

EXHIBIT LIST

**Variance # 026-20
BLATA, Dhurata
Block 36.01, Lots 9 – 40 Topaz Dr.**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Variance Checklist Submission Documents
- A-4 Consent to Inspect
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Survey of Property, prepared by Morgan Engineering & Surveying, David J. Von Steenberg, dated 8/7/2020
- A-7 Pool House Plan & Elevations, prepared by Dhurata Blata, revised 7/8/2020
- A-8 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 9/21/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 10/12/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC, dated 10/21/2020

MAYOR
Lester A. Preston, Jr.



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

September 21, 2020

Ms. Dhurata Blata
40 Topaz Drive
Freehold, NJ 07728

RE: Variance Application
BLATA, Dhurata
Block 36.01 Lot 9 – 40 Topaz Drive
COMPLETENESS REVIEW

VAR #026-20

Dear Ms. Blata:

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

P-1

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

TOWNSHIP OF FREEHOLD



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"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 12, 2020

RE: Blata, Dhurata
Block 36.01, Lot 9
40 Topaz Drive
Variance Application #026-20

This review refers to the following:

- Survey of Property (w/ Mark-Up), Lot 9, Block 36.01, Township of Freehold, County of Monmouth, New Jersey, dated August 7, 2020, prepared by Morgan Engineering & Surveying, signed and sealed by David J. Von Steenburg, P.L.S.
- Pavilion Plans, Proposed Pavilion at: 40 Topaz Drive, Block 36.01, Lot 9, plan submitted by homeowners Gazmend & Dhurata Blata, signed by Dhurata Blata.
- Zoning Schedule, Dhurata Blata, Block 36.01, Lot 9, 40 Topaz Drive, Freehold, NJ 07728, Zone R-60, signed by Dhurata Blata.

Executive Summary

The applicant is seeking approval to install a gazebo/pavilion within the rear yard of the subject property. The gazebo measures 20 feet x 20 feet (400 square feet) from exterior column to exterior column and 22 feet x 22 feet (484 square feet) at the roof edges. The property is located in the Residential R-60 Zone. Variance relief is requested for the size of the proposed structure where a maximum size of 192 square feet is permitted.

The following comments are provided:

1. The proposed gazebo/pavilion is described as 14 feet tall. However, the architectural plans describe a cupola on top of the structure with an unknown dimension. The applicant shall provide testimony in this regard. If the gazebo exceeds 16 feet in height (with cupola), additional variances may be required. This office defers to the Township's planning consultant (Phillips Preiss) in this regard.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Blata, Dhurata
Block 36.01, Lot 9 – 40 Topaz Drive
Variance Application #026-20

October 12, 2020

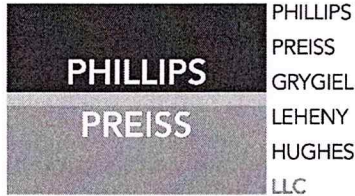
At this time, this office has no additional comments relative to any engineering issues.



TIMOTHY P. WHITE
Township Engineer

TPW/mb

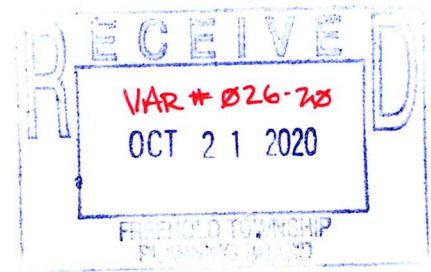
cc: Kate Keller, P.P. – Phillips Preiss (via email)



Planning & Real Estate Consultants

October 21, 2020

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



RE: **Variance Application #026-20**
Planner's Review Letter
Dhurata Blata
40 Topaz Drive
Block 36.01, Lot 9
Residential Zone (R-60) – Variable Lot Size Option

Dear Chairman and Members of the Board:

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

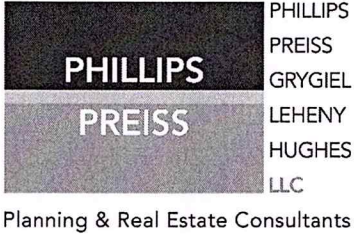
- 2020 Variance Application, prepared by Dhurata Blata (Applicant), dated 7/21/2020
- Zoning Schedule, prepared by Dhurata Blata (Applicant), dated 7/21/2020
- Survey of Property for Vinny Guida, prepared by David J. Von Steenburg PLS, of Morgan Engineering & Surveying, dated 8/7/2020
- Proposed Gazebo Plan, based on above Survey of Property
- Proposed Pavilion Plan [1 sheet], for Gazmend & Dhurata Blata, dated 7/8/20.

Project Description

The applicant is seeking bulk “c” variance relief to install a freestanding open accessory structure (gazebo) in the rear yard of a single-family residential property. The gazebo structure is proposed to measure 400 square feet (20 feet by 20 feet) with a 1-foot overhang on all sides, where the maximum permitted for such structures is 192 square feet.

The subject property measures 55,664 square feet (1.27 acres) and is developed with a 2-story single-family dwelling and accessory structures, including a shed and paved patio. The property is an interior lot located within the Topaz Woods subdivision, south of Colts Neck Road (County Route 537). Surrounding land uses are comprised of single-family dwellings located in the R-60 zone.

The applicant is seeking variance relief to construct the proposed oversized gazebo, which would measure 20 feet wide by 20 feet deep as measured from the outside face of its posts, totaling 400 square feet. The new gazebo is proposed to be located 27 feet from the westerly rear property line, 100 feet from the northerly side property line,



174 feet from the southerly side property line, and 30 feet from the existing 2-story single-family dwelling. Per plans provided by the applicant, the structure would measure 15.5 feet in height and consist of pressure treated 6" x 6" posts and a fiberglass shingled roof with a 1-foot overhang over the posts.

Zoning Compliance & Planning Comments

1. The subject property was developed as part of the Topaz Woods major subdivision, which was approved in 1986 under the R-60 variable lot size option (Resolution #635-85). The subject property's lot depth of 166 feet, when 250 feet is required, is a preexisting nonconforming condition that no changes are proposed.
2. Per Section 190-126B, gazebos, pergolas, arbors, or similar open structures are permitted accessory structures in the R-60 zone, provided they do not exceed 192 square feet in building area and 16 feet in height. The proposed gazebo is proposed to measure 400 square feet in area. As such, bulk "c" variance relief is required to permit the proposed oversize structure. The applicant should provide testimony in support of this variance request and address whether the pavilion's size will have any impact on neighboring property owners. Testimony should address any existing and proposed landscaping and/or fencing on the property.
3. 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.
4. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust 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

J20283

EXHIBIT LIST

**Preliminary and Final Major Site Plan # 526-1-20 and
Variance Application # 005-20
RDM Group LLC
Block 79 Lot 4 & 6.01 – 550 Halls Mill Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Application for Prelim. Approval Major Site Plan
 - b. Application for Final Approval Major Site Plan
 - c. Application for Variance
- A-2
 - a. Minor Site Plan Checklist – Part A Submission Documents
 - b. Minor Site Plan Checklist – Part B Plat / Map Requirements
 - c. Letter Requesting Waivers, from Peter Klouser, Heilbrunn Pape, dated 3/3/2020
 - d. Email Requesting Add'l Waivers, Peter Klouser, Heilbrunn Pape, dated 3/26/2020
 - e. Affidavit of Completeness
- A-3 Consents of Owner/Consents to Inspect/Disclosure Statements/Affidavit of Ownership
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Email giving an extension of time for Board to take action from Ken Pape, of Heilbrunn Pape, dated 10/6/2020
- A-6 Statement of Operations
- A-7 Application for a Tree Removal Permit
- A-8 Monmouth County Planning Board, Site Plan Action (4 pages), received 10/19/2020
- A-9 Certification of Square Footage for proposed building, prepared by Perez & Radosti Associates, dated 8-14-2020
- A-10 Freshwater Wetlands General Permit & Flood Hazard Area, prepared by Maser Consulting, dated 8/3/2020
- A-11 NJ DEP Freshwater Wetlands LOI: Line Verification, received 8/27/2020
- A-12 NJDEP Flood Hazard Area Verification Approval, received 8/27/2020
- A-13 Freehold Soil Conservation District, Certification Letter, dated 9/2/2020
- A-14 Sewer Report, prepared by Maser Consulting, dated 8/21/2020
- A-15 Water Report, prepared by Maser Consulting, dated 8/21/2020
- A-16 Infiltration & Septic Evaluation Report, prepared by Maser Consulting, 9/26/2019
- A-17 Email Re: Board of Health Jurisdiction Question, from Julia Algeo, Maser Consulting, dated 7/23/2020
- A-18 Stormwater Management Report, prepared by Maser Consulting, revised 8/21/2020
- A-19 Stormwater Mgmt. Facilities Maint. Manual, prepared by Maser Consulting, revised 8/21/2020
- A-20 Traffic Assessment Letter, prepared by Maser Consulting, revised 8/21/2020
- A-21 Environmental Impact Statement, prepared by Maser Consulting, dated 12/2019

- A-22 Heritage Tree Evaluation #1 & Tree Appraisal, prepared by Maser Consulting, revised 9/30/2020
- A-23 Boundary & Topographic Survey, prepared by Maser Consulting, revised 8/13/2020
- A-24 Preliminary and Final Major Site Plan (17 sheets), prepared by Maser Consulting, revised 8/21/2020
- A-25 Architectural Drawing of Floor Plan Elevations From All Four Sides, (2 sheets) prepared by Perez & Radosti, Ricardo Perez, AIA, revised 6/25/2020
- A-26 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 3/27/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 10/9/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/2/2020
- P-4 Memorandum from Nicholas Netta, Netta Architects, dated 9/22/2020
- P-5 Memorandum from Kyle A. Smith, Mott MacDonald, dated 9/22/2020
- P-6 Memorandum from Dennis Dayback, T&M Engineering, dated 9/22/2020
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 9/21/2020
- P-8 Memorandum from Margaret B. Jahn, Township Health Officer, dated 10/1/2020
- P-9 Memorandum from Shaun Reilly, Township Fire Official, dated 3/31/2020
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 5/20/2020
- P-11 Memorandum from Karen Ketcham, Shade Tree Commission, dated 3/31/2020

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
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Maureen Fasano
Alan C. Walker

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

March 27, 2020

Mr. Peter Klouser
Heilbrunn Pape & Goldstein LLC
516 Hwy 33
Millstone, NJ 08535

RE: **550 Halls Mill Rd**
RDM Group, LLC
Preliminary and Final Major Site Plan SP# 526-1-20 & Var.# 005-20
Block 79 L 4 – 550 Halls Mill Road
COMPLETENESS REVIEW

Dear Mr. Klouser:

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. As indicated in the digital cover letter received March 26, 2020, a number of hardcopy documents are to be submitted at the earliest ability. Document and their quantities have been listed below for your reference and confirmation.

1. Architect's Certification Letter – Qnty. 6

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
PB File

P-1

TOWNSHIP OF FREEHOLD



MAYOR
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"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 9, 2020

RE: RDM Group, LLC
Block 79, Lot 4 – 550 Halls Mill Road
Preliminary and Final Major Site Plan #526-1-20 and Variance #005-20
REVIEW #2

P-2

This review refers to the following:

- Preliminary and Final Major Site Plan for 550 Halls Mill Road, Block 79, Lot 4 & Part of Lots 6.01 & 7, Township of Freehold, Monmouth County, New Jersey, nineteen (19) sheets, dated January 6, 2020, last revised August 21, 2020, prepared by Maser Consulting, signed and sealed by Julia G. Algeo, P.E.
- Boundary and Topographic Survey for 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated June 13, 2019, last revised August 13, 2020, prepared by Maser Consulting, signed and sealed by Eric V. Wilde, P.L.S.
- Architectural Floor Plan and Colored Building and Sign Elevations, Proposed New Warehouse Building For: 550 Halls Mill LLC, 550 Halls Mill Road, Freehold Township, New Jersey, Lot:4, Block: 79, two (2) sheets, dated December 11, 2019, revised June 25, 2020, prepared by Perez + Radosti Associates, P.C., by Ricardo Perez, AIA, unsigned.
- Architect's Certification of Floor Area, 550 Halls Mill Rd, RDM Group, LLC, Preliminary and Final Major Site Plan, Block 79, Lot 4, dated August 14, 2020, prepared by Perez + Radosti, signed by Stephen L. Radosti, AIA.
- Statement of Operations, RDM Group, Inc., 550 Halls Mill Road, Lot 4, Block 79, Freehold Township, NJ, dated March 3, 2020, undated, unsigned.
- Waiver and Not Applicable Letter, 550 Halls Mill Road, Block 79, Lot 4, Freehold Township, NJ, dated March 3, 2020, prepared by Heilbrunn Pape Counsellors at Law, signed by Peter H. Klouser, Esq.
- Email RE: Site Plan Checklist, "Freehold Twp – SP #526-1-20 - RDM Group [550 Halls Mill Road]", dated March 26, 2020, To: Todd Brown, by Peter H. Klouser, Esq.
- Stormwater Management Report, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated January 6, 2020, revised August 21, 2020, prepared for RDM Group, Inc., prepared by Maser Consulting, signed and sealed by Julia G. Algeo, P.E.



To: Planning Board
Re: RDM Group, LLC
Block 79, Lot 4
Preliminary and Final Major Site Plan #526-1-20 and Variance #005-20
REVIEW #2

October 9, 2020

- Stormwater Management Facilities Maintenance Manual, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated July 15, 2020, revised August 21, 2020, prepared for RDM Group, Inc., prepared by Maser Consulting, unsigned.
- Traffic Assessment Letter, Proposed Warehouse, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated December 13, 2019, revised August 21, 2020, prepared by Maser Consulting, P.A., signed and sealed by Jeffrey M. Fiore, P.E.
- Preliminary Report of Infiltration and Septic Evaluation, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated September 26, 2019, prepared for RDM Group, Inc., prepared by Maser Consulting P.A., signed and sealed by Michael Carnivale, III, P.E.
- Environmental Impact Statement, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated December 2019, prepared by Maser Consulting P.A.
- Preliminary Report of Infiltration and Septic Evaluation, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated September 26, 2019, prepared by Maser Consulting P.A., signed and sealed by Michael Carnivale, III, P.E.
- Engineer's Report, Sanitary Sewer Design, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated August 21, 2020, prepared by Maser Consulting, signed and sealed by Julia G. Algeo, P.E.
- Engineer's Report, Water System Design, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, dated August 21, 2020, prepared by Maser Consulting, signed and sealed by Julia G. Algeo, P.E.
- NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification, File No.: 1316-19-005.1, Activity Number: FWW190001, RDM Group, Block 79, Lot 4, Freehold Township, Monmouth County, dated December 11, 2019, signed by Robert B. Kozachek.
- NJDEP Flood Hazard Area Verification Approval, File No.: 1316-19-005.1, Activity Number: LUP190001, RDM Group, 550 Halls Mill Road, Block 79, Lot 4, Freehold Township, Monmouth County, dated December 17, 2019, signed by Keith P. Stampfel, PE.
- NJDEP Flood Hazard Area Verification Plans for 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold, Monmouth County, New Jersey, two (2) sheets (1 of 5 and 2 of 5), dated September 24, 2019, revised November 11, 2019, prepared by Maser Consulting, signed by Julia G. Algeo, P.E.
- Monmouth County Planning Board, Site Plan Action, Request Information, 550 Halls Mills Road, Block 79, Lots 4, 6.01, dated April 13, 2020, signed by Victor Furmanec, P.P., A.I.C.P.
- Application for Soil Erosion and Sediment Control Plan Certification, Freehold Soil Conservation District, RDM Group, Inc., 550 Halls Mill Road, Freehold Township, Block 79, Lots 4 and part of 6.01 and 7, dated January 16, 2020.
- Email from NJDEP Brian Sage to Julia Algeo, dated Thursday, July 23, 2020, 12:53 PM, RE: Local BOH Jurisdiction Question (intersections of water lines/water courses and sewer/dosing/delivery pipes).



