

EXHIBIT LIST

**Variance # 015-21
COMACHO, Leonel
Block 28, Lot 8.25 – 7 Opatut Way**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 2021 Variance Application Form
- A-2 Zoning Schedule
- A-3 Consent of Owner / Inspect
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Completeness Review, prepared by Todd Brown, Township Planner, dated 5/12/2021
- A-7 Proposed Plan - Part of Survey with Notes of Impervious Coverage
- A-8 Survey of Property, prepared by William P. Schemel, P.L.S., dated 8/4/2006
- A-9 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 6/9/2021
- P-2 Memorandum from Todd Brown, Township Planner, dated 6/28/2021



TOWNSHIP OF FREEHOLD

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

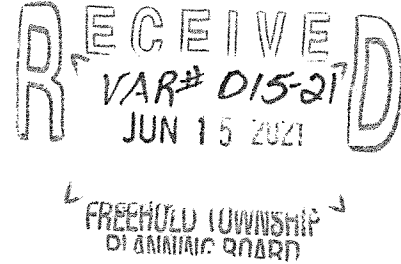
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 9, 2021

RE: Camacho, Leonel
Block 28, Lot 8.25 - 7 Opatut Way
Variance Application #015-21



This review refers to the following:

- "Homeowner Mark-Up" of Survey of Property, Lot 8.25, Block 28, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated January 18, 2005, last revised November 8, 2006, by William P. Schemel, P.L.S.
- Zoning Schedule, Leonel Camacho, 7 Opatut Way, Freehold, NJ 07728, Block 28, Lot 8.25.

Executive Summary

The applicant is seeking approval to install a 625 square feet (sf) two (2) car detached garage at the end of their existing driveway within the rear yard of the subject property. The garage will have the same roof, siding and garage doors as the current home. The subject lot is located in the LTW-40 zone. Variance relief is requested for maximum allowable garage size and capacity. This office defers to the Township Planner related to all requested and required variances for the subject application.

The following comments are provided:

1. Subject to Board approval and prior to obtaining a construction permit for the proposed garage, the applicant shall be required to submit a grading plan for review and approval by this office.

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

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: June 28, 2021

RE: Leonel Camacho
7 Opatut Way
Block 28, Lot 8.25 – Lake Topanemus Watershed District (LTW / R-25 cluster)
Variance Application #015-21

RECEIVED
VAR# 015-21
JUN 28 2021

FREEHOLD TOWNSHIP
OF ANIMIC ROAD

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

- 2021 Variance Application, prepared by Leonel Camacho (Applicant), dated 4/1/2021
- Survey of Property, for Leonel C. Camacho and Selma F. Camacho, prepared by William P. Schemel, PLS, dated 1/05/2005.
- Proposed Plan illustrating the location of the proposed detached garage, based on the Survey of Property, for Leonel C. Camacho and Selma F. Camacho, prepared by William P. Schemel, PLS, dated 1/05/2005.

Project Description

The applicant is seeking bulk "c" variance approval in order to construct a new detached two-car garage on the subject property. Variance relief is required to permit the proposed 2-car detached garage when the existing single-family home contains an attached garage.

The subject property measures 37,432 square feet (0.859 acres) and is presently developed with a two-story single-family residence with an attached three-car side-loaded garage, and 96 square foot shed. The subject property is located on Opatut Way, which sits west of the Dutch Lane Road and Kozloski Road intersection, and 1/3 mile east from State Highway 79. Surrounding land uses consist of single-family residences within the Lake Topanemus Watershed District (LTW) and R-40 zones. The subject property was developed through the Freehold Pointe major subdivision (SD# 840-02), a 69 single-family home subdivision. The subdivision was approved under LTW/ R-25 bulk requirements.



To: Planning Board
Re: Camacho, Leonel
Block 28, Lot 8.25
Variance Application # 015-21

June 28, 2021

The Applicant is proposing to construct a 25 foot by 25 foot detached 16 foot tall 2-car garage to be located at the end of the existing driveway. The detached garage is to sit 30 feet from the northerly side yard property line and 52 feet from the easterly rear property line, of which 5 foot setbacks are required by each. The same detached garage is to sit behind the rear plane of the existing single-family home at approximately 100 feet from the front property line. The Applicant has noted the proposed detached garage is to have the same roof, siding and garage doors as the current single-family home.

