

EXHIBIT LIST

**M & M Realty Partners at Freehold, LLC
“Elton Plaza”
Amended Preliminary and Final Major Site Plan Ph.I and Amended Preliminary Major Site
Plan Ph.II #886-1-20 and Variance # 006-20
Block 80, Lot 3 – 3301 Route 9 North**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 a. Application for Preliminary Approval - Major Site Plan
b. Application for Final Approval - Major Site Plan
c. Application for Variance
d. Rider #1-Variance & Waiver List; dated 2/26/2020 and
Rider #2-Project Description, dated 2/10/2021
- A-2 a. Completeness Checklist Affidavit – Major Site Plan
b. Explanation of Site Plan Waivers List
c. Major Site Plan Checklist – Part A – Submission Documents
d. Major Site Plan Checklist – Part B – Plan/Map Requirements
e. Applicant’s Resubmission for Hearing Letter, dated 1/25/2021
- A-3 Consent of Owner/Consent to Inspect/Disclosure Statement/Ownership Disclosure
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Shade Tree Permit
- A-7 Freehold Soil Conservation District-Certification of Revised Plans Ref #2018-0038, dated 12/16/20
- A-8 List of Easements, covenants, deed restriction & Board decisions for subject block & lot, prepared by Applicant, received 3/5/2020
- A-9 Stormwater Management Report, prepared by Bradford J. Aller, EP Design Services, LLC, revised 11/10/2020
- A-10 Exterior Elevation for TACO Bell (2 sheets), prepared by MUY Brands, LLC, plot date 6/26/2020
- A-11 Façade, Design Intent Package for proposed Chick-fil-A (6 sheets) prepared by Chic-fil-A, 4/2/2019
- A-12 Sign Applications (10), dated 7/7/2020
- A-13 Elton Plaza Signage Package, dated 1/25/2021
- A-14 Architectural Proposed Retail Building Floor Plan & Exterior Elevations (2 sheets), prepared by Rafael Da Silva, AIA, of EP Design Services, LLC, dated 10/9/2020
- A-15 Amended Site Plan (Preliminary & Final for Ph.I and Preliminary only for Ph.II), 39 sheets, prepared by EP Design Services, LLC, revised 1/25/2021

- A-16 Previous Resolutions: #886-16 Preliminary Major Site Plan Approval-Phases I & II
Variance #021-16
#886-16 Final Major Site Plan Approval-Phase I
- A-17 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Declaration of Completeness from Todd Brown, Township Planner, dated 4/20/2020
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 2/8/2021
- P-3 Memorandum from Dennis Dayback, PE, T&M Associates, dated 12/8/2020
- P-4 Memorandum from Paul Phillips, PP, Phillips, Preiss Grygiel, LLC, dated 2/9/2021
- P-5 Memorandum from Nick Netta, Netta Architects, dated 2/8/2021
- P-6 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 2/5/2021
- P-7 Memorandum from Margy B. Jahn, Health Officer, 5/20/2020
- P-8 Memorandum from Shaun Reilly, Fire Official, dated 12/8/2020
- P-9 Memorandum from Tom Moskal, Environmental Commission, dated 5/20/2020

TOWNSHIP OF FREEHOLD



"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

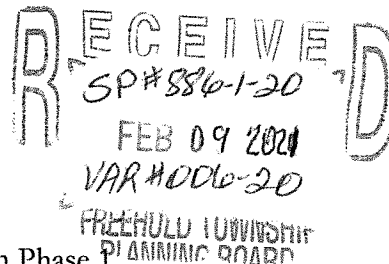
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 8, 2021

RE: M&M Realty Partners at Freehold, LLC
Block 80, Lot 3 – 3301 Route 9 North
Amended Preliminary and Final Major Site Plan Phase 1
Amended Preliminary Site Plan Phase 2
Site Plan #886-1-20 and Variance #006-20
REVIEW #3



This review refers to the following:

- Amended Preliminary & Final Major Site Plan Phase 1, Amended Preliminary Site Plan Phase 2, Elton Plaza, Block 80, Lot 3, Tax Map Sheet No. 37, Township of Freehold, Monmouth County, New Jersey, thirty-nine (39) sheets, dated January 15, 2020, last revised January 25, 2021 prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Stormwater Management Report for Elton Plaza Amended, Block 80, Lot 3, Freehold Township, Monmouth County, New Jersey, dated March 4, 2020, last revised November 10, 2020 (with amended SWM Pipe Calculations dated 1/19/21), prepared by EP Design Services, LLC, signed and sealed by Bradford J. Aller, P.E.
- Floor Plan and Elevations, Proposed Retail Building, Elton Plaza Retail, 3301 Route 9, Freehold Township, Monmouth County, New Jersey 07728, two (2) sheets (A01 and A02), dated October 9, 2020, prepared by EP Design Services, LLC, signed and sealed by Rafael DaSilva, AIA.
- Design Intent Package, Freehold FSR (Chick-fil-A), NJ Route 9, Freehold, NJ 07728, six (6) sheets, dated April 2, 2019, unsigned.
- Exterior Elevations, MUY Brands, LLC (Taco Bell), Elton Plaza, Freehold, NJ 07728, two (2) sheets (A4.0 and A4.1), dated March 2018 (Contract Date July 2019), prepared by Gluszko Architects, P.C., unsigned.
- Elton Plaza Signage Package, Block 80, Lot 3, thirteen (13) pages, dated January 25, 2021

P-2



February 8, 2021

To: Planning Board
Re: M&M Realty Partners at Freehold, LLC
Block 80, Lot 3
Amended Preliminary and Final Major Site Plan #886-1-20 and Variance #006-20

Executive Summary

On December 20, 2018, the applicant received phased preliminary and final major site plan approval for the construction of five (5) buildings containing at total of 40,609 square feet (sf) of retail space on the above referenced 14.62-acre lot. The five buildings were separated into two (2) phases and approved as follows:

Phase 1 (Preliminary and Final Major Site Plan Approval)

- 5,150 sf Chick-Fil-A restaurant with drive-thru.
- 13,600 sf multi-tenant retail center with 10,600 sf of retail space and 3,000 s.f. of restaurant space.
- 5,051 sf Wawa convenience store with fuel station.

Phase 2 (Preliminary Major Site Plan Approval)

- 14,724 sf retail/pharmacy building with drive-thru.
- 2,084 sf fast food restaurant with drive-thru.

The applicant is now seeking Final Approval for the 2,084 sf fast food restaurant with drive-thru as a Taco Bell and Amended Preliminary and Final major site plan approval for the following plan changes:

- Reducing the proposed 13,600 sf retail building to 12,600 sf with 7,600 sf of retail space and 5,000 sf of restaurant space (96 seats).
- Shifting the retail building toward the rear approximately 12 feet to allow for reconfiguration of the front parking lot
- The addition of a drive-thru with canopy at the north end of the retail building and a 350 sf outdoor seating area (24 seats) to accommodate a “Habit Burger” restaurant.
- Shifting of the retail building trash enclosure to the south side of the rear of the building and eliminating the rear parking spaces.
- Reduction in the overall number of parking spaces from 264 spaces to 254 spaces.
- Relocation of the “backbone” electric and transformer locations.
- Updated area lighting specifications.
- Enhanced residential landscape buffer.
- Addressing of various tenant requirements for Wawa (building relocated 3 feet to the rear, ADA spaces shifted, modified canopy and building lighting, alignment of UST’s, etc.)
- The addition of two (2) proposed drive-thru canopies and a concrete drive-thru by-pass lane at Chick-Fil-A.
- The addition of four (4) electric vehicle (EV) charging stations within the parking lot of the retail building.



February 8, 2021

To: Planning Board
Re: M&M Realty Partners at Freehold, LLC
Block 80, Lot 3
Amended Preliminary and Final Major Site Plan #886-1-20 and Variance #006-20

- The layout for the below grade detention basin in front of the retail building was revised to allow for light pole installation within the parking lot and to avoid conflicts with the adjacent retaining walls.
- The grades for the elevated access road to Elton-Adelphia road were lowered as a result of value engineering (previously approved as part of a field adjustment).

The following comments are provided:

1. The applicant indicates that various tenant requirements for Wawa were addressed within the submitted plan revisions. With this submission the applicant has described the shifting of the proposed building by approximately three (3) feet towards the rear of the site, altering the position of the Underground Storage Tanks (UST) and changing the location of the ADA parking spaces. Subsequent to the submission of the amended application, the applicant has requested additional changes to the Wawa building lighting. Applicant shall provide testimony to the Board regarding the lighting changes. If any other changes were made, applicant shall provide testimony in this regard.