To: Planning Board
Re: RDM Group, LLC
Block 79, Lot 4
Preliminary and Final Major Site Plan #526-1-20 and Variance #005-20
REVIEW #2

October 9, 2020

Executive Summary

The applicant is seeking preliminary and final major site plan approval to construct a 141,140 square foot (sf) warehouse building on the above referenced 14± acre vacant parcel. The proposed warehouse building will contain 136,240 sf of warehouse space and 4,900 sf of office space. It is the applicant's intention that the building will be offered for rent to qualified users. As a tenant(s) for the building has not yet been determined, the applicant is seeking approval for twenty-four hour operation. It is anticipated that the hours will be split into three (3) shifts. The number of employees per shift has not yet been established. Associated site improvements include a paved access drive and parking lot with sixty-three (63) parking spaces, twenty-three (23) loading spaces, curbing, retaining walls, lighting, landscaping, water service, a septic system, and two (2) stormwater detention and one (1) stormwater infiltration basin with associated stormwater infrastructure. Access to the site will be provided via a right-in/right-out only driveway along Halls Mill Road. In addition, a cross-access easement and driveway is proposed over adjacent Lot 7 (Reid Sod Farm driveway) and Lot 6.01 (558 Halls Mill Road – Approved Warehouse) to enable access to the signalized intersection at Halls Mill Road and Three Brooks Road to permit left turns to and from all three properties. It should be noted that left turns from the subject property and the Reid Sod Farm driveway will be restricted upon completion of the ongoing Halls Mill Road Improvements.

The subject property is located in the Light Industrial-3 Acres (LI-3) Zone where the proposed use is permitted. A variance is requested for a proposed building height of 38'-5" where a maximum of 35' is permitted. This office defers to the Township's Planning Consultant (Phillips Preiss) for any additional required variances.

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. As noted in the executive summary, the applicant has proposed a cross-access from the subject lot across Lots 7 and 6.01 to the signalized intersection at Three Brooks Road, Halls Mill Road and the proposed driveway of Lot 6.01. The applicant shall provide a cross-access deed of easement and associated metes and bounds descriptions for review by the Planning Board Attorney and the Township Engineer's Office subject to and following Planning Board Approval.
3. The applicant has also proposed a cross-access easement to the north to Lot 3 to allow for access to the signalized intersection and across the aforementioned properties. Again, this is in anticipation of the future elimination of left turning movements at the current driveway location on this lot. The applicant shall provide a cross-access deed of easement and associated metes and bounds descriptions for review by the Planning Board Attorney and the Township Engineer's Office subject to and following Planning Board Approval.
4. All environmentally sensitive areas including flood hazard areas or wetlands and associated buffers should be described in a conservation easement to be dedicated to Freehold Township. Associated metes and bounds descriptions shall be submitted for review and approval by this office subject to and following Planning Board Approval.



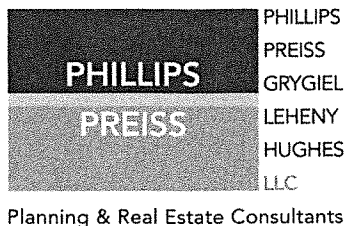
To: Planning Board
Re: RDM Group, LLC
Block 79, Lot 4
Preliminary and Final Major Site Plan #526-1-20 and Variance #005-20
REVIEW #2

October 9, 2020

5. The trash compactors shall be located within an enclosure and meet the requirements of T.O. 190-116A.(2). (i.e. - masonry enclosure, solid gates, 6-inch reinforced concrete pad, etc.). Otherwise, the applicant shall request a variance from the Board.
6. The applicant has not proposed sidewalk along the frontage of the property. As such, a design waiver from the Board is required. If granted, the applicant shall be required to provide a sidewalk contribution to the Township in an amount to be determined by this office. It should be noted that no sidewalks are currently proposed as part of the Halls Mill Road Improvements project in this area, therefore this office has no objections to a waiver being granted.
7. In accordance with the Freehold Township Sanitary Sewer Master Plan, the subject property is within the future sewer service area for an extension along Halls Mill Road and Three Brooks Road. Plans currently describe a proposed septic system at the front of the subject property in addition to private dry 8-inch sanitary sewer line extending from the proposed building to the Halls Mill Road right-of-way to be utilized at the time of the future master plan sewer main extension. At this time, this office has no objections to allowing the applicant to utilize a septic system as proposed on the plans. However, any approvals considered by the Board should be conditioned with a commitment by the applicant to providing a fair share contribution toward the cost of the extension outlined in the Sanitary Sewer Master Plan.
8. Provide a grass paver access drive to the proposed basin outlet control structures at detention basin B1. The access drive shall also provide an area for a vehicle to turnaround in the vicinity of the outlet structure.
9. The applicant has proposed colonial style pole mounted light fixtures along the front access drive to the site and colonial style building mounted lights along the west and south facades of the building. Standard "shoebox" led style are proposed throughout the remainder of the site. The applicant shall provide an exhibit and testimony to the Board describing the aesthetics and locations of the proposed colonial fixtures.
10. Should the construction of the site require the import or export of fill in excess of 100 cubic yards, a soil removal/fill permit must be obtained from the Planning Board.
11. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board Approval.
12. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.


TIMOTHY R. WHITE
Township Engineer

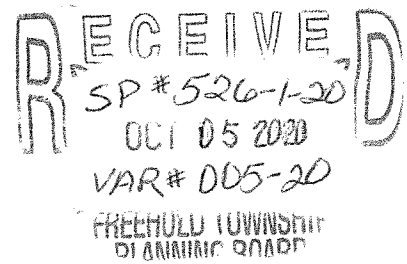
TPW/mb



Planning & Real Estate Consultants

October 2, 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 #526-1-20**
Variance #005-20
Planner's Review Letter #2
RDM Group Inc.
550 Halls Mill Road
Block 79, Lot 4
Block 79, Lot 6.01
Block 79, Lot 7
LI-3 Light Industrial Zone

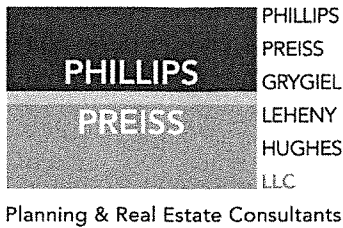
Dear Chairman and Members of the Board:

The applicant has submitted revised material related to the above-referenced development application. Additional information can be found in our previous report dated May 14, 2020. At this time, we have reviewed the following new or amended documents:

- Preliminary and Final Major Site Plan for 550 Halls Mill Road, consisting of 17 Sheets, prepared by Julia G. Algeo, PE, of Maser Consulting P.A., dated 1/6/2020 and revised through 8/21/2020
- Building Elevations for Proposed New Warehouse Building, prepared by Stephen L. Radosti, AIA, RA, of Perez + Radosti Associates, P.C., dated 12/11/2019 and revised through 6/25/2020
- Boundary and Topographic Survey for 550 Halls Mill Road, prepared by Eric V. Wilde, PLS, of Maser Consulting P.A., dated 6/13/2019 and revised through 8/13/2020
- Traffic Assessment Letter for Proposed Warehouse, Block 79, Lot 4, prepared by Jeffrey M. Fiore, PE, of Maser Consulting, dated 12/13/2019 and revised through 8/21/2019

Project Description

The applicant is seeking preliminary and final major site plan approval to construct a 141,140-square foot warehouse building on an undeveloped agricultural site in the LI-3 zone, where warehouses are a permitted use.



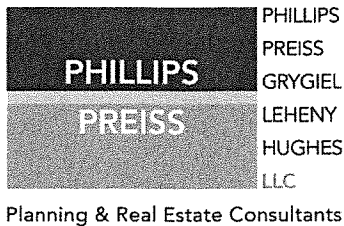
The subject property is located on the eastern side of Halls Mill Road, north of its intersection with Three Brooks Road and south of the Route 33 bypass. The subject property formerly measured approximately 14 acres; however, the applicant has indicated that the usable area of the property is ± 13.378 acres ($\pm 582,746$ square feet), as portions of the lot frontage have been deeded to Monmouth County as part of the County's Halls Mill Road and Elton-Adelphia Road improvement projects. There is also a permanent Monmouth County drainage easement measuring ± 1.71 acres that is located in the northwest corner of the property.

The site's easterly property line forms a portion of the Township's boundary with Howell Township. A stream known as Burkes Creek, a tributary of the Manasquan River, runs to the east of the site. Freshwater wetlands and flood hazard areas associated with this stream are present to the east of the site, with a 50-foot wetlands transition area extending into the site per NJDEP documentation provided by the applicant.

Warehouse and light industrial uses are generally located to the north and south of the subject property along Halls Mill Road and along Three Brooks Road to the west within the LI-3 and M-1 zones. Block 79, Lot 7 is located directly to the south of the subject property and serves an access drive to the Reid Sod Farm property that is located to the east of the site in Howell Township. Block 79, Lot 6.01 is located to the south of Lot 7. The applicant, RDM Group Inc., received preliminary and final major site plan approval from the Planning Board in 2019 to permit the construction of a 69,225-square foot warehouse on Lot 6.01 (Resolution #903-18). One single-family dwelling is located to the north of the site along Halls Mill Road. Additional single-family residences are located to the southwest across Halls Mill Road in the R-40/P zone and further west within a residential subdivision located in the R-40 zone. Agricultural uses are located to the east in Howell Township.

The applicant is proposing to construct a warehouse building consisting of 141,140 square feet of floor area. Approximately 3.5% of the building (4,900 square feet) is proposed to be utilized for office space, while the remainder (136,240 square feet) will be used for warehousing purposes. The applicant is proposing to construct associated vehicular and truck access aisles, trailer loading berths, automobile parking areas, landscaping, stormwater facilities, and signage to serve the new facility. Access is proposed via a separated right-in, right-out driveway along Halls Mill Road and via an existing signalized access drive on Block 79, Lot 6.01, which will be aligned to the intersection of Halls Mill Road and Three Brooks Road. Cross-access easements are proposed with Block 79, Lot 7 and Block 79, Lot 6.01.

The building is proposed to have 25 loading docks on its northern façade. A vehicular parking area containing 63 spaces (including 3 ADA-accessible spaces) is proposed to be located on the southerly side of the building adjacent to the proposed office entrance. Site circulation is proposed so that trucks entering the site will be able to



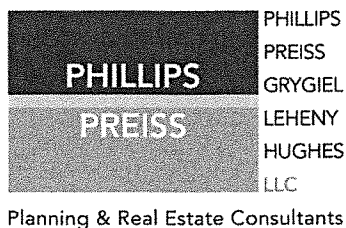
access only the northerly side of the building for unloading and loading. The southerly side of the building will be accessible only to passenger vehicles.

Two trash compactors are proposed on the western and eastern ends of the loading dock area. While no detail has been provided, each of these trash compactors will be partially screened by loading ramps that will serve the furthest loading ramp at each side of the building. A septic disposal field is proposed to be located adjacent to the access driveway near the front yard property line. The applicant is proposing to construct a stormwater infiltration basin (known as Basin A) in the rear of the property and two detention basins in the front yard (known as Basins B-1 and B-2).

A significant amount of landscaping has been proposed on the site. Planted areas are proposed to be located to the north and south of the entrance drive, to include holly and spruce at 7- to 8-foot planting heights and deciduous and evergreen shrubs. Maple trees are proposed along the southerly side of the entrance drive. Detention Basin B-1 to the south and Infiltration Basin A in the rear of the site would be planted with a similar mixture of evergreen and deciduous trees (e.g. cedar and birch trees). Additional evergreens are proposed between Detention Basin B-1 and the drive aisle/parking area; within the parking area; and at the westerly end of the loading dock area, including a Zelkova tree and a variety of shrubs and groundcover. Evergreens (e.g. cedar, holly, inkberry) are proposed around Detention Basin B-2 in the front yard and to screen the loading area visible from Halls Mill Road, which would be supplemented by deciduous trees and shrubs. An existing wooded area located adjacent to the rear property line would be retained within the wetland transition area.

The lighting plan provided by the applicant proposes various pole-mounted LED decorative lights to be installed throughout the entrance driveway and within the vehicular parking area, each to be mounted at 22 feet in height. Freestanding LED lighting is proposed along the northerly property line to serve the truck access drive. Building-mounted LED lighting is proposed adjacent to the vehicular and trailer parking areas and loading docks, to be mounted at 24 feet. All freestanding and building-mounted fixtures that would be visible from Halls Mill Road and the vehicular parking area are proposed to be decorative in appearance. Commercial-style LED lighting is proposed within the loading area and other interior portions of the site.

The applicant has provided architectural elevations indicating that the building would measure 38.5 feet in height. The main entrance would be located in the southwestern corner of the building adjacent to the vehicular parking area, near the main entrance. The first level of the building is proposed to be clad in brick on all facades. The upper portion of the building along the Halls Mill Road (westerly) façade and southerly façade would be clad in stucco veneer with articulated brick features and off-white decorative cornice features. The upper portion of the warehouse building would be clad in beige metal siding along the northerly and easterly facades. An aluminum storefront system is proposed at the southwestern corner to identify the office entrance.

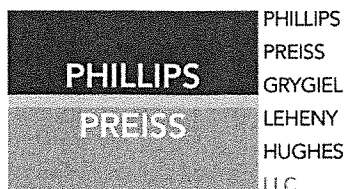


One monument sign is proposed as part of the application. The sign is proposed to be located 15 feet from the front yard property line and would be located south of the entrance drive. The sign structure is proposed to measure 36 square feet (6 feet in height by 6 feet in width) and would consist of a metal letters mounted on brick veneer atop a stucco base, to be externally illuminated by goose neck lighting. The signage text has not been specified at this time.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The subject property is located in the LI-3 Light Industrial zone, which permits a variety of manufacturing, research, warehouse, office, and distribution uses. The proposed use of a warehouse/distribution facility with an office component is permitted in the zone. No assembly or manufacturing is proposed on site.
2. The subject property is oversized with respect to the lot requirements of the LI-3 Light Industrial zone and the proposal complies with all lot, yard, coverage, and area standards for this zone.
3. The warehouse is proposed to measure 38.5 feet in height to its highest point. The maximum permitted height in the LI-3 Zone is 35 feet. As such, bulk "c" variance relief is required for exceeding the maximum permitted height by 3.5 feet, or less than 10%. The applicant should provide testimony addressing the need for the building height in excess of what is permitted in the zone and describe whether there will be any negative impacts on the surrounding area.
4. Per the off-street parking requirements of §190-163, a total of 52 spaces are required (27 spaces for the warehouse use, 25 spaces for the office use). The applicant has proposed 63 vehicular parking spaces in a parking area adjacent to the main entrance, including 3 ADA-compliant spaces, in conformance with the ordinance requirements.
5. The applicant has proposed 25 loading docks to be located along the northern façade, with a turn-around area at the easterly end of this area. Testimony should be provided addressing how truck circulation and turn-arounds will function on the site. We defer further to the Township Engineer and Planning Board Traffic Engineer on this matter.
6. A 60-foot wide concrete pad is proposed to be located adjacent to the loading docks, which is anticipated to serve as the loading/unloading area; however, no specific loading stalls or trailer spaces are shown on the plans. The applicant should indicate whether trailers are anticipated to be stored overnight or longer on the site. If trailers are to be stored overnight or longer, the applicant should



Planning & Real Estate Consultants

discuss how they will be screened from neighboring residential properties and/or public rights-of-way.

