

EXHIBIT LIST

**Preliminary and Final Major Site Plan # 499-2-20 and
Variance Application # 009-20
500 Halls Mill Holdings, LLC
Block 78.02 Lots 8 & 8.01 – 500 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. Preliminary List of Variances, Waivers from Dynamic Engineering, received 4/16/2020
- 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 Certification of Gross Floor Areas, from Ware Malcomb, dated 8/19/2020
- A-7 Monmouth County Planning Board, Site Plan Action (4 pages), received 6/5/2020
- A-8 Letter of Approval from NJDEP dated 12/3/2019, Re: Remediation in Progress Waiver Application dated 9/4/2019
- A-9 Freehold Soil Conservation District, Initial Application Review, dated 4/28/2020
- A-10 Traffic Impact & Parking Assessment, prepared by Pat Downey, PE of Dynamic Traffic, dated 4/9/2020
- A-11 Attachment D – Major Development Stormwater Summary, prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, dated 9/14/20
- A-12 Stormwater Management, Groundwater Recharge & Water Quality Analysis, prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, revised September 2020
- A-13 Stormwater Mgmt. Operations & Maint. Manual, prepared by Dynamic Engineering, prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, revised September 2020
- A-14 Potable Water & Sanitary Sewer Engineering Report, prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, dated September 2020
- A-15 Environmental Impact Statement, prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, dated April 2020
- A-16 Report of Preliminary Geotechnical Investigation, Dynamic Earth, dated 1/9/2020
- A-17 Exterior Color Board, prepared by Ware Malcomb, dated 8/19/2020
- A-18 Diagram of Chain Link Fence Trash Enclosure W/ Privacy Slats, prepared by Dynamic Engineering, dated 5/7/2020

- A-19 ALTA/NSPS Land Title Survey, prepared by Craig Black, PE, LS, Dynamic Survey, LLC, revised 8/3/2020
- A-20 Architectural Drawing of Floor Plan & Exterior Elevations, (2 sheets) prepared by Ware Malcomb, dated 8/13/2020
- A-21 Preliminary and Final Major Site Plan (23 sheets), prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, dated September 2020
- A-22 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 5/20/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 11/23/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/30/2020
- P-4 Memorandum from Nicholas Netta, Netta Architects, dated 10/8/2020
- P-5 Memorandum from Kyle A. Smith, Mott MacDonald, dated 10/16/2020
- P-6 Memorandum from Dennis Dayback, T&M Engineering, dated 10/9/2020
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 10/8/2020
- P-8 Memorandum from Margaret B. Jahn, Township Health Officer, dated 6/18/2020
- P-9 Memorandum from Shaun Reilly, Township Fire Official, dated 10/6/2020
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 6/10/2020

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

May 20, 2020

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

**RE: Preliminary & Final Site Plan Application
and Variance Application
500 Halls Mill Holdings LLC
Block 78.02 Lot 8.01 – 500 Halls Mill Rd
COMPLETENESS REVIEW**

**SP# 499-2-20
VAR# 009-20**

Dear Mr. Alfieri:

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

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

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

Sincerely,

TODD BROWN
Planning Board

cc: Timothy P. White, Township Engineer (email)
Ryan McDermott, PE, Dynamic Engineering
PB File

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

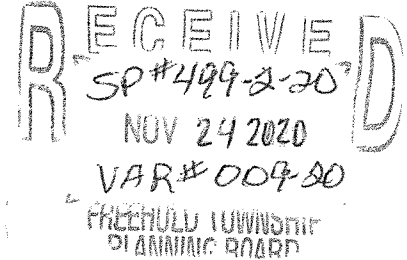
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 23, 2020

RE: 500 Halls Mill Holdings LLC
Block 78.02, Lot 8.01
500 Halls Mill Road
Amended Preliminary and Final Major Site Plan #499-2-20 and Variance #009-20
REVIEW #2



This review refers to the following:

- Preliminary and Final Major Site Plan for 500 Halls Mill Holding, LLC, Proposed Warehouse, Block 78.02, Lots 8 & 8.01, 500 Halls Mill Road, Township of Freehold, Monmouth County, New Jersey, twenty (20) sheets, dated April 8, 2020, last revised September 9, 2020, prepared by Dynamic Engineering, signed and sealed by Joshua Sewald, P.E.
- ALTA/NSPS Land Title Survey, Treetop Development, Existing Conditions, Block 78.02, Lots 8 and 8.01, 500 Halls Mill Road, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated January 20, 2020, last revised August 3, 2020, prepared by Dynamic Survey, LLC, signed and sealed by Craig Black, PE, PLS.
- Architectural Floor Plan and Exterior Elevations, Treetop/500 Halls Mill Road, 500 Halls Mill Road, Freehold, New Jersey 07728, two (2) sheets (A2.0 and A4.0), undated (timestamp date 8/13/20 4:28:5 PM and 8/14/20 5:29:59 PM), prepared by Ware Malcomb, signed and sealed by Edward Mayer II, R.A.
- Color Exterior Building Elevations, Color Exterior Material Board, 500 Halls Mill, Freehold, New Jersey, one (1) sheet, dated August 19, 2020, prepared by Ware Malcomb, unsigned
- Architect's Certification, 500 Halls Mill Road, dated August 19, 2020, prepared by Ware Malcomb, signed and sealed by Edward Mayer II, R.A.
- Preliminary List of Variances, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, NJ, dated April 2020, prepared by Dynamic Engineering.
- List of Site Plan Application Checklist Waivers, undated, unsigned.
- Traffic Impact and Parking Assessment, Proposed Warehouse, Block 78.02, Lots 8 & 8.01, 500 Halls Mill Road (CR 55), Township of Freehold, Monmouth County, NJ, dated April 9, 2020, prepared by Dynamic Traffic, signed and sealed by Justin Taylor, PE, PTOE and Patrick Downey, PE.



To: Planning Board
Re: 500 Halls Mill Holdings LLC
Block 78.02, Lot 8.01
Amended Preliminary and Final Major Site Plan #499-2-20 and Variance #009-20
REVIEW #2

November 23, 2020

- Environmental Impact Statement for 500 Halls Mill Holding, LLC, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, NJ, dated April 2020, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.
- Stormwater Management, Groundwater Recharge and Water Quality Analysis for 500 Halls Mill Holding, LLC, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, NJ, dated April 2020, last revised September 2020, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.
- Stormwater Management Operation and Maintenance Manual for 500 Halls Mill Holding, LLC, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, NJ, dated April 2020, last revised September 2020, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.
- Attachment D – Major Development Stormwater Summary, 500 Halls Mill Holding, LLC, Freehold Township, Monmouth County, Block 78.02, Lots 8, 8.01, 8.02, dated September 14, 2020, prepared by Dynamic Engineering Consultants, PC, signed by Joshua M. Sewald, PE, PP.
- Report of Preliminary Geotechnical Investigation, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, New Jersey, dated January 9, 2020, prepared by Dynamic Earth, signed and sealed by Peter H. Howell, P.E. and Francis Van Cleve, P.E.
- Potable Water and Sanitary Sewer Engineering Report for 500 Halls Mill Holding, LLC, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8, 8.01 & 8.02, Township of Freehold, Monmouth County, NJ, dated September 2020, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.

Executive Summary

The applicant is seeking amended preliminary and final major site plan approval to demolish an existing 156,341 square foot (sf) manufacturing facility and existing site improvements and construct a new 206,642 sf warehouse building on the above referenced 19± acre parcel. The proposed warehouse building will contain 194,430 sf of warehouse space and 12,212 sf of office separated into four (4) office spaces. At this time, the tenants of the building have not yet been determined. The building is anticipated to be occupied by 1-4 tenants with approximately 30 total employees. The proposed hours of operation will be typical of a proposed warehouse use and will comply with Freehold Township ordinance requirements.

Associated site improvements include a paved access drive and parking lot with 145 parking spaces and 56 rear loading dock spaces, curbing, sidewalk, lighting, landscaping, water and sanitary sewer services, and two (2) stormwater detention basins (above ground and below ground) with associated stormwater infrastructure. Access to the site is currently provided via one (1) full movement driveway along Halls Mill Road and two (2) driveways along Okerson Road. Access to the proposed development will be provided via one (1) full movement driveway on Okerson Road and one (1) full movement driveway on Willowbrook Road. The existing driveway along Halls Mill Road and the westernmost driveway on Okerson Road will be removed.



To: Planning Board
Re: 500 Halls Mill Holdings LLC
Block 78.02, Lot 8.01
Amended Preliminary and Final Major Site Plan #499-2-20 and Variance #009-20
REVIEW #2

November 23, 2020

The subject property is located in the M-1 Zone where the proposed use is permitted. Variances are requested for front yard setback, stormwater management facilities within the scenic corridor buffer, parking and drive aisles within the buffer zone, and loading space location. This office defers to the Township's Planning Consultant (Phillips Preiss) for any and all 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. Subject to approval by the Board, the applicant shall consolidate lots 8 and 8.01. The newly consolidated lot shall be numbered in accordance with the recommendation of the Township Tax Assessor.
3. 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.
4. An existing 10-inch sewer main exists in front of the Monmouth County building on Willowbrook Road (Lot 8.02). Plans shall be revised to describe a proposed gravity sewer connection to the existing sewer main. On a related note, the existing sanitary sewer depicted on the plans is unclear. The applicant shall describe all existing connections and associated infrastructure as it relates to the existing system. These utilities and associated infrastructure shall be described to be abandoned and removed accordingly. Refer to the Mott MacDonald report for further detail.
5. The demolition plan describes an existing pump station, treatment facility enclosure, concrete remains, tanks, buildings, fencing, etc. at the northerly most portion of the property which appear to be mostly related to the existing sanitary sewer system. The applicant shall provide additional information related to these facilities. As described in the above comment, the applicant shall be required to provide a gravity sewer connection to the existing main on Willowbrook Road and abandon any pre-existing sanitary sewer facilities. All existing site improvements on the subject lot(s) that are not necessary or ancillary to the proposed building shall be removed subject to NJDEP site remediation standards, if necessary.
6. The applicant has proposed reinforced concrete pipe (RCP) for all proposed stormwater pipe with the exception of the roof leaders and below grade detention basin which will be constructed of HDPE. As such, a design waiver from the Board will be required for the use of the HDPE. This office takes no objections to the design waiver provided the appropriate load design requirements are met.
7. Revise plans to provide a depressed curb and grass paver access drive to the outlet control structure of the proposed above ground basin. The access drive shall also provide an area for a vehicle to turnaround in the vicinity of the outlet structure.
8. 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.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: 500 Halls Mill Holdings LLC
Block 78.02, Lot 8.01
Amended Preliminary and Final Major Site Plan #499-2-20 and Variance #009-20
REVIEW #2

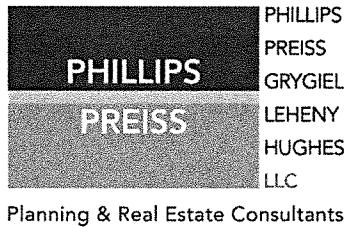
November 23, 2020

9. 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.
10. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to Monmouth County Planning Board, NJDEP Safe Drinking Water Permit (if required), NJDEP Treatment Works Approval (if required), Manasquan River Regional Sewerage Authority (MRRSA) and Ocean County Utilities Authority (OCUA).



