed by Stan Franc.

Executive Summary

The applicant is seeking approval to maintain an existing attached and detached garage on the subject property where only one (1) garage is permitted. The existing attached garage is located on the north side of the house at the basement level and contains four (4) garage door openings and one (1) man door. The existing detached garage is located within the rear yard of the subject property and contains one (1) garage door opening and one (1) man door and measures approximately 18 ft x 24 ft (432 sf). The detached garage was constructed without prior approvals and/or permits.

The subject property is located in the R-E Zone and contains pre-existing non-conformities related to lot size, lot width, lot frontage, and principal structure side yard setback. Additional variances are required as they relate to the detached garage including side yard setback, rear yard setback, maximum size and garaging capacity. This office defers the Township's planning consultant for any and all additional variances required as part of this application.

P-2



To: Planning Board
Re: Janina Franc
Block 105, Lot 4 – 343 Jackson Mills Road
Variance Application #012-20

June 23, 2020

The following comments are provided:

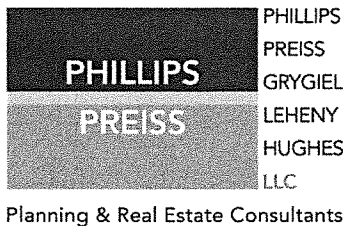
1. The provided survey incorrectly describes the subject property as located in Jackson Township, Ocean County. Revise accordingly.
2. As a new variance is required, the applicant shall provide an exact dimension of the accessory structure rear setback. This dimension shall be shown on the survey and measured at 90 degrees to the projected rear lot line.
3. The applicant shall provide testimony related to the use of the existing detached garage and the use of the existing four (4) car attached garage.

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

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

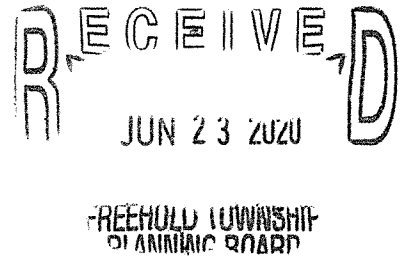
TIMOTHY P. WHITE
Township Engineer

TPW/mb



June 22, 2020

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



RE: **Variance Application #012-20**
Planner's Review Letter
Janina Fronc
343 Jackson Mills Road
Block 105, Lot 4
Rural-Environmental (R-E) Zone

Dear Chairman and Members of the Board:

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

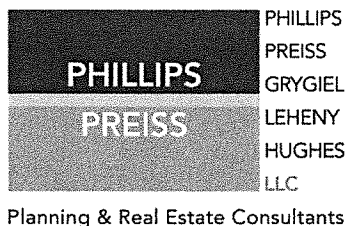
- Application and Zoning Schedule, prepared by Janina Fronc (Applicant), received 5/29/2020
- Boundary Location Survey, for the Fronc Residence, prepared by Anthony Maltese, PE, PLS, PSM, PP, CME, of American Layout and Land Surveying, dated 2/26/2020

Project Description

The applicant is seeking bulk "c" variance relief in order to maintain an existing detached garage structure in the rear of their property. Bulk "c" variance relief is required to permit the two private garages on the subject property and for deficiencies related to required accessory structure rear and side yard setbacks.

The subject property measures 217,469 square feet (4.992 acres) and is developed with a 2-story dwelling that includes a walk-out basement and attached garage. A detached 1-car garage currently exists in the northerly rear yard. Additional existing structures on the property include a raised rear wood deck (off of the 1st floor level), paver patio at basement level measuring approximately 775 sf, and one (1) shed measuring approximately 6 feet wide by 6 feet deep (36 square feet). The northeastern rear one-third of the subject property is occupied by a wooded conservation easement created as a result of Minor Subdivision Approval SD #701-88.

The property is located on the north side of Jackson Mill Road, approximately 500 feet east of the 2-lane bridge over the North Branch Metedeconk River and 650 feet west of Washington Boulevard, a 50-foot wide paper street/future right-of-way. Surrounding uses generally consist of open space (i.e. Monmouth County Green Acres lands) and



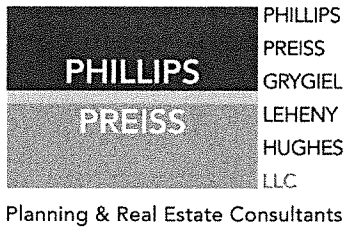
single-family dwellings located in the R-E Rural Environmental and R-40 Single-Family Residential Zones to the south and west of the subject property.