2. Update the signature line for the engineer on the cover sheet to read as follows:

_____	_____
TIMOTHY P. WHITE, TOWNSHIP ENGINEER	DATE
NJ Professional Engineer & Land Surveyor	
NJ License No. GB42576	

3. The following comments pertain to the proposed additional drive-thru at the north end of the retail building for the “Habit Burger” restaurant:

- a. The addition of this drive-thru will likely increase the number of trips to and from the site. Applicant shall provide updated trip generation to determine if amended NJDOT approval is required. (i.e. – 100 additional trips or 10% of total ADT).
- b. The location and geometry of the drive-thru presents difficulties with entering and/or exiting the queue. Entering can only be accomplished from the South. Finding the entrance location may be difficult, although “way-finding” signs have been proposed to assist patrons in this regard.
- c. During technical review committee meetings, the applicant has described the drive-thru as a modified “App”-type drive thru. “App”-type drive thru’s allow for patrons to remotely pre-order meals via cell phone or internet applications and enter the drive-thru only to pick up their orders. In this way, waiting time for vehicles in the line, or queue, is expedited and thus the queue is significantly reduced. The applicant is proposing to combine this service with traditional in-line ordering. Due to the concerns noted in b. above, it is suggested that the drive-thru be restricted to “App” ordering only.

4. The applicant is proposing to change the parking lot lighting fixtures from a round traditional style fixture with decorative ribbon arm to a standard shoe box style led fixture. It is recommended to utilize a fixture that is colonial or traditional in style in front of the proposed buildings along the Rte. 9 corridor. (It should be noted that this matter is being separately reviewed as an administrative field change).



To: Planning Board

February 8, 2021

Re: M&M Realty Partners at Freehold, LLC

Block 80, Lot 3

Amended Preliminary and Final Major Site Plan #886-1-20 and Variance #006-20

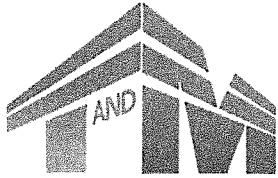
5. The proposed landscape plan does not accurately describe the tree clearing limit behind the homes on Juniper Drive. Tree clearing during the initial stages of the project have resulted in little to no remaining vegetation in some areas of the 75' wide landscape buffer. Plans should be revised to describe these areas to be planted with additional evergreens and other plantings to provide an appropriate buffer. Additionally, the plantings proposed on the top of the berm should be described on both sides of the proposed six (6') foot fence.
6. Subject to approval of the current application, the only component of the development without final site plan approval will be the 14,724 sf retail/pharmacy building with drive-thru. The applicant shall provide testimony in this regard related to the timing and tenant of the subject building.

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

TIMOTHY P. WHITE

Township Engineer

TPW/tpw



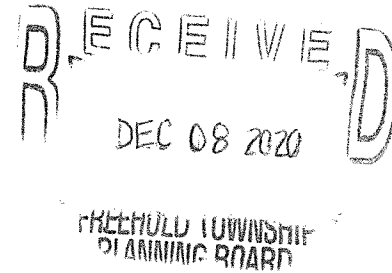
YOUR GOALS. OUR MISSION.

FRTW-R3821

December 8, 2020

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

**Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
SP# 886-1-20
Drainage and Landscape Review
Amended Site Plan Review No. 2**



Dear Ms. Butch:

I have completed review of the Amended Site Plan and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by EP Design Services, LLC plans dated January 15, 2020, revised November 10; Stormwater Management Report dated March 4, 2020, revised November 10, 2020.

The applicant received site plan approval on December 20, 2018 for the development of the subject parcel with proposed retail, fast food and a gas station with associated parking, walkways, drainage facilities and landscaping. The applicant has submitted an amended site plan application to reduce the footprint of the proposed commercial building from 13,600 SF to 12,600 SF and reconfigure the associated parking and provide drive thru access to the building, as well as revisions to the drainage and landscaping layout. The amended plan will result in a slight decrease in impervious coverage.

Based on review of the amended plan and revised drainage calculations, I offer the following comments:

Drainage

1. The amended plan will result in a decrease of impervious coverage by approximately 1,480 SF. Based on review of the submitted documents, it appears the amended plan will have minimal impact on the previously approved stormwater management plan.
2. It appears Storm Manholes #17.1 & 17.2 are mislabeled in the submitted pipe calculations. The calculations shall be revised to be consistent with the amended plans.

Landscaping

1. The plans shall be revised to provide screening around the refuse station for the proposed commercial building.
2. The applicant shall relocate the proposed 'Green Vase' to provide at least 5 feet of separation from the edge of the proposed ADA ramp and sidewalk.



FRTW-R3821
December 8, 2020
Page 2

**Re: M&M Realty Partners of Freehold, LLC
Block 80, Lot 3
SP# 886-1-20
Drainage and Landscape Review
Amended Site Plan Review No. 2**

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

Very truly yours,

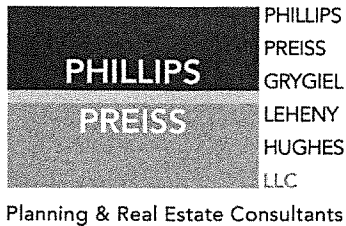
T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
MANAGER

EGB:DMD:AWD:lkc
Enclosure

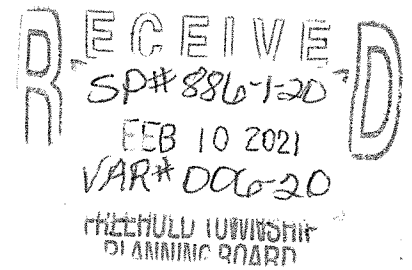
cc: Timothy White, Township Engineer

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February 9, 2021

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 #886-1-20
Variance #006-20
Planner's Review Letter #4
M&M Realty Partners at Freehold, LLC
3301 Route 9 North
Block 80, Lot 3
Highway Mixed Use Development (HMUD) Zone**

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, to which the applicant has submitted revisions dated through 1/25/2021. Prior reports dated 5/7/2020, 8/12/2020 and 1/14/2021 were prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior reports.

At this time, we have reviewed the following documents:

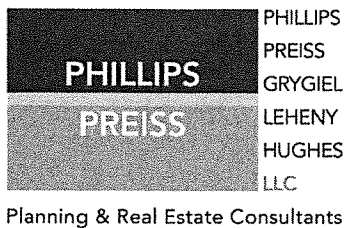
- Amended Preliminary and Final Major Site Plan, M&M Realty Partners at Freehold, Block 80, Lot 3, Township of Freehold, Monmouth County, New Jersey, consisting of 39 sheets, prepared by Bradford J. Aller, P.E., of EP Design Services, LLC, dated 1/15/2020 and revised through 1/25/2021
- Elton Plaza Signage Package, dated 1/25/2021

Project Description

The applicant is requesting Amended Preliminary and Final Major Site Plan and Final Major Site Plan approval related to the construction of a shopping center consisting of 5 buildings and containing a total of 40,609 square feet of retail space. On December 18, 2018, the applicant received the following approvals related to the project:

Phase 1 – Preliminary and Final Major Site Plan Approval:

- 5,150-square foot restaurant with drive-thru facilities (Chick-Fil-A)
- 5,051-square foot convenience store with fuel (Wawa)
- 13,600-square foot multi-tenant retail building (10,600 square feet retail space and 3,000 square feet/50 seats of restaurant space, tenants not specified)



Phase 2 – Preliminary Major Site Plan Approval:

- 14,724-square foot pharmacy/retail building with drive-thru facilities
- 2,084-square foot fast food restaurant with drive-thru facilities.

The applicant also received several bulk “c” variances related to loading, signage, and the architecture of the Phase 1 buildings.

At this time, the applicant is seeking Amended Preliminary and Final Major Site Plan Approval to permit changes to certain site improvements and architecture that was previously approved as part of Phase 1. In addition, the applicant is also seeking Final Major Site Plan Approval to construct the Phase 2 fast food restaurant (“Fast Food #2”), which is proposed to be occupied by Taco Bell. The 14,724-square foot pharmacy/retail building is now proposed as Phase 3.

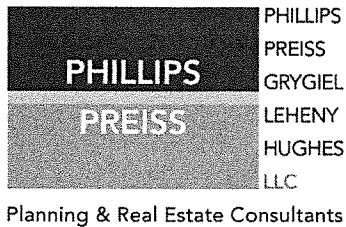
The subject property measures 14.62 acres and is bounded by Route 9 North to the west and Elton-Adelphia Road and an associated jughandle to the south. There is single-family residential development along Juniper Drive in the R-25 zone to the northeast and commercial development along Route 9 in the vicinity of the subject property.

