

EXHIBIT LIST

**Variance # 019-20
DEMONTÉ, Martin & Theresa
Block 93.08, Lot 3 – 315 Valley View Circle**

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 Letter of Denial from John De Pinto, Zoning Official, dated 6/19/2020
- A-8 Survey, prepared by Stanley Hans Jr., P.L.S., P.P., dated 7/30/2020
- A-9 Foundation Location, prepared by Daniel P. Hundley, Crest Engineering Associates, Inc., dated 5/24/2000
- A-10 Construction Plan, prepared by Robert R. Desmarais, Jr., PE, for Oaktree Sheds [2 sheets], dated 6/12/2020
- A-11 Previous Resolutions:
 - Final Major Subdivision, Application #762-1-95, dated 2/20/1997
 - Amended Resolution, Application #762-1-95, dated 4/2/1998
 - Preliminary Major Subdivision Approval & Variances #762-1-95, dated 2/1/1996
- A-12 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 9/3/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 9/24/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 10/6/2020



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

September 3, 2020

Salvatore Alfieri, Esq.
Cleary, Jacobbe, Alfieri and Jacobs, LLC
955 State Route 34, Suite 200
Matawan, NJ 07747

RE: Variance Application
DeMonte, Martin & Theresa
Block 93.08 Lot 3 – 315 Valley View Circle
COMPLETENESS REVIEW

VAR #019-20

Dear Mr. Alfieri:

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

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

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

Sincerely,

TODD BROWN
Planning Department

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

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

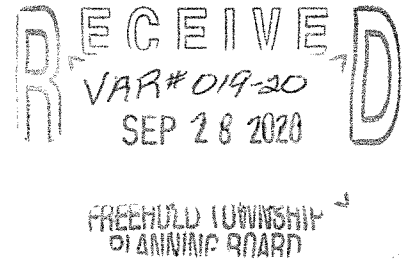
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: September 24, 2020

RE: DeMonte, Martin and Theresa
Block 93.08, Lot 3
315 Valley View Circle
Variance Application #019-20



This review refers to the following:

- Structural Plans, 20'x20' Vinyl Pavilion w/ 24" Overhang, DeMonte Residence, 315 Valley View Circle, Freehold, NJ, 07728, two (2) sheets, dated June 4, 2020, revised June 12, 2020, prepared by Oaktree Sheds, signed and sealed by Robert R. Desmarais, Jr., P.E.
- Sketch of Survey for: 15 Valley View Circle, Lot 3 in Block 93.08, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated July 30, 2020, prepared by R.C. Burdick, P.E., P.P., P.C. Consulting Engineers, signed and sealed by Stanley Hans Jr. P.L.S., P.P.
- "Mark-Up" of Foundation Location Plan, Lot 3, Block 93.08, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated May 24, 2000, prepared by Crest Engineering Associates, signed and sealed by Daniel P. Hundley, P.E.
- Zoning Schedule, Martin & Theresa DeMonte, 315 Valley View Circle, Freehold, NJ 07728, Block 93.08, Lot 3, dated August 26, 2020, prepared and signed by Catherine Kim.

Executive Summary

The applicant is seeking approval to construct a 400 square feet pavilion (20 feet x 20 feet measured to outside face of columns) with a roof height of 14 feet and 1 inch in the rear yard of the subject property. It should be noted that the pavilion structure will contain a chimney which will extend a minimum of 2 feet above the peak of the roof. The property is located in the residential R-40 zone, however it was originally developed under the R-25 Zone cluster option. Variance relief is requested for exceeding the maximum allowable size of a pavilion (192 sf is permitted where 400 sf is proposed).