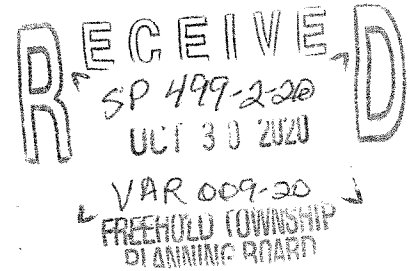
TIMOTHY P. WHITE
Township Engineer

TPW/mb



October 30, 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 #499-2-20**
Variance #009-20
Planner's Review Letter #2
500 Halls Mill Holdings LLC
500 Halls Mill Road
Block 78.02, Lots 8 and 8.01
M-1 Industrial Zone

Dear Chairman and Members of the Board:

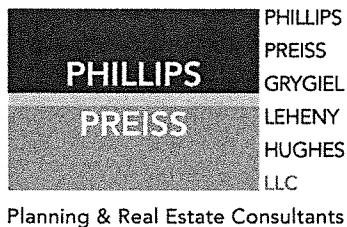
The applicant has submitted revisions to the above-referenced development application. More information can be found in our report dated 6/12/2020. At this time, we have reviewed the following documents:

- ALTA/NSPS Land Title Survey for Treetop Development, Block 78.02, Lots 8 and 8.01, prepared by Craig Black, PE, PL, of Dynamic Survey, LLC, dated 1/20/2020 and revised through 8/3/2020
- Preliminary and Final Major Site Plan for 500 Halls Mill Holding LLC, consisting of 20 sheets, prepared by Joshua M. Sewald, PE, of Dynamic Engineering, dated 4/8/2020 and revised through 9/9/2020
- Floor Plans and Exterior Elevations for Treetop/500 Halls Mill Road, prepared by Ware Malcomb, unsigned, undated
- Exterior Material Board for 500 Halls Mill Road, prepared by Ware Malcomb, dated August 19, 2020

Project Description

The applicant is seeking preliminary and final major site plan approval to demolish an existing manufacturing facility and construct a 206,642-square foot warehouse building on the site. The site is located in the M-1 zone, where warehouses are a permitted use.

The subject property is located on the eastern side of Halls Mill Road, north of the NJ-33 bypass. The tract is comprised of two lots, Lots 8 and 8.01, that are under common ownership and assessed together for tax purposes. The total tract area measures 828,490 square feet (19.02 acres) and is currently developed with a 156,431-square foot manufacturing facility that was occupied by International Vitamin Corporation. The



property has frontage along Halls Mill Road to the west; Okerson Road to the south; and Willowbrook Road to the north and east. The Halls Mill Road north interchange from NJ-33 provides direct access to Halls Mill and Okerson Roads directly south of the site.

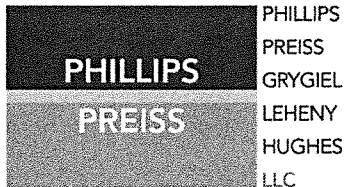
The New Jersey Motor Vehicle Commission's Freehold Agency and Inspection Center are located to the south of the subject property, as is the aforementioned NJ-33 interchange. Undeveloped land and office properties are located across Halls Mill Road to the west. Undeveloped County-owned property is located directly to the north of the site; the County of Monmouth Special Services Complex is located to the north and east across Willowbrook Road. Warehouse and light industrial uses are generally located further to the north along Halls Mill Road.

The existing International Vitamin Corporation manufacturing facility on the site was originally constructed circa 1970, with an addition approved in 1989. The applicant is proposing to demolish all existing structures on the site and construct a warehouse building consisting of 206,642 square feet of total floor area. The majority of the building (194,430 square feet) is proposed to be utilized as warehouse space. The remainder of the building area (12,212 square feet) is proposed to serve as ancillary office space. The applicant is proposing to construct associated vehicular and truck access aisles, trailer loading berths, automobile parking areas, landscaping, and underground stormwater facilities to serve the new warehouse.

Access is proposed via a two-way driveway from Okerson Road along the southerly property line and a two-way driveway from Willowbrook Road in the northeasterly portion of the site. The existing connection to Halls Mill Road via the County-owned property to the north of the site (Block 78.02, Lot 8.02) is proposed to be vacated; however, the driveway along the front property line would remain and be utilized for interior site circulation.

The building is proposed to have 28 loading docks on both its northerly and southerly facades, for a total of 56 loading docks and parking spaces. Four ramps are proposed to be constructed at the far ends on both sides. A total of 145 vehicular parking spaces are proposed on the easterly side (86 spaces) and westerly side (62 spaces) of the building. Office areas with pedestrian entryways are proposed at each corner of the building, adjacent to the vehicular parking areas. Site lighting would consist of decorative "colonial"-style fixtures on 25-foot posts throughout the parking areas and wall-mounted to illuminate the proposed loading docks. Low-profile wall grazer-style lighting would be provided at each entry door.

New landscaping is proposed to screen all drive aisles and parking areas on the easterly, southerly, and northerly sides of the property, to generally include Leyland Cypress Trees at 6- to 7-foot planting heights and a variety of evergreen shrubs such as holly and juniper. Ornamental and shade trees are proposed to be planted on



Planning & Real Estate Consultants

islands within the parking area. Base plantings are also proposed along the westerly (Halls Mill Road) and easterly frontages. Existing vegetated areas to the north and east of the proposed limit of disturbance would remain intact.

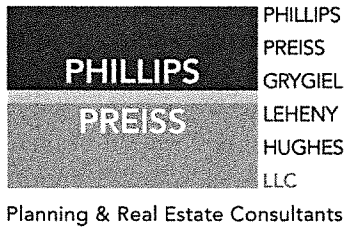
A trash enclosure is proposed to be constructed near the northeasterly corner of the building adjacent to the truck loading area. The applicant has provided a detail indicating that the trash enclosure would measure 20 feet long by 10 feet wide and be constructed of concrete block painted to match the building with chain link gates. White pine trees are proposed to screen the enclosure on three sides.

The applicant has provided architectural elevations indicating that the building would measure 42 feet, 10 inches in height, with an interior clearance of 36 feet. The principal building material would be insulated metal wall panels in “regal gray” and “smoke grey” with darker gray trim at the roofline. All four corners would serve as entry corners with an aluminum storefront system within a framed corner element. Wood-style fiber cement siding is proposed as a detail on each entrance facade, where patterned aluminum panels in “smoke grey” would also be used as an additional accent material at all corners. The storefront system’s glazing would extend approximately 75% of the building’s height at these corners.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The subject property is located in the M-1 Industrial zone, which permits a variety of manufacturing, construction, freight, and warehouse uses. Offices uses are permitted where a related M-1 permitted use is located on the same or nearby premises. The proposed use of a warehouse facility with an ancillary office component is permitted in the zone.
2. The subject property is oversized with respect to the lot size requirements of the M-1 Industrial Zone, where 5 acres is required, and 19.02 acres is provided. The proposal generally complies with most lot, yard, and area standards for the zone. However, bulk “c” variance relief is required for front yard setback from Halls Mill Road. The applicant is proposing a setback of 93.9 feet where 125 feet is required. Testimony should be provided in support of this variance. We note that the property has three front yards (Halls Mill Road, Okerson Road, and Willowbrook Road) where a 125-foot setback is required. Furthermore, due to the wide right-of-way along Halls Mill Road, the proposed setback to the building from the edge of pavement measures at least 125 feet.
3. The applicant should discuss how circulation would function on the site for both private vehicles and trucks. Would truck access be limited to Okerson Road only? We defer further to the Township Engineer and the Planning Board Traffic Engineer on this matter.



4. The portions of Halls Mill Road and Okerson Road bounding the subject property are located within a designated Scenic Roadway Corridor Overlay Zone per §190-160 of the Township Ordinance. Properties in the M-1 Zone are required to provide a 50-foot undisturbed planted buffer along designated frontages. No scenic corridor buffer is proposed; as such, bulk “c” variance relief is technically required. We note that the site was previously developed, and there is minimal existing vegetation within the required buffer areas. The applicant is also proposing to retain portions of paved asphalt drive along Halls Mill Road. However, in light of the required variance relief, the applicant should provide testimony describing proposed site landscaping and visibility from public rights-of-way.
5. Per §190-114, all industrial buildings and sites shall be designed to be compatible with the “architectural and visual characteristics of historic buildings, site or districts in the Township.” The applicant is proposing a gray metal-paneled façade with wood accents. With the understanding that the applicant is proposing to construct a modern warehouse facility, per §190-114H(3)-(5), metal panels are prohibited as a building material. The modern appearance of the building also may not be compatible with traditional architectural styles. Bulk “c” variance relief is required. We defer further to the Planning Board Architect on this matter.
6. 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 J. McLaughlin, Board Attorney
Timothy P. White, P.E., Township Engineer

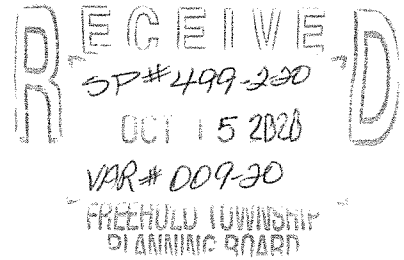
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NETTAARCHITECTS

October 8th, 2020

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



**RE: Architectural Review:
500 Halls Mill Holdings LLC
Amended Preliminary & Final Site Plan SP# 499-2-20 & VAR# 009-20
Block 78.02 Lot 8.01 – 500 Halls Mill Road
Freehold, NJ**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on September 23rd, 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 Dynamic Engineering
- Architects Certification Letter by Ware Malcomb
- Floor Plans and Elevations By Ware Malcomb
- Architectural Exterior Material Board by Ware Malcomb
- Site Plan by Dynamic Engineering

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;

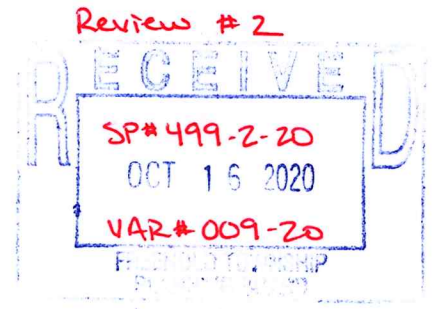
1. The proposed new construction appears to be non-conforming to the township ordinance design requirements outlined in Chapter 190 Section 114. The proposed architectural design remains minimalistic and is inconsistent with traditional architectural design. Although the exterior materials and colors selected do fall within a traditional design and an "earth tone color palette", further action may be necessary otherwise a variance request is required.