The applicant is proposing the following at this time:

Amended Preliminary and Final Major Site Plan Approval (Phase 1)

Multi-Tenant Retail Building

- Shift building footprint ±12 feet back from Route 9 to allow for reconfiguration of the front yard parking area.
- Reduce building size from 13,600 square feet to 12,600 square feet, to include 7,600 square feet of retail space and 5,000 square feet of restaurant space (96 seats)
- Add drive-thru facility at building's northern endcap to serve a restaurant use (Habit Burger), including reconfiguration of rear access lane, drive-thru canopy, outdoor seating area (24 seats), two menu board signs
- Install 4 electric vehicle (EV) charging stations within front parking area
- Eliminate 12 parking spaces in rear parking area for a net reduction of 10 spaces on the overall site
- Relocate trash enclosure from northeastern to southeastern corner of the building and provide a truck turnaround area in this vicinity
- Revise the previously approved architectural design, including additional storefront glazing on the front façade; replacement of a standing seam metal canopy with individual fabric awnings for inline tenants and metal canopies for endcap tenants and the drive-thru; new masonry veneer corner features; and replacement of certain façade materials with concrete masonry blocks on the side elevations



- Amend proposed signage, as follows:
 - o Larger tenant wall signs shown at end units (sign area not specified)
 - o Habit Burger sign proposed atop drive-thru clearance bar, to measure 8 feet wide by 1 feet, 4 inches in height, to include red/white/yellow text

Chick-Fil-A

- Install 2 new drive-thru canopies (one attached to building and one freestanding) and a concrete bypass lane to serve Chick-Fil-A.
- Amend proposed signage, as follows:
 - o North façade: one wall-mounted sign
 - “C” Logo – 36 square feet (24.17 square feet previously approved)
 - o South façade: one wall-mounted sign
 - “Chick-fil-A” – 37.71 square feet (24.17 square feet previously approved)

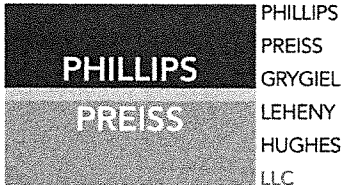
Other

- Amend grading to lower the elevated access road to Elton-Adelphia Road.
- Shift Wawa building 3 feet rear and reconfigure ADA parking location
- Decrease height and area of freestanding sign #1 (Wawa fuel pricing, southern Route 9 entrance) to under 12 feet in height and 49.88 square feet in area, where 15 feet in height and 59.75 square feet in area were previously approved.
- Reduce height and area of freestanding sign #3 (northern Route 9 entrance) to 12 feet in height, 67.45 square feet in area, where 15 feet in height and 81.10 square feet in area were previously approved.
- Building coverage reduced from 7.37% to 7.53%, impervious coverage reduced from 46.29% to 42.89%.

Final Major Site Plan Approval (Phase II)

The Taco Bell (“Fast Food #2”) is proposed be located adjacent to the northerly access driveway from Route 9. It is proposed to measure 2,084 square feet and contain 52 seats, as was approved at the time of the preliminary site plan approval. A refuse enclosure would be provided to the rear of the building near the access drive entrance. The refuse enclosure would measure 11 feet by 23 feet in area and 8 feet in height. No loading area is proposed.

The applicant has provided architectural drawings and façade signage plans for the proposed Taco Bell as required for final site plan approval. The building is proposed to be clad primarily in varying textures of Nichiha fiber cement material. Gray horizontal panels in “Smoke” are proposed at the front half of the building above the storefront system and in the vicinity of drive-thru windows. Nichiha fiber cement brick



Planning & Real Estate Consultants

in “Whitewash” is proposed as the primary material for the remainder of the facade. A corner tower feature at the front left side of the building would be clad in “Rustwall” metal panels. A cooler at the rear of the building would be clad in pre-weathered gray galvanized steel panels.

Galvanized steel is also proposed to be utilized for awnings over the main entrance, patio seating area, drive-thru window, and drive-thru menu board canopy. The drive-thru menu board and canopy are proposed at the rear of the building. The sign structure is proposed to measure approximately 6 feet in height by 5 feet in width (including structural base) with two internally illuminated menu boards. The menu board frame, clearance bar, and canopy would be dark bronze in color.

The following wall signs are proposed:

Front Elevation

- Taco Bell text with bell graphic
 - Located on “Rustwall” building feature
 - 27.7 square feet (6.5 feet high by 4.25 feet wide)
 - White in color, internally illuminated

Right Elevation

- Taco Bell text above storefront
 - 9.92 square feet
 - White in color, internally illuminated
- “Tacos” mural consisting of three panels
 - Located on brick portion of facade
 - 105 square feet total area (7.5 feet high by 14 feet wide)
 - Black and white in color
 - Externally illuminated via gooseneck lamps above

Left Elevation

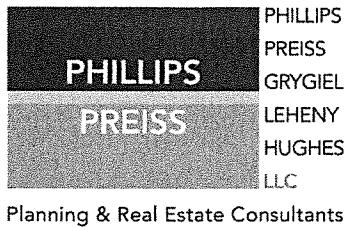
- Taco Bell text with bell graphic
 - Located on “Rustwall” building feature
 - 27.7 square feet (6.5 feet high by 4.25 feet wide)
 - White in color, internally illuminated
- “Bell” mural consisting of three panels
 - Located on brick portion of facade
 - 105 square feet total area (7.5 feet high by 14 feet wide)
 - Black and white in color
 - Externally illuminated via gooseneck lamps above

Zoning Compliance & Planning Comments

We offer the following for your consideration.

Amended Preliminary and Final Major Site Plan Approval (Phase 1)

1. The applicant has revised the parking layout to eliminate 8 parking stalls from the original approval for 262 spaces, in addition to proposing an increase in

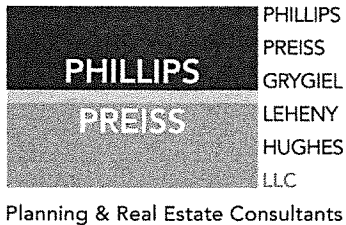


increase the amount of floor area devoted to restaurant uses in the retail strip. As a result, 254 parking stalls are proposed, where 291 parking stalls are now required for the mix of uses.¹ As such, bulk “c” variance relief is required. The applicant should provide testimony as to anticipated parking needs on the site and the adequacy of the proposed parking layout. We note that 24 additional banked future parking stalls were approved and are still proposed, which would be located near the northerly property line.

2. The applicant is proposing to construct two new drive-thru canopies associated with Chick-Fil-A, including one detached canopy that would measure approximately 36 feet by 25 feet (900 square feet) in area and would be located ± 60 feet from the front yard/Route 9 property line. The minimum required setback in the Highway Mixed Use Development Zone is 100 feet from a county right-of-way. As such, bulk “c” variance relief is required. The applicant should provide testimony indicating the need for the proposed canopy in this location. Details should also be provided as to the precise dimensions, height, and building materials proposed to be utilized for the canopies. We defer to the Planning Board Architect as to further comment on the design of both the freestanding and detached canopies.
3. Freestanding sign #1 is now proposed as a monument sign measuring 49.875 square feet in area, which complies with the ordinance requirements. The applicant previously received variance approval to allow this sign to measure 15 feet in height. However, the applicant should clarify the proposed height of the sign, which is shown as 12 feet in the sign package but 7.83 feet on the site plans (both including the sign base).

Freestanding sign #3 is now proposed to measure 12 feet in height and 67.45 square feet in area, where 15 feet/81.80 square feet was previously approved with bulk “c” variance relief. As the maximum permitted height and area are 10 feet and 64 square feet, respectively, the proposed signage more closely conforms with the ordinance than what was previously approved. However, sign #3 is now proposed to include 9 tenant spaces where 7 were previously approved.
4. The applicant is now proposing a drive-thru facility at the northerly end cap tenant space, which would be accessed via the rear drive aisle. Testimony should be provided as to anticipated operations of the drive-thru facility and associated vehicle movements, including how any potential impacts on neighboring properties to the rear may be mitigated.

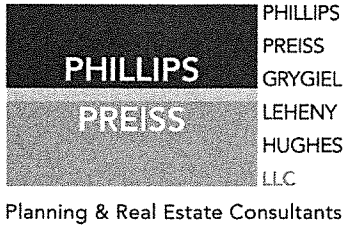
¹ Per §190-147, parking spaces shall be provided at the following ratios: 1 per 150 square feet of floor area for a convenience store; 4 per 1,000 square feet of floor area for retail sales/service uses, and 1 per 2 persons allowed within the maximum occupancy load for restaurants.



5. A Habit Burger sign is proposed to be located atop the new drive-thru clearance bar serving that use. Bulk “c” variance relief is required to permit signage in this location. Testimony should be provided in support of this request for variance relief. The applicant should also address how the proposed signage in this location relates to §190-176, including the Township’s color palette for signage.
6. The applicant has provided revised architectural elevations for the multi-tenant retail building that was approved as part of Phase 1. Changes include the addition of fabric awnings and additional brick veneer along the front façade, and a new metal drive-thru canopy on the north façade of the building. We note that bulk “c” variances were previously granted related to the architecture of this building and defer to the Planning Board Architect as to further comment on this matter. If new façade signage is proposed to serve the drive-thru use, we note that per Condition #10 of the previous resolution of approval (SP #886-16 and Variance #021-16, adopted December 20, 2018), there shall be no façade signs facing the adjacent residential uses.
7. The previously approved sign package included wall signs measuring ±30 square feet for each tenant in the retail building. Amended plans have been provided which appear to show larger signs for the end tenants. If this is the case, the proposed size should be provided to ensure compliance as part of the amended site plan approval.

