

EXHIBIT LIST

**Preliminary Major Site Plan Application # 910-21
PIRHL at Jackson Mills Road
Block 83, Lot 9 – 55 Jackson Mills Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Application for Preliminary Approval Major Site Plan
- A-2
 - a. Minor Site Plan Checklist – Part A Submission Documents
 - b. Minor Site Plan Checklist – Part B Plat / Map Requirements
 - c. Checklist Waiver Request Letter
 - d. Affidavit of Completeness
- A-3 Application Addendum
- A-4 Freehold Township Planning Board's Declaration of Completeness dated 6/23/2021
- A-5 Consent of Owner/Consent to Inspect/Disclosure Statements
- A-6 Escrow Maintenance Form/W-9/Tax Statement
- A-7 Waiver of Statutory Time Limitations
- A-8 Environmental Summary, prepared by Michael Kovas with EcolSciences, Inc., revised 6/17/2021
- A-9 Freshwater Wetlands Letter of Interpretation: Line Verification, dated 12/11/20
- A-10 Traffic Assessment Letter and Report, prepared by Jeffrey M. Fiore, PE, with Colliers Engineering & Design, dated 6/16/2021.
- A-11 Water System Engineer's Report, by Jay S. Kruse, PE, with ESE Consultants, Inc., dated 7/30/2021.
- A-12 Sanitary Sewer System Engineer's Report, by Jay S. Kruse, PE, with ESE Consultants, Inc., dated 7/30/2021.
- A-13 Soils and Foundation Investigation Report, by Mark R. Denno, PE, with Melick-Tully & Associates, dated 6/17/2021.
- A-14 Stormwater Management Report, by Jay S. Kruse, PE, with ESE Consultants, Inc., revised 6/21/2021.
- A-15 Boundary and Topographic Survey, prepared by Suzanne E. Warren, PLS, dated 6/3/2021.
- A-16 Preliminary Major Site Plan [19 sheets], by Jay S. Kruse, PE, with ESE Consultants, Inc., revised 8/2/2021.
- A-17 Architectural Floor Plans and Elevations [11 sheets], prepared by Joseph W. Healy, AIA, with Wallace Roberts & Todd, LLC, dated 6/8/2021.
- A-18 Response letter to Professional Reports, by Jay S. Kruse, PE, with ESE Consultants, Inc., dated 8/3/2021.
- A-19 Proof of Service pkg

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 8/11/2021
- P-2 Memorandum from Kyle Smith, Mott MacDonald, dated 8/10/2021
- P-3 Memorandum from Dennis Dayback, T & M Associates, dated 8/5/2021
- P-4 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 8/10/2021
- P-5 Memorandum from Margaret B. Jahn, Township Health Officer, dated 7/1/2021
- P-6 Memorandum from Shaun Reilly, Township Fire Official, dated 8/5/2021
- P-7 Memorandum from Tom Moskal, Township Environmental Commission, dated 7/29/2020

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: August 11, 2021

RE: PIRHL at Jackson Mills Road
Block 83, Lot 9 – 55 Jackson Mills Road
Preliminary Major Site Plan #910-21
REVIEW #2