The applicant is seeking variance relief to maintain an existing 1-car detached garage, measuring 18 feet by 24 feet and 16 feet in height, in addition to an existing 4-car attached garage. Access to the detached garage is provided through one (1) vehicle garage door and one (1) man-door on the southern facing wall. Double-hung windows are located on the remaining three (3) walls of the structure. The applicant has indicated that the structure is currently utilized for vehicle and household storage, a workshop area, and storage for lawn equipment.

The detached garage is located 48.45 feet from the side yard property line to the west and approximately 137 feet from the rear property line to the north that is shared with adjacent Lot 13 (Monmouth County Green Acres site). Mature trees are located on all sides of the detached garage except for the access side.

Zoning Compliance & Planning Comments

1. The subject property was the mother lot for two (2) previous minor subdivision applications (SD# 701-88 and SD# 701-1-90) where neighboring Lot 14.01 (1.84 acres) and Lot 14.02 (1.38 acres) were created. Both Lot 14.01 and 14.02 were conforming to R-40 zoning regulations at the time of subdivision, while the subject lot remained in the R-E zone. The existing dwelling was constructed circa 1996.
2. There are several preexisting nonconforming bulk conditions related to lot dimensions and principal building setbacks, as the current R-E zoning was established after the last subdivision approval. The preexisting nonconforming conditions to which no changes are proposed are as follows:
 - Min. lot area: 10 acres required, where ± 5 acres is existing/proposed
 - Min. lot width at building line: 500 feet required, where 430 feet is existing/proposed
 - Min. lot frontage: 400 feet required, where 152 feet is existing/proposed
 - Min. principal side yard setbacks: 100 feet required, where 73.66 feet and 90 feet are existing/proposed
3. Per §190-125B(1), one private attached or detached garage is permitted as an accessory use in the R-E zone, with a maximum garaging area not not exceed 24 feet by 36 feet and/or 864 square feet. The subject property currently contains a 4-car attached private garage located on the lower basement level of the home and a detached one-car garage measuring 18 feet by 24 feet. As such, bulk "c" variance relief is required to maintain both garages on the subject property. The applicant should provide testimony describing the need and existing use for the detached garage. Additional testimony should be given confirming the interior dimensions and vehicle capacity of the existing attached garage with regards to the ordinance requirements.



4. The existing detached garage is located closer to the side and rear yard property lines than is permitted for accessory structures in the R-E zone. Bulk “c” variance relief is required to permit deficient side and rear yard setbacks as follows:
 - Minimum side yard setback, accessory structure: 100 feet required, where 48.45 feet is proposed
 - Minimum rear yard setback, accessory structure: 150 feet required, where 135 feet is proposed

With the understanding that the garage is existing on the premises, testimony should be provided in support of these variances and address whether there is any negative impact on neighboring properties as a result of the deficient setbacks.

5. In all residential zones, any accessory structures exceeding 192 square feet shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure, in accordance with §190-110B. The applicant should provide testimony confirming compliance with the above standard.
6. The applicant should clarify if there is an existing or proposed rental unit on the subject property within the principal structure, as is indicated in the Garden State Multiple Listing Service posting related to the property. Single-family residences are the only permitted residential use in the R-E Rural-Environmental zone. If there is a rental unit in addition to the principal dwelling, “d(1)” use variance relief would be required to continue its legal use.
7. As bulk “c” variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust 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: Margaret B. Jahn, Health Officer

DATE: June 18, 2020

SUBJECT: Franc, Janina.
343 Jackson Mills Rd
Block: 105, Lot: 4
Variance #012-20

RECEIVED
JUN 18 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

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

P-4

EXHIBIT LIST

**Variance # 013-20
BRUCE, William
Block 97, Lots 32 – 202 Jackson Mills Rd**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Variance Checklist Submission Documents
- A-4 Consent of Owner/Consent to Inspect
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Wetlands Study, prepared by Richard Picatagi, Landscape Architect/Environmental Scientist, dated 2/1/2020
- A-8 Plan of Survey, prepared by Charles O'Malley, Prof. Land Surveyor, dated 4/28/2020
- A-9 Future Plan, dated 5/28/2020
- A-10 Grading & Drainage Plan, prepared by Kevin E. Shelly, Shore Point Engineering, dated 5/18/2020
- A-11 Pool Grading Plan, prepared by Michael T. Cannon, The Cannon Group P.C., 11/1/2019
- A-12 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 6/3/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 6/24/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 6/26/2020
- P-4 Memorandum from Margaret B. Jahn, Health Officer, dated 6/18/2020

MAYOR
Lester A. Preston, Jr.

