

EXHIBIT LIST

**Monmouth County – SCAT Building Addition - SP# 807-3-21
Capital Review Application
Block 43, Lot 16 – 250 Center Street**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 Application for Capital Project Review
- A-2 Site Plans [7 sheets], prepared by Jaclyn Flor, PP, PME, CME, Settembrino Architects, revised 3/8/2021

REPORTS/CORRESPONDENCE

- P-1 Timothy P. White, Township Engineer Memorandum, dated 10/29/2021

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 29, 2021

RE: County of Monmouth - Capital Project Review #807-3-21
Block 43, Lot 16.01 - 250 Center Street/Kozloski Road (CR 55)/Route 33B
Addition to Monmouth County SCAT Building



This review refers to the following:

- Plan set entitled: Addition and Alterations to SCAT Building at Monmouth County Public Works, 250 Center Street, seven (7) sheets, prepared by Settembrino Architects, dated August 18, 2020, revised through March 8, 2021, signed and sealed by Kevin M. Settembrino, AIA LEED AP and Jaclyn J. Flor, PE, PP, CME

Executive Summary

The County of Monmouth has submitted the above referenced applications and plan for Capital Project Review. The proposed improvements involve a second floor addition with new stairway and elevator to the existing S.C.A.T. building at the referenced location. In 2009 the County obtained Capital Project Review Phase I approval from the Board for several buildings including the existing one-story SCAT building. This site is also occupied by several buildings which support the Monmouth County Public Works and Highway Department bounded by Center Street, Kozloski Road and Route 33B. Proposed site improvements include an extension of the existing on-site water main and modification and upgrading of two ADA parking spaces and sidewalk access into the new entrance of the building.

The following comments are provided:

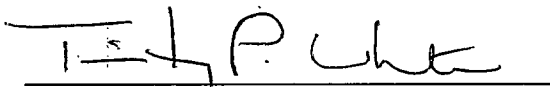
1. The plan is not clear as it relates to the origin of the existing 8" water main that currently services the SCAT building. It should be noted that during the Phase I review, the Township recommended that the County loop the on-site water main with the 16" main on Route 33B for increased pressures and fire protection. If this work was completed, as-builts drawing should be provided.

To: Planning Board
Re: County of Monmouth - Capital Project Review #807-3-21
Block 43, Lot 16 - 250 Center Street/Kozloski Road (CR 55)/Route 33B

October 29, 2021

2. Prior to the issuance of a certificate of occupancy for the proposed addition, the County is responsible to pay water and sewer connection fees for the anticipated increase in water consumption and sanitary sewer flows resulting from the additional space and occupancy. These fees will be determined based on the NJDEP criteria noted in NJAC shall provide the square footage of the existing and proposed addition. The County is also responsible for approvals from MRRSA as it relates to increased sewer flows.
3. No additional impervious surface is proposed. As such, this office has no objections to the project as it relates to stormwater mitigation.
4. Title blocks on construction plan sheets should include the appropriate Block and Lot numbers (Block 43, Lot 16.01).
5. Plan should include Freehold Township construction details for all site work including pavement, concrete curb, water main construction details, etc. This office can provide all details as necessary.

Other than the above, this office has no other engineering related comments.



TIMOTHY P. WHITE
Township Engineer

TPW/tw

EXHIBIT LIST

**JBs Diner (John Bochis)
Preliminary and Final Major Site Plan Application - SP#889-2-19
Variance Application - VAR#012-19
Block 90.01 Lot 1 & 2 – 205 Monmouth Road**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 a. Application for Preliminary Approval - Major Site Plan
b. Application for Final Approval - Major Site Plan
c. Application for Variance
d. Supplemental Application Rider
e. Variance Request for Bulk Variance Explanation
- A-2 a. Completeness Checklist Affidavit – Major Site Plan
b. Submission Waivers
c. Major Site Plan Checklist – Part A – Submission Documents
d. Major Site Plan Checklist – Part B – Plan/Map Requirements
- A-3 Proposed Operations
- A-4 Consent of Owner/Consent to Inspect
- A-5 Escrow Maintenance Form/W-9/Tax Statement
- A-6 Waiver of Statutory Time Limitations
- A-7 Declaration of Completeness from Todd Brown, Asst. Township Planner, dated 12/22/2020
- A-8 Monmouth County Planning Board, Conditional Approval, received 12/14/2020
- A-9 Traffic Report, prepared by McDonough & Rea Associates, Inc., dated 11/10/2020
- A-10 Drainage Statement, prepared by Rakesh R. Darji, PE, PP, CME, CFM, VP, Environmental Resolutions, Inc., dated 11/25/2020
- A-11 Engineer’s Report for Sanitary Sewer & Water Demand, prepared by Rakesh R. Darji, PE, PP, CME, CFM, VP, Environmental Resolutions, Inc., dated 10/4/2021
- A-12 Architectural Plans (6 sheets), prepared by DLW Architects, dated 6/3/2021
- A-13 Preliminary & Final Site Plan (13 sheets), prepared by Rakesh R. Darji, PE, PP, CME, CFM, VP, Environmental Resolutions, Inc., revised 9/27/2020
- A-14 Previous Resolutions: Variance #021-18
- A-15 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 8/27/2021
- P-2 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/27/2021