To: Planning Board
Re: DeMonte, Martin and Theresa
Block 93.08, Lot 3 – 315 Valley View Circle
Variance Application #019-20

September 24, 2020

The following comments are provided:

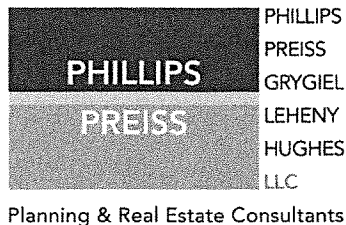
1. The plans indicate a pavilion height of 14 feet and 1 inch with an additional 2 feet (minimum) chimney extension. The applicant shall clarify the overall height of the structure inclusive of the chimney. An additional variance will be required for exceeding a maximum height of 16 feet for an accessory structure. This office defers to the Township's Planning consultant in this regard.
2. The provided survey indicates that a portion of the existing pool fence encroaches into a utility easement located on the property. The applicant shall relocate those portions of fence outside of the easement area.

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

TIMOTHY P. WHITE
Township Engineer

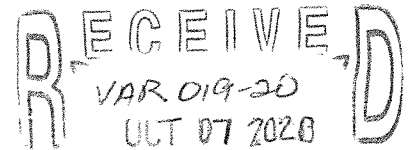
TPW/mb

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



October 6, 2020

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



FREEHOLD TOWNSHIP
ADMINISTRATIVE BOARD

RE: **Variance Application #019-20**
Planner's Review Letter
Martin & Theresa Demonte
315 Valley View Circle
Block 93.08, Lot 3
R-40 Residential Zone (R-25 Variable Lot Size Option)

Dear Chairman and Members of the Board:

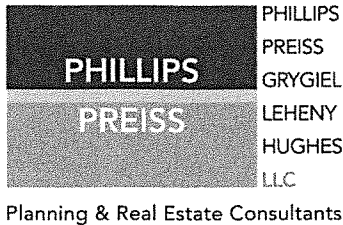
We have reviewed the above-referenced development application, including the following documents:

- 2020 Variance Application, prepared by Martin and Theresa Demonte (Applicant), received 7/8/2020
- Zoning Schedule, prepared by Catherine Kim, Esq, received 8/27/2020
- Sketch of Survey for Lot 3 in Block 93.08, Freehold Township, Monmouth County, New Jersey, prepared by Stanley Hans, Jr., PLS, PP, of R.C. Burdick Consulting Engineers, dated 7/30/2020
- Foundation Location Plan with proposed pavilion, based on Crest Engineering Associates' original plan dated 5/24/2000, received 8/27/2020
- Plans for 20' x 20' Vinyl Pavilion w/ 24" Overhang, consisting of 2 sheets, prepared by Robert R. Desmarais, Jr., PE, for Oaktree Sheds, dated 6/4/2020

Project Description

The applicant is seeking bulk "c" variance approval in order to permit the construction of a 400-square foot accessory structure in the rear yard of a single-family residential property. The pavilion-style structure is proposed to include a fireplace and island bar-kitchen. As the maximum permitted area for a pavilion-style building is 192 square feet, bulk "c" variance relief is required.

The subject property measures 26,975 square feet (0.62 acres) and is developed with a 2-story single-family dwelling and several accessory structures, including an in-ground pool with surrounding concrete pavement, a paver patio, a gazebo, and related accessory structures. The property is an interior lot located within the White Mountain West subdivision west of Georgia Road. Surrounding land uses include single-family dwellings and conservation areas located in the R-E and R-40 zones. Surrounding land uses are comprised of single-family dwellings and conservation areas located in the R-

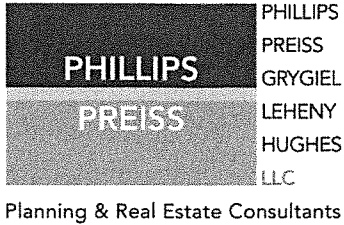


E Zone. The Riviera at Freehold development is located to the north and east in the RR-PAC Zone.

