

EXHIBIT LIST

**The Edge at Freehold
JSM at Eaton, LLC
Fifth Amended Preliminary and Final Major Site Plan # 824-5-20
Block 83, Lot 1.01 – 177 Elton-Adelphia Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 a. Application for Preliminary Approval – Major Site Plan
b. Application for Final Approval – Major Site Plan
- A-2 Major Site Plan Checklist – Part A & B
- A-3 Rider #1 – Variance & Waiver List, dated 7/14/2020
- A-4 Project Description, dated 7/14/2020
- A-5 Completeness Checklist Affidavit – Major Site Plan
- A-6 Consent of Owner/Consent to Inspect/Disclosure Statement
- A-7 Escrow Maintenance Form/W-9/Tax Statement
- A-8 Waiver of Statutory Time Limitations.
- A-9 Cooler Knee Wall Plans & Elevations, prepared by Rafael DaSilva, AIA, of EP Design Services, LLC, received 7/28/2020
- A-10 Amended Preliminary and Final Major Site Plan set [3 sheets], revised 7/9/2020, prepared by Brad Aller, PE, of EP Design Services, LLC, revised 7/9/2020
- A-11 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 7/30/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 8/18/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 8/28/2020
- P-4 Memorandum from Nicholas Netta, AIA, Netta Architects, dated 8/21/2020
- P-5 Memorandum from Shaun M. Reilly, Township Fire Official, dated 8/4/2020

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"

Office of the Planning Board

July 30, 2020

Mr. Ronald C. Aulenbach
Edgewood Properties, Inc.
1260 Stelton Road
Piscataway, NJ 08854

RE: Amended Preliminary & Final Major Site Plan
JSM at Eaton, LLC – The Edge at Freehold
Block 83 Lot 1.01 – 177 Elton Adelpia Rd
COMPLETENESS REVIEW

SP #824-5-20

Dear Mr. Aulenbach:

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

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

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

Sincerely,

TODD BROWN
Planning Department

cc: Timothy P. White, Township Engineer *(via email)*
Sean Martin, Development Coordinator, Edgewood Properties *(via email)*
PB File

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: August 18, 2020

RE: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01 – Route 9 and Elton Adelphia Road
Amended Preliminary and Final Major Site Plan (#824-5-20)

RECEIVED
AUG 19 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Amended Preliminary and Final Site Plan for The Edge at Freehold Proposed Site Development Block 83, Lot 1.01, Monmouth County, New Jersey, three (3) sheets, dated April 24, 2020, revised July 9, 2020, prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Architectural Plan, Cooler Enclosure for Unit B3|B4, D'Angelo's Italian Market, Freehold Town Center, Elton-Adelphia Road & US Route 9, Freehold, NJ, Proposed Maintenance Shed, one (1) sheet (A-1), undated, prepared by EP Design Services, LLC, signed and sealed by Rafael Da Silva, AIA.
- Project Description, JSM at Eaton, L.L.C., Amended Preliminary and Final Major Site Plan for The Edge at Freehold – Stand Alone Cooler, Block 83, Lot 1.01, Freehold Township, Monmouth County, New Jersey, dated July 14, 2020, unsigned.
- Rider #1, Variance and Waiver List, JSM at Eaton, L.L.C., Amended Preliminary and Final Major Site Plan for The Edge at Freehold – Stand Alone Cooler, Block 83, Lot 1.01, Freehold Township, Monmouth County, New Jersey, dated July 14, 2020, unsigned.

Executive Summary

The above referenced development includes an 8,532 square foot (sf) day care facility and an 8,000 sf commercial building originally approved in 2010 under Site Plan #824-10 in addition to eight (8) residential/mixed-use buildings, five (5) free-standing garages, a pool and cabana and associated site infrastructure approved in 2015 under Site Plan #824-1-15. Subsequent to these two approvals, the applicant received several amended approvals from the Board for miscellaneous site improvements and minor building modifications. The applicant is now seeking a fifth amended approval for the construction of a 210 sf freestanding walk-in cooler enclosure at the rear of the existing 8,000 sf commercial building. The cooler will serve as an accessory use to a commercial deli tenant. Access to the cooler will be from the rear service door of the deli and limited to employees.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: The Edge at Freehold
JSM at Eaton – Edgewood Properties
Block 83, Lot 1.01
Amended Preliminary and Final Major Site Plan (#824-5-20)

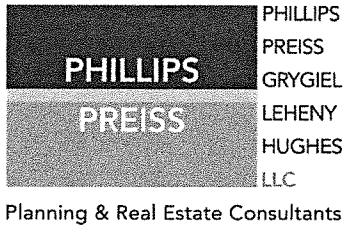
August 18, 2020

This office has no comments relative to any engineering issues.

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

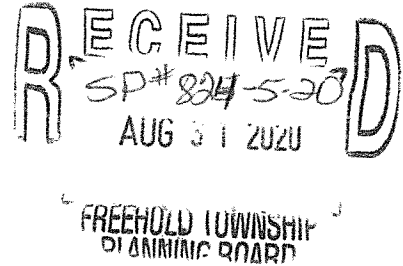
TIMOTHY P. WHITE
Township Engineer

TPW/mb



August 28, 2020

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



RE: **SP #⁸²⁴825-5-20**
Planner's Review Letter
Amended Preliminary and Final Major Site Plan
The Edge at Freehold / JSM at Eaton – Edgewood Properties
Route 9 & Eaton-Adelphia Road
Block 83, Lot 1.01
HMUD Highway Mixed Use Development Zone

Dear Chairman and Members of the Board:

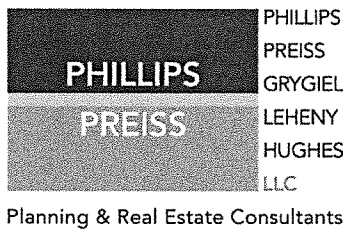
We have reviewed the above-referenced development application, including the following documents:

- Amended Preliminary and Final Major Site Plan for The Edge at Freehold, U.S. Route 9 & Eaton-Adelphia Road, Township of Freehold, Monmouth County, New Jersey, Block 83, Lot 1.01, consisting of 4 sheets, prepared by Bradford J. Aller, PE, of EP Design Services, LLC, dated 4/24/2020 and revised through 7/9/2020
- Cooler Knee Wall Plans and Elevations, prepared by Rafael Da Silva, AIA, RA, of EP Design Services LLC, undated.

Project Description

The applicant is seeking amended preliminary and final major site plan approval in connection with a proposal to add a freestanding cooler and associated enclosure to serve as an accessory to an existing commercial building. The applicant previously received amended preliminary and final major site plan approval in 2015 to construct a mixed-use commercial and residential development on the site (Resolution # 824-1-15) and has subsequently returned for amended approvals, most recently in 2018 (Resolution #824-4-18). The subject property measures 21.09 acres and has frontage on US Route 9, County Route 23 (Jackson Mills Road) and County Route 524 (Elton-Adelphia Road), as well as a jughandle providing turning access to and from Route 9.

The proposed accessory structure would be located on an existing grass area to the rear (south) of an existing 8,000-square foot commercial building near the intersection of Elton-Adelphia Road and Jackson Mills Road. The applicant is proposing to construct a walk-in cooler/refrigerator within a masonry enclosure, to be clad with modular brick base and upper stucco finish in colors to match the façade of



the adjacent principal building. The enclosure would measure 14.5 feet square at its outside walls (210 square feet) and 10 feet high. A door would face the rear of the existing building. Existing sidewalk in the rear of the building is proposed to be extended to access the enclosure.

