

**EXHIBIT LIST**

**Variance # 001-21  
WELLS, Glenn  
Block 112, Lot 6 – 75 Siloam Rd.**

**ADMINISTRATIVE & TECHNICAL (APPLICANT)**

- A-1 Variance Application Form
- A-2 Consent to Inspect
- A-3 Escrow Maintenance Form/W-9/Tax Statement
- A-4 Declaration of Completeness from Todd Brown, Township Planner, dated 2/11/2021
- A-5 Plot Plan, revised 4/27/2021
- A-6 Proof of Service

**REPORTS/CORRESPONDENCE**

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 5/13/2021
- P-2 Memorandum from Todd Brown, Township Planner, dated 5/12/2021
- P-3 Memorandum from Margaret B. Jahn, Health Officer, dated 3/22/2021

# TOWNSHIP OF FREEHOLD



MAYOR  
Thomas L. Cook

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

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Timothy White, PE, PLS, CME  
Township Engineer

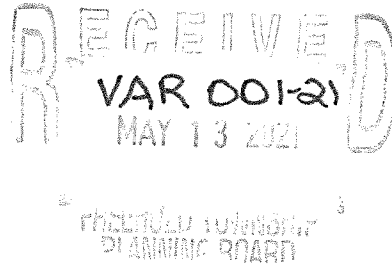
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: May 13, 2021

RE: Wells, Glenn  
Block 112, Lot 6; 75 Siloam Road  
Variance Application #001-21  
Review #2



This review refers to the following:

- Plot Plan, 75 Siloam Road, Lot 6, Block 112, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated June 3, 2019, revised March 24, 2021, prepared by R.C. Burdick, P.E., P.P., P.C., signed and sealed by Stanley Hans, Jr., P.L.S., P.P. and Robert C. Burdick, P.E., P.P.

### Executive Summary

The applicant is seeking approval to demolish an existing single-family home and construct a new one-story single-family home on an undersized lot in the R-80 Zone. The applicant is also proposing to install a 16' x 32' kidney shaped in-ground pool. Associated site improvements include a paved driveway, concrete sidewalk, 15' x 26' paver patio, 10' x 10' shed, two (2) roof drain recharge pits, septic system and a private well. The lot is undersized for the zone and has several pre-existing non-conformities related to lot size, lot width and lot frontage. The applicant is seeking variance relief for side yard setback (25' provided vs 30' required) and to exceed the maximum allowable impervious coverage (20.9% provided vs. 15% required). It should be noted that the proposed coverage does not include the area of the existing or proposed rights-of-way. This office defers to the Township's Planner for any and all additional variances required as part of this application.

The following comments are provided:

1. Remove unnecessary signature lines from the plot plan.
2. Plan legend should include symbols and descriptions for all property corners found or set as noted.
3. The applicant shall provide testimony and architectural plans and/or renderings for review by the Board as the size of the proposed home, limits of basement, number of garages, and several other items pertaining to the new home are unclear.

**P-1**



TOWNSHIP OF FREEHOLD

To: Planning Board  
Re: Wells, Glenn  
Block 112, Lot 6  
75 Siloam Road  
Variance Application #001-21

Date: May 13, 2021

4. The subject lot has frontage on Old Turkey Swamp Road and Siloam Road (Monmouth County Route 527). As such, subject to Board approval and in accordance with the Township Master Plan, the applicant must dedicate a 25' half-width right-of-way along Old Turkey Swamp Road to the Township. The applicant shall provide a metes and bounds description for the proposed dedication to this office for review. The deed of dedication shall also be reviewed and approved by the Township Attorney's Office.
5. Old Turkey Swamp Road is a designated scenic corridor roadway. The required scenic corridor buffer in the R-80 Zone is 35 feet. Subject to Board approval, the applicant shall provide a metes and bounds description for the proposed Scenic Corridor Buffer Easement to be dedicated to Freehold Township to this office for review. The deed of easement shall also be reviewed and approved by the Township Attorney's Office.
6. Plans shall clarify the elevation of the seasonal high water table (SHWT). The plans state that the SHWT was not indicated in the borings, however it is unclear if this means that the SHWT was not encountered or not identified during the exploration. The basement elevation shall be a minimum of two (2) feet above the SHWT.
7. The applicant is seeking a variance for exceeding the maximum allowable impervious coverage at the site. The maximum impervious coverage in residential zones with similar lot size (R-25) is 30%. Additionally, the applicant is proposing two roof drain recharge trenches to capture and infiltrate roof run off from the proposed residential structure. As such, this office has no objections to the proposed variance request.
8. The applicant must revise the zoning schedule and drainage calculations for recharge trenches to reflect the required and proposed total impervious coverage based on the proposed lot size not including existing and proposed rights-of-way. It should be noted that no right-of-way dedication is required to Monmouth County as variance approvals are exempt from their review.
9. The plot plan shall describe the location of the existing well and septic systems. The applicant shall obtain approval from the Freehold Township Health Department for the proposed new septic system and well and for the decommissioning of the existing systems. If necessary, the applicant may be required to obtain separate Planning Board approval subject to Township Ordinance Chapter 355 Water Resources Protection.
10. The applicant shall obtain a tree removal permit from the Freehold Township Shade Tree Commission for any proposed tree removal.

TIMOTHY P. WHITE  
Township Engineer

TPW/tpw

# 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"

Todd Brown, P.P., AICP  
Assistant Township Planner

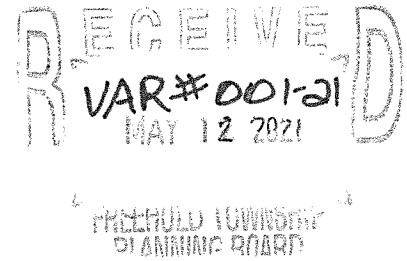
## MEMORANDUM

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

FROM: Todd Brown, Assistant Township Planner

DATE: May 12, 2021

RE: Glenn Wells  
75 Siloam Road  
Block 112, Lot 6 – Residential Zone (R-80)  
Variance Application #001-21  
Review # 3



I have received the above-referenced development application, including the following documents:

- 2020 Variance Application, prepared by Glenn Wells (Applicant), received 1/19/2021
- Plot Plan, for Glenn and Nancy-Kletke Wells, prepared by Robert C. Burdick PE, PP, and Stanley Hans, Jr. PLS, PP, of R.C. Burdick Consulting Engineering, **revised on 4/27/2021**.

### Project Description

The applicant is seeking bulk "c" variance relief to demolish an existing single-family structure and construct a one-story single family structure with a basement, shed and in-ground pool, in the R-80 residential zone. The proposed site improvements will result in a 20.9% total lot coverage, when a maximum of 15% is permitted, and side yard setback of 25 feet, when 30 feet is required. As such, bulk "c" variance relief is required.

The subject property measures 31,494 square feet (0.72 acres) and is currently developed with a one-story single-family dwelling and shed structures. The subject property is a reverse-frontage lot with Siloam Road (County Route 527) to the west and Old Turkey Swamp Road (a Township designated Scenic Corridor) to the east. The subject property is approximately ½ mile south-east from the Monmouth Road (County Route 537) and Siloam Road intersection. Surrounding land uses are comprised of single-family dwellings located in the R-80 zone, and large densely forested properties located in the R-E zone.



To: Planning Board  
Re: Wells, Glenn  
Block 112, Lots 6  
Variance Application #001-21

May 12, 2021

The applicant is seeking variance relief to demolish the existing structures and construct a 2,688 square foot one-story single-family dwelling, with basement, and accessory improvements which include: driveway to side-load garage, deck, 10 foot by 10 foot tool shed, 16 foot by 32 foot in-ground pool with patio and necessary pool equipment, roof leader recharge pits (2), and 6 foot high stockade fence 35 feet from Old Turkey Swamp Road. Due to the proposed new home requiring a wide driveway for turning access to the side-loaded attached garage, variance relief for the proposed 25 foot principal building setback is being sought as 30 feet is required. The proposed improvements will result in a 20.9% total lot coverage. As an in-ground pool is being proposed, we defer to the Township Engineer and Building Official's future pool permit reviews for any grading comments and pool security fencing requirements.

#### Zoning Compliance & Planning Comments

I offer the following zoning and planning comments for your consideration.

1. The subject property is located within the Township's R-80 zone. Pre-existing non-conforming conditions include lot area, lot width and lot frontage, of which no changes are proposed as part of this application. It is noted the demolition of existing structures and proposed improvements will bring the principal structure's front yard setback, side yard setback, and accessory structure side yard setback into compliance.
2. Per Section 190 – Schedule C – Schedule of Area, Yard and Building Requirements, a maximum all impervious lot coverage of 15% is permitted. Per the Township Engineer's recommendation, right-of-way dedications for Old Turkey Swamp Road and Siloam Road are being sought. Excluding the dedicated areas, which includes 1,500 square feet of Siloam Road pavement, the proposed improvements will result in a 20.9% total lot coverage. The applicant should provide testimony in support of this variance request. I further defer to the Township Engineer for formal right-of-way dedications and stormwater management requirements due to this coverage.
3. Per Section 190 – Schedule C – Schedule of Area, Yard and Building Requirements, a 30 foot principal structure side yard setback is required. The proposed new 2,688 square foot one-story single-family dwelling includes an attached garage. As a 30 foot wide driveway access is required for proper vehicle access to the garage, the proposed dwelling will be set 25 feet from the southerly side property line, when 30 feet is required. The applicant should provide testimony in support of this variance request, confirming the encroachment will not cause any detrimental effects to neighboring property owners.



To: Planning Board  
Re: Wells, Glenn  
Block 112, Lots 6  
Variance Application #001-21

May 12, 2021

4. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

I trust that the above information is responsive to your needs

Respectfully submitted,

A handwritten signature in black ink, appearing to read "T.D. Brown", written over a horizontal line.

TODD D. BROWN, P.P., AICP  
Assistant Township Planner

Cc: Roger J. McLaughlin, Esq., Planning Board Attorney  
Timothy P. White, PE/PLS, Township Engineer

# TOWNSHIP OF FREEHOLD



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

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*"Preserving and Enhancing the Quality of Life"*

**TO:** The Freehold Township Planning & Zoning Board

**FROM:** Margaret B. Jahn, Health Officer

**DATE:** March 22, 2021

**SUBJECT:** Wells, Glen  
75 Siloam Rd  
Block: 112, Lot: 6  
Variance #001-21

RECEIVED  
VAR#001-21  
MAR 22 2021

FREEHOLD TOWNSHIP  
PLANNING BOARD

We have reviewed the above referenced application. The Board of Health has no historical information on the property with regards to existing sewage disposal systems and wells on the property. In addition, there was no Health Department witness to the soils work that was performed on 11/15/2020. Given the limited building, septic and well location options on the property, we are hesitant to offer an approval at this time, because changes in septic and well locations may significantly affect the proposed plot plan.

**P-3**

**EXHIBIT LIST**

**Variance # 003-21  
CARR, Rodney  
Block 105, Lot 30 – 377 Jackson Mills Rd.**

**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 Declaration of Completeness from Todd Brown, Township Planner, dated 3/19/2021
- A-6 Color Renderings of Proposed Home [2 pages]
- A-7 Architecturals, First & Second Floor Plans [2 pages]
- A-8 Color Photos of Existing Condition of Property [2 pages]
- A-9 Owner's Sketch of Proposed Property Layout
- A-10 Property Survey, prepared by Otto Craig Rossmeyer, PLS, dated 11/3/2005
- A-11 Proof of Service

**REPORTS/CORRESPONDENCE**

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 5/13/2021
- P-2 Memorandum from Kate Keller, Phillips, Priess, Planner, dated 5/5/2021
- P-3 Memorandum from Margaret B. Jahn, Health Officer, dated 5/18/2021

# TOWNSHIP OF FREEHOLD



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

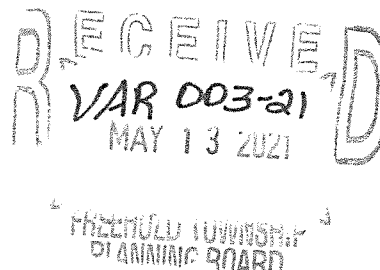
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: May 13, 2021

RE: Carr, Rodney  
Block 105, Lot 30  
377 Jackson Mills Road  
Variance Application #003-21  
Review #2



This review refers to the following:

- Plot Plan/Variance Sketch, Carr, 377 Jackson Mills Rd, Block 105, Lot 30, Freehold, one (1) sheet, undated, prepared by Homeowner, revised and received by the Planning Board on April 21, 2021
- Marked-up Property Survey for Rodney Carr, Lot 30, Block 105, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 3, 2005, prepared by Landmark Surveys, signed by Otto Craig Rossmeyer, PLS.
- Zoning Schedule, Rodney Carr, 377 Jackson Mills Road, Block 105, Lot 30, Zone R-40, dated January 29, 2021, prepared and signed by Rodney Carr.
- Color Photographs of Existing Accessory Buildings, two (20 pages, undated, unsigned).

### Executive Summary

The applicant is seeking approval to demolish an existing single-family home and construct a new 2,500 square foot (sf) single-family home with a full basement, front and rear porch and a three-car garage. The applicant is also proposing to utilize an existing 34' x 167' (5,678sf) accessory building with covered porch (building #1) for storage and rebuild the existing foundation and structure of a 25' x 91' (2,275 sf) accessory building (building #2) for additional storage and to park a large RV. The subject lot is located in both the residential R-40 zone (front of lot) and the rural environmental R-E Zone (rear of lot). The subject property is non-conforming related to lot width. Variance relief is requested for the principal structure side yard setback (30' minimum required vs 20' provided) and for the number, size and height of the existing/proposed accessory structures. This office defers to the Township's Planner for any and all additional variances required for this application.



To: Planning Board  
Re: Carr, Rodney  
Variance Application #003-21

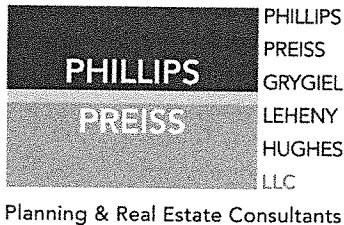
May 13, 2021

The following comments are provided:

1. The applicant shall provide testimony and architectural plans and/or renderings of the proposed single family home and proposed rebuilt accessory structure for review. In addition, the applicant shall provide testimony to the board related to the proposed use of both accessory buildings.
2. Subject to Board approval, the applicant shall provide an updated current property survey/plot plan describing all existing and proposed structures and setbacks. Survey must clearly describe the proposed dwelling structure location, setbacks and the disposition of the existing structures as described on the marked up survey and plot plan.
3. Although no variances are being requested as it relates to certain bulk requirements, the zoning schedule should be updated to accurately reflect the front yard setback, lot area, lot coverage, floor area ratio (FAR), etc. based upon the Jackson Mills Road (County Route 23) right-of-way location which is not shown on the survey. It should be noted that the right-of-way is 33' wide as described on the current and older tax maps.
4. Subject to approval by the Board and prior to the issuance of a building permit, the applicant shall provide a plot plan/lot grading plan prepared by a New Jersey licensed Professional Engineer. All existing improvements and elevations must be based on a recent topographical survey prepared by a New Jersey Licensed Surveyor. At a minimum, the plot plan/lot grading plan shall include the following information:
  - a. Existing and proposed improvements (including but not limited to driveway limits, proposed walkways, structure locations, well and septic, fences, easements, patios, etc.)
  - b. Existing and proposed spot elevations and topographical lines.
  - c. Proposed floor elevations (basement, first floor, etc.).
  - d. Elevation of the seasonal high water table (SHWT). A minimum 2-foot separation is required between the basement floor slab and SHWT.
5. The applicant shall obtain approval from the Freehold Township Health Department related to the existing well and septic located at the subject property.