Zoning Compliance & Planning Comments

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

1. The subject property is located within the Lake Topanemus Watershed District (LTW), which was established to "maintain low density residential development and environmental controls within the watershed area in order to prevent pollution of surface drainage and subsurface water resources." The bulk and accessory requirements of this section are the same as the R-25 and R-R zones.
2. Per § 190-25 (B), a private garage with a maximum capacity for garaging no more than three automotive vehicles, whether attached and/or detached within a freestanding accessory building, which garaging area shall not exceed 24 feet by 36 feet and 864 square feet. The Applicant is proposing a 2-car detached garage measuring 25 feet x 25 feet (625 square feet), when a 3-car attached garage exists. As such, "c" variance relief is required. The applicant should discuss the intended use and the need of the additional size and garage structure. Testimony should also be provided as to any impacts that may be associated with the additional detached garage.
3. As per Section 190-110 (B), in all residential zones, any accessory structures exceeding 192 square feet shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. The applicant should provide testimony confirming compliance with the above standard.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Camacho, Leonel
Block 28, Lot 8.25
Variance Application # 015-21

June 28, 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

EXHIBIT LIST

Soil Removal # 01-21

**Wasatch Storage Partners, LLC - Site Plan #907-1-20
Block 69, Lots 36.04, 36.05, 36.06 & 36.07**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 2021 - Soil Removal / Fill Application Form
- A-2 Consent of Owner / Consent to Inspect
- A-3 Escrow Maintenance Form/ W-9 / Tax Statement
- A-4 Preliminary & Final Site Plan (5 sheets), prepared by David H. Boesch, LLA, Nelson Engineering Associates, Inc., dated 5/20/2021
- A-5 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 6/17/2021



TOWNSHIP OF FREEHOLD

TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
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Timothy White, PE, PLS, CME
Township Engineer

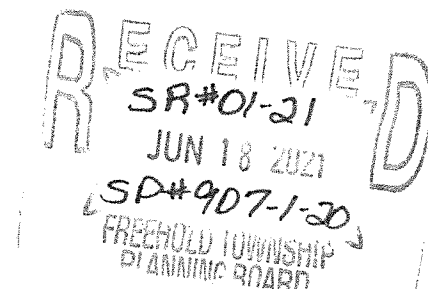
MEMORANDUM

TO: Donna Butch, Planning Board Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: June 17, 2021

RE: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06, 36.07
80/85/100/105 Gibson Place
Soil Removal Application #SR-01-21 (SP #907-1-20)



This review refers to the following:

- 2021 Application for the Licensing for Soil Removal/Fill, dated May 24, 2021, prepared by Nelson Engineering Associates, signed by Scott Wyckoff, WSP Freehold LLC.
- Preliminary and Final Site Plans, Wasatch Storage Partners, Gibson Place, Tax Block 69, Tax Lots 36.04, 36.05, 36.06, & 36.07, Township of Freehold, Monmouth County, New Jersey, five (5) sheets (1 of 19 thru 5 of 19), dated January 9, 2020, last revised May 20, 2021, prepared by Nelson Engineering Associates, Inc., signed and sealed by David H. Boesch, L.L.A. and Matthew R. Dubois, P.E.

In conjunction with Major Site Plan application No. 907-1-20, the applicant is proposing to export approximately 3,600 cubic yards of fill from the site where the applicant has received approvals for the proposed self storage facility. It should be noted that the fill will be removed from the site along approximately 1/3 mile of Gibson Place and Castronova Way which are Township owned roadways. As such the following fees and performance bonds are required.

- Application Fee: Per application item #19, application fees for more than 1,000 cubic yards is \$925 plus \$1,750 per mile of the haul route, which is along Township Roads. The application fee is as follows:
 - \$ 925 (paid) + \$ 1750 (1/3 mile) = \$1,508.00 (applicant owes \$583.00 balance)
- Performance Bond: Per Part I on page 5 of application the performance guarantee for more than 1,000 cubic yards is \$175,000 per mile of haul route which is along Township roads. The performance guarantee amount is as follows:
 - \$175,000 (1/3 mile) = \$58,330.00 (at least 10% or \$5,833.00 must be posted in cash)



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06, 36.07
Soil Removal Application #SR-01-21 (SP #907-1-20)

June 17, 2021

This office has no objection to issuing this permit subject to the payment of the required fees and posting of the performance bond.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