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

Very truly yours,

Nicholas J. Netta, AIA, NCARB
Principal

Ms. Donna Butch
Planning Board Secretary
Township of Freehold
1 Municipal Plaza
Freehold, NJ 07728



500 Halls Mill Holdings, LLC
Block 78.02 Lots 8 & 8.01 – 500 Halls Mill Road
Site Plan # 499-2-20, Variance # 009-20
Sanitary Sewer and Water Systems Review #2

October 16, 2020

Our Reference
507375713-018

Dear Ms. Butch:

3 Paragon Way
Freehold NJ 07728

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Preliminary and Final Major Site Plan for 500 Halls Mill H, dated April 8, 2020, with a last revision date of September 9, 2020, prepared by Dynamic Engineering for 500 Halls Mill Holdings, LLC (the Applicant).

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www.mottmac.com

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

- A set of drawings, twenty-four (24) sheets, signed and sealed referenced above dated April 8, 2020, with a last revision date of September 9, 2020;
- A report entitled "Environmental Impact Statement For 500 Halls Mill Holding, LLC, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, New Jersey", prepared by Dynamic Engineering and dated April 2020;
- A report entitled "Potable Water and Sanitary Sewer Engineering Report for 500 Halls Mill Holding, LLC Proposed Warehouse 500 Halls Mill Road, Block 78.02, Lots 8, 8.01 & 8.02 Township of Freehold Monmouth County NJ", prepared by Dynamic Engineering and dated September 2020;
- A report entitled "Stormwater Management Operation and Maintenance Manual For 500 Halls Mill Holding, LLC, Proposed Warehouse, 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01, Township of Freehold, Monmouth County, New Jersey", prepared by Dynamic Engineering and dated April 2020, with a last revision date of September 2020;
- A response letter from the Applicant's Engineer dated September 15, 2020;
- A copy of a NJDEP Attachment D – Major Development Stormwater Summary, September 14, 2020;
- An exteriors material elevation plan, prepared by Ware Malcomb dated August 19, 2020;
- A one sheet plan Alta/NSPS Land Title Survey prepared by Dynamic Survey, LLC, dated January 20, 2020 with last revision date of August 3, 2020;
- A two-sheet set of undated architectural drawings prepared by Ware Malcomb; and
- A memorandum dated August 19, 2020 from the architectural firm Ware Malcomb certifying the square footage of the proposed building.

Executive Summary

The site in question (Block 78.01, Lots 8 & 8.01) is located on the east side of Halls Mill Road at the intersection of Halls Mill Road and Okerson Road. The lot currently has a vacant commercial building on the western portion of the lot and has a partially wooded area on the northeast corner of the site which is along Willowbrook Road. The Applicant is proposing to demolish the existing buildings southwest of the wooded portion of the site and construct a new 206,642 square foot warehouse which includes 12,212 square feet of office space. The applicant is proposing to reconstruct the entrance/exit drives from Halls Mill Road and Okerson Road. The Applicant is proposing to construct new parking areas on the east and west faces of the proposed building, provide new curbing, a new stormwater management system and provide loading docks along the north and southern faces of the building. The Applicant is also proposing to provide new water services to the building by connecting to the Township water main at the south west corner of the site. The Applicant is proposing to provide sanitary sewer service to the building by connecting a new service lateral to an existing sanitary sewer manhole at the northwest corner of the site.

As noted above, the Applicant is proposing to provide sanitary sewer service for the building by connecting to the existing sanitary sewer manhole at the northwest corner of the site, which had the previous connection from the original building. The Applicant has now provided a sanitary sewer report for the project and has estimated the projected sanitary sewer flow for the new building to be 1,972 gallons per day (GPD), which is an increase from the existing use of 722 GPD. Based on the current design, the project does not require a New Jersey Department of Environmental Protection (NJDEP) Treatment Works Approval (TWA). The project will require approval from the Manasquan River Regional Sewerage Authority (MRRSA).

The Applicant is proposing to provide water service to the site via a new connection to a Township water main at the southwest corner of the site. The applicant has now provided a water system report for the project and has projected the water demand for the building to be 2,277 GPD which would be an increase in the existing water demand 1,027 GPD. This project does not appear to need a Safe Drinking Water permit from the NJDEP Bureau of Water Systems Engineering (BWSE) for the water service.

Sanitary Sewer Comments

The following comments on the sanitary sewer system design should be addressed:

1. A sanitary sewer report for the project which projects the proposed sewer flows based upon NJAC 7:14A-23.3 has been provided. The report does reflect the proposed sewer demand as it relates to the previous use of the site. *We concur with the report.*
2. As per the previous review, the entire existing sanitary sewer system which services the site should be depicted on the plans. This site previously had a sewage treatment plant and currently has a sewage pump station within the site. Our understanding is the pump station has a force main which runs along Willowbrook Road. *The Applicant has acknowledged this comment and further information will be provided at a later date.*
3. The Township should require the Applicant to provide gravity sanitary sewer service to the site via an extension from the gravity sanitary sewer in front of the Monmouth County Special Services Building. This would eliminate the need for the private pump station and force main. A TWA will be required from the NJDEP for the sewer extension.

4. The proposed sanitary sewer lateral should connect to the existing pipe downstream of the manhole with a saddle connection.
5. If the manhole connection is to be completed, a note should be provided on the plans indicating that the manhole shall be core drilled and the connection made with a Kor-N-Seal boot or approved equal. Additionally, the note should indicate that the channel shall be reconfigured to provide a smooth transition from the new connection to the existing channel.
6. The elevation shown for the sanitary sewer crossing of the 18-inch storm pipe, upstream of Storm Manhole No. 98, appears to be at finished elevation with no cover based upon the grading plan with no cover. This must be addressed.
7. Slopes and inverts for the proposed sanitary sewer lateral should be provided on the utility plan.
8. A profile of the sanitary sewer service lateral should be provided.
9. Final approval will be contingent upon the Manasquan River Regional Sewerage Authority and the Township Plumbing Code Official.

Water System Comments

The comments on the water system design are as follows:

1. A water system report for the project which projects the proposed water demand based upon NJAC 7:10-12.6 has now been provided. The report reflects the proposed water demand as it relates to the previous use of the site. The report should also provide the fire flow requirements for the building within the report prior to final building approval. *We concur with the report.*
2. Since wet taps are proposed for the new water services, valves should be shown at the point of connection.
3. The two-inch water service should be provided with a curb stop prior to the service entering the property.
4. Two (2) new hydrants are proposed for the site as per the Township Fire Code Official. It should be noted that based on the hydrant locations as per the revised, plans, multiple parking spaces will be lost.
5. The following water main details which conform to the Township of Freehold Water Main Construction Standards should be provided on the construction detail sheets:
 - a. Plate 2: Hydrant Detail
 - b. Plate 5: Buried Valve Detail
6. Final approval should be contingent upon the Township Fire Code Official and the Township Plumbing Code Official.

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, Superintendent of Water & Sewer Utilities
Todd Brown, Planning Department
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Rafael Mercado, (Mott MacDonald)
File 375713-018 (500 Halls Mill Holding, LLC)

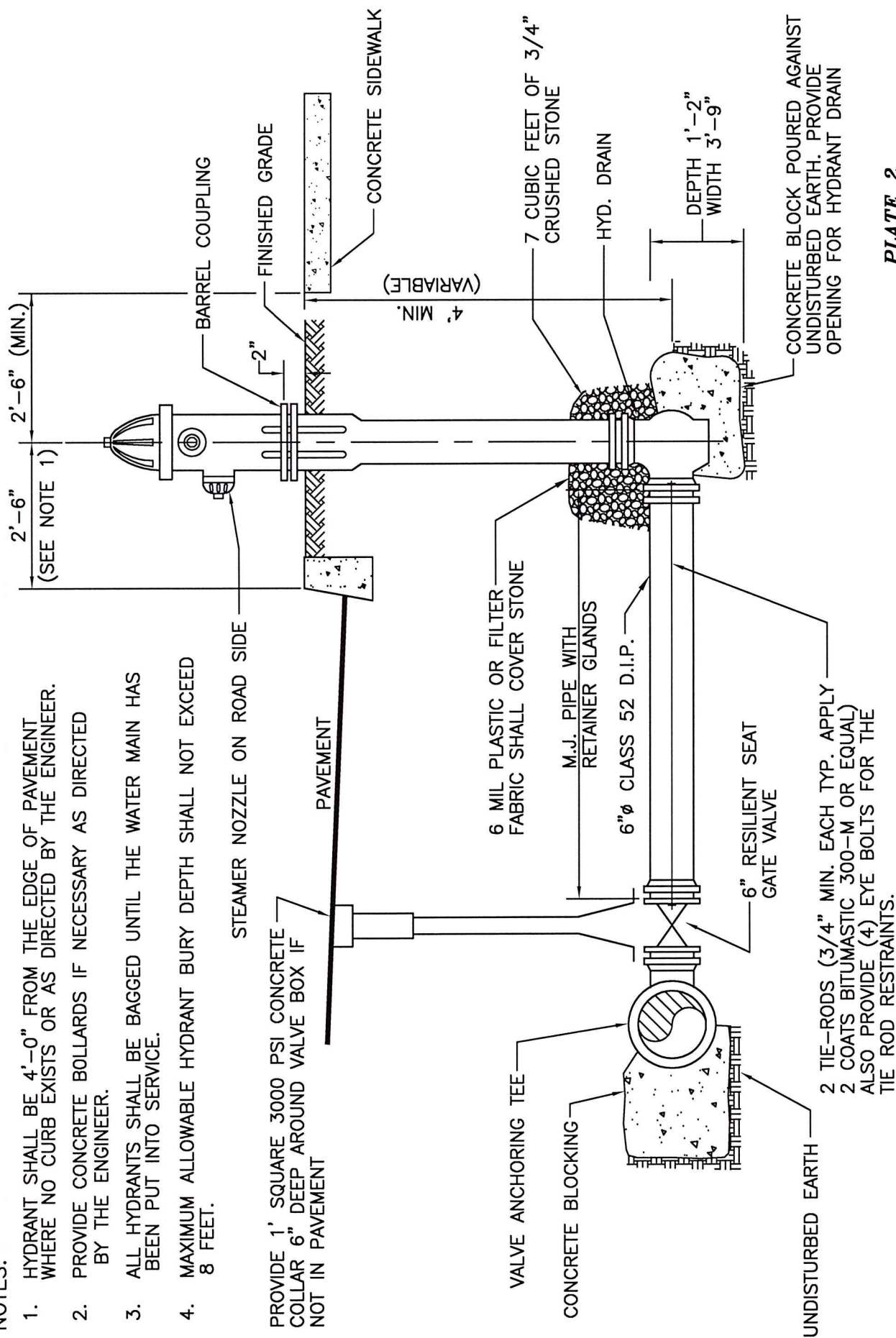
1. HYDRANT SHALL BE 4'-0" FROM THE EDGE OF PAVEMENT WHERE NO CURB EXISTS OR AS DIRECTED BY THE ENGINEER.