The applicant has indicated that the proposed unit would serve a deli that is located in the adjacent commercial building. Access will be limited to employees through the rear service door. Loading and deliveries would not be impacted as there is a dedicated loading area south of the proposed enclosure.

Zoning Compliance & Planning Comments

1. Accessory uses which are subordinate and customarily incidental to a permitted use are permitted in the HMUD Zone. The proposed accessory use is customarily incidental to the permitted commercial use. No variances appear to be required as part of the current application.
2. There are discrepancies between the architectural plan and site plan detail related to construction of the enclosure. The applicant should confirm the proposed height and materials to be used and update the plans accordingly. The cooler enclosure should be clad in materials consistent with the principal building and existing accessory structures.
3. The following variances were previously approved relating to the site plan, to which no changes are proposed:
 - Section 190-147D(1): 300 foot multifamily residential setback to Jackson Mills Road is required, where 128.80 feet is provided to Building 8
 - Section 190-147E(10)(b): 100 foot front yard building setback is required, where 86.1 feet is provided for the 8,000 square foot retail building
 - Section 190-147E(13): A 25 foot minimum buffer from any residential zoning district is required, where 13 feet is provided
 - Section 190-183D: one freestanding sign is permitted, where two monument signs are provided

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



NETTAARCHITECTS

RECEIVED
SP 824-5-20
AUG 25 2020

FREEHOLD TOWNSHIP
OF AMERICA BOARD

August 21, 2020

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

**RE: Architectural Review:
JSM at Eaton, LLC- The Edge at Freehold
Amended Preliminary and Final Major Site Plan (SP#824-5-20)
Block 83, Lots 1.01 – 177 Elton Adelphia Road
Freehold, New Jersey**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on July 30th, 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;

- Application for Preliminary Site Plan Approval
- Application for Preliminary Site Plan Approval
- Major Site Plan Checklists A & B
- Variance and Proposed Submission Waivers
- Project Description
- Site Plan
- Architectural Plan

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;

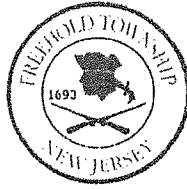
1. The proposed new construction appears to conform to the township ordinance design requirements outline in Chapter 190 Section 114. The proposed architectural style is traditional, the materials (stucco, brick, and concrete) are consistent within traditional design, and the exterior material colors (Virginia blend) selected fall within the "earth tone color palette". 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,

Nicholas J. Netta, AIA, NCARB
Principal

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"

August 4, 2020

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

RECEIVED
SP 824-5-20
AUG 14 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: Amend. Preliminary & Final Major Site Plan SP# 824-5-20
JSM at Eaton, LLC – The Edge at Freehold
Block 83 ,Lots 1.01 – 177 Elton Adelphia Road
Distribution # 2

Dear Mrs. Butch

The fire board reviewed the submitted plans and approve them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

EXHIBIT LIST

**Site Plan Application # 364-3-20 and Variance # 003-20
Platinum Auto Enterprises, LLC - Platinum Mitsubishi (Tenant)
4020 Route 9 Realty (Owner)
Block 67, Lot 2 – 4020 Route 9 South**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 a. Application for Preliminary Site Plan Approval
b. Application for Final Site Plan Approval
c. Application for Variance Approval
- A-2 Major Site Plan Checklists – Part A & B
- A-3 List of Waivers, by Crest Engineering Associates, dated 3/12/2020
- A-4 Operations Narrative, dated 3/5/2020
- A-5 Completeness Checklist Affidavit – Major Site Plan
- A-6 Consent of Owner / Consent to Inspect / Disclosure Statement
- A-7 Escrow Maintenance Form/W-9/Tax Statement
- A-8 Monmouth County Planning Board notice that no approval is required, dated 3/11/19
- A-9 Freehold Area Health Dept Permit to Locate and Construct/Alter an Individual Sewerage Disposal System, dated 7/15/2019.
- A-10 Statement of Negligible Drainage Impact, by Lorali Torren, PE, PP, of Crest Engineering Associates, revised 1/31/2020.
- A-11 Environmental Statement of Negligible Impact, prepared by Crest Engineering, revised 1/31/2020
- A-12 Traffic Report, by Jay Troutman, Jr., PE, of McDonough & Rea Associates, revised 3/5/2020
- A-13 Preliminary and Final Major Site Plan set [5 sheets], by Lorali Totten, PE, PP, of Crest Engineering Associates, Inc., revised 9/4/2020
- A-14 Truck Auto Turn Plan set [2 sheets], by Lorali Totten, PE, PP, of Crest Engineering Associates, Inc., revised 7/17/2020
- A-15 Architectural Certification Letter, by Stephen Radosti, AIA, of Perez + Radosti Associates, dated 3/15/2020
- A-16 Summary letter of Architectural changes, by Stephen Radosti, AIA, of Perez + Radosti Associates, dated 9/3/2020
- A-17 Architectural Floor Plan and Elevation Rendering [2 sheets], prepared by Perez+Radosti Associates, PC, dated 9/2/2020
- A-18 Sign Application Package, received 2/20/2020
- A-19 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 3/16/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 9/9/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 9/10/2020
- P-4 Memorandum from Nick Netta, AIA, Netta Architects, dated 9/11/2020
- P-5 Memorandum from Kyle Smith, Mott MacDonald, dated 9/11/2020
- P-6 Memorandum from Dennis Dayback, T&M Engineering, dated 9/11/2020
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, dated 9/11/2020
- P-8 Memorandum from Margaret B. Jahn, Health Officer, dated 6/10/2019
- P-9 Memorandum from Shaun Reilly, Fire Official, dated 8/4/2020
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 5/20/2020



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

March 16, 2020

Richard Schkolnick, Esq.
Brown, Moskowitz & Kallen
180 River Road
Summit, NJ 07901

RE: **Preliminary and Final Major Site Plan # 364-3-20
and Variance # 003-20
Platinum Auto Enterprises, LLC
Block 67, Lot 2
COMPLETENESS REVIEW**

Dear Mr. Schkolnick, Esq.:

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

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

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

Sincerely,

TODD BROWN
Planning Department

/tb

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



TOWNSHIP OF FREEHOLD

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: September 9, 2020

RE: Platinum Auto Enterprises, LLC – Platinum Mitsubishi (Tenant)
4020 Route 9 Realty (Owner)
Block 67, Lot 2 – 4020 Route 9 South
Preliminary and Final Major Site Plan with Waiver of Site Plan Detail #364-3-20
Variance #003-20
REVIEW #3

RECEIVED
SP364-3-20
SEP 10 2020
VAR 003-20
FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Preliminary and Final Major Site Plan, Lot 2, Block 67, Freehold Township, Monmouth County, New Jersey, five (5) sheets, dated February 28, 2019, last revised September 4, 2020, prepared by Crest Engineering Associates, Inc., signed and sealed by Lorali E. Totten, P.E.
- Truck Auto Turn Plan, Lot 2, Block 67, Freehold Township, Monmouth County, New Jersey, two (2) sheets, dated February 28, 2019, last revised July 17, 2020, prepared by Crest Engineering Associates, Inc., signed and sealed by Lorali E. Totten, P.E.
- Architectural Floor Plans and Elevations, Existing Dealership Building For: Platinum Motors, LLC, 4020 Route 9 Freehold, New Jersey, Lot: 2, Block: 67, two (2) sheets, dated September 2, 2020, prepared by Perez + Radosti Associates, P.C., signed and sealed by Ricardo Perez, AIA.
- Colored Architectural Elevation, Existing Dealership Building For: Platinum Motors, LLC, 4020 Route 9, Freehold, New Jersey, Lot 2, Block 67, one (1) sheet (CS-2), dated April 5, 2019, prepared by Perez + Radosti Associates, P.C., unsigned, by Ricardo Perez, AIA.
- Colored Signage Plans, Platinum Motors, LLC., Mitsubishi Motors, Platinum, 4020 Route 9 South, Freehold, NJ 07728, two (2) sheets, undated, prepared by GSA Signs, Inc., unsigned.
- Operations Narrative for Platinum Auto Enterprises, LLC, dated March 5, 2019, prepared by Crest Engineering Associates, Inc.
- Statement of Negligible Drainage Impact for Platinum Mitsubishi, Lot 2, Block 67, 4020 Route 9 South, Freehold Township, Monmouth County, New Jersey, dated November 20, 2019, revised January 31, 2020, prepared by Crest Engineering Associates, Inc., signed by Lorali E. Totten, P.E., P.P.