EXHIBIT LIST

**Amended Preliminary & Final Major Subdivision - SD#759-1-20
Generation Pines, LLC.
Block 32.06, Lots 7 – 383 East Freehold Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Preliminary Major Subdivision Application
- A-2 Final Major Subdivision Application
- A-3 Application for Variance
- A-4
 - a. Preliminary Major Subdivision – Part A
 - b. Final Major Subdivision – Part A
 - c. Preliminary Major Subdivision – Part B
 - d. Final Major Subdivision – Part B
- A-5 Waiver Requests Letter from Paul Butkoff, Generation Pines, LLC., received 3/5/2021
- A-6 Affidavit of Completeness
- A-7 Consent of Owner/Consent to Inspect
- A-8 Disclosure Statement
- A-9 Escrow Maintenance Form/W-9/Tax Statement
- A-10 Waiver of Statutory Time Limitations
- A-11 Declaration of Completeness from Todd Brown, Township Planner, dated 3/6/2021
- A-12 Tax Assessor's Property Record Cards (3 pages)
- A-13 Monmouth County Planning Board, Final Approval, received 12/21/2020
- A-14 Freehold Soil Conservation District, Project Exemption, received 11/9/2020
- A-15 Amended Preliminary & Final Major Subdivision Map, prepared by Paul K. Lynch, PLS, revised 6/23/2021
- A-16 Driveway/Utility Modification Plan, prepared by Paul K. Lynch, PLS, revised 7/7/2021
- A-17 Final Plat – Major Subdivision, prepared by Landtech Engineering & Surveying, Inc., revised 3/14/1994
- A-18 Previous Resolutions: Minor Subdivision Approval SD#605-84 w/ Deeds
Use and Bulk Variance Application VAR#13/93
Preliminary & Final Approval for Major Subdivision SD#759/93
Variance Application VAR#17-06
- A-19 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 7/7/2021
- P-2 Memorandum from Kate Keller, PP, Phillips, Preiss, Grygiel, LLC dated, 4/19/2021
- P-3 Memorandum from Margaret B. Jahn, Township Health Officer, dated 4/19/2021
- P-4 Memorandum from Michael D. Imbriaco, Township Tax Assessor, dated 4/13/2021

TOWNSHIP OF FREEHOLD



MAYOR
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TOWNSHIP COMMITTEE
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Maureen Fasano
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Alan C. Walker

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Timothy P. White, PE, PLS, CME
Township Engineer

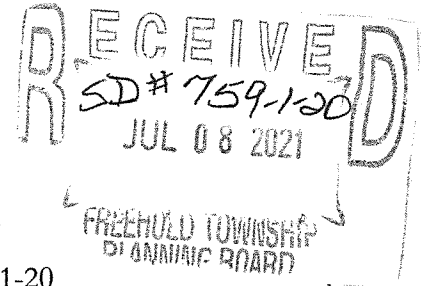
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: July 7, 2021

RE: Generation Pines
Block 32.06, Lot 7
383 East Freehold Road & Kozloski Road
Amended Preliminary & Final Major Subdivision #759-1-20
Review #2



This review refers to the following:

- Amended Preliminary & Final Major Subdivision for Generation Pines, LLC, Lot 7, Block 32.06, one (1) sheet, dated August 5, 2020, revised June 23, 2021, prepared by Paul K. Smith, Land Surveyor-Boundary Consultant, signed and sealed by Paul K. Smith, P.L.S.
- Driveway/Utility Modification Plan for Generation Pines, LLC, Lot 7, Block 32.06, one (1) sheet, dated March 2, 2021, revised July 7, 2021, prepared by Paul K. Smith, Land Surveyor-Boundary Consultant, signed and sealed by Paul K. Smith, P.L.S.
- Final Plat – Major Subdivision, Block 32, Lots 6 & 7, one (1) sheet, prepared by Landtech Engineering and Surveying, Inc., revised March 14, 1994, Case #251-9, signed by M. Eugene McDonald, L.S., P.P.
- Major Checklist Waiver Request letter, prepared by Paul T. Butkoff, Generation Pines, LLC to Donna Butch, Administrative Officer, received by the Planning Board March 8, 2021
- Three (3) Property Cards for three separate single family residential dwellings, 383 East Freehold Road, Block 32.06, Lot 7
- Miscellaneous Resolutions of Approval from the Freehold Township Zoning Board of Adjustment and Planning Board relative for subdivision approval and variance approvals.