7. The applicant is proposing to locate two freestanding trash compactors within the loading area on the north side of the building. Per §190-116A(2), all refuse containers shall be surrounded on three sides by a storage facility comprised of a masonry wall measuring 6 feet in height, to match or be compatible with the exterior building façade design. Bulk “c” variance relief is technically required, as no enclosure is proposed. The applicant should provide details as to the proposed appearance of the trash compactors and indicate whether they will be visible from adjacent residential properties or public rights-of-way.
8. Per §190-114, all industrial buildings shall be designed to be compatible with the “architectural and visual characteristics of historic buildings, site or districts in the Township.” The applicant has proposed brick and stucco facades on two sides of the building that appear to be in accordance with this requirement. However, metal siding is proposed on non-public facing facades, which is not permitted per §190-114H(3). Bulk “c” variance relief is required to permit the proposed metal siding. We defer to the Planning Board Architect for further comment.
9. The proposed monument sign complies with applicable size, area, and setback requirements for the LI-3 Zone. The applicant should provide information as to sign lighting details and sign copy if available.
10. As “c” bulk variances are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the Zoning Ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variances would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

Respectfully submitted,

Kate Keller, P.P., AICP

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

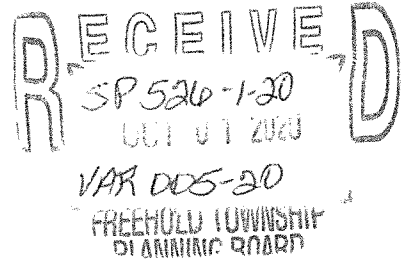
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NETTAARCHITECTS

September 22, 2020

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



RE: Architectural Review:
RDM Group, LLC
Preliminary and Final Major Site Plan (SP#526-1-20 & VAR#005-20)
Block 79, Lot 4, 550 Halls Mill Road
Freehold, New Jersey
Review #2

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on September 1, 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;

- Response Letter by Maser Consulting
- Preliminary & Final Major Site Plan
- Architect Certification Letter by Perez + Radosti Assoc.
- DEP Flood Hazard Verification Approval
- DEP Fresh Water Wetlands Letter of Interpretation
- Monmouth County Planning Board Review Letter
- Architectural Elevation & Signs

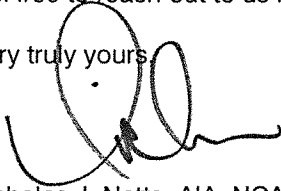
Upon review of the application, our response is based on our firms' previous experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial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

1. The proposed new construction appears to conform to the township ordinance. The applicant has provided a "traditional exterior façade" that also has been designed within the township ordinance "color palette". No further action is required.
2. The proposed exterior building signage appears to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XII Section 114 of the township ordinance. The proposed signage conveys the tenants "major message" and displays minimal graphic elements. The signage also does not exceed the 10% surface area outlined under section Chapter 190 Section 183. We defer to further review by the sign review committee.
3. The proposed exterior building materials do not comply with the township ordinance. Chapter 190 Section 114 (H) states "Aluminum siding, metal panels and mirrored glass surfaces are prohibited." The applicant proposed Material # (2) as Metal Panel. Applicant shall revise and resubmit to meet township ordinance, or a variance request is required.

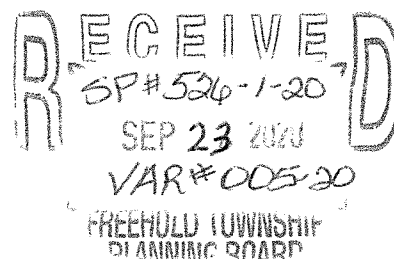
P-4

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 'Nicholas J. Netta', with a stylized flourish at the end.

Nicholas J. Netta, AIA, NCARB
Principal



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

**Freehold Township
RDM Group, Inc.
Block 79, Lot 4, parts of Lots 6.01 & 7, 550 Halls Mill Road
Site Plan No. 526-1-20, Var 005-20
Sanitary Sewer and Water System Review #2**

Our Reference
375713-015

September 22, 2020

3 Paragon Way
Freehold NJ 07728

Dear Ms. Butch:

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

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans entitled "Preliminary and Final Major Site Plan For 550 Halls Mill Road, Block 79, Lot 4 & Parts of Lots 6.01 & 7, Township of Freehold, Monmouth County, New Jersey," dated January 6, 2020, with a last revision date of August 2, 2020, as prepared by Maser Consulting, PA, for RDM Group, Inc. (the Applicant). The following items were included in the Township's submittal to this office for review:

- The set of plans, consisting of 19 sheets, referenced above, dated January 6, 2020, with a last revision date of August 2, 2020;
- A copy of a response letter from the Applicant's Engineer, dated August 27, 2020;
- A two (2) sheet set of drawings verifying the Flood Hazard Area, prepared by Maser Consulting, P.A., dated September 24, 2019, with a last revision date of November 11, 2019;
- A letter from the NJDEP regarding "Flood Hazard Area Verification Approval", dated December 17, 2019;
- A copy of a letter from the NJDEP approving the Wetlands Verification, dated December 17, 2019;
- A Freshwater Wetlands Letter of Interpretation: Line Verification, from the NJDEP, dated December 11, 2019;
- A letter verifying the square footage of the proposed building from the Applicant's Architect dated August 14, 2020;
- A copy of a Traffic Assessment Letter, prepared by Maser Consulting, PA, dated December 13, 2019, with a revision date of August 21, 2020;
- A copy of a letter from the Monmouth County Planning Board dated April 13, 2020;
- A report entitled "Stormwater Management Report, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold. Monmouth County, New Jersey" prepared Maser Consulting P.A. and dated January 6, 2020, with a revision date of August 21, 2020;
- A report entitled "Stormwater Management Facilities Maintenance Manual, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold. Monmouth County, New Jersey" prepared Maser Consulting P.A. and dated July 15, 2020, with a revision date of August 21, 2020;

- A report entitled "Engineer's Report Water System Design, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold. Monmouth County, New Jersey" prepared Maser Consulting P.A. and dated August 21, 2020;
- A report entitled "Engineer's Report Sanitary Sewer Design, 550 Halls Mill Road, Block 79, Lot 4, Township of Freehold. Monmouth County, New Jersey" prepared Maser Consulting P.A. and dated August 21, 2020;
- A building elevation drawing prepared by Perez-Radosti Associates, P.C., dated December 11, 2019 with a last revision date of June 25, 2020; and
- A Boundary and Topographic Survey Plan, prepared by Maser Consulting P.A., dated June 13, 2019, with a last revision date of August 13, 2020.

Executive Summary

The site is located on the east side of Halls Mill Road at the intersection of Three Brooks Road and Halls Mill Road. The Applicant is proposing to construct a one-story 141,140 square-foot (SF) office/warehouse building on Block 79, Lot 4. The site is currently vacant and borders the "Alere/Abbott" site to the north and the Reid Sod Farm to the east.

The Applicant is proposing to develop the site with an office/warehouse building consisting of 4,900 SF of office space with the 136,240 SF of warehouse. The Applicant is proposing to provide a new entrance/exit driveway from Halls Mill Road and provide parking areas, curbs, loading docks for trucks and on-site storm water detention basins. Sanitary sewer service will be provided to the building by constructing an on-site septic system. A dry sanitary sewer system will also be installed for connection to the Township's future sanitary sewer system. Water service will be provided to the building by extending a water service from the existing 16-inch water main along Halls Mill Road.

The Applicant has provided a Sanitary Sewer Report for the project and has projected the daily sanitary sewer flow to be 1,890 gallons per day (GPD) based upon the NJDEP Treatment Works guidelines (N.J.A.C. 7:14A-23.3). In addition, report also calculates the projected flow for the site of 1,452 GPD based upon N.J.A.C. 7:9A Table 7.4(a) Primary Design Criteria for Septic Design. Based on the submitted information, this development does not appear to require New Jersey Department of Environmental Protection (NJDEP) Treatment Works Approval. However, as a commercial building it will require sanitary sewer approval from the Manasquan River Regional Sewerage Authority (MRRSA).

The Applicant has provided a Water System Report for the project and has projected the daily water demand to be 2,012 GPD per NJDEP Safe Drinking Water guidelines (N.J.A.C. 7:10-12.6). Based upon the submitted information, this project does not appear to require a NJDEP Bureau of Water Systems Engineering (BWSE) permit and the Township should have sufficient water allocation to support this project.

Sanitary Sewer Review:

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

1. The proposed plan was reviewed for conformance with the Township's Sanitary Sewer Master Plan. The property in question is located in an area that is designated to be provided with Township sanitary sewer service in the future. Since there are currently no Township gravity sanitary sewer mains along Halls Mill Road, it is recommended that the Township allow the construction of an on-site septic system as proposed. In order to comply with the Township's Sanitary Sewer Master Plan, as a condition of the Applicant's approval, the Township should require that the Applicant commit to the construction of a section of the future gravity sewer along Halls Mill Road in front of the property through a cost share agreement. *The applicant has agreed with this request.*



2. The Applicant has now provided 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) and has provided information for the design of the proposed septic system. *We concur with the report.*
3. The cover sheet lists several utilities which are not located in the Freehold Township area. These named utilities should be removed from the sheet and the Township of Freehold Water and Sewer Department should be added.
4. The proposed future sanitary sewer connection for the building should connect directly to the pipe downstream of the Manhole No 1. The building lateral from the tie-in upstream of Manhole No. 1 to the first cleanout toward the building shall be a 6-inch diameter sewer lateral.
5. The depth of the sanitary sewer run from the proposed building to the right-of-way of Halls Mill Road shall be modified to allow for compliance with the Township's Sanitary Sewer Master Plan without requiring significant depth to the proposed sanitary sewer within the Halls Mill Road right-of-way.
6. The following sanitary sewer details which conform to the Township of Freehold Sanitary Sewer Construction Standards should be provided on the construction detail sheet:
 - Plate 1: Precast Manhole Detail
 - Plate 3: Pipe Laying Detail
 - Plate 3B: 6" Service Lateral and Cleanout Detail

Water System Review:

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

1. The Applicant has now provided a signed and sealed water system report with the projected water demands for the project based upon NJDEP Safe Drinking Water guidelines (N.J.A.C. 7:10-12.6). The water demand report also includes fire flow demand needed for the building and is indicating that the MEP will provide a more accurate fire flow demand with the building permit. *We concur with the report.*
2. The Applicant should note that the water main in Halls Mill Road has upgraded to 16-inch DIP fronting the property. Therefore, the connection to the 16-inch DIP main existing main should indicate the proper size, material, and location.

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

Very truly yours,

Mott MacDonald

A handwritten signature in black ink, appearing to read 'Kyle A. Smith'.

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



cc: Peter R. Valesi, Township Administrator
Timothy P. White, PE, Township Engineer
Timothy Keune, Superintendent of Water & Sewer Utilities
Todd Brown, Planning Department
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-015 (RDM Group 500 Halls Mill Rd.)



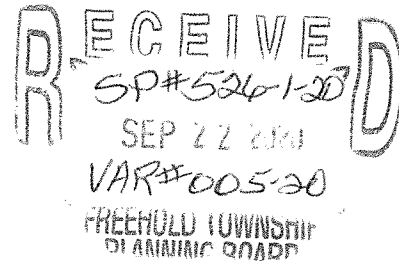
YOUR GOALS. OUR MISSION.

FRTW-R4010

September 22, 2020

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

Re: 550 Halls Mill Road
Block 79, Lots 4 & 6.01
SP# 526-1-20
Drainage and Landscape Review No. 2



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 Maser Consulting, plans dated January 6, 2020, most recent revision August 21, 2020; Stormwater Management Report dated January 6, 2020, most recent revision August 21, 2020; Stormwater Management Facilities Maintenance Manual dated July 15, 2020, most recent revision August 21, 2020.

The plans have been revised in response to my letter dated May 1, 2020.

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

1. **Informational.**
2. **Addressed.**
3. The applicant states that the proposed site will add approximately 0.36 acres of drainage area to the proposed county basin and indicates the increase in peak runoff will be minimal. The drainage report does not provide calculations that demonstrate the increase in runoff volume will not have an impact on the performance of the proposed basin. In addition, directing additional runoff volume to the County basin will require County approval. **Continuing Comment. The applicant has reduced the drainage area tributary to the basin and will obtain County Approval.**
4. The applicant shall complete the "NJPDES Tier A MS4 – Attachment D – Major Development Stormwater Summary" sheet and submit to the Township Engineer for their records. **Continuing Comment. The applicant will submit the form as a condition of approval.**
5. **Addressed.**
6. **Addressed.**
7. **Addressed.**
8. The routing calculations for Detention Basin 1B indicates the 36" outlet pipe to be at elevation 105.87. The plan shows the invert at 103.65. This may have an impact on the downstream peak flows. **Continuing Comment. Discrepancies still existing between the outlet pipe invert between the plans and the calculations for OCS #140.**

P-6



Re: 550 Halls Mill Road
Block 79, Lots 4 & 6.01
SP# 526-1-20
Drainage and Landscape Review No. 2

9. Addressed.
10. Addressed.
11. Addressed.
12. Addressed.

LANDSCAPING

1. Addressed.
2. Addressed.
3. Addressed.
4. Addressed.
5. The applicant shall identify any heritage trees on site. **Continuing Comment. The applicant has identified two (2) heritage trees that are to be removed for construction of the proposed improvements. The heritage trees will be evaluated by the Township's Shade Tree Consultant. The applicant shall be required to obtain the necessary permits for removal.**
6. Addressed.
7. Addressed.

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

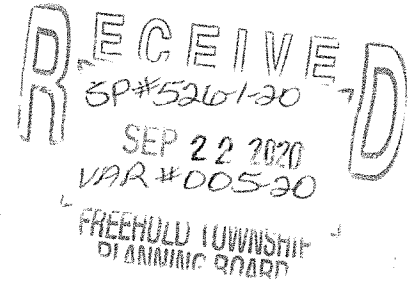
cc: Mr. Timothy White, Township Engineer

September 21, 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: **Major Site Plan (SP #526-1-20 & V #005-20)**
RDM Group, LLC
550 Halls Mill Road; Block 79, Lots 4 and 6.01 & 7
Freehold Township, Monmouth County
SA Project No. 20511



Dear Ms. Butch:

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

1. Cover Letter with Responses to Review Comments for 550 Halls Mills Road Block 79, Lot 4; prepared by Maser Consulting; dated August 27, 2020.
2. Preliminary and Final Major Site Plan for 550 Halls Mill Road, Block 79, Lot 4, and Part of Lots 6.01 & 7; prepared by Maser Consulting; dated January 6, 2020 and revised to August 21, 2020.
3. Boundary and Topographic Survey for 550 Halls Mill Road, Block 79, Lot 4; prepared by Maser Consulting; dated June 13, 2019 and revised to August 13, 2020.
4. Architect Rendering for Proposed Warehouse at 550 Halls Mill Road; prepared by Perez & Radosti; dated December 11, 2019 and revised to June 25, 2020.
5. Monmouth County Planning Board Review Letter dated April 13, 2020.
6. Traffic Assessment Letter for Proposed Warehouse, Block 79, Lot 4; prepared by Maser Consulting; dated December 13, 2019 and revised to August 21, 2020.

The Major Site Plan set, Traffic Assessment and corresponding application documents were reviewed with respect to the Applicant's request for Preliminary and Final Major Site Plan approval for a 141,140 square foot (sf) warehouse to be located at 550 Halls Mill Road on Block 79, Lot 4. The 14-acre site is in the Light Industrial 3 (LI-3) Zone. The site is currently vacant. The proposed warehouse includes 136,240 sf of warehouse space and 4,900 sf of office space. Access is proposed via a right-in/right-out driveway and a connection to the driveway for 558 Halls Mill Road to allow access to the traffic signal at the intersection of Halls Mill Road and Three Brooks Road.

