

EXHIBIT LIST

**Variance # 019-21
LEARDI, John
Block 97.05, Lot 15 – 4 Monarch Lane**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 2021 Variance Application Form
- A-2 Zoning Schedule / Zoning & Area Calculations
- A-3 Consent of Owner / Consent to 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, Assistant Township Planner, dated 7/22/2021
- A-7 Photographs of Rear Yard and Rear of House, 4 pgs, received 6/14/2021
- A-8 Plan of Survey, prepared by Richard S. Zinn, NJLS, Brunswick West, Inc., dated 4/12/2017
- A-9 Site Plan, Zoning Data & Architect Plans [4 sheets], prepared by Alan J. Zimble, RA of Zimble Architecture, dated 5/27/2021
- A-10 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 8/30/2021
- P-2 Memorandum from Todd Brown, Assistant Township Planner, dated 8/31/2021



TOWNSHIP OF FREEHOLD

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: August 30, 2021

RE: John Leardi
Block 97.05, Lot 15
4 Monarch Lane
Variance Application #019-21



This review refers to the following:

- Site Plan & Zoning Data and Architectural Plans, Leardi Residence, New One Family Wood Frame Home Addition, 4 Monarch Lane – Freehold, NJ, four (4) sheets, dated May 27, 2021, prepared by Zimmler Architecture, signed and sealed by Alan J. Zimmler, R.A.
- Plan of Survey, John W. Leardi and Katherine Carchesio, Freehold Township, Monmouth County, New Jersey, Block 97.05, Lot 15, one (1) sheet, dated April 12, 2017, prepared by Brunswick West, Inc., signed by Richard S. Zinn, N.J.L.S. 34888.
- Photographs of Existing Rear Deck and Pool Area, three (3) pages, undated.
- Sample Photography of Proposed Pavilion Addition, one (1) page, undated.

Executive Summary

The applicant is seeking approval to install an attached 16' x 22' (352 square feet) pavilion/covered patio addition, a new 790 square feet masonry deck, fire pit patio, and a replacement/reconfigured 1,920 square foot pool deck. Each of these improvements are located within the rear yard of the subject property. The property is located in the Residential R-40 zone. Variance relief is requested for rear yard setback of the pavilion/covered patio addition. This office defers to the Township Planner related to any and all additional variances required.

P-1



To: Planning Board
Re: John Leardi
Block 97.05, Lot 15 – 4 Monarch Lane
Variance Application #019-21

August 30, 2021

The following comments are provided:

1. The provided survey indicates a 10.6 feet overlap of the existing fence onto the neighboring westerly property. The fence shall be relocated onto the subject property.
2. Sheet A-1 of the architectural plan should be revised to reference a survey submitted with the application (i.e. - who prepared the survey, date of survey, and who the survey was prepared for.)

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

TOWNSHIP OF FREEHOLD



MAYOR
Thomas L. Cook

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

"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

TO: Planning Board, c/o Donna Butch, Administrative Officer
FROM: Todd Brown, Assistant Township Planner
DATE: August 31, 2021
RE: John Leardi
4 Monarch Lane
Block 97.05, Lot 15 – R-40 Residential
Variance Application # 019-21



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

- 2021 Variance Application, prepared by John Leardi (Applicant), dated 6/11/2021
- Plan of Survey, for John W. Leardi and Katherine Carchesio, prepared by Richard S. Zinn, PLS, dated 4/12/2017.
- Leardi Residence New One Family Wood Frame Home Addition plans [4 sheets], prepared by Alan J. Zimmler, RA, dated 5/27/2021.
- 3 Photos of existing conditions (date of picture unknown), received June 14, 2021.
- 1 Photo/Rendering of proposed attached covered pavilion structure (date of image unknown), received June 14, 2021.

Project Description

The applicant is seeking bulk "C" variance approval to permit the construction of an attached 16 foot by 22 foot (352 square foot) covered pavilion structure to the rear of an existing single-family residential property. The proposed addition will encroach 5 feet-8 inches into the required 50 foot principle building rear yard setback due to the irregular shaped lot. As the proposed structure is physically attached to the home, bulk "c" variance relief is required to encroach into the required principle building setbacks.

The subject property, an interior lot measuring 54,480 square feet (1.25 acres), is developed with a two-story single-family residence with an attached two-car side-loaded garage, a wooden deck, an in-ground pool with surround concrete pavement, and a 175 square foot shed. The subject



To: Planning Board
Re: Leardi, John
Block 97.05, Lot 15
Variance Application # 019-21

August 30, 2021

property is located at the top of the t-intersection of Monarch Lane and Russel Road within the Top of The Hill at Freehold major subdivision, which is located 0.38 miles east of Georgia Road and 0.5 miles from Jackson Mills Road. Surrounding land uses consist of similar sized single-family residences within the same R-40 and R-80 zones.