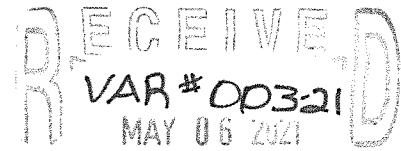
TIMOTHY P. WHITE  
Township Engineer

TPW/tw



May 5, 2021

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



RE: **Variance #003-21**  
**Planner's Review Letter #2**  
**Rodney Carr**  
**377 Jackson Mills Rd**  
**Block 105, Lot 30**  
**R-40 Residential Zone**

Dear Chairman and Members of the Board:

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

- Property Survey for Rodney Carr, Lot 30, Block 105, Township of Freehold, Monmouth County, New Jersey, prepared by Otto Craig Rossmeyer, PLS, of Landmark Surveys, dated 11/3/2005
- Sketch of proposed home and sample architectural renderings/floor plans, received 4/21/2021
- Existing conditions photos, undated

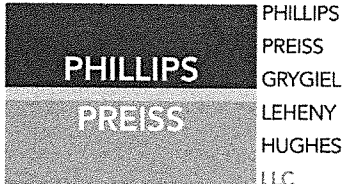
**Project Description**

The applicant is seeking bulk "c" variance relief related to the construction of a new single-family dwelling on a lot that is currently developed with several preexisting nonconforming structure. The applicant is proposing to construct a one-story dwelling and to retain two existing accessory structure to the rear of the proposed dwelling.

The subject property is a long, narrow property measuring ±217,540 square feet (±4.994 acres), which is located on the east side of Jackson Mills Road. Existing development consists of a single-family dwelling and several one-story accessory structures in the vicinity of Jackson Mills Road. The rear of the subject property is undeveloped and wooded, with wetlands present in areas. Land use in the vicinity of the site is generally comprised of single-family residences and undeveloped lands owned by the Township and Monmouth County. While the subject property is split between the R-40 Residential Zone and R-E Rural Environmental Zone, all existing and proposed improvements are located in the R-40 Zone.

The applicant is proposing to demolish the existing single-family dwelling and detached garage in order construct a new 2,500-square foot one-story dwelling with an attached 3-car garage. Two existing accessory structures to the rear are proposed to remain. Building #1 measures ±35 feet wide by ±168 feet long (±5,900 square feet) and was originally utilized as a chicken coop. A ±3,500-square foot foundation area to the rear

33-41 Newark Street  
Third Floor, Suite D  
Hoboken, NJ 07030  
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Planning & Real Estate Consultants

of Building 1 is proposed to remain as is. Building #2, which measures ±25 feet wide by ±90 feet long (±2,200 square feet), was previously also a chicken coop but has been reduced to a foundation at present. The applicant is proposing to reconstruct Building #2 from its foundation to a height of 22 feet.<sup>1</sup>

**Zoning Compliance & Planning Comments**

We offer the following for your consideration.

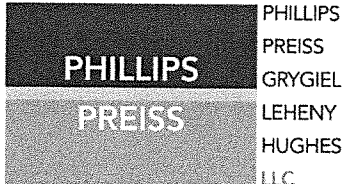
1. Per §190-131 and Schedule C of the Township Ordinance, two bulk “c” variances are required to permit the construction of the proposed new dwelling, as follows:
  - Minimum side yard setback: 30 feet required; 20 feet proposed
  - Minimum lot frontage at building line: 200 feet required; 137 feet proposed

Testimony should be provided in support for these variance requests. We note that while the underlying lot technically meets all related requirements of the R-40 Zone, its narrow shape creates a hardship wherein it would be impossible for any development to meet the minimum required lot frontage at the building line.

2. The applicant is proposing to reconstruct Building #2 to measure 22 feet in height, where the maximum permitted height for a structure accessory to a residential use is 16 feet per §190-104A. As such, bulk “c” variance relief is required. The applicant should provide additional testimony in support of this request for relief, addressing the need for the increased height and the visual impact of the proposed structure on surrounding properties. Architectural plans and/or renderings should be provided as feasible.
3. Testimony should be also provided regarding the existing and proposed use(s) of both accessory structures on the site (Buildings #1 & #2). The applicant has indicated that one or both buildings will be used for the storage of vehicles such as a boat, RV, and/or commercial van. We note that there are several preexisting nonconforming conditions related to the accessory structures, including exceeding the permitted area of a storage building and number of storage buildings.
4. The applicant is proposing to install an 8-foot fence to provide partial screening of the existing/proposed accessory structures, where fences in residential ones may not exceed 6 feet in height per §190-165A. As such, bulk “c” variance relief is required. Testimony should be provided in support of this variance request and

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<sup>1</sup> Per §190-239, in the event of “partial destruction,” a nonconforming structure may be restored or repaired in accordance with current development standards, provided that the size of the building area does not increase. We note that applicant is proposing to utilize the existing building foundation so that there is no increase in building area.



Planning & Real Estate Consultants

the applicant should provide details as to the location and appearance of the proposed fence.

5. Per the request of the Township Engineer, the applicant is proposing to dedicate 33 feet across the lot frontage to increase the width of the Jackson Mills Road right-of-way. The proposed new dwelling would be set back 70 feet from the new front yard property line, in compliance with the minimum requirement of 65 feet in the R-40 Zone. We defer to the Township Engineer with regards to further comment on other matters involving the right-of-way.
6. As bulk "c" variance relief is required in connection with this 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,

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Kate Keller, P.P., AICP

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

J21103

# 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:** Margaret B. Jahn, Health Officer

**DATE:** May 18, 2021

**SUBJECT:** Carr, Rodney  
377 Jackson Mills Rd  
Block: 105, Lot: 30  
Variance #003-21

RECEIVED  
VAR #003-21  
MAY 18 2021

THOMAS L. COOK  
MAYOR  
FREEHOLD TOWNSHIP  
PLANNING BOARD

We have reviewed the above referenced application and the additional information provided by the applicant. Since the new house will be serviced by a new septic system, we have no objection to the proposed project.

P-3

**EXHIBIT LIST**

**Variance # 008-21  
INSELBERG, Scott  
Block 72, Lot 4 – 2 Willow Brook Rd.**

**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 Declaration of Completeness from Todd Brown, Township Planner, dated 3/19/2021
- A-6 Survey of Property, prepared by Charles Surmonte, PE, & PLS, dated 11/9/2018
- A-7 Final Subdivision Map, prepared by J. W. Seaman, LS, dated 6/26/2956
- A-8 Proof of Service

**REPORTS/CORRESPONDENCE**

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 4/13/2021
- P-2 Memorandum from Todd Brown, Township Planner, dated 4/21/2021



# TOWNSHIP OF FREEHOLD

TOWNSHIP COMMITTEE  
Anthony J. Anmiano, 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

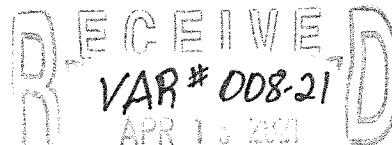
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: April 13, 2021

RE: Inselberg, Scott  
Block 72, Lot 4  
2 Willow Brook Road  
Variance Application #008-21



This review refers to the following:

- "Homeowner Mark-Up" of Survey of Property, 2 Willow Brook Road, Lot 4, Block 72, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated November 9, 2018, prepared and signed by Charles Surmonte, P.E. & P.L.S.
- Zoning Schedule, Scott Inselberg, 2 Willow Brook Road, Freehold, NJ 07728, Block 72, Lot 4, dated March 7, 2021, prepared and signed by Scott Inselberg.

### Executive Summary

The applicant is seeking approval to install a second shed on the subject property. The proposed shed is 10 feet x 16 feet (160 sf) and will be located within the side yard of the property. The subject lot is located in the residential R-9 zone. Variance relief is requested for an accessory structure side yard setback (1.5 feet requested where 5 feet is required) and for having two (2) sheds where only one (1) shed is permitted within the R-9 zone. This office defers to the Township Planner for any other variances that may be required.

This office has no comments relative to any engineering issues.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb

# 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"*

Todd Brown, P.P., AICP  
Assistant Township Planner

## MEMORANDUM

TO: Planning Board, c/o Donna Butch, Administrative Officer  
FROM: Todd Brown, Assistant Township Planner  
DATE: April 21, 2021  
RE: Scott Inselberg  
2 Willow Brook Road  
Block 72, Lot 4 – Residential Zone (R-9 cluster)  
Variance Application #008-21

RECEIVED  
VAR 008-21  
APR 21 2021

FREEHOLD TOWNSHIP  
PLANNING BOARD

I have received the above-referenced development application, including the following documents:

- 2021 Variance Application, prepared by Scott Inselberg (Applicant), dated 3/7/2021
- Survey of Property, for Scott Inselberg and Rachel Inselberg, prepared by Charles Surmonte, PE, PLS, dated 11/09/2018.
- Proposed Plan illustrating the location of the proposed shed, based on the Survey of Property, for Scott Inselberg and Rachel Inselberg, prepared by Charles Surmonte, PE, PLS, dated 11/09/2018.

### Project Description

The applicant is seeking bulk "c" variance approval in order to construct a new detached shed on the property, which is currently developed with a single-family home and in-ground pool. The proposed shed would be in addition to an existing shed, where only one is permitted, that would be located 1.5 feet from the side property line.

The subject property measures 13,939 square feet (0.32 acres) and is presently developed with a two-story, single-family residence, in-ground pool and attached two-car garage. The subject property is located on Willow Brook Road, east of South Street (CR-79) and County Route 33 intersection. Surrounding land uses consists of similar zoned single-family residences and a commercial car dealership to the west. The subject property was developed through the Wynnewood major subdivision (SD# 027-56), a 212 single-family home subdivision. The subdivision was approved under R-9 cluster bulk requirements.



To: Planning Board  
Re: Inselberg, Scott  
Block 72, Lot 4  
Variance Application # 008-21

April 21, 2021

There is one existing shed on the property, that would remain, which measures 8 feet wide by 10 feet deep (80 square feet) and is located on the southerly rear yard property line, where 5 feet is required, which is a preexisting nonconforming condition.

The Applicant is proposing to construct a shed, which measures 10 feet by 16 feet (160 square feet) in area and 11 feet in height, which is to be located 1.5' (18 inches) from the easterly side yard property line, where 5 feet is required, and approximately 2 feet from the easterly side of the existing single-family home. The proposed shed is to be installed approximately 42.5 feet from the front property line.

#### Zoning Compliance & Planning Comments

I offer the following zoning and planning comments for your consideration.

1. The subject property is located as part of the 3-section Wynnewood subdivision with R-9 cluster bulk requirements. Due to the irregular shape of the lot, the only pre-existing non-conformity is the minimum lot width at building line of 82.5 feet, where 90 feet is required, of which no changes are proposed within this variance application.
2. Per § 190-25 (B), a single toolshed or similar storage building, not exceeding 192 square feet in building area, is permitted. The Applicant is proposing a total of 2 sheds on the property, with the proposed new shed measuring 10 feet wide by 16 feet deep (160 square feet) and 11 feet in height. As such, bulk "c" variance is relief required for the proposed shed to permit the 2<sup>nd</sup> shed. The applicant should provide testimony as to the need for two sheds on the subject property.
3. Per § 190 – Schedule C – Schedule of Area, Yard and Building Requirements, the minimum accessory structure side yard setback is 5 feet. The applicant should provide testimony in support of this variance request and address why the proposed shed cannot be relocated to a conforming location on the subject property. In addition, the Applicant should address whether the encroachment will have any detrimental or visual impacts to neighboring property owners.

It is noted the existing 80 square foot shed is located on the rear property line. The Applicant should address this non-conformity and whether the shed can be properly setback 5 feet from the rear property line or be destroyed.



To: Planning Board  
Re: Inselberg, Scott  
Block 72, Lot 4  
Variance Application # 008-21

April 21, 2021

4. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

I trust that the above information is responsive to your needs

Respectfully submitted,

---

TODD D. BROWN, P.P., AICP  
Assistant Township Planner

Cc: Roger J. McLaughlin, Esq. – Planning Board Attorney  
Timothy P. White, PE, PLS – Township Engineer

**EXHIBIT LIST**

**Preliminary and Final Major Site Plan w/ Variance  
SP # 823-1-20 and VAR # 018-20  
Junction Estates, LLC  
Block 4 Lot 46.01 – 4412 Route 9**

**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
- A-2 a. Major Site Plan Checklist – Part A  
b. Major Site Plan Checklist – Part B  
c. Major Site Plan Checklist – Waivers – Parts A & B  
d. Completeness Checklist Affidavit – Major Site Plan
- A-3 Completeness Review, from Todd Brown, Township Planner, dated 8/14/2020
- A-4 Variances List, prepared by Dynamic Engineering, last revised 7/2020
- A-5 Consent to Inspect/Disclosure Statement
- A-6 Escrow Maintenance Form/W-9/Tax Statement
- A-7 Waiver of Statutory Time Limitations
- A-8 Freehold Soil Conservation District Review, dated 8/10/2020
- A-9 Letter of No Interest, Monmouth County Planning Board, dated 7/13/2020
- A-10 2<sup>nd</sup> Letter of No Interest, State of New Jersey Department of Transportation, dated 8/13/2020
- A-11 Drainage Statement, prepared by James E. Henry, PE, PP, Dynamic Engineering, last revised 7/2020
- A-12 Summary Statement of Operations, prepared by Dynamic Engineering, dated 6/2020
- A-13 Traffic Impact Study, prepared by Nick Verderese, PE and Justin Taylor, PE, Dynamic Traffic, last revised 11/30/2020
- A-14 Environmental Impact Study, prepared by James E. Henry, PE, PP, Dynamic Engineering, last revised 7/2020
- A-15 Certification of Gross Floor Area, prepared by Michael V. Testa, II, A.I.A., dated 6/18/2020
- A-16 Architectural Floor Plan & Building Elevations, prepared by Michael V. Testa, II, A.I.A., (2 sheets), last revised 5/10/2021
- A-17 Boundary & Topographical Survey, prepared by James C. Weed, PLS, Control Point Associates, Inc., last revised 12/19/2018
- A-18 Preliminary and Final Major Site Plan (15 sheets), prepared by James E. Henry, PE, Dynamic Engineering, last revised 1-11-21
- A-19 Sign Applications (5) for Junction Estates Proposed Signage, dated 6/17/2020

- A-20 Color Sign Renderings (5 pages), last revised 5/10/2021
- A-21 Previous Resolutions: Zoning Board of Adjustment, VAR# 2-10 & SP# 823-10  
Zoning Board of Adjustment, VAR# 9-92  
Zoning Board of Adjustment, VAR# 14-90 & #545-90
- A-22 Proof of Service pkg

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 3/9/2021
- P-2 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 3/19/2021
- P-3 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 3/10/2021
- P-4 Memorandum from Nicholas Netta, Netta Architects, dated 9/10/2020
- P-5 Memorandum from Margaret B. Jahn, Township Health Officer, dated 9/28/2020
- P-6 Memorandum from Shaun Reilly, Township Fire Official, dated 9/1/2020
- P-7 Sign Committee Meeting Minutes, dated 5/6/2021



# TOWNSHIP OF FREEHOLD

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

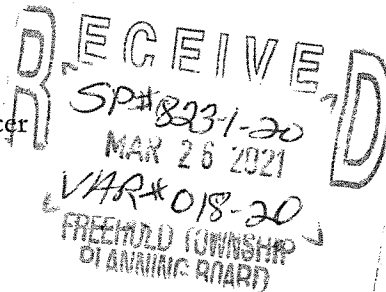
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 9, 2021

RE: Proposed Convenience Store and Dunkin' Restaurant w/ Drive-Thru  
Junction Estates, LLC (Owner)  
Block 4, Lot 46.01 – 4412 Route 9  
Preliminary & Final Major Site Plan #823-1-20 and Variance #018-20  
REVIEW #2



This review refers to the following:

- Preliminary and Final Major Site Plan with Waiver of Site Plan Detail and Variance for Junction Estates, LLC, Proposed Convenience Store w/ Dunkin Restaurant & Drive-Thru, Block 4, Lot 46.01, Township of Freehold, Monmouth County, New Jersey, fourteen (14) sheets, dated June 11, 2020, last revised January 11, 2021, prepared by Dynamic Engineering, signed and sealed by James E. Henry, P.E.
- Boundary & Topographic Survey, 4412 N.J.S.H. U.S. Route 9, Lot 46.01, Block 4, Township of Freehold, Monmouth County, State of New Jersey, one (1) sheet, dated September 3, 2014, last revised December 19, 2018, prepared by Control Point Associates, Inc., signed and sealed by James C. Weed, P.L.S.
- Architectural Floor Plan and Elevations, Proposed Alteration for: Dunkin Brands 4412 U.S. 9, Freehold, NJ, two (2) sheets, dated June 18, 2020, last revised February 5, 2021, prepared and signed and sealed by Michael V. Testa, II, A.I.A.
- Certification of Floor Area, Dunkin Brands Restaurant with Drive Thru, 4412 Route 9 South & Craig Rd, Freehold Township, NJ, dated June 18, 2020, prepared and signed and sealed by Michael V. Testa, A.I.A.
- Colored Sign Renderings and Details, Dunkin', Intersection of Rt. 9 & Craig Rd., Freehold, NJ, four (4) sheets, dated February 13, 2020, last revised February 5, 2020, prepared by Ace Sign Company, unsigned.
- Summary Statement of Operations for Junction Estates, LLC, Proposed Convenience Store w/ Dunkin Donuts Restaurant & Drive Thru, Block 4, Lot 46.01, NJSH Route 9 & Craig Road, Township of Freehold, Monmouth County, New Jersey, dated June 2020, prepared by Dynamic Engineering, unsigned.
- Preliminary List of Variances, Proposed Convenience Store with Dunkin' Restaurant and Drive-Thru, NJSH Route 9 & Craig Road, Block 4, Lot 46.01, Township of Freehold, Monmouth County, NJ, dated June 2020, last revised July 2020, prepared by Dynamic Engineering, unsigned.



