

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 Zimbler Architecture [4 sheets], dated 7/8/2020
- 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 7/24/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC, dated 7/28/2020

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

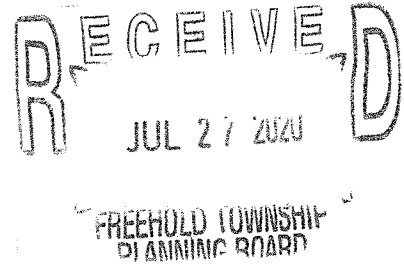
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: July 24, 2020

RE: Edmund Jocz, Jr.
Block 71.07, Lot 12
152 Old Post Road
Variance Application #011-20
REVIEW #2



This review refers to the following:

- Site Plan & Zoning Data, Jocz Residence, Home Addition, 152 Old Post Road - Freehold, NJ, one (1) sheet (A-1), dated July 8, 2020, prepared by Zimbler Architecture, by Alan J. Zimbler, RA, unsigned.
- Architectural Floor Plan, Roof Plan and Elevation, Jocz Residence, Home Addition, 152 Old Post Road - Freehold, NJ, two (2) sheets (A-2 and A-3), dated July 2, 2020, prepared by Zimbler Architecture, by Alan J. Zimbler, 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). Associated site improvements include a new 2,365 square feet driveway and new fencing. 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).



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Edmund Jocz, Jr.
Block 71.07, Lot 12 – 152 Old Post Road
Variance Application #011-20
REVIEW #2

July 24, 2020

At this time, this office has no 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



Planning & Real Estate Consultants

July 28, 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 #2
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 and revisions:

- 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 1/16/2020, Sheet A-3 revised through 7/8/2020

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.



Planning & Real Estate Consultants

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 30 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, 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. The driveway is proposed to measure 27 feet in depth between the garage and the westerly property line in order to accommodate vehicle turnaround. 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. Per §190-162(E), no access drive shall be located closer than 5 feet to any side or rear property line. In order to accommodate vehicles accessing the proposed 3-car garage, the applicant is proposing to extend the width of the driveway so that the edge of pavement is 3 feet from the westerly side yard property line. As such, bulk “c” variance relief is required. Testimony should be provided in support of this variance request.
4. 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.
5. As bulk “c” variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust 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: SD 701-88 and SD 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

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

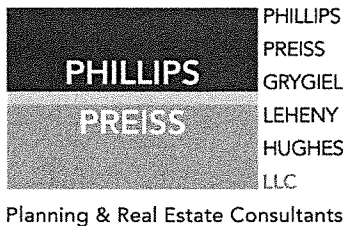
The following comments are provided:

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.

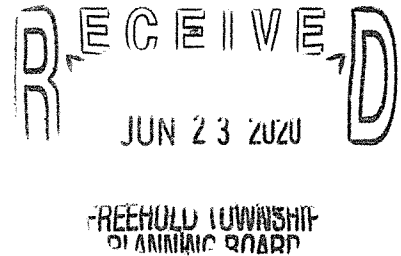
TIMOTHY P. WHITE
Township Engineer

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:

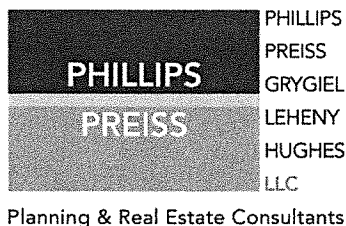
- Application and Zoning Schedule, prepared by Janina Fronc (Applicant), received 5/29/2020
- Boundary Location Survey, for the Fronc Residence, prepared by Anthony Maltese, PE, PLS, PSM, PP, CME, of American Layout and Land Surveying, dated 2/26/2020

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



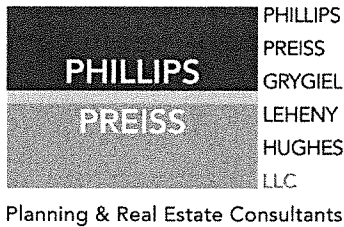
single-family dwellings located in the R-E Rural Environmental and R-40 Single-Family Residential Zones to the south and west of the subject property.

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

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

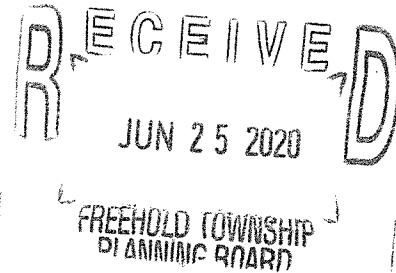
MEMORANDUM

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.



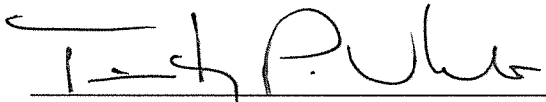
To: Planning Board
Re: William Bruce
Block 97, Lot 32 – 202 Jackson Mills Road
Variance Application #013-20

June 24, 2020

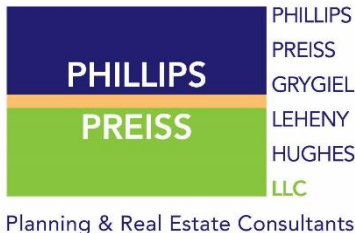
The following comments are provided:

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.

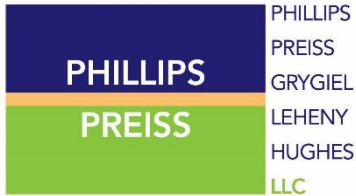
the Surrounding land uses are comprised of single-family dwellings and conservation areas located in the R-E Zone. The Riviera at Freehold development is located to the north and east in the RR-PAC Zone.

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

**Variance # 017-20
INCE, Linda
Block 96, Lots 47.01 – 403 Georgia 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 Site Plan, prepared by Stanley B. Peters, PE – LS, dated 5/2/1983
- A-7 Building Permit Plot Plan, prepared by Mathew R. Wilder, Morgan Engineering & Surveying, dated 6/2/2020
- A-8 Architectural Plan, prepared by Michele Di Salvo, RA, licensed architect [2 sheets], dated 5/12/2020
- A-9 Monmouth County Document Summary Sheet, Easement Agreement, dated 10/14/2019
- A-10 Proof of Service
- A-11 Previous Resolutions:
 - Variance #008-79 Resolution, dated 6/16/1980
 - Variance #006-83 Resolution, dated 7/7/1983
 - Variance #006-83 with Site Plan w/ Waiver Resolution, dated 9/1/1983,

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 6/26/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 7/23/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 7/23/2020
- P-4 Memorandum from Margaret B. Jahn, Health Officer, dated 7/27/2020

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: July 23, 2020

RE: Linda Ince
Block 96, Lot 47.01
403 Georgia Road
Variance Application #017-20



This review refers to the following:

- Building Permit Plot Plan, Lot 47.01, Block 96, Township of Freehold, County of Monmouth, New Jersey, one (1) sheet, dated June 2, 2020, prepared by Morgan Engineering & Surveying, signed and sealed by Matthew R. Wilder, P.E.
- Architectural Elevations and Floor Plans, Proposed Interior Alteration For: 403 Georgia Road, Freehold, New Jersey, two (2) sheets, dated May 12, 2020, prepared by Michele Di Salvo, R.A.
- Survey of Property, Lot 47.01, Block 96, Township of Freehold, County of Monmouth, New Jersey, one (1) sheet, dated June 25, 2020, prepared by Morgan Engineering & Surveying, signed by David J. Von Steenburg, P.L.S.
- Access Easement Agreement, William Bailey and Jacqueline Baley (Grantor – Block 96, Lot 47) and Peter Ince and Linda Ince (Grantee – Block 96, Lot 47.01), dated October 14, 2019, recorded November 26, 2019 (Monmouth County Deed Book OR-9382, Page 383).
- Resolution, In the Matter of William Bailey and Barbara Baily, Zoning Board of Adjustment, Township of Freehold, Ref. No. 8/79, Site Plan NO. 332-79, dated June 16, 1980.
- Resolution, In the Matter of William Bailey, Zoning Board of Adjustment, Township of Freehold, Ref. No. 6/83, dated July 7, 1983.
- Resolution, In the Matter of William Bailey, Zoning Board of Adjustment, Township of Freehold, Ref. No. 6/83, Resolution Waiving Site Plan Requirements, dated September 1, 1983.
- Site Plan of Lot 47-1, Block 46, Tax Map Sheet 64, Freehold Twp., Monmouth Co., NJ, one (1) sheet, dated May 2, 1983, prepared by Stanley B. Peters, P.E. – L.S.



To: Planning Board
Re: Linda Ince
Block 96, Lot 47.01 – 403 Georgia Road
Variance Application #017-20

July 23, 2020

Executive Summary

The applicant is seeking approval to construct a 2 x 15 square foot kitchen addition at the rear of the existing residence. Additionally, the applicant is proposing to remove and replace an existing bilco door basement entrance with a standard man door entrance, roof and enclosed roof structure. The property is 2.85 acres located within the R-E (10 acre) Zone and contains several existing non-conformities including but not limited to lot area, lot width, lot frontage, lot depth, side yard setback and rear yard setback. A variance is requested for exceeding the maximum allowable impervious coverage at the site (5% is permitted where 9.9% is proposed).

It should be noted that the prior property owners received site plan and variance relief in 1980 to utilize a portion of the property as a family owned business for the sale and service of landscaping equipment (lawnmowers, rototillers, chainsaws, etc.) and to install a stone driveway with seven (7) space parking area in lieu of a paved driveway. Furthermore, in 1983, the prior owner received a waiver of site plan requirements and associated variance approval to permit the construction of a 20' x 40' x 9' tall storage shed for the purpose of storing new equipment and equipment brought to him by customers for servicing. At this time, with the exception of a small tool shed, it appears that the structures existing at the site today are consistent with the structures that existed or were previously approved in 1983. It is not clear if the use still continues. This office defers to the Township's Planning Consultant related to any and all additional variances that may be required in this regard.