P-7



A traffic review letter dated April 24, 2020 was issued for the proposed warehouse. A Technical Review Committee (TRC) meeting was held on May 21, 2020 at which traffic and other review comments were discussed. 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 plans, traffic assessment and corresponding documents the following traffic comments are offered:

Access:

A right-in/right-out driveway is proposed along Halls Mill Road for direct site access. The site driveway will be located approximately 250 feet (ft) north (centerline to centerline) of the signalized intersection of Three Brooks Road. The proposed driveway will be 40 ft wide and have a channelizing curbed island at its intersection with Halls Mill Road. Additionally, a connecting road is proposed across Block 79, Lot 7 for cross access to a recently approved driveway for 558 Halls Mill Road on Block 79, Lot 6.01. The cross access will allow Lots 4, 6.01 and 7 to share the driveway on Lot 6.01 for access to the traffic signal at the intersection of Halls Mill Road and Three Brooks Road.

- 1. Halls Mill Road is currently under Freehold Township jurisdiction. Monmouth County will undertake improvements to Halls Mill Road (to become CR 55) and its intersections. Application was made to Monmouth County for the site and its access. The County issued a Site Plan Action on April 13, 2020 with comments to be addressed. Freehold Township shall be copied with Monmouth County final determination.**
- 2. A cross-access easement is required for connection of the driveways for Lots 4, 6.01 and 7. The three (3) lots will share two (2) driveways for access. A copy of the cross-access easement shall be provided to Freehold Township.**

Circulation:

The site driveway is 40 ft wide for entrance and exit movements. The circulation aisle narrows to 30 ft for two-way travel to the loading docks located on the north side of the building. Circulation aisles for parking spaces are 24 ft for two-way travel. The connecting road between Lots 4, 6.01 and 7 is 30 ft wide for two-way travel. Sidewalk is provided for access between the building and parking spaces.

- 1. A Stop sign (R1-1) and corresponding stop bar shall be added at the intersection east of the traffic signal for the Lot 6.01 driveway. The Stop sign and stop bar shall face northbound movements on the Lot 6.01 exit driveway to prevent conflict with traffic entering from the signalized intersection.**
- 2. Dimensions shall be provided between the retaining wall and the parking lot.**
- 3. A tenant is not specified for the site. The statement of operations indicates that the hours of operations are anticipated to be 24 hours and there will be up to three (3) shifts. The number of employees is unknown at this time. Should the Applicant secure a tenant, information shall be provided for the proposed warehouse operation for the Board's consideration.**



- 4. Sidewalk is not proposed along the site's frontage. The Applicant requests relief from providing frontage sidewalk. The Township may require payment in lieu of providing frontage sidewalk. It should be noted that sidewalk does not exist to the north or to the south of the site.***

Parking & Loading:

The proposed site includes 63 parking spaces and 23 loading docks. No trailer parking spaces are provided. The parking lot located to the south of the building has 63 parking spaces including three (3) handicap (HC) parking spaces. The typical parking space size is shown to be 9.5 ft x 19 ft. The loading area is located to the north of the building and is 130 ft wide.

- 1. The 141,140-sf warehouse includes 136,240-sf warehouse space and 4,900-sf office space. The Freehold parking requirement for the warehouse space is 1 space per 5,000 sf or 28 spaces for the 136,240-sf warehouse. The parking requirement for the office space is 1 space per 200 sf or 25 spaces for the 4,900-sf office. The total requirement for the site is 53 parking spaces and 63 spaces are provided.***
- 2. Three (3) HC parking spaces are provided which satisfies the ADA parking requirement for number of HC spaces.***
- 3. No trailer parking spaces are proposed. The Applicant shall provide testimony regarding the location of trailer parking when not loading or unloading.***

Traffic Assessment:

The traffic assessment reviews existing traffic along Halls Mill Road and trips to be generated by the site. The 141,140-sf warehouse/office will generate 46 AM trips and 44 PM trips in the peak hours. The site traffic was then analyzed under 2021 build out conditions and all conflicted movements at the site driveway and the intersection of Halls Mill Road and Three Brooks Road were found to be at acceptable levels of service (LOS) C or better. The traffic assessment also reviews parking and loading and indicates that they comply with parking requirements and industry standards.

- 1. The traffic report indicates that 90% of site traffic will come from the north. Direct entrance to the site driveway is for right-in movements only, thus southbound vehicles must enter the site via the signalized driveway at the Halls Mill Road and Three Brooks Road intersection. Testimony shall be provided regarding the adequacy of the southbound left-turn lane to accommodate site traffic (including trucks) for both 550 and 558 Halls Mill Road.***
- 2. The outbound lane for the shared driveway at the Halls Mill Road and Three Brooks Road signal has 100 ft of storage. Testimony shall be provided regarding stacking on this approach and the potential for blocking the connecting road.***
- 3. Site traffic for the sod farm is not included in the traffic report. A general summary of site traffic for the sod farm and its impact shall be provided.***



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

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads 'A. Andrew Feranda'. The signature is fluid and cursive, with the first name 'A.' being more prominent.

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

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

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: October 1, 2020

SUBJECT: RDM Group, LLC
550 Halls Mill Road
Block 79, Lot: 9
Site Plan #526-1-20 & Variance #005-20

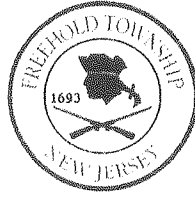
RECEIVED
SP#526-1-20
SEP 30 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

We have reviewed the additional information regarding the above referenced project. Maser Consulting's response states "local BOH jurisdiction is appropriate for septic system review of this project." However, as mentioned in my prior memorandum, Given the proposed sewage disposal system location and the proposed water and storm drain lines, the Freehold Township Board of Health remains unable to grant an approval as the current proposal does not meet N.J.A.C. 7:9. As such, we will refer it to the New Jersey Department of Environmental Protection for a Treatment Works Approval (TWA). If the Planning & Zoning Board is in favor of this application, I recommend that a successful TWA be a condition of approval.

P-8

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"

March 31, 2020

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

RE: Preliminary & Final Major Site Plan SP#526-1-20 Var # 005-20
RDM Group, LLC
Block 79, Lot 4 – 550 Halls Mill Road

Dear Mrs. Butch

I have performed a technical review of this application and approved the plans as submitted. A Knox box will be required to be installed on the building at time of construction.

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 and Final Major Site Plan
RDM Group, LLC
Block 79 L 4 –550 Halls Mill Road

SP#526-1-20
Var. # 005-20

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;

- Move any landscaping/plantings from the berms.
- Is there a maintenance program for the stormwater trash rack and the control structure?

The meeting was adjourned at 8:55 pm.

Tom Moskal
Chairman

From: Ketcham, Karen <KKetcham@twp.freehold.nj.us>
Sent: Tuesday, March 31, 2020 8:57 AM
To: Brown, Todd <tbrown@twp.freehold.nj.us>
Cc: Higgins, Scott <SHiggins@twp.freehold.nj.us>
Subject: RE: Freehold - SP# 526-1-20-RDM Group [500 Halls Mills Rd] - Distribution # 1

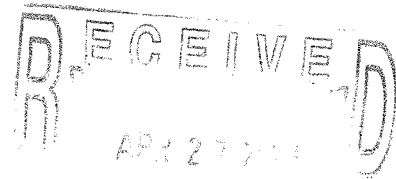
550

Good Morning Todd –

They will need to have the Heritage Trees appraised by a Certified Tree Expert and the report sent to us before we have our consultant go out and do a report. After that, they will more than likely need to appear in front of the Shade Tree Commission to agree on a price for the Heritage Tree removal.

Karen Ketcham

CRP, SRMP
Recycling Coordinator
Township of Freehold
Department of Public Works
1 Municipal Plaza
Freehold, NJ 07728
732-294-2161 (office)
732-866-8944 (fax)



FREEHOLD TOWNSHIP
PLANNING BOARD

EXHIBIT LIST
Preliminary and Final Major Site Plan # 907-1-20 and
Variance Application # 002-20
Wasatch Storage Partners, LLC
Block 69 Lot 4 & 36.04, 36.05, 36.06 & 36.07

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Application for Prelim. Approval Major Site Plan
 - b. Application for Final Approval Major Site Plan
 - c. Application for Variance
 - d. List of Variances
- A-2
 - a. Site Plan Checklist – Part A Submission Documents
 - b. Site Plan Checklist – Part B Plat / Map Requirements
 - c. Completeness Checklist Affidavit – Major Site Plan
 - d. List of Waivers from Applicant
- A-3 Consent of Owner/Consent to Inspect/Disclosure Statement
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Project Description
- A-7 Application for a Tree Removal Permit
- A-8 Monmouth County Planning Board, Site Plan Final Approval, received 4/1/2020
- A-9 Certification of Square Footage for proposed building, prepared by Stanley Lance Heal, Architect, dated 10/14/2020
- A-10 Letter to NJDOT inquiring for Letter of no Intent, from David Boesch of Nelson Engineering Associates, dated 10/14/2020
- A-11 Freehold Soil Conservation District, Certification Letter, dated 3/23/2020
- A-12 Geotechnical Investigation, prepared by Melick-Tully & Associates, dated 11/27/2019
- A-13 Groundwater Mounding Analysis, by Nelson Engineering Associates, dated 7/27/2020
- A-14 Drainage System Design Report, prepared by Matthew R. DuBois of Nelson Engineering Associates, Inc., revised 10/14/2020
- A-15 Stormwater Mgmt. Measures, Maint. Plan & Field Manuals, prepared by Matthew R. DuBois, PE of Nelson Engineering, revised 10/21/2020
- A-16 Stormwater Management Facility Maintenance Manual, by Nelson Engineering Associates, dated 7/27/2020
- A-17 Attachment D – Major Development Stormwater Summary, submitted by Matthew R. DuBois, PE, dated 10/14/2020
- A-18 Traffic Report, prepared by Dolan & Dean Consulting Engineers, dated 5/8/2019
- A-19 Survey of Property, prepared by Robert H. Morris, PLS of Nelson Engineer Associates, Inc., dated 1/17/2020

- A-20 Preliminary and Final Site Plan (19 sheets), prepared by David Boesch of Nelson Engineering, revised 10/13/2020
- A-21 Architectural Drawing of Proposed New Building, (9 sheets) prepared by Stanley Lance Heal, Architect, dated 7/30/2020
- A-22 Sign Applications (4)
- A-23 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 3/25/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 11/10/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, received 10/30/2020
- P-4 Memorandum from Nicholas Netta, Netta Architects, dated 8/23/2020
- P-5 Memorandum from Kyle A. Smith, Mott MacDonald, dated 10/28/2020
- P-6 Memorandum from Dennis Dayback, T&M Engineering, dated 10/29/2020
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 8/21/2020
- P-8 Memorandum from Margaret B. Jahn, Township Health Officer, dated 5/22/2020
- P-9 Memorandum from Shaun Reilly, Township Fire Official, dated 8/17/2020
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 8/14/2020
- P-11 Memorandum from Scott Higgins, Shade Tree Commission, dated 8/12/2020
- P-12 Memorandum from Michael D. Imbriaco, Township Tax Assessor, dated 4/17/2020

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

March 25, 2020

Jennifer Krimko, Esq.
Ansell Grimm & Aaron, P.C. – Counselors at Law
1500 Lawrence Ave – CN7807
Ocean, NJ 07712

**RE: Major Site Plan 907-1-20 and Variance # 002-20
Wasatch Storage Partners, LLC
Block 69 Lots 36.04, 36.05, 36.06 and 36.07
COMPLETENESS REVIEW**

Dear Ms. Krimko:

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. As indicated in the digital cover letter received March 17, 2020, a number of hardcopy documents are to be submitted at the earliest ability. Documents and their quantities, of which may differ from your waiver request letter, have been listed below for your reference and confirmation.

1. Full set of Engineering Site Plans [15 sheets] – Qnty. 13
2. Architectural Floor Plans, colored building elevations and lighting design [10 sheets total] – Qnty. 6
3. Exterior material sample board – Qnty. 1
4. Geotechnical Investigation Report by Melick-Tully – Qnty. 6

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
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: November 10, 2020

RE: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06, 36.07
80/85/100/105 Gibson Place
Preliminary and Final Major Site Plan Application #907-1-20
REVIEW #3

RECEIVED
SP 907-1-20
NOV 11 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Preliminary and Final Site Plans, Wasatch Storage Partners, Gibson Place, Tax Block 69, Tax Lots 36.04, 36.05, 36.06, & 36.07, Township of Freehold, Monmouth County, New Jersey, nineteen (19) sheets, dated January 9, 2020, last revised October 13, 2020, prepared by Nelson Engineering Associates, Inc., signed and sealed by David H. Boesch, L.L.A. and Matthew R. Dubois, P.E.
- Survey of Property, Wasatch Storage Partners, Gibson Place, Tax Block 69, Tax Lots 36.04, 36.05, 36.06 & 36.07, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 27, 2019, prepared by Nelson Engineering Associates, Inc., signed and sealed by Robert H. Morris, P.L.S.
- Colored Architectural Plans, Elevations, Exterior Color Board, and Signage, Self-Storage, 50 Gibson Place, Freehold, NJ, nine (9) sheets, dated July 30, 2020, prepared by Stanley Lance Heal Architect, signed and sealed by Stanley Lance Heal, R.A.
- Architect Gross Square Footage Certification, Wasatch Storage Partners, Township of Freehold, Monmouth County, New Jersey, dated October 14, 2020, prepared by Stanley Lance Heal, Architect, signed and sealed by Stanley Lance Heal, R.A.
- Project Description, Site Plan Approval, Wasatch Storage Partners, Block 69, Lots 36.04, 36.05, 36.06, 36.07, dated January 14, 2020, prepared by Scott Wycoff, President and Chief Development Officer.
- List of Variances and Waivers, Wasatch Storage Partners, Gibson Place, Freehold Township, undated, unsigned.
- Completeness Review Response, Wasatch Storage Partners, LLC, Block 69, Lots 36.04 thru 36.07, Freehold Township, dated March 17, 2020, unsigned.
- Traffic Assessment, Use Variance Request, Wasatch Storage Partners, Block 69, Lots 36.04, 36.05, 36.06, 36.07, CMX-2 Corporate Multi-Use Zone, dated May 8, 2019, prepared by Dolan & Dean Consulting Engineers, LLC, signed and sealed by Gary W. Dean, P.E., P.P.



November 10, 2020

To: Planning Board
Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06, 36.07
80/85/100/105 Gibson Place
Site Plan #907-1-20
REVIEW #3

- Geotechnical Investigation, Proposed Storage Facility, Wasatch Storage Partners, 15 Gibson Place, Freehold Township, Monmouth County, New Jersey, dated November 27, 2019, prepared by Melick-Tully & Associates, a Division of GZA, signed by Cory S. Karinja, P.E., Christopher P. Tansey, P.E. and Robert E. Schwankert, P.E.
- Drainage System Design Report, Preliminary and Final Site Plan, Wasatch Storage Partners, Township of Freehold, Monmouth County, New Jersey, dated January 9, 2020, revised October 14, 2020, prepared by Nelson Engineering Associates, Inc., signed and sealed by Matthew R. DuBois, P.E.
- Groundwater Mounding Analysis, Wasatch Storage Partners, Township of Freehold, Monmouth County, New Jersey, dated July 27, 2020, prepared by Nelson Engineering Associates, Inc., signed and sealed by Matthew R. DuBois, P.E.
- Stormwater Management Measures, Maintenance Plan & Field Manuals, Wasatch Storage Partners, Gibson Place, Lots 36.04, 36.05, 36.06 & 36.07 in Block 69, Township of Freehold, Monmouth County, dated October 14, 2020, prepared by Nelson Engineering Associates, Inc., signed and sealed by Matthew R. DuBois, P.E.
- Tier A MS4 NJPDES Permit, Attachment D – Major Development Stormwater Summary, Wasatch Storage Partners, Freehold Township, Monmouth County, Block 69, Lots 36.04, 36.05, 36.06 & 36.07, signed and sealed by Matthew R. DuBois, PE.
- Letter to NJDOT RE: Highway Drainage Permit, Wasatch Storage Partners, Gibson Place, Tax Block 69, Tax Lots 36.04, 36.05, 36.06, Freehold Township, Monmouth County, NJ, dated October 14, 2020, prepared by Nelson Engineering Associates, signed by David Boesch, LLA.