To: Planning Board  
Re: Proposed Convenience Store and Dunkin' Restaurant w/ Drive-Thru  
Junction Estates, LLC  
Block 4, Lot 46.01  
Site Plan #823-1-20 and Variance #018-20  
REVIEW #2

March 9, 2021

- New Jersey Department of Transportation (NJDOT) Letter of No Interest Determination, Waseem Enterprises, LLC, US Route 9 SB – MP 116.25, Block 4 – Lot 46.01, Freehold Township, Monmouth County, NJ, dated June 22, 2020, prepared by Dynamic Traffic, signed by Nick Verderese, PE.
- New Jersey Department of Transportation (NJDOT), 2<sup>nd</sup> Letter of No Interest, Proposed Dunkin with Gas & Drive-Thru Window, Route 9 SB MP116.25, Block 4, Lot 46.01, Freehold Township, Monmouth County, dated August 13, 2020, prepared by NJDOT, signed by Kenneth Spiegle, Office of Major Access Permits.
- Drainage Statement for Junction Estates, LLC, Proposed Convenience Store w/ Dunkin' Restaurant & Drive-Thru, Block 4, Lot 46.01, NJSH Route 9 & Craig Road, Township of Freehold, Monmouth County, New Jersey, dated June 2020, last revised July 2020, prepared by Dynamic Engineering, signed and sealed by James E. Henry, PE, PP.
- Traffic Impact Study for Waseem Enterprises, LLC, Proposed Dunkin Donuts Occupancy, 4412 NJSH Route 9 & Craig Road, Block 4 – Lot 46.01, Township of Freehold, Monmouth County, NJ, dated June 10, 2020, revised November 30, 2020, prepared by Dynamic Traffic, signed and sealed by Nick Verderese, PE and Justin Taylor, PE.
- Environmental Impact Statement for Junction Estates, LLC, Proposed Convenience Store w/ Dunkin Donuts Restaurant & Drive Thru, NJSH Route 9 and Craig Road, Block 4, Lot 46.01, Township of Freehold, Monmouth County, NJ, dated June 2020, last revised July 2020, prepared by Dynamic Engineering, signed and sealed by James Henry, PE, PP.

### Executive Summary

The subject lot is currently developed with a fueling station and a 2,207 square-foot convenience store. The applicant is seeking preliminary and final major site plan and variance approval to internally modify the existing building and the site to create a 1,086 square-foot Dunkin' restaurant with a drive-thru. The remaining portion of the building would continue to operate as a smaller 1,157 square-foot convenience store. As part of the building conversion, it is proposed to construct a 36 square-foot drive-thru "bump-out" addition for the Dunkin' drive-thru window resulting in a total building size of 2,243 square-foot. Additional improvements include but are not limited to building signage, pylon sign, drive thru menu boards, parking lot and driveway modifications to create a one-way circulation aisle, concrete curb and sidewalk improvements, a new loading zone and ADA access modifications. Access to the site will continue to be provided via two separate (2) driveways (right-in and right-out) on Route 9 southbound and a single right turn in/left turn in/right turn out driveway on Craig Road.

The subject property is located within the CMX-3/A zone. The lot is undersized for the zone and contains several pre-existing non-conformities including lot size, lot width, lot depth and setbacks. Additional bulk variances are required for minimum building size, impervious coverage, parking setbacks, and buffer widths. Additionally, a use variance is required related to the proposed use. This office defers to the Township's planning consultant related to any and all required variances.



To: Planning Board  
Re: Proposed Convenience Store and Dunkin' Restaurant w/ Drive-Thru  
Junction Estates, LLC  
Block 4, Lot 46.01  
Site Plan #823-1-20 and Variance #018-20  
REVIEW #2

March 9, 2021

The restaurant/convenience store and fueling service station will be open 7 days a week, 5:00 am - 11:00 pm with four (4) employees at the drive-thru restaurant/convenience store and one (1) employee at the fueling station during the maximum shift of the day.

The following comments are provided:

1. The applicant is requesting various site plan 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. The project consists of less than one (1) acre of disturbance and will not increase the impervious coverage on-site by  $\frac{1}{4}$  acre or more, therefore the project does not meet the definition of a 'major development' and is not subject to the NJDEP Stormwater Management Rules of NJAC 7:8.
3. Although the applicant is requesting variance relief for exceeding the maximum allowable impervious coverage for the CMX-3A zone, the project proposes to reduce the existing impervious coverage on the site by approximately 0.2%. As such, this office has no objections to this variance request.
4. There is a concern for the anticipated number of vehicular trips to and from the site. In particular, the vehicles exiting the site onto Craig Road and attempting to enter left turning lanes to access Route 9 North. Applicant has utilized the D.O.T. guidelines that state that the addition of a restaurant (Dunkin Donuts) will generate ten (10) more vehicles during the A.M. peak hour. Testimony should be provided to the Board in this regard.
5. The existing building contains numerous window signs that do not appear to have been approved by the Board and are not part of the subject application. The applicant shall provide testimony in this regard and describe the window signs as to be removed on the plans.
6. The gate on the existing refuse enclosure is damaged. It is recommended that the gate be replaced or repaired accordingly with appropriate construction details described on the plans.
7. The subject property contains an existing outlet control structure and a manufactured treatment (Vortech Sentury 50) to control and treat stormwater prior to discharge into the US Route 9 system. In compliance with the NJDEP stormwater regulations and Township's Municipal Separate Storm Sewer System (MS4) permit, the Township is responsible for ensuring adequate maintenance of privately owned and operated stormwater management facilities including detention basins, outlet control structures, manufactured treatment devices, etc. To ensure maintenance, the Township is requiring that maintenance and inspection records be submitted annually for our review and file. As such, the applicant shall provide copies of maintenance and inspection logs to this office for the outlet control structure and manufactured treatment device on the subject property. NJDEP guidance for stormwater maintenance and inspection can be found at the following website: ([https://www.nj.gov/dep/stormwater/maintenance\\_guidance.htm](https://www.nj.gov/dep/stormwater/maintenance_guidance.htm)).
8. 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.



To: Planning Board  
Re: Proposed Convenience Store and Dunkin' Restaurant w/ Drive-Thru  
Junction Estates, LLC  
Block 4, Lot 46.01  
Site Plan #823-1-20 and Variance #018-20  
REVIEW #2

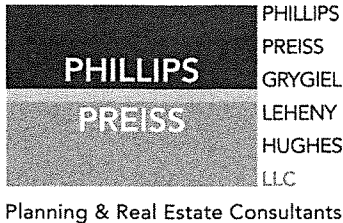
March 9, 2021

9. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

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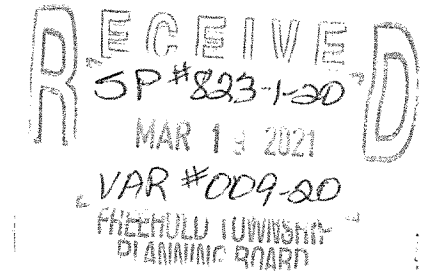
TIMOTHY P. WHITE  
Township Engineer

TPW/mb



March 19, 2021

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



RE: **Preliminary and Final Major Site Plan #823-1-20**  
**Variance #009-20**  
**Planner's Review Letter #2**  
**Junction Estates, LLC**  
**4412 Route 9**  
**Block 4, Lot 46.01**  
**CMX-3/A Corporate Multi-Use 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 2/5/2021. A prior report dated 9/30/2021 was submitted to the Township for review; additional details regarding the proposed project can be found in that report. At this time, we have reviewed the following documents:

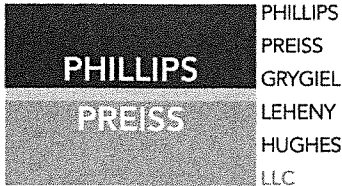
- Preliminary and Final Major Site Plan with Waiver Site Plan Detail and Variance for Junction Estates, LLC, consisting of 15 sheets, prepared by James E. Henry, PE, of Dynamic Engineering, dated 6/11/2020 and revised through 1/11/2020
- Proposed Floor Plans and Proposed Building Elevations for Dunkin Brands, 4412 U.S. 9, prepared by Michael V. Testa, AIA, RA, consisting of 2 sheets, dated 6/18/2020 and revised through 2/5/2021
- Traffic Impact Study for Waseem Enterprises, LLC Proposed Dunkin Donuts Occupancy, prepared by Nick Verderese, PE and Justin Taylor, PE, of Dynamic Traffic, LLC, dated 6/10/2020 and revised through 11/30/2020
- Signage Plan, prepared by Ace Sign Company, undated

**Project Description**

The applicant is seeking preliminary and final major site plan approval with "d(1)" use variance relief in connection with a proposal to renovate an existing convenience store building associated with a BP gasoline filling station to construct a Dunkin' fast food restaurant with drive-thru.

The subject property is located on the western (southbound) side of U.S. Route 9 at the southwest corner of its intersection with Craig Road, adjacent to the Township's boundary with Manalapan. The subject property measures 0.812 acres (35,371 square feet) in area and is currently developed with a BP gasoline station and fueling canopy; W's Fresh Mart, a 2,207-square foot convenience store; and accessory

33-41 Newark Street  
Third Floor, Suite D  
Hoboken, NJ 07030  
201.420.6262  
[www.phillipspreiss.com](http://www.phillipspreiss.com)



Planning & Real Estate Consultants

parking and circulation areas. The property is a corner lot with frontage on both Craig Road and Route 9. Surrounding uses include a medical office/urgent care facility to the west; an automotive dealership to the south; a Chase branch bank and retail lighting store to the east across Route 9; and a retail shopping center to the north across Craig Road in the Township of Manalapan.

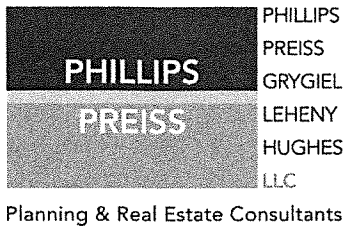
The site has operated as a gasoline filling station for several decades or more. In 1991, Texaco, the operator at that time, applied for and was granted “d(1)” use variance approval from the Township of Freehold Zoning Board of Adjustment to permit the existing gas station on site to be demolished and reconstructed with new pump islands and a four-bay service station. The subject property was located in the CMX-3 Zone at the time of this approval. In 2010, the Zoning Board of Adjustment granted preliminary and final major site plan approval with “d(1)” and “c” variance relief to permit the conversion of the service station building into a convenience store, which was not permitted in the CMX-3/A Zone (to which the property had been rezoned).

The applicant is now proposing to renovate the existing building to include both a convenience store and Dunkin’ fast-food restaurant with drive-thru. A drive-thru window “bump-out” addition is proposed on the south side of the building, which would add 36 square feet to the existing building area. Dunkin’ would occupy 1,086 square feet of the 2,243-square foot building, with the convenience store occupying the remaining 1,157 square feet.

Existing site access is proposed to remain, with one right-in, right-out driveway along Craig Road and split right-in ingress and right-out egress drives along Route 9. The drive-thru is proposed to operate in a counter-clockwise direction around the building starting from its north side. Portions of the existing parking area are proposed to be reconstructed to accommodate the drive-thru queue and a new loading zone to its west. A total of 17 parking spaces are proposed on the site, including 7 angled parking spaces in the rear of the site near the northerly property line, 4 angled spaces in the front yard along Craig Road, and 6 parking spaces on the westerly side of the property.

New landscaping is proposed to supplement the existing plantings on the site. Japanese Holly shrubs are proposed to screen parking and loading areas near the westerly and southerly property lines, with additional leatherleaf viburnum bushes proposed to supplement existing plantings along the Craig Road frontage. An existing 4-foot high wrought-iron fence is proposed to remain along the southerly property line. In terms of lighting, a total of 6 contemporary-style LED wall sconces are proposed on the building. One existing pole-mounted LED area light is proposed to be relocated to accommodate the changed parking arrangement on the site, with one new matching light proposed near the Craig Road entrance drive.

Per the Summary Statement of Operations provided as part of the application, the proposed hours of operation for Dunkin’, Fresh Mart, and the fueling station are 5am to 11pm, 7 days a week. The maximum number of employees on site at any time would typically be 5 (4 for Dunkin’/Fresh Mart and 1 for fueling station). In terms of deliveries,



a maximum of one SU-30 box truck is anticipated to make deliveries daily, with 2-3 weekly tanker fuel deliveries during off hours.

The architectural plans indicate that the existing brick and masonry façade is proposed to be generally retained but supplemented with new design features to reflect the new occupant. Orange metal trim is proposed above the front and rear storefronts, where existing black canopies will remain. Black metal canopies are also proposed to be installed over the existing storefront windows on the north (Craig Road) façade. The drive-thru window is proposed to be located on the south façade, where the window bump out would be clad in fiber cement panels, with black metal canopies above both the drive-thru and existing storefront window.

The applicant is proposing to modify existing signage as well as construct new signs. The existing freestanding sign is proposed to be partially refaced to include “Dunkin Drive Thru.” The existing BP logo/fuel prices and Fresh Mart panels would remain. Four new directional signs would be located near the ingress/egress drives, each of which would include a “DD Drive-Thru” logo and measure 2.75 square feet in area and 4.83 feet in height. One digital “preview board” and two drive-thru menu boards are proposed to be constructed on sidewalk areas near the northwest corner of the building.