- Preliminary Major Site Plan, PIRHL at Jackson Mills Road, Block 83, Lot 9 – Tax Map #38, Township of Freehold, Monmouth County, New Jersey, nineteen (19) sheets, dated June 7, 2021, last revised August 2, 2021, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Boundary and Topographical Survey, Block 83, Lot 9, 55 Jackson Mills Road, Tax Plate 38, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated June 3, 2021, prepared by MidAtlantic Engineering Partners, llc, signed and sealed by Suzanne E. Warren, P.L.S.
- Architectural Plans, PIRHL at Jackson Mills Road, Township of Freehold, Monmouth County, NJ, Preliminary Site Plan Application, eleven (11) sheets, dated June 8, 2021, prepared by Wallace, Roberts & Todd, LLC, signed and sealed by Joseph W. Healy, AIA.
- Application Addendum, PIRHL Developers, LLC, Block 83, Lot 9, undated, unsigned.
- Completeness Checklist Waiver Requests, PIRHL Developers, LLC, Block 83, Lot 9, undated, unsigned.
- Preliminary Subsurface Investigation, Proposed PIRHL at Jackson Mills Road, Township of Freehold, Monmouth County, New Jersey, revised June 17, 2021, prepared by Melick-Tully and Associates, P.C., signed by Kimberly A. Tully, P.E., Mark R. Denno, P.E., and Robert E. Schwankert, P.E.
- Traffic Assessment Letter, PIRHL at Jackson Mills Road, Block 83, Lot 9 – Jackson Mills Road (CR 23), Freehold Township, Monmouth County, New Jersey, dated June 16, 2021, prepared by Colliers Engineering & Design, signed and sealed by Jeffrey M. Fiore, P.E.
- Stormwater Management Report for PIRHL at Jackson Mills Road, Tax Map #38, Block 83, Lot 9, Freehold Township, Monmouth County, New Jersey, dated June 7, 2021, revised June 17, 2021, prepared by ESE Consultants, Inc., signed by Jay S. Kruse, P.E.
- Stormwater Recharge Control and Green Infrastructure Standards, undated.
- Sanitary Sewer System Engineer's Report for PIRHL at Jackson Mills Road, Block 83, Lot 9, Freehold Township, Monmouth County, New Jersey, dated July 30, 2021, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.



To: Planning Board
Re: PIRHL at Jackson Mills Road
Block 83, Lot 9
Preliminary Site Plan #910-21
REVIEW #2

August 11, 2021

- Water System Engineer's Report for PIRHL at Jackson Mills Road, Block 83, Lot 9, Freehold Township, Monmouth County, New Jersey, dated July 30, 2021, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Environmental Summary for PIRHL at Jackson Mills Road, 55 Jackson Mills Road, Block 83, Lot 9, Township of Freehold, Monmouth County, New Jersey, dated June 7, 2021, revised June 17, 2021, prepared by ElolSciences, Inc., signed by Michael Kovacs.
- Freshwater Wetlands Letter of Interpretation: Line Verification, File No. 1316-10-003.1, Activity Number: FWW200001, Block 83, Lot 9, Freehold Township, Monmouth County, dated December 11, 2020, signed by Ryan J. Anderson.

Executive Summary

The applicant is seeking preliminary major site plan approval for the construction of a multi-family residential development consisting of four (4) 3-story residential buildings containing a total of sixty (60) units, including a 50% set aside for affordable households. The project also includes a 2,210 square feet community building, community garden area, play area, and shared walking paths. Associated site improvements include four (4) separate parking areas with a total of 120 parking spaces, ten (10) banked parking spaces, stormwater infrastructure, sanitary sewer and water utilities, concrete sidewalks, walking path, two (2) refuse enclosures, a maintenance shed and two (2) signs. Access will be provided via two (2) full movement driveways including a driveway across from Polo Club Drive and a driveway to the north across from the southern entrance to the Freehold Township Water Treatment Plant at 68 Jackson Mills Road. The 17.44 acre property was recently rezoned from Residential Zone R-40 to the Moderate and Low Income Housing Zone (ML-9). The new ordinance was written to effectively postpone the requirement to submit all technical reports for preliminary approval until the applicant seeks final approval.

The following comments are provided:


1. As noted above, in accordance with recent zone change adopted by ordinance O-21-9, the applicant is deferring submission of various items from the site plan checklist until final approval. These items include but are not limited to the following:
 - a. Providing exterior sample boards for proposed buildings.
 - b. Application for sign permit.
 - c. Proof of application to Monmouth County Planning Board, Freehold Soil Conservation District, New Jersey Department of Environmental Protection, and Freehold Township Historic Preservation.
 - d. Tree Save and Tree Clearing Plan per Township Ordinance Section 336-10 and application to the Shade Tree Commission for a Tree Removal Permit.
2. Plan shall describe sidewalk extending from the internal sidewalk loop to the proposed Jackson Mills Road sidewalk near the northerly driveway with associated ADA accessible ramps, crosswalks and signage.