Executive Summary

The applicant appeared before the Planning Board and was granted a bifurcated use variance for a proposed self-storage facility on December 5, 2019. The applicant is now seeking preliminary and final major site plan approval for the subject facility. It should be noted that the layout of the proposed facility has been modified from the concept that was presented at the time of the use variance application. The number of storage units and overall square footage of the buildings has decreased. This was necessitated to resolve technical comments that arose from out of this application relative to the storm drainage design.

The proposed self-storage facility includes six (6) buildings to house 766 storage units totaling approximately 97,100 square feet (sf). The storage units will be interior and “drive-up” exterior access units and vary in size from 5’ x 5’ to 10’ x 30’. The plan also includes nineteen (19) 10’x20’ parking spaces, a proposed RV parking lot with nineteen (19) 12’x30’ parking spaces and thirty-eight (38) 12’x40’ parking spaces and two (2) 15’x40’ loading spaces between two buildings. The facility will also include a 1000 sf office/retail area with restrooms and a gated access with digital access control and video surveillance. Office hours will be between 8AM and 6 PM and gate hours will be 8 AM to 10 PM.

The subject lots combined are approximately 13.21 acres and located in the CMX-2 Zone. In addition to the previously granted use variance, additional variances are requested related to architectural design, construction in areas of steep slopes, grading in a scenic corridor, number of parking spaces, number of loading spaces and loadings space size.



To: Planning Board
Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06, 36.07
80/85/100/105 Gibson Place
Site Plan #907-1-20
REVIEW #3

November 10, 2020

It should be noted that the property was the subject of prior site plan application #803-08 where approval was granted for the construction of a two-story 108,000 SF nursing home facility. The site plan was never perfected and the approval was withdrawn by letter on November 5, 2013.

The following comments are provided:

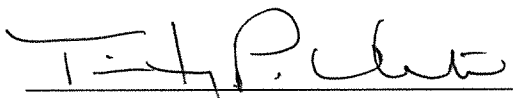
1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. For edification of the Board, at the time of bifurcated use variance approval, the proposed storage facility was described as 108,000 sf. The applicant is now proposing a 97,100 sf facility. (see executive summary)
3. The applicant shall consolidate the four (4) lots into one (1) lot. Provide associated plan and deed of consolidation for review by the Township Attorney's Office. Once reviewed, the deed shall be recorded in the Monmouth County Clerk's Office.
4. The applicant has proposed nineteen (19) total parking spaces including nine (9) spaces adjacent to the office and ten (10) spaces notched within the limits of the perimeter storage buildings. Fifty-four (54) spaces are required for self-storage warehousing as described in T.O. 190-215A(15). The applicant shall provide testimony related to the parking demands for this facility in comparison with other similar facilities.
5. The applicant has proposed two (2) loading spaces where five (5) spaces are required for self-storage warehousing as described in T.O. 190-215A(15). The applicant shall provide testimony related to the loading and unloading operations at the site.
6. There is a concern with RV access to and from the proposed RV parking spaces located south of Building F (approximately 11 RV spaces). The applicant shall demonstrate that both towable and drivable RV's will be able to utilize these spaces without conflict and provide testimony to the Board in this regard.
7. It is apparent that the existing 25' drainage easement on the west side of existing lot 36.04 is not being utilized and may not be needed. If this is the case, it is recommended that this easement be vacated/abandoned. The vacation/abandonment shall be recorded with the Monmouth County Clerk's Office.
8. The applicant shall provide a landscape buffer and scenic corridor easement to be dedicated to the Township of Freehold. Subject to approval by the Board, provide associated metes and bounds descriptions for review by this office and deed of easement to be reviewed by the Township Attorney's Office.



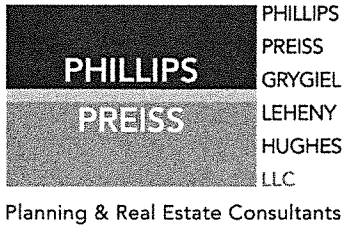
To: Planning Board
Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06, 36.07
80/85/100/105 Gibson Place
Site Plan #907-1-20
REVIEW #3

November 10, 2020

9. Based upon the prior site plan, it is apparent that the site contains areas identified as "steep slopes" by the definition described in Township Ordinance Section 190-124. The current site plan identifies approximately 1.8 acres of steep slopes with the majority located within the limits of the proposed improvements. As such, the applicant is requesting a variance to disturb and regrade some of these areas. Based on the existing grading and drainage features, it is evident that the site has been previously regraded and not in its original natural state. The balance of the slopes are primarily along the northern boundary of the site near Route 33 and are mostly contained in the proposed building setbacks and landscape & scenic corridor buffers with no apparent effort to provide berms for screening. Therefore, this office has no objections to this request.
10. Plans shall describe the vertical and horizontal location of the existing sanitary sewer force main which runs through the site. Test pits shall be performed and scheduled with the engineering and utility departments in this regard.
11. It should be noted that the applicant is requesting relief from providing traditional or colonial style lighting throughout the site. Testimony shall be provided to support this request. At a minimum the Board may require traditional or colonial lighting along the main entrance drive to the facility.
12. The applicant shall revise the tree save/tree clear plan to identify the any heritage trees at the site in accordance with T.O. 336-10. This information shall be accompanied with an inventory and appraisal prepared by a certified tree expert. Additionally, the applicant shall obtain a tree removal permit from the Freehold Township Shade Tree Division of Public Works.
13. Should the construction of the site require the import or export of fill in excess of 100 cubic yards, a soil removal/fill permit must be obtained from the Planning Board. Testimony shall be provided in this regard.
14. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board Approval.
15. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.


TIMOTHY P. WHITE
Township Engineer

TPW/mb



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



RE: **Preliminary and Final Major Site Plan #907-1-20**
Variance #002-20
Planner's Review Letter #3
Wasatch Storage Partners, LLC
80/85/100/105 Gibson Place
Block 69, Lots 36.04, 36.05, 36.06, 36.07
CMX-2 Corporate Multi-Use Development Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the above-referenced development application. More information can be found in our reports dated 4/29/2020 and 9/18/2020. At this time, we have reviewed the following documents:

- Preliminary and Final Site Plans for Wasatch Storage Partners, prepared by David H. Boesch, LLA, and Matthew R. Dubois, PE, of Nelson Engineering Associates, Inc., consisting of 19 sheets, dated 1/9/2020 and revised through 10/13/2020

Project Description

The applicant is seeking preliminary and final major site plan approval with bulk "c" variance relief as part of application in order to construct a self-storage facility. This is the second part of a bifurcated application, where a "d(1)" use variance approval was granted by the Planning Board in 2019 (Variance #015-19).

The subject property is a tract of 4 lots located at the terminus of Gibson Place, which have a total area of ± 13.2 acres. The property is triangularly shaped, measuring approximately 694 feet wide at its easterly boundary, and is bound by the Route 33 bypass to the north and east. The Radisson Hotel, Chinese American Bible Church, and Kiddie Academy childcare center are located to the south of the subject property. West Freehold Elementary School is located to the southeast. Single-family residences with frontage on Oakley Drive are located to the west and southwest in the R-40 Zone. The subject property is currently wooded and undeveloped.

The subject property is located within the CMX-2 Corporate Multi-Use Development Zone. The lots comprising the subject property were initially created as part of a subdivision application in the mid-1990s that also proposed an extension of Gibson Place, which would have provided access to each of the new lots. The Gibson Place extension was subsequently dedicated to the Township but was never improved. In 2008, the Township Committee formally vacated the Gibson Place extension.

In 2009, the Planning Board granted preliminary and final major site plan approval with waivers to permit the development of a 108,000-square foot, 152-bed skilled nursing facility (a permitted use) on the subject property (SP #803-08). The skilled nursing facility was never constructed.

In 2019, the Planning Board granted “d(1)” use variance approval to construct a self-storage facility on the subject property as the first component of this bifurcated application (Resolution #015-19). The applicant is now seeking preliminary and final major site plan approval to permit the development of a self-storage facility to consist of 6 buildings and a total of 97,100 square feet of floor area, including 1,000 square feet of office space and 766 storage units of varying sizes. Outdoor vehicle storage spaces are proposed in the northerly portion of the site, to consist of 38 spaces measuring 12 feet by 40 feet and 19 spaces measuring 12 feet by 30 feet (57 spaces in total). A total of 19 visitor parking spaces and 2 truck loading spaces are proposed throughout the site.

A total of 6 self-storage buildings are proposed on the site, which are designated as Buildings A through F on the plans. The buildings would measure as follows:

- Building A – 16,500 square feet (including office)/410 feet long
- Building B – 13,200 square feet/440 feet long
- Building C – 15,900 square feet/530 feet long
- Building D – 32,400 square feet/570 feet long
- Building E – 16,700 square feet/360 feet long
- Building F – 2,400 square feet/80 feet long

Building A would be located 105 feet from the Gibson Place cul-de-sac bulb and would include the office space. Nine (9) visitor parking spaces, including 1 ADA-accessible space, are proposed in the vicinity of the office. Buildings B, C, and D would be located to the west of Building A. Building D, the largest and westernmost building, would be located 85 feet from the westerly property line and 50 feet from the southerly property line shared with the house of worship to the south. Building E would be located to the north of Building D, also 85 feet from the property line. Building F would be located to the east of Building E and north of Building B.

A continuous scenic corridor and landscape buffer measuring at least 50 feet in width is proposed around the site except at the entrance from Gibson Place. The landscape buffer area would be dedicated to the Township as a conservation easement with a total area of 3.31 acres. The applicant is proposing to plant additional evergreen and/or deciduous trees to supplement the existing mature tree buffers adjacent to the westerly property line where necessary, in accordance with Resolution #015-19. New landscaping is also proposed along the perimeter of the entire site, including the southerly and westerly property lines and around the stormwater basin, which is proposed to be located in the northeasterly portion of the site near Route 33.

Each building would consist of storage spaces of various sizes, which would be accessed via either by an exterior overhead doorway or via an internal pedestrian hallway. The largest storage spaces would measure 10 feet by 30 feet (300 square feet), while the smallest spaces would measure 5 feet by 5 feet (25 feet). Overhead doors are proposed on one or more internal-facing façade for each building. No overhead doors are proposed on the southerly facades of Buildings D and E, which are oriented towards the residential property line.

A 6-foot high black vinyl-coated chain link security fence is proposed to enclose the site, including areas between buildings. The fenced-in area of the site would be accessed via keyed entry at a 30-foot wide gated driveway extending from Gibson Place. In addition to the 9 parking spaces proposed near the office, 10 additional parking spaces are proposed throughout the site in locations proximate to buildings that have storage units that cannot be accessed via exterior doorways. Two (2) truck loading spaces are located adjacent to Buildings D and E.

The architectural elevations submitted by the applicant indicate that the facility would be branded as Extra Space Storage. Each building would be a single story measuring approximately 10 feet, 7 inches in height except for the visitor entrance to the office. The office entrance would be identified at an entry corner with a clear anodized aluminum storefront system and grey stucco panels, with grey stone veneer cladding at the water table and on vertical features and a decorative black canopy. Three faux garage doors adjacent to the office entrance would be colored in Extra Space Storage's signature "Wasabi green." All other buildings would be constructed of "Slate Grey" and "Bone White" corrugated metal paneling with grey metal overhead doors.

The applicant is proposing to construct two facade signs and two freestanding signs to identify the project. Both facade signs would be located near the office entrance. Freestanding signs would be located adjacent to Gibson Place and facing the Route 33 right-of-way, respectively. The following signs are proposed (identified as they are shown on the plans as Signs #1 through #4):

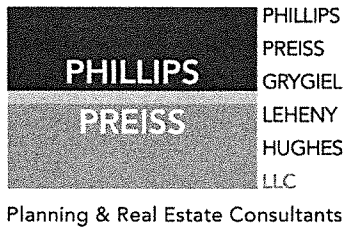
Façade Signs

Sign #2

- Located on easterly façade of Building A at office entrance
- Text to read "Extra Space Storage"
- To measure 66.5 square feet (26 feet, 7.25 inches wide by 3 feet, 1.75 inches high)
- "Extra Space" text to be "Brilliant Green"; "Storage" text to be black.
- Raceway-mounted internally illuminated channel letters

Sign #3

- Located on northerly façade of Building A above decorative office entrance canopy



- Text to read “Office”
- To measure 3.4 square feet (3 feet, 9.75 inches wide by 11 feet, 0.5 inch high)
- Black illuminated text mounted at edge of canopy

Freestanding Signs

Sign #1

- Located at end of Gibson Place adjacent to entrance drive (15-foot setback)
- 14-foot high pylon sign mounted on stone veneer landscaped base
- 31-square foot single-sided sign face
- Text to read “Extra Space Storage” in white on “Brilliant Green” background, with gray trim and pole
- Internal LED illumination

Sign #4

- Located at northernmost point of property, 15-foot setback to Route 33
- 24-foot high pylon sign mounted on stone veneer landscaped base
- 200-square foot double-sided sign face
- Text to read “Extra Space Storage” in white on “Brilliant Green” background, with gray trim and pole
- Internal LED illumination

Zoning Compliance & Planning Comments

1. The subject property is located in the CMX-2 zone, which does not permit self-storage facilities. As such, a “d(1)” use variance relief was applied for and granted per aforementioned Variance Application #015-19. The proposed use and site plan are generally consistent with the previous variance approval.
2. Testimony should be provided describing hours of operation, number of employees and their shifts, and any loading needs associated with moving trucks, delivery trucks, and/or trash collection. The applicant should confirm compliance with all related conditions of Resolution #015-19, including the limitations of the hours of operations and that no tractor trailer traffic will be permitted on the site.
3. The Township of Freehold Land Use Ordinance does not include a parking requirement for self-storage uses. For this reason, the applicant has utilized the parking calculation for self-storage warehouses as a conditional use in the CMX-3 Zone per §190-215A(15). Per this requirement, off-street parking shall include 1 parking space plus 4 visitor parking spaces for the operational manager’s office; 1 space for each other peak hour employee; and 1 space shall be provided per 2,000 square feet of gross self-storage facility floor area. Based on these calculations, ±61 parking spaces would be required. The applicant is

proposing 19 parking spaces throughout the site including 1 ADA-compliant space adjacent to the office area. While variance relief is not technically required, testimony should be provided regarding the anticipated parking needs for the proposed use.