The following new wall signs are proposed:

East/Front façade (Route 9)

- Dunkin’ wall sign
  - 35.42 square feet (14.17 feet wide by 2.5 feet high)
  - Orange text with magenta accent and black trim
  - Internally illuminated LED channel letters on white background

West/Rear façade

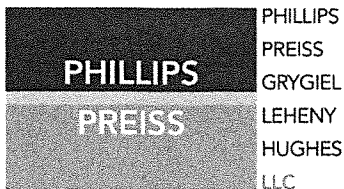
- Dunkin’ wall sign
  - 12.75 square feet (8.5 feet wide by 1.5 feet high)
  - Orange with magenta accent and black trim
  - Internally illuminated LED channel letters on white background

North façade (Craig Road)

- Dunkin’ Drive Thru wall sign
  - ±29.75 square feet (9.9 feet wide by 3 feet high)
  - Orange and magenta text with black trim
  - Internally illuminated LED channel letters on white background

South façade

- Dunkin’ Drive Thru wall sign
  - ±29.75 square feet (9.9 feet wide by 3 feet high)
  - Orange and magenta text with black trim
  - Internally illuminated LED channel letters on white background



Planning & Real Estate Consultants

## Zoning Compliance & Planning Comments

We offer the following for your consideration.

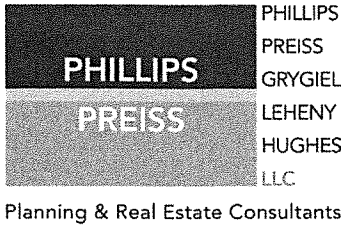
### Use

1. The subject property is located in the CMX-3/A Zone, where the existing and proposed use is not permitted. The applicant initially received “d(1)” use variance approval to permit a filling and service station, which was followed by “d(1)” use variance approval to permit a convenience store. The applicant is now proposing to add a drive-thru fast-food restaurant use to the subject property. As such, “d(1)” use variance approval is required to permit the proposed use of a convenience store, drive-thru restaurant and fuel sales on the subject property.

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.” The Applicant should provide testimony reconciling the proposed use variance with the provisions of the CMX-3/A zone and the overall Freehold Township Land Use Ordinance.

2. The applicant should discuss the anticipated nature of the drive-thru Dunkin’ use, including hours of operation, employees and their shifts, and any delivery or loading needs associated with the proposed use compared to existing conditions.
3. We note that convenience stores and fuel sales are complementary uses that are frequently combined on a single site, but drive-thru uses are less commonly associated with such a use. For example, while gasoline filling stations with convenience stores are conditionally permitted in several zones in Freehold Township, the conditional use standards prohibit associated drive-thru facilities. Testimony should be provided as to whether the proposed drive-thru use will result in negative impacts due to the intensification of site use and operations and if so, how these impacts will be mitigated.



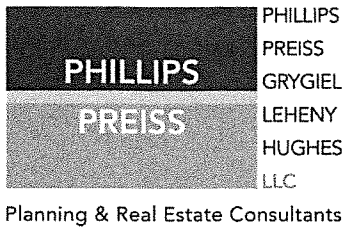
4. The applicant has submitted a Traffic Impact Study (TIS) indicating that the proposed drive-thru use would result in maximum potential increases of hourly volumes by 47 additional trips during the weekday morning peak hour, 50 additional trips during the weekday evening peak, and 66 additional trips during the Saturday midday peak hours over the existing use. However, the TIS indicates that this is a conservative analysis that does not take credit for capturing existing passby traffic, which typically represents a majority of traffic for fueling and convenience store uses. We defer to the Township Engineer and Planning Board Traffic Engineer for further comments on the Traffic Impact Study.

#### Site Plan

5. There are several preexisting nonconforming conditions on the site related to bulk, lot and area standards (Schedule C) and several others for which variance relief was previously granted and which are detailed in our previous report. No changes are proposed to these conditions.
6. The applicant is proposing to reconfigure portions of the existing parking and circulation areas to accommodate the proposed drive-thru use. Bulk “c” variance relief is required to permit the following new conditions:
  - From §190-162E to permit parking spaces to be located 2.2 feet from the rear (westerly) property line, where 5 feet is required and 2.8 feet is existing.
  - From §190-166D to permit new parking and loading spaces within the required 25-foot nonresidential buffer along the rear (westerly) and side (southerly) property lines

Testimony should be provided in support of these variance requests and specifically address whether the proposed conditions will result in negative impacts to neighboring properties. We note that there are presently parking and loading areas located within required setbacks and buffers along both the westerly and southerly property lines.

7. Certain new site improvements are proposed in the front yard area, including reconfiguration of the parking area and the relocation of an existing car vacuum. While there is presently development in the front yard area, including the fuel canopy and pumps and existing parking areas, access roadways, signage and landscaping shall be the only permitted uses within the front yard area in the CMX-3/A zone per §190-146F(4); as such, bulk “c” variance relief is technically required. The applicant should provide testimony in support of this variance.
8. Variance relief was previously granted to permit the building to measure 2,207 square feet, where the minimum permitted size for a principal building in the CMX-3/A Zone is 5,000 square feet. The building footprint is now proposed to be expanded to 2,243 square feet. As such, bulk “c” variance relief is technically required. Testimony should be provided in support of this variance request.



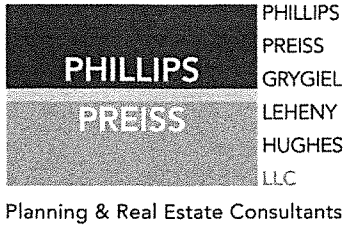
9. The applicant is proposing 17 parking spaces, which represents a net loss of 4 parking spaces from the 21 on the site at present. However, per the off-street parking requirements at §190-163, 22 parking spaces are required.<sup>1</sup> As such, bulk “c” variance relief is required. The applicant should provide testimony in support of this variance request, specifically addressing how the combination of uses and the newly proposed drive-thru will impact the utilization of parking spaces.
10. Testimony should be provided discussing how both vehicular and pedestrian circulation will function on the site with the addition of the drive-thru facility, particularly since much of the site’s parking is located in the rear of the building, past the drive-thru lanes. A 6-foot crosswalk has been proposed to connect this parking area to the rear entrance of the store.
11. The applicant has provided a new dedicated truck loading space to the west of the drive-thru lane, where none was previously provided on the site. Testimony should discuss how truck loading and trash pick-up will function with regards to the combined Dunkin’, convenience store, and fuel service uses. We defer to the Township Engineer and Planning Board Traffic Engineer regarding specific comments on the truck turning plans provided by the applicant as part of the overall site plan.

#### **Architecture & Signage**

12. The applicant is proposing new wall-mounted LED lighting fixtures on several building facades. We recommend that the applicant consider utilizing decorative or gooseneck lighting fixtures where such fixtures would be visible from Craig Road or Route 9.
13. Orange metal trim is proposed over existing storefront doors and windows. The proposed canopy materials should be provided. We note that metal panels and metal awnings are prohibited per §190-114H, which also encourages the use of “earth tone” rather than bold color schemes. Bulk “c” variance relief may be required. We defer to the Planning Board Architect regarding further comments on building design.
14. Per §190-179C(1), each commercial use may have one or more façade signs that are permitted to measure up to 7.5% of the total area of a front wall and 3.75% of all other walls. The proposed new façade sign on the south elevations measures approximately 6.6% of the total façade area of 450 square feet (30-foot building width and maximum height of 15 feet for a one-story building). Bulk “c” variance relief is required. As this building elevation does not face a street,

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<sup>1</sup> Automobile service stations are required to provide a minimum of 2 parking spaces. Convenience stores shall provide 1 space per 100 feet of floor area (12 spaces for ±1157 square foot area). Restaurants shall provide 1 parking space per each 2 persons allowed by maximum occupancy load (8 spaces based on Dunkin’ capacity of 16 persons).



we recommend that the applicant eliminate this sign or reduce it to comply with this requirement, which would permit a sign measuring  $\pm 16.875$  square feet.

15. The proposed new wall signs and freestanding sign panel are proposed to be orange and magenta in color, which do not comply with the Township's approved color palette set forth at §190-1760(1). As such, bulk "c" variance relief is required. Testimony should be provided in support of this variance request. We further note that per §190-176(1)(b), no more than 3 colors are permitted on a single freestanding sign.
16. As drive-thru/fast food uses are not contemplated in this zone, bulk "c" variance relief is required to permit the proposed menu board signage. Testimony should be provided in support of this variance request.

**General**

17. 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

J20242

# 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

March 10, 2021

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

(via email: [DButch@twp.freehold.nj.us](mailto:DButch@twp.freehold.nj.us))

Re: **Junction Estates, LLC (SP #823-1-20 & V #018-20)**  
**4412 Route 9; Block 4, Lot 46.01**  
**Freehold Township, Monmouth County**  
SA Project No. 20526

RECEIVED  
SP #823-1-20  
MAR 12 2021

Dear Planning Board:

FREEHOLD TOWNSHIP  
PLANNING BOARD

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

1. Cover Letter with Responses for Junction Estates LLC, Proposed Convenience Store w/ Dunkin Donuts Restaurant & Drive-Thru; prepared by Dynamic Engineering; dated January 27, 2021.
2. Preliminary and Final Major Site Plan with Waiver Site Plan Detail & Variance for Junction Estates, LLC, Block 4, Lot 46.01; prepared by Dynamic Engineering; dated June 11, 2020 and revised to January 11, 2021.
3. Architectural Floor Plan and Building Elevations for Block 4, lot 46.01, Dunkin Brands; prepared Michael V. Testa Architect; dated June 18, 2020 and latest revision date of February 5, 2021.
4. Traffic Impact Study for Waseem Enterprises, LLC, for Proposed Dunkin Donuts Occupancy, 4020 Route 9 & Craig Road, Block 4, Lot 46.01; prepared by Dynamic Traffic; dated June 10, 2020 and revised to November 30, 2020.
5. New Jersey Department of Transportation (NJDOT) 2<sup>nd</sup> Letter of No Interest for Proposed Dunkin Donuts Restaurant & Drive-Thru Window; dated August 13, 2020.

The Applicant requests Preliminary and Final Major Site Plan approval with Variances to reconfigure the existing convenience store with gas to be a convenience store with gas and a Dunkin Donuts with drive-thru. The site is located on the southwest corner of the intersection of Route 9 and Craig Road on Block 4, Lot 46.01 in the Corporate Multi-Use Development (CMX-3A) Zone. The site has two (2) driveways along southbound Route 9 and a driveway along eastbound Craig Road. The proposal is to reconfigure the existing 2,207 square feet (sf) convenience store with 12 fueling positions into a 1,157 sf convenience store retaining the 12 fueling positions and a 1,086 sf Dunkin Donuts with drive-thru. The building size will increase



by a nominal 36 sf for the drive-thru increasing the total building space to be 2,243 sf. The driveways will remain as configured.

A traffic review letter dated September 15, 2020 was issued for the proposed reconfiguration of the gas & convenience store to include a Dunkin Donuts with drive-thru. Additional comments were provided by other Board professionals. A Technical Review Committee (TRC) meeting was held on October 7, 2020 at which traffic and other review comments were discussed. The Applicant has revised the plans and re-submitted additional reports and information to address comments found in the traffic review and other professional review letters.

Based on review of the Site Plan set and corresponding documents the following traffic comments remain:

Access:

Access to the reconfigured site will remain via two (2) driveways along state highway US Route 9 southbound including separate right-in only and right-out only driveways, and one (1) driveway along eastbound Craig Road for left & right-in and right-out only movements. No improvements are proposed for the existing Route 9 or Craig Road driveways.

- 1. The existing driveways along Route 9 are under the jurisdiction of the New Jersey Department of Transportation (NJDOT). No alterations are proposed for the Route 9 driveways. The NJDOT issued a letter of no interest (LONI) determining a new access permit will NOT be required.***
- 2. Even though no changes are proposed for the driveways, should any construction be required within the NJDOT right-of-way (ROW), such as drainage, concrete, pavement, utilities, etc., a highway occupancy permit may be required by the NJDOT for minor construction. The Applicant agreed to provide Freehold with a copy of any required NJDOT permit.***
- 3. The existing double yellow centerline at the Craig Road driveway separating inbound and outbound movements shall be replaced. A note shall be added to the site plan.***

Circulation:

Circulation aisles in front of the building (the east or Route 9 side) accommodate two-way travel to fueling positions and parking. Circulation at the Craig Road driveway is two-way for entrance and exit movements, however circulation around the building is one-way counterclockwise. Vehicles entering from Craig Road must stay to the west then south of the building for access to fueling positions, access to the front of the convenience and Dunkin Donuts stores and access to the drive-thru lane entrance. Circulation on north side of the building is one-way westbound toward the Craig Road driveway. The rear (west) angled parking spaces will be accessed from a 17.5 ft one-way circulation and the front (north & south) parking spaces will be accessed from two-way circulation aisles of greater than 30 ft. The Dunkin Donuts drive-thru lane will operate in a counterclockwise direction adjacent to the building with a menu board at the northwest corner of the building and stacking for seven (7) vehicles. Sidewalk exists along each side of the building for access to the convenience/Dunkin Donut store. Sidewalk also exists along the Route 9 and Craig Road frontages.



- 1. Turning analysis was provided for a fire truck circulating through the site from the Route 9 driveways on sheet 15. Fire truck circulation shall also be shown for entrance from the Craig Road driveway.**
- 2. Fire Lane pavement markings exist along the north, west and south sides of the building where the drive-thru lane is proposed. The Applicant agrees to coordinate new Fire Lane markings with the Freehold Fire Department.**
- 3. Gas and electric meters for the building exist at the northwest and southwest corners of the building. The sidewalk adjacent to the building also narrows at these corners. Bollards shall be clearly shown on the plans at these corners to protect the building & utilities.**
- 4. Turning analysis provided on sheet 13 shows a fuel delivery truck entering and exiting the Route 9 driveways. The turning analysis also extends past the north side of the building but does not continue to show exit via the Craig Road driveway. Turning analysis shall be shown for exit from the Craig Road driveway or the truck path to the north side of the building shall be removed.**
- 5. Testimony shall be provided regarding fuel delivery including time of day, frequency, anticipated route to & from the site, where fuel truck will be positioned during fuel delivery, etc. Fuel deliveries shall be scheduled to minimize interference with circulation and parking.**
- 6. Existing circulation is two-way around the building. Circulation is proposed to be one-way around the building with addition of the drive-thru lane. Entrance from Craig Road requires circulating the rear and south of the building to get to the front. Direct connection between the Craig Road driveway and fuel pumps will be prohibited since circulation to the north of the building is one-way westbound. The one-way circulation around the building will result in vehicles entering from Craig Road heading to the fuel pumps in an opposite direction than vehicles entering from Route 9. Circulation will be less efficient. Testimony shall be provided.**
- 7. Entering the drive-thru lane from the Craig Road driveway requires vehicles to completely loop around the building. And, if a drive-thru user intends to exit via Craig Road, a second trip around the building is required. It will take two (2) complete revolutions of the building to use the drive-thru lane via the Craig Road driveway. Multiple trips around the building are not desirable. Testimony shall be provided.**
- 8. Loop detectors are shown at the pick-up window and at the menu board. Testimony shall be provided regarding the purpose of loop detectors.**

Parking & Loading:

The proposal is to convert the existing 2,207 sf convenience store with 12 fueling positions to a 1,157 sf convenience store with 12 fueling positions and a 1,086 sf Dunkin Donuts with drive-thru. There will be a combined 2,243 sf for the convenience store with gas and the Dunkin Donuts with drive-thru. The existing site has 21 parking spaces including one (1) handicap (HC) parking space. The reconfigured site will have 17 parking spaces including



one (1) HC space. Parking spaces are proposed to be 19 ft x 9.5 ft with end spaces 10.5 ft wide. Seven (7) of the 17 parking spaces will be angled parking spaces with the remaining ten (10) spaces parked perpendicularly. A 49.2 ft x 9 ft loading area is located to the south of the building.