Final Major Site Plan Approval (Phase 2)

8. Section 190-114 stipulates that all commercial sites shall be designed and developed in a manner that will be compatible with the architectural and visual characteristics of historic buildings, sites or districts in the Township and sets forth architectural design requirements for commercial development. We note that Taco Bell does not appear to meet several requirements of this ordinance, including “traditional” architectural appearance, the number of façade materials, and the use of metal paneling and metal canopies. Bulk “c” variance relief will likely be required. We defer further to the Planning Board Architect as to comment on this matter.
9. Wall signs are proposed on three (3) facades of Taco Bell, including two that do not face a street. As per §190-183A, each principal structure may display one or more signs facing the street on which the lot fronts. As such, bulk “c” variance relief is required to permit these signs. Testimony should be provided in support of this variance request and further address any associated impacts on the overall appearance of the building, site and streetscape in the vicinity of the subject property.
10. Each of the internally illuminated Taco Bell wall signs are shown to be white in color on the signage plans but listed as “red” in the overall signage breakdown included in the sign package. The correct color should be confirmed. If the signs



are to be red, the applicant should address how the proposed color comports with the Township's color palette for signage, which is set forth at §190-1760. Testimony should also address how the proposed Taco Bell signage, including the two murals, comports with §190-176P, Sign design requirements and guidelines.

11. As per §190-164, every building erected for commercial purposes or any other use involved in the receipt or distribution of merchandise, materials or supplies shall permanently maintain off-street loading and unloading space(s). No loading space is proposed for Taco Bell/Fast Food #2; as such, bulk "c" variance relief is required. The applicant should discuss the timing and frequency of deliveries, as well as the type of truck(s) expected. We note that bulk "c" variance relief was previously granted to permit Chick-Fil-A to operate without a designated loading area.

Miscellaneous

12. The applicant should provide testimony related to Phase 3 of the project, which now includes only the 14,724-square foot retail/pharmacy building with drive-thru for which final site plan approval is not being sought at this time.
13. As bulk "c" variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

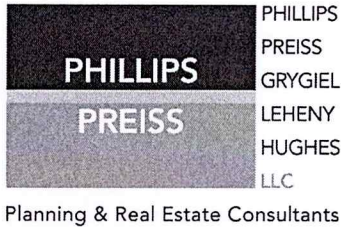
We trust that the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

J17120



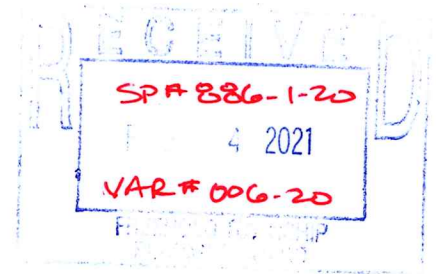
Memorandum

To: Sign Committee Members
Freehold Township Planning Board

From: Kate Keller, PP, AICP

Date: February 4, 2021

Re: **Sign Variance Requests**
M&M Realty Partners at Freehold, LLC (Elton Plaza)
Amended Preliminary and Final Major Site Plan #886-1-20
Variance #006-20
Block 80, Lot 3
Highway Mixed Use Development (HMUD) Zone



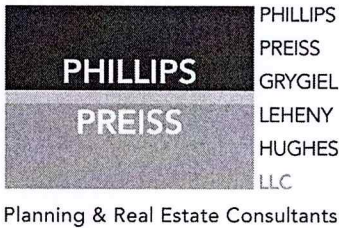
We have reviewed the proposed signs related to the above-referenced development application, to which the applicant has submitted revisions dated through 1/25/2021. We offer the following comments regarding signage.

Amended Preliminary and Final Major Site Plan (Phase 1)

1. The applicant has submitted an amended signage plan for Chick-fil-A (Phase 1), which previously was granted preliminary and final major site plan approval. We note the following changes to the proposed wall signs:
 - North façade: one wall-mounted sign
 - “C” Logo – 36 square feet (24.17 square feet previously approved)
 - South façade: one wall-mounted sign
 - “Chick-fil-A” – 37.71 square feet (24.17 square feet previously approved)
2. A drive-thru restaurant use (“Habit Burger”) is now proposed at the northerly endcap of the previously approved multi-tenant retail building. We note the following changes:
 - Larger tenant wall signs shown at end units (sign area not specified)
 - Two (2) Habit Burger menu board signs are proposed
 - Habit Burger sign proposed atop drive-thru clearance bar, to measure 8 feet wide by 1 feet, 4 inches in height, to include red/white/yellow text

COMMENT: No new bulk “c” variances are required to permit the proposed changes. The applicant previously received bulk “c” variance relief to permit Chick-fil-A signs on 3 sides, where 1 side is permitted.

COMMENT: Bulk “c” variance relief is required to permit the proposed sign on the drive-thru clearance bar. Testimony should describe how proposed colors



comport to Township's palette. If larger tenant signs are proposed for end units, area shall be provided.

3. The Wawa front wall sign is shown with the "goose" logo.

COMMENT: Per Condition #15 of the previous resolution of approval, "None of the signage associated with the Wawa store shall contain the goose logo." The logo should be removed, or the applicant must request the Planning Board's excision of this condition.

4. The applicant is proposing changes to the previously approved pylon signs, as follows:
 - Pylon Sign #1 (Wawa fuel prices) is now proposed to be a monument sign measuring 49.88 square feet and 12 feet high, where 59.75 square feet/15 feet high was previously approved
 - Pylon Sign #3 (Route 9) is now proposed to measure 67.45 square feet and 12 feet in height, where 81.1 square feet and 15 feet in height was previously approved.

COMMENT: The applicant previously received bulk "c" variance relief to permit both signs to measure 15 feet in height where 10 feet is the maximum permitted, and for Sign #3 to measure 81.1 square feet, where 64 square feet is the maximum permitted. Both proposed signs are in closer conformance to the ordinance than what was previously approved.

Final Major Site Plan (Phase 2)

The following sign package is proposed for Taco Bell as part of its application for final major site plan approval:

Front Elevation

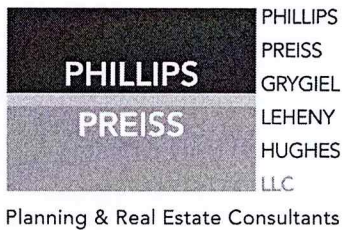
- Taco Bell text with bell graphic
 - 27.7 square feet (6.5 feet high by 4.25 feet wide)
 - Red in color, internally illuminated

Right Elevation

- Taco Bell text above storefront
 - 9.92 square feet
 - Red in color, internally illuminated
- "Tacos" mural consisting of three panels
 - Painted wall mural on brick facade
 - 105 square feet total area (7.5 feet high by 14 feet wide)
 - Black and white in color
 - Externally illuminated via gooseneck lamps above

Left Elevation

- Taco Bell text with bell graphic
 - 27.7 square feet (6.5 feet high by 4.25 feet wide)
 - Red in color, internally illuminated



- “Bell” mural consisting of three panels
 - Painted wall mural on brick facade
 - 105 square feet total area (7.5 feet high by 14 feet wide)
 - Black and white in color
 - Externally illuminated via gooseneck lamps above

COMMENT:

- Wall signs are proposed on three (3) facades of Taco Bell, including two that do not face a street. As per §190-183A, each principal structure may display one or more signs facing the street on which the lot fronts. Bulk “c” variance relief is required.
- Each of the 3 internally illuminated Taco Bell wall signs are proposed to be bright red in color. The applicant should address how the proposed color comports with the Township’s color palette for signage, which is set forth at §190-1760. Testimony should also address how the proposed Taco Bell signage, including the two murals, comports with §190-176P, Sign design requirements and guidelines. Bulk “c” variance relief may be required.

J17210



NETTAARCHITECTS

February 8th, 2021

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

Updated
RECEIVED
SP# 886-1-20
FEB 12 2021
VAR# 006-20
FREEHOLD TOWNSHIP
PLANNING BOARD

**RE: Architectural Review:
M&M Realty Partners at Freehold, LLC
Amended Preliminary & Final Major Site Plan SP# 886-1-20 & VAR# 006-20
Block 80 Lot 3 – 3301 Route 9
Freehold, NJ
Review #4**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on January 28th, 2021 and subsequent to your request, we are pleased to submit our architectural review of the project referenced above. Netta Architects has reviewed the following documentation;

- Cover Letter by EP Design Services dated 1/25/2021
- Revised Site Plans
- Signage Package

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;

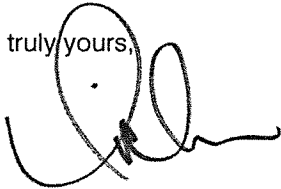
1. The proposed new construction of Elton Plaza Retail appears to conform to the township ordinance design requirements outline in Chapter 190 Section 114. The proposed architectural style is traditional, the materials are consistent within traditional design, and the exterior material colors selected fall within the "earth tone color palette". No further action is required.
2. The proposed metal canopies at the tenant entrances and drive-thru canopy appear to not comply with the township ordinance Chapter 190 Section 114 (H) Building materials, color, and texture which states "metal and aluminum awnings are prohibited". Applicant shall revise or a variance request is required.
3. The proposed new construction of Chick-Fil-A appears to conform to the township ordinance design requirements outline in Chapter 190 Section 114. The proposed architectural style is traditional, the materials are consistent within traditional design, and the exterior material colors selected fall within the "earth tone color palette". No further action is required.
4. The proposed exterior building materials for Taco Bell appear to be non-conforming to the township ordinance. Chapter 190 Section 114 (H) states "Aluminum siding, metal panels and mirrored glass surfaces are prohibited." The applicant proposed material (14) as Metal Panel. In addition the proposed material (10) for the canopies appears to be prohibited under the township

ordinance; "metal and aluminum awnings are prohibited". Applicant shall revise and resubmit to meet the township ordinance, or a variance request is required.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'N. Netta', written over the text 'Very truly yours,'.