- P-3 Memorandum from Kyle Smith, Mott MacDonald, dated 7/29/2021
- P-4 Memorandum from Dennis Dayback, PE, T&M Associates, dated 10/18/2021
- P-5 Memorandum from Nick Netta, Netta Architects, dated 7/29/2021
- P-6 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 10/20/2021
- P-7 Memorandum from Margy B. Jahn, Health Officer, dated 2/5/2021
- P-8 Memorandum from Shaun Reilly, Fire Official, dated 1/4/2021



"Preserving and Enhancing the Quality of Life"

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: August 27, 2021

RE: JB's Diner
Block 90.01, Lot 1 & 2 – 205 West Monmouth Road
Preliminary and Final Major Site Plan Application #889-2-19
Variance Application (Var.# 012-19)
REVIEW #2



This review refers to the following:

- Preliminary and Final Major Site Plan, JB's Diner, 205 Monmouth Rd., Block 90.01, Lots 1 & 2; twelve (12) sheets, dated December 19, 2021, last revised March 26, 2021, prepared by Environmental Resolutions, Inc., signed and sealed by Rakesh R. Darji, P.E.
- Architectural Plans entitled: JB's Diner, 205 Monmouth Road, five (5) sheets, dated June 3, 2021, prepared by DLW Architects, signed and sealed by David L. Wallace, R.A.
- Architectural Plans entitled: JB's Diner, 205 Monmouth Road (CR 537), two (2) sheets, date May 14, 2019, last revised October 10, 2020, prepared by Dario Architecture Design, signed and sealed by Dario L. Pasquariello, R.A., A.I.A.
- Engineer's Report for Sanitary Sewer and Water Demand ~ JB's Diner, dated March 31, 2021, prepared by Environmental Resolutions, Inc., signed and sealed by Rakesh R. Darji, P.E.
- Drainage Statement Report, dated November 25, 2020, prepared by Environmental Resolutions, Inc., signed and sealed by Rakesh R. Darji, PE, PP, CME, CFM
- Traffic Impact letter, dated November 10, 2020, prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, PE and Scott T. Kennel, Sr. Associate
- Proposed Operations letter, dated December 1, 2020, prepared by Environmental Resolutions, Inc., signed and sealed by Rakesh R. Darji, PE, PP, CME, CFM

P-1



To: Planning Board
Re: JB's Diner
Block 90.01, Lot 1 & 2 – 205 West Monmouth Road
Preliminary and Final Major Site Plan Application #889-2-19

August 27, 2021

Executive Summary

The applicant is seeking preliminary and final major site plan approval for the construction of a 2,100 square foot diner on the site where a 2,148 square foot diner previously existed before being damaged by fire in 2016. Subsequently, in 2018, the applicant obtained a bifurcated use variance for the proposed diner.

The site improvements associated with the proposed diner include construction of a new 33-space parking lot with driveways to Monmouth Road (County Route 537) and Elton-Adelphia Road (County Route 524), walkways, new loading and trash enclosure area adjacent to and accessed from Route 524, parking lot lights, landscaping and signage. It should be noted that, as a result of the improvements, the impervious coverage for the property is being reduced from 75.4% to 61.7%. As such, no new storm drainage facilities are proposed with exception to a curb cut in the parking lot to allow for run-off to enter into a rip-rap apron and dissipate into the Route 537 right of way and landscaped area.

The proposed diner will be open seven (7) days a week with hours of operation tentatively from 6:00 AM to 12:00 AM, with two (2) shifts containing six (6) employees each shift. The applicant is seeking several bulk variances relative to the lot size and shape. Several existing non-conformities also exist on the property as it relates to buffers and setbacks. This office defers to the Township's planning consultant in this regard.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not 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 signature for the Municipal Engineer on the cover sheet should be shown as follows:

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

3. Applicant shall provide a signed and sealed architect's certification.
4. The applicant is requesting a waiver from the ordinance requirement to install sidewalks along their property frontage. In lieu of installing sidewalks, they are requesting to make a cash contribution to the Township, also in accordance with the Township ordinance.
5. Drawing layers for the truck turning paths appear to be turned off on the circulation plans.
6. There is a concern that the public may use the proposed driveway as a cut through or bypass between Rte. 537 and Rte. 524. Applicant must receive final County approval for the proposed driveways and therefore this office defers to the County in this regard.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: JB's Diner
Block 90.01, Lot 1 & 2 -- 205 West Monmouth Road
Preliminary and Final Major Site Plan Application #889-2-19

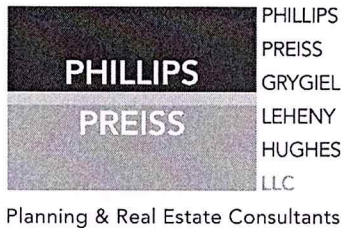
August 27, 2021

7. Subject to Board approval, revise construction plans to include and/or update all necessary construction details to comply with Freehold Township site plan standards.
8. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

A handwritten signature in blue ink, which appears to read "Timothy P. White".