2. PROVIDE CONCRETE BOLLARDS IF NECESSARY AS DIRECTED BY THE ENGINEER.

3. ALL HYDRANTS SHALL BE BAGGED UNTIL THE WATER MAIN HAS BEEN PUT INTO SERVICE.

4. MAXIMUM ALLOWABLE HYDRANT BURY DEPTH SHALL NOT EXCEED 8 FEET.

PROVIDE 1' SQUARE 3000 PSI CONCRETE COLLAR 6" DEEP AROUND VALVE BOX IF NOT IN PAVEMENT



HYDRANT DETAIL

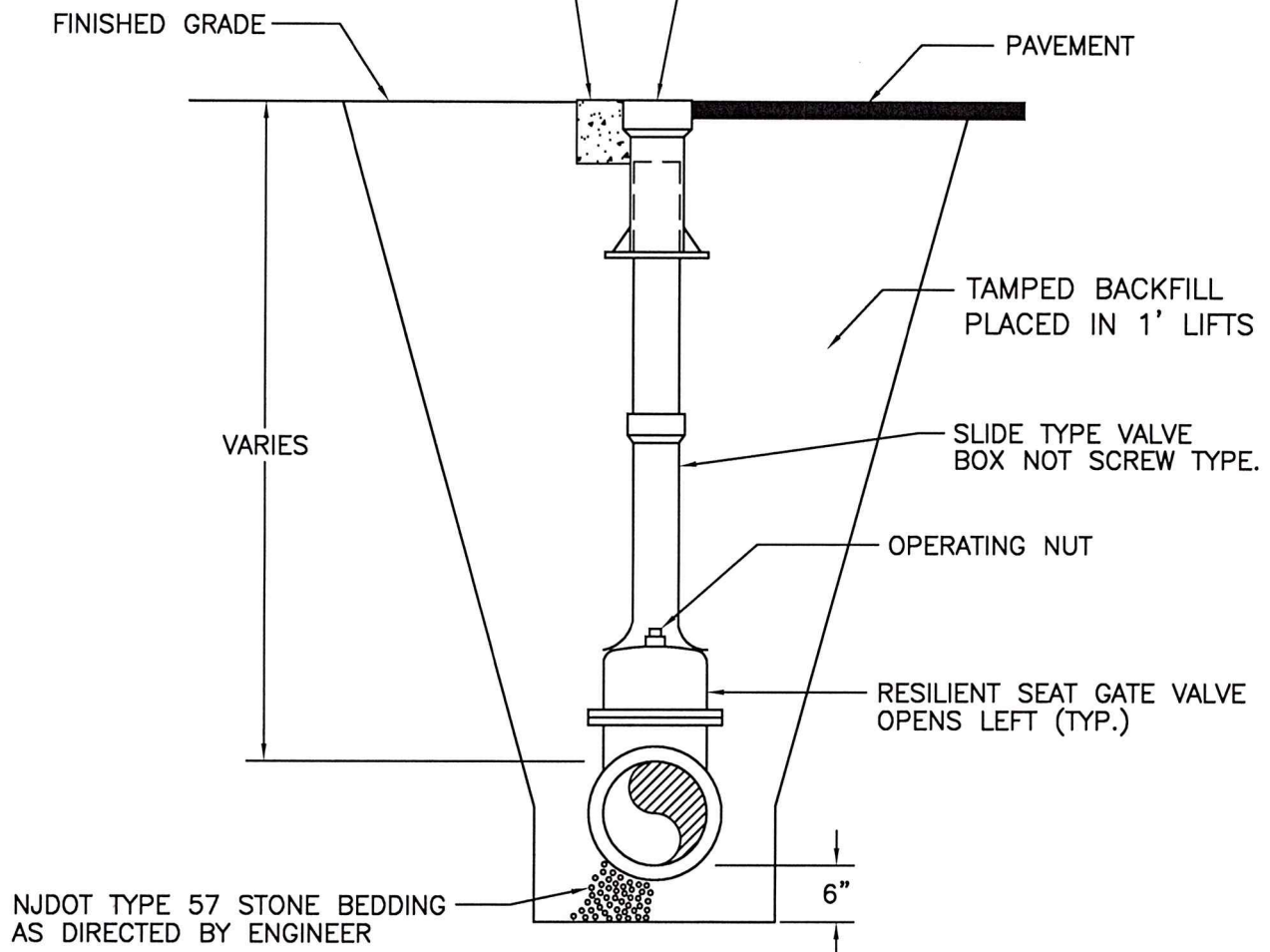
NOT TO SCALE

PLATE 2

1. WATER VALVE BOXES SITUATED IN UTILITY EASEMENTS SHALL BE PROVIDED WITH A LOCKING DEVICE.

2. 18"Ø x 6" 3000 PSI CONCRETE MARKER (TYP. FOR ALL VALVES OUTSIDE OF PAVEMENT LIMITS)

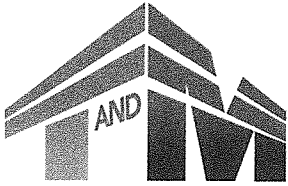
VALVE BOX COVER SHALL INDICATE "WATER" AND ARROW FOR DIRECTION OF OPENING



BURIED VALVE DETAIL

NOT TO SCALE

NOTE: VALVE BOXES SHALL BE PLUMB AND CENTERED OVER THE OPERATING NUT.



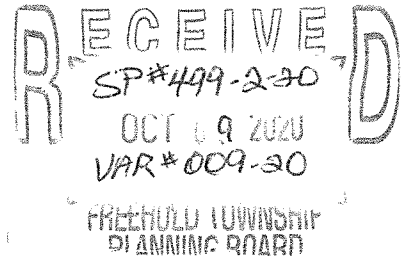
YOUR GOALS. OUR MISSION.

FRTW-R4040

October 9, 2020

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

**Re: 500 Halls Mill Holding, LLC
Block 78.02, Lots 8 & 8.01
SP# 499-2-20
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 Dynamic Engineering Consultants, plans dated April 8, 2020, latest revision September 9, 2020; Stormwater Management, Groundwater Recharge and Water Quality Analysis dated April 2020, latest revision September 2020; Stormwater Management Operation and Maintenance Manual, dated April 2020, latest revision September 2020.

The plans have been revised in response to our letter dated June 18, 2020.

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

1. **Informational.**
2. **Addressed.**
3. **Informational.**
4. **Addressed.**
5. **This comment is no longer applicable due to plan changes.**
6. The emergency spillway design shall be based on the 100-year design storm inflow. In addition, the basin shall have one foot of freeboard above the spillway design storm water surface elevation. **Continuing Comment. There are still discrepancies between the calculations and plans regarding the surface water elevation. The basin as currently designed only provides 6 inches of freeboard.**
7. The applicant shall provide calculations demonstrating the existing inlets on Halls Mill Road and Okerson Road can handle the increase in volume from the proposed improvements. **Continuing Comment. While the calculations show the reductions in post development flow, the applicant must demonstrate the existing inlets can handle any increase in volume.**

P-6



Re: 500 Halls Mill Holding, LLC
Block 78.02, Lots 8 & 8.01
SP# 499-2-20
Drainage and Landscape Review No. 2

8. The bottom of the proposed Stormwater facilities shall be set a minimum of 2 feet above the seasonal high groundwater table. **Continuing Comment. There are discrepancies between the bottom of the basin elevations between the plans, details, and calculations. The seasonal high groundwater table elevation shall be provided for the westerly underground detention basin.**
9. Access ports shall be provided within the underground detention facility for maintenance access.
Continuing Comment. A detail for the proposed access ports shall be added to the plans.
10. The Township Ordinance required all drainage pipe to be reinforced concrete. **Continuing Comment. The applicant states they will request a waiver.**
11. **This comment is no longer applicable due to plan changes.**
12. **This comment is no longer applicable due to plan changes.**
13. **Addressed.**
14. **Addressed.**
15. **Addressed.**
16. **Addressed.**
17. Details of the two Manufactured water treatment structures shall be provided. **Continuing Comment. The applicant states they will provide the required details for the water quality devices once the site is finalized.**
18. The applicant shall provide calculations that demonstrate the tail water created by the manufactured water treatment structures will not have an influence on the performance of the outlet structures. **Continuing Comment. The applicant states they will provide the required calculations once the site is finalized.**
19. The applicant should consider an orifice plate for the face of the outlet control structure. A detail of the same should be added to the plans. **Continuing Comment. Dimensions and elevations for the proposed orifice plate shall be added to the plans.**
20. **Addressed.**
21. **Addressed.**



Re: 500 Halls Mill Holding, LLC
Block 78.02, Lots 8 & 8.01
SP# 499-2-20
Drainage and Landscape Review No. 2

22. The emergency spillway elevation noted on the plans does not agree with the calculations. **Continuing Comment. The calculations show an elevation of 119.20 whereas the plans show an elevation of 119.00.**
23. The applicant shall obtain approval from Monmouth County and NJDOT for discharge into their drainage systems. **Continuing Comment. The applicant states they will provide approval under separate cover.**
24. The Operation and Maintenance Manual shall be revised to remove all items that are not site specific. The applicant shall keep logs of all maintenance and repairs and make them available to the Township Engineer upon request. Additionally, the applicant shall provide maintenance information for the proposed water quality treatment devices and their NJDEP approval letters. **Continuing Comment. The applicant states they will provide the required information for the water quality treatment devices once the site is finalized. The O&M shall be revised to provide specific maintenance for the sand bottom of the infiltration basin.**

LANDSCAPING

1. In accordance with 336-3 of the Township Ordinance, the applicant shall specify the species of the trees to be removed on the plans. All tree species 4" caliper or greater must be specified as part of the tree save and tree clear plan or a waiver will be required. Additionally, there appears to be additional trees on site that will have to be removed that aren't noted on the site plan. **Continuing Comment. The applicant states they will request a waiver. Please see new comment #1.**
2. Addressed.
3. Addressed.
4. Addressed.
5. Addressed.
6. Addressed.
7. Addressed.
8. Addressed.