Nicholas J. Netta, AIA, NCARB
Principal

Shropshire Associates LLC

ESBE / SBE Certified

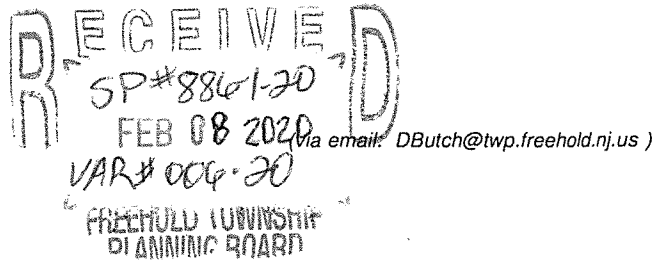
Traffic Engineering, Transportation Planning & Design

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

February 5, 2021

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



Re: **M&M Realty Partners of Freehold SP# 886-1-20 & V# 006-20**
Elton Plaza
3301 Route 9 North; Block 80, Lot 3
Freehold Township, Monmouth County
SA Project No. 17512

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 for M&M Realty Partners of Freehold, LLC, Elton Plaza, Block 80, Lot 3; 3301 Route 9 North; prepared by EP Design Services; dated January 25, 2021.
2. Amended Preliminary & Final Major Site Plan Phase 1 and Amended Preliminary Major Site Plan Phase 2 for Elton Plaza, Block 80, Lot 3; prepared by EP Design Services; dated January 15, 2020 and revised to January 25, 2021.
3. Elton Plaza Sign Package Block 80, Lot 3; prepared by EP Design Services; dated January 25, 2021.

The Freehold Township Planning Board approved the application for Preliminary Major Site Plan for Phase 1 and 2 and approved Final Major site plan for Phase 1 of the Elton Plaza shopping center. The 40,609 square foot (sf) shopping center includes five (5) pad sites as follows: 14,724 sf retail/pharmacy with drive-thru (Unknown Tenant - Building 1), 5,051 sf convenience store with 16 gas pumps (Wawa - Building 2), 13,600 sf retail center with 10,600 sf retail & 3,000 sf/50 seat restaurant (Unknown Tenants - Building 3), 2,084 sf/52 seat fast food restaurant with drive-thru (Taco Bell - Building 4), and 5,150 sf/107 seat restaurant with drive-thru (Chick-Fil-A - Building 5). The site includes 264 parking spaces and 24 banked spaces for a total of 288 spaces. The site will have 3 driveways, two (2) driveways along Route 9 north and one (1) along westbound Elton-Adelphia Road (CR 524).

The previously revised plans sought approval for Amended Preliminary Major Site Plan for Phase 1 and 2 and Final Major Site Plan for Phase 1 of the Elton Plaza shopping center. The approved shopping center consisted of 40,609 square foot (sf) which includes five (5) pad sites as previously approved with some amendments. The amendments included final approval for a total of 39,609 sf shopping center including the 2,084 sf Taco Bell w/ drive-thru, the retail building with 7,600 sf retail and 5,000 sf restaurant space with 96 seats and 24 outdoor seats,

P-6



relocation of four (4) electric vehicle charging stations in the parking lot near the 12,600-sf retail building with drive-thru, several changes to the Chick-Fil-A site, adjustment to the underground basin for the Pharmacy building and reduces the total parking spaces on site by 10 spaces from 264 parking spaces to 254 spaces. In addition, 24 spaces will be banked allowing for a total of 278 parking spaces.

Based on review of the revised site plan set and corresponding documents and plans the following traffic comments remain:

Access:

There are no changes proposed for the three (3) Elton Plaza site access driveways, two (2) along Route 9 northbound and one (1) along Route 9 southbound. The access driveways remain as previously approved.

No comments.

Circulation:

Internal circulation aisles throughout shopping center connect the pad sites to the access driveways and provide circulation within the individual pad sites for access to parking. Circulation remains substantially as previously approved. Minor improvements are proposed within the pad sites for which amended approval is sought. Improvements include: four (4) electrical vehicle charging stations in the parking area near the south of the 12,600-sf retail building; adding a drive-thru lane adjacent to the north side of the 12,600-sf retail building; reconfiguration of the loading area to the east of this retail building; several changes to the Chick-Fil-A site and adjustment to the underground basin for the Pharmacy building.

- 1. The Applicant shall provide testimony regarding typical EV charging process such as average time to charge, demand for charging stations (Are the four (4) charging positions sufficient for this size shopping center?), poor weather use of charging equipment, etc.***
- 2. A drive-thru canopy is proposed over both Chick-Fil-A drive-thru lanes prior to the menu boards. Testimony shall be provided regarding the purpose of this canopy.***
- 3. The proposed drive-thru lane to the north of the 12,600 sf retail building is entered from the east side (rear) of the building with exit at the northwest corner.***
 - A. The drive-thru lane has stacking space for up to eight (8) vehicles. The Applicant shall provide testimony that storage for eight (8) vehicles is sufficient for the proposed tenant and will not impede the circulation aisle at the entrance of the drive-thru.***
 - B. Right-turns entering the drive-thru are prohibited. The Applicant shall provide testimony regarding the path from the front of the retail building***



to the drive-thru entrance for which only left-turns are permitted. Wayfinding signs for this path shall be provided.

C. The drive-thru lane is provided with an escape intersection approximately half-way through. However, no by-pass lane is provided that would allow vehicles to escape from any location along the drive-thru. There is potential for vehicles to get “trapped” should a car become disabled. Testimony shall be provided regarding adequacy of escape from the drive-thru.

4. Testimony shall be provided regarding deliveries to the 12,600 sf retail building with multiple tenants and one (1) loading dock. Testimony shall include size of delivery trucks, time of deliveries, frequency of deliveries and anticipated number of tenants that each could require separate deliveries. Trucks larger than box trucks will interfere with the circulation aisle.

Parking & Loading:

The proposed parking revisions include conversion of four (4) parking spaces to EV charging stations to the southwest of the 12,600-sf building's parking area and loss of ten (10) parking spaces after reconfiguration of the parking areas, from 264 spaces to 254 spaces. Additionally, 24 parking spaces are shown as banked to allow for a total of 278 total parking spaces if needed. Parking to the east of the 12,600-sf retail building will be eliminated to allow for a drive-thru lane. The 12,600-sf retail building will be reconfigured to include 7,600 sf retail and 5,000 sf restaurant space with 96 seats and 24 outdoor seats.

- 1. The parking requirement for the site is 291 parking spaces when calculated by individual use. The parking requirement when calculated as a shopping center is 218 spaces. A total of 254 parking spaces are proposed along with 24 banked parking spaces totaling 278 parking spaces. Testimony shall be provided to demonstrate the number of proposed parking spaces are adequate and meet ordinance requirements.***
- 2. The loading space for the 12,600 sf retail building is dimensioned to be 22.24 ft wide by 35.25 sf long. The requirement for one loading space by Freehold Land Use Code, Section 190-164 C. is 12 ft wide by 45 ft long. The length of the loading space is short and as such a delivery truck of greater than 35 ft will interfere with the circulation aisle. Testimony shall be provided regarding the size of delivery trucks to the multiple-tenant retail building.***
- 3. The 12,600 sf retail building with restaurant and retail tenants requires a minimum of two (2) loading spaces per Section 190-164 B where one (1) loading space is provided. Testimony shall be provided to support relief for providing one (1) loading space.***



Traffic Analysis:

Addition of a drive-thru lane to the 12,600-sf building will result in an increase in site trips from those previously approved. Even though the shopping center is decreasing in overall size by 1,000 sf, trip generation of the site will be higher due to the addition of a restaurant drive-thru lane.

- 1. Trip generation analysis shall be provided to compare site trips for the previously approved shopping center with site trips for the reconfigured shopping center.**
- 2. Traffic analysis shall be updated to indicate the impact of the site trip increase on the site driveways and study intersections.**

Signage:

The Applicant submitted a signage package and architectural plans with facade signs for Taco Bell and the Retail Building within the Elton Plaza. Details were provided for pylon signs along the Route 9 and Elton-Adelphia Road frontages. Based on review of the architectural plans, elevations, sign details and corresponding documents the following traffic related comments are offered:

All comments addressed.

Please call if you have any questions.

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: May 20, 2020

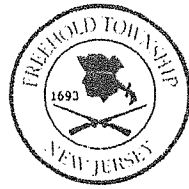
SUBJECT: M&M Realty Partners at Freehold, LLC
3301 Route 9
Block 80, Lot: 3
Site Plan # 886-1-20 & Variance # 006-20

RECEIVED
MAY 20 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

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

P-7



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"

December 8, 2020

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

RECEIVED
DEC 08 2020

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: Amended Preliminary and Final Major Site Plan
Variance Application
M&M Realty Partners at Freehold LLC
Block 80 , Lots 3 – 3301 Route 9

SP# 886-1-20
VAR# 006-20

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-8



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board

FROM: Tom Moskal, Environmental Commission

DATE: 05/20/2020

Project Name:

Amended Preliminary & Final Major Site Plan

M&M Realty Partners at Freehold

Block 80 Lot 3 – 3301 ROUTE 9

SP# 886-1-20

VAR# 006-20

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

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

The Commission reviewed a few changes to the projects and has no comments or concerns.