TIMOTHY P. WHITE
Township Engineer

TPW/tpw



October 27, 2021

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



RE: **Variance #012-19**
APP #889-2-19
Preliminary and Final Major Site Plan
Planner's Review Letter #3
JB's Diner
205 Monmouth Road
Block 90.01, Lots 1 and 2
R-40 Residential Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and final major site plan for this project, now revised through 3/26/2021. A prior report dated 1/25/2021 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report. At this time, we have reviewed the following documents:

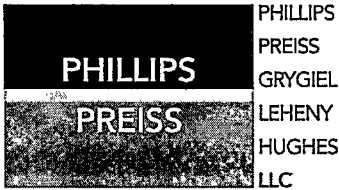
- Preliminary and Final Site Plan for Former JB's Diner Site, Block 90.01, Lots 1 & 2, prepared by Rakesh R. Darji, PE, PP, CME, CFM, of Environmental Resolutions Inc., consisting of 13 sheets, dated 12/2/2019 and revised through 9/27/2021
- Engineer's Report for Sanitary Sewer & Water Demand - JB's Diner, prepared by Rakesh R. Darji, PE, PP, CME, CFM, of Environmental Resolutions Inc., dated 3/31/2021 and revised 10/4/2021

Project Description

The applicant is seeking preliminary and final major site plan approval with bulk "c" variance relief to construct a 2,100-square foot restaurant on the subject property, which was previously developed with a similarly sized diner. The applicant previously received "d(1)" use variance approval to permit the proposed restaurant use in the R-40 Residential Zone, where such a use is not permitted.

The subject property measures ±29,000 square feet and is currently vacant except for remnants of the former parking area and concrete pad. The property is generally triangular in shape and is located at the intersection of Monmouth Road and Elton-Adelphia Road. The Township's municipal boundary with Manalapan is located across Monmouth Road to the northwest of the subject property. Land use in the vicinity of the subject property is mainly single-family residential and agricultural in nature, with tracts of undeveloped Township-owned lands to the south of Elton-Adelphia Road. The

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Heritage Village at Elton Corner multi-family residential development is located to the southeast of the site. There is a construction equipment supply business located to the west of the subject property across Monmouth Road in Manalapan.

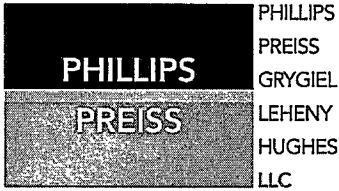
The structure that formerly housed JB's Diner was extensively damaged in a fire in May 2016. The applicant appeared before the Planning Board in 2017 seeking to rebuild the restaurant per §190-239 of the Township Land Use Ordinance, which stipulates that a non-conforming building may be restored or repaired in the event of a partial destruction thereof. Accordingly, the applicant received approval to rebuild the diner on the existing footprint (App. #889-16, July 20, 2017).

The applicant subsequently returned to the Planning Board in August 2018 seeking "d(1)" use variance approval to permit the construction of a diner of similar size outside the original footprint, due to proposed future road widening along Monmouth Road (CR-537) and Elton-Adelphia Road (CR-524) that would require dedicating a portion of the property to Monmouth County. The Planning Board granted bifurcated "d(1)" use variance approval (Var. #021-18) with the condition that the applicant would submit a preliminary and final major site plan application upon receiving conditional approval from the Monmouth County Planning Board.

At this time, conditional approval has been granted by the County Planning Board and the applicant is now requesting preliminary and final major site plan approval. The restaurant is proposed to measure 2,100 square feet, where the previous restaurant measured 2,158 square feet. The principal building would be located near the intersection, with a parking area to the east of the building. Access to the parking area would be via a left-turn restricted driveway from Monmouth Road and a two-way driveway from Elton-Adelphia Road (CR-524). The parking area would include 33 parking spaces, including 2 ADA-compliant spaces and 5 demarcated employee parking spaces near the driveway entrances.

A curbed area would extend along the site's Elton-Adelphia Road frontage, to include a loading area measuring 12 feet by 45 feet and a trash enclosure. The trash enclosure would be located in the portion of this area closest to the building and would measure approximately 12 feet wide by 8 feet deep, with a steel gate and exterior walls clad in brick veneer or a similar material complementary to the principal structure.

New landscaping is proposed along the north, west and south sides of the building, to include a variety of low shrubs, perennials, and grasses. Additional landscaping is proposed near the entrance on the south side of the building, and along the northerly, easterly, and southerly perimeters of the parking area. A row of evergreens is also proposed at the easterly end of the loading area to limit visual impact to oncoming traffic. Lawn and groundcover areas are proposed near the intersection and at the base of a proposed monument sign in this vicinity. Four (4) pole-mounted decorative LED luminaires are proposed to illuminate the parking area. A six-foot vinyl fence is proposed along the easterly property line to screen the parking area from the adjacent residential use.



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The applicant has provided architectural plans indicated that the building would be designed with a residential-type appearance, featuring HardieBoard or similar lap siding, a shingled roof, and decorative shutters flanking all windows. Building-mounted decorative lanterns are proposed near the main entrance.