The following comments are provided:

1. The applicant is requesting a variance for exceeding the maximum allowable impervious coverage (9.9% where 5% is permitted in the R-E zone and 10.2% currently exists). 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 impervious coverage as the proposed lot coverage results in a net decrease and the total coverage is below the threshold of 15% for a property within a zone of equivalent lot size (R-120).
2. The plot plan indicates a "future pool" in an area where a concrete hanger pad exists. It appears that the existing concrete will be reutilized as the pool deck. It is our recommendation that the applicant describe all proposed future improvements and related impervious areas at this time in an effort to limit additional applications to the board in the future.
3. The applicant shall provide testimony related to the use of the basement as they are converting an existing bilco door entrance to an enclosed entrance with walls, roof structure and a standard door.
4. A significant portion of the existing gravel driveway encroaches onto adjacent lot 47. The applicant has provided a copy of a recorded access agreement permitting use of the driveway over the adjacent lot. Although an easement was provided, the applicant should provide testimony to the Board explaining why the driveway was not installed where it was approved in 1983. Additional variances may be required for the location of the existing driveway.
5. In addition to the driveway encroachment, there is also a small concrete encroachment onto lot 47 and a fence encroachment onto lot 44. These encroachments shall be described as to be removed.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Linda Ince
Block 96, Lot 47.01 – 403 Georgia Road
Variance Application #017-20

July 23, 2020

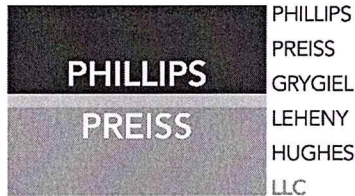
6. Per T.O. 190-81(4) driveways in rural residential zones shall have a minimum of twenty-foot paved driveway extending from the edge of pavement of the existing roadway. Revise plans accordingly.
7. A 30-foot half-width right-of-way shall be dedicated to the Township of Freehold extending from the centerline of Georgia Road.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

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

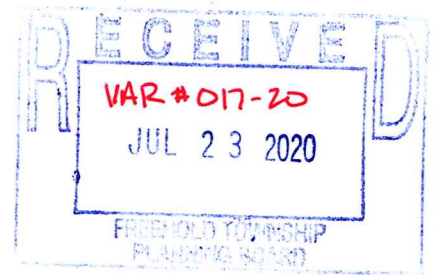


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PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

July 23, 2020

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



RE: **Variance Application #017-20**
Planner's Review Letter
Linda Ince
403 Georgia Road
Block 96, Lot 47.01
RE Rural Environmental Zone

Dear Chairman and Members of the Board:

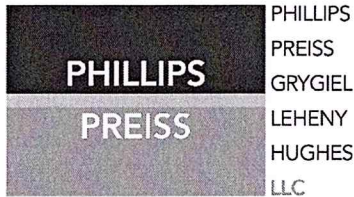
We have reviewed the above-referenced development application, including the following documents:

- Building Permit Plot Plan prepared by Matthew R. Wilder, PE, of Morgan Engineering & Surveying, dated 6/2/2020
- Survey of Property prepared by David J. Von Steenburg, PLS, of Morgan Engineering & Surveying, dated 6/25/2020
- Architectural Elevations and Floor Plans, consisting of 2 sheets, prepared by Michele Di Salvo, RA, dated 5/12/2020
- Access Easement Agreement (Grantor: Block 96, Lots 47; Grantee: Block 96, Lot 47.01), dated 10/14/2019 and recorded 11/26/2019

Project Description

The applicant is seeking approval in order to permit the construction of a 2-foot by 15-foot addition to the kitchen at the rear of an existing single-family residence. As part of the addition, the applicant is also proposing to construct a new basement entrance by removing existing Bilco doors, to be replaced with an enclosed full-size entry door. As the proposal exceeds the maximum permitted impervious surface coverage in the RE Zone, bulk "c" variance relief is required.

The subject property measures 2.85 acres and is irregularly shaped, with 300 feet of frontage along Georgia Road where the rear property line is 156 feet wide. The property is developed with a one-story single-family dwelling and accessory structures, which include a detached 3-car garage measuring 27.7 feet by 40 feet; a shed measuring 8 feet by 12 feet; and a storage building measuring 20 feet by 40 feet. The garage and storage building area accessed via a gravel driveway on the easterly side of the property, which encroaches on the neighboring property (Block 96, Lot 47). The property is located on the north side of Georgia Road in the southeasternmost portion



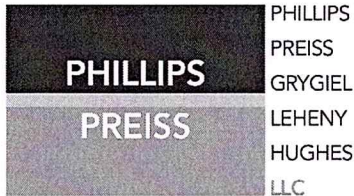
Planning & Real Estate Consultants

of the Township, near its boundary with Howell Township. Surrounding uses are generally residential and/or agricultural in nature.

The applicant is proposing to construct a cantilevered addition at the rear of the house, to measure 30 square feet (2 feet wide by 15 feet long). The applicant is proposing to construct a detached rear deck and new basement entrance as part of the overall site improvements. The plot plan provided by the applicant also indicates “future pool” on the site of an existing concrete pad; no further details are provided. An existing concrete walk is proposed to be removed between this concrete pad and the proposed new deck. All other existing improvements on the site are proposed to remain. The exterior of the proposed kitchen addition and basement door is proposed to be clad in siding to match the existing home.

Zoning Compliance & Planning Comments

1. The property was the subject of Zoning Board of Adjustment approvals in 1980 and 1983 as filed by the previous property owner. In 1980, use variance approval was granted to permit a portion of the property to be utilized for a landscaping equipment repair business, including the installation of a gravel driveway with 7 parking spaces. In 1983, approval was granted to permit an 800-square foot, 9-foot high storage building, which is still existing on the property
2. The applicant should provide testimony as to the nature of the existing buildings on the site, including the garage, shed, storage building, and concrete pad, and whether the business is still active on the subject property in accordance with the 1980 use variance. If so, the present nature of the business should be described.
3. The subject property is undersized for the RE Zone at 2.85 acres where 10 acres is required. As such, there are number of preexisting nonconforming conditions, including deficiencies related to lot width, lot frontage, lot depth, minimum side yard setback, and minimum rear yard setback. No changes are proposed to these preexisting nonconformities at this time.
4. The proposed addition and improvements will result in an overall impervious coverage of 9.9%, where 5% is permitted in the RE Zone. As such, bulk “c” variance relief is required. Testimony should be provided in support of the bulk “c” variance request. We note that the property is significantly undersized and that total impervious coverage would be reduced from 10.2% at present. We defer to the Township Engineer with regards to any further comments on drainage or coverage.
5. The applicant should provide testimony indicating the purpose of the kitchen addition and the enclosure of the basement doors, and indicate whether the basement is finished.



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6. The application materials associated with the 1983 Zoning Board Approval indicate that a washed stone driveway was proposed to be installed 5 feet from the easterly side yard property line. At present, the driveway on the site does not comply with this plan, as it substantially encroaches on the adjacent property line. It is unclear whether this driveway was installed prior to or after the 1983 approval. While the applicant has provided an easement agreement with the neighboring property owner, testimony should be provided as to the nature of the driveway encroachment. The applicant should also be aware that any changes to the driveway would likely be subject to separate Planning Board variance approval. We recommend that the driveway be relocated to avoid encroachment and subsequent variance issues and paved within 20 feet of edge of pavement per §190-81A(4) of the Township Ordinance. All additional encroachments on the adjacent property (e.g. concrete pad, fencing) should also be removed.
7. The applicant should provide testimony indicating future plans for the pool. If the pool is not proposed to be constructed at this time, the applicant should be aware that any increase in impervious coverage associated with a pool would be subject to separate Planning Board variance approval.
8. 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

J20201

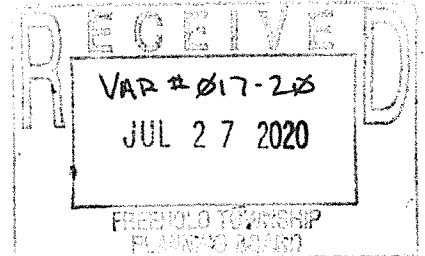
TOWNSHIP OF FREEHOLD



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: July 27, 2020
SUBJECT: Ince, Linda.
403 Georgia Rd
Block: 96, Lot: 47.01
Variance #017-20



We have reviewed the above referenced site plan. The Board of Health has no objection to the proposed project. However, the potable well is located in the area of disturbance. We advise that you take precautions to protect the well head from being damaged during construction.

P-4

EXHIBIT LIST

**Preliminary and Final Major Site Plan # 825-1-19 and
Variance Application # 013-19
Freehold Car Connection Inc – DBA Raceway Kia of Freehold
Block 67 Lot 5 – 4044 Route 9**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 a. Application for Minor Site Plan
b. Application for Variance, Variance Petition Attachment & Kia Dealer Identification Program Policy and Kia Motors Trademark
- A-2 a. Minor Site Plan Checklist – Part A Submission Documents
b. Minor Site Plan Checklist – Part B Plat / Map Requirements
c. Waiver Request Letter
d. Affidavit of Completeness
- A-3 Project Description
- A-4 Consent of Owner/Consent to Inspect/Disclosure Statements
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Monmouth County Planning Board Letter, dated 5/28/2019
- A-8 Operations & Maintenance Manual for Stormwater Management Facilities, prepared by Stout & Caldwell Engineers, LLC, dated 9/20/2019
- A-9 Minor Site Plan & Sign Inventory Plan (2 sheets), prepared by Stout & Caldwell Engineers, LLC., dated 3/10/2020
- A-10 Architectural Plan, prepared by Warren Beltz, Architect, dated 3/5/2020
- A-11 Sign Applications (4) for Wall Signs, received 5/13/2019 & Colored Plan (6 sheets), received 12/5/2019
- A-12 Sign Applications (2) for Ground Signs, received 5/13/2019 & Colored Plan (5 sheets), prepared by Pattison Sign Group, received 12/5/2019
- A-13 Historical Resolutions - SP# 825-10 – Prelim. & Final Major SP Resolution, dated 11/16/2011
- A-14 Proof of Service pkg

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness dated 6/27/2019
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 3/18/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 4/15/2020
- P-4 Memorandum from Nicholas Netta, Netta Architects, dated 4/20/2020
- P-5 Memorandum from Tom Moskal, Environmental Commission, dated 12/12/2019

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

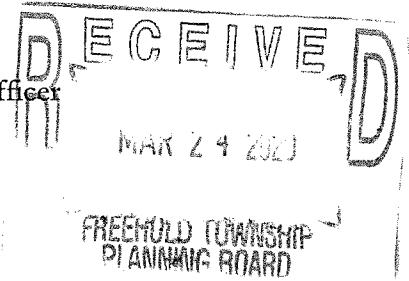
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 18, 2020

RE: Freehold Car Connection INC – DBA Raceway KIA of Freehold (Applicant)
AC Realty (Owner)
Block 67, Lot 5 – 4044 Route 9
Minor Site Plan # 825-1-19 and Variance # 013-19
REVIEW #4



This review refers to the following:

- Minor Site Plan and Sign Inventory Plan, Block 67, Lot 5, Township of Freehold, Monmouth County, New Jersey, two (2) sheets, dated May 2, 2019, last revised March 2, 2020, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Mark E. Malinowski, PE.
- Architectural Façade Improvements Plan, Freehold Kia, 4044 Route 9 South, Freehold, N.J., 07728, one (1) sheet (A-4), dated October 23, 2018, last revised March 5, 2020, prepared by Warren Beltz Architect, signed and sealed by Stephen W. Beltz, R.A.
- Operations and Maintenance Manual for Stormwater Management Facilities at Raceway Kia, Lot 5 of Block 67, Freehold Township, Monmouth County, New Jersey, dated September 20, 2019, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Mark E. Malinowski, PE.
- Color Wall Signs Plan Package, KIA, 4044 Rt. 9, Freehold, NJ 07728, six (6) sheets, dated December 12, 2016, last revised December 2, 2019, prepared by Pattison Sign Group, unsigned.
- Color Ground Signs Plan Package, KIA, 4044 Rt. 9, Freehold, NJ 07728, five (5) sheets, dated December 12, 2016, last revised December 2, 2019, prepared by Pattison Sign Group, unsigned.
- Color Rendering, Raceway Kia, undated, unsigned.
- Project Description, Raceway Kia of Freehold, 4044 NJSH U.S. Route 9, Freehold, New Jersey, dated November 18, 2019, unsigned.
- Kia Dealer Identification Program Policy and Kia Motors Trademark Letter, Raceway Kia of Freehold, dated November 25, 2019, prepared by Kia Motors America, signed by Cathy McCann, National Manager, Retail Brand Representation.
- Variance Petition Attachment, Freehold Car Connection, Inc., undated, unsigned.