The meeting was adjourned at 8:55 pm.

Tom Moskal
Chairman

EXHIBIT LIST

**Variance # 033-20
DRUM, John
Block 38.06, Lot 9 – 9 Circle Terrace**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Consent to Inspect
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Color Renderings, prepared by homeowner, 2 pages
- A-6 Color Rendering, Proposed Plan, prepared by homeowner
- A-7 Future Lot Improvements, prepared by Kenneth P. Frank, P.L.S., KF2T Professional Land Surveyors, dated 10/23/2020
- A-8 Subdivision #102-61 Recorded Plat, prepared by Harry Christie, Jr., P.E. & L.S., Engineer & Surveyor, 5/19/1961
- A-9 As Built Survey of Property, prepared by Kenneth P. Frank., P.L.S., KF2T Professional Land Surveyors, dated 10/23/2020
- A-10 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Declaration of Completeness from Todd Brown, Township Planner, dated 1/9/2021
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 1/27/2021
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC, dated 2/3/2021

TOWNSHIP OF FREEHOLD



MAYOR
Thomas L. Cook

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

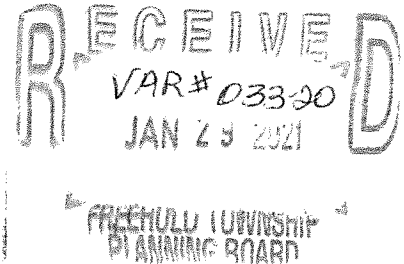
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 27, 2021

RE: Drum, John
Block 38.06, Lot 9
9 Circle Terrace
Variance Application #033-20



This review refers to the following:

- As-Built Survey, Lot 9 in Block 38.06, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated October 23, 2020, prepared by KF2T Professional Land Surveyors, by Kenneth P. Frank, P.L.S., unsigned.
- Zoning Schedule, John Drum, 9 Circle Terrace, Freehold, NJ 07728, Block 38.06, Lot 9, dated December 8, 2020, prepared and signed by John P Drum, Jr.
- Colored Renderings, three (3) pages, undated, unsigned.
- Map (Plat) of Burlington Heights, Section I, Freehold Twp. – Monmouth Co. N.J., one (1) sheet, dated May 19. 1961.

Executive Summary

The applicant is seeking approval to install a 20 feet x 20 feet (400 sf) gazebo with an outdoor grill and counter on an approximate 24 feet x 42 feet concrete pad. Additional site improvements include concrete sidewalk within the front and rear yards. The property is located in the Residential R-20 Zone and variance relief is requested for exceeding the maximum allowable size of a pavilion (192 sq. ft. is permitted where 400 sq. ft. is proposed). This office defers to the Township Planning Consultant for any other variances that may be required.



To: Planning Board
Re: Drum, John
Block 38.06, Lot 9 – 9 Circle Terrace
Variance Application #033-20

January 27, 2021

The following comments are provided:

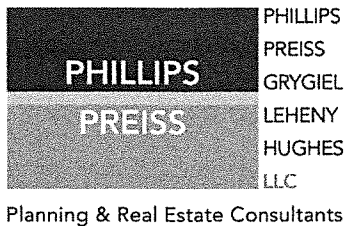
1. It should be noted that the applicant recently received construction permits for the installation of an in-ground pool, which is reflected on the “Future Lot Improvements” plan. The location of the pool on the provided plan differs from what was described on the grading plan approved by this office (see attached grading plan). As such, the applicant shall provide a revised grading plan reflecting the new pool location and location of proposed patio and gazebo for review and approval by this office.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

attachment



February 3, 2021

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

RECEIVED
VAR#033-20
FEB 03 2021

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: **Variance Application #033-20**
Planner's Review Letter
John Drum
9 Circle Terrace
Block 38.06, Lot 9
Residential Zone (R-20)

Dear Chairman and Members of the Board:

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

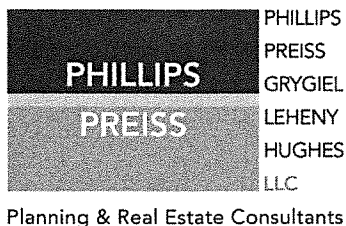
- 2020 Variance Application & Zoning Schedule, prepared by John P. Drum, Jr. (Applicant), dated 12/8/2020
- Asbuilt Survey, for John Drum, prepared by Kenneth P. Frank, PLS, of KF2T Professional Land Surveyors, dated 10/23/2020
- Future Lot Improvements, for John Drum, prepared by Kenneth P. Frank, PLS, of KF2T Professional Land Surveyors, dated 10/23/2020
- Plan view and perspective renderings of proposed gazebo, 3 sheets, undated and unsigned
- Subdivision Map (Plat) for Burlington Heights, Section 1, Freehold Township, Monmouth County, dated 5/19/1961

Project Description

The applicant is seeking bulk "c" variance relief to install an oversized open accessory structure (i.e., gazebo) in the rear yard of a single-family residential property. The gazebo is proposed to measure 400 square feet, where the maximum permitted area for such a structure is 192 square feet. As such, bulk "c" variance relief is required.

The subject property measures 48,824 square feet (1.12 acres) and is developed with a two-story single-family dwelling and related accessory structures, including a shed and in-ground pool with a surrounding concrete patio area. The property is located at the northeasterly end of the Circle Terrace cul-de-sac in the Burlington Heights major subdivision, which is generally located west of Kozloski Road and north of Burlington Road. Surrounding land uses include single-family dwellings in the R-20 Zone and Joseph J. Catena Elementary School, which is located east of the subject property.

The proposed gazebo would measure 20 feet wide by 20 feet deep as measured from its outside post faces, totaling 400 square feet. The applicant is proposing to construct an outdoor kitchen under the gazebo, to consist of a grill and counter area. Additional improvements noted by the applicant include walkways leading from the house to the gazebo and pool area and a new concrete patio area measuring 24 feet wide by 42



feet long (1,008 square feet). The proposed gazebo would be located 46 feet from the northerly rear property line, 162 feet from the easterly side property line, 92 feet from the westerly side property line, and 18.5 feet from the existing dwelling.

Zoning Compliance & Planning Comments

1. The subject property was developed as part of the Burlington Heights major subdivision, which was approved in 1961. The lot frontage of 62 feet where 75 feet is required is a preexisting nonconformity to which no changes are proposed.
2. Per §190-134B, gazebos, pergolas, arbors, or similar open structures are permitted accessory structures in the R-20 zone, provided they do not exceed 192 square feet in area and 16 feet in height. The proposed gazebo would measure 400 square feet in area. The applicant should provide testimony in support of this variance request and address whether the excess size will have any impact on neighboring property owners based on existing and proposed landscaping and/or fencing on the property.
3. The applicant has indicated that the proposed gazebo would measure 16 feet in height, but no architectural plans have been submitted. The applicant should provide testimony confirming compliance with the height requirements of §190-134B and §190-104A, which limit the height of such a structure to 16 feet.
4. Per §190-110B, in all residential zones, any accessory structures exceeding 192 square feet shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. The applicant should provide testimony confirming compliance with the above standard.
5. As bulk “c” variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

EXHIBIT LIST

**Variance # 034-20
NOTARO, Dominic
Block 28, Lot 8.27 – 3 Opatut Way**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Consent to Inspect
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Architectural Plans, Proposed Residential Pavillion / Floor Plan, prepared by Kevin C. Roy, Architect, dated 10/13/2020
- A-6 Proposed Site Plan, prepared by homeowner
- A-7 Boundary and Topographical Survey, Block 28, Lot 8.27, prepared by Justin J. Hedges, P.L.S. of InSite Surveying, revised 12/4/2020
- A-8 Previous Resolutions: #SD840-20 Preliminary, Granted 8/21/2003
#SD840-02 Final, Granted 8/21/2003
- A-9 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Declaration of Completeness from Todd Brown, Township Planner, dated 1/9/2021
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 1/29/2021
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC, dated 2/3/2021

TOWNSHIP OF FREEHOLD



MAYOR
Thomas L. Cook

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

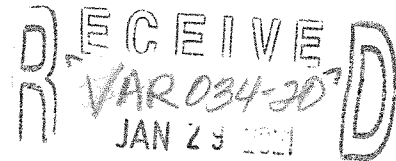
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 29, 2021

RE: Notaro, Dominic
Block 28, Lot 8.27
3 Opatut Way
Variance Application #034-20



This review refers to the following:

- Site Plan, Dominic Notaro, 3 Opatut Way, Freehold, NJ, one (1) sheet, undated, unsigned.
- Architectural Plans, Residential Pavilion, Block 28, Lot 8.27, 3 Opatut Way, Freehold, NJ, two (2) sheets, dated October 13, 2020, prepared by Kevin C. Roy, Architect, LLC, signed by Kevin C. Roy, R.A.
- Boundary & Topographic Survey of Block 28, Lot 8.27, 3 Opatut Way, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 19, 2020, revised December 4, 2020, prepared by InSite Surveying, LLC, signed and sealed by Justin J. Hedges, P.L.S.
- Zoning Schedule, Dominic J. Notaro, 3 Opatut Way, Freehold, NJ 07728, Block 28, Lot 8.27, dated November 1, 2020, prepared and signed by Dominic Notaro.