Re: 500 Halls Mill Holding, LLC
Block 78.02, Lots 8 & 8.01
SP# 499-2-20
Drainage and Landscape Review No. 2

NEW LANDSCAPING COMMENT

1. The applicant has revised the layout of the site to provide access to Willow Brook Road. This will result in the removal of additional trees in the northeasterly corner of the property. The applicant shall evaluate the site and note if any heritage trees are to be removed and provide the information on the plan set.

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

G:\Projects\FRTW\R4040\Correspondence\Butch_DMD_500 Halls Mill Holdings_Drainage and Landscape Review No. 2.docx

Shropshire Associates LLC

ESBE / SBE Certified

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

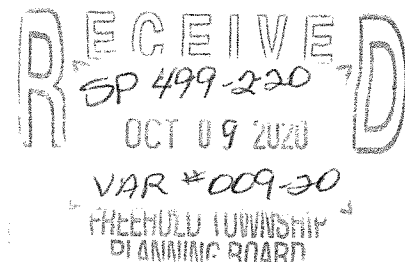
David R. Shropshire, PE, PP
A Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

October 8, 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 #499-2-20 & V #009-20)**
500 Halls Mill Holdings, LLC
500 Halls Mill Road: Block 78.02, Lots 8 & 8.01
Freehold Township, Monmouth County
SA Project No. 20517



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 for 500 Halls Mill Holding, LLC Proposed Warehouse, Block 78.02, Lots 8 & 8.01; prepared by Dynamic Engineering; dated September 15, 2020.
2. Preliminary and Final Major Site Plan for 500 Halls Mill Holdings, LLC Proposed Warehouse, Block 78.02, Lots 8 & 8.01; prepared by Dynamic Engineering; dated April 8, 2020 and revised to September 9, 2020.
3. ALTA/NSPS Land Title Survey for 500 Halls Mill Road, Block 78.02, Lots 8 & 8.01; prepared by Dynamic Survey; dated January 20, 2020 and revised to August 3, 2020.
4. Architectural Floor Plans for Treetop/500 Halls Mill Road; prepared by Ware Malcomb; dated August 13, 2020.
5. Architect Certification for 500 Halls Mill Road; prepared by Ware Malcomb; dated August 19, 2020.

The Major Site Plan set, corresponding application documents were reviewed with respect to the Applicant's request for Preliminary and Final Major Site Plan approval for a 206,642 square foot (sf) warehouse to be located at 500 Halls Mill Road on Block 78.02, Lots 8 & 8.01. The 19-acre site is in the Industrial (M-1) Zone. The site currently includes a 156,431 sf manufacturing facility that will be demolished and replaced with the warehouse. The proposed 206,642 sf warehouse includes 194,430 sf of warehouse space and 12,212 sf of office space. Access to the site is proposed along Willow Brook Road and along Okerson Road.

A traffic review letter dated June 15, 2020 was issued for the proposed warehouse development. Additional comments were provided by other Board professionals. The Applicant



has revised the plans and re-submitted 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:

The existing site has one (1) driveway along northbound Halls Mill Road (CR 55) and four (4) driveways along westbound Okerson Road. The existing driveway along Halls Mill Road will be eliminated. A new full movement driveway is proposed along Willow Brook Road near the northwest corner of the warehouse. The four (4) existing driveways along westbound Okerson Road will be consolidated into one (1) 44 ft wide full movement driveway located approximately 350 feet (ft) west of Willow Brook Road and approximately 450 ft east of the Route 33 On/Off Ramps.

- 1. Halls Mill Road (CR 55) is under the jurisdiction of Monmouth County. The applicant is proposing closure of the Halls Mill Road driveway for which County approval is required. Freehold Township shall be copied with Monmouth County determination.**
- 2. The Okerson Road driveway will permit full movement. A sight distance line of 445 ft is provided to the east for right turns exit movements. The sight distance line shall be for the design vehicle (tractor trailer) at the design speed. A sight distance line shall also be provided to the west for left turn exit movements. Additionally, the design speed used for determining the sight distance shall be included with the sight distance dimension on the Overall Plan (sheet 3 of 24) so that the complete sight distance lines is included.**
- 3. The Willow Brook Road driveway will permit full movement. A sight distance line of 445 ft is provided to the north for right turn exit movements. The sight distance line to the south for left turn exit movements shall also be dimensioned. Additionally, the design speed used for determining the sight distance shall be included with the sight distance dimension on the Overall Plan (sheet 3 of 24) so that the complete sight distance lines is included.**
- 4. The proposed Willow Brook Road driveway is 40 feet wide for ingress and egress movements. A double yellow centerline shall be added to separate inbound and outbound movements. The double yellow centerline shall extend from the intersection to the loading area.**
- 5. The Applicant shall provide testimony regarding truck use of the Willow Brook Road driveway. Proper sight distance must be provided for trucks to exit from the site. The Board may consider prohibiting trucks from using this driveway. If trucks are prohibited at this driveway, appropriate signs shall be provided for exit and/or exit movements.**
- 6. A stop sign (R1-1) and corresponding stop bar shall be provided for the Willow Brook Road exit driveway.**



Circulation:

Circulation on-site includes a loop road around the building for access to parking spaces on the east and west sides and loading areas on the north and south sides of the building. The loop road is 30 ft wide or wider except for the existing section of the loop road near Halls Mill Road that narrows to just under 28 ft for two-way travel. Circulation aisles for access to parking spaces are 24 ft wide for two-way travel. Sidewalk is provided along the east and west sides of the building for access between the building and the parking spaces.

- 1. A double yellow centerline shall be added to the loop road to the west of the building from the south loading area to the south parking lot entrance and from the north loading area to the north parking lot entrance for the west parking lot.***
- 2. A double yellow centerline shall be added to the loop road to the east of the building from the south loading area to the north loading area with breaks for the east parking lot entrances.***
- 3. A tenant is not specified for the site. The number of employees is unknown at this time. Should the Applicant secure a tenant prior to the application being heard, it would be beneficial that the tenant provides information regarding the proposed operation for the Board's consideration.***
- 4. Sidewalk is not proposed along the site's Willow Brook Road frontage. The Applicant may request relief from providing this sidewalk and agrees to make contribution in lieu of constructing this sidewalk.***
- 5. Sidewalk is not proposed along the site's Okerson Road frontage. The Applicant may request relief from providing this sidewalk and agrees to make contribution in lieu of constructing this sidewalk.***
- 6. A stop sign (R1-1) and corresponding stop-bar shall be provided for vehicles entering the loading area / circulation loop from the Willow Brook Road driveway.***

Parking & Loading:

The proposed warehouse includes 145 parking spaces and 56 loading docks. No trailer parking spaces are provided. The parking lot located to the east of the building has 84 parking spaces including three (3) handicap (HC) parking spaces. The parking lot located to the west of the building has 61 parking spaces and two (2) HC parking spaces. The typical parking space size is shown to be 9.5 ft x 19 ft with end spaces are increased to 10.5 ft. The loading areas are located to the north and south of the building each with 28 loading docks for a total of 56 loading docks. The Loading areas are 130 ft wide with 13.5 ft by 60 ft spaces for trucks at the loading docks.



- 1. The 206,642 sf warehouse includes 194,430 sf warehouse space and 12,212 sf office space. The Freehold parking requirement for the warehouse space is 1 space per 5,000 sf or 39 spaces for the 194,430 sf warehouse. The parking requirement for the office space is 1 space per 200 sf or 61 spaces for the 12,212 sf office. The total requirement for the site is 100 parking spaces and 145 spaces are provided.***
- 2. Five (5) HC parking spaces are provided for the 145 parking spaces which satisfies the ADA parking requirement for number of HC spaces. There are two (2) HC spaces in the west parking lot and three (3) HC spaces in the east parking lot.***
- 3. The Freehold Land Use Ordinance Chapter 190-164 B. requires 2 loading spaces be provided for up to 25,000 sf of warehouse and one (1) additional loading space for each additional 20,000 sf. The 206,642 sf warehouse requires a total of 11 loading spaces and 56 loading docks are provided.***
- 4. No trailer parking spaces are proposed. The Applicant shall provide testimony regarding where trailers will be parked when not loading or unloading.***

Traffic Impact and Parking Assessment:

The traffic assessment reviews trips to be generated by the proposed warehouse. The 206,642 sf warehouse/office will generate 50 AM trips, 53 PM trips and 10 Saturday trips in the peak hours. The parking assessment reviews parking and loading. A total of 145 parking spaces and 56 loading docks are proposed. The report indicates that the proposed site complies with Freehold Ordinance parking requirements and industry standards.

- 1. Trip gen analysis indicates that the site will generate less trips than the former 156,431 sf manufacturing facility. The proposed 206,642 sf warehouse will generate 47 less AM trips, 52 less PM trips and 137 less Saturday trips during peak hours.***
- 2. Testimony shall be provided regarding travel paths connecting the site with significant roadways such as to/from northbound and southbound Halls Mill Road and to/from eastbound and westbound Route 33. Anticipated truck and passenger vehicle routes shall be discussed.***
- 3. Testimony shall be provided regarding passenger vehicle and truck access at the Willow Brook Road driveway. Left-turn ingress and egress by trucks shall be discussed including the warrant for a left-turn storage lane for northbound vehicles "waiting" to turn left into the site.***

Off-Site:

Ockerson Road is proposed to be re-striped between Willow Brook Road and the Route 33 On / Off ramps as shown on the site plans. Complete dimensioning shall be provided so that the proposed striping can be installed in accordance with the site plan set.