To: Planning Board
Re: Platinum Auto Enterprises, LLC
Block 67, Lot 2 – 4020 Route 9 South
Preliminary and Final Major Site Plan #364-3-20 and Variance #003-20
REVIEW #3

September 9, 2020

- Environmental Statement of Negligible Impact for Platinum Mitsubishi, Lot 2 in Block 67, 4020 Route 9 South, Freehold Township, NJ, dated February 28, 2019, revised January 31, 2020, prepared by Crest Engineering Associates, signed and sealed by Lorali Totten, P.E., P.P.
- Zoning Schedule, Platinum Mitsubishi, 4020 Route 9 South, Block 67, Lot 2, dated February 4, 2020, prepared by Crest Engineering Associates, Inc., signed and sealed by Lorali E. Totten, P.E., P.P.
- Resolution of Memorialization Denying Application for Waiver of Site Details and Variances, RE: Platinum Auto Enterprises, LLC, Application No: 364-2-19 and Variance No: 009-19, dated September 5, 2019.
- Letter, Application of Platinum Auto Enterprises, LLC, Block 67, Lot 2, dated February 19, 2020, prepared by Brown Moskowitz & Kallen, signed by Richard S. Schkolnick, Esq.
- Letter, Site Plan Waiver Application, Applicant: Platinum Auto Enterprises LLC, Lot 2, Block 67, Freehold Township, Monmouth County, NJ, dated February 28, 2019, revised January 31, 2020, prepared by Crest Engineering Associates, Inc., signed by Lorali E. Totten, P.E., P.P.
- Letter, Site Plan Waiver Application, Applicant: Platinum Auto Enterprises LLC, Lot 2, Block 67, Freehold Township, Monmouth County, NJ, dated February 28, 2019, revised January 31, 2020, prepared by Crest Engineering Associates, Inc., signed by Lorali E. Totten, P.E., P.P.
- Letter, Site Plan Waiver Application Waivers, Applicant: Platinum Auto Enterprises LLC, Lot 2, Block 67, Freehold Township, Monmouth County, NJ, dated March 12, 2020, prepared by Crest Engineering Associates, Inc., signed by Lorali E. Totten, P.E., P.P.
- Traffic Study, Mitsubishi Motors, 4020 Route 9 South, Block 67, Lot 2, Freehold Township, Monmouth County, NJ, dated February 27, 2019, revised March 5, 2019, prepared by McDonough & Rea Associates, Inc., signed by Jay S. Troutman, Jr., PE.
- Certification of Floor Area, Platinum Auto Enterprises, LLC – Platinum Mitsubishi, 4020 Route 9 Realty, Block 67, Lot 2, 4020 Route 9 South, dated March 15, 2019, prepared by Perez + Radosti, signed by Stephen L. Radosti, AIA.
- Monmouth County Letter of No Interest, Site Plan for Platinum Auto Enterprises, LLC, Block 67, Lot 2, dated March 11, 2019, signed by Edward Sampson, PP, AICP.
- Freehold Area Health Department, Permit to Locate and Construct or Alter an Individual Sewage Disposal System, No: 2019=0027, Platinum Auto Enterprises LLC – Michale Esposito, dated July 15, 2019, 4020 Route 9, Block 67, Lot 2, Freehold Township.



To: Planning Board
Re: Platinum Auto Enterprises, LLC
Block 67, Lot 2 – 4020 Route 9 South
Preliminary and Final Major Site Plan #364-3-20 and Variance #003-20
REVIEW #3

September 9, 2020

Executive Summary

On September 5, 2019, the applicant appeared before the Planning Board requesting approvals for a site plan waiver and variances to occupy an existing 8,722 square foot vacant building on the subject property and to continue its prior use as a Mitsubishi car dealership under a new franchise owner. The application was denied. Among the reasons for the denial, due to the extensive site improvements required, the Board found that a complete site plan submission and review pursuant to Chapter 190-37 of the Freehold Township Land Use Ordinance is required. As such, the applicant is now applying for preliminary and final major site plan approval with waiver of site plan detail and associated variances.

The site previously served as a Mitsubishi car dealership with an ancillary auto repair shop and an automobile detail shop and has been vacant for several years. The proposed dealership will sell new vehicles and use the auto repair shop to service and repair vehicles. There are no expansions or additions proposed. Hours of operation for sales will be 9am to 9pm on weekdays and 9am to 5pm on Saturdays. Hours of operation for service will be 8am to 5pm on weekdays and 8am to 2pm on Saturdays. The dealership will employ approximately 10-12 employees.

Since the time of the prior site plan application and most recent plan submission, the plans have been redrawn and modified with the following proposed site improvements:

- Improved circulation with designation of parking areas and clarification of loading and unloading areas.
- A new septic system and abandonment of the existing seepage pits.
- Installation of pervious pavers in the area of abandoned seepage pits.
- Removal of paved areas within the right-of-way and replacement with grass and modifications to the parking along the site frontage to remove the variance for parking within 10 ft of the front property line.
- Roof drain connections at the eastern corner of the building with replacement of an existing drainage structure.
- Curbed landscaped islands along the right of way and landscape screening along the rear property line.
- Board-on-board fencing at the rear of the gravel parking lot.
- A masonry refuse enclosure.
- Architectural façade improvements.

Other proposed improvements which were also part of the initial application include milling, paving and restriping of the customer parking area, scarifying and redressing the existing stone parking area, upgraded lighting, façade improvements, new signage, and an oil/water separator with new collection system.

The site is located within the CMX-3A zone and contains several existing non-conformities related to lot area, lot dimensions, setbacks, and buffer zones. Additional variances and/or design waivers are requested for the architectural building design, signage, accessory (refuse enclosure) setback, display parking, parking surface and parking quantity. This office defers to the Township's Planning Consultant related to any and all additional variances or waivers required as part of this application.