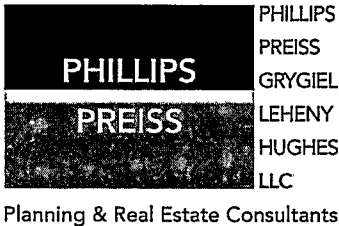
A freestanding monument sign is proposed to be constructed to the west of the building. The sign face is proposed to measure 32 square feet (5 feet high by ± 6.4 feet wide) and be mounted on a brick supporting structure with concrete caps. The total area of the sign structure would be approximately 9.4 feet wide by 9.5 feet high.

Per the statement of operations submitted by the applicant, the proposed diner hours would be 6:00am through midnight, 7 days a week. Two shifts with approximately 6 employees per shift are anticipated. Food delivery and trash pick-up are each anticipated to occur once per week.

The applicant has submitted an Easement Plan indicating that $\pm 1,700$ square feet adjacent to the intersection would be dedicated to Monmouth County for the purposes of road improvements. Additionally, right-of-way easements are proposed along both Monmouth and Elton-Adelphia Roads to be utilized by the County for the road improvements. Approximately 7 feet of the property along the entire Monmouth Road frontage ($\pm 1,587$ square feet) and 23 feet along the entire Elton-Adelphia Road frontage ($\pm 6,530$ square feet) are shown as proposed right-of-way easement areas. The right-of-way easement areas would include portions of the loading area, sidewalk, parking area, and trash enclosure. The applicant has indicated that the Monmouth County Planning Board has granted relief to allow these improvements within the proposed right-of-way area. Following the proposed right-of-way improvements, the lot size would be reduced to $\pm 19,247$ square feet (0.442 acres).

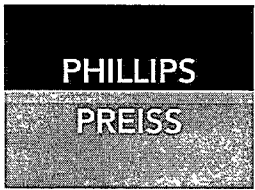
Zoning Compliance & Planning Comments

1. The subject property is located in the R-40 zone, which does not permit restaurant uses. As such, the aforementioned "d(1)" use variance relief was granted in 2018 (#021-18). The proposal is substantially similar to the concept plan that was approved as part of this application and is consistent with all conditions of that approval.
2. Following the dedication of the future right-of-way easement area, the lot area would decrease from 28,965 square feet to $\pm 19,247$ square feet. The minimum lot area in the R-40 Zone is 40,000 square feet. As such, bulk "c" variance relief is required. The applicant should provide testimony in support of this variance and address how any potential impacts on site operations may be mitigated. We note that a reduction in lot size was anticipated and considered at the time of the use variance approval; per Resolution #021-18, the issue of lot area "will similarly be considered in conjunction with the Applicant's site plan application."
3. The building is proposed to be located 15.1 feet from the Monmouth Road property line and 28 feet from the Elton-Adelphia Road property line. Due to the



irregular shape of the property and its condition as a corner lot, the property is considered to have one front yard and two side yards. Bulk "c" variance relief is therefore required to permit a front yard setback of 28 feet from Elton-Adelphia Road, where 65 feet is required, and a side yard setback of 15.1 feet from Monmouth Road, where 30 feet is required. The applicant should provide testimony in support of this variance relief and address whether any additional impacts may result from the future right-of-way expansion. Per the Easement Plan provided, the setbacks would be reduced to 4.5 feet and 8.1 feet, respectively, following right-of-way expansion.

4. The proposed site design would result in impervious lot coverage of 61.7%, where 25% is the maximum permitted in the R-40 Zone. We note that the requirement of 25% is intended to apply to single-family residential properties and that the applicant is proposing a reduction from the previous developed condition. However, bulk "c" variance relief is technically required; testimony should be provided. We defer to the Planning Board Engineer regarding further comment on this matter.
5. The parking area is proposed to include 33 parking spaces, where 38 parking spaces are required for the proposed maximum occupancy load of 76 persons per §190-163. As such, bulk "c" variance relief is required to permit a parking deficiency. We note that the Traffic Letter submitted by the applicant indicated that peak parking demand would be 36 spaces; testimony shall be provided in support of this variance. In addition, relief is required to permit parking spaces to measure 9.5 feet by 18 feet, where 9.5 feet by 19 feet is required per §190-162.0. We defer to the Planning Board Engineer and Traffic Consultant regarding further comment on this matter.
6. With the understanding that the property has several frontages due to its irregular shape, loading areas are not permitted in a front yard per §190-164B. The applicant should provide testimony describing any loading needs associated with delivery trucks and/or trash collection. Testimony should also be provided as to the appearance of the proposed loading area.
7. We note that both of the site's road frontages are designated scenic corridors and as such, are subject to additional buffer requirements per §190-160. As the site was previously developed and right-of-way expansion is proposed, we recommend that this requirement be waived. However, the applicant should provide testimony as to proposed landscaping and screening from neighboring residential properties.
8. Bulk "c" variance relief is required to permit the proposed monument sign, as such signs are not permitted in the R-40 Zone. Testimony should be provided as to the design of the proposed sign, addressing illumination, any proposed plantings, and height. Testimony should be provided as to the sign's compliance with §190-176, specifically with regards to sign colors. If the applicant is



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proposing a color that is not included in the Township's approved palette, bulk "c" variance relief may be required.