To: Planning Board
Re: PIRHL at Jackson Mills Road
Block 83, Lot 9
Preliminary Site Plan #910-21
REVIEW #2

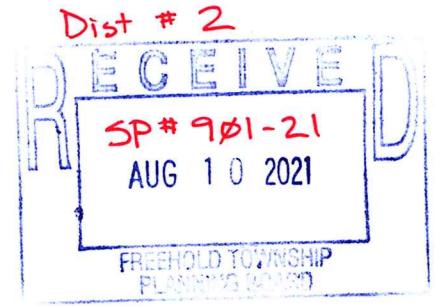
August 11, 2021

3. Applicant shall provide all required pedestrian access improvements (ADA ramps, crosswalks, and associated signage) at the intersection of Polo Club Drive and Jackson Mills Road.
4. It should be noted that, although the proposed number of parking spaces meets the requirements of the Residential Site Improvement Standards (RSIS), ten (10) additional “banked” parking spaces have been described on the plan that would be constructed in the event that additional parking is needed in the future.
5. Provide a note on the lighting plan stating all parking lot lights shall incorporate residential shields to prevent glare and spillage into neighboring residential properties, if deemed necessary by the Township Engineer’s office.
6. The following additional comments shall be addressed at the time of final site plan application:
 - a. A scenic corridor buffer easement shall be described on the plans to be dedicated to the Township of Freehold.
 - b. All environmentally sensitive areas and associated buffers should be described in a conservation easement to be dedicated to the Township of Freehold.
 - c. Metes and bounds descriptions shall be submitted for review and approval for all proposed easements to be dedicated to the Township.
 - d. Provide Operations & Maintenance (O&M) manuals for the proposed stormwater management facilities. Manual shall incorporate specific and detailed maintenance requirements for the proposed green infrastructure.
 - e. Should the construction of the project require the import or export of fill in excess of 100 CY, then a separate application for a soil removal/fill must be made and a permit must be obtained from the Planning Board.
 - f. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to Monmouth County Planning Board, New Jersey Department of Transportation, Freehold Soil Conservation District, etc.



TIMOTHY P. WHITE
Township Engineer

TPW/tpw



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

Our Reference
375713-027

Freehold Township
PIRHL at Jackson Mills Road
Block 83, Lot 9, 55 Jackson Mills Road
Site Plan No. 910-21
Sanitary Sewer and Water Main System Review No. 2

August 10, 2021

3 Paragon Way
Freehold NJ 07728

Dear Ms. Butch:

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

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans, entitled "Preliminary Major Site Plan, PIRHL at Jackson Mills Road, Block 83, Lot 9 – Tax Map #38 (Revise 9/7/16), Township of Freehold, Monmouth County, New Jersey", dated June 7, 2021, with a last revision date of August 2, 2021 as prepared ESE Consultants, Inc. for PIRHL Developers LLC (the Applicant).

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

- The nineteen (19) sheet set of plans listed above, prepared by ESE Consultants, Inc., dated June 7, 2021, with a last revision date of August 2, 2021;
- A copy of a response letter from the Applicant's Engineer dated August 3, 2021;
- A copy of a report entitled "Sanitary Sewer System Engineer's Report for PIRHL at Jackson Mills Road, Tax Map 38, Block 83, Lot 9, Freehold Township, Monmouth County, New Jersey", prepared by ESE Consultants, Inc., dated July 30, 2021;
- A copy of a report entitled "Water System Engineer's Report for PIRHL at Jackson Mills Road, Tax Map 38, Block 83, Lot 9, Freehold Township, Monmouth County, New Jersey", prepared by ESE Consultants, Inc., dated July 30, 2021; and
- A copy of Appendix F-1 NJDEP Criteria R1A, page 7, undated.

Executive Summary

The site is located on the east side of Jackson Mills Road between Elton Adelphia Road and Strickland Road. The Applicant is proposing to construct five (5) buildings on the lot. Four (4) of the buildings will be for multi-family housing and one building will be for a community building. The multi-family buildings will create 60 residential units. The site is currently vacant and partially wooded.