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



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

June 3, 2020

Mr. William M. Bruce
202 Jackson Mills Road
Freehold, NJ 07728

RE: Variance # 013-20
Bruce, William
Block 97, Lot 32 – 202 Jackson Mills Road
COMPLETENESS REVIEW

Dear Mr. Bruce:

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

cc: Timothy P. White, Township Engineer (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 P. White, PE, PLS, CME
Township Engineer

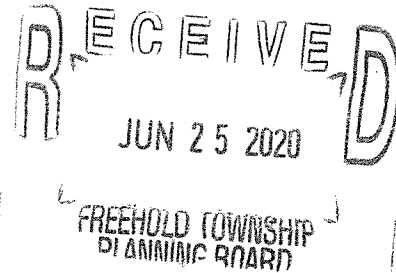
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 24, 2020

RE: William Bruce
Block 97, Lot 32
202 Jackson Mills Road
Variance Application #013-20
REVIEW #1



This review refers to the following:

- Pool Grading Plan, Lot 32, Block 97, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 1, 2019, last revised February 14, 2020, prepared by The Cannon Group, P.C., signed by Michael T. Cannon, P.E.L.S.
- Grading & Drainage Plan, 202 Jackson Mills Road, Block 97, Lot 32, situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated May 18, 2020, prepared by Shore Point Engineering, by Kevin E. Shelly, P.E., unsigned.
- Future Plan, one (1) sheet, dated May 28, 2020, unsigned.
- Plan of Survey, Lot 32, Block 97, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 28, 2020, prepared and signed and sealed by Charles O'Malley, P.L.S.
- Zoning Schedule, William M. Bruce, 202 Jackson Mills Road, Freehold, NJ 07728, Block 97, Lot 32, Zone R-E, dated May 28, 2020, prepared and signed by William M. Bruce.
- Wetlands Study, Block 97, Lot 32, Freehold Township, Monmouth County, NJ, AKA 202 Jackson Mills Road, dated February 1, 2020, prepared by Richard Picatagi, LLA, LTE, PP, LEED AP.

Executive Summary

The applicant is seeking approval to construct a 17 ft x 33 ft in-ground pool with an 888 square foot (sf) concrete surround in addition to a 720 sf driveway addition. The subject property is located within the R-E zone and variance relief is requested for exceeding the maximum impervious coverage; 9.5% is proposed where 5.0% is permitted.



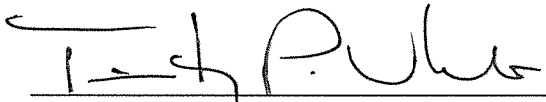
To: Planning Board
Re: William Bruce
Block 97, Lot 32 – 202 Jackson Mills Road
Variance Application #013-20

June 24, 2020

The following comments are provided:

1. The applicant is requesting a variance for exceeding the maximum allowable impervious coverage (9.5% where 5% is permitted in the R-E zone). However, it is noted that the lot is significantly undersized (approximately 3 acres where 10 acres is required) for the zone. Therefore, this office takes no objections to the increase in impervious coverage as the proposed lot coverage is below the threshold of 15% for a property within a zone of equivalent lot size (R-120).
2. The size and limits of the driveway described on the "Future Plan" do not agree with the size and limits described on the "Grading & Drainage Plan." The applicant shall clarify and revise plan accordingly.
3. The proposed grading plan(s) shall be revised as follows:
 - a. Two (2) separate grading plans were provided by the applicant. The proposed pool and driveway extension shall be described on one concise grading plan.
 - b. The grading plan shall reference and utilize the latest plan of survey prepared by Charles O'Malley, P.L.S.
 - c. The grading plan shall provide a detailed breakdown summary and calculation of impervious coverage inclusive of all existing impervious areas and proposed impervious areas (pool concrete and driveway).
 - d. The grading plan shall provide reference to the wetlands evaluation and delineation (Wetlands Study) that was used to delineate the wetlands located at the rear of the property.
 - e. Note #11 on the pool grading plan appears to be obsolete as a wetlands study was completed. This note should be removed or modified accordingly.