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

Sincerely,
Shropshire Associates LLC

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

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

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

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: June 18, 2020

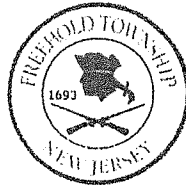
SUBJECT: 500 Halls Mill Holdings
500 Halls Mill Rd
Block: 78.02 Lot: 8.01
SP# 499-2-20 and VAR# 009-20

RECEIVED
JUN 18 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

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

P-8



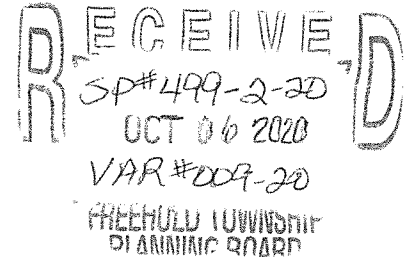
TOWNSHIP OF FREEHOLD

MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

October 6, 2020



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

RE: Amended Preliminary and Final Site Plan SP# 499-2-20
Variance Application VAR# 009-20
500 Halls Mill Holdings LLC
Block 78.02 , Lot 8.01 – 500 Halls Mill Road
Distribution # 3

Dear Mrs. Butch

The fire board met and reviewed the plans and have approved them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-9



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

RECEIVED
JUN 11 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 06/10/2020

Project Name:

500 Halls Mill Holdings LLC

SP# 499-2-20 / VAR# 009-20

Amended Preliminary and Final Site Plan & Variance Applications
Block 78.02 Lot 8.01 – 500 Halls Mill Rd

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

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

Upon review The Commission has the following questions/concerns;

The Commission would like to see more details about the landscaping plans.

The meeting was adjourned at 8:04 pm.

Tom Moskal
Chairman

P-10

EXHIBIT LIST

Site Plan Application # 795-3-20
Renaissance at Schanck Road II, LLC
Block 70, Lot 2, 2.02 & 3 – 3616 Route 9 (rear)

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Amended Application for Preliminary Approval, Major Site Plan
 - b. Amended Application for Final Approval, Major Site Plan
 - c. Application for Variance
- A-2 Operation Narrative
- A-3
 - a. Major Site Plan Checklists – Part A & B
 - b. Major Site Plan Checklist Waiver Requests – Part A & B
 - c. Completeness Checklist Affidavit – Major Site Plan
- A-4 Consent of Owner / Consent to Inspect / Disclosure Statement
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Preliminary and Final Major Site Plan set [3 sheets], prepared by William A. Lane, P.E., Menlo Engineering Associates, last revised 9/27/2020
- A-8 Preliminary and Final Major Site Plan – Parking Layout [1 sheet], prepared by William A. Lane, P.E., Menlo Engineering Associates, dated 9/27/2020
- A-9 Previous Resolutions: SP #795-2-18, Postponement of Application of Condition, 10/18/2018
SP #795-1-16, Excision of Variance Condition, 3/3/2016
SP #795-1-16, Third Amended Approval, 3/3/2016
Variance #9-08, 9/10/2009
- A-10 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 10/5/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 11/10/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 11/4/2020
- P-4 Memorandum from Shaun Reilly, Fire Official, dated 10/19/2020
- P-5 Memorandum from Tom Moskal, Environmental Commission, dated 10/14/2020

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

October 5, 2020

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

RE: Amend. Preliminary & Final Major Site Plan
Variance Application
Renaissance at Schanck Road II, LLC
Block 70 Lot 2, 2.02 & 3 – 3616 Route 9 (rear)
COMPLETENESS REVIEW

SP #795-3-20
VAR #027-20

Dear Mr. Alfieri:

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

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

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

Sincerely,

TODD BROWN
Planning Board

cc: Timothy P. White, Township Engineer *(via email only)*
Roger McLaughlin, Esq, Board Attorney *(via email only)*
William Lane, PE, Menlo Engineering Associates, LLC *(via email only)*
Planning Board File

P-1

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

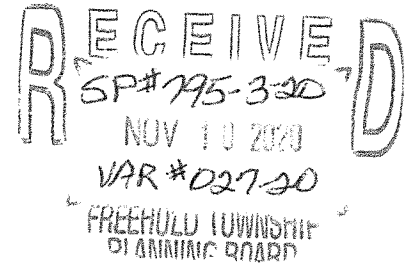
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 10, 2020

RE: Renaissance at Schanck Road II, LLC
Block 70.10, Lots 2, 2.02 and 3
3616 Route 9 (rear)
Amended Preliminary and Final Major Site Plan Application #795-3-20
Variance Application (Var. #027-20)



- Preliminary and Final Major Site Plan for Renaissance at Schanck Road II, Township of Freehold, Monmouth County, New Jersey, Block 70.10, Lots 2, 2.02 & 3, four (4) sheets, dated September 15, 2020, revised September 27, 2020, prepared by Menlo Engineering Associates, signed and sealed by William A. Lane, P.E.
- Operation Narrative, Renaissance at Schanck Road II, LLC, Preliminary and Final Major Site Plan and Use Variance, 3616 Route 9 (rear), Block 70.10, Lots 2, 2.02 & 3, Prepared by Cleary, Giacobbe, Alfieri, Jacobs, LLC, by Salvatore Alfieri, Esq., unsigned

Executive Summary

The applicant is seeking amended preliminary and final major site plan approval to utilize a portion of the existing vacant property (grassed area) primarily located on lot 2.02 and a portion of lot 2 for inventory parking of vehicles from car dealerships located throughout Freehold Township. The applicant is proposing a parking lot with 350, 8.5 feet x 18 feet parking spaces and 20 foot access aisles. A 3 – 4 feet tall berm along US Route 9 is also proposed for screening purposes. The applicant has not proposed any other site improvements at this time.

The subject lot(s) are located within the B-10 Highway Development – 10 Acres Zone. A variance is requested as inventory storage of vehicles is not permitted within the zone. Several design waivers from the off-street parking requirements of Township Ordinance 190-162 are also requested. This office defers to the Township Planner related to any and all additional variances or design waivers required as part of this application.

The following comments are provided:

1. In 2009, the applicant received prior site plan approval with use variance for improvements to the existing facility as well as a new building with associated site improvements to be constructed as a third phase on this portion of the subject property. The second building was never constructed. As such, the applicant should amend and/or withdraw this portion of the site plan approval.



To: Planning Board
Re: Renaissance at Schanck Road II, LLC
Block 70.10, Lots 2, 2.02 and 3
Amended Preliminary and Final Major Site Plan #795-3-20
Variance #027-20

November 10, 2020

2. Plans shall be entitled "Amended Preliminary & Final Major Site Plan".
3. Revise the sheet index on the cover sheet to include sheet 4 (Parking Layout).
4. Relocate the zoning schedule and general notes to the site plan cover sheet.
5. Provide signature lines on the site plan cover sheet in accordance with T.O. 190-38-B(2)(n). The signature line for the Planning Board shall include a line for both the chairman and the secretary. The signature line for the undersigned individual shall be as follows:

TIMOTHY P. WHITE, TOWNSHIP ENGINEER

DATE

NJ Professional Engineer & Land Surveyor

NJ License No. GB42576

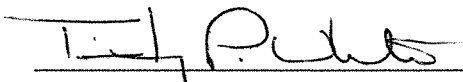
6. The plans do not provide information relative to any associated site improvements or construction details. At a minimum, the applicant shall revise plans to address the following:
 - a. A design waiver from the requirements of Section 190-162F which states that all drive aisles and parking areas be paved has been requested. At this time, the applicant is proposing to park vehicles on the existing grass. Driving and parking on grass is not recommended as the vegetation and grass will likely die, become unmaintainable, rut and soil will be exposed. It is the recommendation of this office, that the applicant, at a minimum, be required to construct the parking lot and drive aisles in gravel.
 - b. Describe existing and proposed spot elevations, one-foot grading contours, and drainage of the proposed parking lot. Describe associated stormwater management facilities, if required.
 - c. Describe existing and proposed spot elevations and one-foot grading contours for the proposed berm. Remove proposed berm from the right-of-way.
 - d. Provide landscaping around the parking lot and on the berm along US Route 9. Describe all necessary tree clearing to install berm.
 - e. Describe proposed parking lot lighting. At a minimum, security lighting shall be provided.
 - f. Provisions for loading and unloading of vehicles shall be described. A designated loading area shall be provided.
 - g. If paved, all parking spaces and loading zones shall be striped.
7. The applicant shall provide testimony in regards to whom will be visiting the proposed lot. Will the lot be accessible to the public for viewing vehicles or only limited to use by the employees of the car dealerships? It is recommended that the lot be fenced in to keep the public out.
8. The applicant has requested a design waiver for providing a parking space dimension of 8.5 feet x 18 feet in lieu of 9.5 feet x 19 feet as required by ordinance. This office has no objection to this waiver as the spaces will be utilized for inventory only.
9. Two-way circulation requires a minimum aisle width of 24 feet. An additional design waiver will be required for 20 feet aisles. This office has no objection to this waiver as the lot will be utilized for inventory only.



To: Planning Board
Re: Renaissance at Schanck Road II, LLC
Block 70.10, Lots 2, 2.02 and 3
Amended Preliminary and Final Major Site Plan #795-3-20
Variance #027-20

November 10, 2020

10. This office performed a site visit to the subject property and the following site deficiencies were noted. It is recommended that the Board require the applicant to address the items and describe the improvements on the plans with associated construction details:
- It should be noted that several of these deficiencies may overlap or be duplicative with outstanding punchlist items related to the original site plan. All items on this punchlist should also be addressed at this time (see attached).
 - The existing parking lot is in very poor condition and in need of repair and/or repaving.
 - All existing inlets in areas to be repaved shall be retrofitted to comply with current Township Standards and NJDEP requirements as outlined in section 270-33 of the Township Ordinance (i.e. Type 'N' eco-friendly curb pieces and NJDOT bicycle safe grates.)
 - The site contains several areas of cracked or damaged concrete curb, sidewalk, ramps, pads, etc. throughout the site. These areas shall be identified on the plans and described as to be removed and replaced.
 - The existing ADA parking spaces do not appear to comply with current ADA standards in regards unevenness, cross slope, location (several spaces located at the far end of the parking lot), etc. The applicant shall bring all ADA parking spaces up to current standards and confirm that the number of existing ADA spaces (both standard and van accessible) meet current requirements. Provide parking calculations on the plan.
 - Several storage containers were observed at the rear of the building. These containers shall be described as to be removed or appropriate approval shall be obtained from the Planning Board.
11. In accordance with the Township's NJDEP Stormwater Permit, the Township is required to obtain and maintain records of all inspection and maintenance records for privately owned stormwater management facilities. As such, the applicant shall submit copies of all inspection and maintenance records for the existing detention basin and associated stormwater infrastructure.
12. Applicant shall obtain approvals from all other outside agencies including but not limited to Freehold Soil Conservation District, NJDOT Highway Occupancy permit (tree clearing and construction of berm in the right-of-way), tree clearing permit, etc.