Access to the site will be from Jackson Mills Road. The Applicant is proposing to construct new stormwater management facilities, new curbs and sidewalks for the proposed development. The Applicant is also proposing to provide public sanitary sewer and water services to the site.



The Applicant is proposing to provide public sanitary sewer service to the site by connecting to the existing sanitary sewer in Jackson Mills Road which extends to the Polo Club development. The Applicant has now provided a sanitary sewer report for the project and has estimated the projected sanitary sewer flow for the project to be 14,396 gallons per day (GPD). This project will require a New Jersey Department of Environmental Protection (NJDEP) Treatment Works Approval (TWA) and will require approval from the Manasquan River Regional Sewerage Authority (MRRSA) and the Ocean County Utilities Authority (OCUA). Additionally, for the MRRSA approval the site will require a Federal EPA Waiver due to the wetlands on the property.

The applicant is proposing to provide public water service to the site via connections to the existing water main along Jackson Mills Road. The Applicant has now provided a projected water demand report for the site and has estimated the proposed water demand will be 9,741 GPD. The project will require a NJDEP Bureau of Water Systems Engineering (BWSE) approval. The Township should have sufficient water allocation to support this project.

Sanitary Sewer System Review:

The following item shall be addressed by the Applicant prior to receiving approval for the sanitary sewer system:

1. Based on the location of the existing water main and storm sewer proximate to the proposed sanitary sewer tie-in, a note shall be provided stating that test pits are required on the water main and storm sewer in Jackson Mills Road prior to construction of sanitary sewer.

Water System Review:

The following item shall be addressed by the Applicant prior to receiving approval for the water main system:

1. Valves should be shown on the fire lines to the buildings.

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

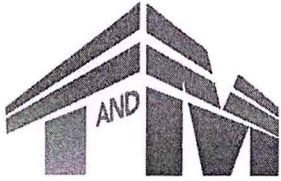
Very truly yours,

Mott MacDonald, Inc.

A handwritten signature in black ink that reads "Kyle A. Smith".

Kyle Smith, PE, CME
Vice President
T +1 (732) 780 6565
kyle.smith@mottmac.com

cc: Peter R. Valesi, Township Administrator
Timothy Keune, Supt. Water & Sewer Utility
Todd Brown, PP, AICP, Assistant Township Planner, Zoning Official
Matthew Bryant, PE, CME, CFM, Assistant Township Engineer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-028 (PIRHL at Jackson Mills Road, LLC)



YOUR GOALS. OUR MISSION.

FRTW-R4110

August 5, 2021

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

**Re: PIRHL at Jackson Mills Road
Block 83, Lot 9
SP# 910-21
Drainage and Landscape Review No. 2**



Dear Ms. Butch:

We have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by ESE Consultants, plans dated June 7, 2021, most recent revision August 2, 2021; Stormwater Management Report dated, June 7, 2021, most recent revision June 21, 2021.

The plans have been revised in response to our letter dated July 8, 2021

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

1. **Informational.**
2. The applicant shall complete the "NJPDES Tier A MS4 – Attachment D – Major Development Stormwater Summary" sheet and submit to the Township Engineer for their records. **Continuing Comment. The applicant states they will submit the required form as a condition of approval.**
3. **Addressed.**
4. **Addressed.**
5. **Addressed.**
6. The applicant shall submit to NJDEP Dam Safety for a jurisdictional determination. **Continuing Comment. The applicant states they will submit to NJDEP Dam Safety as a condition of approval.**
7. The Township ordinance requires all drainage pipe to be reinforced concrete. Although the plan indicates HDPE pipe outside of paved surfaces, a waiver will be required. **Continuing Comment. The applicant states they will request a design waiver from the board.**
8. **Addressed.**
9. **Addressed.**
10. **Addressed.**

P-3



Re: PIRHL at Jackson Mills Road
Block 83, Lot 9
SP# 910-21
Drainage and Landscape Review No. 2