The Applicant is seeking variance relief to construct a one-story attached covered pavilion structure to the rear of the existing 2-story single family home, measuring 22 feet wide by 16 feet deep (192 square feet) and approximately 15 feet-3 inches in height. The subject property is an irregularly shaped lot as the center-rear property line bends inwards towards the center of the lot. The proposed pavilion structure is to be built at the existing grade of the concrete pool deck. The proposed attached pavilion structure would be located 80 feet-4 inches from the side property line (shared with lot 16) and 44 feet-4 inches from the rear property line (shared with Lot 12). The rear property lines are lined with existing landscaping to act as a visual buffer to the rear adjoining residential properties.

In addition to the proposed attached covered pavilion structure, the Applicant proposed to replace the existing wood deck with a new raised masonry deck, fire-pit patio and concrete pool surround. Together as a whole, approximately 923 square feet of impervious coverage increase (totaling 8,770 square feet [16.1%]) is proposed, when 30% is permitted.

Zoning Compliance & Planning Comments

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

1. The subject property is part of the Top of the Hill at Freehold major subdivision, approved and recorded in June 1996 with R-40 residential zone bulk standards, is considered a fully conforming lot in its current state.
2. Per § 190-131 (E), a 50 foot rear yard setback is required for principle structures. The proposed attached covered pavilion structure encroaches 5 feet-8 inches into the required 50 foot rear yard setback. As such, bulk "C" variance relief is required. Testimony should be provided as to the impacts that may be associated with the rear yard setback encroachment to neighboring properties.
3. Per review of the provided site plan and pictures, it is apparent the noted "shed" structure of the rear yard may be a pool cabana with electric service. Per § 190-131 (C), a "pool cabana" is not specifically permitted as an accessory structure in residential zones. Testimony shall be provided as to the current use of the accessory structure as variance relief may be required.



To: Planning Board
Re: Leardi, John
Block 97.05, Lot 15
Variance Application # 019-21

August 30, 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

**Variance Application - VAR# 026-21
GRADY, John & Loriann
Block 87.01, Lot 9.01 & 9.01 QFarm**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 2021 Variance Application Form
- A-2 Zoning Schedule
- A-3 Consent of Owner / Consent to Inspect
- A-4 Escrow Maintenance Form/W-9/Tax Statement
- A-5 Waiver of Statutory Time Limitations
- A-6 Declaration of Completeness from Todd Brown, Assistant Township Planner, dated 9/28/2021
- A-7 Location Survey [2 sheets], prepared by Edward M. Weinert, PLS, PP, dated 11/7/2020
- A-8 Architect Plans [2 sheets], prepared by Feldman & Feldman Architects, dated 1/28/2021
- A-9 Previous Resolution of the Monmouth County Agriculture Development Board, Approving the Proposed Replacement of a Residence on a Preserved Farm, #2021-4-1, dated 4/6/2021
- A-10 State Agriculture Development Committee-Resolution #FY2021R4(2), dated 4/22/2021
- A-11 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 10/28/2021
- P-2 Memorandum from Todd Brown, Assistant Township Planner, revised 11/23/2021
- P-3 Memorandum from Margaret B. Jahn, Health Officer, dated 11/22/2021



TOWNSHIP OF FREEHOLD

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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 28, 2021

RE: GRADY, John & Loriann (Contract Purchaser)
Block 87.01, Lot 9.01
830 Elton-Adelphia Road
Variance Application #026-21
REVIEW #1



This review refers to the following:

- Preliminary Plot Plan, Tax Lots 9 & 9.01, Block 87.01, #830 Elton Adelphia & 29 Gravel Hill Road, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated February 17, 2021, prepared by WSB Engineering Group, P.A., signed and sealed by Frank J. Baer, Jr. P.E.
- Location Survey, Tax Lots 9 & 9.01, Block 87.01, #830 Elton Adelphia & 29 Gravel Hill Road, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated November 7, 2020, prepared by WSB Engineering Group, P.A., signed and sealed by Edward M. Weinert, PLS.
- Architectural Plans, Construction Drawings (Elevations and Floor Plans) for Grady Residence, Lot: 9.01, Block: 87.01, Freehold, NJ, two (2) sheets (sheets 2 of 7 and 4 of 7), dated July 28, 2021, signed and sealed by David Hal Feldman, R.A.
- Zoning Schedule, John and LoriAnn Grady, 29 Gravel Hill Road & 830 Elton-Adelphia Road, Block 87.01, Lot 9.01, Zone R-80, dated August 6, 2021, prepared by Schlatmann Engr. Asso., LLC, signed by Kenneth FX Schlatmann, PE, PP.
- State Agriculture Development Committee, Resolution #FY2021R4(2), Request to Replace a Single-Family Residence, Virag-Non Farm, Block 87.01, Lots 9 & 9.01, Freehold Township, Monmouth County, 36.535 Acres, dated April 22, 2021, signed by Susan E. Payne, Executive Director.
- Resolution of the Monmouth County Agriculture Development Board Approving the Proposed Replacement of a Residence on a Preserved Farm, Resolution 2021-4-1, 830 Elton-Adelphia Road, Block 87.01, Lots 9 and 9.01, dated April 6, 2021, signed by Gary DeFelice.