To: Planning Board
Re.: Raceway Kia of Freehold
Block 67, Lot 5 – 4044 Route 9
Site Plan # 825-1-19 and Variance # 013-19
REVIEW #4

March 18, 2020

- Waiver Request for Minor Site Plan #825-1-19, Freehold Car Connection Inc., DBA Raceway Kia of Freehold, 4044 NJSH Route 9, Block 67, Lot 5, dated November 18, 2019, prepared by Stout & Caldwell Engineers, LLC, signed by Mark E. Malinowski, PE.

Executive Summary

The applicant is seeking minor site plan approval for façade improvements, installation of new signage, lighting and landscaping modifications, and a 502 square foot (sf) auto display area at the existing KIA dealership located on US Route 9. The dealership was originally approved in 2010 when the applicant converted a pre-existing brick building used as a coin depository by Verizon into a KIA automobile dealership. There are no building expansions or other site improvements proposed as part of the current application.

Details of the proposed improvements are as follows:

- Façade - The proposed façade improvement includes the installation of an exterior insulation and finish system (EIFS) over the existing brick facade.
- Signage - The proposed signage upgrade are similar in size and color to the existing signs and include the following:
 - Removal, replacement and relocation of the KIA pylon sign.
 - Removal of two (2) ground signs (entrance and exit) and replacement with one (1) entrance ground sign.
 - Removal of the existing “Freehold” wall mounted sign on the south side of the front facade and installation of a new “Raceway” wall mounted sign on the north side of the front façade.
 - Removal and replacement of two (2) KIA logo signs on the front and north side façades.
 - Removal and replacement of one (1) “Service” wall mounted sign on the north side facade.
- Display Area - The intention of the proposed 502 sf auto display area at the front of the building is to improve the display of product for the public traveling on US Route 9.
- Lighting - The proposed lighting improvement includes the removal of five (5) parking lot lights and installation of twelve (12) new parking lot lights, seven (7) new pathway lights, four (4) new sconce wall mounted lights at the front and side of the building, and six (6) micro-flood lights at the proposed vehicle display area for the purpose of addressing the site’s illumination levels for the safety of employees and customers and to better illuminate the dealership’s inventory.

The subject property is located in the CMX-3A Zone and contains several pre-existing non-conformities related to lot size, lot depth, building coverage, floor area ratio, setbacks, and buffer zones. These pre-existing non-conformities were approved under the original site plan application in 2010. Additional variances requested include architectural variances for façade improvements, signage colors, and impervious coverage (maximum permissible coverage is 65%; 64.6% exists and 65.5 % is proposed). The operations at the site will remain the same with approximately 41 employees. Automobile sales hours of operation are from 9:00 AM – 9:00 PM Monday through Thursday, 9:00 AM – 8:00 PM Friday, and 9:00 AM – 6:00 PM on Saturday. Automobile Service hours are 8:00 AM – 7:00 PM Monday through Friday and 8:00 AM – 3:00 PM on Saturday.



To: Planning Board
Re.: Raceway Kia of Freehold
Block 67, Lot 5 – 4044 Route 9
Site Plan # 825-1-19 and Variance # 013-19
REVIEW #4

March 18, 2020

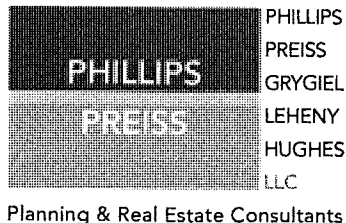
The following comments are provided:

1. It should be noted that the applicant recently began façade improvements without obtaining proper approval from the Freehold Township Planning Board. As a result, the Township Zoning Officer stopped work on the site. The applicant is now applying for variance relief and approvals for the façade work in addition to the signage upgrades, lighting and inventory display area. To date, all of the existing brick façade has been covered with EIFS.
2. It should also be noted that the original approved site plan required a masonry pedestal and stanchions surrounding the KIA pylon sign. It is apparent that the masonry was never constructed. The applicant is now requesting a waiver from this requirement and is requesting approval to install the KIA sign currently proposed.
3. This office has no objections to the requested variance for exceeding the maximum allowable impervious coverage, as the proposed increase is de minimis.
4. An existing temporary storage trailer exists at the site. The applicant is requesting relief to temporarily maintain the trailer on site and remove upon completion of construction. The applicant shall provide testimony in this regard.

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

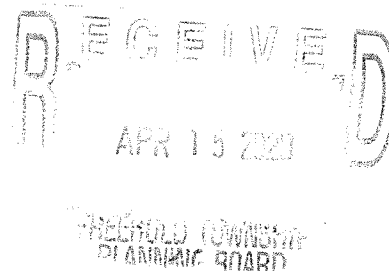
TIMOTHY P. WHITE
Township Engineer

TPW/mb



April 15, 2020

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



RE: **Minor Site Plan #825-1-19**
Variance #013-19
Planner's Review Letter #4
Freehold Car Connection, Inc. DBA Raceway Kia of Freehold
4044 Route 9 South
Block 67, Lot 5
CMX-3A Corporate Multi-Use District

Dear Chairman and Members of the Board:

The applicant has submitted revised materials in support of the above-referenced development application. For additional information, please see our previous letters, dated 6/19/2019, 10/17/2019, and 1/15/2020. At this time, we have reviewed the following documents:

- Minor Site Plan and Sign Inventory Plan, consisting of 2 sheets, prepared by Mark E. Malinowski, PE, of Stout & Caldwell Engineers LLC, dated 5/2/2019 and revised through 3/2/2020
- Floor Plans and Elevations for Freehold Kia, prepared by Warren Beltz, Architect, dated 10/23/2018 and revised through 3/5/2020

Project Description

The applicant is seeking minor site plan approval as part of a plan to renovate the façade, signage and site conditions for the existing Kia auto dealership located on the subject property. The proposed improvements include new façade and freestanding signage, new façade materials, new lighting, and a front yard auto display area. No changes to the building footprint are proposed.

The subject property measures 1.5 acres and is triangular in shape with ±306 feet of frontage on Route 9 South. The site is developed with a 10,963-square foot single-story masonry building that is located near the southeastern corner of the property. The remainder of the site is utilized for parking, storage, and display of vehicles. A tributary of Wemrock Brook is located to the north of the site. Irwin Mazda/Lincoln's service center is located to the south. Wooded areas are located to the west of the site. Other surrounding uses are generally commercial in nature, inclusive of several car dealerships, as well as several tracts of farmland along Route 9 in the vicinity of the subject property.

The applicant is proposing to add pavers to an existing grass area located between the front entrance and Route 9 that would serve as a display area for 2 vehicles. This area would measure 502 square feet and would be set back ± 4 feet from the front yard property line along Route 9 at its closest point. Various site improvements are proposed within the existing parking area, including repairs to sidewalks, pavements, and driveway aprons. New site landscaping is proposed within the vehicle display area, to include flowering and evergreen shrubs and a Japanese Maple tree. Additional landscaped areas are proposed along the base of the building, where existing boxwoods shrubs would be transplanted and supplemented with new juniper plantings. Additional landscaping to consist of decorative grasses and shrubs is proposed between the northerly vehicle display area and Route 9 and at the bases of freestanding and directional signs.

New lighting is proposed to be installed throughout the parking area and on the building façade. A total of 12 pole-mounted lighting fixtures are proposed within the parking area, of which 7 are proposed to be industrial-style fixtures mounted at 25 feet within the rear parking area and 5 are proposed as decorative 18-foot fixtures adjacent to Route 9. Six (6) decorative 29-inch high fixtures are proposed to illuminate the front walkway. Two new decorative LED lights are proposed on either side of the front entrance. Existing wall-mounted lighting fixtures are proposed to remain along the side and rear building facades. All existing parking area lighting is proposed to be removed.

The revised building elevations submitted by the applicant indicate that all building facades are to be clad in EIFS panels of varying sizes in "China White" and "Silver Gray" colors. At present, basic façade work has been completed by the applicant. The applicant is now proposing to install a new decorative cornice line, and decorative EIFS panels near entry doors and corners to serve as vertical design elements.

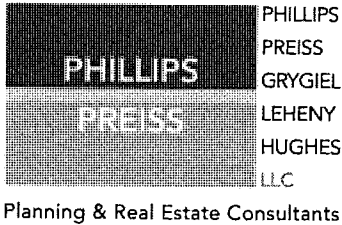
Signage

Existing wall signage on the site is proposed to be removed and replaced with new signs that are substantially similar in appearance and size but have been updated to reflect new corporate and dealership branding. An existing pylon sign is proposed to be removed and replaced with a new pylon sign in a slightly different location.

Building Signage

East (Route 9) Elevation (50.99 square feet total)

- "KIA" oval logo to measure 8 feet, 7 $\frac{3}{4}$ inches wide by ± 4 feet, 4 inches high
 - 37.37 square feet
 - Red vinyl on white acrylic face
 - LED-illuminated channel letters mounted on white background
 - Replacing a slightly larger similar sign above front entrance, which was recently removed.
- "Raceway" to measure ± 9 feet, 1 inch wide by 18 inches high



- 13.62 square feet
- Red vinyl on white acrylic face
- LED-illuminated channel letters
- To be located near northerly building wall; larger (22 s.f.) existing “Freehold” sign located nearly southerly building wall to be removed

North Elevation (27.33 square feet total)

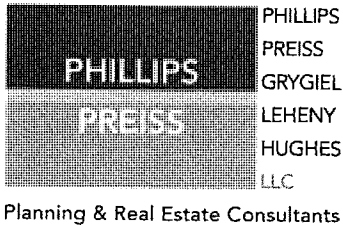
- “KIA” oval logo to measure 6 feet, 8 inches wide by ±3 feet, 4 inches high
 - 22.22 square feet
 - Red vinyl on white acrylic face
 - LED-illuminated channel letters mounted on white background
 - Replacing a slightly larger similar sign above main side entrance, which was recently removed.
- “Service” to measure ±5 feet, 1 inch wide by 12 inches high
 - 5.11 square feet
 - Red vinyl on white acrylic face
 - Internally illuminated channel letters
 - Replacing a larger existing “Service” sign above service garage entrance.