Executive Summary

The applicant is requesting approval to subdivide Lot 7 in Block 32.06, which is located between East Freehold Road and Kozloski Road (CR 55), into three (3) separate lots. The existing lot is 143,636 s.f. (square feet) and is in the R-60 zone. The proposed lots will be 93,495 s.f., 28,391 s.f. and 21,750 s.f. (60,000 s.f. minimum). Currently, there are three (3) residential dwellings that have

P-1

To: Planning Board
Re: Generation Pines
383 East Freehold Road & Kozloski Road
Amended Preliminary & Final Major Subdivision #759-1-20
Review #2

Date: July 7, 2021

existed on the property for several decades. The purpose of the subdivision is subdivide the lot to ultimately have each home exist on a separate lot.


Variance approval is being sought for the proposed lots that are less than the minimum lot size as well as other setback variances related to the dimensions of the lots and setbacks of the existing homes due to their position on the proposed lots. Finally, a variance is also required for impervious coverage on proposed Lot 7.01 where a maximum of 18% is required and 20.19% is proposed.

The property has been subdivided several times since the 1980's. Most recently, as a result of the Kozloski Road extension, the remainder lot was split into two (2) larger lots. Based on the number of lots proposed, the subdivision could be classified as a minor subdivision, although, since the original tract of land was previously subdivided as a minor subdivision, per Township ordinance, it must be classified as a major subdivision.

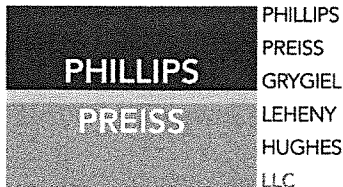
The following comments are provided:

1. Update signature lines on the plat to be in accordance with the Title Recordation Act.
2. The applicant must obtain approval from the Freehold Township Utility department prior to connecting to the sewer and water mains on East Freehold Road. In addition, a street opening permit must also first be obtained prior to working in the right-of-way.
3. As it relates to the request for a variance to exceed the maximum impervious coverage for the proposed lot 7.01, this office has no objection as the overall impervious coverage of the entire tract is less than the maximum allowed. It should be noted that any future improvements on this lot that result in an increase in this coverage will require variance relief from the Board.
4. It should be noted that the applicant has received Monmouth County Planning Board approval that included waiver from widening Kozloski Road and eliminating the driveway to Kozloski Road as it was constructed by the County when the road was constructed to enable access to the property on the opposite side of the roadway.

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



TIMOTHY P. WHITE
Township Engineer
TPWtw

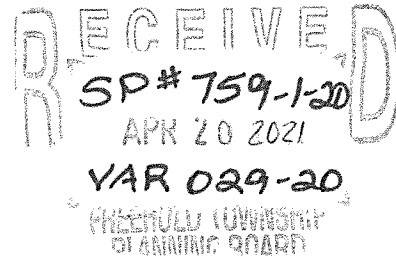


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Planning & Real Estate Consultants

April 19, 2021

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



RE: **Subdivision #759-1-20**
Variance #029-20
Generation Pines, LLC
383 East Freehold Road
Block 32.06, Lot 7
R-60 Residential Zone

Dear Chairman and Members of the Board:

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

- Driveway/Utility Modification Plan for Generation Pines, LLC, prepared by Paul K. Lynch, PLS, dated 3/2/2021
- Amended Preliminary and Final Major Subdivision Map for Generation Pines, LLC, prepared by Paul K. Lynch, PLS, dated 8/5/2020

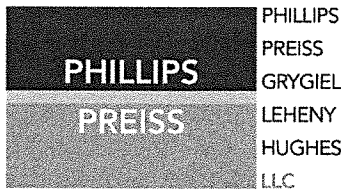
Project Description

The applicant is seeking preliminary and final major subdivision approval with bulk “c” variance relief to permit the subdivision of the ±3.3-acre subject property into three new lots. Existing structures, which consist of three dwellings and accessory garages, would remain on the site.

The subject property has frontage on both East Freehold Road and Kozloski Road and is located approximately halfway between Dutch Point Road and CR-537. Surrounding uses include single-family development in the R-40 and R-60 Residential Zones and tracts of open space owned by Monmouth County and the Township of Freehold.

The subject property was originally part of a larger farmland tract that was split as a result of the County’s extension of Kozloski Road in the early 2000s. Prior to the roadway construction, the property had received subdivision approval with “d(1)” and bulk “c” variance relief in 1993 and 1994 related to the creation of a new 2.38-acre lot, which is now known as Block 32.06, Lot 6. Use “d(1)” variance approval was required to permit the continued use of three single-family dwellings and related accessory structures on the subject property, where only one single-family dwelling was permitted. The remainder of the original tract (now known as Block 32, Lot 7) is located on the east side of Kozloski Road and is not part of the current application.