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

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

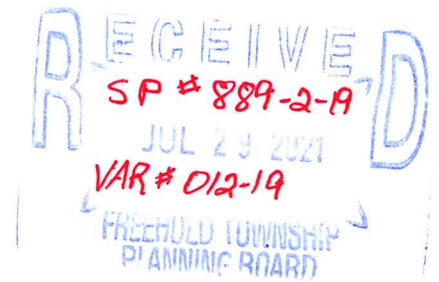
Respectfully submitted,

Kate Keller, P.P., AICP

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

J20350

Ms. Donna Butch
Planning Board
Administrative Officer
Freehold Township
One Municipal Plaza
Freehold, New Jersey 07728



Our Reference
507375713-025

Freehold Township
JB's Diner
Block 90.01, Lots 1 & 2
Monmouth Road (CR537)
Site Plan No. 889-2-19, Var. No. 012-19
Sanitary Sewer and Water Main System Review No. 2

3 Paragon Way
Freehold NJ 07728

July 29, 2021

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Dear Ms. Butch:

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans, entitled "Preliminary and Final Major Site Plan for Former JB'S Diner Site, Block 90.01, Lots 1 & 2, 205 Monmouth Road (CR 537), Township of Freehold, Monmouth County, New Jersey", dated December 10, 2019, with a last revision date of March 26, 2021, as prepared by Environmental Resolutions, Inc., for John Bochis C/O Nancy Bochis & George Bochis (the Applicant).

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

- The thirteen (13) sheet set of plans listed above, prepared by Environmental Resolutions, Inc., dated December 10, 2019, with a last revision date of March 26, 2021;
- A copy of a response letter from the Applicant's Engineer dated April 20, 2021; and
- A copy of a report entitled "Engineer's Report for Sanitary Sewer & Water Demand – JB's Diner, 205 Monmouth Road, Block 90.01, Lots 1 & 2, Freehold Township, Monmouth County" prepared by Environmental Resolutions, Inc., dated March 31, 2021.

Executive Summary

The site is located on the northeast corner of the intersection of Monmouth Road (County Route 537) and Elton Adelpia Road (County Route 524). The site was the location of a previous restaurant which was destroyed in a fire and subsequently demolished.

The Applicant is proposing to construct a new restaurant on the site. The proposed restaurant will be situated to the western part of the site and will be 2,107 square feet (SF) in size. The Applicant is proposing to provide access to the site from both Monmouth Road and Elton Adelpia Road. The access will lead to the proposed

parking area for the site. The Applicant is also proposing to construct new curbs and sidewalks for the proposed building. The plans are indicating that new sanitary sewer service will be provided to the building and the existing water service will be reused.

The Applicant has now provided a sanitary sewer report for the project and has estimated the projected sanitary sewer flow from the restaurant to be 2,555 gallons per day (GPD). This project does not appear to require a New Jersey Department of Environmental Protection (NJDEP) Treatment Works Approval (TWA). This project will require approval from the Manasquan River Regional Sewerage Authority (MRRSA), and the Ocean County Utilities Authority (OCUA) based on projected sanitary sewer flows.

The Applicant has now provided a projected water demand report for the site and has estimated the proposed water demand for the restaurant to be 6,570 GPD. The project does not appear to require NJDEP Bureau of Water System Engineering (BWSE) permit approval.

Sanitary Sewer Review:

There are several issues pertaining to the sanitary sewer system that should be addressed prior to approval of the plans for the project:

1. The Applicant has provided a signed and sealed sanitary sewer report for the project with the projected sanitary sewer flows based upon NJDEP Treatment Works guidelines (N.J.A.C. 7:14A-23.3). We concur with the projected flows for the new restaurant, but the report should provide a comparison of the new projected flow to the original flow for the site to determine if there will be an increase/decrease in the amount of sanitary sewer flow. The report should be revised.
2. The note on the plans should indicate that the existing sanitary sewer lateral shown on the plan sheet will need to be abandoned at the main as per the Township of Freehold Sanitary Sewer Standards.
3. A sanitary sewer saddle connection detail which is in conformance with the Township of Freehold Sanitary Sewer Construction Standards should be provided within the plan set. See attached Plate 3E.
4. Final approval should be contingent upon approval from the Township Plumbing Code Official, Manasquan River Regional Sewerage Authority (MRRSA), and the Ocean County Utilities Authority (OCUA). *Applicant has acknowledged.*

Water System Review:

There are no issues with utilizing the existing water service for the proposed project, but the following should be noted:

1. The Applicant has provided a signed and sealed water system report with the projected water demands for the project based upon Safe Drinking Water guidelines (N.J.A.C. 7:10-12.6). The Applicant should review and revise the report since the report appears to indicate a water demand for the project will be significantly greater than projections based upon the Safe Drinking Water guidelines (N.J.A.C. 7:10-12.6). Additionally, the report should provide a comparison of the projected water demand to the water demand for the previous restaurant.