Freestanding Signage

- Existing pylon sign to be removed and replaced
 - “KIA” oval logo to match building signs to be mounted on new pole
 - 8 feet, 7 ¾ inches wide by ±4 feet, 4 inches high (37.37 square feet)
 - LED-illuminated channel fixture
 - Red text on white background; pole to be clad with “metallic silver” aluminum column
 - 19 feet, 1 ½ inches high; set back 25 feet from Route 9
 - Existing sign measures 20 feet high and has similar cladding
- Two existing directional signs to be removed and replaced with one sign
 - One double-sided directional sign proposed
 - “Entrance,” “Sales,” and “Service” red text with arrows
 - Aluminum cabinet painted “Metallic Silver”
 - 4 feet wide by 1 foot, 9 inches high (7 square feet); total height of 3 feet
 - To be located on the south side of entrance driveway

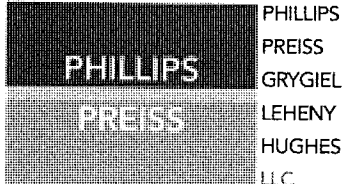
Zoning Compliance & Planning Comments

1. Per Section 190-146B(9), new car dealers are a permitted use in the CMX-3/A zone. No changes to the existing use are proposed.
2. The dealership was initially approved in 2010 as a reuse of an existing building on the property that was formerly utilized by Verizon. As such, the Planning Board recognized a number of preexisting nonconforming conditions as related to lot



area, lot depth, front yard setback, side yard setback, and buffer requirements. No changes are proposed to these conditions at this time.

3. The applicant received variance approval in 2010 to permit 64.7% impervious coverage where 60% was the maximum permitted. Schedule C has since been amended to permit up to 65% impervious coverage. The proposed paved area to be utilized for automobile display will slightly increase the impervious coverage on the site to 65.4%. As such, bulk "c" variance relief is technically required. The applicant should provide testimony as to the proposed use and function of the display area and how the proposed increase in impervious coverage will be managed.
4. The applicant is seeking approval to re-clad all facades in white and gray EIFS panels, where the building was previously brick with stone trim. Some of this work has been completed by the applicant as of the date of this report. However, per Section 190-114A, all commercial buildings in the Township shall be designed so that "such treatment is consistent with traditional architectural styles." As such, bulk "c" variance relief is required to permit the façade renovations. Testimony should be provided in support of this variance. We note that the applicant has worked with the Township to revise the architectural elevations to include additional decorative building features and is now proposing to enhance base plantings along the building's front wall. We defer to the Planning Board Architect for further comment on this matter.
5. The applicant should provide testimony as to the proposed colors to be utilized for each of the proposed signs, specifically as to the relationship of the proposed colors with the Township's color palette as set forth in Section 190-1760. The applicant has indicated that one or more colors (e.g. red and silver) are proposed that are not in accordance with the palette. If so, bulk "c" variance relief is required. We note that the applicant has submitted documentation from Kia Motors America indicating the required branding and signage standards for dealerships. Further, it should be noted that the proposed signage would be replacing substantially similar signs and the site is located along a commercial corridor with a number of existing commercially branded signs.
6. The applicant has requested a waiver from providing a masonry pedestal and stanchions for the pylon sign, which was required at the time of 2010 approval but was never constructed. However, the existing pylon sign is proposed to be removed. The new sign is proposed to be located approximately 5 feet further from the front yard property line, for a 25-foot setback. The applicant has proposed to plant four (4) dogwood shrubs at the base of the sign.
7. 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



Planning & Real Estate Consultants

the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

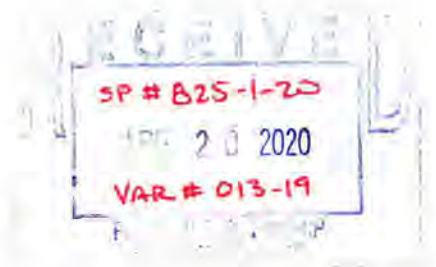
We trust that the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

J19204



April 20, 2020

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

**RE: Architectural Review:
Minor Site Plan with Variance #825-1-19 & Variance #013-19
Freehold Car Connection INC-DBA Raceway KIA of Freehold
AC Realty
Block 67, Lot 5 – 4044 Route 9
Freehold, New Jersey
Review #4**

Dear Mrs. Donna Butch:

Pursuant to our recent meeting, on February 18th, 2020 and subsequent to your request, we are pleased to submit our amended architectural review of the project referenced above. Netta Architects has reviewed the following updated documentation;

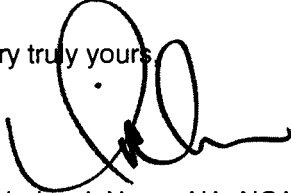
- Site Plan by Stout & Caldwell Engineers dated 03/02/20
- Architectural Elevations prepared by Warren Beltz Architects dated 03/05/20

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

1. The proposed exterior signage renovations appear to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XVII Section 179 of the township ordinance. We defer to further review by the sign review committee.
2. The proposed light fixtures appear to enhance the buildings design. No further action is required.
3. The proposed façade renovations appear to conform to the township ordinance's Section (G) & Section (H) in regards to renovations, materials, color, and texture. The Applicant has retained existing Architectural details while proposing new materials that are compatible with traditional architectural design. No further action is required.

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

Very truly yours,

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

Nicholas J. Netta, AIA, NCARB
Principal



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

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

Project Name – Minor Site Plan with Variance # 825-19 and Variance # 013-19 Freehold
Car Connection INC – DBA Raceway KIA of Freehold, AC Realty Block 67 Lot 5 - 4044 Route 9.

The December 9, 2019 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. Board members present: William Lombardi, Brian Dougherty, Steve Leone, Anthony Ammiano, and Tom Moskal.

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

Upon review the Commission has the following concerns;

1. Light spillage to adjacent properties
2. The shoe box fixtures do not comply with Township ordinances for light fixtures exceeding 25' in height.

The Commission has no other comments or concerns.

The meeting was adjourned at 7:55 pm.

Tom Moskal
Chairman

EXHIBIT LIST

**Preliminary and Final Major Site Plan # 908-20 and
Variance Application # 014-20
Mediplex Holdings, LLC
Block 85.36 Lot 8 & 9 – 670 West Main St**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Application for Preliminary Approval Major Site Plan
 - b. Application for Final Approval Major Site Plan
 - c. Application for Variance
- A-2
 - a. Minor Site Plan Checklist – Part A Submission Documents
 - b. Minor Site Plan Checklist – Part B Plat / Map Requirements
 - c. Submission Waiver Request
 - d. Affidavit of Completeness
- A-3 Project Description
- A-4 Consent of Owner/Consent to Inspect/Disclosure Statements
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Monmouth County Planning Board and Site Plan Appl. Form
- A-8 Freehold Soil Conservation District, Application for Soil Erosion & Sediment Control
- A-9 Environmental Services, Tree Survey Results, prepared by Amy Jones, Sr. Biologist/Project Mgr. with DuBois & Associates, dated 12/11/2019
- A-10 Environmental Impact Report, prepared by Gary Chiang, PE with Geller Sive & Co., dated 6/1/2020
- A-11 Traffic Engineering & Parking Elevation, prepared by Lee D Klein, PE of Klein Traffic Consulting, dated 12/18/2019
- A-12
 - a. Potable Water Calculations, prepared by Gary Chiang, PE with Geller Sive & Co., dated 6/1/2020
 - b. Sanitary Sewer Calculations, prepared by Gary Chiang, PE with Geller Sive & Co., dated 6/1/2020
- A-13
 - a. Stormwater Management Report, prepared by Gary Chiang, PE with Geller Sive & Co., dated 6/1/2020
 - b. Preliminary and Final Major Site Plan, Pre Development Drainage Areas Map (2 sheets), prepared by Robert Sive, Geller Sive & Co., dated 6/1/2020
- A-14 Boundary Survey w/ Topography, prepared by DPK Consulting, dated 2/27/2019
- A-15 Preliminary and Final Major Site Plan (14 sheets), prepared by Robert Sive, Geller Sive & Co., dated 6/10/2020
- A-16 Certification of Square Footage for proposed buildings, prepared by Robert W. Adler & Associates, PA Architects, dated 6/15/2020

- A-17 Architectural Plan (5 sheets), prepared by Robert W. Adler & Associates, PA Architects, revised 4/23/2020
- A-18 Colored Photos (4) of Proposed Building
- A-19
 - a. Sign Application, dated 6/25/20
 - b. Sign Plan, prepared by Robert W. Adler & Associates, PA Architects, dated 6/17/2020
- A-20 Proof of Service pkg

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness dated 6/29/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 7/23/2020
- P-3 Memorandum from Kyle Smith, Mott MacDonald, dated 7/22/2020
- P-4 Memorandum from Dennis Dayback, T & M Associates, dated 7/23/2020
- P-5 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 7/29/2020
- P-6 Memorandum from Nicholas Netta, Netta Architects, dated 7/22/2020
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 7/22/2020
- P-8 Memorandum from Margaret B. Jahn, Township Health Officer, dated 7/27/2020
- P-9 Memorandum from Shaun Reilly, Township Fire Official, dated 7/8/2020
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 7/13/2020
- P-11 Memorandum from Scott Higgins, Township Public Works Superintendent, dated 7/23/2020
- P-12 Memorandum from Michael D. Imbriaco, Township Tax Assessor, dated 7/8/2020

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

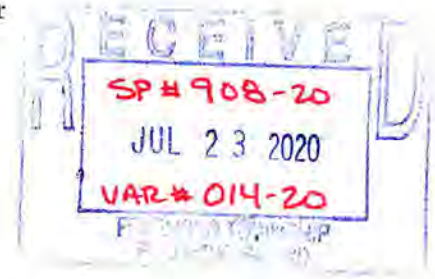
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: July 23, 2020

RE: Mediplex Holdings, LLC
Block 85.36, Lots 8 and 9
670 West Main Street
Preliminary and Final Major Site Plan Application #908-20
Variance Application (Var.# 014-20)