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


TIMOTHY P. WHITE
Township Engineer

TPW/mb



June 26, 2020

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

RE: **Variance Application #013-20**
Planner's Review Letter
William Bruce
202 Jackson Mills Road
Block 97, Lot 32
R-E Rural-Environmental Zone

Dear Chairman and Members of the Board:

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

- Plan of Survey, Lot 32, Block 97, Township of Freehold, Monmouth County, New Jersey, prepared by Charles O'Malley, PLS, dated 4/28/20
- Grading and Drainage Plan for 202 Jackson Mills Road, prepared by Kevin E. Shelly, PE, of Shore Point Engineering, dated 5/18/20
- Pool Grading Plan and Future Plan for Lot 32, Block 97, prepared by Michael T. Cannon, PE, PLS, of the Cannon Group, PC, dated 11/1/19 and revised through 2/14/20
- Wetlands Study, prepared by Richard Picatagi, LLA, LTE, PP, LEED AP, dated 2/1/2020

Project Description

The applicant is seeking bulk "c" variance approval in order to permit the construction of a new inground pool with a surrounding concrete patio and a new driveway extension. The construction would increase impervious coverage on the property so that it exceeds the maximum permitted in the R-E Zone.

The subject property measures ±131,544 square feet (3.02 acres) and is developed with a 2-story single-family dwelling with a detached garage, driveway, septic disposal bed and accessory fencing. The property is located on the west side of Jackson Mills Road. The nearest intersections are Geisler Road to the south and Riviera Road to the north. Existing development is generally located in the easterly third of the property, towards the northerly property line and Jackson Mills Road. Wetlands are present in the rear third of the property, where no development is existing or proposed.

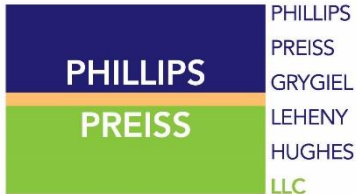
the Surrounding land uses are comprised of single-family dwellings and conservation areas located in the R-E Zone. The Riviera at Freehold development is located to the north and east in the RR-PAC Zone.

The applicant is seeking approval to construct a new in-ground pool with a concrete patio area. The concrete patio area is proposed to measure ± 888 square feet. The applicant is also seeking approval to extend the driveway to connect to the existing detached garage, as the garage is not presently accessible via the existing driveway. The driveway extension would measure ± 720 square feet.

Zoning Compliance & Planning Comments

1. The subject property is located in the R-E Rural Environmental zone. However, the single-family dwelling on the subject property was constructed prior to the adoption of the current zoning. As such, there are a number of preexisting nonconforming conditions related to the property. No changes are proposed to these preexisting nonconforming conditions, as follows:
 - Minimum lot size: 10 acres required, where 3 acres are existing/proposed
 - Minimum lot width at building line: 500 feet required, where 233 feet is existing/proposed
 - Minimum lot frontage: 400 feet required, where 225 feet is existing/proposed
 - Minimum principal front yard setback: 150 feet required, where 44 feet is existing/proposed
 - Minimum principal side yard setback: 100 feet required, where 11 feet is existing/proposed
 - Minimum accessory side yard setback: 100 feet required, where 45 feet is existing/proposed
 - Maximum height, accessory structure: 16 feet permitted, where 20 feet is existing/proposed (garage)
2. Per §190-126D150 and Schedule C, total impervious lot coverage may not exceed 5% in the R-E Rural Environmental Zone. The applicant is proposing to increase lot coverage from 7.7% (a preexisting nonconforming condition) to approximately 9% as a result of installation of a new pool patio and driveway extension. As such, bulk “c” variance relief is required. The applicant should provide testimony in support of this variance request.

We note that while the property is significantly undersized, the purpose of the R-E Zone is to encompass lands with a prevailing high-water table, freshwater wetlands, floodplains, and other sensitive environmental features including regional aquifer recharge areas, broad floodplains and freshwater wetland areas and lands that are surrounded by or drain to these lands. The headwaters and tributary areas of the Manasquan and Metedeconk Rivers contribute to surface waters that are utilized or planned for reservoirs for surface water for potable water



Planning & Real Estate Consultants

purposes. The applicant should discuss how any impact on runoff or wetlands will be mitigated. We defer to the Planning Board Engineer regarding any further drainage comments.