The applicant is seeking variance relief to construct the proposed oversized pavilion, which would measure 20 feet wide by 20 feet deep as measured from the outside face of its posts, totaling 400 square feet. The existing patio and gazebo structure to the rear of the existing dwelling would be removed and replaced with the proposed pavilion and new pavers. The pavilion is proposed to be located 53 feet from the rear (easterly) property line, 43.5 feet from the northerly side yard property line, and 65 feet from the southerly side yard property line. Per pavilion plans provided by the applicant, the structure would measure 14.1 feet in height and consist of laminated posts with vinyl sleeves and an asphalt shingled roof with a 2-foot overhang over the posts.

Zoning Compliance & Planning Comments

1. The subject property was developed as part of the White Mountain West major subdivision, which was approved in 1996 under the provisions of the R-25 variable lot size option for the R-40 Zone (Resolution #762-1-95). The subject property meets all required lot size and setback requirements.
2. Per Section 190-126B, gazebos, pergolas, arbors, or similar open structures are permitted accessory structures in the R-E zone, provided they do not exceed 192 square feet in building area and 16 feet in height. The new pavilion is proposed to measure 14.1 feet in height and 400 square feet in area. As such, bulk "c" variance relief is required to permit the excess structure area. The applicant should provide testimony in support of this variance request and address whether the excess size will have any impact on neighboring property owners. Testimony should address any existing and proposed landscaping and/or fencing on the property.
3. The submitted pavilion plans indicate a fireplace with chimney "by others," but the specific height of the chimney is not shown. This height should be provided. We note that if the chimney is proposed to rise greater than 16 feet in height, additional bulk "c" variance relief may be technically required.
4. Per Section 190-110 (B), 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. The applicant should provide testimony confirming compliance with the above standard.
5. The applicant has indicated that certain existing improvements in the rear yard are proposed to be removed to accommodate the proposed new structure. Testimony should address which specific improvements are to be removed.
6. 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, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

EXHIBIT LIST

**Site Plan Application # 283-5-20
Cusa Realty II, LLC
Block 49, Lot 46.01 – 225 Willow Brook Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Amended Application for Preliminary Approval, Major Site Plan
 - b. Amended Application for Final Approval, Major Site Plan
- A-2 Description of Project
- A-3
 - a. Major Site Plan Checklists – Part A & B
 - b. Letter of Requested Waivers, by William Kurtz, P.E., of Kurtz Engineering, dated 2/6/2020
 - c. Letter of Requested Waivers, by William Kurtz, P.E., of Kurtz Engineering, dated 4/27/2020
 - d. Completeness Checklist Affidavit – Major Site Plan
- A-5 Consent of Owner / Consent to Inspect / Disclosure Statement
- A-6 Escrow Maintenance Form/W-9/Tax Statement
- A-7 Waiver of Statutory Time Limitations
- A-8 Freehold Soil Conservation District, Certification Letter, dated 6/4/2020.
- A-9 L. O. I. - Disturbance & Flood Hazard Area & map, prepared by DuBois & Associates, dated 8/25/2020
- A-10
 - a. Stormwater Mgmt Report and Pre & Post Drainage Areas Map, prepared by Kurtz Engineering, revised 9/22/2020
 - b. Operations & Maintenance Manual, Stormwater Mgmt System, prepared by Kurtz Engineering, revised 9/22/2020
- A-11 Amended Preliminary and Final Major Site Plan set [4 sheets], prepared by William M. Kurtz, P.E., L.S., P.P., revised 9/22/2020
- A-12 Architectural Floor, Demolition & Composite Building Plans, prepared by Thomas Gaetano, Architect LLC, [2 sheets], dated 10/11/2019
- A-13 Boundary & Topographical Survey, prepared by Justin J. Hedges, P.L.S. of Insite Surveying, revised 5/16/2018
- A-14 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 4/28/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 10/13/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/13/2020
- P-4 Memorandum from Dennis Dayback, T&M Engineering, dated 10/19/2020
- P-5 Memorandum from Shaun Reilly, Fire Official, dated 5/11/2020

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"

Office of the Planning Board

April 28, 2020

John Rentschler, Esq.
Sonnenblick, Parker & Selvers
4400 Route 9 South, Suite 3000
Freehold, NJ 07728

RE: **Amended Preliminary & Major Site Plan** **SP# 283-5-20**
Cusa Realty II, LLC
Block 49 Lot 46.01 – 225 Willowbrook Road
COMPLETENESS REVIEW

Dear Mr. Rentschler:

Please be advised that the above referenced application has been deemed complete with the latest digital submission 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.