- Freehold Mediplex, Preliminary and Final Major Site Plan, Tax Lots 8 & 9, Block 85.36, Freehold Township, Monmouth County, New Jersey, fourteen (14) sheets, dated June 1, 2020, revised June 10, 2020, prepared by Geller Sive & Company, signed and sealed by Robert D. Sive, P.E.
- Boundary Survey w/ Topography, Tax Lots 8 & 9, Block 35.36, 670 West Main Street, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated February 27, 2019, prepared by DPK Consulting, signed and sealed by Jonathan A. Stuhl, P.L.S.
- Architectural Plans, Mediplex Holdings, Proposed Two-Story Medical Buildings, 670 West Main Street, Freehold, NJ, Block: 85.36, Lots: 8, 9, five (5) sheets, last revised April 23, 2020, prepared by Robert W. Adler Architects & Associates, PA, signed and sealed by Robert W. Adler, Jr., R.A.
- Certification of Floor Area, RE: Freehold Mediplex, SP# 908-20 & Var.# 014-20, 670 West Main Street, Freehold, NJ, dated June 15, 2020, prepared by Robert W. Adler Architects & Associates, PA, signed and sealed by Robert W. Adler, Jr., R.A.
- Project Description, Proposed Freehold Mediplex, Mediplex Holdings, LLC, Block 85.36, Lots 8 & 9, Township of Freehold, undated, unsigned.
- Colored Building Renderings, Mediplex 670, four (4) sheets, undated, unsigned.
- Signage Plan, Proposed Two-Story Medical Building for Mediplex Holdings, 670 West Main Street, Freehold, NJ, one (1) sheet, dated June 17, 2020, prepared by Robert W. Adler Architects & Associates, PA, unsigned.
- Submission Waiver Requests, Mediplex Holdings, LLC, Block 85.36; Tax Lots 8 & 9, Preliminary & Final Major Site Plan, Freehold Township, Monmouth County, New Jersey, undated, unsigned.



To: Planning Board
Re: Mediplex Holdings LLC
Block 85.36, Lots 8 and 9
Preliminary and Final Major Site Plan #908-20
Variance #014-20

July 23, 2020

- Stormwater Management Report for Preliminary & Final Major Site Plan, Block 85.36, Tax Lots 8 & 9, Township of Freehold, Monmouth County, New Jersey, dated June 1, 2020, prepared by Geller Sive & Co., signed and sealed by Gary Chiang, P.E.
- Sanitary Sewer Calculations for Block 85.36, Tax Lots 8 & 9, Freehold Township, Monmouth County, New Jersey, dated June 1, 2020, prepared by Geller Sive & Co., signed and sealed by Gary Chiang, P.E.
- Potable Water Calculations for Block 85.36, Tax Lots 8 & 9, Freehold Township, Monmouth County, New Jersey, dated June 1, 2020, prepared by Geller Sive & Co., signed and sealed by Gary Chiang, P.E.
- Professional Traffic Engineering and Parking Evaluation, Proposed 10,000 Square Foot Medical Office Building, 670 West Main Street (CR 537), Freehold, Monmouth County, NJ, dated December 18, 2019, prepared by Klein Traffic Consulting, LLC, signed and sealed by Lee D. Klein, P.E., PTOE.
- Environmental Impact Report for Preliminary & Final Major Site Plan, Block 85.36, Tax Lots 8 & 9, Township of Freehold, Monmouth County, New Jersey, dated June 1, 2020, prepared by Geller Sive & Company, signed and sealed by Gary Chiang, P.E.
- Environmental Services Tree Survey Results Letter, West Main Street Property, Block 85.36, Lots 8 and 9, Freehold Township, Monmouth County, New Jersey, dated December 11, 2019, prepared by DuBois and Associates, signed by Amy Jones.

Executive Summary

The applicant is seeking preliminary and final major site plan approval for the construction of a new 10,072 square foot (sf) two (2) story medical office building with associated site improvements. The first floor of the office building will be 5,112 sf and the second floor will be 4,960 sf. The existing single-family residential dwelling and associated residential site improvements on the subject lot(s) will be demolished. Proposed site improvements include a paved driveway and parking lot with 42 parking spaces, sidewalk, an infiltration basin with associated stormwater infrastructure, water and sanitary sewer services, retaining walls, a refuse enclosure, site lighting and landscaping. Proposed access will be provided via a full movement driveway on Monmouth County Route 537.

The subject lot(s) are approximately 1.16 acres and located within the Professional Office – 2 Acres (P-1) Zone. At this time, no new variances are being requested, however the lot contains several pre-existing non-conformities including but not limited to lot size, lot width and lot depth. This office defers to the Township Planner related to any and all variances required as part of this application.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.



To: Planning Board
Re: Mediplex Holdings LLC
Block 85.36, Lots 8 and 9
Preliminary and Final Major Site Plan #908-20
Variance #014-20

July 23, 2020

2. The title of site plan sheet 2 shall be revised to Existing Conditions and Demolition Plan. Provide notes, callouts, etc. describing the demolition of all existing site improvements including but not limited to structures and utilities (wells, septic systems, gas and electric services, etc).
3. Plans shall clearly describe any existing wells on the property. Plans shall also indicate any existing wells to be abandoned in accordance with the requirements of NJDEP and the Freehold Township Health Department.
4. The existing sanitary sewer service for the residential structure is unclear. Plans shall be revised to describe the location of the sanitary sewer utilities and/septic system if present.
5. Applicant should be required to consolidate Lots 8 and 9 into one lot. The consolidated lot number shall be assigned by the Freehold Township Tax Assessor. Provide a deed of consolidation with an associated metes and bounds description for review by this office and the Township Attorney's office.
6. Provide a deed of easement and metes and bounds descriptions for the proposed 20-ft wide private utility easement for review by this office and the Planning Board Attorney.
7. The P-1 Zone requires a 30-foot-wide landscape buffer around the perimeter of the site as well as a 40-foot-wide scenic corridor buffer fronting the property. Describe the buffers on the plans and update the zoning table with any required variances described. Provide a scenic corridor and landscape buffer easement to be dedicated to the Township with an associated deed of easement and metes and bounds description for review and approval by this office and the Township Attorney's Office.
8. Revise plans to provide additional and/or supplemental landscaping within the limits of the scenic corridor and landscape buffer easement.
9. Revise site plan to describe dimensions of proposed sidewalk and concrete walkways.
10. The proposed driveway access on West Main Street (Co. Route 537) falls under the jurisdiction of Monmouth County. At a minimum this office recommends that the propose driveway be limited to full access in and right-out only. Ultimately, the applicant must obtain approval from the Monmouth County Planning Board.
11. Applicant shall provide testimony to describe the type of proposed medical offices within the facility. If any portion of the proposed facility will be used for rehabilitation and/or physical therapy the applicant shall provide sufficient ADA parking spaces to satisfy the requirements of Chapter 11 (accessibility) Section 1106 of the New Jersey International Building Code. This section of the building code requires at least 20%, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities to be accessible. Provide associated ADA parking calculations on the plans and update proposed spaces as necessary.
12. Subject to and following Planning Board approval, provide an operations and maintenance manual for the proposed stormwater management facility and associated infrastructure. The manual shall be prepared in accordance with NJDEP guidance for stormwater maintenance and inspection which can be found here: https://www.nj.gov/dep/stormwater/maintenance_guidance.htm.



To: Planning Board
Re: Mediplex Holdings LLC
Block 85.36, Lots 8 and 9
Preliminary and Final Major Site Plan #908-20
Variance #014-20

July 23, 2020

13. Provide a cross section and a profile of the proposed infiltration basin including but not limited to the basin bottom elevation, proposed bottom material (i.e. k5 sand), retaining walls, associated wall elevations, pipe inverts, and outlet control structure with associated elevations, etc.
14. The test pits performed within the limits of the proposed infiltration basin indicate a varying layer of clay/clayey material within the vicinity of the bottom of basin elevation. There is a concern that the infiltration basin will not function properly. It is recommended that the applicant provide further soil investigations and permeability testing at the bottom of basin to ensure adequate infiltration will be achieved.
15. Revise lighting plan and associated details to provide lighting fixtures that are colonial or traditional in style.
16. The applicant has identified approximately thirty-three (33) trees at and around the subject property. Of those trees, seven (7) trees meet the definition of a heritage tree pursuant to Freehold Township Standards. The applicant is proposing to remove a total of 20 trees including three (3) heritage trees. As such, the applicant shall be required to obtain approval from the Shade Tree Commission in accordance with T.O. Section 336-10.
17. In addition to the tree removal table provided, revise the tree save/tree clear plan to show the existing trees as "to remain" or "to be removed" on the plan.
18. Should the construction of the site require the import or export of fill in excess of 100 c.y., a soil removal/fill permit must be obtained from the Planning Board. The applicant shall provide testimony in this regard.
19. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board Approval.
20. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



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



Our Reference
375713-020

Freehold Mediplex
Block 85.36, Lots 8 & 9, West Main Street (Route 537)
Site Plan No. 908-20, Variance No. 014-20
Sanitary Sewer and Water Main System Review #1

July 22, 2020

3 Paragon Way
Freehold NJ 07728

Dear Ms. Butch:

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

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans, entitled "Freehold Mediplex Preliminary & Final Major Site Plan, Tax Lots 8 & 9, Block 85.36, Freehold Township, Monmouth County, New Jersey", dated June 1, 2020, with a last revision date of June 10, 2020, as prepared by Geller Sive & Company, for Mediplex Holdings, LLC (the Applicant).

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

- A set of plans listed above;
- A five (5) sheet set of architectural plans prepared by Robert W. Adler & Associates Architects, with a last revision date of April 23, 2020;
- A Township of Freehold Revised Application for Preliminary Approval Major Site Plan, dated June 4, 2020;
- A Township of Freehold Application for Preliminary Approval Major Site Plan, dated June 4, 2020;
- A Township of Freehold Application for Variance, dated June 4, 2020;
- A Township of Freehold Major Site Plan Checklist – Part A Submission Documents, dated June 3, 2020;
- A Township of Freehold Major Site Plan Checklist – Part B Plan/Map Requirements, dated June 3, 2020;
- A Project Description letter, dated as received by the Township on June 25, 2020;
- A Submission Waiver Request letter, dated as received by the Township on June 25, 2020;
- A copy of the Application for Soil Erosion and Sediment Control Plan Certification, dated as received by the Township on June 4, 2020;
- A Boundary Survey W/ Topography Sheet, prepared by DPK Consulting LLC, dated as received by the Township on June 25, 2020 and
- Four (4) sheets with building renderings, undated.

Executive Summary

The site is located on the south side of West Main Street (County Route 537), between Redwood Lane and Iron Bridge Road. The Applicant is proposing to construct a 10,072 Square Foot (SF), two story office building on the lots. The site currently has a single-family home on Lot 9 with a detached garage. Lot 8 is currently partially cleared with a fence enclosure on the property.