To: Planning Board
Re: Platinum Auto Enterprises, LLC
Block 67, Lot 2 – 4020 Route 9 South
Preliminary and Final Major Site Plan #364-3-20 and Variance #003-20
REVIEW #3

September 9, 2020

The following comments are provided:

1. The operations statement indicates that pre-owned vehicles may be added to the dealership inventory. The plans describe no more than 30%, or 16 vehicles, to be pre-owned. The applicant shall provide testimony in this regard as the ordinance requires no more than 30% of the inventory on site to be pre-owned.
2. It is recommended that the applicant install sidewalk within the right-of-way along Route 9. The remaining area within the right-of-way shall be planted grass. In lieu of installing the sidewalk, the applicant may also request that the Board provide a waiver per T.O. 190-73(C).
3. The applicant shall obtain a tree removal permit from the Freehold Township Shade Tree Division of Public Works. The permit may be obtained subject to and following Planning Board Approval.
4. The applicant is proposing 71 parking spaces; eight (8) of which will be for customers, twelve (12) for employees, two (2) for service, 36 for inventory and 13 for display. Based on the size of the existing building, 44 spaces are required. Noting that the space requirement applies to the occupancy of the building, there is a shortage in the number of proposed spaces for customers and employees. Although this deficiency is consistent with the prior operation of the dealership, the applicant shall provide testimony to the Board regrading this matter.
5. A design waiver is required for inventory and display parking space size (minimum 8 ft. x 16 ft. where 9.5 ft. x 19 ft. is required). This office takes no objection as all customer and employee parking spaces meet Township Ordinance size requirements.
6. Flexible delineators shall be described for all spaces in the gravel areas and placed strategically so they do not block vehicles entering adjacent spaces. The flexible delineators at the rear inventory and employee parking spaces shall be adjusted accordingly as they appear to inhibit access to several rear parking spaces.
7. Describe the proposed grading and tree clearing (where applicable) at the rear row of inventory parking spaces. It appears that these spaces are located beyond the limits of the existing graveled lot.
8. The applicant has requested a design waiver for the rear parking area to remain gravel. Noting that this area will be designated for employee and inventory parking only, this office has no objections to the Board granting this waiver.
9. Revise plans as follows:
 - a. Provide the proposed angle of each row of angled parking spaces.
 - b. Label the Janet Rhea right-of-way on the plans.
 - c. Provide a callout referencing Note #1 on the plan (milling and paving of the parking lot).
 - d. Provide "one-way" and "Do Not Enter" signage at the appropriate locations at the main parking lot circulation aisle.
 - e. Plans shall clearly describe the display vehicle setback from the Route 9 right-of-way. This dimension shall be a minimum of 10 feet.



To: Planning Board
Re: Platinum Auto Enterprises, LLC
Block 67, Lot 2 – 4020 Route 9 South
Preliminary and Final Major Site Plan #364-3-20 and Variance #003-20
REVIEW #3

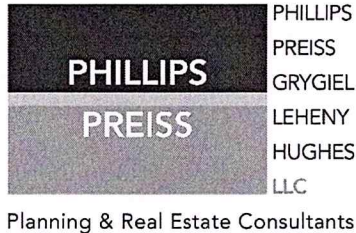
September 9, 2020

10. Although the turning plan describes the ability for a car carrier to access the site during off hours and the applicant is proposing to move inventory vehicles individually from an off-site location, it is recommended that any approval be subject to vehicles not being off-loaded on the shoulder of Route 9 at any time. The applicant shall provide testimony in this regard.
11. Revise construction details to comply with Freehold Township standards. Further coordination of these items will be subject to and following Planning Board approvals.
12. The applicant shall obtain approvals and our permits from all involved outside agencies including but not limited to Freehold Soil Conservation District, New Jersey Department of Transportation, and Freehold Township Shade Tree Division of Public Works.

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



September 10, 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 #364-3-20**
Variance #003-20
Planner's Review Letter #3
Platinum Mitsubishi
4020 Route 9 South
Block 67, Lot 2
CMX-3A Corporate Multi-Use District

Dear Chairman and Members of the Board:

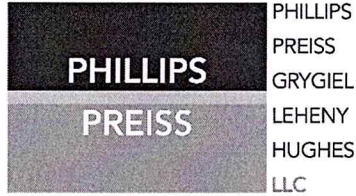
Revised plans have been submitted related to the above-referenced application. At this time, we have reviewed the following documents:

- Preliminary and Final Major Site Plan, consisting of 5 sheets, prepared by Lorali E. Totten, PE, of Crest Engineering Associates Inc., dated 2/28/2019 and revised through 9/4/2020
- Floor Plans and Elevations for Platinum Motors, LLC, consisting of 2 sheets, prepared by Stephen L. Radosti, RA, AIA, of Perez + Radosti Associates, PC, dated 9/2/2020
- Colored Building Elevations prepared by Stephen L. Radosti, RA, AIA, of Perez + Radosti Associates, PC, dated 9/2/2020
- Truck Auto Turn Plan, prepared by Lorali E. Totten, PE, of Crest Engineering Associates Inc., consisting of 2 sheets, dated 2/28/19 and revised through 7/17/2020

Project Description

The applicant is seeking preliminary and final major site approval in order to repurpose a former car dealership site as a Mitsubishi dealership. The subject property measures 1.7 acres and has ± 300 feet of frontage on Route 9 south. The eastern portion of the property is developed with a vacant masonry building that, per the applicant, has been utilized as a car dealership for several decades.

The applicant previously appeared before the Planning Board in 2019 to request site plan waiver and variance approval (SP #364-2-19 and Var. #009-19). The application was denied per a resolution that was memorialized on September 5, 2019. The



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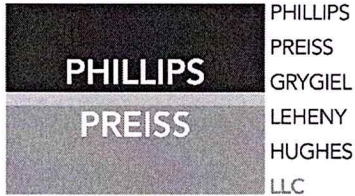
applicant appealed this denial within the 45-day period following the memorialization of this resolution. At this time, the applicant has withdrawn the appeal and is returning to the Planning Board, having agreed to make certain revisions to the site plan.

Parking and circulation areas are located to the north and south of the building. The rear (western) portion of the site is wooded. The lot is irregularly shaped in that there is a “cut out” measuring ± 110 feet long by 40 feet deep between the existing building and the wooded area that is part of Block 67, Lot 1, which is located to the south of the subject property. Another car dealership, Irwin Mazda/Lincoln, is located on this lot. Irwin’s service center is located to the north. Residential properties along Bradley Drive are located to the rear of the site. There is commercial development, inclusive of a number of car dealerships, as well as several tracts of farmland along Route 9 in the vicinity of the subject property.

The existing one-story masonry building on the subject property was built in 1948 per Township tax records and has been historically utilized as a car dealership. In the past 10 years, the site has housed a Mitsubishi dealership and, most recently, Freehold Hyundai prior to their relocation to a site across Route 9 circa 2014. The site has remained vacant since that time. The applicant is now proposing to re-occupy the site to allow a new franchise owner to operate a Mitsubishi dealership and complete additional site improvements, including restriping of the parking area, new signage, façade improvements, and new lighting.

The building measures 8,127 square feet, including a 1,483 square foot mezzanine. The first floor is proposed to be renovated to include several open and private office areas, a parts storage room, a service area, bathrooms, and a waiting area. The mezzanine would include additional office space and parts storage space, an attic, and a break room. No changes are proposed to the building footprint. The applicant is proposing to update the façade with stucco or EIFS in Sherwin Williams Classical White (beige), with tan accents. A decorative EIFS cornice and a brick veneer water table are also proposed, with a matching decorative chimney located on the rear façade. New embellished columns and decorative pilasters are also proposed. Other exterior changes include new aluminum/glass doors and windows, painted wood siding trim, a painted overhead service door, and a standing seam metal roof.