2. No new hydrants are proposed for the site. The Township Fire Code Official should review the plans to determine if any new hydrants should be provided and the locations of the hydrants. *Applicant has acknowledged.*
3. A water service detail which is in conformance with the Township of Freehold Water Main Construction Standards should be provided within the plan set. See attached Plate 1.
4. Final approval will be contingent upon approval from the Township Plumbing Code Official, Township Fire Code Official. *Applicant has acknowledged.*

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

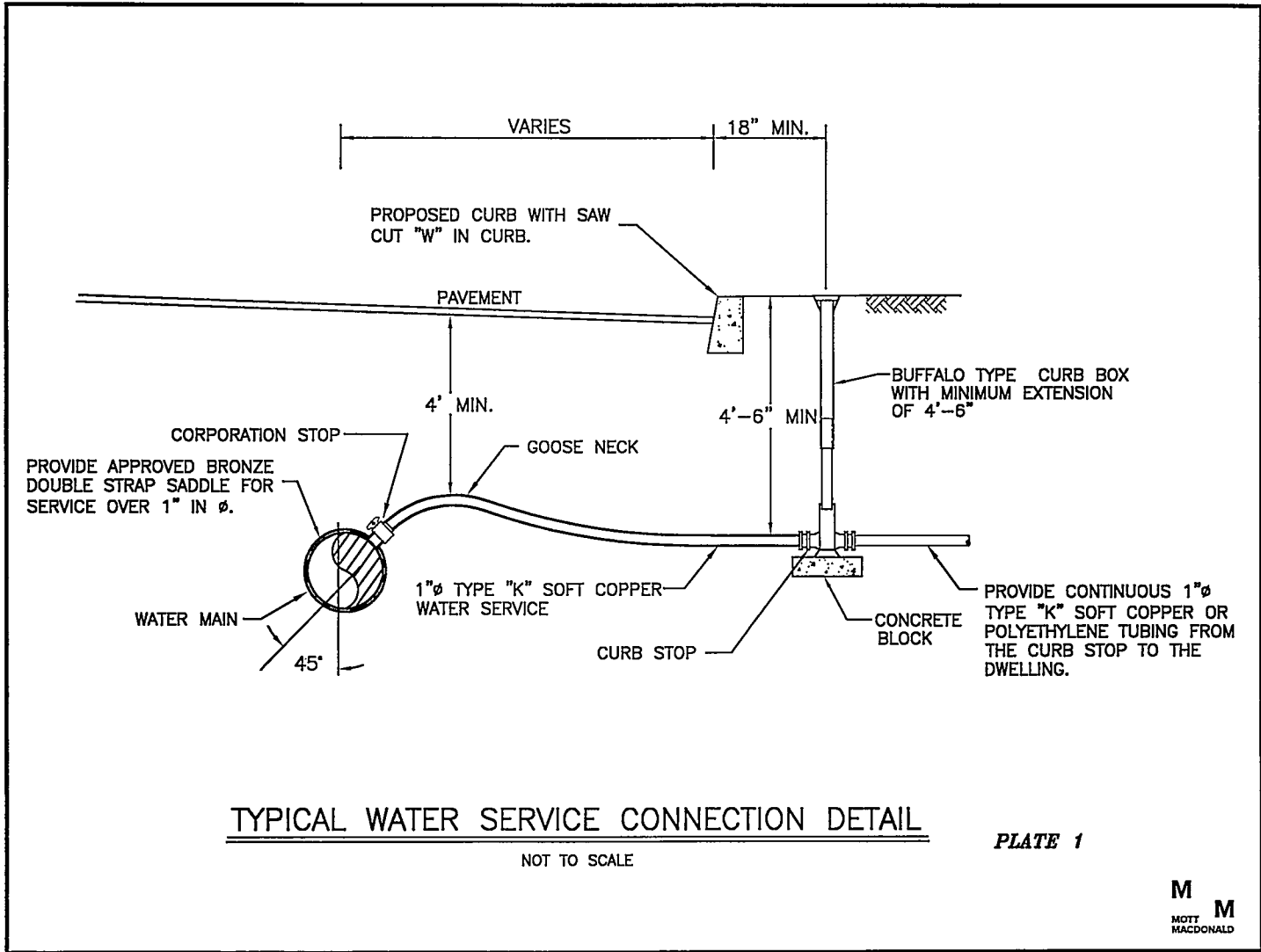
Very truly yours,

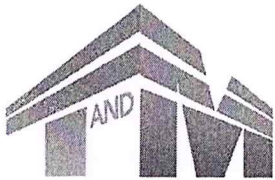
Mott MacDonald, Inc.

A handwritten signature in black ink, appearing to read 'Kyle A. Smith', with a long horizontal flourish extending to the right.

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
Shaun Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-025 (JBS's Diner)





YOUR GOALS. OUR MISSION.



FRTW-R4090

October 18, 2021

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

Re: JB's Diner
Block 90.01, Lots 1 & 2
205 Monmouth Road
SP# 889-2-19
Drainage and Landscape Review No. 3

Dear Ms. Butch:

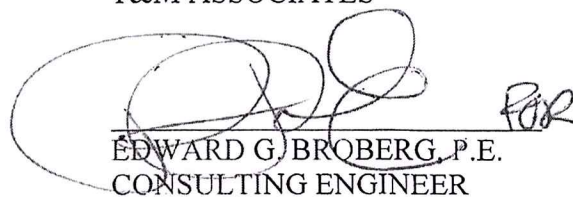
We have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by Environmental Resolutions, Inc., plans dated December 12, 2019, latest revision September 27, 2021; Drainage Statement dated, March 31, 2021.