The Applicant is proposing to demolish the existing structures on the property and construct a two-story office building on the lots. The Applicant will be providing access to the site via an access drive from West Main Street. The Applicant is also proposing to construct a parking area, storm water management system, curbs and sidewalks for the building. Sanitary sewer service will be provided to the building by constructing a sanitary sewer lateral from the existing sanitary sewer main in West Main Street to the site. Water service will be provided to the building by connecting to the existing water main along the frontage of the site.

Since the Applicant has not provided a sanitary sewer report for the project, we have estimated that the projected sanitary sewer flow for the project will be approximately 1,007 gallons per day (GPD) based upon the New Jersey Department of Environmental Protection (NJDEP) standards. This project does not appear to require NJDEP Treatment Works Approval but will require approval from the Manasquan River Regional Sewerage Authority (MRRSA).

Since the Applicant has not provided a projected water demand report for the site, we have estimated the proposed water demand to be approximately 1,259 GPD based on NJDEP standards. The project should not require a Safe Drinking Water Permit from Bureau of Water Systems Engineering (BWSE) and the Township should have sufficient water allocation to support this project.

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

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

Accordingly, we have estimated the cost share for this project for the future upgrade of the existing collection system based on the percentage of flow this project would contribute to the total flow of this sewer. This project's estimated flow total of 1,007 GPD would comprise approximately 0.080% of the total flow in this interceptor, and we estimate that the fair share cost for needed future upgrades for the upper and lower sections would be approximately \$362 and \$350, respectively, or \$712 for both sections. The estimated flows for this project will need to be confirmed in the Engineer's report before this determination can be finalized.

Sanitary Sewer Review:

There are several issues pertaining to the proposed sanitary sewer system that should be addressed prior to approval of the plans for the project:

1. The Applicant should provide a signed and sealed sanitary sewer report for the project with the projected sanitary sewer flows based upon NJDEP Treatment Works guidelines (N.J.A.C. 7:14A-23.3).
2. The lateral connection to the main shall be 6-inch diameter and the piping shall be 6-inch diameter up to the first cleanout, at which point it can be reduced in size as needed.
3. All sanitary sewer pipe shall be gasketed SDR-35 PVC.
4. Final approval should be contingent upon approval from the MRRSA, Monmouth County Highway Department, and the Township Plumbing Code Official.

Water System Review:

There are no issues with the proposed water service for the proposed project, but the following should be noted:

1. The Applicant should provide a signed and sealed water system report with the projected water demands for the project based upon Safe Drinking Water guidelines (N.J.A.C. 7:10-12.6). The water demand report should include fire flow demand needed for the building.
2. No new fire hydrants are proposed for the project. The Township's Fire Subcode Official shall review plans and determine if any new hydrants will be required, and if so, locations of the hydrants.
3. Final approval will be contingent upon approval from the Township Plumbing Code Official and Fire Subcode Official.

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

Very truly yours,

Mott MacDonald, Inc.



Kyle Smith, PE, CME
Senior Associate
T +1 (732) 780 6565
kyle.smith@mottmac.com

cc: Peter R. Valesi, Township Administrator
Timothy P. White, PE, Township Engineer
Timothy Keune, Supt. Water & Sewer Utility
Todd Brown, Planning Department
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-020 (Freehold Mediplex)



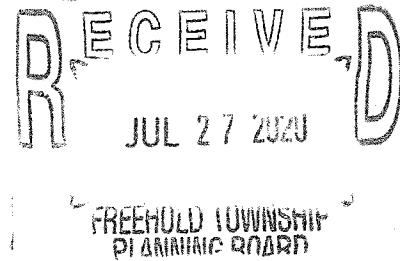
YOUR GOALS. OUR MISSION.

FRTW-R4050

July 23, 2020

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

Re: Mediplex Holding, LLC
Block 85.36, Lots 8 & 9
SP# 908-20
Drainage and Landscape Review



Dear Ms. Butch:

We have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by Geller Sive & Company, plans dated June 1, 2020, latest revision June 10, 2020; Stormwater Management Report dated, June 1, 2020.

The existing site, consisting of 1.16 acres, is located along the southerly side of West Main Street, across from the entrance to the CentraState Medical Complex. The site contains a one-story dwelling, detached garage, detached shed, paved apron, gravel driveway, concrete walkway and trees/vegetation. As currently developed, the site drains overland, towards the southeasterly corner of the property. The site is bounded by a dental art building along the westerly property line and a vacant parcel that has an existing stormwater management system along the easterly and southerly property lines.

The applicant is proposing to demolish the existing structures on site and construct a 10,072 square foot medical office building with associated parking, walkways, lighting, landscaping and stormwater management facilities. The proposed stormwater management system will consist of underground stormwater collection system that will connect to an above ground Stormwater management facility. The proposed stormwater facility will have positive outflow to the existing stormwater management system located on the adjacent site (Lot 7).

I have the following comments and concerns with the proposed drainage facilities:

1. Since the proposed plan disturbs more than 1 acre of land and increased impervious coverage by more than 0.25 acres, the project meets the definition of a "major development" as defined by N.J.A.C. 7:8 and Township Ordinance and is subject to Stormwater Management Requirements as it relates to quantity and quality. The applicant's calculations must demonstrate that proposed Stormwater Management Plan meets the current Stormwater Management Requirements at it relates to water quality and reduction of downstream peak flows.
2. The applicant shall complete the "NJPDES Tier A MS4 – Attachment D – Major Development Stormwater Summary" sheet and submit to the Township Engineer for their records.
3. The applicant shall provide a groundwater mounding analysis in accordance with the NJBMP Manual.

P-4



**Re: Mediplex Holding, LLC
Block 85.36, Lots 8 & 9
SP# 908-20
Drainage and Landscape Review**

4. The stormwater management report shall be revised to include the NJDEP approval letter for the proposed water quality structure.
5. The proposed stormwater basin will discharge into an existing drainage system located on the adjacent Lot 7. Although the site presently drains overland to this system, the proposed plan is to pipe the outflow from the stormwater basin to an existing inlet located approximately 50 feet into the adjacent lot. The plan indicates an easement will be obtained from the adjacent property owner. The applicant may need an agreement in place for discharging runoff into the downstream drainage system. I defer to the Board Attorney.
6. The proposed subsurface stormwater collection system consists of a double B inlet located in the southwest corner of the proposed parking lot connect to a B inlet located in the southeast corner of the proposed parking lot. The entire impervious area drains to the southerly portion of the site via sheet and gutter flow to be collected by these two drainage structures. I'm concerned with the volume of water tributary to the two inlets. I suggest additional B inlets be installed to reduce the amount of surface flow to the proposed system.
7. A detail shall be provided showing how the proposed flared end section and outlet control structure will be incorporated into basin walls. I suggest the FES section be replaced with a straight headwall and the outlet structure be set back so the face of the structure is even with the wall.
8. The condition of the existing stormwater sewer system which the proposed stormwater facility will discharge to is unknown. The existing system shall be inspected and repairs made to the satisfaction of the Township Engineer.
9. A cross section detail of the proposed infiltration basin showing the wall, sand depth, and the SHGWT shall be added to the plans.
10. The plans and calculations shall be revised to update all Type N Inlets with Type B Inlets.
11. A detail for the Double B Inlet shall be added to the plans.
12. The plans shall be revised to provide a minimum of 6" of clean stone under all drainage structures.
13. The applicant shall provide the location of any roof leaders and show how they connect to the proposed stormwater management system.
14. A note shall be added to the plans that shop drawings for all drainage structures, including the water quality structure, and retaining wall shall be submitted to the Township Engineer for review and approval prior to construction.
15. The applicant shall reevaluate the constructability of the abrupt angle of easterly corner of the stormwater facility wall.



Re: Mediplex Holding, LLC
Block 85.36, Lots 8 & 9
SP# 908-20
Drainage and Landscape Review

16. An Operation and Maintenance Manual should be provided which clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The O&M Manual should provide specific maintenance requirements and schedule. The property owner shall make the maintenance logs and repair information available to the Township Engineer upon request.

LANDSCAPING

1. Additional landscaping shall be proposed along the entry driveway. The landscaping proposed is insufficient as there is ample room at those locations.
2. Evergreen and deciduous shrubs shall have a minimum height of three feet when planted.
3. The parking lot islands shall be revised to include shade trees.
4. A portion of the existing tree line is being removed to construct the site improvements. Since this area acts as a buffer to the residential community along Potter Road, the applicant shall walk the area after preliminary site clearing and supplement with additional plantings to the satisfaction of the Township Engineer.
5. The applicant is proposing to remove several heritage trees. A heritage tree assessment reports shall be provided for review.
6. The Freehold Township Tree Selection detail shall be added to the plans.

If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

DMD:EGB:AWD:lkc

cc: Mr. Timothy White, Township Engineer



Planning & Real Estate Consultants

July 29, 2020

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

RE: **Preliminary and Final Major Site Plan #908-20 and Variance #014-20
Planner's Review Letter
Mediplex Holdings LLC
670 West Main Street
Block 85.36, Lots 8 & 9
P-1 Professional Zone**

Dear Chairman and Members of the Board:

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

- Boundary Survey with Topography for Tax Lots 8 & 9, Block 85.36, prepared by Jonathan A. Stuhl, PLS, of DPK Consulting, LLC, dated 2/27/2019
- Preliminary and Final Major Site Plan, Tax Lots 8 & 9, Block 85.36, consisting of 14 sheets, prepared by Robert D. Sive, PE, of Geller Sive & Company, dated 6/1/2020 and revised through 6/10/2020
- Architectural Plans for Proposed Two-Story Medical Building, consisting of 5 sheets, prepared by Robert W. Adler, RA, of RWA & Associates, PA, dated 11/15/2019 and revised through 4/23/2020
- Signage Color Exhibit for Mediplex Holdings, prepared by Robert W. Adler, RA, of RWA & Associates, PA, dated 6/17/2020
- Environmental Impact Report for Block 85.36, Lots 8 & 9, prepared by Gary Chiang, PE, of Geller Sive & Company, dated June 1, 2020

Project Description

The applicant is seeking preliminary and final major site plan approval in order to demolish an existing single-family home on the subject property and construct a new two-story medical office building to measure 10,072 square feet. Site access is proposed via an ingress/egress driveway from West Main Street; proposed improvements also include paved circulation and parking areas, landscaping, and lighting.

The subject tract consists of two tax lots that are considered as one for tax purposes. The total tract area for Lots 8 and 9 is 1.16 acres (50,364 square feet). The site is presently developed with a single-family home, which is located in the northerly portion of the site towards West Main Street (CR-537). The site has ± 175 feet of frontage along West Main Street. The campus of CentraState Healthcare, including CentraState Medical Center, an ambulatory surgery center and the Manor Health and Rehabilitation Center, is located directly across CR-537 from the subject property. Healthcare uses (e.g., a medical office building and Monmouth Crossing Assisted Living) are located to the southwest along CR-537. Vacant land is located to the northeast and southeast. Single-family residences in the Potter Glen subdivision are located further to the southeast.