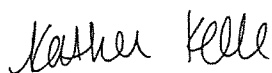
4. A total of 57 outdoor vehicle storage spaces are proposed. The applicant should provide testimony confirming that the proposed outdoor storage spaces will comply with Condition 2(ii) through (viii) of Resolution #015-19.
5. The proposed development is in conformance with required setback and buffering regulations of the CMX-2 Zone, including the required 50-foot landscape buffer adjacent to the residential properties to the west, where significant mature tree cover and additional landscaping is proposed. The westerly buffer will eliminate the possibility of access from Oakley Drive in the residential area to the west of the site, which is a condition of approval of Resolution #015-19. Testimony should be provided as to the anticipated extent of visibility of the building facades and parking areas as related to existing and proposed landscaping on the site and indicate how the areas to be supplemented with new plantings will be determined.
6. There are a number of steep slopes on the site as indicated on Sheet 14 of the site plan. The applicant is requesting bulk "c" variance relief from §190-124 of the Township Ordinance, which sets forth requirements for development in steep slope areas. Testimony should be provided in support of this variance request. We defer further to the Planning Board Engineer on this matter.
7. The storage buildings, except the front office, are proposed to consist of prefabricated metal construction. Further, a metal awning/canopy is proposed over the office entrance. While we recognize that this is a typical style utilized for self-storage buildings, metal panels and/or awnings are not permitted per the architectural design standards for commercial, office, and industrial development as set forth in §190-114; as such, bulk "c" variance relief is technically required. Testimony should be provided in support of this variance request. We note that the applicant has provided significant buffers along all property lines that will visually screen the storage buildings. We defer to the Planning Board Architect as to any further comments.
8. Per §190-179C(1), each commercial use may have one or more façade signs that are permitted to measure up to 7.5% of the total area of its front wall and 3.75% of all other walls. The applicant is proposing two façade signs on the office portion of Building A.
 - a. The text of Sign #2 is proposed to be "Brilliant Green." This color does not appear to comply with the Township's approved color palette set forth at §190-1760(1). As such, bulk "c" variance relief is required. Testimony should be provided in support of this variance request.

- b. Sign #2 is proposed to measure 66.5 square feet. The applicant has indicated that this is 7.3% of the 900 square foot wall (60 feet wide by 15 feet high), where 7.5% is permitted. The applicant should provide supporting calculations as to how the wall area has been calculated. There appears to be a discrepancy as to the width of this portion of the building between the site plans (50 feet) and architectural plans (60 feet). Further, the average building height for the façade should be utilized for calculation, rather than the maximum of 15 feet. We recommend for the sign area to not exceed 7.5% of the calculated wall area.
 - c. The applicant should confirm how Sign #3, the “Office” sign above the canopy, is proposed to be installed. If it is proposed to be installed directly atop the canopy, variance relief may be required from §190-176K(2). Sign #3 appears to otherwise comply with signage requirements of the CMX-2 Zone.
9. Per §190-179C(2), each commercial use may display one freestanding, illuminated sign, with its size determined by the linear dimensions of the lot frontage. The applicant is proposing two freestanding signs, one each adjacent to Gibson Place and Route 33.
 - a. Sign #1 is proposed to measure 31 square feet in area and would be located immediately west of the Gibson Place entrance driveway. Due to the irregular shape of the property and the location of the cul-de-sac, frontage width is measured as northern half of the cul-de-sac, or less than 50 feet in width, where a sign area of up to 32 square feet is permitted. The proposed sign complies with this requirement.
 - b. Sign #1 is proposed to measure 14 feet in height from the ground to the top, inclusive of a 4-foot high decorative planter base. Per §190-179C(2)(d), sign height shall be measured from the top of the planter structure. Sign #1 complies with the maximum permitted height of 10 feet.
 - c. Sign #4 is proposed to be located within the buffer area in the northernmost portion of the site between the Route 33 right-of-way. As one freestanding sign is permitted per commercial use, bulk “c” variance relief is required to permit a second sign. Testimony should be provided to support the need for the second freestanding sign.
 - d. Sign #4 is proposed to be located within the required 50-foot scenic corridor buffer area along Route 33 as designated per §190-160, where no disturbance is permitted except for installation of driveways and utilities. Bulk “c” variance relief is required to permit a sign to be installed in this location. Testimony should be provided in support of

the variance request. The applicant should also address the anticipated visibility of the sign given the existing tree conditions.

- e. Sign #4 is proposed to measure 200 square feet in area and 24 feet in height (inclusive of a 4-foot high decorative planter base). Both measurements would conform to the permitted maximum area/height for a sign on Route 33. However, the applicant should provide testimony addressing the proposed size and visibility of the sign in light of the variance required per item 9c. above.
 - f. The backgrounds of Signs #1 & 4 are proposed to be "Brilliant Green." This color does not appear to comply with the Township's approved color palette set forth at §190-1760(1). As such, bulk "c" variance relief is required. Testimony should be provided in support of this variance request.
10. 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 variances would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

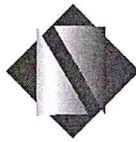
Respectfully submitted,



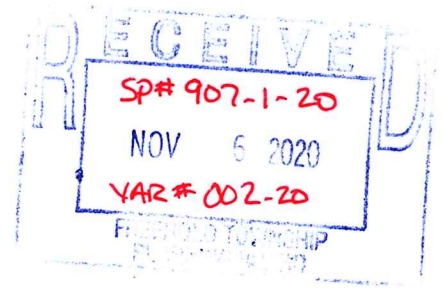
Kate Keller, P.P., AICP

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

J20109



NETTAARCHITECTS



August 23, 2020

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

**RE: Architectural Review:
Wasatch Storage Partners, LLC
Major Site Plan and Variance (SP#907-1-20 & VAR#002-20)
Block 69, Lots 36.04, 36.05, 36.06, and 36.07
Freehold, New Jersey
Distribution #2**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on August 5th, 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;

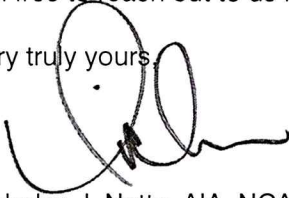
- Cover Letter from David Boesch, Nelson Engineering
- Preliminary and Final Site Plan by Nelson Engineering
- Drainage System Design Report, by Nelson Engineering
- Architectural Floor Plans and Elevations by Stanley Lance Heal dated 7/30/20

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 building materials do not comply with the township ordinance. Chapter 190 Section 114 (H) states "Aluminum siding, metal panels and mirrored glass surfaces are prohibited." The applicant proposed Materials (C) and (D) as Metal Panel and (E) as Corrugated Metal Panel. A variance request is required.
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 10% surface area outlined under section Chapter 190 Section 183. We defer to further review by the sign review committee.

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

Very truly yours,

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

Nicholas J. Netta, AIA, NCARB
Principal

RECEIVED
SP#907-1-20
OCT 29 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

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

Wasatch Storage Partners, LLC
Block 69 Lots 36.04, 36.05, 36.06 & 36.07
80, 85, 105 & 200 Gibson Place
Site Plan No. 907-1-20
Sanitary Sewer and Water Systems Review #3

Our Reference
507375713-013

October 28, 2020

Dear Ms. Butch:

3 Paragon Way
Freehold NJ 07728

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 plans entitled "Preliminary and Final Site Plans, Wasatch Storage Partners, Tax Block 69, Lots 36.04, 36.05, 36.06 & 36.07, Township of Freehold, Monmouth County, New Jersey", dated January 9, 2020 with a last revision date of October 13, 2020 and prepared by Nelson Engineering Associates, Inc. for Wasatch Storage Partners, LLC (the Applicant).

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

- A set of signed and sealed plans referenced above Sheets 1 through 19, dated January 9, 2020 with a last revision date of October 13, 2020;
- A copy of Attachment D – Major Development Stormwater Summary, prepared by Matthew R DuBois, PE, dated October 14, 2020;
- A copy of a Certification of Gross Square Footage letter, prepared by Stanley Lance Heal, Architect, dated October 14, 2020;
- A copy of a letter to the New Jersey Department of Transportation (NJDOT) requesting confirmation whether a NJDOT Highway Drainage permit is required prepared by the Applicant's Engineer, Nelson Engineering Associates, Inc. and dated October 14, 2020;
- A copy a report entitled "Stormwater Management Measures, Maintenance Plan & Field Manuals" prepared by Nelson Engineering Associates, Inc. and dated October 14, 2020; and
- A copy of a report entitled "Drainage System Design Report, Preliminary and Final Site Plan, Wasatch Storage Partners, Township of Freehold, Monmouth County, New Jersey", prepared by Nelson Engineering Associates, Inc., dated January 9, 2020, with a revision date of October 14, 2020.

Executive Summary

The site in question (Block 69; Lots 36.04, 36.05, 36.06 & 36.07) is located at the north end of the Gibson Place cul-de-sac. It is bounded by the Route 33 to the north and the Oakley Meadows development to the west. Currently, the lot is wooded and vacant with a small foundation located at the northernmost area of the lot. The

Applicant with this submission has rearranged the location of the buildings and is now proposing to clear the lot and construct six (6) one-story self-storage buildings, instead of the previously proposed seven (7) buildings, with a floor area totaling approximately 97,100 square feet. One of the proposed buildings will now house a 1,000 square foot office area for management of the site. The applicant is proposing to construct a new entrance and provide new curbing and storm water management system along with a parking area for outside storage of oversized vehicles and boats. The Applicant is also proposing to extend the existing water main in Gibson Place onto his site to provide fire protection via the installation of hydrants within the site and a water service to the office building.

The Applicant is proposing to provide sanitary sewer service to the site by installing a sanitary sewer lateral connecting to the Township sanitary sewer main in the Gibson Place cul-de-sac. The Applicant has not provided a sanitary sewer report for the project but is providing the projected sanitary sewer flows for the project on the project plans. The proposed sanitary sewer flow from the project has been projected to be 100 gallons per day. The project does not appear to require approval from the Ocean County Utilities Authority (OCUA). The project will require approval from the Manasquan River Regional Sewerage Authority (MRRSA) since it would be considered a commercial development and a Treatment Works Approval (TWA) from the New Jersey Department of Environmental Protection (NJDEP) for extension of sanitary sewer service.

The proposed plan was reviewed for conformance with the Township's Sanitary Sewer Master Plan and to determine if sufficient capacity exists within the Township's sanitary sewer collection system to convey the potential wastewater developed by the facility. A capacity analysis was conducted of the downstream Township collection system, inclusive of a review of the 15-inch PVC and 18-inch PVC trunk lines which convey the wastewater developed in the Township's western areas to the MRRSA interceptor. This review revealed that the additional flow from the subject property will not immediately or in the near future cause the collection system to exceed its maximum capacity; however, due to zoning changes and the increase in commercial development in this vicinity, the anticipated flow from this area will increase past previous planning projections, requiring future upgrades to downstream sections of the Township's system. Accordingly, the Township should address this impact by implementing a cost share assessment to the Applicant for the anticipated long-term upgrade of the existing above-mentioned collection system.

Accordingly, we have estimated that this project would not have a significant impact on the system and a cost share for this project for the future upgrade of the downstream existing collection system based on the percentage of flow would be negligible based on the flow projection of 100 gallons per day of wastewater flow.

The Applicant is proposing to provide fire protection to the site via a water main extension from the existing water main in Gibson Place. The applicant has not provided a water system report for the project. This project will not require a permit from the NJDEP Bureau of Water Systems Engineering (BWSE) for the water service.

Sanitary Sewer Comments

The comments on the sanitary sewer design are as follows:

1. All sanitary sewer piping shall be gasketed PVC SDR-35 pipe.
2. A Treatment Works Approval (TWA) from the NJDEP will be required for extension of sanitary sewer within the public right-of-way.

3. Prior to finalizing the design of the stormwater structures, test pits shall be performed to locate the existing 8-inch sanitary sewer force main. Test pits shall be completed in the area of the detention basin overflow weir and detention basin outlet piping crossing.

Water System Comments

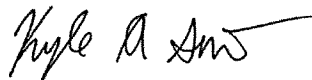
The comments on the water system design are as follows:

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 buildings. *The Applicant previously indicated that the report will be issued prior to final acceptance of the plans.*
2. The Applicant is proposing a 1-inch diameter water service to the office building connecting to the 6-inch diameter runout piping for a proposed hydrant. The water service shall be connected to the 8-inch diameter water main in the access drive.
3. The water main looping through the site should be 8-inch diameter for the entire length in order to properly service the three hydrants in conformance with NJDEP requirements and to provide a full 8-inch loop to Oakley Meadows.
4. All water main piping shall be Class 52 cement lined ductile iron pipe.

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

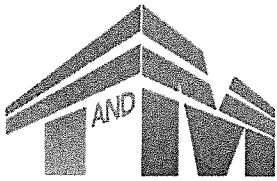
Very truly yours,

Mott MacDonald



Kyle A. Smith, PE, CME
Senior Associate
T 732.780.6565
kyle.smith@mottmac.com

cc: Peter R. Valesi, Township Administrator
Timothy P. White, PE, Township Engineer
Timothy Keune, Supt. Water & Sewer Utility
Todd Brown, Planning Board Administrative Officer
Matthew Bryant, PE, CME, CFM, Assistant Township Engineer
Paul Vitale, Construction Official
Shaun Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-013 (Wasatch Storage Partners)



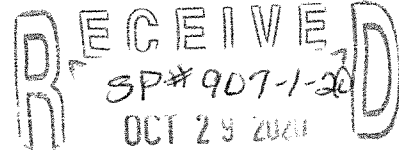
YOUR GOALS. OUR MISSION.

FRTW-R4000

October 29, 2020

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

**Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06 & 36.07
Gibson Place
SP# 907-1-20
Drainage and Landscape Review No. 3**



FREEHOLD TOWNSHIP
PLANNING BOARD

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 Nelson Engineering Associates, Inc., plans dated January 9, 2020, latest revision October 13, 2020; Drainage System Design Report dated January 9, 2020, revised October 14, 2020; Groundwater Mounding Analysis dated July 27, 2020; Stormwater Management Facility Maintenance Manual dated July 27, 2020, revised October 14, 2020

The plans have been revised in response to my letter dated August 24, 2020. I have the following comments and concerns with the proposed drainage facilities:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**
5. **Addressed.**
6. The applicant shall obtain NJDOT approval for discharging of stormwater within the Route 33 right-of-way. **Continuing Comment. The applicant has inquired with NJDOT about any required permits. The applicant shall provide a copy of any permit obtained or letter of no interest.**
7. **Addressed.**
8. **Addressed.**
9. **Addressed.**

P-6



Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06 & 36.07
Gibson Place
SP# 907-1-20
Drainage and Landscape Review No. 3

10. Addressed.

11. Addressed.

12. The applicant shall provide emergency spillway calculations. **Continuing Comment.** The top of the wall is higher than the emergency spillway elevation. The detail for the outlet structure, as well as, the emergency spillway does not agree with the plan.

13. Addressed.

14. Addressed.

15. Construction details for the proposed low flow channel, gabion wall, headwalls, orifice plates and fluidic cone shall be added to the plans. I suggest a 6" underdrain be installed beneath the low flow channel. **Continuing Comment.** A detail for the proposed gabion wall shall be added to the plans. The casting for the proposed double b inlet shall be revised to provide a type n eco curb piece.

16. Addressed.

17. The applicant shall provide the location of any roof leaders and show how they connect to the proposed stormwater management system. **Continuing Comment.** The applicant states the location of the roof leaders have not been determined yet.

18. Addressed.

19. Addressed.

LANDSCAPING

1. Addressed.

2. Addressed.

3. Addressed.

4. Addressed.

5. The applicant shall identify any heritage trees on site and provide a tree clear/tree save plan. **Continuing Comment.** The applicant provided a Tree Removal Plan showing a 1-acre sampling of the existing trees but did not identify any heritage trees on site. A portion of the



**Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06 & 36.07
Gibson Place
SP# 907-1-20
Drainage and Landscape Review No. 3**

trees located are outside of the clearing limits. It's the applicant's responsibility to identify all heritage trees on site and provide a report.