11. Addressed.
12. The trash rack for the outlet control structure shall be revised to extend wingwall to wingwall.
13. Addressed.
14. Addressed.
15. The applicant shall obtain approval from Monmouth County for discharge into their system within Jackson Mills Road. **Continuing Comment. The applicant states they will obtain Monmouth County approval as a condition of approval.**
16. The applicant shall submit an Operation & Maintenance Manual that provides site specific maintenance for the wet pond, green infrastructure, rain gardens and all associated piping and structures. The O&M shall have details regarding the cleanout cycle of the wet pond. The applicant will be required to keep logs of all maintenance and repairs and make them available to the Township Engineer upon request. **Continuing Comment. The applicant states they will submit an O&M Manual as a condition of approval.**

LANDSCAPING

1. Addressed.
2. Addressed.
3. The plan denotes several Heritage Trees to be removed. As part of final site plan approval, the applicant shall provide a Tree Save/Tree Clear as well as a Heritage Tree Assessment report prepared by a Certified Tree Expert. **Continuing Comment. The applicant states they will submit the required report as a condition of approval.**
4. The plans shall be revised to identify any trees to be removed for the proposed pedestrian path. **Continuing Comment. The applicant states the path will be installed to avoid the removal of any mature trees.**
5. The site is surrounded by an existing tree line. After initial clearing, the applicant shall be required to supplement the existing plantings to the satisfaction of the Township Engineer and to provide sufficient buffering to the residential neighborhoods. **Continuing Comment. The applicant states they will satisfy this item as a condition of approval.**
6. Addressed.

The above comments are considered minor and can be addressed with the submission of final plans.



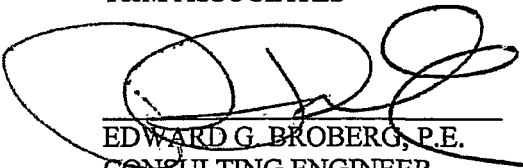
FRTW-R4110
August 5, 2021
Page 3

Re: PIRHL at Jackson Mills Road
Block 83, Lot 9
SP# 910-21
Drainage and Landscape Review No. 2

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

Very truly yours,

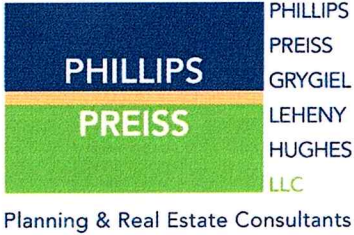
T&M ASSOCIATES



EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

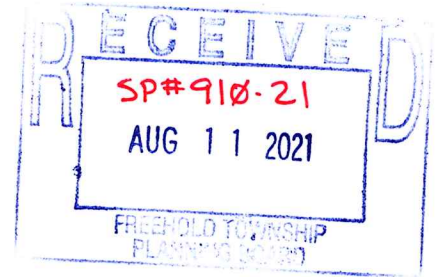
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August 10, 2021

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



RE: **Preliminary Site Plan SP #910-21
Planner's Review Letter #2
PIRHL Developers LLC
PIRHL at Jackson Mills Road
55 Jackson Mills Rd
Block 83, Lot 9
ML-9 Moderate- and Low-Income Housing Zone**

Dear Chairman and Members of the Board:

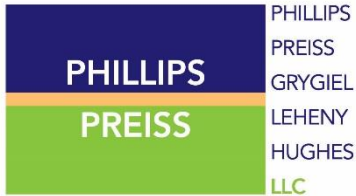
We are in receipt of new or revised material related to the above-referenced development application. At this time, we have reviewed the following document:

- Preliminary Major Site Plan, PIRHL at Jackson Mills Road, Block 83, Lot 9, Township of Freehold, Monmouth County, New Jersey, consisting of 15 sheets, prepared by Jay S. Kruse, P.E., of ESE Consultants, dated 6/7/2021 and revised through 8/2/2021
- Landscape Plan, PIRHL at Jackson Mills Road, Freehold Township, New Jersey, consisting of 4 sheets, prepared by Lynn A. Yahia, of Melillo Bauer Carman, dated 6/7/2021 and revised through 8/2/2021