All of our previous comments had been addressed as noted in our letter dated July 26, 2021. The applicant has revised the landscaping plan to include additional shrubs. We take no exception to the additional plantings and have no further comments on the application.

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

Very truly yours,

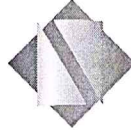
T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

EGB:DMD:AWD:lkc

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NETTAARCHITECTS

July 29th, 2021

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



**RE: Architectural Review:
JB's Diner
Preliminary and Final Major Site Plan (SP#889-2-19 & VAR#012-19)
Block 90.01, Lots 1 & 2,
205 Monmouth Road
Freehold, New Jersey**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on July 6th, 2021 and subsequent to your request, we are pleased to submit our architectural review of the project referenced above. Netta Architects has reviewed the following documentation;

- Cover Letter by Rakesh R. Darji
- Architectural Plans by Dario Architecture & Design
- Preliminary and Final Site Plans from Environmental Resolutions

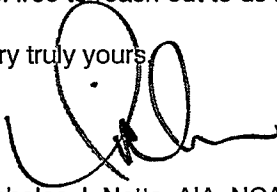
Upon review of the application, our response is based on our firms' previous experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance, Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial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

1. The proposed new construction appears to be conforming to township ordinance Chapter 190 Article XII, Section 114, Architectural Design Requirements for Commercial, Office, and Industrial Development. No further action is required.
2. The proposed new constructions exterior materials appears to conform to the township ordinance design requirements outlined in Chapter 190 Article XII, Section 114. The materials selected fall within the traditional designation. No further action is required.
3. The proposed new construction exterior material colors appear to conform to the township ordinance. The proposed colors, chestnut, gray, and brown all fall under an "earth tone color palette". No further action is required.

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

Very truly yours

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

Nicholas J. Netta, AIA, NCARB
Principal

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

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

October 20, 2021

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

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



Re: **Preliminary and Final Major Site Plan**
JB's Diner (SP # 889-2-19 & VAR # 012-19)
205 Monmouth Road; Block 90.01, Lots 1 & 2
Freehold Township, Monmouth County
SA Project No. 21501

Dear Ms. Butch:

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

1. Cover Letter for John Bochis/JB's Diner, Block 90.01, Lots 1 & 2; prepared by Wilentz; dated October 13, 2021.
2. Cover Letter with Responses for JB's Diner, Block 90.01, Lots 1 & 2; prepared by Environmental Resolutions; dated October 6, 2021.
3. Preliminary & Final Major Site Plan for Former JB's Diner Site, Block 90.01, Lots 1 & 2; prepared by Environmental Resolutions; dated December 12, 2019 and revised to September 27, 2021.

The Preliminary and Final Major Site Plan set, were reviewed with respect to the Applicant's request for Preliminary & Final Major Site Plan approval for a 2,100 square foot (sf) restaurant with 33 parking spaces and corresponding site improvements. The site previously contained JB's Diner that was damaged by fire in May of 2016 and the structure was subsequently removed. The site is located at the intersection of Elton-Adelphia Road, Monmouth County Route 524 (CR 524) and Monmouth Road (CR 537). The 0.66-acre site is in the R-40 Residential zone and previously received Use Variance relief dated August 16, 2018. Access to the site is proposed via two (2) full-movement driveways, one (1) each along Elton Adelphia Road and Monmouth Road.

A traffic review letter dated January 22, 2021 was issued for the proposed warehouse development. A Technical Review Committee (TRC) meeting was held on January 25, 2021, at which traffic comments by other Freehold professionals were discussed. The Applicant's professionals revised plans and provided additional information to address comments in the professional review letters and those discussed at the TRC. A second round of comments were provided by the Freehold professionals including a Traffic Review Letter dated July 29, 2021. The Applicant has revised the plans and re-submitted additional information to address



remaining comments found in the July 29, 2021, traffic review and other professional review letters.

Based on review of the site plans, traffic assessment and corresponding documents the following traffic comments remain:

Access:

The existing site is paved and vacant with access driveways along both Elton-Adelphia Road (CR 524) and Monmouth Road (CR 537). The existing driveways have large curb openings along each frontage. The proposal is to narrow the existing driveways to provide a single full-movement driveway along each road and away from the intersection of Elton-Adelphia Road and Monmouth Road. Based on information provided by Monmouth County, this intersection is proposed to be signalized, and the roadways widened along the site's frontages. The loading area and trash enclosure have a separate access along Elton-Adelphia Road, just south of the proposed restaurant building.

- 1. Elton Adelphia Road (CR 524) and Monmouth Road (CR 537) are under Monmouth County jurisdiction. Final access and site configuration are subject to County approval. Copy of County approval shall be provided to Freehold.**
- 2. It is recommended that Monmouth Road be striped to include a left-turn storage lane for westbound left-turns into the site. The Applicant shall provide an update on County consideration of the left-turn storage lane.**

Circulation:

The driveways along Elton-Adelphia Road and Monmouth Road connect with circulation aisles for access to on-site parking. Circulation aisles are 25 ft wide for two-way travel. The loading area located along Elton Adelphia Road is 12 ft x 68 ft. Circulation aisle through the proposed parking area are 25 ft wide for two (2) way travel. The main circulation aisle connects the two (2) driveways with a secondary circulation aisle providing access to parking nearer to the restaurant building. Truck turning templates are provided for a Front-Loading Trash Truck and a Fire Truck entering and exiting the site driveways. Sidewalk is provided along the building and the west side of the parking lot for access between parking spaces and the building. Sidewalk is also provided between the building and the trash enclosure/loading area.