3. The applicant should confirm the impervious coverage associated with the proposed improvements. Per the application, the proposed impervious coverage would be 9.5%, where the pool patio is proposed to measure 888 square feet, and the driveway would measure 720 square feet. However, if the existing impervious coverage on the site is 10,107 square feet as indicated, the addition of 888 square feet plus 720 square feet would result in 11,715 square feet of coverage, or 8.91% coverage. Further, one plan included in the application shows a smaller driveway area. While the variance request and required proofs would remain the same, the exact figures should be confirmed for Township records.
4. The application materials indicate that the proposed driveway is “possible future work.” The applicant should discuss timing related to construction of the driveway expansion.
5. As “c” bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the 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: Margaret B. Jahn, Health Officer
DATE: June 18, 2020
SUBJECT: Bruce, William.
202 Jackson Mills Rd
Block: 97, Lot: 32
Variance #013-20

RECEIVED
JUN 18 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

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

P-4

EXHIBIT LIST

**Minor Subdivision # 901-20
West Monmouth Baptist Church – Applegate, Taylor (Scott) & Lisa
Block 67, Lots 28 & 31 – Route 33 West**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Minor Subdivision Application
- A-2 Minor Subdivision Checklist – Parts A & B
- A-3 Waiver Requests from Abbington Engineering, LLC, dated 5/14/2020
- A-4 Consent of Owner/Consent to Inspect
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Letter from Peter Licata, of Sonnenblick, Parker, Selvers, consent for a 60-day extension, dated 6/30/2020
- A-7 Monmouth County Planning Board, Exempt from Approval, dated 6/8/2020
- A-8 Environmental Impact Statement Waiver, prepared by Abbington Engineering, LLC, dated 5/15/2020
- A-9 Outbound Survey, prepared by Abbington Engineering, dated 3/26/2020
- A-10 Minor Subdivision Plan, prepared by Abbington Engineering, dated 4/8/2020
- A-11 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 5/29/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 7/2/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated, 6/19/2020
- P-4 Memorandum from Margaret B. Jahn, Township Health Officer, dated 6/18/2020
- P-5 Memorandum from Tom Moskal, Environmental Commission, dated 6/10/2020
- P-6 Memorandum from Michael D. Imbriaco, Township Tax Assessor, 6/11/2020



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

May 29, 2020

Mr. Peter Licata
Sonnenblick, Parker & Selvers
4400 Route 9 South, Suite 3000
Freehold, NJ 07728

RE: **Minor Subdivision Application** **SD# 901-20**
West Monmouth Baptist Church – Applegate, Taylor (Scott & Lisa)
Block 67, Lot 31 – Route 33 West
COMPLETENESS REVIEW

Dear Mr. Licata:

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

cc: Timothy P. White, Township Engineer *via email*
Taylor Applegate (Applicant) *via email*
Vincent Creevy, Abbington Engineering, LLC (Applicant's Engineer) *via email*
Planning Board File

P-1

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: July 2, 2020

RE: Lisa and Taylor Applegate (Lot 28)
West Monmouth Baptist Church (Lot 31)
Block 67, Lot 28 – 91 Wemrock Road
Block 67, Lot 31 – 255 Route 33 West
Minor Subdivision (SD #901-20)



- Minor Subdivision Plan prepared for Block 67, Lots 28 & 31, Tax Map Sheet No. 21, situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 8, 2020, prepared by Abbington Engineering, LLC, signed and sealed by Vincent Creevy, P.L.S.
- Outbound Survey prepared for Block 67, Lot 31, situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated March 26, 2020, prepared by Abbington Engineering, LLC, signed and sealed by Vincent Creevy, P.L.S.
- Project Narrative Letter, Minor Subdivision of Block 62, Lot 31, dated May 2020, prepared by Sonnenblick Parker & Selvers, PC, signed by Peter Licata, Esq.
- Environmental Impact Statement Waiver, Minor Subdivision & Lot Consolidation, Block 67, Lots 28 & 31, Freehold Township, Monmouth County, dated May 15, 2020, prepared by Abbington Engineering, LLC, signed by Vincent Creevy, P.L.S.