- 1. The proposed improvements include a 1,157 sf convenience store with 12 fuel positions and a 1,086 sf Dunkin Donuts with drive-thru. The Freehold parking requirement for the service station is two (2) spaces plus one (1) space per 200 sf floor area. The service station with 12 fuel pumps and kiosk requires two (2) parking spaces. The parking requirement for convenience store is one (1) space per 100 sf. The 1,157 sf convenience store requires twelve (12) parking spaces. The parking requirement for the restaurant is one (1) space per two (2) persons allowed within the maximum capacity. The Dunkin Donuts with drive-thru having capacity for 16 persons requires eight (8) parking spaces. The total requirement for the proposed reconfiguration is 22 parking spaces where 17 spaces are proposed. A variance is requested for the proposed 17 parking spaces and testimony shall be provided.***
- 2. A loading area is provided to the south of the building, between the trash enclosure and parking spaces. The loading area is remote from building entrance. Testimony shall be provided regarding deliveries and use of the loading area so that it will not interfere with circulation and drive-thru lane use.***
- 3. The Freehold Land Use Ordinance Chapter 190-164 C. requires the loading space to be 45 ft x 12 ft where the proposed loading space is 49.2 ft x 9 ft wide. Relief is required for the width of the loading space required to be 12 ft where 9 ft is proposed.***

#### Traffic Impact Study:

The Traffic Impact Study analyzed traffic at the site driveway intersections with Route 9 and with Craig Road (at the Route 9 Southbound off ramp) for the proposed 1,157 sf convenience store with 12 fueling positions and a 1,086 sf Dunkin Donuts with drive-thru. Site trips were calculated using the NJDOT HAPS system. Site trips for the proposed reconfiguration were calculated to be 114 AM trips, 133 PM trips and 133 Saturday trips in the peak hours. The site trips were compared to existing site trips. Based on the increase of 47 AM trips, 50 PM trips and 66 Saturday trips during the peak hours it was concluded that a new access permit would not be required. The NJDOT issued a LONI dated August 13, 2020.

- 1. Supplemental parking information was provided to justify providing 17 parking spaces where 22 spaces are required by ordinance. The shared parking analysis was based on data provided by ITE Parking Generation 5<sup>th</sup> Edition. The shared parking analysis indicates that the average peak parking demand for the site will be 17 spaces and 17 spaces are provided. The analysis prepared in conformance with industry standards. A variance is requested to provide 17 parking spaces where 22 spaces are required, or a deficit of five (5) spaces. Since parking availability is a key element for proper operation of this site with multiple uses, testimony shall be provided to summarize the parking analysis.***



- 2. The Craig Road Driveway is projected to operate at Level of Service E (LOS E) or better during the AM, PM and Saturday peak hours. This equates to delay of up to 37 seconds for conflicting movements at the Craig Road driveway intersection. Testimony shall be provided regarding any impact on site circulation and circulation entering the driveway.**
  
- 3. The drive-thru lane for Dunkin Donuts has storage for up to 7 vehicles. There are 3 stacking spaces prior to the menu board. Vehicles must not block the striped crosswalk between the rear parking spaces and the rear building entrance. Testimony shall be provided to support stacking for seven (7) vehicles to demonstrate queuing will not interfere with on-site circulation.**

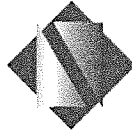
Additionally, the Applicant shall obtain all required outside approvals including NJDOT, Monmouth County, Freehold Fire Department and any other outside agency approvals.

Sincerely,  
Shropshire Associates LLC

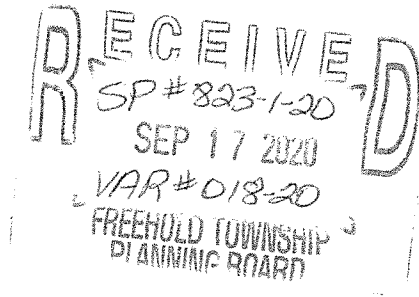
A handwritten signature in black ink that reads "A. Andrew Feranda".

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

cc: Todd Brown, Planner (via email: [TBrown@twp.freehold.nj.us](mailto:TBrown@twp.freehold.nj.us))



NETTAARCHITECTS



September 10, 2020

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

**RE: Architectural Review:  
Proposed Convenience Store and Dunkin' Restaurant w/ Drive-Thru  
Junction Estates, LLC  
Preliminary and Final Major Site Plan (SP#823-1-20 & VAR#018-20)  
Block 4, Lot 46.01, 4412 Route 9  
Freehold, New Jersey**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on August 14, 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;

- Preliminary & Final Major Site Plan Applications
- Variance Application
- Preliminary List of Variance
- Major Site Plan Checklist
- Summary Statement of Operations by Dynamic Engineering
- Site Plan by Dynamic Engineering
- Architect's Certification Letter by Michael Testa Architect
- Architectural Plans by Michael Testa Architect
- Sign Applications
- Historical Resolution

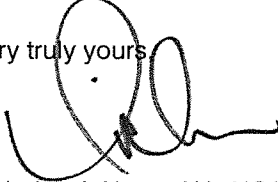
Upon review of the application, our response is based on our firms' previous experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial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

1. The proposed exterior building signage renovations appear to conform to the buildings architectural style and the regulations outlined under Chapter 190 Article XII Section 114 of the township ordinance. The proposed signage conveys the tenants "major message" and displays minimal graphic elements. The signage also does not exceed the 7.5% surface area outlined under section Chapter 190 Section 179. We defer to further review by the sign review committee.
2. It appears that the proposed freestanding pylon sign does not exceed the square footage requirement outline by Chapter 190, Section 179, which states that freestanding signs with a lot frontage of up to 100 feet shall have for one double faced sign with a square feet per face of 32. The proposed sign is approx. 30 square feet per face. No further action is required.

3. The proposed canopies appear to fail to comply with the township ordinance requirements outlined in Chapter 190 Article X11, Section 114, (H) Building Materials, Color, and Texture. The color of the canopies appears to be non-compliant to the township ordinance "color palette". In addition the applicant shall revise and resubmit to include the canopies finish material. A variance request may be required if no further action is taken.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Nicholas J. Netta', with a stylized flourish extending to the right.

Nicholas J. Netta, AIA, NCARB  
Principal

# TOWNSHIP OF FREEHOLD



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

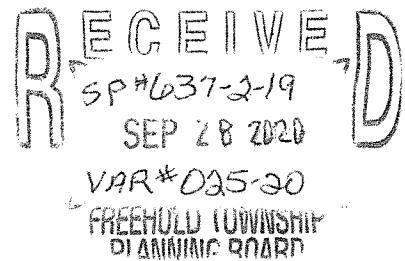
"Preserving and Enhancing the Quality of Life"

**TO:** The Freehold Township Planning & Zoning Board

**FROM:** Margaret B. Jahn, Health Officer

**DATE:** September 28, 2020

**SUBJECT:** Junction Estates, LLC  
Block 4, Lot: 46.01  
4412 Route 9  
Site Plan # 823-1-20 & Variance # 018-20



We have reviewed the information regarding the above referenced project. We have no objection to the project, as there are no public health concerns.

**A-5**



# TOWNSHIP OF FREEHOLD

MAYOR  
Lester A. Preston, Jr.

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

*"Preserving and Enhancing the Quality of Life"*

September 1, 2020

RECEIVED  
SP# 823-1-20  
SEP 01 2020  
VAR# 018-20  
FREEHOLD TOWNSHIP  
PLANNING BOARD

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

RE: Proposed Convenience Store & Dunkin' Restaurant w/ Drive-Thru  
Preliminary & Final Major Site Plan Application SP#823-1-20  
Variance Application VAR#018-20  
Junction Estates, LLC  
Block 4 , Lots 46.01 – 4412 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

**A-6**



**Township of Freehold**  
OFFICE OF THE PLANNING BOARD  
One Municipal Plaza, Freehold, NJ 07728  
**SIGN COMMITTEE MEETING MINUTES**  
**May 6, 2021**

The Meeting of the Planning Board's Sign Committee was called to order by Chairman Gatto on Thursday, May 6, 2021 at 6:40 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey.

**Present:** Mr. Gatto, Ms. Jahn, Mr. Levy and Ms. Kurtz

**Also Present:** Todd Brown, Twp Assistant Planner

**APPLICATIONS:**

**Amended Preliminary & Final Major Site Plan Application**      **SP #823-1-20**  
**Variance Application**      **["D" Variance]**      **VAR #018-20**  
**JUNCTION ESTATES, LLC [Owner]**  
**Block 4, Lot 46.01 – 4412 Route 9**

Applicants attended: Sal Alfieri, Esq (Attorney), Anthony Maragos (Applicant),  
Michael Testa (Architect), Dunkin' Donuts Corp. Rep.

Comments and concerns from meeting with Applicant are included below...

- Façade signs are proposed on all 4 sides of the existing structure. The front and rear elevations included a "Dunkin' " on a black awning. Per the Planner's Report, the proposed colors of orange and pink do not comply with the Township's approved color palette. The Committee recommended for the Applicant to revise the signs to be orange only, eliminating all pink colors.
- One (1) freestanding monument sign exists on site, of which the Dunkin' Donuts logo and "Drive Thru" was originally proposed in the middle panel, which separates the BP Gas logo and fuel prices panels. Per the Committee's recommendation, the Applicant agreed not to separate and consider placing the Dunkin' Donuts sign at either the bottom or top panels, or to completely remove. Revised plans to be submitted prior to the Planning Board hearing.

**ADJOURNMENT:**

Mr. Gatto adjourned the meeting at 6:55 pm.

**[5/10/2021]** Subsequent to the Sign Committee's meeting and recommendations, the Applicant has submitted revised sign plans where the signs contain only orange colored signs (still requiring a Variance). It is noted the revised 2 awnings have been revised to white, when black was originally presented.

**EXHIBIT LIST**  
**Preliminary and Final Major Site Plan**  
**Carl's Self Storage SP# 452-1-19 / VAR# 027-19**  
**A&M Plaza SP# 452-2-19**  
**Block 80, Lot 37 & 38**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 APPLICATION FORMS FOR SP#452-1-19- LOT 37 – CARL'S SELF STORAGE
- a. Application for Preliminary Approval, Major Site Plan
  - b. Application for Final Approval, Major Site Plan
  - c. Application for Variance / Rider for Variances
  - d. Application for Conditional Use Permit
  - e. Completeness Checklist Affidavit, Major Site Plan
  - f. Major Site Plan Checklist – Part A, Submission Documents
  - g. Major Site Plan Checklist – Part B, Plan/Map Requirements
  - h. Submission Waiver Requests
  - i. Consent of Owner/Consent to Inspect/Disclosure Statement
  - j. Escrow Maintenance Form/Tax Statement
  - k. Waiver of Statutory Time Limitations
  - l. Narrative of Operations
- A-2 APPLICATION FORMS FOR SP#452-2-19 – LOT 38 - A & M PLAZA
- a. Amended Application for Preliminary Approval, Major Site Plan
  - b. Amended Application for Final Approval, Major Site Plan
  - c. Completeness Checklist Affidavit, Major Site Plan
  - d. Major Site Plan Checklist – Part A, Submission Documents
  - e. Major Site Plan Checklist – Part B, Plan/Map Requirements
  - f. Submission Waiver Requests
  - g. Consent of Owner/Consent to Inspect/Disclosure Statement
  - h. Escrow Maintenance Form/Tax Statements
  - i. Waiver of Statutory Time Limitations
- A-3 W-9
- A-4 Application for a Tree Removal Permit, T.R.#20-08
- A-5 Monmouth County Planning Board, Final Approval, received 9/30/2019
- A-6 Freehold Soil Conservation District, Certification Letter, received 5/22/2020
- A-7 Certification of Square Footage for proposed building, prepared by Kurt M. Kalafsky, AIA, CSI, The Aztec Corporation/Aztec Architects, LLC, dated 11/22/2019
- A-8 Environmental Impact Report, prepared by Gary Chiang, of Geller Sive & Co., dated 6/12/2020
- A-9 Sanitary Sewer Calculations, prepared by Robert Sive, of Geller Sive & Co., revised 4/17/2020
- A-10 Potable Water Calculations, prepared by Robert Sive, of Geller Sive & Co., revised 4/17/2020
- A-11 Stormwater Management Report, prepared by Gary Chiang, of Geller Sive & Co., revised 4/17/2020

- A-12 Operation and Maintenance Manual for the Stormwater Management System, prepared by Gary Chiang, of Geller Sive & Co., revised 8/17/2020
- A-13 Attachment D – Major Development Stormwater Summary, submitted by Gary Chiang, of Geller Sive & Co., dated 4/23/2020
- A-14 Traffic Statement, prepared by John H. Rea, of McDonough & Rea Associates, Inc., dated 6/11/2019
- A-15 Boundary and Partial Topographical Survey, prepared by Martin A. Grant, PLS, revised 1/29/2019
- A-16 Grading & Drainage Plan, prepared by William A. Brooks, PE, of East Coast Engineering, dated 9/28/1985
- A-17 Truck Turning Plan, prepared by Geller Sive & Co., dated 4/17/2020
- A-18 Pre Developed Drainage Areas Map (2 sheets), prepared by Robert Sive, of Geller Sive & Co., dated 6/12/2019
- A-19 Preliminary and Final Site Plan (14 sheets), prepared by Robert Sive, of Geller Sive & Co., revised 8/17/2020
- A-20 Architectural Drawing of Proposed Self Storage Facility, (4 sheets) prepared by Kurt M. Kalafsky, Architect, dated 4/7/2020
- A-21 Sign Applications (2)
- A-22 Proof of Service
- A-23 Color Site Rendering (presented at meeting)
- A-24 Color Site Rendering (presented at meeting)

REPORTS/CORRESPONDENCE

- P-1 Freehold Township Planning Board's Declaration of Completeness, dated 12/12/2019
- P-2 Memorandum from Timothy P. White, Township Engineer, dated 9/23/2020
- P-3 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/7/2020
- P-4 Memorandum from Nicholas Netta, Netta Architects, dated 1/25/2021
- P-5 Memorandum from Kyle A. Smith, Mott MacDonald, dated 5/27/2020
- P-6 Memorandum from Dennis Dayback, T&M Engineering, dated 9/24/2020
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 9/25/2020
- P-8 Memorandum from Margaret B. Jahn, Township Health Officer, dated 1/16/2020
- P-9 Memorandum from Shaun Reilly, Township Fire Official, dated 1/7/2020
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 2/14/2020
- P-11 Memorandum from Michael D. Imbriaco, Township Tax Assessor, dated 1/16/2020
- P-12 Sign Committee Meeting Minutes, dated 2/4/2021(marked at pb mtg)

# TOWNSHIP OF FREEHOLD



MAYOR  
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME  
Township Engineer

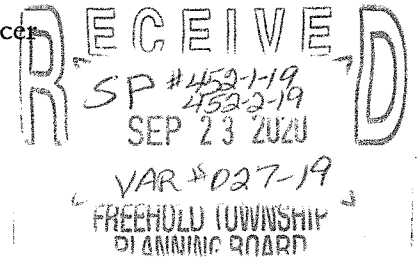
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: September 23, 2020

RE: Carl's Self Storage  
Block 80, Lot 37 – 3475 Route 9 North Rear (Three Brooks Road)  
Preliminary and Final Major Site Plan #452-1-19 and Variance #027-19  
A&M Plaza  
Block 80, Lot 37 & 38 – 3475 Route 9  
Amended Preliminary and Final Major Site Plan #452-2-19  
REVIEW #3



This review refers to the following:

- Preliminary & Final Major Site Plan, Carl's Self Storage, Tax Lots 37 & 38, Block 80, Township of Freehold, Monmouth County, New Jersey, fourteen (14) sheets, dated June 12, 2019, last revised 8/17, 2020, prepared by Geller Sive & Company, signed and sealed by Robert D. Sive, P.E.
- Boundary & Partial Topographic Survey of 3475 N.J. Route 9, Block 80 – Lots 37 & 38, Township of Freehold, County of Monmouth, New Jersey, one (1) sheet, dated September 25, 2018, last revised January 29, 2019, prepared by Martin A. Grant Surveying, Inc., unsigned.
- Truck Turning Plan, Preliminary & Final Major Site Plan, Tax Lots 37 & 38, Block 80, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 17, 2020, prepared by Geller Sive & Company, unsigned.
- Architectural Plans (floor plans and elevations), Self-Storage Facility, Three Brooks Road, Freehold, New Jersey, four (4) sheets, dated April 7, 2020, prepared by Aztec Architects, LLC, signed and sealed by Kurt M. Kalafsky, AIA, CSI.
- Certification of Floor Area, Carl's Self Storage, Three Brooks Road, dated November 22, 2019, prepared by The Aztec Corporation/Aztec Architects, LLC, signed and sealed by Kurt M Kalafsky, AIA CSI.
- Traffic Statement, Three Brooks Road – Self Storage Facility, Lots 37 & 38 in Block 80, Freehold Township, Monmouth County, dated June 11, 2019, prepared by McDonough & Rea Associates, Inc. signed by John H. Rea, PE and Scott T. Kennel.
- Stormwater Management Report for Preliminary & Final Major Site Plan, Block 80, Tax Lots 37 & 38, Township of Freehold, Monmouth County, New Jersey, dated June 12, 2019, revised April 17, 2020, prepared by Geller Sive & Company, signed and sealed by Gary Chiang, P.E.