Executive Summary

The applicant is seeking approval to install a 12.75 feet tall and 16 feet x 16 feet (256 sf) wide pavilion with a gas fireplace, an in ground pool, a brick paver pool patio, a retaining wall and associated landscaping. The property is located in the Lake Topanemus Watershed (LTW-40) Zone and variance relief is requested for exceeding the maximum allowable size of a pavilion (192 sq. ft. is permitted where 256 sq. ft. is proposed). This office defers to the Township Planning Consultant for any other variances that may be required.

P-2



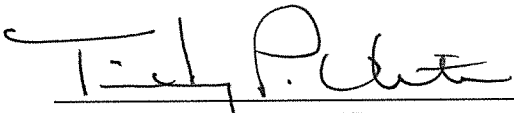
To: Planning Board
Re: Notaro, Dominic
Block 28, Lot 8.27 – 3 Opatut Way
Variance Application #034-20

January 29, 2021

The following comments are provided:

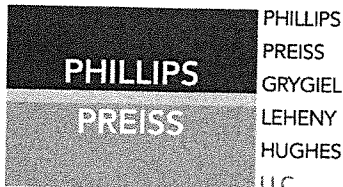
1. The existing fence within the rear yard shall be relocated outside of the easement area. The applicant may install fence crossing perpendicular to the easement provided a 12' wide gate is at either end of the property.
2. The applicant shall provide a calculation of impervious coverage, prepared by an engineer, land surveyor or architect, which shall include a breakdown of all existing and proposed impervious surface areas on the subject lot.
3. Subject to Board approval and prior to obtaining a construction permit for the proposed pool, the applicant shall be required to submit a grading plan for review and approval by this office.

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



TIMOTHY P. WHITE
Township Engineer

TPW/mb



Planning & Real Estate Consultants

PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

February 3, 2021

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

RECEIVED
VAR#034-20
FEB 03 2021

FREEHOLD TOWNSHIP
PLANNING BOARD

RE: **Variance Application #034-20**
Planner's Review Letter
Dominic J. Notaro
3 Opatut Way
Block 28, Lot 8.27
Lake Topanemus Watershed (LTW-40)

Dear Chairman and Members of the Board:

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

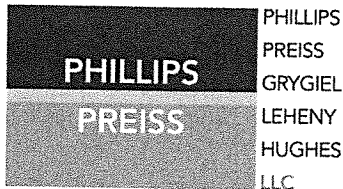
- 2020 Variance Application, prepared by Dominic J. Notaro (Applicant), dated 10/21/2020
- Zoning Schedule, prepared by Dominic J. Notaro (Applicant), dated 11/1/2020
- Boundary and Topographic Survey, prepared by Justin J. Hedges, PLS, of Insite Surveying, dated 11/19/2020
- Architectural Residential Pavilion Plans, consisting of 2 sheets, prepared by Kevin C. Roy, AIA, dated 10/3/2020
- Proposed Improvement and Landscaping Layout, unsigned, undated.

Project Description

The applicant is seeking bulk "c" variance relief to install an oversized freestanding open accessory structure (pavilion) in the rear yard of a single-family residential property. The pavilion is proposed to measure 256 square feet, where the maximum permitted for such a structure is 192 square feet. As such, bulk "c" variance relief is required.

The subject property measures 29,959 square feet (0.69 acres) and is developed with a 2-story single-family dwelling and accessory structures, including a generator, paved patio, and play structure/pergola. The property is an interior lot located within the Freehold Point major subdivision, west of East Freehold Road and Dutch Lane Road. The subject property's rear property line abuts the former Freehold Branch railroad right-of-way, which includes Township-owned property and Monmouth County Park System's Henry Hudson Trail. Freehold Township utility easements measuring 10 and 20 feet wide are located adjacent to the front and rear property lines, respectively. Surrounding land uses are comprised of single-family dwellings located in the LTW-40 and R-40 zones.

33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
www.phillipspreiss.com



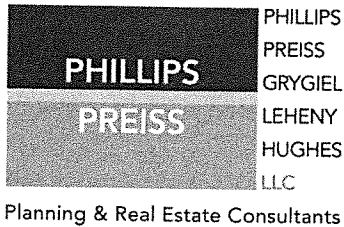
Planning & Real Estate Consultants

The applicant is seeking variance relief to construct the proposed oversized pavilion, which would measure 16 feet wide by 16 feet long (256 square feet) as measured from the outside face of its posts, with a 1-foot overhang on all 4 sides. The proposed pavilion would be located 26 feet from the easterly rear property line, 11.4 feet from the southerly side property line, 140.2 feet from the northerly side property line, and 42 feet from the existing dwelling. Per pavilion plans provided by the applicant, the structure would measure 12.75 feet in height and consist of pressure-treated 6" x 6" wood posts and an asphalt shingled roof with PVC trim. Additional improvements proposed include a gas fireplace under pavilion, in-ground pool and surrounding walkway, a retaining wall and new landscaping (i.e., green giant arborvitae, limelight hydrangea, and wintergem boxwood).

The proposed gazebo would measure 12.75 feet in height and 20 feet wide by 20 feet deep as measured from its outside post faces, totaling 400 square feet. The applicant is proposing to construct an outdoor kitchen under the gazebo, to consist of a grill and counter area. Additional improvements noted by the applicant include walkways leading from the house to the gazebo and pool area and a new concrete patio area measuring 24 feet wide by 42 feet long (1,008 square feet). The proposed gazebo would be located 46 feet from the northerly rear property line, 162 feet from the easterly side property line, 92 feet from the westerly side property line, and 18.5 feet from the existing dwelling.

Zoning Compliance & Planning Comments

1. The subject property was developed as part of the Freehold Point major subdivision, which was approved in August 2003 under the LTW-40 Zone, which requires R-25 yard and bulk requirements (Resolution #840-02). The subject property and all existing improvements continue to meet the required lot size and setback requirements for the zone.
2. Per §190-143D, gazebos, pergolas, arbors, or similar open structures are permitted accessory structures in the LTW-40 Zone, provided they do not exceed 192 square feet in area and 16 feet in height. The proposed pavilion would measure 256 square feet in area. The applicant should provide testimony in support of this variance request and address whether the excess size will have any impact on neighboring property owners. Testimony should address any existing and proposed landscaping and/or fencing on the property.
3. The applicant has indicated that existing impervious coverage on the site is 23.22%, which would increase to 26.92% following the proposed improvements. However, no breakdown of this calculation has been provided for review. The applicant should provide a breakdown of impervious coverages and/or provide testimony confirming the cumulative total impervious coverage of all proposed improvements will not exceed the permitted maximum of 30%
4. Per §190-110B, in all residential zones, any accessory structures exceeding 192 square feet shall be constructed of materials which are the same as or



consistently similar to the materials of the principal structure. The applicant should provide testimony confirming compliance with the above standard.

5. Per the submitted survey, a 5-foot aluminum fence is located in the rear yard Township utility easement. We defer to the Township Engineer for further comment and/or options for relocation.
6. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust 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

J21032

EXHIBIT LIST

**Variance # 035-20
THOMANN, Mark & Mary
Block 30.11, Lot 16 – 44 Country View Drive**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Variance Application Form
- A-2 Zoning Schedule
- A-3 Project Narrative
- A-4 Consent to Inspect
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Thomann House, Historic Sites Inventory No. 1316-4, dated 7/20/2020
- A-7 Architectural Elevations and Floor Plans
- A-8 Proposed Site Plan
- A-9 Survey of Property, Block 30.11, Lot 16, prepared by Jay F. Pierson, P.L.S., P.P. of East Coast Engineering, dated 3/29/2012
- A-10 Previous Resolutions: #SD691-1-99 Minor Subdivision, Granted 2/18/1999
#SD691-87 Final Major Subdivision Sec. II, Granted 12/19/1996
#SD691-87 Preliminary Major Subdivision, Granted 7/19/1989
- A-11 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Declaration of Completeness from Todd Brown, Township Planner, dated 1/12/2021
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 2/3/2021
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC, dated 2/3/2021
- P-4 Memorandum from Jeffrey Palatini, Principal REHS, dated 2/5/2021
- P-5 Email from Joseph Luongo, Historical Preservation, dated 1/14/2021

TOWNSHIP OF FREEHOLD



"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

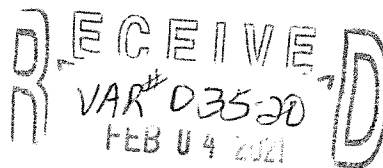
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 3, 2021

RE: Thomann, Mark & Mary
Block 30.11, Lot 16
44 Country View Drive
Variance Application #035-20



This review refers to the following:

- Site Plan showing proposed addition and pool, Lot 16, Block 30.11, undated, unsigned.
- Architectural Elevations and Floor Plans, undated, unsigned.
- Survey Prepared for Mark B. & Mary M. Thomann, Block 30.11, Lot 16, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated March 29, 2012, prepared by East Coast Engineering, Inc, signed and sealed by Jay F. Pierson, P.L.S., P.P.
- Zoning Schedule, Mark and Mary Thomann, 44 Country View Drive, Block 30.11, Lot 16, Zone R-40, dated December 19, 2020, prepared and signed by Mark Thomann, Owner.
- Project Narrative: 44 Country View Drive, undated, unsigned.
- Thomann House, 44 Country View Drive, Freehold, NJ, J.F.T. Forman Jr. Far, Historic Sites Inventory No. 1316-4, fifteen (15) pages, Freehold Township Heritage Society, dated July 20, 2020.