The applicant is proposing to utilize existing paved and gravel areas for parking and circulation, with signs and bollards to be used to delineate spaces. Two (2) parallel parking spaces for vehicles to be serviced are proposed to be located adjacent to the southerly side property line and would each measure 25 feet long by 9.5 feet wide. One (1) vehicle display space is proposed to be located in front of the main showroom entrance. Three (3) visitor parking spaces, including 1 ADA-compliant space, would be located adjacent to the front entrance. Five (5) angled parking spaces to the north of the building are also proposed to serve as visitor parking spaces, for a total of 8 visitor parking spaces. An additional 4 display parking spaces are proposed to be located



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adjacent to a planted bed proposed along the property line. Additionally, 5 display parking spaces are proposed along the northerly property line, with an 8-foot wide planted bed between the property line and the closest display space. Two (2) inventory spaces are proposed directly north of the building.

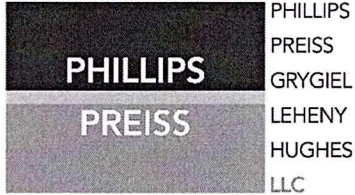
Vehicle inventory and employee parking spaces are proposed in the existing gravel parking area of the site. The employee parking area would be indicated with signage, though neither the inventory nor employee spaces would be formally delineated due to the nature of the existing gravel area. In total, 75 parking spaces would be provided: 8 customer spaces, 16 display spaces, 12 employee spaces, 37 inventory spaces, and 2 service spaces. One designated loading and unloading space is proposed on the rear side of the building, with signage to indicate that public parking is not permitted in this area.

The site would be accessed by employees and visitors via a one-way ingress driveway near the northerly property line. Vehicles to be serviced would then enter the building via a roll-up door on the front (easterly) façade and exit through a door on the southerly façade into a macadam paved area where the 2 service parking spaces are proposed. A refuse enclosure is also proposed in this area, to be located adjacent to the rear property line that abuts the “cut out” portion of the site. The refuse area would be accessed via a two-way driveway that would also serve as the delivery entrance/exit and the service exit.

The refuse area is proposed to measure 10 feet by 10 feet in area and would be constructed of a masonry wall finished with split-faced block and a latching board-on-board fence. A 6-foot high board-on-board fence is proposed to enclose most of the rear of the parking and circulation area, with a 6-foot high chain link fence proposed in certain locations where it would not be visible from residential properties to the rear. New site lighting is proposed to consist primarily of LED flood lights within the parking area, with two building-mounted decorative LED lanterns near the southerly and northerly entrance doors.

Landscaped areas along the front yard (Route 9) property line are proposed to measure approximately 10 feet wide and would be landscaped with low groundcover (e.g., Sargent Juniper). New evergreen plantings (i.e., 8 American Holly trees) are proposed along the rear yard property line to provide screening from residences along Janet Rhea Drive. A 28-foot by 32-foot septic bed is proposed in the rear portion of the site. Existing paved areas within the Route 9 right-of-way are proposed to be removed and planted with grass where not encumbered by driveway access.

The applicant has indicated that 10 to 12 employees would be working on the site on weekdays, including 5 sales employees from 9am to 9pm and 5 service employees from 8am to 5pm, Monday through Friday. If needed, an additional Saturday shift would consist of sales employees from 9am to 5pm and service employees from 8am



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PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

to 2pm. The applicant anticipates 4 showroom visitors and 7 cars to be serviced per day. Inventory vehicles are proposed to be ferried one at a time from an off-site location; however, the applicant has provided truck turning plans indicating that a car carrier could safely operate on the site.

Signage

Building Signage - East (Route 9) Elevation (93.33 square feet)

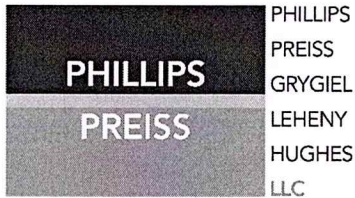
- “Mitsubishi Motors” with logo to measure 18 feet wide by 4 feet high
 - 72 square feet
 - Internally illuminated channel letters on aluminum raceways painted to match building color
 - Logo to be red, text to be white
- “Platinum” to measure 20.75 inches high by 12 feet, 4 inches wide
 - 21.33 square feet
 - Internally illuminated letters installed on aluminum raceways to be painted to match building color
 - White text

Freestanding Signage (80 square feet)

- “Mitsubishi Motors” with logo to measure 8 feet wide by 10 feet high
 - To be mounted on existing double-faced illuminated pylon sign cabinet
 - Sign to be mounted 14 feet above ground; total height of 24 feet
 - Red logo, white text on black background

Zoning Compliance & Planning Comments

1. Note that per §190-146B(9), new car dealers are a permitted use in the CMX-3/A zone. No more than 30% of a new car dealer’s displayed inventory may consist of secondhand or used automobiles. The applicant has indicated that they will meet this requirement.
2. There are several preexisting, non-conforming conditions to which no changes are proposed:
 - Minimum lot area: 3 acres required, 1.7 acres is existing/proposed
 - Minimum lot width at building line: 300 feet required, ±290 feet existing/proposed
 - Minimum lot depth: 400 feet required, ±366 feet existing/proposed
 - Minimum front/side/rear yard setbacks for principal building: 100 feet/50 feet/50 feet required, existing deficient rear/front/southerly side yard setbacks
 - Minimum buffer to non-residential zone: 25 feet required, 0 feet existing/proposed to north and south



Planning & Real Estate Consultants

- Minimum scenic corridor buffer along Route 9: 50 feet required, 0 feet existing/proposed
 - Parking has been provided in the front yard area, where all parking is required to be located to the side or rear of the building and screened from view from the roadway.
3. The applicant is proposing to locate parking spaces adjacent to the northerly and southerly side yard property lines, which would be located within 5 feet of their respective property lines. Parking is not permitted within 5 feet of any side yard property line per §190-162E of the Township Land Use Ordinance. As such, bulk “c” variance relief is required. The applicant should provide testimony in support of this variance and indicate whether the parking areas would have any impacts on neighboring properties.
 4. The applicant is proposing to construct a new refuse enclosure along the property line shared with the “cut out” portion of the lot, where accessory structures are required to be set back 30 feet from rear and side yard property lines. As such, bulk “c” variance relief is technically required. We note that the lot is irregularly shaped, and the refuse enclosure would be located over 80 feet from the furthest rear property line. Testimony should be provided in support of this variance.
 5. The applicant is proposing to retain an existing gravel parking area to the north of the building. We note that there are several preexisting nonconforming conditions related to the gravel parking area. Per Section 190-116A(1), automobiles may be displayed outdoors as a permitted accessory use to a car dealership provided that they are stored on a paved area. Further, all parking areas shall be paved per Section 190-162F and all parking areas with a capacity of 5 or more vehicles should be striped to indicate each individual parking stall. The applicant has provided additional signage to delineate the location each type of parking space and to provide an overall improvement to circulation on the site. We defer to the Township Engineer and/or Township Traffic Engineer for additional comment.
 6. Testimony should be provided as to how all loading and deliveries would be expected to operate on the subject property (e.g., timing, frequency, type of truck, etc.). We defer to the Township Engineer and/or Township Traffic Engineer for additional comment on this item.
 7. Note 11 (Cover Sheet) indicates that the applicant is not proposing to unload car carriers on the site or on Route 9 adjacent to the site. If the applicant is amenable to prohibition of car carriers on the site, the Board may wish to include this as a condition if the application is approved.
 8. The applicant has submitted architectural elevations indicating that the façade will be painted with Sherwin Williams Classical White, which is a light beige, with

brick water table and decorative features throughout the façade. We defer further to the Planning Board Architect as to the applicant's compliance with the architectural design requirements per §190-114 and §190-146F(6) of the Township Ordinance.