Project Description

The applicant is seeking preliminary major site plan approval in order to construct a new multi-family residential development, consisting of a total of 60 units within 4 buildings, of which 50% would be set aside for very low, low, and moderate-income households. Additional proposed site improvements include a community building, common amenity space, surface parking, and stormwater management structures. The subject property measures 17.44 acres and has ±1,300 feet of frontage along the east side of Jackson Mills Road, beginning approximately 1,000 feet south of Elton-Adelphia Road (CR-524). Land use in the vicinity is comprised of the Silvermead manufactured home community to the east and south; commercial and multi-family uses to the north; and the Freehold Township Public Works yard and single-family homes to the west across Jackson Mills Road.

Per the Environmental Impact Assessment provided by the applicant, the subject property was previously used for agricultural purposes and contained a farmstead. The subject property is currently vacant and is characterized as woodland. Wetlands are present in the northerly half of the site, which are classified as intermediate



Planning & Real Estate Consultants

resource value with a required 50-foot transition area. The developable upland tract acreage is ±9.36 acres.

The proposed development would be located in the southerly portion of the subject property. Two access drives are proposed via Jackson Mills Road, with the northerly driveway measuring 24 feet in width and the southerly driveway measuring 30 feet in width. Four (4) proposed residential buildings and a community building would be centered around an interior courtyard, with a loop road encircling the buildings. Surface parking areas would be provided along the loop road. The proposed buildings would consist of residential units as follows:

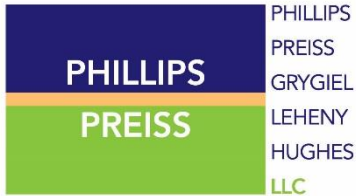
- Building 1: 16 units; 19,653 square feet gross floor area
- Building 2: 16 units; 19,653 square feet gross floor area
- Building 3: 12 units; 13,896 square feet gross floor area
- Building 4: 16 units; 19,669 square feet gross floor area

The community building would include 2,210 square feet of gross floor area. The interior courtyard would include a children’s play area, a community garden with storage shed, and open lawn and landscaped areas. A 4-foot sidewalk would traverse the courtyard and provide access to a 6-foot sidewalk along the loop road. Each residential building would be accessed via the external side facing the loop road.

A total of 120 parking spaces (2 per unit) are proposed on the site, with parking areas located adjacent to each of the four residential buildings. Ten (10) additional banked parking spaces are provided in the vicinity of proposed parking areas. Trash enclosures clad to match the buildings are proposed in the southeast, northeast, northwest portions of the development, to be accessed via the loop road. Stormwater management facilities are proposed to include a wet pond in the southwestern corner of the property and 4 rain gardens, which would be located along the loop road.

In total, the development would contain 13 one-bedroom units, 25 two-bedroom units, and 22 three-bedroom units. Thirty of the proposed 60 units would be set aside for affordable housing, to include 8 one-bedroom units, 12 two-bedroom units, and 10 three-bedroom units. Each of the four buildings would include a combination of each unit size and type. Each building would measure 3 stories and 29.75 feet in height.

The buildings would be clad with stone veneer and lap siding with asphalt shingle roof material. Each building would have multiple entrances, which would provide access to one or two units. Twenty-four (24) pole-mounted lighting fixtures (mounted at 15 feet in height) would be provided within the circulation and parking lot areas; poles would have a black or dark bronze finish and a decorative post top. One new entrance monument sign is proposed to the north of the southerly access driveway, to be set back 15 feet from the Jackson Mills Road property line.