To: Planning Board  
Re: Carl's Self Storage (Block 80, Lot 37)  
Preliminary and Final Major Site Plan #452-1-19 and Variance #027-19  
A&M Plaza (Block 80, Lot 38)  
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September 23, 2020

- Operation and Maintenance Manual for the Stormwater Management System for Preliminary & Final Major Site Plan, Block 80, Tax Lots 37 & 38, Township of Freehold, Monmouth County, New Jersey, dated April 17, 2020, revised August 17, 2020, prepared by Geller Sive & Company, signed and sealed by Gary Chiang, P.E.
- Environmental Impact Report for Preliminary & Final Major Site Plan, Block 80, Tax Lots 37 & 38, Township of Freehold, Monmouth County, New Jersey, dated June 12, 2019, prepared by Geller Sive & Company, signed and sealed by Gary Chiang, P.E.
- Potable Water Calculations for Block 80, Tax Lots 37 & 38, Freehold Township, New Jersey, dated June 12, 2019, revised April 17, 2020, prepared by Geller Sive & Company, signed and sealed by Robert Sive, P.E.
- Sanitary Sewer Calculations for Block 80, Tax Lots 37 & 38, Freehold Township, New Jersey, dated June 12, 2019, revised April 17, 2020, prepared by Geller Sive & Company, signed and sealed by Robert Sive, P.E.
- Heritage Tree Study – Freehold Township, Block 80, Lot 37, dated April 12, 2019, prepared by Arbor Smith Tree Service LLC, signed by Jason Smith.
- Narrative of Operations, Carl's Self Storage, Block 80, Lots 37 & 38 – 3475 Route 9, undated, unsigned.
- Carl's Self Storage, Rider for Variances, undated, unsigned.
- Submission Waiver Requests, A&M Plaza, LLC, Block 80, Tax Lots 37 & 38, Minor Site Plan (Lot 38), Freehold Township, Monmouth County, New Jersey, dated June 12, 2019, unsigned.
- Carl's Self Storage Monument and Building Mounted Sign Cut Sheets/Renderings, two (2) sheets, dated October 14, 2019, prepared by Northeast Sign & Lighting, unsigned.
- Monmouth County Planning Board, Final Approval, A&M Plaza, LLC, Carl's Self Storage, Block 80, Lot(s) 37 and 38, dated September 23, 2019, signed by Victor Furmanec, P.P., A.I.C.P.
- Attachment D – Major Development Stormwater Summary, Carl's Self Storage, Block 80, Lots 37 and 38, dated April 23, 2020, signed by Gary Chiang.
- Tree Removal Permit, Township of Freehold Shade Tree, A&M Plaza, LLC, Block 80, Lot 37, approved March 13, 2020.

### Executive Summary

The applicant is seeking preliminary and final major site plan approval and a conditional use permit to construct two (2) self-storage warehouse buildings on Lot 37. The two (2) proposed buildings will contain a combined floor area of 23,050 square feet (s.f.). The western most building will contain 16,000 s.f. of self-storage space, a 450 s.f. office. and a 1,600 s.f. 2<sup>nd</sup> story mezzanine with a manager's studio apartment, storage room and bathroom facility. The eastern most building will be one-story with 5,000 s.f. of self-storage space. The facility will contain approximately 109 rental self-storage units of various sizes (5x5, 5x10, 10x10, 10x15, 10x20, 10x25) and one (1) 5,100 s.f. storage area designed for the storage of the owner's personal automobile collection. Associated site improvements include a parking lot with seventeen (17) spaces, curbing, lighting, landscaping, a



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refuse enclosure, water and sanitary sewer utilities and a shared infiltration/detention basin with associated stormwater infrastructure. Access will be provided from Three Brooks Road via a full movement driveway approximately 400 feet from US Route 9 and 40 feet from the westerly driveway at A&M Plaza (Lot 38).

The applicant is also currently seeking amended preliminary and final major site plan approval for the adjacent Lot 38 (A&M Plaza) to relocate a portion of the existing parking lot and driveway near Three Brooks Road to eliminate the existing parking lot encroachment from Lot 38 and reconfigure onto Lot 37. Associated site improvements include asphalt paving, concrete curbing, ADA accessible ramps, landscaping along the rear property line and relocation of one (1) light fixture.

The subject properties are located in the CMX-3 Zone where self-storage warehousing is permitted subject to obtaining a conditional use permit. The applicant is requesting several variances from the conditional use standards including but not limited to minimum lot area, front setback, side setback, minimum building size and unit layout (storage unit doors facing residential zone) in addition to a variance for floor area ratio (FAR). Additional bulk variances requested include lot frontage and lot width. This office defers to the Township Planning Consultant related to any and all additional variances required.

Anticipated hours for the proposed self-storage facility rental office area 8:00 am – 7:00 pm Monday through Friday and 9:00 am – 5:00 pm on Saturday and Sunday with one (1) manager on site. The self-storage units would be available for 24/7 access by their customers and the facility will have computerized access records generated as well as 24/7 digital video recording.

The following comments are provided:

1. As the proposed self-storage facility is located on Three Brooks Road, the applicant shall obtain a Three Brooks Road Address to be assigned by the Freehold Township Tax Assessor.
2. No loading area has been proposed as required by T.O.-215A(15). The applicant shall provide testimony in this regard and request a design waiver or variance from the Planning Board.
3. Provide sidewalk along US Route 9 Fronting A&M Plaza (Lot 38). Sidewalk within the right-of-way will require a highway occupancy permit from NJDOT. Sidewalk on private property will require and sidewalk/pedestrian access easement to be dedicated to the Township of Freehold. It should be noted that, in accordance with Township Ordinance, the applicant may request a waiver from this requirement and post a contribution in lieu of providing same.
4. Applicant shall provide a Landscape Buffer Easement to be dedicated to the Township of Freehold for the 50' Buffer strip described on the plan. Subject to and following approval by the Planning Board, the applicant shall provide associated metes and bound descriptions for review by this office and a deed of easement to be reviewed by the Township Attorney's Office.



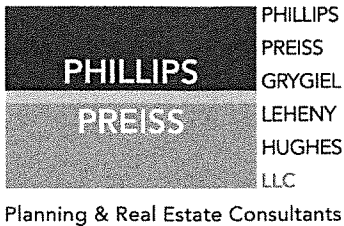
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5. The existing detention basin for the retail facility on Lot 38 is located on Lot 37. The basin will be increased in size to manage stormwater runoff from the both existing retail development on Lot 38 and the proposed self-storage facility on Lot 37. As such, an easement agreement between Lot 37 and Lot 38 shall be required for the stormwater infrastructure installation, access and maintenance of the stormwater management facilities. Subject to and following Planning Board Approval, provide associated metes and bounds descriptions for review by this office and a deed of easement for review by the Planning Board Attorney.
6. The applicant is proposing to connect the sanitary sewer to the existing private sewer main on tax lot 38. As such, a utility easement agreement between Lot 37 and Lot 38 shall be required for sanitary sewer installation, access and maintenance where required. Subject to and following Planning Board Approval, provide associated metes and bounds descriptions for review by this office and a deed of easement for review by the Planning Board Attorney.
7. The existing detention basin is in very poor condition. The applicant shall inspect and maintain the basin and provide copies of maintenance and inspection logs to this office. It is understood that the basin is proposed to be modified, however subject to approval by the Board, the exact timeframe of construction is unknown. The basin and associated stormwater infrastructure shall be remedied immediately. NJDEP guidance for stormwater maintenance and inspection can be found at the following website: ([https://www.nj.gov/dep/stormwater/maintenance\\_guidance.htm](https://www.nj.gov/dep/stormwater/maintenance_guidance.htm)).
8. A tree removal permit shall be obtained from the Freehold Township Shade Tree Commission.
9. Should the construction of the site require the import or export of fill in excess of 100 c.y., a soil removal/fill permit must be obtained from the Planning Board.
10. 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.
11. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

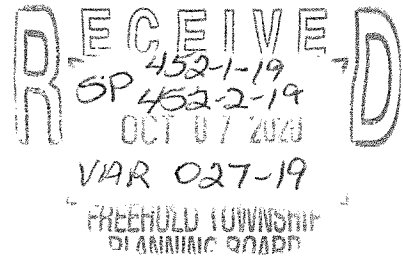
TIMOTHY P. WHITE  
Township Engineer

TPW/mb



October 7, 2020

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



RE: **Planner's Review Letter #3**  
**Preliminary and Final Major Site Plan #452-1-19**  
**Variance #027-19**  
**Carl's Self Storage**  
**Block 80, Lot 37 / 3475 Route 9 Rear**

**Minor Site Plan #452-2-19**  
**A&M Plaza**  
**Block 80, Lot 38 / 3475 Route 9**  
**CMX-3 Corporate Multi-Use Zone**

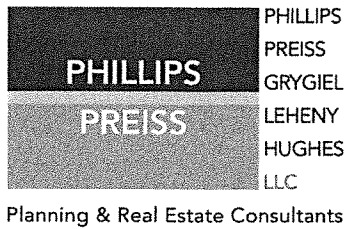
Dear Chairman and Members of the Board:

The applicant has submitted material related to the above-referenced development application. Additional information can be found in our previous report, dated June 3, 2020. At this time, we have reviewed the following documents:

- Preliminary and Final Major Site Plan for Tax Lots 37 & 38, Block 80, consisting of 14 sheets, prepared by Robert D. Sive, PE, of Geller Sive & Company, dated 6/12/2019 and revised through 8/17/2020
- Preliminary Floor Plans and Elevations for Self-Storage Facility, Three Brooks Road, consisting of 4 sheets, prepared by Kurt M. Kalafsky, RA, AIA, of Aztec Architects LLC, dated 5/9/2019 and revised through 4/7/2020
- Boundary and Partial Topographic Survey for Block 80, Lots 37 and 38, prepared by Martin A. Grant, PLS, dated 9/25/2018 and revised through 1/29/2019
- Traffic Statement for Three Brooks Road Self-Storage Facility, prepared by John H. Rea, PE, and Scott Kennel of McDonough & Rea Associates, Inc., dated 6/11/2019
- Truck Turning Plan, prepared by Robert D. Sive, PE, of Geller Sive & Company, dated 4/17/2020

**Project Description**

The applicant is seeking preliminary and final major site plan approval with "d(3)" and "c" variance relief in order to construct a self-storage facility on a vacant property on



Three Brooks Road known as Block 80, Lot 37. As part of the proposed development, the relocation of an existing access drive serving a shopping center on the adjacent parcel (Block 80, Lot 38) is also proposed. A minor site plan application has been filed for this property.

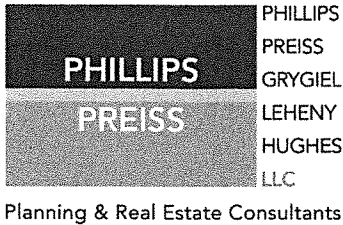
The proposed use for a self-storage facility on Lot 37 is a conditionally permitted use in the CMX-3 Zone. However, the proposal has several deficiencies as related to the conditional use requirements; as such, “d(3)” variance relief is required to permit a deviation from these standards. Further, the existing retail center on Lot 38 is a preexisting nonconforming use; as such, “d(2)” variance relief is required to permit the expansion of this use. The application also requires at least one bulk “c” variance.

The subject properties are under common ownership. Block 80, Lot 37 measures 2.47 acres ( $\pm 107,402$  square feet) and has  $\pm 254$  feet of frontage on Three Brooks Road. The property is presently wooded and undeveloped except for an asphalt area in the far northwest corner of the property, where the parking area of the adjacent shopping center encroaches onto the lot. Block 80, Lot 38 measures 3.63 acres ( $\pm 158,130$  square feet) and is developed with a retail center known as Three Brooks Plaza, which has frontage on both Route 9 North and Three Brooks Road and can be accessed via either road, as well as from the Perkins Restaurant property to the south (Block 80, Lot 39). The existing conditions plan provided by the applicant also depicts a 20-foot wide unimproved emergency vehicle access easement on Lot 37 that extends from Lot 39 to Three Brooks Road.

Single-family residences are located to the east and north of the subject property, with frontage on Three Brooks Road, Kings Way, and Andorra Terrace. Another commercial center with retail and office uses is located across to the north of the site across Three Brooks Road, with frontage on Route 9 North. The Perkins Restaurant and its associated stormwater facilities are located to the south.

The applicant is proposing to construct a two-building self-storage facility on Block 80, Lot 37. Building 1 is proposed to consist of a 450-square foot office space, 16,000 square feet of storage space (including a 3-story car lift storage area), and a 1,190 square-foot mezzanine, where a storage area and manager’s apartment are proposed. Building 2 is proposed to consist of 5,000 square feet of storage space. All storage areas except the car lift would be a single story (11 feet, 6 inches) in height. A total of 109 self-storage units of varying sizes (e.g. from 5 feet by 5 feet to 10 feet by 25 feet) are proposed to be available for rent. The 4,500-square foot car lift area is proposed to be utilized only for the property owner’s personal automobile collection. Approximately 16,500 square feet of storage space would be open to the public.

Access to the site is proposed via a 30-foot wide, two-way full-movement driveway from Three Brooks Road. A stop bar is proposed at the driveway exit. A 14-space parking area is proposed between the buildings and the front yard property line, which would



include 2 ADA-compliant parking spaces. A two-way drive aisle would traverse the site, with security gates located adjacent to the front walls of the two buildings. The majority of the drive aisle would measure 25 feet in width and would be designated as a fire lane between Building 1 and the westerly property line. The drive aisle would extend to 31.7 feet in width between the eastern side of Building 1 and Building 2. Three (3) parking spaces are proposed in the southeast corner of the drive aisle to provide additional access to storage units.