Executive Summary

The applicant is seeking minor subdivision approval to subdivide 2.298 acres from Block 67, Lot 31, and consolidate the subdivided land into Block 67, Lot 28. After the subdivision, Lot 28 will increase in size from 3.686 acres to 5.984 acres and Lot 31 will reduce in size from 6.378 acres to 4.080 acres. Lot 28 is located in the Historical Commercial (HC) Zone and Lot 31 is located in the Residential R-80 zone.

Lot 28 contains pre-existing non-conforming conditions related to impervious coverage (45.1% where 15% is permitted), building coverage (11.64% where 10% is permitted) and floor area ratio (0.11 where 0.10 is permitted). As a result of the subdivision, the impervious coverage will be improved to 27.78% and the proposed building coverage (7.17%) and FAR (0.07) will be in compliance with the requirements of the zone. Lot 31 contains a pre-existing non-conforming condition related to side yard setback (43.5 feet where 75 feet is required) which will be unchanged as a result of the subdivision. Both lots will be conforming in size and no new variances will be required.



To: Planning Board
Re: Lisa and Taylor Applegate (Lot 28)
West Monmouth Baptist Church (Lot 31)
Block 67, Lot 28 – 91 Wemrock Road
Block 67, Lot 31 – 255 Route 33 West
Minor Subdivision (SD #901-20)

July 2, 2020

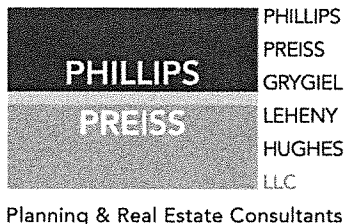
The following comments are provided:

1. The applicant shall provide testimony describing the reason for the proposed subdivision.
2. The applicant shall provide testimony related to the use of the existing 9-foot wide dirt path through the rear of existing lot 31 which leads to the gravel driveway on the adjacent lot 35. Does a cross access easement exist?
3. Revise the zoning schedules as follows:
 - a. Provide the correct name of the zone for Lot 28. The zone is the Historical Commercial (HC) Zone.
 - b. Revise the zoning requirements for Lot 31 per T.O. 190-194 - Houses of Worship (i.e. lot size is 3 acres and front set back is 100 feet).
 - c. Provide an asterisk next to the existing and proposed side yard setback for Lot 31.
 - d. Describe all existing setbacks on the plat for the church on lot 31.
4. Revise signature lines to provide separate certifications for each lot owner. Relocate signature lines to enable required sealing of the plat.
5. Provide legal descriptions for the newly created lots for review. Descriptions should reference the final revision date of the plat which is to be filed in the County Clerk's office.

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


TIMOTHY P. WHITE
Township Engineer

TPW/mb



June 19, 2020

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

RECEIVED
JUN 22 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: **Minor Subdivision #901-20**
Planner's Review Letter
West Monmouth Baptist Church / Applegate
255 Rt 33 / 91 Wemrock Road
Block 67, Lots 31 and 28
R-80 Single-Family Residential / HC Historic Commercial

Dear Chairman and Members of the Board:

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

- Outbound Survey, prepared for Block 67, Lot 31 in the Township of Freehold, Monmouth County, New Jersey, prepared by Vincent Creevy, PLS, of Abbington Engineering LLC, dated 3/26/20
- Minor Subdivision Plan, prepared for Block 67, Lots 28 and 31 in the Township of Freehold, Monmouth County, New Jersey, prepared by Vincent Creevy, PLS, of Abbington Engineering LLC, dated 4/8/2020

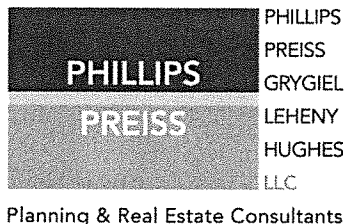
Project Description

The applicants are seeking minor subdivision approval to modify the lot lines between the subject properties to transfer approximately 100,083 square feet (2.298 acres) from Block 67, Lot 31 to Block 67, Lot 28. Block 67, Lot 31 has frontage on Route 33. Block 67, Lot 28 has frontage on Wemrock Road and abuts Lot 31 along their shared rear lot line.

Block 67, Lot 28 measures ± 3.686 acres and is developed with the Battlevue Orchards country store and related parking and storage areas. Block 67, Lot 31 measures ± 6.378 acres and is developed with West Monmouth Baptist Church in the front portion of the property, where the rear two-thirds of the lot are undeveloped.