The proposed medical office building would measure 10,072 square feet across two floors, where the first floor would measure 5,112 square feet and the second floor would measure 4,950 square feet. The building would be oriented so that the main entrance would be in the rear, where the parking area is proposed to be located. Access is proposed from West Main Street via a 24-foot wide right-in, right-out driveway. This driveway would extend along the south side of the building to provide access to the rear parking area, which is proposed to consist of 42 parking spaces (including 2 ADA-compliant spaces) to be located to the south and west of the building. A concrete walkway is proposed to provide pedestrian access to the rear (main) entrance from the parking area under a covered overhang. A second concrete walkway with a flush-mounted curb would provide pedestrian access to the secondary entrance to the front of the building.

A new trash enclosure with a chain-link fence gate is proposed to be constructed in the southeasterly portion of the site, to measure 10 feet by 10 feet. A detail has been provided indicating that the enclosure would be constructed of concrete block with a finish to match the building and would measure 6 feet in height. A sand-bottom stormwater basin is proposed to be constructed in the southwesterly corner of the site, to be accessed via a 10-foot ramp from the parking area. The plans indicate that a 20-foot wide drainage easement (1,237 square feet) is proposed on Lot 7 to the rear, to be located in the vicinity of the stormwater basin.

The applicant has provided a landscaping plan showing deciduous and evergreen trees and shrubs to be planted throughout the site. Japanese holly and bayberry shrubs (2 to 3 feet at planting) are proposed along the front façade and walkway. One white oak and one Japanese lilac tree are proposed in the front yard; an additional three deciduous trees are proposed in vicinity of the rear parking area. A row of Burkwood viburnum flowering shrubs are proposed between the parking area and stormwater basin. Five (5) American holly trees (6 to 8 feet at planting) are proposed to screen the refuse enclosure.



Planning & Real Estate Consultants

Pole-mounted commercial lighting fixtures are proposed to measure 15 feet in height along the drive aisle and within the rear parking area. Building-mounted fixtures would be installed at 8 feet near the front and rear entrances. Bollard-mounted lighting is proposed between the building and the rear parking area.

The building is proposed to be clad in principally in brick veneer with EIFS plaster trim, crown trim and column features, and include a peaked roof with a standing seam metal trim feature. Similar architectural treatments are proposed on all sides of the building. The left side of the front façade would include two floors of glazing, including casement and paned windows, while a 2-story storefront system is proposed at the rear main entry corner. The provided renderings show that the principal colors will be red brick and gray with white trim.

Floor plans provided by the applicant indicate a dermatology suite, a cosmetic surgery suite, and 3 other suites to be determined. Suites would contain reception areas, exam rooms, surgical rooms, labs, doctors' offices, employee areas, etc. An elevator would provide access to both floors.

Signage

Façade Signs

- "Mediplex 670" sign, to be located at front entrance, rear entrance, and left side near front of building
- 9.58 square feet each (11 feet, 6 inches wide by 10 inches high)
- Red text to be installed on white façade

Freestanding Sign

- One monument sign to be located on east side of entry drive, 15 feet from right-of-way
- 94 square feet (11 feet, 8 inches wide by 8 feet high)
- "Mediplex 670" text plus 9 tenant spaces
- Brick veneer finish with stone-style trim and base
- Externally illuminated

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The P-1 Professional Zone is intended to serve as a buffer zone between residential and non-residential uses, particularly those related to and supporting the existing hospital and medical offices on this portion of CR-537. Medical office buildings are a permitted use in this zone.
2. The subject tract consists of two lots (Block 85.36, Lots 8 & 9) that have historically been under common ownership and treated as one for tax purposes.

The applicant should indicate whether they intend to formally consolidate the lots as part of this development proposal. While the combined size of the lots is 1.16 acres, where 2 acres is the minimum permitted lot area in the P-1 Zone, we do not take exception this preexisting nonconforming condition, since no new lots are technically being created as part of this application.

3. There are preexisting nonconforming conditions related to lot width and lot frontage, where 200 feet is required for each and 174.8 feet is existing/proposed. No changes are proposed to these conditions.
4. As per §190-164, every building constructed for commercial purposes shall permanently maintain off-street loading and unloading space(s). The applicant has not provided a formal loading space and has indicated that one is not necessary as any deliveries will arrive via mail truck or a similar vehicle. As such, a bulk “c” variance is required. The applicant should provide additional details as to the expected timing, frequency and location of deliveries in support of this variance.
5. The applicant is proposing to construct the trash enclosure in the southeast corner of the parking area near the rear lot line. The minimum setback for accessory structures in the P-1 Zone is 30 feet from side and rear lot lines. Further, per §190-122C, masonry trash enclosures shall include a solid gate. We recommend that the applicant relocate the trash enclosure and provide a solid fence in lieu of the proposed chain link fence. If this is not feasible, bulk “c” variance relief may be required.
6. The applicant is proposing wall-mounted LED lighting fixtures on the buildings and “cobrahead”-style LED pole-mounted fixtures within the parking areas. We recommend that the applicant provide decorative lighting fixtures in the front and side yard areas to better meet the intention of §190-114 with regards to overall site architecture and design.
7. The applicant has provided 42 parking spaces in accordance with §190-163, which requires 1 space per 200 square feet of first floor area and 1 space per 300 square feet of upper floor area for professional offices. A total of 42 spaces are required for the proposed 10,072-square foot building. Testimony should be provided as to the proposed number and type of medical tenants anticipated for the building and address their anticipated parking needs (including the need for ADA-accessible spaces). We defer further to the Township Engineer and Planning Board Traffic Engineer on this matter.
8. The portion of West Main Street (CR-537) bounding the subject property is located within a designated Scenic Roadway Corridor Overlay Zone per §190-160 of the Township Ordinance. Properties in the P-1 Zone are required to provide a 40-foot undisturbed planted buffer along designated frontages. While the access drive

and monument sign represent the only development proposed in this area, a planted buffer is not provided. As such, bulk “c” variance relief is technically required. We note that as the site was previously developed, there is minimal existing vegetation within the required buffer area and the applicant is proposing to retain several trees along this frontage. However, in light of the required variance relief, the applicant should provide testimony describing proposed site landscaping and visibility from the public right-of-way. We recommend that additional landscaping be provided in the front yard and throughout the site where appropriate, in order to better meet the spirit of the ordinance. We defer further to the Planning Board Landscape Consultant on this matter.

9. The Township Ordinance at §190-114 stipulates that all commercial sites shall be designed and developed in a manner that will be compatible with the architectural and visual characteristics of historic buildings, sites or districts in the Township and sets forth architectural design requirements for commercial development. We defer further to the Township Architect for comment on the applicant’s conformance to the above-referenced section.
10. The applicant has indicated that a drainage easement will be required from the owner of adjacent Lot 7. Documentation of this easement should be provided. We defer further to the Township Engineer and Planning Board consultants regarding site drainage.

Signage

11. The applicant is proposing signs on 3 facades, where per §190-179C(1), signs are permitted on only one façade for properties that are not corner lots. As such, bulk “c” variance relief is required. The applicant should provide testimony indicating the need for 3 signs. We note that each sign is proposed to measure less than 10 square feet in area, where up to 100 square feet would otherwise be permitted on the front elevation.
12. Each business or commercial use in the P-1 Zone is permitted a freestanding sign per §190-179C(2)(a), with the maximum area permitted dependent on the lot frontage. The applicant is permitted a double-faced sign measuring up to 96 square feet per side and 20 feet in height. The proposed 94-square foot, 11.5-foot high monument sign complies with these requirements.
13. The applicant should provide testimony as to compliance with the general requirements for signage set forth in §190-176, specifically with regards to the permitted color palette. We note that specific tenant sign designs have not been submitted at this time. If any signage is proposed in a color that does not comply with the palette, or includes more than 3 colors in total, bulk “c” variance relief may be required.



Planning & Real Estate Consultants

14. As bulk “c” variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

Respectfully submitted,



Kate Keller, P.P., AICP

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

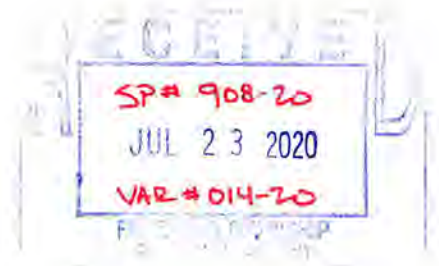
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NETTAARCHITECTS

July 22, 2020

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



**RE: Architectural Review:
Mediplex Holdings LLC
Preliminary & Final Major Site Plan SP# 908-20 & Var# 014-20
Variance Application
Block 85.36 Lot 8 & 9 – 670 West Main Street
Freehold, NJ**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on June 29, 2020 and subsequent to your request, we are pleased to submit our architectural review of the project referenced above. Netta Architects has reviewed the following documentation;

- Preliminary & Final Major Site Plan Applications
- Variance Application
- Project Description
- Major Site Plan Checklists A & B
- Submission Waiver Requests
- Boundary Survey w/ Topography by DPK Consulting dated 2/27/20
- Site Plan by Geller Sive & Company dated 6/10/20
- Architectural Floor Plans and Elevations by RWA & Associates Architects dated 4/23/20
- Architects Certification Letter by RWA & Associates Architects dated 6/15/20
- Renderings of Buildings Exteriors
- Sign Applications

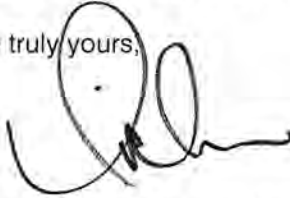
Upon review of the application, our response is based on our firms' previous experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial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

1. The proposed new construction appears to conform to the township ordinance design requirements outline in Chapter 190 Section 114. The proposed architectural style is traditional, the materials are consistent within traditional design, and the exterior material colors selected fall within the "earth tone color palette". No further action is required.
2. The proposed light fixtures, which are indicated on the site lighting plan have not been specified nor are they shown on the architectural elevations. Applicant shall revise elevations and submit lighting specifications.

3. The proposed exterior building signage appears to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XII Section 114 of the township ordinance. The proposed signage conveys the tenants "major message" and displays minimal graphic elements. The signage also does not exceed the 10% surface area outlined under section Chapter 190 Section 183. We defer to further review by the sign review committee.