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

Sincerely,

TODD BROWN
Planning Board

/tb

cc: Timothy P. White, Township Engineer (via email)
William Kurtz, PE LS, Kurtz Engineers, Planners, Land Surveyors (via email)
PB File

P-1

TOWNSHIP OF FREEHOLD



*MAYOR
Lester A. Preston, Jr.*

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

"Preserving and Enhancing the Quality of Life"

*Timothy White, PE, PLS, CME
Township Engineer*

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 13, 2020

RE: Cusa Realty II, LLC
Block 49, Lot 46.01
225 Willowbrook Road
Amended Preliminary and Final Major Site Plan #283-5-20
REVIEW #4

This review refers to the following:

- Amended Preliminary & Final Major Site Plan, "Cusa Realty", Block 49, Lot 46.01, Freehold Township, Monmouth County, NJ, four (4) sheets, dated July 29, 2019, last revised September 22, 2020, prepared by Kurtz Engineers, Planners, Land Surveyors, signed and sealed by William M. Kurtz, P.E., L.S., P.P.
- Boundary & Topographical Survey of Block 49, Lot 46.01, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated February, 8, 2018, revised May 16, 2018 prepared by InSite Surveying, signed and sealed by Justin J. Hedges, P.L.S.
- Architectural Plans, Wall Opening Modifications, Cusa Realty Office Warehouse, 225 Willowbrook Road, Freehold, New Jersey, two (2) sheets, dated October 11, 2019, last revised July 25, 2020, prepared by Thomas Gaetano Architect, LLC, signed and sealed by Thomas Gaetano, R.A.
- Description of Project, Cusa Realty, Block 49, Lot 46.01, undated, unsigned.
- Waiver Request Letter, Cusa Realty II, LLC, Block 49, Lot 46.01, Willowbrook Road, dated February 6, 2020, prepared by Kurtz Engineers, Planners, Land Surveyors, signed by William M. Kurtz, P.E., L.S.
- Addendum Waiver Request Letter, Cusa Realty II, LLC, Block 49, Lot 46.01, Willowbrook Road, dated April 27, 2020, prepared by Kurtz Engineers, Planners, Land Surveyors, signed by William M. Kurtz, P.E., L.S.
- Stormwater Management Report for Cusa Realty, Block 49, Lot 46.01, Situated in the Township of Freehold, Monmouth County, New Jersey, dated October 07, 2019, revised September 22, 2020, prepared by Kurtz Engineering, signed and sealed by William M. Kurtz, P.E., L.S.



October 13, 2020

To: Planning Board
Re: Cusa Realty II, LLC
Block 49, Lot 46.01
Amended Preliminary & Final Major Site Plan
REVIEW #4

- Operations and Maintenance Manual for Cusa Realty, Stormwater Managemetn System, Block 49, Lot 46.01, Township of Freehold, Monmouth County, New Jersey, dated June 29, 2020, revised September 22, 2020, prepared by Kurtz Engineering, signed and sealed by William M. Kurtz, P.E., L.S.
- Monmouth County Planning Board, Conditional Approval, Block 49, Lot 46.01, Freehold, New Jersey, dated April 13, 2020, signed by Victor Furmanec, P.P., A.I.C.P.