6. Addressed.

7. The pre-developed site is an existing wooded tract. The proposed plan indicates the site to be cleared. The applicant will be required to submit a Tree save and Tree Clear Plan. The plan should identify all trees to be saved or removed and also identify any heritage trees. **Continuing Comment. Please see response to comment #5.**

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

Traffic Engineering, Transportation Planning & Design

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

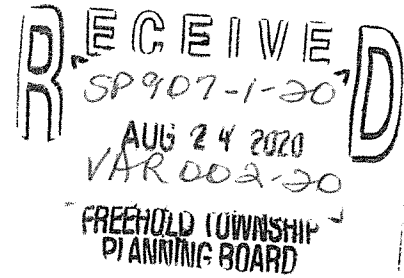
David R. Shropshire, PE, PP
A. Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

August 21, 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: **Wasatch Storage Partners, LLC**
(SP #907-1-20 & V# 002-20)
Gibson Place; Block 69, Lots 36.04, 36.05, 36.06 & 36.07
Freehold Township, Monmouth County
SA Project No. 19517



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 with Responses to Review Comments for Wasatch Storage Partners, LLC, Lot 36.04 thru 36.07, Block 69 prepared by Nelson Engineering Associates, Inc.; dated August 3, 2020.
2. Preliminary and Final Major Site Plan for Wasatch Storage Partners, Block 69, Lots 36.04, 36.05, 36.06, & 36.07; prepared by Nelson Engineering Associates, Inc.; dated January 9, 2020 and revised to July 22, 2020.
3. Architectural Floor Plan Elevations for Self-Storage 50 Gibson Place; prepared by Stanley Lance Heal Architect dated July 30, 2020.

The Applicant received Use Variance approval on December 5, 2019 for the proposed self-storage facility along Gibson Place. The Applicant now seeks Preliminary and Final Major Site Plan Approval for a 97,100 square foot (sf) self-storage facility. The site is currently vacant. The proposal is for the 97,100 sf self-storage facility and corresponding site improvements to be located at 80/85/100/105 Gibson Place, on Block 69, Lots 36.04, 36.05, 36.06, & 36.07, in the Corporate Multi-Use (CMX-2) zone. The self-storage facility will be located in six (6) buildings and will include 1,000 sf office space. The site will have nineteen (19) parking spaces for employees and patrons including one (1) handicap parking space. Additionally, there will be 60 spaces for RV storage.

A traffic review letter dated April 17, 2020 was issued for the proposed self-storage facility. A Technical Review Committee (TRC) meeting was held on May 12, 2020 at which traffic and other review comments were discussed. 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 and corresponding documents the following traffic comments remain:

Access:

Access to the self-storage facility will be via a single driveway located at the terminus of existing Gibson Place for access to West Main Street (CR 537). Gibson Place is currently configured with a "turn-around" bulb at its north terminus.

All access comments were addressed.

Circulation:

The site has one driveway that provides access to the self-storage facility. The driveway connects Gibson Place to parking adjacent to a small sales/administrative office and then continues into the site for access to the self-storage buildings and to the RV storage spaces. Circulation aisles vary in width for two-way travel.

- 1. Access to the self-storage units is gated just beyond the office and corresponding parking spaces. Testimony shall be provided regarding the operation of the gated access including how customers will use the gate for ingress and egress. Locked gates would require vehicles queuing or parking as they wait for access. The impact on circulation shall be discussed.***
- 2. It is suggested that sidewalk be provided to connect sidewalk adjacent to the office parking spaces with the frontage sidewalk. The Applicant is requesting a waiver from providing and should provide testimony to support the waiver.***

Parking & Loading:

The site plan includes 19 parking spaces including one (1) handicap (HC) parking space, and 60 Recreational Vehicle (RV) storage spaces and two (2) loading spaces. The 60 RV spaces include 22 spaces dimensioned 12 ft x 30 ft and 38 spaces dimensioned 12 ft x 40 ft.

- 1. Parking calculations on the Cover Sheet indicate that 54 parking spaces are required for the proposed 97,100 sf self-storage and office where 19 spaces are provided. A significant number of the parking spaces, 54 spaces, are required based on square footage of the storage space which typically has low parking demand. Justification shall be provided for relief from the parking requirement.***
- 2. One (1) handicap parking space is proposed which satisfies the Americans with Disabilities Act (ADA) for the 19 proposed parking spaces. However, should the Applicant not receive relief from providing all 54 parking spaces, two (2) additional handicap parking spaces would be needed to satisfy ADA requirements.***
- 3. The handicap sign-post is shown to be encased in a bollard. The Barrier Free Van Accessible sign detail on Details Plan, sheet 12 of 18 shall be revised to include the bollard encasing of the post.***



- 4. One loading space is required for every 20,000 sf of the 97,100 sf self-storage. Five (5) loading spaces are required where 2 loading spaces are provided. Self-storage facilities typically use circulation aisles near individual storage units for loading and unloading. Justification shall be provided for relief from the loading space requirement.**

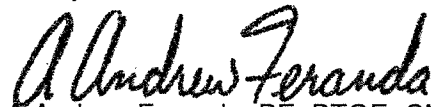
Use Variance Traffic Report:

The Use Variance Traffic Letter Report provides comparison of the proposed 107,900 sf (now proposing 97,100 sf) self-storage facility to other permitted and conditional uses in the Corporate Multi-Use (CMX-2) Zone.

All traffic report comments were addressed.

Additionally, should the application proceed to Site Plan, the Applicant shall obtain all required approvals including, Monmouth County, Freehold Fire Department and any other outside agency approvals.

Sincerely,
Shropshire Associates LLC


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

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

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: May 22, 2020

SUBJECT: Wasatch Storage Partners, LLC
Block 69, Lots: 36.04-36.07
Site Plan # 907-1-20 & Variance # 002-20

RECEIVED
MAY 22 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

We have reviewed the information regarding the above referenced project. We have no objections to the proposed facility.



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 17, 2020

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

RECEIVED
AUG 17 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: Major Site Plan 907-1-20 and Variance # 002-20
Wasatch Storage Partners, LLC
Block 69 ,Lots 36.04, 36.05, 36.06, and 36.07
Distribution # 2

Dear Mrs. Butch

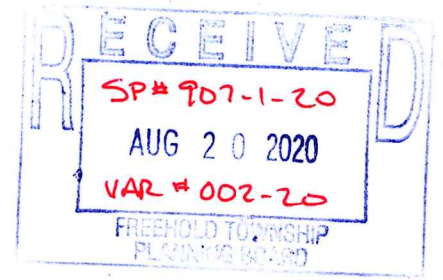
I have performed a technical review of the resubmitted plans and approved them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board



Township of Freehold
ENVIRONMENTAL COMMISSION
One Municipal Plaza, Freehold, NJ 07728



TO: Donna Butch, Administrative Officer, Planning Board

FROM: Tom Moskal, Environmental Commission

DATE: 08/14/2020

Project Name:

Preliminary & Final Major Site Plan

Wasatch Storage Partners, LLC

Block 69, Lots 36.04, 36.05, 36.06 and 36.07 – 100 & 105 Gibson Place

SP #907-1-20

VAR #002-20

The August 10, 2020 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. Board members present: Dave Puchalski, Brian Dougherty, William Lombardi and Tom Moskal.

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

This project was reviewed by the Commission during our May 11, 2020 meeting when the Commission had the following comments / concerns;

- How much, if any, historic fill is on site? If the area is known to contain historic fill, will the applicant test the soil for chemicals associated with historic fill?
- How many trees are being cleared and how many are being planted?

Neither of these questions have been addressed in the current reports.

The meeting was adjourned at 7:50 pm.

Tom Moskal
Chairman



MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

RECEIVED
AUG 12 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Todd Brown, Planner Trainee

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

DATE: August 12, 2020

SUBJECT: SP# 907-1-20-Wasatach Storage
Block 69, Lots 36.04 36.07 – 80 Gibson Place

By looking at Page 17 of the site plan, it appears that there are approximately 53 trees per acre to be removed from 9 acres; this is 477 trees at a cost of \$72.00 per tree for a total cost of \$34,344.00. The identification of any heritage trees along with the value of any heritage trees has not been submitted to this office as requested.

STH/kak

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"

MEMORANDUM

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

FROM: Michael D. Imbriaco, Township Tax Assessor

DATE: April 17, 2020

RE: Wasatch Storage Partners, LLC
85 Gibson Pl, 85 Gibson Pl, 100 Gibson Pl & 105 Gibson Pl
Major Site Plan 907-1-20 and Variance #002-20
Block 69 Lots 36.04, 36.05, 36.06 & 36.07

This review refers to the following:

- Preliminary & Final Site Plans for properties know as Block 69 Lots 36.04, 36.05, 36.06 & 36.07, dated January 9, 2020, prepared by Nelson Engineering Associates, Inc, signed and sealed by David Boesch, L.L.A.

I am in receipt of the preliminary & final site plan and require a deed of consolidation be filed to merge all 4 lots. The lot number shall be known as Lot 36.04. The mailing address shall also be amended to be known as 80 Gibson Place. Thank you.

Sincerely,

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

EXHIBIT LIST

**Amended Preliminary and Final Major Site Plan #637-2-19 and
Variance Application # 025-20
Abundant Life, Church of God
Block 38, Lot 4 – 632 Colts Neck Rd**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Application for Minor Site Plan
 - b. Application for Variance
 - c. Project Description
- A-2
 - a. Minor Site Plan Checklist – Part A Submission Documents
 - b. Minor Site Plan Checklist – Part B Plat / Map Requirements
 - c. Requested Waiver Letter, By Richard DiFolco, of JKR Engineering, dated 6/17/2020
 - d. Affidavit of Completeness
- A-3 Consent of Owner/Consent to Inspect/Disclosure Statement
- A-4 W-9/Tax Statement/Escrow Account Permission Letter, by C. Fraley of Abundant Life Church of God, dated 8/13/2020
- A-5 Waiver of Statutory Time Limitations
- A-6 Waiver Request from Submitting Documents (EIS, Traffic Study, Soils Report), by Richard DiFolco, of JKR Engineering, dated 1/3/2006
- A-7 Architectural Floor Plan and Existing Exterior Elevations, (3 sheets), signed 4/2/2019, prepared by MPD Architecture, Joseph P. DiMaria, Architect
- A-8 Site Plan, (3 sheets), prepared by JKR Engineering, Richard DiFolco, Lic. Architect revised 6/29/2020,
- A-9 Generac Series Information & Specs, (9 pages) received 11/15/2019
- A-10 Previous Resolutions: SP 637-98; dated 3/25/1999
VAR 1-06; dated 10/26/2006
- A-11 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 9/14/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 10/9/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/21/2020
- P-4 Memorandum from Margaret B. Jahn, Township Health Officer, dated 9/28/2020
- P-5 Memorandum from Shaun M. Reilly, Township Fire Official, dated 9/28/2020



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

September 14, 2020

Stephen W. Kornas, Esq.
Hanlon, Niemann & Wright
Juniper Business Plaza
3499 Route 9 North, Suite 1-F
Freehold, NJ 07728

RE: **Minor Site Plan Application
Variance Application
Abundant Life, Church of God
Block 38, Lots 4 – 632 Colts Neck Rd
COMPLETENESS REVIEW**

**SP# 637-2-19
VAR# 025-20**

Dear Mr. Kornas, 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

cc: Timothy P. White, Township Engineer *(via email)*
Senior Pastor Chris A. Fraley *(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

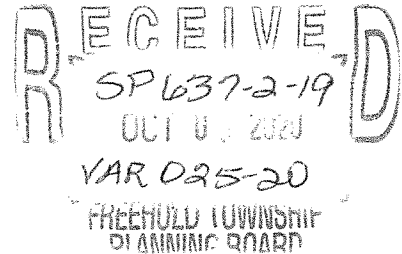
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 9, 2020

RE: Abundant Life Church of God
Block 38, Lot 4 - 632 Colts Neck Road
Minor Site Plan Application #637-2-19
Variance Application #025-20



- Minor Site Plan for Abundant Life Church of God, Block 38, Lot 4, Situated in Township of Freehold, Monmouth County, New Jersey, three (3) sheets, dated July 29, 2019, last revised June 29, 2020, prepared by JKR Engineering and Planning Services, signed and sealed by Richard DiFolco, P.E., P.P.
- Architectural Plans, Abundant Life Church of God, Converting 3 storage Rooms to Classrooms, 632 Colts Neck Rd., Freehold, NJ 07728, three (3) sheets, dated March 29, 2019, prepared by MPD Architecture, signed and sealed by Mable P. Darrow, R.A.
- Manufacturer's Cut Sheet, Generac Standby Generators, Model QT130.
- Waiver Request and Proposed Operations Description, Abundant Life Church of God, Block 38, Lot 4, 632 Colts Neck Road, dated June 17, 2020, prepared by JKR Engineering and Planning Service, signed by Richard DiFolco, P.E., P.P.
- Waiver Request for Submitting an Environmental Impact Statement, Traffic Study and Soils Report, Abundant Life Church of God, dated January 3, 2006, prepared by JKR Engineering and Planning Service, signed by Richard DiFolco, P.E., P.P.
- Letter of Transmittal to Monmouth County Planning Board (To: Victor Furmanec, P.P., A.I.C.P.), Abundant Life Church of God, 632 Colts Neck Road, Block 38, Lot 4, Freehold Township, prepared by JKR Engineering and Planning Services.

Executive Summary

The applicant is seeking minor site plan approval to install a 130kW generator on an 84 square feet (sf) concrete pad, an HVAC unit on a 180 sf concrete pad, a 192 sf (12'x16') tool shed on a 400 sf clean stone pad, and the interior conversion of three (3) existing second floor storage rooms to three (3) classrooms for the purpose of providing religious education to members of the church. No additional site improvements are proposed.



To: Planning Board
Re: Abundant Life Church of God
Block 38, Lot 4
Minor Site Plan #637-2-19
Variance #025-20

October 9, 2020

The subject lot is located within the Residential R-60 zone where Houses of Worship are conditionally permitted. This office defers to the Township Planner related to any and all variances required as part of this application.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. Revise the site plan signature line for the owner to reflect the Planning Board, not the Zoning Board of Adjustment.
3. It is apparent that some of the proposed improvements (generator and HVAC unit) have been installed or partially installed. The applicant shall provide testimony in this regard. Subject to and following Board approval, the applicant shall obtain all required building permits.
4. The proposed generator is located on the southwest side of the building approximately 40 feet from adjacent residential properties. The provided manufacturer's cut sheet indicates that the normal operation of the generator will result in noise levels of 65 dB at a distance of 23' from the enclosure. The applicant shall provide testimony related to noise levels at maximum output and at the nearest property line.
5. The addition of the proposed site improvements, concrete pads, shed etc., will result in an increase in impervious coverage of approximately 0.1%, which is considered negligible. As such, this office has no objections to the minor increase in coverage at the site.
6. It is recommended that the applicant provide landscaping around both the proposed generator and HVAC unit to screen the equipment from the adjacent residential properties.
7. Plans shall describe construction details for the proposed concrete pads.
8. The applicant must obtain permits and/or approvals from all other involved outside agencies, including the Monmouth County Planning Board and an NJDEP Air Quality permit if required. Exercising of the generator must be in accordance with the NJDEP regulations in this regard.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



Planning & Real Estate Consultants

October 21, 2020

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

RE: **Minor Site Plan #637-2-19**
Variance App. #025-20
Planner's Review Letter
Abundant Life Church of God
632 Colts Neck Rd
Block 38, Lot 4
R-60 Single-Family Residential Zone

Dear Chairman and Members of the Board:

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

- Minor Site Plan for Abundant Life Church of God, consisting of 3 sheets, prepared by Richard DiFolco, PE, PP, of JKR Engineering and Planning Service, LLC, dated 7/29/2019 and revised through 6/29/2020
- Project Drawings for Abundant Life Church of God, consisting of 3 sheets, prepared by Joseph P. DeMaria, RA / MPD Architecture, dated 3/29/2019

Project Description

The applicant is seeking minor site plan approval to construct several accessory structures (e.g., shed, HVAC equipment, generator) and convert 741 square feet of existing space into use as classrooms in connection with an existing house of worship, Abundant Life Church of God.