TIMOTHY P. WHITE
Township Engineer

Attachment

TPW/mb

cc: J. Tuohy – Stormwater Compliance



Renaissance Plaza at Freehold

SITE PLAN # 795-08
PERFORMANCE BOND PUNCH LIST – Phase I & II

October 3, 2018

ITEM 1.0 SANITARY SEWER SYSTEM

- 1.1 The cleanout located in the rear of the building in the southwest section of the site requires a threaded adapter and brass cap.
- 1.2 The proposed cleanout located on the plan in the “Material Storage Area” near the retaining wall in the rear of the building must be located, exposed and raised to finish grade.
- 1.3 The manhole lid located in the rear of the building near the “Material Storage Area” must be replaced with a lid without fully penetrating pick holes and labeled with the wording “Sanitary Sewer”.
- 1.4 The manhole located near the southwest entrance/exit drive currently has a cover with the wording “STORM”. The cover must be replaced labeled with the wording “SANITARY SEWER”.

ITEM 2.0 STORM SEWER SYSTEM

- 2.1 Submit copies of stormwater management Operation and Maintenance (O&M) logs completed in accordance with the approved O&M manual prepared by Maser Consulting dated September 30, 2009(see attached).

ITEM 3.0 WATER DISTRIBUTION SYSTEM

- 3.1 The proposed valve and valve box located near the southwest corner of the proposed building within the Phase 3 area must be located, exposed, raised to finish grade and provided with a concrete collar. The condition of the valve must be checked for proper operation.
- 3.2 The valve box cover for the hydrant valve near the southeastern corner of the site is seized and must be made accessible to inspect for proper operation. Replace the existing cover with one that is labeled "WATER".
- 3.3 Replace broken top riser section on the hydrant valve box located near the northeast corner of the site. Replace the existing valve box cover with one that is labeled "WATER".
- 3.4 The valve box cover for the wet tap valve located in the middle of the front drive is seized and must be made accessible to inspect for proper operation.
- 3.5 Locate and expose hydrant valve box located under the shrubbery in the northeast portion of the site along the front of the building. Once made accessible, the valve must be checked for proper operation. Raise valve box to grade and encase in a concrete collar.

- 3.6 Replace broken cover and riser section on hydrant valve located in the northwest portion of the site in the rear of the building. Clean silt and debris from the valve box to enable inspection and operation of valve.
- 3.7 Clean silt, mud and debris from the valve box for the 6-inch fire line, located in the rear of the building to enable inspection and operation of valve.
- 3.8 Replace the broken riser section of the valve box for the hydrant located in the rear of the building in the southwest section of the site. Set valve box to finished grade and remove silt and debris so the valve may be checked for proper operation.
- 3.9 Relocate mobile generator currently situated over of the water meter pit and curb box in the fenced area at the rear of the building in the southwest section of the site to enable access, if necessary.
- 3.10 Replace broken valve cover on the in-line valve located east of the southern side of the building. Remove all debris in the box so the valve can be inspected for proper operation.
- 3.11 Raise hydrant valve box to finished grade located in front of the building in the southwest corner. Provide a concrete collar around the valve box.

ITEM 4.0 PARKING LOT CONSTRUCTION

- 4.1 Replace missing ADA parking signage and re-stripe spaces that are faded adjacent to First Commerce Bank.
- 4.2 Remove/replace damaged and settled pavement adjacent to Doghouse Manhole # 110 and near the pump station.
- 4.3 Replace missing posts and signage at ADA parking stalls along north side of building.
- 4.4 Re-stripe faded parking spaces along south side of building along Schanck Road.
- 4.5 Re-stripe ADA parking space at the northern side of the building
- 4.6 Repair damaged bituminous curb located at the northern side of the parking lot.
- 4.7 Remove/replace damaged curb located throughout the site.
- 4.8 Remove/replace damaged ADA ramp adjacent to the First Commerce Bank.
- 4.9 Remove/replace uneven, settled and heaved sections of sidewalk located along Schanck Road.
- 4.10 Address ponding at the ADA crossing near the entrance, adjacent to the detention basin.
- 4.11 Remove/replace damaged curb and stabilize drainage swale along the northern property line.
- 4.12 Repair damaged chain-link fence along the northern property line.
- 4.13 Repair sinkholes located adjacent to 'B' Inlets 252A, 252, 251.
- 4.14 Address numerous areas of cracked/settled/heaved asphalt and potholes throughout the parking lot in front of the building.
- 4.15 Address cracked/damaged/heaved/uneven concrete loading dock area located adjacent to the temporary tent in the rear of the building.

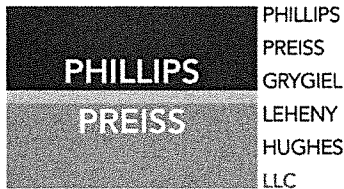
RE: Renaissance Plaza at Freehold
Site Plan # 795-08
Bond Release Punchlist

DATE: October 3, 2018

ITEM 5.0 MISCELLANEOUS ITEMS

- 5.1 Address as-built review comments per attached letter dated December 7, 2011.
- 5.2 Remove tree stakes and guy lines from established shade trees within curb islands.
- ~~5.3 Install traffic signal~~

attachment

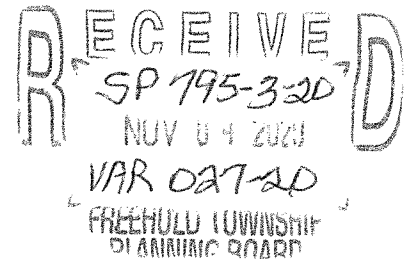


Planning & Real Estate Consultants

PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

November 4, 2020

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



RE: **Amended Preliminary and Final Major Site Plan #795-3-20
Variance #027-20
Planner's Review Letter
Renaissance at Schanck Road II, LLC
3616 Route 9 (Rear)
Block 70.10, Lots 2, 2.02 & 3
B-10 Highway Development Zone**

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, including the following document(s):

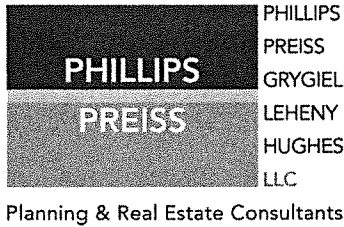
- Preliminary and Final Major Site Plan for Renaissance at Schanck Road II, prepared by William A. Lane, PE, of Menlo Engineering Associates, consisting of 4 sheets, dated 9/15/2020 and revised through 9/27/2020

Project Description

The applicant is seeking amended preliminary and final major site plan approval with "d(1)" and "c" variance relief to permit the construction of a parking area to be used to store inventory vehicles for off-site car dealerships. The inventory parking area is proposed to be located in an undeveloped grass area between the Renaissance Plaza parking area and Route 9.

The subject property is developed with an existing shopping plaza ("Renaissance Plaza"), which contains a single retail building (net floor area of 164,112 square feet) occupied by retail establishments and the iPlay recreational facility, as well as associated parking and circulation areas. Lots 2 and 3 are primarily developed, while Lot 2.02 remains vacant and grassed. The subject property measures 18.37 acres and is located generally to the north of Schanck Road, to the south of Route 33 and to the west of Route 9.

The applicant received preliminary and final site plan approval with "d(4)" FAR variance and bulk "c" variances from the Township's former Zoning Board of Adjustment to permit renovations to the existing shopping center, as well as the construction of a new 19,500-square foot retail building on Lot 2.02 (Resolution #9-08 and #795-08). A "d(4)" variance was granted to permit a total site FAR of 0.23 where 0.15 is the maximum permitted in the B-10 Zone. Bulk "c" variance were granted related to excess building coverage and impervious coverage; parking space



deficiency; deficient minimum side & rear yard setbacks; deficient parking lot setbacks; and signage.

Since 2010, the applicant has returned to the Zoning Board of Adjustment and subsequently, the combined Planning Board of the Township of Freehold to request amendments to the previously approved site plan and resolutions. The building that was approved per Resolution #9-08 and #795-08 has not been constructed.

At this time, the applicant is proposing to utilize the undeveloped portion of the site where the 19,500-square foot building was proposed for use as an off-site parking area for inventory vehicles associated with local car dealerships. The parking area is proposed to be located on Lot 2.02 and a small portion of Lot 2, near the site's Route 9 frontage. Vehicles are proposed to be parked directly on the grass. While no formal layout is proposed, the applicant has indicated that 350 vehicles would be parked in this area. Spaces are proposed to measure 8.5 feet wide by 18 feet deep, with 20-foot drive aisles. The inventory vehicle parking area would be accessed via the Renaissance Plaza parking lot; vehicles would be delivered through the existing driveway on Schanck Road. A 3- to 4-foot high berm is proposed along the site's Route 9 frontage to screen the parking area from view of the public right-of-way.

Zoning Compliance & Planning Comments

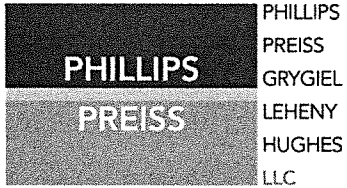
1. The subject property is located in the B-10 Highway Development Commercial Zone. The existing shopping center and accessory parking areas are permitted in this zone. Off-site parking lots as a principal use are not permitted in this zone; as such, "d(1)" use variance relief is required. The MLUL at N.J.S.A. 40:55D-70d(1) permits a Board to grant a variance to allow "a use or principal structure in a district restricted against such use or principal structure." Per the MLUL, a "d" variance may be granted only "in particular cases for special reasons." These "special reasons" for a use variance may include that the use is inherently beneficial, that the property owner would suffer undue hardship if compelled to use the property in conformity with the permitted uses in the zone, or that the site is particularly suited for the use so as to promote the general welfare.

In addition, a variance applicant must address the "negative criteria," and affirmatively demonstrate that the variance can be granted "without substantial detriment to the public good" and "without substantial impairment to the intent and purpose of the zone plan and zoning ordinance" of the municipality. A d(1) variance applicant for a use that is not inherently beneficial is further required to address the "enhanced quality of proof" per Medici v. BPR Co. (107 NJ 1 [1987]): "the grant of a use variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance."