Executive Summary

The subject dwelling is known as the historic Forman House and was originally constructed in the late 18th Century/early 19th Century in an orientation that faces Colts Neck Road (Monmouth County Route 537). The subject lot is also the original homestead lot for the 1990's Chestnut Estates Subdivision (SD #691-87). Due to the historic nature of the home, the home remained and was included as part of the subdivision. At that time, the access to the home changed from Colts Neck Road to its current access on Country View Drive.



To: Planning Board
Re: Thomann, Mark & Mary
Block 30.11, Lot 16 – 44 Country View Drive
Variance Application #035-20

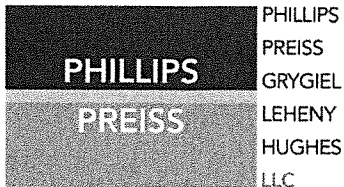
February 3, 2021

The applicant is seeking approval for the construction of a 2-story 1,155 square feet addition on the side of their home, which due to the orientation of the historic dwelling is also considered the frontage along Country View Drive. The purpose of the addition is to build a ground floor wheel chair accessible bedroom suite to provide a living space for their elderly parents. The property is located in the residential R-40 zone and variance relief is requested for a front yard setback of 41 feet where 65 feet is required. This office defers to the Township Planning Consultant for any other variances that may be required.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

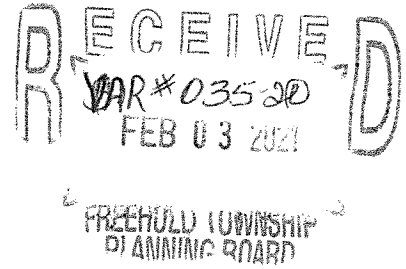


Planning & Real Estate Consultants

PHILLIPS
PREISS
GRYGIEL
LEHENY
HUGHES
LLC

February 3, 2021

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



RE: **Variance Application #035-20**
Planner's Review Letter
Mark and Mary Thomann
44 Country View Drive
Block 30.11, Lot 16
Residential Zone (R-40) – Variable Lot Size Option

Dear Chairman and Members of the Board:

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

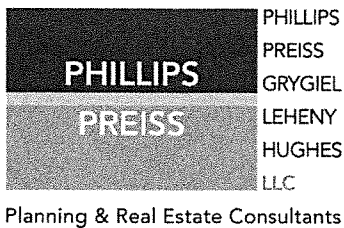
- 2020 Variance Application, prepared by Mary M. Thomann (Applicant), dated 12/23/2020
- Zoning Schedule, prepared by Mark Thomann (Applicant), dated 12/19/2020
- Survey of Property, for Mark B. and Mary M. Thomann, prepared by Jay F. Pierson PLS, PP, of East Coast Engineering, dated 3/30/2012
- Project Narrative by Applicant, received 1/5/2021
- Site Plan & Architectural Plan, unsigned, undated
- Thomann House Historical documentation, prepared for the Freehold Township Heritage Society, dated 7/20/2020

Project Description

The applicant is seeking bulk “c” variance relief to build a 1,155-square foot two-story addition within the front yard setback area of an existing single-family residence. The proposed two-story addition would be set back 41 feet from the front property line, when 65 feet is required. As such, bulk “c” variance relief is required.

The subject property measures 68,121 square feet (1.56 acres) and is developed with a historically significant 2-story single-family dwelling and barn structure. The property is an irregularly shaped lot that was created as a part of the Chestnut Estates major subdivision and a subsequent minor subdivision. The subject property is located north of Colts Neck Road (CR-537) and west of Kozloski Road (CR-55), where surrounding land uses include single-family dwellings located in the R-40, R-12, and R-9 Zones and multi-family properties located in the HD and HD-2 Zones south of Colts Neck Road.

33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
www.phillipspreiss.com



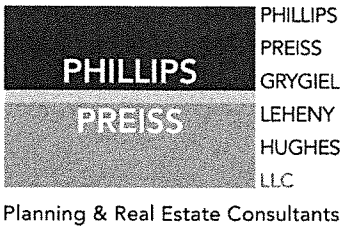
The applicant is seeking variance relief to construct a 1,155-square foot two-story addition to what was originally the side and rear of the existing dwelling. The proposed ground-floor portion of the addition is to serve as a bedroom suite for the applicant's aging relatives. Two additional bedrooms are proposed upstairs. No separate entrance nor kitchen are proposed.

The existing home is recognized by the Township's Historic Preservation Commission as the Forman House, built circa 1860. The dwelling historically fronted onto Colts Neck Road; however, this access was eliminated following the final approval of the Country Estates subdivision, when the former property frontage was dedicated to the Township of Freehold as an open space easement (SD #691-87). The dwelling has since been accessed via Country View Lane through its original rear/side yard. In 1999, the current lot was created via a minor subdivision of what was at the time Township-owned property (SD #691-1-99).

The front corner of the proposed addition would be located 41 feet from the front yard property line, when 65 feet is required. The proposed addition would be constructed of materials to match and complement the existing historical architecture.

Zoning Compliance & Planning Comments

1. The subject property was created as part of Chestnut Estates, an 80-lot major subdivision consisting of 77 new single-family homes, 2 open space lots, and the subject property, which was approved in 1989 under the R-40 variable lot size option (Resolution #691-87). The subject property is oversized with respect to the lot size requirements for the zone. The existing historic barn structure has preexisting nonconformities with regards to side yard setback, height and total square footage, to which no changes are proposed as part of this application.
2. Per §190, Schedule C – Schedule of Area, Yard and Building Requirements, the required minimum front yard setback is 65 feet in the R-40 Zone. The existing dwelling has a preexisting nonconforming front yard setback of 63.5 feet. The proposed addition would be located at the northeasterly corner of the existing structure and would be set back 41 feet from the front yard property line. Bulk “c” variance relief is required. The applicant should provide testimony in support of this variance request and address whether the further encroachment will have any impact on neighboring property owners. We note that, as mentioned above, this is not the original front yard of the historic property, and that the applicant has further indicated that the proposed location for the addition was selected to avoid disturbance of a heritage tree.
3. Per §190-233, all development applications affecting a historic landmark or site shall be reviewed by the Historic Preservation Commission (HPC) to assess the proposed changes and design elements. The HPC has indicated their approval of the proposal in correspondence from Joseph Luongo, Chair, dated 1/14/2021.



We defer to the HPC for any additional recommendations or feedback on architectural design.

4. The applicant is also proposing a future in-ground pool and surrounding walkway, to be located 15 feet from the rear property line. We defer to the Township Engineer and Building Official's future pool permit reviews for any grading comments and pool security fencing requirements.
5. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

J21033

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Jeffrey Palatini, Principal REHS

DATE: February 5, 2021

SUBJECT: **Thomann, Mark & Mary**
44 Country View Drive
Block: 30.11, Lot: 16
Variance #035-20

We have reviewed the above referenced application. The Board of Health has no objection to the proposed project.



P-4

Butch, Donna

From: Brown, Todd
Sent: Friday, January 15, 2021 8:51 AM
To: Joe Luongo
Cc: ccookienj@yahoo.com; Butch, Donna; Meg Thomann
Subject: RE: Block 30.11, Lot 16 - 44 Country View Drive

Mr. Luongo...

THANK YOU for taking the time to email the Historical Preservation Commission's review. We will add this to the Variance application reviews.

Again, thank you!

Todd Brown, AICP
Assistant Planner
Township of Freehold
Planning Dept.
732.294.2076 (office)
732.462.7910 (fax)



From: Joe Luongo <j.luongo@yahoo.com>
Sent: Thursday, January 14, 2021 5:34 PM
To: Brown, Todd <tbrown@twp.freehold.nj.us>
Cc: ccookienj@yahoo.com; Butch, Donna <DButch@twp.freehold.nj.us>; Meg Thomann <megthomann@gmail.com>
Subject: Block 30.11, Lot 16 - 44 Country View Drive

Dear Mr. Brown:

Pursuant to our conversation of 13 January, I wish to reaffirm the Historical Preservation Commission's approval of the alterations at the above referenced property in which the Planning Board maintains a Variance Application, VAR #035-20. Mr. and Mrs. Thomann appeared before the Commission on July 20, 2020, and offered to it a presentation of their intentions which are reflected in the drawings contained in the Distribution of Plans dated January 12, 2021.

Thank you for the opportunity to review the planned modifications of a Township Historic Resource.

Sincerely,

Joseph Luongo, Chairman
Freehold Township Historic Preservation Commission

P-5