Executive Summary

The above referenced property is 23.82 Acres and contains an approximate 160,000 s.f. multi-unit office and warehouse building. The applicant is seeking amended preliminary and final major site plan approval for the construction of a concrete ramp, loading docks, an approximate 15,000 square feet (s.f.) concrete parking lot expansion with nineteen (19) parking spaces and an infiltration basin at the rear of the existing building. These site improvements will provide access to new overhead doors and man doors at the back of the building. The applicant has also indicated that their existing refuse enclosure will be relocated from the front of the building to the rear of the building.

The subject property is located within the Industrial – 5 Acres (M-1) Zone. With the exception of an existing non-conformity related to rear yard setback, there are no variances requested.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or 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.
2. Provide testimony related to the reason for the proposed loading dock and parking lot expansion. Will there be new tenants or uses within the building?
3. The applicant has indicated that the refuse enclosure at the front of the building will be relocated to the rear of the building. As such, plans shall be revised to describe the location of the relocated refuse enclosure in addition to an associated construction detail. The enclosure shall be constructed in accordance with T.O. 190-116A(2).
4. A portion of Debois Creek runs along the western boundary of the site with an associated flood hazard area extending onto the subject property as approximated by the current FEMA Flood Insurance Rate Maps (FIRM). The applicant shall obtain a flood hazard area verification to determine the limits of the flood hazard area and any associated riparian zones. In addition, the applicant shall obtain any associated permits required as a result of the verification.
5. Wetlands exist along the western portion of the site and in the general vicinity of the proposed improvements. The applicant shall obtain a Letter of Interpretation (LOI) to verify the limits of the wetlands and wetlands transition areas. Additionally, the application shall obtain a permit for the disturbance of the wetlands and discharge of stormwater at the proposed stormwater outfall.



To: Planning Board
Re: Cusa Realty II, LLC
Block 49, Lot 46.01
Amended Preliminary & Final Major Site Plan
REVIEW #4

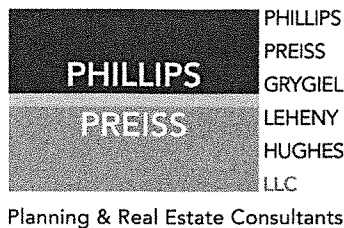
October 13, 2020

6. Revise construction details in accordance with Freehold Township site plan standards. Further coordination related to this comment will be subject to and following Planning Board Approval.
7. Obtain and provide copies of all required outside agency approvals including but not limited to Freehold Soil Conservation District, New Jersey Department of Environmental Protection, and Final Monmouth County Approval.

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



October 13, 2020

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

RE: **Amended Preliminary and Final Major Site Plan #283-5-20
Planner's Review Letter #3
Cusa Realty II LLC
225 Willowbrook Road
Block 49, Lot 46.01
M-1 Industrial Zone**

Dear Chairman and Members of the Board:

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

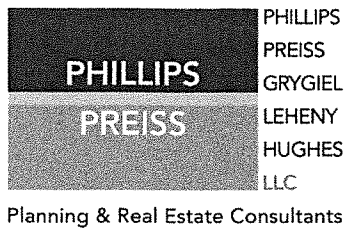
- Amended Preliminary and Final Major Site Plan for Block 49, Lot 46.01, consisting of 4 sheets, prepared by William M. Kurtz, PP, PLS, PP, of Kurtz Engineering, dated 7/29/2019 and revised through 6/29/2020
- Floor Plan & Elevation for Wall Opening Modifications, Cusa Realty Warehouse, prepared by Thomas Gaetano, RA of Thomas Gaetano Architect LLC, dated 7/25/2020

Project Description

The applicant is seeking approval in order to permit improvements to modify an existing multi-tenant warehouse/manufacturing/office building. The applicant is proposing to construct a parking area with a concrete ramp, loading docks, and an infiltration basin in the rear yard as part of the first phase of development, with a second phase to include expansion of the proposed parking area.

The subject property measures 23.82 acres and is located on the north side of Willowbrook Road and west of Halls Mill Road. The former Asbury Park Press plant is located to the north of the property; there is a railroad right-of-way further to the northeast. Debois Creek and wooded areas are located in the westerly portion of the property. Land use in the vicinity is comprised of office complexes, light industry/warehousing and distribution facilities and farmland.