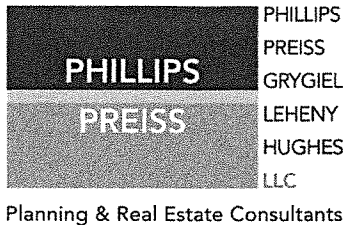
The existing portion of the shopping center parking area that encroaches on Lot 37 would be removed and the driveway to Lot 38 would be shifted approximately 10 feet to the west. Thirteen (13) new parking spaces would be provided in the northeast portion of Lot 38. Curbing associated with the Lot 38 parking area would continue to extend onto Lot 37. The applicant is also proposing to stripe the rear parking area near the easterly property line, add two parking spaces on the west side of the building, and replace an existing rear refuse area with a new 6-foot high masonry enclosure measuring 38 feet wide by 18 feet deep, to be constructed of concrete block with plaster finish to match the building.

An infiltration/detention basin is proposed to be located in the rearmost portion of the site. A 50-foot buffer is proposed to be located adjacent to the entire easterly property line, which is shared with residential uses. The site plan indicates that existing vegetation in this area would remain. Additional landscaping is proposed in the vicinity of the stormwater basin, which would include a variety of ornamental deciduous and evergreen trees and shrubs. An additional 16 shade trees (white oak) are proposed to be planted on Lot 38, to be located adjacent to the shared lot line and the proposed front yard parking area.

All lighting on the site is proposed to consist of decorative cast aluminum LED fixtures. Two such fixtures are proposed to be mounted on 15-foot poles in the front parking area; one fixture is proposed in the rear parking area. A total of 17 building-mounted fixtures are proposed among both buildings, to be mounted at 10 feet in height.

A refuse enclosure is also proposed in the southeast corner of the drive aisle. The detail provided for the trash enclosure indicates that the enclosure will measure 12 feet by 20 feet and would consist of 6-foot high concrete block construction with cement plaster finish to match the proposed building. A 6-foot high vinyl gate would provide access to the enclosure.

The applicant has provided preliminary architectural elevations indicating that Building 1 would be primarily be clad in vertical siding. A masonry stone base appears to be proposed for the first floor of the front of Building 1. Windows are proposed on the upper portion of this part of the building, which is would measure 35 feet in height. The rear of Building 1 and the entirety of Building 2 are proposed to be constructed with roll-up doors and a standing-seam roof.



According to the narrative of operations provided by the applicant, customers who have leased units would be provided electronic access to the rear of the premises. Tenants would park in one of the 3 rear parking spaces or in front of their unit. Building 1 is proposed to include both interior units (accessed via a corridor within the building) and exterior units (accessed via roll-up garage doors), all of which would be climate controlled. All units in Building 2 would consist of only exterior units and would not be climate controlled. The hours of operation of the office are proposed to be approximately 8am to 7pm on weekdays and 9am to 5pm on weekends. Tenant access to the units would be permitted 24 hours a day, 7 days a week.

The applicant is proposing one wall sign and one monument sign:

#### Wall sign

- Located on front (north) façade
- To read “Carl’s Self-Storage” with a box logo
- To measure 90 square feet (18 feet wide by 5 feet high)
- White background with red logo, red/black text
- Internally illuminated cabinet sign

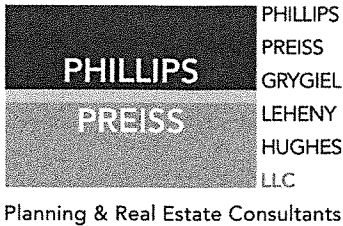
#### Monument sign

- Located 21 feet from front yard property line, west of driveway
- To read “Carl’s Self-Storage” with a box logo
- Double-faced, each face to measure 45 square feet (8.75 feet wide by 5.25 high)
- White background with red logo, red/black text
- Sign material/illumination not specified

#### Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. Block 80, Lot 37 is located in the CMX-3 Corporate Multi-Use Zone, where self-storage warehousing is a conditionally permitted use. The applicant does not meet the following conditional use standards, per §190-215:
  - Minimum lot area shall be 15 acres.  
***Does not comply.*** Existing/proposed lot area is 2.47 acres.
  - The rental storage area shall be a minimum of 80,000 square feet.  
***Does not comply.*** Proposed rental storage area is 21,000 square feet, where only 16,500 square feet is proposed to be open to the public.
  - The minimum front yard shall be 100 feet. The minimum rear and side yards shall be 75 feet; provided, however, that the minimum rear and side yards may be 50 feet when the facility is located adjacent to a non-residential building in a nonresidential zone. All other requirements for the



CMX-3 Zone including floor area ratio, maximum impervious surface, and minimum buffer requirements shall apply.

***Does not comply.*** The proposed front yard setback is 75 feet, where 100 feet is required. The proposed easterly side yard setback to the residential property to the east is 50 feet, where 75 feet is required and the proposed westerly side yard setback to Three Brooks Plaza is 30 feet, where 50 feet is required.

- Facades of all structures facing public streets or visible from public streets and residential uses, within 500 feet, shall be constructed of materials which are of brick, decorative masonry, finished wood or a combination of materials which will be compatible with the uses in the area and shall be designed with a Colonial motif where visible from a public street including any controlled access arterial highway.

***Does not comply.*** While the applicant has provided certain traditional-style architectural details and finishes on the front portion of Building 1, other facade of Building 1 and 2 are proposed to be appear as garage-style units typical of this use. The applicant should further provide additional information as to proposed materials and colors, which are not indicated on the revised architectural plans. We defer further to the Planning Board Architect on this matter.

- No mini-warehouse or self-storage unit doors shall be constructed to open to a public street or to a residential zone district.

***Does not comply.*** Southernmost units in Building 1 technically face a residential zone, although it is several hundred feet away.

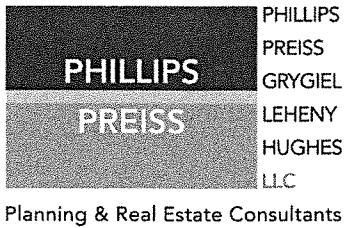
- All signs and advertising shall be in accordance with § 190-146F.

***More information required.*** Signage height and area complies; however, sign colors should be provided in accordance with §190-1760.

The proposal does not comply with all of the Township's conditional use standards for self-storage facilities in the CMX-3 zone. As such, "d(3)" conditional use variance relief is required. The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70d(3) enables the Board to grant a variance to permit "a deviation from a specification or standard pertaining solely to a conditional use." The applicant must provide proofs for the variance per the standards determined by the MLUL.

#### Special Reasons

The courts have determined that the Coventry Square v. Westwood Zoning Bd. of Adjustment case provides the standard by which to review a "d(3)" variance application. In Coventry, the emphasis is not on whether the land use is compatible with other uses in the zone (it is effectively deemed appropriate in the zone by its inclusion as a permitted use with conditions). Rather, the Board's analysis should center upon the magnitude of the applicant's deviation from the conditional use



standards of the ordinance, whether the deviation is appropriate for the site, and whether the site may sufficiently accommodate the proposed deviation.

#### Negative Criteria

In addition, the 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. In other words, the Board should weigh the appropriateness of the proposal and determine whether a self-storage facility in this location would pose any negative impacts on surrounding properties and the Township as a whole. Finally, the Board should consider whether the granting of the variance is reconcilable with the fact that the Township has imposed these standards on such facilities within the district.

2. The shopping center on Block 80, Lot 38 is a pre-existing nonconforming use, as retail stores are not permitted in the CMX-3 Zone. While no changes to the use are proposed at this time, the proposed changes to the secondary driveway and parking area technically constitute an expansion of the use. The applicant is proposing to remove 12 parking spaces from Lot 37 and construct 13 parking spaces on Lot 38. As such, “d(2)” variance relief is required to permit the expansion of a nonconforming use.

The applicant shall provide testimony to affirmatively show that the granting of the use variance will not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance (i.e., negative criteria). Per the standard as set forth in Burbridge v. Township of Mine Hill, 117 NJ 376, a “d(2)” applicant does not need to meet the “enhanced quality of proof” set forth in Medici, nor the particular suitability test as is required for a new “d(1)” use variance.

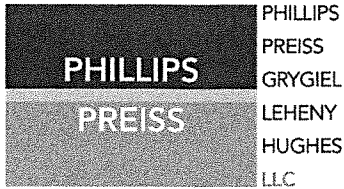
3. There are several preexisting non-conforming bulk conditions to which no changes are proposed:

#### Block 80, Lot 37

- Minimum lot area: 3 acres required in CMX-3 Zone, 2.47 acres existing
- Minimum lot width/frontage: 300 feet required, 254 feet/236 feet existing, respectively
- Minimum lot depth: 400 feet required, 185 feet existing

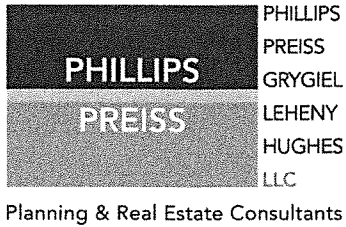
#### Block 80, Lot 38

- Minimum lot depth: 400 feet required, 347 feet existing
- Maximum building coverage: 20% permitted, 30% existing
- Maximum impervious surface coverage: 65% permitted, 80.2% existing
- Minimum front yard setback: 75 feet required, 36.7 feet existing



- Maximum floor area ratio: 0.20 permitted, ±0.30 existing
- Front yard parking: Not permitted, existing

4. Per §190-146F(4), access roadways, signage and landscaping shall be the only permitted uses within the front yard area. All parking must be located to the side or rear of the building and screened from view from the roadway by the use of landscaping, berming, or decorative fence or wall. Parking is proposed within the front yard area between the storage buildings and the property line. As such, bulk “c” variance relief is required. The applicant should provide testimony addressing this request for relief. We note that a 50-foot mature tree buffer is proposed to remain adjacent to the easterly residential property line and a ±15-foot mature tree buffer is proposed to remain in the front yard. Further, the applicant has agreed to add additional buffer plantings to the satisfaction of the Township Engineer, if needed.
5. The applicant should provide testimony describing hours of operation, number of employees and their shifts, and any loading needs associated with moving trucks, delivery trucks, and/or trash collection. Testimony should also address the proposed layout of the storage units.
6. The applicant has provided a traffic analysis letter, which analyzes future levels of service and states that the trip generation of the proposed to use would be significantly less than other permitted uses in the zone, such as professional or medical offices. We defer further to the Township Engineer and Planning Board Traffic Engineer on this matter.
7. There is a discrepancy as to the size of the proposed self-storage office area, where it is shown to measure 450 square feet on the site plans and 150 square feet on the architectural plans. Testimony should be provided indicating the correct area, and plans revised as necessary.
8. There is a discrepancy between the proposed size of the façade sign, where 108 square feet is shown on the building elevations and 90 square feet on the site plan. The correct size should be confirmed and corrected.
9. The applicant should provide testimony the relationship of the proposed sign colors with the Township's color palette as set forth in §190-1760. Details should be provided as to the proposed materials to be used for the monument sign, and address in particular the design of the base structure and whether it is proposed to be illuminated. If colors are proposed that are not in accordance with the palette or with other requirements of §190-176, bulk “c” variance relief may be required.
10. As “c” bulk variances are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with



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

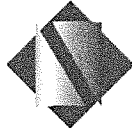
We trust that the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

J19388



**NETTAARCHITECTS**

January 25th, 2021

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

**RECEIVED**  
SP 452-1-19 / VAR # 027-19  
452-2-19  
JAN 25 2021

FREEHOLD TOWNSHIP  
PLANNING BOARD

**RE: Architectural Review:  
Preliminary and Final Major Site Plan (SP#452-1-19)  
Carl's Self-Storage  
Block 80, Lot 37 & 38 – 3475 Route 9  
Variance Application – (VAR# 027-19)  
Minor Site Plan (SP# 452-2-19)  
A&M Plaza  
Block 80, Lot 38- N/N Three Brooks Road  
Freehold, New Jersey**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on January 11th, 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;

- Revised Architectural Plans and Elevations by Aztec Architects, LLC

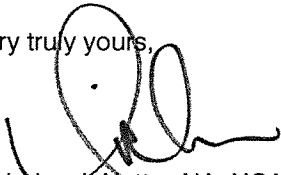
Upon review of the application, our response is based on our firms' previous experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial 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 architectural elevations fail to conform to the township ordinance. Section (F) building design, massing and scale states that "long horizontal façades are to be broken with segments having vertical orientation". The long horizontal massing in elevation fails to have vertical articulation, applicant shall revise elevations to include vertical elements to comply with the town ordinance.

**P-4**

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

Very truly yours,

A handwritten signature in black ink, consisting of a large, stylized 'N' followed by a series of loops and a horizontal line.

Nicholas J. Netta, AIA, NCARB  
Principal



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



**Carl's Self-Storage  
Block 80 Lots 37 & 38 – A & M Plaza Three Brooks Road  
Site Plan No. 452-1-19 and Variance No. 027-19  
Sanitary Sewer and Water Systems Review #2**

Our Reference  
507375713-011

May 27, 2020

Dear Ms. Butch:

3 Paragon Way  
Freehold NJ 07728

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Carl's Self Storage Preliminary & Final Major Site Plan Tax Lots 37 & 38 Block 80, Township of Freehold, Monmouth County, New Jersey", dated June 12, 2019 with a last revision date of April 17, 2020 and prepared by Geller Sive & Company for Carl's Self Storage, LLC (the Applicant).

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

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

- A set of signed and sealed plans referenced above Sheets 1 through 14, dated June 12, 2019, with a last revision date of April 17, 2020;
- A set of signed drainage plans Sheets 1 through 2, prepared by Geller Sive & Company, dated June 12, 2019, with a last revision date of April 17, 2020;
- A Boundary & Partial Survey sheet, prepared by Martin A. Grant, Inc., dated September 25, 2018, with a last revision date of January 29, 2019;
- A Tier A MS4 NJPDES Permit, dated April 23, 2020;
- A Township Tree Removal Permit, dated as approved by the Township on March 12, 2020;
- A truck turning radius plan sheet, prepared by Geller Sive & Company, dated April 17, 2020;
- A set of architectural drawings (4 sheets), prepared by Aztec Architects, LLC, dated April 7, 2020;
- A copy of a Grading and Drainage Plan, prepared by East Coast Engineering, Inc., dated September 23, 1985;
- A copy of a report entitled "Operation and Maintenance Manual for The Stormwater Management System", prepared by Geller Sive & Company, dated April 17, 2020;
- A copy of a report entitled "Sanitary Sewer Calculations for Block 80, Tax Lots 37 & 38 Freehold Township, Monmouth County, New Jersey", prepared by Geller Sive & Company, dated June 12, 2019, with a last revision date of April 17, 2020;
- A copy of a report entitled "Potable Water Calculations for Block 80, Tax Lots 37 & 38 Freehold Township, Monmouth County, New Jersey", prepared by Geller Sive & Company, dated June 12, 2019, with a last revision date of April 17, 2020 and

- A copy of a report entitled "Stormwater Management Report Block 80, Tax Lots 37 & 38 Freehold Township, Monmouth County, New Jersey", prepared by Geller Sive & Company, dated June 12, 2019, with a last revision date of April 17, 2020.

### **Executive Summary**

The site in question (Block 80, Lots 37 & 38) is located on the southeast corner of the intersection of Route 9 northbound and Three Brooks Road. Currently, there is an existing strip mall within Lot 38 which fronts Route 9. Lot 37 has an existing detention basin for the Lot 38 strip mall and the remaining portion of the lot is mostly wooded with no improvements. The Applicant is proposing to clear the wooded portion of Lot 37 and construct a one-story self-storage building with a floor area of approximately 16,450 square feet and a separate storage building consisting of 5,000 square feet. The applicant is proposing to reconstruct the existing entrance to Lot 38 and provide new curbing and parking area for Lot 38. For Lot 37, the Applicant is proposing new cubing and parking areas and is proposing to upgrade the existing stormwater management system to service both lots. The Applicant is also proposing a new water service to the proposed buildings by connecting to the existing water main in Three Brooks Road and sanitary sewer service by connecting to the existing sanitary sewer line at the rear of the existing strip mall on the adjacent property.