9. The lighting plan indicates that that pole-mounted LED flood lights are proposed near the site entrance. The applicant should consider replacing these with decorative fixtures in areas that may be visible from Route 9.
10. The applicant should provide testimony the relationship of the proposed sign colors with the Township's color palette as set forth in §190-1760. If colors are proposed that are not in accordance with this palette, bulk "c" variance relief will be required, and testimony shall be provided. It should be noted that the site is located along a commercial corridor with a number of existing commercially branded signs and that the applicant has provided no more than 3 sign colors.
11. 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 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.

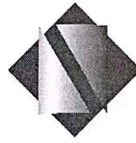
Respectfully submitted,



Kate Keller, P.P., AICP

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

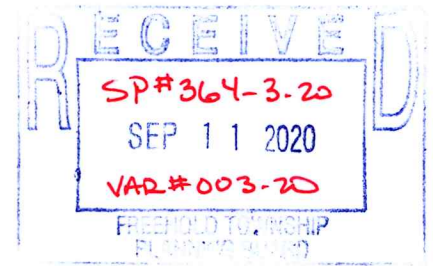
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NETTAARCHITECTS

September 11, 2020

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



**RE: Architectural Review:
Platinum Auto Enterprises, LLC
Preliminary and Final Major Site Plan (SP#364-3-20 & VAR#003-20)
Block 67, Lot 2, 4020 Route 9 South
Freehold, New Jersey
Review #3**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on September 9, 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;

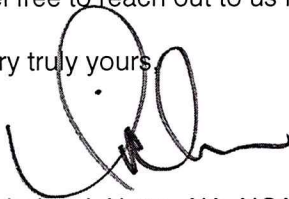
- Cover Letter by Crest Engineering dated 9/4/20
- Preliminary and Final Site Plan by Crest Engineering dated 7/15/20
- Truck Auto Turn Plan by Crest Engineering dated 7/17/20
- Elevations & Façade Specs, from Perez & Radosti dated 9/3/20

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;

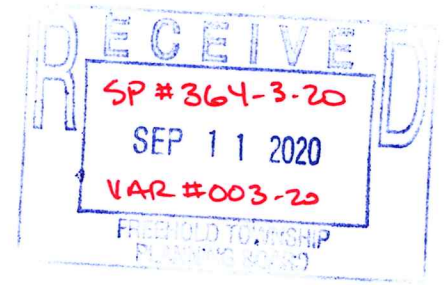
1. The proposed building appears to conform to the township ordinance design requirements outlined under Chapter 190, Article XII, Section 114. The revised building facade is consistent with traditional architectural design. The revised façade colors selected, Sherwin Williams "Classical White" and "Colonial Revival Tan", appear to comply with the township ordinance "color palette". Further action may be required by the Board to meet the township ordinance design requirements outlined under Chapter 190, Article XII, Section 114, (A) general guidelines.
2. The proposed exterior building signage renovations appear to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XII Section 114 of the township ordinance. The proposed signage conveys the tenants "major message" and displays minimal graphic elements. The signage also does not exceed the 7.5% surface area outlined under section Chapter 190 Section 179. We defer to further review by the sign review committee.
3. It appears that the proposed freestanding double faced illuminated pylon sign does not exceed the square footage requirement outline by Chapter 190, Section 179, which states that freestanding signs with a lot frontage of up to 400 feet shall have for one double faced sign with a square feet per face of 160. The proposed sign is approx. 80 square feet per face. 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 extending to the right.

Nicholas J. Netta, AIA, NCARB
Principal



Ms. Donna Butch
Planning Board
Administrative Officer
Freehold Township
One Municipal Plaza
Freehold, New Jersey 07728

Our Reference
507375713-022

**Freehold Township
Platinum Auto Enterprises, LLC
Block 67, Lot 2, 4020 Route 9 South
Site Plan No. 364-3-20, Var. No. 003-20
Sanitary Sewer and Water Main System Review No. 2**

September 11, 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 "Preliminary and Final Major Site Plan, Lot 2 Block 67 (Tax Map Sheet 20 Dated January 2008), Freehold Township, Monmouth County, New Jersey", dated February 28, 2019, with a last revision date of September 4, 2020, as prepared by Crest Engineering Associates, Inc., for Michael Esposito Platinum Auto Enterprises, LLC (the Applicant).

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

- The five (5) sheet set of plans listed above, prepared by Crest Engineering Associates, Inc., with a last revision date of September 4, 2020;
- A two (2) sheet Truck Auto Turn Plan set, prepared by Crest Engineering Associates, Inc., dated February 28, 2019, with a last revision date of July 17, 2020;
- A response letter from the Applicant's Engineer dated September 4, 2020;
- A two (2) sheet set of architectural plans, prepared by Perez + Radosti Associates, P.C., dated September 2, 2020 and
- A response letter from the Applicant's architect, dated September 3, 2020.

Executive Summary

The site is located on the south bound side of Route 9 between Business Route 33 and Throckmorton Street. The project is bounded by the Irwin Lincoln-Mercury dealership to the south and the Fast Lane Auto Repair Center to the north. The site currently has a 117,288 square foot (SF) building which is currently vacant.

The Applicant is proposing to renovate the existing one-story building. Access to the site will remain from Route 9 south. The Applicant is proposing to construct new paved parking areas, a new underground storm water management system, new curbs and sidewalks for the proposed building. The Applicant is also proposing to demolish the existing septic system and provide a new septic system with a leach

field for the site. The plans are indicating that the existing water service to the building will be utilized.

Since the Applicant has not provided a sanitary sewer report for the project, we cannot estimate the projected sanitary sewer flow for the project because additional information is needed. This project does not require a New Jersey Department of Environmental Protection (NJDEP) Treatment Works Approval.

Since the Applicant's Engineer has not provided a projected water demand report for the site, we cannot estimate the proposed water demand since additional information is needed to complete this determination. The project does not require of NJDEP Bureau of Water System Engineering (BWSE) approval and the Township should have sufficient water allocation to support this project.

The Applicant's Engineer noted in their cover letter that they have not addressed any issues of the previous reviews except the parking space variance along the front of the site, therefore, the comments from our previous review have not changed and are noted below.

Sanitary Sewer Review:

There are several issues pertaining to the 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 Applicant is proposing to provide sanitary sewer service to the site via a new septic system. While this is acceptable due to the absence of sanitary sewer service adjacent to or relatively near the property, the applicant property falls within a specific planning area covered in the Freehold Township Sanitary Sewer Master Plan which is designated to receive public sanitary sewer service. Section 7 of the Freehold Township Sanitary Sewer Master Plan lists several specific recommended projects for sewer extensions within the Township's service area. In this section, Item Number 9 of the recommended improvements is entitled "Route 9 Sewer Extensions @ Intersection of Route 33B" and specifically states:

Section 7.4.1 Gravity Sewer Collection Extensions; Item 9

Route 33 Regional Pump Station gravity sewer mains across Route 9 and continuing to the commercial developments along Route 9 to the north and the residential homes near the intersection of Route 9 and Route 33 Business. Approximately 5900 LF of 8-inch PVC gravity sewer would be installed along the Route 9 corridor. This project would require the installation of sewers listed in the previous item "Route 33B Eastbound Gravity Sewer Extension".

The proposed pump station referenced in the Master Plan was constructed by the developer of the Regency at Freehold. The pump station was designed to handle all of the proposed flows for this area, which allows for a reasonable conclusion that the Route 33/Wemrock Road Sewer Extension is feasible to construct in the near future.