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



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The three dwellings that were approved as part of the use variance application are still in existence on the property and are proposed to remain, with one dwelling located on each of the new lots. All existing principal and accessory structures are proposed to remain, except for portion of the driveway that currently provide internal access between the dwellings.

The three new lots are proposed to be irregular in shape to accommodate the existing structures and allow for the installation of individual driveways. The table below provides an overview of the proposed subdivision's compliance with the bulk requirements of the R-60 Residential Zone.

R-60 Residential Zone - Area, Yard & Building Requirements

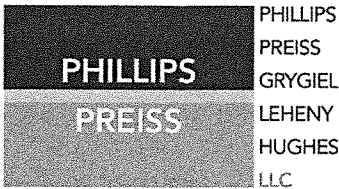
	Required	Proposed Lot 7.01	Proposed Lot 7.02	Proposed Lot 7.03
Lot Requirements				
Min. Lot Area (sq. ft.)	60,000	93,495	21,750 (v)	28,391 (v)
Min. Lot Width (ft.)	225	<225 (v)	145 (v)	<225 (v)
Min. Lot Frontage (ft.)	180	51.36 (v)	145 (v)	77.31 (v)
Min. Lot Depth (ft.)	250	424.07	150 (v)	244.31 (v)
Setbacks				
<i>Principal Structure</i>				
Min. Front Yard (ft.)	65	197.14	19.13 (e)	175.58
Min. Side Yard (ft.)	30	19.52 (e)	37.94	15 (v)
Min. Rear Yard (ft.)	50	193.8	90.41	55.75
<i>Accessory Structure</i>				
Min. Side Yard (ft.)	10	6.4 (e)	10	40.64
Min. Rear Yard (ft.)	10	39.4	65.92	10
Lot Coverage				
Max. Building	12%	2.62%	7.53%	3.1%
Max. Accessory Bldg.	5%	1.72%	2.66%	1.2%
Max. Impervious Surface	18%	14.67%	20.19% (v)	15.14%
Max. Bldg. Height (ft./stories)				
	35/2.5	<35/1	<35/1.5	<35/1

(v) bulk "c" variance required

(e) preexisting nonconforming condition

Proposed Lot 7.01 would measure 93,495 square feet (±2.146 acres) and encompass the entire Kozloski Road frontage of the property. Though an existing driveway from Kosloski Road is proposed to remain, primary access to the property would be via a "flagstaff" along the property's reverse frontage on East Freehold Road, to measure 51.36 feet in width. The lot is developed with a one-story dwelling, several metal sheds, a gazebo, fencing, and a small animal pen.

Proposed Lot 7.02 would measure 21,750 square feet (±0.5 acres), with 145 feet of frontage on East Freehold Road. A new 12-foot-wide driveway is proposed to provide direct access to the site from East Freehold Road and connect to the existing internal



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driveways leading to the garage. The property is currently developed with a 1.5-story dwelling measuring approximately 1,000 square feet in area and a detached garage. There is

Proposed Lot 7.03 would measure 28,391 square feet (± 0.652 acres) with ± 77 feet of frontage on East Freehold Road and would be accessed via an existing curb cut and asphalt driveway. The property is developed with a one-story frame dwelling and a detached garage, which are set back ± 175 feet from East Freehold Road.

New improvements are proposed to be limited to the driveways described above and individual water and sanitary sewer connections to each lot. A 10-foot sanitary sewer easement is proposed to accommodate the new connection on Lot 7.01.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. Per §190-130 and Schedule C of the Township Ordinance, the following bulk “c” variances are required to permit the proposed subdivision:

Proposed Lot 7.01:

- Minimum lot width at building line: 225 feet required, <225 feet proposed.
- Minimum lot frontage: 180 feet required, 51.36 feet proposed

Proposed Lot 7.02:

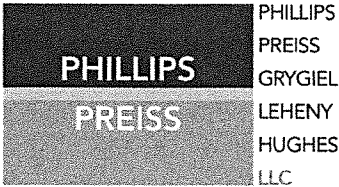
- Minimum lot area: 60,000 sq. ft. required, 21,750 sq. ft. proposed.
- Minimum lot width at building line: 225 feet required, 145 feet proposed.
- Minimum lot frontage: 180 feet required, 145 feet proposed
- Minimum lot depth: 250 feet required, 150 feet proposed
- Maximum impervious coverage: 18% permitted, 20.19% proposed

Proposed Lot 7.03:

- Minimum lot area: 60,000 sq. ft. required, 28,391 sq. ft. proposed.
- Minimum lot width at building line: 225 feet required, <225 feet proposed.
- Minimum lot frontage: 180 feet required, 77.31 feet proposed
- Minimum lot depth: 250 feet required, 244.31 feet proposed
- Minimum side yard setback: 30 feet required, 15 feet proposed.