2. There are a number of pre-existing, non-conforming conditions associated with the subject property to which no changes have been proposed as part of this application. However, the applicant should provide testimony indicating whether the proposed use would have any impacts on existing site operation given these conditions. The existing conditions include the following:
 - Minimum Lot Frontage (Schanck Road): 1,000 feet required where 778 feet provided
 - Minimum Front Yard (Route 33): 100 feet required where 50.8 feet provided
 - Minimum Side Yard: 100 feet required where 50.1 feet provided
 - Maximum Impervious Coverage: 60% permitted where 76.8% provided
 - Maximum Building Coverage: 15% permitted where 24.3% provided
 - Maximum FAR: 0.15 permitted where 0.243 provided
 - Minimum Width of Buffer Zone: 75 feet required where 22 feet provided
3. The proposed grass parking area does not comply with a number of Township Land Use Ordinance requirements, for which bulk "c" variance relief will be required:
 - a. Per §190-162F, all off-street parking spaces, aisles, and access drives shall be graded and paved in accordance with pavement and drainage standards as established in Chapter 190. The applicant is proposing to park vehicles directly on the grass rather than paving and grading this area.
 - b. Per §190-162N, no lawn area or other unpaved area shall be used for the parking motor vehicles except on an emergency basis.
 - c. Per §190-162O, parking spaces shall be a minimum of 9.5 feet by 19 feet. The applicant is not proposing striped spaces but has indicated that spaces would measure 8.5 feet by 18 feet.

Testimony should specifically address whether the proposed parking will have any impact on site drainage or stormwater management. We defer to the Township Engineer with regards to further comments on drainage issues.

4. Per §190-162E, "No parking spaces, access drive or aisle shall be located closer than 10 feet to any street line, or closer than five feet to any side or rear property line, or within any required buffer area." No dimensions have been provided on the proposed parking layout plan. A bulk "c" variance may be required if parking is proposed within 10 feet of any street line.
5. The applicant has indicated that vehicles will be delivered via the existing Schanck Road entrance and would take place between 9am and 5pm. Testimony should be provided as to the nature of deliveries to the site, including the size and type of car carriers to be used and how such vehicles would operate within an existing commercial parking lot. We defer to the Township Engineer



Planning & Real Estate Consultants

and Planning Board Traffic Engineer with regards to further comments on circulation and loading.

6. The applicant should provide more information as to the proposed landscaped berm. We recommend that all plantings shall screen the proposed inventory parking area; details should be provided as a condition of approval if the Board chooses.
7. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the 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 J. McLaughlin, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

October 19, 2020

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



RE: Amended Preliminary and Final Major Site Plan SP# 795-3-20
Variance Application VAR# 027-20
Renaissance at Schanck Road II, LLC
Block 70 , Lots 2, 2.02, & 3 – 3616 Route 9

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-4

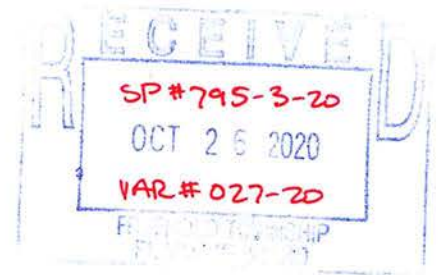


Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 10/14/20



Project Name:

Preliminary & Final Major Site Plan
Renaissance at Schanck Road II
Block 70, Lots 2, 2.02 & 3 3616 Route 9

SP #795-3-20
VAR #D27-20

The October 12, 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, Steve Leone 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."

The Commission has the following questions/concerns with regards to parking vehicles on a grassy area;

- Is there a sediment control plan?
- We are concerned the vehicle parking will increase soil compaction and decrease the percolation of stormwater.
- Is there a gas and oil containment plan should there be any spill or leakage?
- Each of these items require monitoring of future conditions (erosion, compaction, and fluid leakage), we recommend the applicant describe how they will monitor the site conditions to continue to protect the environment under these varying conditions.

The meeting was adjourned at 8:10 pm.

Tom Moskal
Chairman

EXHIBIT LIST

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

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1
 - a. Application for Minor Site Plan
 - b. Application for Variance, Variance Petition Attachment & Kia Dealer Identification Program Policy and Kia Motors Trademark
- A-2
 - a. Minor Site Plan Checklist – Part A Submission Documents
 - b. Minor Site Plan Checklist – Part B Plat / Map Requirements
 - c. Waiver Request Letter
 - d. Affidavit of Completeness
- A-3 Project Description
- A-4 Consent of Owner/Consent to Inspect/Disclosure Statements
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Monmouth County Planning Board Letter, dated 5/28/2019
- A-8 Operations & Maintenance Manual for Stormwater Management Facilities, prepared by Stout & Caldwell Engineers, LLC, dated 9/20/2019
- A-9 Minor Site Plan & Sign Inventory Plan (2 sheets), prepared by Stout & Caldwell Engineers, LLC, dated 3/10/2020
- A-10 Architectural Plan, prepared by Warren Beltz, Architect, dated 3/5/2020
- A-11 Sign Applications (4) for Wall Signs, received 5/13/2019 & Colored Plan (6 sheets), received 12/5/2019
- A-12 Sign Applications (2) for Ground Signs, received 5/13/2019 & Colored Plan (5 sheets), prepared by Pattison Sign Group, received 12/5/2019
- A-13 Historical Resolutions - SP# 825-10 – Prelim. & Final Major SP Resolution, dated 11/16/2011
- A-14 Proof of Service pkg
- A-15 Board: Color Rendering of Tax Map Sheet 20 – Block 67, Lot 5
- A-16 Board: Color Rendering of Proposed Façade for Raceway Kia, Right Side / Front
- A-17 Board: Color Rendering of Proposed Façade for Raceway Kia, Front
- A-18 Board: Color Rendering of Proposed Façade for Raceway Kia, From Left Along Front
- A-19 Minor Site Plan & Sign Inventory Plan (2 Sheets), prepared by Stout & Caldwell Engineers, LLC, revised 8/20/2020

- A-20 Architectural Colored Renderings – Version I [4 pages], rcvd 11/16/2020**
- A-21 Architectural Floor Plan and Building elevations – Sheet A-4 [1 sheet], by Warren Beltz Architect, rvsd 11/17/20**
- A-22 Architectural Colored Renderings – Version 2 [4 pages], rcvd 11/16/2020**
- A-23 Architectural Floor Plan and Building elevations – Sheet A-4a [1 sheet], by Warren Beltz Architect, rvsd 11/17/20**

REPORTS/CORRESPONDENCE

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

TOWNSHIP OF FREEHOLD



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Timothy White, PE, PLS, CME
Township Engineer

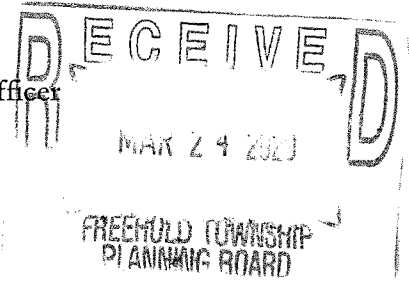
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 18, 2020

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



This review refers to the following:

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



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

March 18, 2020

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

Executive Summary

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

Details of the proposed improvements are as follows:

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

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



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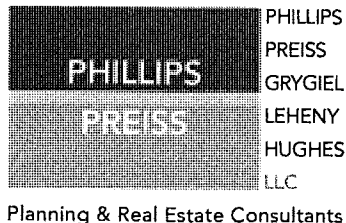
The following comments are provided:

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

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

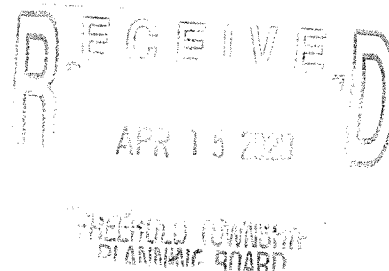
TIMOTHY P. WHITE
Township Engineer

TPW/mb



April 15, 2020

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



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

Dear Chairman and Members of the Board:

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

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

Project Description

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

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

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

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

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

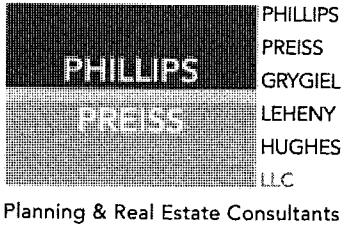
Signage

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

Building Signage

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

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



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

North Elevation (27.33 square feet total)

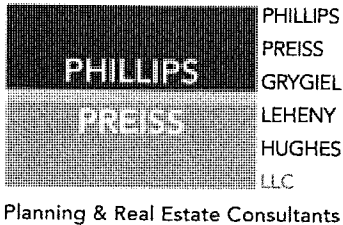
- “KIA” oval logo to measure 6 feet, 8 inches wide by ±3 feet, 4 inches high
 - 22.22 square feet
 - Red vinyl on white acrylic face
 - LED-illuminated channel letters mounted on white background
 - Replacing a slightly larger similar sign above main side entrance, which was recently removed.
- “Service”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

Freestanding Signage

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

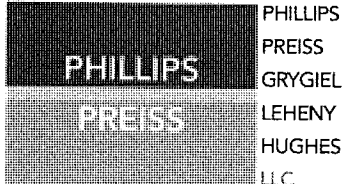
Zoning Compliance & Planning Comments

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



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

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



Planning & Real Estate Consultants

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

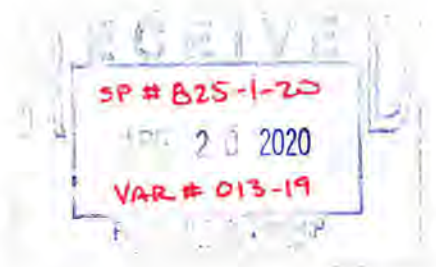
We trust that the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

J19204



April 20, 2020

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

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

Dear Mrs. Donna Butch:

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

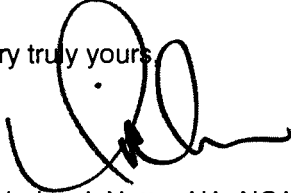
- Site Plan by Stout & Caldwell Engineers dated 03/02/20
- Architectural Elevations prepared by Warren Beltz Architects dated 03/05/20

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

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

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

Very truly yours,

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

Nicholas J. Netta, AIA, NCARB
Principal



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

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

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

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

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

Upon review the Commission has the following concerns;

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

The Commission has no other comments or concerns.

The meeting was adjourned at 7:55 pm.

Tom Moskal
Chairman