It shall be noted that an easement has been acquired by the Township along the Irwin Lincoln Mercury northern property line for the future installation of a gravity sanitary sewer line and a future casing installation under the State Highway. This easement along the north side of the Irwin Lincoln Mercury property would allow the future sanitary sewer to be designed at a location

which would minimize excavation and optimize the future alignment of the potential sewer extension.

In addition to the above-mentioned easement, it will be necessary to serve Lots 4 and 5 (immediately north of the applicant's property) with sanitary sewer. As construction within Route 9 may not generally be feasible, and the alignment of the sewer cannot be determined at this time, a twenty-foot (20') wide utility easement on the subject property, along Route 9, should be provided for this future sewer extension.

Finally, in addition to requesting an easement from this Applicant, a determination must be made by the Township regarding the Applicant's fair-share assessment of future sanitary sewer construction costs for the project.

3. Final approval should be contingent upon approval from the Township Health Department and the Township Plumbing Code Official.

Water System Review:

There are no issues with utilizing the existing 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 hydrants are proposed for the site. The Township Fire Code Official should review the plans to determine if any new hydrants should be provided and where the hydrants should be located.
3. Final approval will be contingent upon approval from the Township Plumbing Code Official and the Township Fire Code Official

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

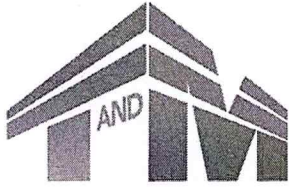
Very truly yours,

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, P.E., Township Engineer
Timothy Keune, Asst. Supt. Water & Sewer Utility
Todd Brown, Planning Board Administrative Officer
Paul Vitale, Construction Official
Shaun Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-022 (Platinum Auto, LLC)



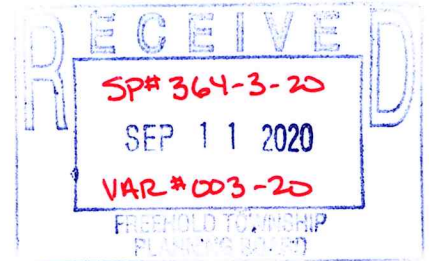
YOUR GOALS. OUR MISSION.

FRTW-R3990

September 11, 2020

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

**Re: Platinum Auto Enterprises, LLC
Block 67, Lot 2
4020 Route 9 South
SP# 364-3-20
Drainage and Landscape Review No. 3**



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 Crest Engineering Associates Inc., plans dated February 28, 2019, latest revision September 4, 2020; Statement of Negligible Drainage Impacted dated November 20, 2019, latest revision January 31, 2020.

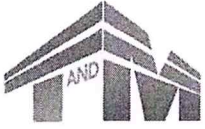
The plans have been revised in response to my letter dated August 4, 2020. I have the following comments and concerns with the proposed drainage facilities:

1. **Addressed.**
2. The existing conditions plan does not agree with current field conditions. The applicant shall provide an updated survey of the property that accurately depicts the existing drainage system. **Continuing Comment. The applicant has requested a partial waiver of the requirement to provide an updated boundary/topographic survey.**
3. **Addressed.**
4. **Addressed.**
5. **Addressed.**
6. **Addressed.**
7. **Addressed.**

LANDSCAPING

1. **Addressed. The applicant has proposed additional American Hollies. I recommend the Hollies to be planted at 7-8' height. A detail for the trees shall be added to the plan.**

P-6



**Re: Platinum Auto Enterprises, LLC
Block 67, Lot 2
4020 Route 9 South
SP# 364-3-20
Drainage and Landscape Review No. 3**

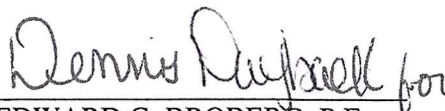
2. The applicant shall consider adding shade trees within the landscaped islands to provide shade for visitors parking and to enhance aesthetics from public view. **Continuing Comment. The applicant states that additional shade trees in this area are not appropriate due to reduced line of sight. The plan proposes shrubs in leu of shade trees. The applicant should request a waiver from the planning board of the shade tree requirement.**
3. **Addressed.**
4. The project narrative stated that heritage trees were noted in the area of the proposed septic bed, therefore the applicant shall submit a heritage tree assessment report and a tree clear/tree save plan. **Continuing Comment. The applicant requests a waiver of the assessment report requirement.**

The above comments are considered minor and can be addressed with the submission of final plans. We have no further comments on the application.

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

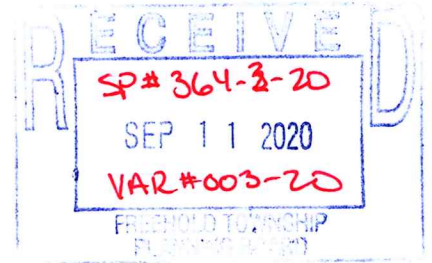
cc: Mr. Timothy White, Township Engineer
Mr. Todd Brown, Assistant Planner

September 11, 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: **Platinum Auto Enterprises, LLC**
SP# 364-3-20 & V# 003-20
4020 Route 9 South; Block 67, Lot 2
Freehold Township, Monmouth County
SA Project No. 20512



Dear Ms. Butch:

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

1. Cover Letter for Platinum Auto Enterprises, LLC, Lot 2, Block 67; prepared by Crest Engineering; dated September 4, 2020.
2. Preliminary and Final Site Plan set for Lot 2, Block 67; prepared by Crest Engineering; dated February 28, 2019 and revised to September 4, 2020.
3. Truck Auto Turn Plan; prepared by Crest Engineering; dated February 28, 2019 and revised to July 17, 2020.
4. Architectural Elevations and Renderings for Platinum Motors, LLC; prepared by Perez & Radosti; dated September 2, 2020.

The Applicant requests Preliminary and Final Major Site Plan with Variances to reoccupy the existing 8,127 square foot (SF) auto dealership. The 1.7-acre site is located at 4020 Route 9 South on Block 67, Lot 2 and is in the Corporate Multi-Use Development Zone (CMX-3A). The existing site has three (3) driveways along southbound Route 9. Paved and unpaved parking areas exist onsite for employees, sales & service customers, and auto display/inventory. Loading areas are located to the north and east of the building. A service area is located to the south of the building. The proposal is to re-occupy the 8,127 SF auto dealership with improvements to the circulation aisles and parking areas. The access driveways will remain as configured.

Traffic review letters dated April 3, 2020 and August 5, 2020 were issued for the proposed auto dealership. Additional comments were provided by other Board professionals. The Applicant has since revised the plans and provided additional information to address comments found in the traffic review and other professional review letters.



Based on review of the revised Site Plan set, turning analysis and cover letter, the following traffic comments remain to be addressed:

Access:

Access to the auto dealership will remain via three (3) driveways along Route 9 southbound. These driveways include an entrance-only north driveway and an exit-only middle driveway for access to the auto sales area, and a two-way south driveway for access to the service area and trash enclosure. No improvements are proposed for the existing access driveways.