The proposal would modify the existing rear lot lines of the two properties such that most of the unimproved rear portion of Lot 31 will become part of Lot 28. The area of Lot 28 is proposed to be increased by 100,083 square feet (2.298 acres), while Lot 31 is accordingly decreased by same. The existing and proposed lot areas are as follows:

- **Block 67, Lot 28:** 3.686 acres (160,580 square feet) existing; 5.984 acres (260,663 square feet) proposed
- **Block 67, Lot 31:** 6.378 acres (277,826 square feet) existing; 4.080 acres (177,742 square feet) proposed



The proposed rear lot line would be located approximately 285 feet south of the existing lot line. All development on Lot 31 would remain as part of that lot. No new development is proposed as part of this application.

Zoning Compliance & Planning Comments

1. Block 67, Lot 28 is located within the Township's HC Historic Commercial zone. Block 67, Lot 31 is located within the R-80 Single-Family Residential zone, where houses of worship are subject to a 100-foot front yard setback, 75-foot side yard setbacks, and the bulk standards of the P-1 zone. The proposed new lots would be conforming with regards to lot area, width and depth. A preexisting nonconforming side yard setback would remain on Lot 31, where 75 feet is required, and the church is set back 43.5 feet from a portion of the easterly side yard shared with Lot 32. A preexisting nonconforming condition related to impervious lot coverage would remain on Lot 28, but would be mitigated (45.1% existing, where 15% is permitted and 27.78% is proposed).
2. Two preexisting nonconforming conditions would be brought into conformity as a result of the proposed subdivision, as follows:
 - Maximum floor area ratio (FAR): 0.11 existing, where 0.10 is permitted and 0.07 is proposed
 - Maximum lot coverage, principal building: 45.1% existing, where 15% is permitted and 27.78% is proposed
3. No new development is proposed as part of this application. The applicant should be aware that the subject area of the subdivision will remain in the R-80 zone, expansion of the commercial use on Lot 28 would require a "d" variance.
4. The zoning table on the subdivision plan should be revised to indicate the correct zoning requirements for houses of worship in the R-80 zone per 190-129A(6). The conditional use requirements for houses of worship are not applicable to this zone.

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

Respectfully submitted,

Kate Keller, P.P., AICP

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

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: June 18, 2020

SUBJECT: West Monmouth Baptist Church
Applegate, Taylor
Route 33 West
Block: 67, Lot: 31
Subdivision # 901-20

RECEIVED
JUN 18 2020

FREEHOLD TOWNSHIP
PLANNING & ZONING BOARD

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

P-4



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board

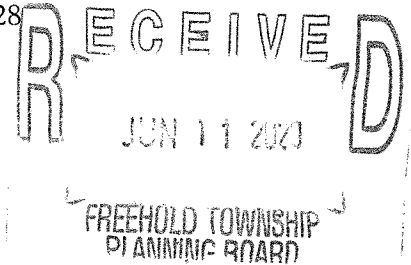
FROM: Tom Moskal, Environmental Commission

DATE: 06/10/2020

Project Name:

West Monmouth Baptist Church – Applegate, Taylor (Scott & Lisa)
Subdivision Application
Route 33 West

SD# 901-20 Minor
Block 67, Lot 31



The June 8, 2020 virtual meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. The meeting was noticed and made available via conference call and shared-screen. Board members present: Dave Puchalski, Brian Dougherty, William Lombardi and Tom Moskal.

The following statement was read by Chairman Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

Upon review The Commission has no comments or concerns about this sub-division.

The meeting was adjourned at 8:04 pm.

Tom Moskal
Chairman

P-5

**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: June 11, 2020
RE: Minor Subdivision Application SD#901-20
West Monmouth Baptist Church-Applegate, Taylor (Scott & Lisa)
Block 67 Lot 31-Route 33 West



This review refers to the following:

- Minor Subdivision Plan, known as Block 67 Lots 28 & 31, dated April 8, 2020, prepared by Abbington Engineering, LLC, signed and sealed by Vincent Creevy, PLS

I am in receipt of the plan. There are no comments necessary from the Tax Assessor.

Sincerely,

MICHAEL D. IMBRIACO
Tax Assessor, Freehold Township

MI/mi

P-6