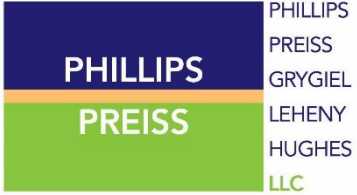


Planning & Real Estate Consultants

The applicant has submitted preliminary landscaping plans, which indicate that berms are proposed along Jackson Mills Road to provide a screen from the adjacent roadway. The berms would be planted with a combination of evergreen, shade and ornamental trees. Shade trees are also proposed along the loop road and within the interior courtyard's open space area. Foundation plantings including a mixture of grasses, evergreens, and perennials would be provided at the base of the residential buildings. In addition, all 3 trash enclosures would be screened by holly trees. Open space is proposed to comprise 56.4% of the overall site area.

Zoning Compliance & Planning Comments

1. The purpose of the ML-9 Zone is to provide a realistic opportunity for the construction of housing for persons and families of low and moderate incomes as part of a mixed-income inclusionary development. Multi-family housing developments consisting of a maximum of 60 units are permitted in this zone. The proposal also complies with all lot, yard, and area requirements set forth in the ML-9 Zone.
2. The applicant should provide testimony as to compliance with the low- and moderate-income housing requirements per §190-142.5D(2), including the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. and Section 42 of the Internal Revenue Code related to Federal Low-Income Housing Tax Credits.
3. The applicant should provide testimony as to proposed operations of the residential development, including trash pickup procedures, emergency access, and any other delivery or loading needs.
4. Testimony should be provided as to the proposed preliminary landscaping and screening plans. We note that while a 35-foot scenic corridor buffer has been provided in accordance with ordinance requirements, waiver relief may be required from §190-166H to permit two driveways within the buffer area.
5. The applicant has indicated that the following checklist items would be provided as part of final major site plan submission, per §190-142.5E:
 - Sign permit application. (The final major site plan submittal should also provide a sign detail, including area, height, materials, colors, etc.)
 - Proof of application to Monmouth County Planning Board
 - Proof of application to Freehold Soil Conservation District
 - Tree Removal Permit application
 - Tree Save and Tree Clearing Plan
 - Final landscaping and screening plan
 - Off-site drainage plan
 - Center line profiles of streets bordering the site, internal roadways, and major circulation aisles, if required by the Township Engineer



Planning & Real Estate Consultants

- Full soil boring logs

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

J21207

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: July 1, 2021

SUBJECT: PIRHL at Jackson Mills Rd
55 Jackson Mills Rd
Block: 83 Lot: 9
Preliminary Major Site Plan
SP# 910-21



We have reviewed the information regarding the above referenced site plan. Since the site plan is preliminary, we have no objections to the proposed project at this time. However, the environmental investigation, performed by EcolSciences, Inc., identified two of areas of concern that need to be further investigated. If the project moves forward, the applicant will need to provide a preliminary assessment and site investigation report that specifically addresses the areas of concern, as per the *Technical Requirements for Site Remediation* (N.J.A.C. 7:26E).

P-5

MAYOR
Thomas L. Cook

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



TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

August 5, 2021

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

RE: PIRHL at Jackson Mills Road
Preliminary Major Site Plan Application
Block 83, Lot 9– 55 Jackson Mills Road
Distribution #2



SP# 910-21

Dear Mrs. Butch

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

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board



Township of Freehold

ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 07/29/2021



Project Name:

Preliminary Major Site Plan

SP #910-21

PIRHL at Jackson Mills Road PHIRL Developers,
LLC Block 83 Lot 9 – 55 Jackson Mills Rd

The July 26, 2021 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:05 pm. Board members present: Anthony Ammiano, Brian Dougherty, Dave Puchalski, Robert Kash, Steve Leone, William Lombardi, and Tom Moskal.

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

The Commission has several questions/concerns;

1. Please relocate trees that are to be planted on the berm of the retention pond.
2. Light spillage exceeds 0.1.
3. The spillway empties onto Jackson Mills Road. Can you provide an explanation for the spillway relief and how it might affect Jackson Mills Road.
4. Is there a maintenance plan for the rain gardens?
5. There is mention in the phase one environmental study of possible underground tanks. Have they been investigated and remediated?
6. Confirm that the wetlands buffer exchange has been accepted by the DEP.

The meeting was adjourned at 7:50 pm.

Tom Moskal
Chairman

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