- 1. The existing driveways along Route 9 are under the jurisdiction of the New Jersey Department of Transportation (NJDOT). No improvements are proposed for the driveways, therefore an access permit will not be required. However, should any construction be required within the NJDOT right-of-way (ROW) (drainage, concrete, utilities, etc.) a highway occupancy permit may be required by the NJDOT. Freehold shall be copied with any permit obtained from the NJDOT.**
- 2. The stop bar for the middle driveway (exit only) shall extend completely across the driveway.**
- 3. A stop bar shall be provided adjacent to the Stop Sign (R1-1) at the south site exit.**
- 4. The stop bars shall be 24 inch wide white thermoplastic and detail for the stop bar shall be added to the Signs and Details plan sheet, sheet 4 of 5.**
- 5. A sight distance line shall be provided for the south driveway exit similar to that shown for the middle driveway exit.**
- 6. An Exit Only sign was added for the south driveway. However, the south driveway requires entrance and exit for access to refuse and hazardous waste pick-up. The Exit Only sign must be removed.**

Circulation:

Circulation aisles provide access between the site driveways and parking areas on-site. The circulation aisles also serve as access to service and loading areas. Circulation aisle widths vary for two-way travel. The north entrance driveway and the middle exit driveway are connected via a loop circulation. The south driveway (two-way) is not connected to circulation to the north and east of the building. The service bays will be entered from the north and east sides of the building and exited from the south.

- 1. Testimony to be provided regarding on-site circulation for cars, service delivery trucks, trash trucks, and car carrier tractor trailers.**
- 2. The Applicant shall provide testimony regarding deliveries including parts for service and auto deliveries to the site such as typical size of delivery trucks, time of day of deliveries, and frequency of deliveries.**



- 3. A trash enclosure is located near the southwest corner of the building, in the service area. Testimony shall be provided regarding access to the trash enclosure by the trash truck. Frequency and time of day of trash removal shall be provided.**
- 4. Sidewalk is not proposed along the Route 9 frontage. Sidewalk does not exist along Route 9 to the north or to the south of the site. The Applicant shall request relief and provide justification for not providing sidewalk. The Board may require contribution in lieu of providing frontage sidewalk.**

Parking & Loading:

The existing 8,127 SF auto dealership had paved and unpaved areas for circulation, parking, and inventory storage. The existing unpaved and paved areas are in poor condition for which the plans indicate there are 46 existing parking spaces plus undelineated parking spaces. The proposal is for a total of 71 parking spaces and additional undelineated parking spaces for employees, customers, and inventory. Customers will be provided eight (8) spaces including one (1) handicap (HC) parking space all on pavement. The service area has two (2) parking spaces on pavement. Employees are provided 12 spaces (undelineated) on stone surface. Inventory and display will use 49 spaces including 36 spaces (undelineated) on stone surface and 13 spaces on paved surface for display. Used autos will occupy a maximum of 16 spaces designated for inventory. A 12 ft wide by 45 ft long loading area is proposed adjacent to the northwest corner of the building.

- 1. The 8,127 SF auto dealership parking requirement is 41 parking spaces at 1 space per 200 SF. A total of 71 spaces (plus undelineated for inventory) are proposed. The parking requirement is exceeded by 30 spaces (plus undelineated spaces) which is typical for auto dealerships.**
- 2. One (1) HC parking space is proposed. The site parking requirement is for 41 parking spaces. By the Americans with Disability Act requirements, two (2) HC spaces are required for the 41 required spaces. It should be noted that the parking calculations indicate eight (8) customer, 12 employee and two (2) service parking spaces are provided for a total of 22 active spaces. One (1) handicap parking space is sufficient for the 22 spaces provided for customers, employees, and service, with the remainder of the spaces for dealer inventory.**
- 3. The proposed HC space is shown to be 11 ft wide with landing areas on both sides. The HC space can be narrowed to 8 ft to meet ADA requirement and allow more area for vehicles entering the east service bay to maneuver.**
- 4. Two (2) parking spaces are proposed at the exit from the service area. Information shall be provided to ensure that two (2) spaces are adequate for pick-up of after service vehicles.**
- 5. There are three (3) diagonal parking spaces along the north property line that are shown to be 16 ft long by 8 ft wide. This is less than 19 ft by 9.5 ft parking space size requirement. These diagonal spaces are for inventory/display and as such relief from the requirement would be appropriate.**



- 6. The four (4) parallel parking spaces for display along Route 9 are shown to be 16 ft long by 8 ft wide. This is less than the 19 ft by 9.5 ft parking space size requirement. These parallel spaces are for inventory/display and as such relief from the requirement would be appropriate.**
- 7. The proposed loading area is undelineated and located on unpaved stone. The Applicant requests relief from providing a paved loading area. Testimony shall be provided to justify the requested relief.**

Traffic Report:

A brief traffic letter report was prepared to review site trips, proposed parking, and on-site circulation. Additionally, the letter provides support for the site not requiring NJDOT access application.

- 1. The size (total SF) of the auto dealership will not change, no improvements are proposed to the existing site access driveways and no new driveways are proposed. The report concludes that "...there is no need for an <access> application to the NJDOT". I concur, however should work be required within the NJDOT ROW other than to the driveways, application may be required. The Applicant shall confirm that no work is proposed within the NJDOT ROW.**
- 2. The report indicates that the site is expected to generate 15 AM, 20 PM and 33 Saturday peak hour trips. Testimony shall be provided regarding the impact of vehicles delivered to a remote site, then traveling to the site, thus adding site trips.**
- 3. Testimony shall be provided regarding on-site circulation through parking areas.**
- 4. Testimony shall be provided regarding deliveries and loading areas.**

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

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads "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
Barbara J. McMorrow
TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Annunzio
Thomas L. Cook
David M. Salkin

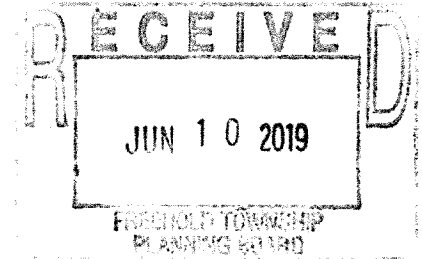
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: June 10, 2019

SUBJECT: Platinum Auto Enterprises, LLC – Platinum Mitsubishi
4020 Route 9 Realty
Block: 67, Lot: 2
4020 Route 9
Site Plan Waiver # 364-2-19 and Variance # 009-19



We have reviewed the additional information for the above referenced project. The applicant has successfully provided a septic application that addresses the existing noncompliant subsurface sewage disposal system that must be abandoned. A new system is proposed toward the back of the property and is protected by a chain link fence. The Board of Health has no further objections to the 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"

August 4, 2020

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

RE: Preliminary & Final Major Site Plan

SP# 364-3-20

Var# 003-20

Platinum Auto Enterprises, LLC
Block 67 ,Lots 2 – 4020 Route 9
Distribution # 2

Dear Mrs. Butch

The fire board reviewed the submitted plans and approve them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-9



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 05/20/2020

Project name:

Preliminary & Final Major Site Plan

Platinum Auto Enterprises, LLC

Block 67 Lot 2 – 4020 Route 9 South

SP#364-3-20

VAR#003-20

The May 11, 2020 virtual meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:47 pm. The meeting was noticed and made available via conference call and shared-screen. Board members present: Dave Puchalski, Brian Dougherty, Steve Leone, William Lombardi and Tom Moskal. Board member Anthony Ammiano joined the meeting at 8:05 PM after the first presentation, Platinum Auto.

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 questions/concerns;

- Please advise the status of the current septic system. Who determined that it needs to be replaced?
- What discharge points are currently connected to the septic system? Is it sanitary sewerage only? Where does the current slop sink discharge to? Where does the oil and water separator currently discharge to?
- Are there any plans to investigate the current septic system for soil and ground water contamination?
- Will the change of operator and ownership trigger an ISRA investigation?
- Roof drains appear to be directed to Route 9.
- There is significant tree disturbance for the new septic field. Can you provide additional information on the proposed septic field area; the plans reference terms such as decisions in the field or field evaluations?

The meeting was adjourned at 8:55 pm.

Tom Moskal
Chairman