- 1. The loading area is oriented such that for the tail gate of delivery trucks will be nearest to the building and the delivery truck must face opposite the direction of adjacent traffic on Elton-Adelphia Road. Headlights may impact oncoming traffic. A row of plants was added to the east end of the loading area. The Applicant shall provide testimony regarding the proposed planting screen.**
- 2. Testimony shall be provided regarding trash pick-up and deliveries. The trash enclosure and loading areas are located directly adjacent to Elton-Adelphia Road and shall not impact roadway traffic. Information regarding time of day and frequency of trash removal and deliveries shall be provided.**
- 3. Sidewalk is not proposed along Elton-Adelphia Road or Monmouth Road frontages. Sidewalk does not exist along these roads; however future Monmouth County intersection improvements include pedestrian provisions at**



a proposed traffic signal for which frontage sidewalk could connect. The Applicant requests relief and shall provide justification. The Board may require contribution in lieu of providing frontage sidewalk.

Parking & Loading:

The former restaurant of slightly larger size had 40 parking spaces. The proposal is to reconfigure the site to provide 33 parking spaces including two (2) handicap (HC) spaces for the 2,100 sf restaurant. The parking space sizes are either 9.5 ft x 18 ft or 9 ft x 18 ft. The end handicap space is shown to be 11 ft. x 18 ft. The proposed loading area will be located along Elton-Adelphia Road and with dimensions of 12 ft x 68 ft.

- 1. The Parking Schedule on the Site Plan (sheet 4 of 13) shows 33 proposed parking spaces including 2 HC parking spaces. The total number of required spaces according to Freehold ordinance is 1 space per 2 persons allowed within the maximum occupancy load. The total required number of parking spaces is 38 and 33 spaces are proposed. Relief is requested for 5 parking spaces and justification shall be provided.***
- 2. Two (2) HC parking spaces are provided for the 33 parking spaces. This satisfies the Americans with Disabilities Act (ADA) parking requirement.***
- 3. Typical parking space size is shown to be 9 ft or 9.5 ft wide by 18 ft long. Parking spaces are required to be 9.5 ft by 19 ft and end spaces to provide one (1) additional foot of width to be 10.5 ft by 19 ft. Relief is requested and justification shall be provided for parking space size less than the requirement.***

Traffic Letter Report:

The traffic letter report provided site information including trips generated by the 2,100 sf restaurant as 21 PM and 24 Saturday peak hour trips. The site will generate less than 100 peak hour trips and those trips will be distributed among the two (2) site driveways. Future roadway and intersection improvements will be made by Monmouth County including signalization of the intersection of Elton-Adelphia Road and Monmouth Road. The applicant has met with the County and the proposed plan reflects a site layout to accommodate the County's planned improvements. Additionally, peak parking demand was reviewed with respect to *ITE Parking Generation Manual 5th edition* which indicates a peak parking demand of 36 parking spaces whereas 33 spaces are provided.

- 1. Trip gen analysis indicates that the diner will generate 21 PM and 24 Saturday peak hour trips for the 2,100-sf restaurant. Trips generated by the proposed restaurant will be similar to trips generated by the former restaurant.***
- 2. Parking analysis indicates that peak parking demand will be 36 spaces and is expected to occur between 7:00 PM - 8:00 PM on a Saturday evening. The report notes that the 33 parking spaces are provided. Relief is requested and justification shall be provided for parking spaces less than the parking requirement.***
- 3. Traffic testimony shall be provided regarding deliveries to the loading area and trash trucks to the trash enclosure.***



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

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads "Andrew Feranda". The signature is written in a cursive, flowing style.

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

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

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
Jeffrey Palatini, Principal REHS

DATE: February 5, 2021

SUBJECT: JB's Diner
205 Monmouth Road
Block: 90.01 Lots: 1 & 2
SP# 889-2-19 and VAR# 012-19

We have reviewed the above referenced site plan. In consideration of the relocation of the proposed building, assurance of proper handling and disposal of the preexisting individual sewage disposal system is needed. Since the building will utilize city water and sewer, and there are no other public health concerns, the Board of Health has no objection to the proposed project.

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TOWNSHIP OF FREEHOLD



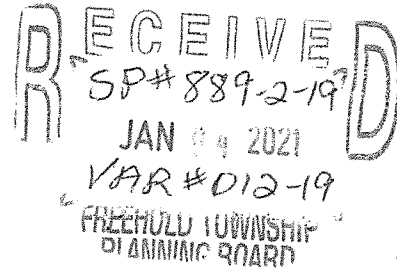
MAYOR
Lester A. Preston, Jr.

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

"Preserving and Enhancing the Quality of Life"

January 4, 2021

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



RE: JB's Diner

Preliminary Final Major Site Plan SP# 889-2-19
Variance Application VAR# 012-19
Block 90.01 , Lots 1 & 2 – 205 Monmouth Road

Dear Mrs. Butch

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

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

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