Testimony should be provided in support for these variance requests in accordance with the requirements of N.J.S.A. 40:55D-70c(1) or (2) as set forth in Comment #6 below, and specifically address how the proposed reduced lot sizes and irregular shapes would conform with the requirements of the Township’s R-60 Residential Zone.

2. The applicant should confirm the minimum lot width calculations for each proposed lot. While it appears that variances will still be required for each new lot, the proposed lot widths may be in closer conformity to the ordinance



Planning & Real Estate Consultants

standards. Per §190-3, lot width shall be measured at the building line, or the “most projected exterior surface” of each existing building, rather than at the required setback.

3. Proposed Lot 7.01 would be a reverse-frontage flag lot with a new driveway to East Freehold Road. An existing driveway that provides access to Kozloski Road is also proposed to remain. Testimony should be provided describing how the existing and proposed driveways would serve Lot 7.01. Both driveways appear to provide access to adjacent Block 32.06, Lot 6, which is also owned by the applicant but is not a subject of this application.
4. There are a number of preexisting nonconforming conditions related to the proposed new lots as indicated in the chart above, including minimum side yard setback for proposed Lot 7.01 and minimum front yard setback for proposed Lot 7.02. The applicant should provide testimony indicating whether these existing conditions are anticipated to have any impacts on the continued use of the proposed lots following the subdivision.
5. We note that while a variance is required for proposed Lot 7.02's impervious coverage, no new improvements are proposed to be constructed. However, we note that any future increase of coverage on this lot would potentially require additional variance relief. We defer to the Township Engineer for further comments on this matter.
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,

Kate Keller, P.P., AICP

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

J20194

TOWNSHIP OF FREEHOLD



MAYOR
Thomas L. Cook
TOWNSHIP COMMITTEE
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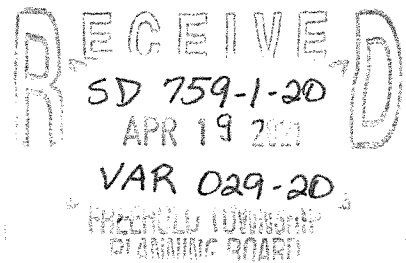
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: April 19, 2021

SUBJECT: Generation Pines, LLC
383 East Freehold Rd
Block 32.06 Lot: 7
Amended Pre & Final Subdivision
SD# 759-1-20 and VAR# 029-20



We have reviewed the information regarding the above referenced subdivision. We have no objections to the proposed application.

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TOWNSHIP OF
FREEHOLD



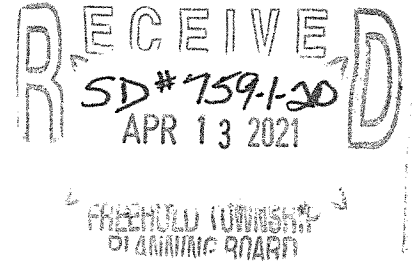
MAYOR
Lester A. Preston Jr.

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

"Preserving and Enhancing the Quality of Life"

MEMORANDUM

TO: Planning Board, c/o Donna Butch, Administrative Officer
FROM: Michael D. Imbriaco, Township Tax Assessor
DATE: April 13, 2021
RE: Generation Pines LLC
Amended Preliminary & Final Major Subdivision, SD #759-1-20
Variance Application VAR #029-20
Block 32.06 Lot 7, 383 East Freehold Rd



This review refers to the following:

- Generation Pines LLC, Amended Preliminary & Final Major Subdivision, dated August 5, 2020, prepared by Paul K. Lynch, PLS #35855

I am in receipt of the plans and recommend amending the proposed lot numbers as follows:

- Proposed Lot 7.01 to remain Lot 7
- Proposed Lot 7.02 to be Lot 7.01
- Proposed Lot 7.03 to be Lot 7.02

Thank you.

Sincerely,

MICHAEL D. IMBRIACO
Tax Assessor, Freehold Township

MI/mi

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