The Applicant is proposing to provide sanitary sewer service by providing a sanitary sewer lateral which will connect to an existing private sanitary sewer main to the west of Lot 37. The applicant has provided a sanitary sewer report for the project and has projected the flow from the project to be 70 gallons per day. The project does not appear to require a NJDEP Treatment Works Approval (TWA). The project will require approval from the Manasquan River Regional Sewerage Authority (MRRSA) but not the Ocean County Utilities Authority (OCUA).

The Applicant is proposing the provide water service to the site via a water service connection to the existing water main in Three Brooks Road. The applicant has provided a water system report for the project and has calculated the water demand to be 82 gallons per day. This project will not require a Safe Drinking Water permit from NJDEP for the water service.

### **Sanitary Sewer Comments**

The comments on the sanitary sewer design from our previous review have now been satisfactorily addressed and the plans are now acceptable as they relate to the sanitary sewer.

### **Water System Comments**

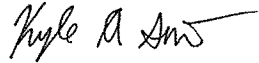
The comments on the water system design are as follows:

1. The Township of Freehold utilizes indoor water meters for their water services. Therefore, a meter pit (chamber) is not required to be provided on the water service for the site.
2. The potable water service can be connected to the onsite water line near the fire line and should be provided with a curb stop prior to entering the building.
3. A valve should be provided on the fire line prior to the line entering the building.
4. A valve should be provided on the branch of the tee which feeds the hydrant.

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

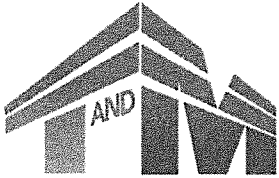
Very truly yours,

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  
Robert Koches, Supt. Water & Sewer Utility  
Todd Brown, Planning Department  
Paul Vitale, Construction Official  
Sean Reilly, Fire Code Inspector  
Rafael Mercado, (Mott MacDonald)  
File 375713-011 (Carl's Self-Storage)



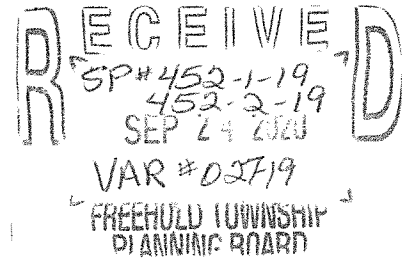
YOUR GOALS. OUR MISSION.

FRTW-R3960

September 24, 2020

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

**Re: Carl's Self Storage  
Block 80, Lot 37 & 38  
Three Brooks Road  
SP# 452-1-19, SP# 452-2-19  
Drainage and Landscape Review No. 3**



Dear Ms. Butch:

We have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by Geller Sive & Company, plans dated June 12, 2019, latest revision April 17, 2020; Stormwater Management Report dated June 12, 2019, latest revision April 17, 2020.

The applicant's submission does not address the comments from our previous letter dated May 27, 2020.

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

1. **Informational.**
2. **Addressed**
3. Calculations shall be provided demonstrating that the existing outlet pipe is sufficient to handle the proposed outflow and the downstream basin has capacity to handle the proposed volume from the improvements. Additionally, an agreement shall be in place allowing permission to discharge stormwater into the existing basin. **Continuing Comment. The applicant shall provide calculations that demonstrate the headwater generated by the existing 12" outlet will not have an influence on the performance of the proposed outlet structure.**
4. **Addressed.**
5. **Addressed.**
6. **Addressed.**
7. **Addressed.**
8. **Addressed.**

**P-6**



Re: Carl's Self Storage  
Block 80, Lot 37 & 38  
Three Brooks Road  
SP# 452-1-19, SP# 452-2-19  
Drainage and Landscape Review No. 3

9. Addressed.
10. Addressed.
11. Addressed.
12. Addressed.
13. Addressed.
14. The applicant shall provide the location of any roof leaders and show how they connect to the proposed stormwater management system. **Continuing Comment. Clean outs for the proposed roof leaders shall be added to the plans. Inverts shall be noted for each structure.**
15. Addressed.
16. An Operation and Maintenance Manual should be provided which clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The O&M Manual should provide specific maintenance requirements and schedule. **Continuing Comment. The O&M shall be site specific. All non-relevant material should be removed from the submitted manual. The manual should mention maintenance from the proposed sand bottom.**

#### LANDSCAPING

1. In accordance with 190-166 (G) of the land use ordinance: Where an area required for a buffer is already wooded, it shall be suitably supplemented with evergreen and deciduous trees, shrubs and grass. The applicant is not proposing to supplement the wooded area abutting the easterly residential area. I recommend that after the initial site clearing, the applicant walk the buffer area and supplement with additional plantings to the satisfaction of the Township Engineer. **Continuing Comment. This comment will be addressed during construction.**
2. Addressed.
3. Addressed.
4. Addressed.
5. Addressed.
6. Addressed.




FRTW-R2960  
September 24, 2020  
Page 3

**Re: Carl's Self Storage  
Block 80, Lot 37 & 38  
Three Brooks Road  
SP# 452-1-19, SP# 452-2-19  
Drainage and Landscape Review No. 3**

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

EGB:DMD:AWD:lkc

cc: Mr. Timothy White, Township Engineer

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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

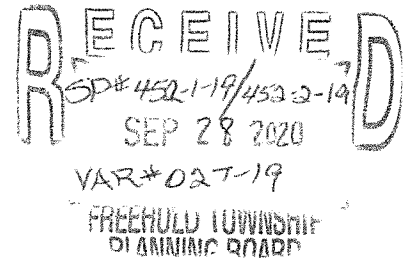
David R. Shropshire, PE, PP  
A Andrew Feranda, PE, PTOE, CME  
Randal C. Barranger, PE  
Nathan B. Mosley, PE, CME

September 25, 2020

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

(via email: [DButch@twp.freehold.nj.us](mailto:DButch@twp.freehold.nj.us))

Re: **Carl's Self Storage (SP# 452-1-19 & V# 027-19)**  
**Three Brooks Road; Block 80, Lot 37**  
**and**  
**A&M Plaza (SP# 452-2-19)**  
**3475 Route 9; Block 80, Lot 38**  
**Freehold Township, Monmouth County**  
SA Project No. 19535



Dear Ms. Butch:

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

1. Cover Letter with responses for Carl's Self Storage, Block 80, Lots 37 & 38; prepared by Geller Sive & Company; dated August 21, 2020.
2. Preliminary & Final Major Site Plan set for Carl's Self Storage, Block 80, Lots 37 & 38; prepared by Geller Sive & Company; dated June 12, 2019 and revised to August 17, 2020.
3. Preliminary Floor Plans for Self Storage Facility, Three Brooks Road; prepared by Aztec Architects; dated April 7, 2020.

The Applicant requests Preliminary and Final Site Plan and Variance approval for a new self-storage facility on Lot 37, Block 80 with driveway and parking lot improvements also proposed for Lot 38, Block 80. The site at 3475 Route 9 and on Block 80, Lot 37 & 38 is in the Corporate Multi-Use Development Zone - 3 Acres (CMX 3-A Zone). Lot 38 has both Route 9 and Three Brooks Road frontages and is developed with an existing 47,613 square foot (sf) retail center with access driveways along both frontages. The proposal is for a self-storage facility including a two-story 17,600 square foot (sf) self-storage building with 450 sf office and a one-story 5,000 sf self-storage building to be located on the 2.47-acre Lot 37. The remaining 3.63-acre Lot 38 will require improvements to its existing Three Brooks Road driveway and east parking area due to encroachment on Lot 37. The proposed self-storage facility on Lot 37 will have no internal connection with Lot 38 but will have its own driveway along Three Brooks Road. Access to Lot 38 will remain along both Route 9 and along Three Brooks Road.

A traffic review letter dated January 20, 2020 was issued for the proposed self-storage facility and corresponding site improvements. A Technical Review Committee (TRC) meeting



was held on March 11, 2020 at which traffic and other review comments were discussed. Plans were revised to address traffic comments and other board professionals' comments and resubmitted. A second traffic review letter was issued on May 27, 2020. The Applicant has since revised the plans and provided additional information to address comments found in the review letters.

Based on review of the revised plans the following comments remain to be addressed:

Access:

Access to the proposed self-storage facility will be a full movement driveway permitting left and right-turn ingress and egress along Three Brooks Road. To allow for the new driveway, the existing Three Brooks Road driveway for the retail center on Lot 38 will be relocated approximately 10 feet (ft) to the west.

- 1. The existing Route 9 driveway for the retail center on Lot 38 is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). No improvements are proposed for the Route 9 driveway, the size & use of the existing retail center will not change, and access along Three Brooks Road will remain, therefore access application to the NJDOT will not be necessary.***
- 2. A sight distance line to the east of the driveway shall be 335 ft to match the sight distance line to the west for left turns exiting from the driveway.***

Circulation:

The proposed driveway for Lot 37 provides access to onsite circulation aisles that connect the driveway with on-site parking and the storage facility. The onsite circulation aisle loops around the self-storage building and is a minimum of 25 ft wide for two-way travel. The circulation aisle is shown to have gates across the circulation aisle at the northwest and northeast corners of the building for security. The parking area is outside of, or to the north of, the gated area.

- 1. The Applicant shall provide testimony regarding gate operation. When will the gates open and how circulation will function when the gates are closed. Emergency vehicles shall have 24/7 access through the gate.***
- 2. Turning analysis was provided for 45 ft non-articulating fire truck through the site. The engineer shall confirm that a trash truck and typical size delivery truck that will use the self-storage facility can also circulate the site.***

Parking & Loading:

The site plan includes 17 parking spaces for the self-storage facility on Lot 37, two (2) of which are handicap (HC) parking spaces. There is no designated loading area, although storage units are accessed from the circulation aisle. Reconfiguration of parking for Lot 38 is required to eliminate parking spaces that cross the lot line. A total of 15 existing parking spaces will be relocated.



- 1. Parking calculations on the Cover Sheet indicate that 17 parking spaces are required for the proposed 22,600 sf self-storage and 450 sf office on Lot 37. A total 17 spaces are provided to meet the parking requirement.**
- 2. Two (2) handicap parking spaces including a van accessible space are provided for the self-storage facility which satisfy the Americans with Disabilities Act (ADA) requirements.**
- 3. There are no designated loading spaces for the proposed self-storage. Relief is required from a designated loading area. Self-storage facilities typically function with temporary loading accomplished from the circulation aisle near respective storage units. Testimony will be required to support relief.**

Traffic Report:

A brief traffic report was prepared to analyze traffic to be generated by the self-storage facility and its impact on the proposed driveway intersection. It is noted that self-storage facilities are typically very low generators of site trips, which for this facility results in a total of 10 trips during each of the AM and PM peak hours.

***All comments were addressed.***

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

Sincerely,  
Shropshire Associates LLC

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

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

# TOWNSHIP OF FREEHOLD



**MAYOR**  
Barbara J. McMorrow  
**TOWNSHIP COMMITTEE**  
Lester A. Preston, Jr., Deputy Mayor  
Anthony J. Ammiano  
Thomas L. Cook  
David M. Salkin

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*"Preserving and Enhancing the Quality of Life"*

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**TO:** The Freehold Township Planning & Zoning Board

**FROM:** Margaret B. Jahn, Health Officer

**DATE:** January 16, 2020

**SUBJECT:** Carl's Self-Storage  
3475 Route 9  
Block 80, Lots: 37 & 38  
Site Plan #452-1-19 & Variance #027-19

RECEIVED  
JAN 16 2020

FREEHOLD TOWNSHIP  
PLANNING BOARD

A&M Plaza  
N/N Three Brooks Road  
Block 80, Lot:38  
Site Plan #452-2-19

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

**P-8**

# TOWNSHIP OF FREEHOLD



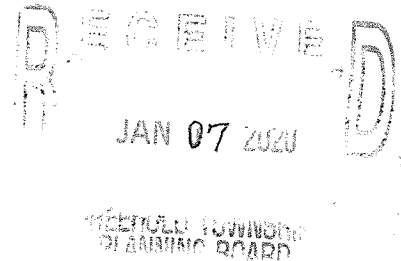
MAYOR  
Lester A. Preston, Jr.

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

*"Preserving and Enhancing the Quality of Life"*

January 7, 2020

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



RE: Minor Site Plan and Variance  
SP#452-1-19 and VAR#027-19 and SP#452-2-19  
A&M Plaza – Carl's Self-Storage  
Block 80, Lot 38 – 3475 Route 9

Dear Mrs. Butch

The fire board met and have denied the plans submitted for the following reasons:

- 1 – Knox box is needed.
- 2- Would like 2 hydrants added to the property (1 by entrance to property and 1 by retention pond)
- 3 – Is the building sprinklered ? If not we would like it to be sprinklered.
- 4 – Would like a standpipe added by center entrance to main hallway.

Sincerely,

  
Shaun M. Reilly  
Fire Official / Chief of the Board

**P-9**



# Township of Freehold

## ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board

FROM: Tom Moskal, Environmental Commission

DATE: 02/14/2020

Project Name – Preliminary and Final Major Site Plan (SP# 452-1-9) Carl's Self Storage Block 80 Lots 37 & 38 – 3475 Route 9

Variance Application – Carl's Self Storage (VAR# 027-19) Block 80 Lots 37 & 38 – 3475 Route 9

Minor Site Plan (SP# 452-2-19) A&M Plaza Block 80, Lot 38 – N/N Three Brooks Road

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

Upon review the Commission has the following concerns;

1. We would like confirmation that the applicant plans to keep existing growth in the buffer areas.
2. Additional landscaping is suggested throughout the site, especially along the Three Brooks roadway.
3. The Commission is concerned the proposed stormwater basin will be constructed immediately adjacent to the southern property line. We are also concerned there is insufficient clearance to plant a landscaping buffer that is not located on the berm of the retention area.
4. We are concerned about the lack of the required parking spaces.
5. We are concerned the proposed tree removal (254 trees to be removed) is not sufficiently balanced with the 35 proposed replacement trees.
6. We are also concerned with the height and general appearance of the larger garage building, including the lighting fixtures which do not appear to comply with the township ordinance. The proposed garage building will be approximately 10 to 12 feet taller than any building within 2,000 feet of the property. (Google Earth Ground Level View.)

Tom Moskal  
Chairman

**P-10**

**TOWNSHIP OF  
FREEHOLD**



MAYOR  
Lester A. Preston Jr.

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

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"Preserving and Enhancing the Quality of Life"

MEMORANDUM

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

FROM: Michael D. Imbriaco, Township Tax Assessor

DATE: January 16, 2020

RE: Preliminary and Final Major Site Plan (SP #452-1-19)  
Carl's Self Storage  
Block 80 Lots 37 & 38-3475 Route 9

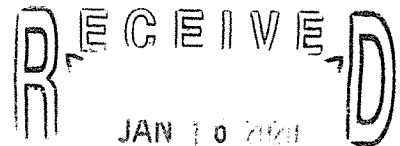
Variance Application-Carl's Self Storage (VAR #027-19)  
Block 80 Lot 37 & 38-3475 Route 9

Minor Site Plan (SP #452-2-19)  
A&M Plaza  
Block 80 Lot 38-N/N Three Brooks Road

I am in receipt of the plans that were submitted, dated 6/12/2019, prepared by Geller Sive & Company. While the variance has no bearing on the Tax Assessor's office, Block 80 Lot 37 requires an updated address. I recommend changing the current address of 3475 Route 9 Rear to 1 Three Brooks Rd.

Sincerely,

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



FREEHOLD TOWNSHIP  
OF ANIMIC BOARD

**P-11**