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

Very truly yours,

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

Nicholas J. Netta, AIA, NCARB
Principal

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

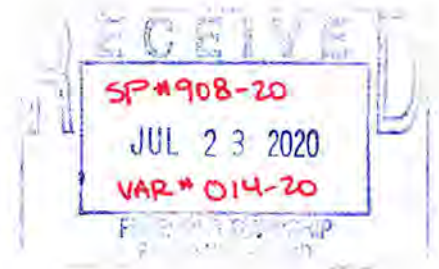
David R. Shropshire, PE, PP
A Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

July 22, 2020

Ms. Donna Butch
Administrative Officer
Freehold Township Planning Board
One Municipal Plaza
Freehold, NJ 07728-3099

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

Re: **Mediplex Holdings, LLC (SP # 908-20 & V # 014-20)**
Freehold Mediplex
670 West Main Street; Block 85.36, Lots 8 & 9
Freehold Township, Monmouth County
SA Project No. 20522



Dear Ms. Butch:

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

1. Project Description, Application Forms, Checklists and Waiver Requests for Mediplex Holdings, LLC, 670 West Main Street, Block 85.36, Lots 8 & 9.
2. Preliminary and Final Major Site Plan for Freehold Mediplex, Block 85.36, Lots 8 & 9; prepared by Geller, Sive & Company; dated June 1, 2020 and revised to June 10, 2020.
3. Boundary Survey with Topography for 670 West Main Street, Block 85.36, Lots 8 & 9; prepared by DPK Consulting; dated February 27, 2019.
4. Architect Rendering of the Proposed Medical Office Building Exterior; prepared by Robert W. Adler & Associates.
5. Architect Certification for Freehold Mediplex, 670 West Main Street; prepared by Robert W. Adler & Associates; dated June 15, 2020.
6. Traffic Engineering and Parking Evaluation for Proposed Medical Office Building, 670 West Main Street; prepared by Klein Traffic Consulting; dated December 18, 2019.

The Major Site Plan set, Traffic and Parking Evaluation and corresponding application documents were reviewed with respect to the Applicant's request for Preliminary and Final Major Site Plan approval for a 10,072 square foot (sf) medical office building to be located at 670 West Main Street on Block 85.36, Lots 8 & 9. The 1.16-acre site is located in the Professional (P-1) Zone. The site is currently occupied by a single-family house with driveway to West Main Street. The proposal is to remove the house and replace it with a 2-story 10,072 sf medical office and corresponding parking. Access is proposed via a single driveway along West Main Street.

Based on review of the site plans, traffic report and corresponding documents the following traffic comments are offered:

Access:

A single driveway is proposed along the eastbound side of West Main Street, County Route 537, (CR537) for site access. The site driveway allows for both right and left-turn ingress, but only right-turn egress. The proposed driveway will be 24 feet (ft) for two-way access to parking on site.

- 1. West Main Street is under the jurisdiction of Monmouth County. Application shall be made to Monmouth County for the site access. Freehold Township shall be copied with Monmouth County determination.**
- 2. The proposed driveway includes signage that prohibits left-turn egress from the site. The access shall be configured with a concrete island that channelizes the right-turn exit movements. For an example of the access configuration, see recently constructed CVS driveway (to the east and also along West Main Street) for access geometry, signage and pavement markings.**
- 3. Details for additional signs and pavement markings required to address comment No. 2 above shall be included on the Construction Detail Sheet, sheet 7 of 14.**
- 4. Pavement arrows shall be white long life thermoplastic. The pavement arrow detail on the Construction Detail Sheet, sheet 7 of 14 shall be revised accordingly.**
- 5. Sight distance lines are shown for egress movements to the west and to the east. The sight distance line to the east shall be removed since left-turns are prohibited.**
- 6. Turning analysis shall be provided for design vehicles (fire truck, trash truck and typical delivery truck) entering and exiting the site for all permitted movements.**

Circulation:

The site driveway is 24 ft wide for two-way circulation between West Main Street and onsite parking. The circulation aisle passes along the west side of the building and loops around the parking area to the rear (south) of the building. Sidewalk is provided along the site's frontage and for access between parking spaces and the medical office building's front and rear doors.

- 1. Turning analysis shall be provided for design vehicles (fire truck, trash truck and typical delivery truck) circulating through the site.**
- 2. The front door of the building can only be accessed via sidewalk that ends at the driveway near the northwest corner of the building. This sidewalk may encourage drop-off and pick-up of patients and/or deliveries at this location. Parked or temporarily stopped vehicles would block the exit lane for the site.**



No parking signs or other geometric revision may be necessary to prevent blocking of the circulation aisle.

- 3. Sidewalk is not proposed along the west side of the building. It is recommended that sidewalk be provided to connect the front and rear doors to the medical office building.***
- 4. It is recommended that sidewalk be provided along the east side of the driveway to connect the frontage sidewalk with sidewalk leading to the front door.***
- 5. The width of sidewalk shall be shown on the plans.***
- 6. Sidewalk between the handicap parking spaces and the building appears to be inadequate when allowing for vehicle overhang of the curb. Wider sidewalk may be required.***

Parking & Loading:

The proposed medical office building includes 42 parking spaces and two (2) handicap (HC) parking spaces. The typical parking space size is shown to be 9.5 ft x 19 ft., with end spaces having an additional foot of width.

- 1. The Freehold parking requirement for the professional office space is 1 space per 200 sf on the first floor and 1 space per 300 sf on the second floor. The 10,072 sf medical office building includes 5,112 sf first floor and 4,960 sf on the second floor. The parking requirement for the first floor is 25.5 spaces and for the second floor 16.5 spaces for a total requirement of 42 parking spaces. The proposal is to provide 42 parking spaces to meet the parking requirement.***
- 2. Two (2) HC parking spaces are provided which satisfies the Americans with Disabilities Act (ADA) HC parking requirement for the 42 required parking spaces. However, medical office requires 20 % (up to 8 HC spaces) if care will be provided for patients with mobility impairments or 10 % (up to 4 HC spaces) if the facility will have outpatient care for patients with mobility impairments.***

Traffic Assessment:

The traffic report reviews existing traffic along West Main Street and trips to be generated by the site. The 10,072 sf medical office building will generate 29 AM trips and 36 PM trips in the peak commuter hours. The site traffic was then analyzed under 2021 build-out conditions and all conflicted movements at the site driveway's intersection with West Main Street and the CentraState entrance only were found to be at acceptable levels of service (LOS) of LOS C with the exception of exit movements from the site which will operate at LOS E. The traffic report also reviews site access, circulation and parking and indicates that they comply with generally accepted design standards.

- 1. Traffic analysis in the report accounted for left-turn, through and right-turn exit movements from the site driveway. This is likely caused the LOS E for exit movements during the PM peak hour. Traffic analysis shall be re-calculated for the proposed right-turn only exit.***



2. *Testimony shall be provided regarding any impact to the CentraState inbound only driveway.*
3. *The revised traffic analysis shall include information regarding the 95% queue for vehicles exiting the site. Testimony shall be provided that the queue will not impede safe access to/from the site.*
4. *Traffic testimony shall be provided regarding the adequacy of the number of handicap parking spaces provided for the medical office building.*

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

Sincerely,
Shropshire Associates LLC

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

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

cc: Timothy White, Engineer (via email: TWhite@twp.freehold.nj.us)
Todd Brown, Planner (via email: TBrown@twp.freehold.nj.us)

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: July 27, 2020

SUBJECT: Mediplex Holdings, LLC
670 West Main St
Block: 85.36 Lot: 8 & 9
SP# 908-20 and VAR# 014-20

RECEIVED
JUL 27 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

We have reviewed the above referenced site plan. Since the building will utilize city water and sewer, and there are no other public health concerns, the Board of Health has no objection to the proposed project.

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

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JUL 08 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

July 8, 2020

Freehold Township Planning Board

1 Municipal Plaza

Freehold, NJ 07728

ATT: Mrs. Donna Butch

RE: Preliminary & Final Major Site Plan Application
Variance Application
Mediplex Holdings LLC
Block 85.36 ,Lots 8 & 9 – 670 West Main Street

SP#908-20
Var.#014-20

Dear Mrs. Butch

I have performed a technical review of the submitted plans and approve them as submitted. A Knox Box will need to be installed on the building at time of construction.

Sincerely,

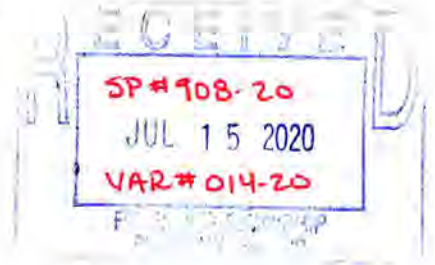
Shaun M. Reilly
Fire Official / Chief of the Board



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728



TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 07/13/2020

Project Name:

Mediplex Holdings LLC

SP# 908-20 / VAR# 014-20

Preliminary and Final Major Site Plan Application & Variance Application

Block 85.36 Lot 8 & 9 – 670 West Main Street

The July 13, 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, Steve Leone, 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."

Due to a possible conflict, Steve Leone did not participate in the discussion of this project.

The Commission has the following comments/concerns.

- With the stormwater design requiring an easement on the neighboring property for an emergency spillway the Commission would like the applicant to demonstrate that they have secured this easement.
- The plan calls for 20 of the 32 trees to be removed, including 3 heritage trees. The Commission would like to see additional shade trees added to the landscaping plan.

The meeting was adjourned at 7:55 pm.

Tom Moskal
Chairman



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JUL 27 2020

MEMORANDUM
DEPARTMENT OF PUBLIC WORKS

FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Donna Butch, Administrative Assistant

FROM: Scott T. Higgins, Public Works Superintendent *STH*

DATE: July 23, 2020

SUBJECT: SP# 908-20
VAR #104-20
Mediplex Holdings, LLC

As per my email on July 1, 2020, there was no tree removal plan submitted. The plans show that there are Heritage Trees, and it was requested to have our consultant do an evaluation, so that this can go in front of the Shade Tree Commission in September so that they can come to an agreement on the cost for those trees. There was also no Tree Removal Application submitted.

On July 1, 2020, Tim White sent the following request to Dennis Dayback:

“Instead of sending the plans to Paul Cowie now, please highlight the fact that there are heritage trees noted on the plan in your report. Also, assuming that they need to remove the trees, they would have to submit an appraisal or evaluation in accordance with the Townships ordinance for review by the Township's Tree Expert (your sub-consultant). Upon submission of the evaluation, we will distribute to you for review.”

STH/kak

**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: July 8, 2020
RE: Mediplex Holdings LLC
Preliminary and Final Major Site Plan Application #908-20
Variance Application #014-20
Block 85.36 Lots 8 & 9-670 West Main St

RECEIVED
JUL 08 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Freehold Mediplex, Preliminary & Major Site Plan, Block 85.36 Lots 8 & 9, dated June 1, 2020, prepared by Geller Sive & Company, signed and sealed by Robert Sive, P.E.

I am in receipt of the Preliminary & Major Site Plan and do not have any comments. Thank you.

Sincerely,

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