At present, the subject property is developed with a multi-tenant warehouse and office building measuring 153,190 square feet, a smaller warehouse building measuring 7,891 square feet, and associated parking and circulation areas. There is an access drive from Willowbrook Road to the south. The applicant previously received minor site plan approval from the Planning Board in 2019 (SP #283-4-18) to permit interior alterations and the construction of two loading docks.



The applicant is now proposing to construct a new concrete parking area in an existing grass area adjacent to the rear northwest corner of the main building. The parking area is proposed include 19 new parking spaces. Each interior parking spaces would measure 9.5 feet wide by 19 feet long, where end parking spaces would measure 10.5 feet wide by 19 feet long. As there are presently 299 parking spaces on the site, the proposal would result in 318 total parking spaces (including 11 ADA-accessible spaces).

An infiltration basin is proposed to be constructed to the west of the new parking area. Two new loading docks are proposed in the vicinity of the new parking area on the north side of the building. A third new loading dock is proposed in the central portion of the building, which would be accessed by a new 12-foot wide concrete ramp.

There are no changes proposed to the building footprint, and no signage is proposed as part of this application.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The property is located in the M-1 Industrial Zone. It does not appear that any variances are required as part of this application. There is one pre-existing nonconforming condition related to the rear yard setback of the accessory warehouse building, which is located 45.5 feet from the rear property line where 50 feet is required. No changes to this condition are proposed at this time.
2. The site plan indicates that a new loading door and concrete ramp are proposed near the center of the building. The applicant should provide testimony as to the proposed use of this loading area, as it is located within a small space between different wings of the building. We defer to the Township Engineer regarding any further comments on loading and circulation.

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

J20136



YOUR GOALS. OUR MISSION.

FRTW-R4020

October 19, 2020

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

**Re: Cusa Realty II, LLC
Block 49, Lot 46.01
225 Willow Brook Road
SP# 283-5-20
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 Kurtz Engineering, plans dated July 29, 2019, latest revision September 22, 2020; Stormwater Management Report dated October 7, 2019, latest revision September 22, 2020; Operations and Maintenance Manual, dated June 29, 2020, latest revision September 22, 2020.

The plans have been revised in response to my letter dated August 18, 2020. I have the following comments and concerns with the proposed drainage facilities:

1. **Informational**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**
5. **Addressed.**
6. **Addressed.**
7. **Addressed.**
8. **Addressed.**
9. **Addressed.**

LANDSCAPING

1. **Addressed.**
2. **Addressed.**

P-4



Re: Cusa Realty II, LLC
Block 49, Lot 46.01
225 Willow Brook Road
SP# 283-5-20
Drainage and Landscape Review No. 3

3. Addressed.

4. The applicant shall include the Tree Selection Detail with the plan set. **Continuing Comment.**
The detail shall be provided on the plan set for the selection of any proposed plantings on site.

The above comments are considered minor and can be addressed with the submission of final plans.

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

Very truly yours

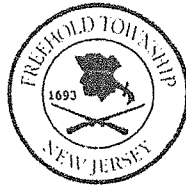
T&M ASSOCIATES

EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

DMD:EGB:AWD:lkc

cc: Mr. Timothy White, Township Engineer

TOWNSHIP OF FREEHOLD



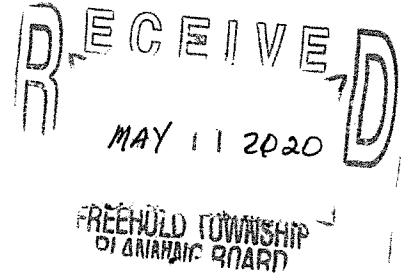
MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

May 11, 2020

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



RE: Amended Preliminary & Major Site Plan
SP#283-5-20
Cusa Realty II, LLC
Block 49, Lot 46.01 – 225 Willowbrook Road