Block 38, Lot 4 measures approximately 10.1 acres and is developed with a house of worship building and attached activity center (total floor area 22,257 square feet) and a 1,156-square foot residential dwelling that serves as a parsonage. Surface parking and circulation areas are located to the east and north of the church building. Wetlands are present in the rear of the site, which abuts a tributary of Yellow Brook. The rear half of the site is undeveloped except for stormwater management facilities.

The site is located in the R-60 Zone on the south side of Colts Neck Route (CR-537), east of Kozlowski Road. Surrounding uses include Scalici Farm and Greenhouse to the northeast, Monmouth County open space areas to the south and east, and single-family residences to the south and across Colts Neck Road.

The applicant is proposing to construct several accessory structures, as follows:

- **Shed:**
 - To measure 192 square feet (12 feet by 16 feet) and 10 feet high

- To be located to the east of the activity center
- 56-foot setback from southerly side yard property line
- Clad in vinyl siding with asphalt shingled roof, both to match existing building exterior
- HVAC unit:
 - To be installed on a concrete pad measuring 10 feet by 18 feet
 - To be located to the south of the activity center
 - 53-foot setback from southerly side yard property line
- Generator:
 - To be installed on a concrete pad measuring 7 feet by 12 feet
 - To be located south of the church building
 - 40-foot setback from southerly side yard property line
 - 130 kw Generac
 - To measure approximately 5 feet high and 9.5 feet long

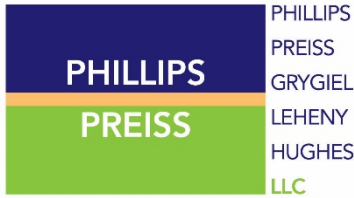
In addition, the applicant is proposing to convert a portion of the existing second floor of the church for use as classroom space for Sunday School. The 741-square foot area is presently used as storage space.

Zoning Compliance & Planning Comments

1. The subject property is located in the R-60 Zone, where houses of worship are permitted as a conditional use. The applicant previously received “d(3)” variance approval from the Township Zoning Board of Adjustment related to the initial construction of the church in 1998 (#637-98) and in 2006 to permit the construction of the activity center (#637-1-06 & 01-06). Relief was granted from the following conditional use requirements at that time:
 - Minimum lot frontage: 250 feet required, 236 feet proposed
 - Minimum front yard setback: 100 feet required, 16.7 feet existing/proposed to the parsonage
 - Minimum side yard setback: 50 feet required, 43.1 feet existing/proposed to the parsonage
 - Direct access required to a major collector or secondary arterial street, where CR-537 was classified as a Principal Arterial.

The applicant is requesting continued “d(3)” conditional use variance relief as part of the current application. We note that the conditional use standards at §190-194 have been amended since the most recent approval to increase the required minimum side yard principal building setback to 75 feet. However, the applicant is not proposing any alterations to the building footprint of a principal structure at this time.

2. Resolutions #637-98 and #637-1-06 / 01-06 contained a number of conditions imposed by the Zoning Board of Adjustment related to the applicant’s use of the



Planning & Real Estate Consultants

property. The applicant should provide testimony discussing ongoing compliance with applicable conditions of approval.

3. The applicant should provide testimony as to the existing and proposed use of the 741-square foot space that is proposed to be converted to classroom space, including anticipated days and hours of use, whether the number of total students will increase, or whether any impact on parking is anticipated..
4. A review of aerial imagery dated May 2019 indicates that a generator and/or HVAC equipment have been constructed in the approximate locations shown on the site plans. The applicant should confirm the location of all existing and proposed accessory structures on the site.
5. The proposed accessory structures comply with the required minimum setback of 10 feet for such buildings in the R-60. However, the applicant should provide testimony indicating whether such structures will be screened from neighboring residential properties by landscaping or other means. We recommend that generator testing should be limited to 8am to 6pm.

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

Respectfully submitted,

Kate Keller, P.P., AICP

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

J20282

TOWNSHIP OF FREEHOLD



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

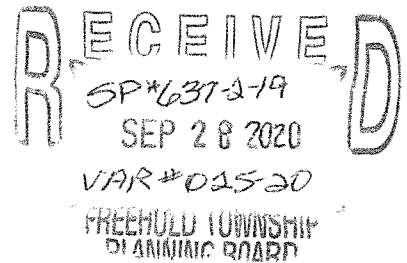
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: September 28, 2020

SUBJECT: Abundant Life, Church of God
Block 38, Lot: 4
632 Colts Neck Rd
Minor Site Plan # 637-2-19 & Variance # 025-20



We have reviewed the information regarding the above referenced project. As there are no public health concerns, the Board of Health has no objections.

P-4

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"

September 28, 2020

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



RE: Major Site Plan Application SP#637-2-19
 Variance Application VAR#025-50
 Abundant Life, Church of God
 Block 38 , Lots 4 – 632 Colts Neck Road

Dear Mrs. Butch

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

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-5

EXHIBIT LIST

**Variance # 024-20
POLLOCK, William
Block 97, Lots 38.02 – 362 Brandon Blvd**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Variance Checklist Submission Documents
- A-3 Consent of Owner/Consent to Inspect/Disclosure Statement
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Addition Plan, prepared by Chester DiLorenzo, PE, LS, PP, of MidState Engineering, Inc.
revised 10/23/2020
- A-7 Previous Resolutions:
Subdivision #721-96 Resolution, dated 5/21/1998
- A-8 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 9/16/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 11/2/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated 11/5/2020



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

Office of the Planning Board

September 16, 2020

Mr. William Pollock
362 Brandon Blvd.
Freehold, NJ 07728

RE: **Variance Application**
Pollock, William
Block 97, Lot 38.02 – 362 Brandon Blvd.
COMPLETENESS REVIEW

VAR# 024-20

Dear Mr. Pollock:

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)*
Chester DiLorenzo *(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

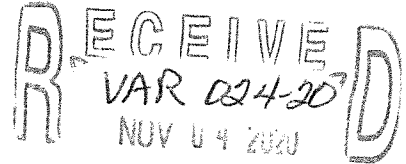
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 2, 2020

RE: Pollock, William
Block 97, Lot 38.02
362 Brandon Blvd.
Variance Application #024-20
REVIEW #2



This review refers to the following:

- Addition Plan, "Pollock", 362 Brandon Boulevard, Lot 38.02 of Block 97 (Zone R-40), Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated January 6, 2020, last revised October 23, 2020, prepared by Midstate Engineering Inc., signed and sealed by Chester DiLorenzo, PE, LS, PP.

Executive Summary

The applicant is seeking approval from the Board to construct a 1,000 square foot and 19 feet high single-story addition on the north side of the existing residential dwelling. The property is located in the residential R-40 zone and variance relief is requested for exceeding the maximum allowable floor area ratio (0.12 is permitted where 0.194 exists and 0.218 is proposed) and for exceeding the maximum allowable impervious coverage (25% is permitted where 24.72% exists and 27.12% is proposed). It should be noted that a dry well is proposed to offset the excess in impervious coverage on the subject lot. This office defers to the Township's Planning Consultant related to any and all additional variances required.

It should also be noted that the plans also describe a proposed generator, fencing and landscaping which does not require any approvals from the Board.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Pollock, William
Block 97, Lot 38.02 – 362 Brandon Blvd.
Variance Application #024-20
REVIEW #2

November 2, 2020

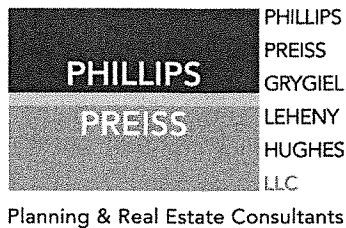
The following comments are provided:

1. Applicant shall provide copies of the proposed architectural plans and provide testimony to the Board related to the use of the proposed addition.
2. As a variance is requested for FAR, the applicant shall provide a certification of existing and proposed FAR. The certification shall be prepared by a registered architect.
3. Revise the zoning schedule to show the maximum allowable, existing and proposed FAR.
4. The applicant is proposing a 10' x 10' x 3.5' stone dry well to offset the excess of impervious coverage on the subject property. The proposed dry well has been reviewed by this office and as such, this office has no objections to the proposed variance request. However, the applicant shall revise the dry well detail to match the dimensions described on the plan.

 *for Timothy P. White*

TIMOTHY P. WHITE
Township Engineer

TPW/mb



October 14, 2020

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

RE: **Variance Application #024-20**
Planner's Review Letter
William Pollock
362 Brandon Blvd
Block 97, Lot 38.02
R-40 Residential Zone

Dear Chairman and Members of the Board:

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

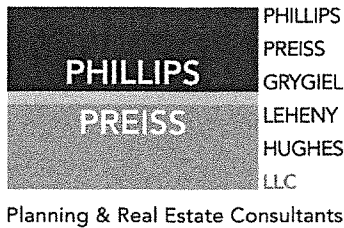
- Addition Plan, for Pollock, 362 Brandon Boulevard, prepared by Chester DiLorenzo, PE, of Midstate Engineering, dated 1/6/2020 and revised through 9/14/2020
- Final Plat – Major Subdivision of The Estates at Freehold, prepared by James P. Kovac, PE & LS, of Abbington Associates, Inc, dated 11/19/1999

Project Description

The applicant is seeking approval to construct a 1,000 square foot addition on the north-side of an existing single-family dwelling on the subject property. The proposed addition will result in a floor area ratio (FAR) of 0.218, where the R-40 Zone permits a maximum FAR of 0.12. As such, "d(4)" variance relief is required.

The subject property comprises 41,673 square feet (0.96 acres) and is developed with a 2-story single-family dwelling and related accessory improvements, including a generator, paver patio, and in-ground pool with surrounding concrete pavement. The site is located in the southeasterly portion of the Township, on the south side of Brandon Boulevard. The subject property is part of the Estates at Freehold major subdivision, which is generally located east of Georgia Road and west of Jackson Mills Road. Land use in the vicinity of the subject property is comprised primarily of single-family residences and undeveloped/heavily wooded lands located in the R-E and R-40 Zones.

The applicant is seeking variance relief to construct a 1,000 square foot one-story one-room addition to the northly side of the dwelling. The addition would extend 18 feet past the primary front wall to correspond to the setback of the existing garage on the



southerly side of the dwelling, and 14 feet towards the northerly side yard property line. Per plans provided by the applicant, the addition would measure 19 feet in height and match the finished floor elevation of the existing dwelling.

An existing generator that is presently located within the footprint of the proposed addition would be relocated to the north of the addition, to be set back 15 feet from the northerly side yard property line. An existing iron fence surrounding the rear yard and pool area is proposed to be extended along the side property line and terminate at the front wall of the addition. Existing walkways in the front and rear yards would be removed to reduce overall impervious coverage. The applicant has indicated that an existing row of mature pine trees along the northerly property line would be replaced with an arborvitae row.

Zoning Compliance & Planning Comments

1. The subject property is part of The Estates at Freehold major subdivision, which was approved and recorded in January 2000 (App. #721-1-96) under the variable lot size requirements of the R-40 zone. The subject property is presently located in the R-40 Zone, where the maximum permitted FAR is 0.12. The applicant has provided plans indicating that the dwelling currently comprises 8,075 square feet of floor area (0.194 FAR), which would increase to 9,075 square feet following the proposed addition, for a total FAR of 0.218. As such, "d(4)" variance relief is required to permit the proposed addition.

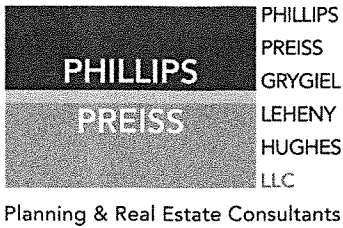
Testimony should be provided in support of the request for variance relief. The standard of proof for a "d(4)" variance comes directly out of the Randolph Town Center case. In such instances, an applicant has a lesser burden as compared to a "d(1)" or Medici-type variance. An applicant must advance special reasons but need not show that a site is particularly suited for the use. Instead, an applicant need only demonstrate that the site can accommodate any problems associated with a floor area ratio that is greater than what the zone allows.

The applicant must also satisfy the negative criteria (i.e., demonstrate that the granting of relief will not cause substantial detriment to the public good or substantially impair the zone plan). With respect to both the positive and negative criteria, the Board must find that there will not be a substantial negative impact as a result of granting the variance, nor will the character of the neighborhood be altered as a result of the variance. The applicant should address these proof requirements in the context of the subject application.

2. The applicant should confirm that the floor area was calculated in accordance with the definition for "Floor Area, Gross Habitable" contained in §190-3 of the Township of Freehold Land Use Ordinance: *"The sum of the areas of the floor or floors of a building which are enclosed and suitable for human occupancy and*

have a clear ceiling height of at least seven feet, six inches, including closet space, attached garages and hallways, and excluding cellars, attics, dead air space, open porches, breezeways, and all accessory buildings. Such area shall be measured from outside to outside of exterior walls or from the center line of the wall separating two dwelling structures."

3. There are several preexisting nonconforming conditions on the site related to the construction of a "family and breakfast room" addition, which was completed circa 2013. This addition is located 49.7 feet from the rear yard property line, where 50 feet is required. Further, the addition increased the FAR on the site to 0.194, where 0.12 is the maximum permitted. No changes are proposed to the existing rear yard setback and the proposed new addition meets all applicable setback requirements.
4. The current application proposes 24.98% overall lot coverage, where 25% is the maximum permitted in the R-40 Zone. The submitted plan notes the removal of paver walkways in the front and rear yards, which connect the driveway to the front door and rear steps, respectively. The removal of these walkways would eliminate 891 square feet of impervious coverage on the site to compensate for the increase related to the proposed addition. We do not recommend the removal of these walkways, which serve as the egress routes from the front and rear doors. If the applicant elects to retain the walkways, a bulk "c" variance would be required to permit lot coverage of approximately 27.12%, or 2.12% over the permitted 25%. Testimony should be provided in support of this variance. We defer to the Township Engineer regarding further comment on impervious coverage and drainage.
5. The applicant should provide testimony as to site landscaping and indicate how existing and proposed plantings relate to screening from neighboring properties. The applicant should also discuss the rationale for replacing the existing row of mature pines adjacent to the northerly property line.
6. Per Freehold Township building permit records, an "installation of a 2nd kitchen; cabinets & sink, dishwasher and refrig." was undertaken in 2014, but building permits were never closed out. The applicant should confirm if this construction has been completed and discuss how it relates to the overall use of the subject property (i.e., whether a separate residential dwelling unit has been established). The R-40 Zone permits only single-family dwelling units.
7. Architectural elevators and floor plans have not been submitted as part of this application. The applicant shall provide such for review by Board professionals. Architectural plans should include exterior material details in order to confirm coordination with the existing dwelling.



8. The Zoning Analysis on the Addition Plan shall be revised to include existing, proposed, and permitted FAR for the R-40 Zone. The correct requirements should also be noted for accessory structure setbacks. We also note that the Addition Plan depicts an incomplete property line drawn in the southern corner of the property. The applicant should confirm if new property lines are being drawn or if this is a drafting error. The plans should be revised accordingly.
9. As bulk "c" variance relief may be 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 J. McLaughlin, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

J20279