Dear Mrs. Butch

I have performed a technical review of this application and approved the plans as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-5

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
Anthony J. Ammiano
Maureen Fasano
Alan C. Walker

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

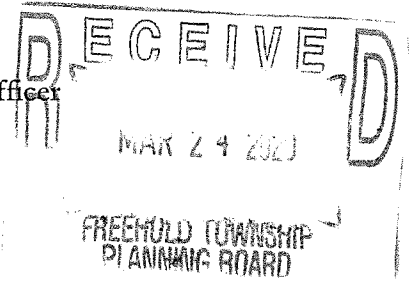
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 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

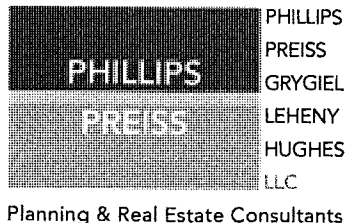
The following comments are provided:

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.

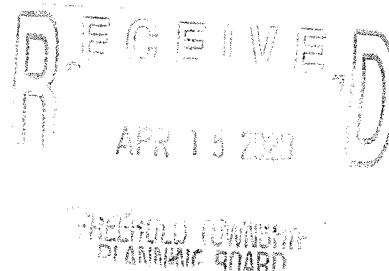
TIMOTHY P. WHITE
Township Engineer

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:

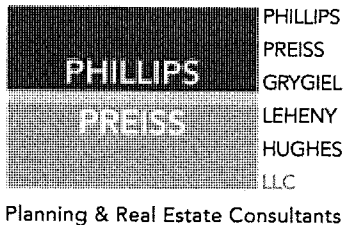
The applicant has submitted revised materials in support of the above-referenced development application. For additional information, please see our previous letters, dated 6/19/2019, 10/17/2019, and 1/15/2020. At this time, we have reviewed the following documents:

- 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.

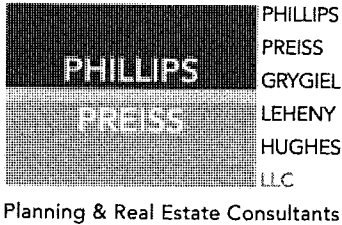
Signage

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)

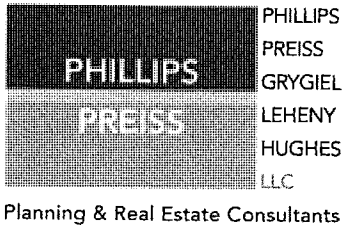
- “KIA” oval logo to measure 6 feet, 8 inches wide by ±3 feet, 4 inches high
 - 22.22 square feet
 - Red vinyl on white acrylic face
 - LED-illuminated channel letters mounted on white background
 - Replacing a slightly larger similar sign above main side entrance, which was recently removed.
- “Service”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

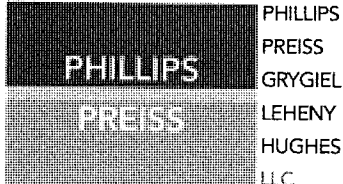
Zoning Compliance & Planning Comments

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.

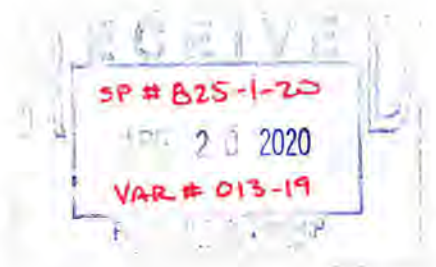
We trust that the above information is responsive to your needs.

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;

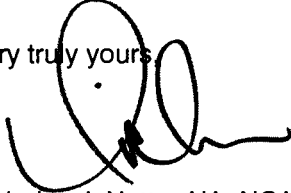
- Site Plan by Stout & Caldwell Engineers dated 03/02/20
- Architectural Elevations prepared by Warren Beltz Architects dated 03/05/20

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