To: Planning Board
Re: GRADY, John & Loriann
Block 87.01, Lot 9.01
Variance Application #026-21
REVIEW #1

October 28, 2021

Executive Summary

The applicant is seeking approval to demolish an existing 1,440 square foot (sf) residence and several existing chicken coops located at 830 Elton-Adelphia Road and construct a new ranch style home with approximately 5,500 sf of living space and a 1,900 sf attached garage. The subject property is encumbered by an Agricultural Retention and Development Easement (farmland preservation easement), which was conveyed to the Monmouth County Agriculture Development Board and the State of New Jersey in 2008 granting all of the nonagricultural development rights and credits on the premises to the County and State and allowing preservation as farmlands. As such, any development on the property requires approval from the Monmouth County Agriculture Development Board and State Agricultural Development Committee, which was obtained by resolution on April 6, 2021 and April 22, 2021 respectively. Associated and proposed site improvements include but are not limited to a new asphalt driveway, septic system, public water service, an irrigation well and in-ground pool. It should be noted that the total impervious coverage on the site will decrease from 50,521 sf to 22,062 sf.

The subject property is located in the R-80 zone. Variance relief is requested due to exceeding the maximum allowable garage size and capacity in the R-80 zone. The maximum permitted size is 24 feet x 36 feet (864 sf) and three (3) car capacity where a five (5) car, 1,900 sf garage is proposed. This office defers to the Township Planner related to the details of the requested variances and any additional variances that may be required.

The following comments are provided:

1. The removal of the existing septic system shall be subject to review and approval by the Freehold Township Health Department.
2. It is the recommendation of this office that the applicant provide a 30-foot half width right-of-way dedication to the Township along Gravel Hill Road measured from the existing centerline of the roadway. This area was excepted out of the farmland preservation easement and as such does not require approval from the Monmouth County Agriculture Development Committee.
3. It is the recommendation of this office that the applicant be required to provide sidewalk along the property frontage along Gravel Hill Road and Elton Adelphia Road. If a waiver of installing sidewalk is requested and granted by the board, a sidewalk contribution in an amount determined by this office shall be required.
4. The applicant shall obtain a street opening permit from the Monmouth County Highway Department related to proposed water service connection, sidewalk and the proposed driveway location at Elton-Adelphia Road (Monmouth County Route 524).



To: Planning Board
Re: GRADY, John & Loriann
Block 87.01, Lot 9.01
Variance Application #026-21
REVIEW #1

October 28, 2021

5. Wetlands exists on the subject property. As such, the applicant shall obtain a letter of interpretation (LOI)/wetlands delineation from the New Jersey Department of Environmental Protection (NJDEP). Additionally, the applicant shall obtain any additional NJDEP permits required as a result of the proposed construction.
6. Subject to approval by the Board, and prior to the issuance of a building permit, the applicant shall be required to submit a final plot plan describing all proposed improvements and associated grading. The plot plan shall be based upon an updated survey prepared by a New Jersey Professional Land Surveyor.

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

TIMOTHY P. WHITE
Township Engineer

TPW/mb

TOWNSHIP OF FREEHOLD



MAYOR
Thomas L. Cook

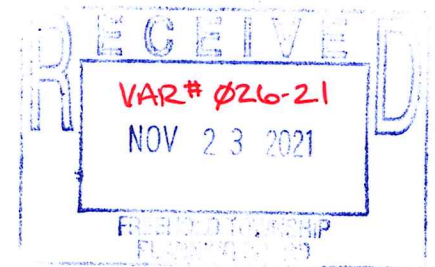
TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Maureen Fasano
Lester A. Preston Jr.
Alan C. Walker

"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: November 8, 2021 (revised 11/23/2021)
RE: John and LoriAnn Grady
830 Elton Adelphia Road
Block 87.01, Lots 9.01 & 9.01-QFarm – Residential Zone R-80
Variance Application# 026-21



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

- 2021 Variance Application, prepared by John and LoriAnn Grady (Applicant), dated 8/18/2021.
- Zoning Schedule, prepared by Kenneth FX Schlatmann, PE, PP, of Schlatmann Engineering Associates. LLC, dated 8/6/2021.
- Location Survey for Tax Lots 9 & 9.01, Block 87.01, prepared by Edward M. Weinert, PP, PLS, of WSB Engineering Group, PA, dated 11/7/2020 [1 sheet].
- Preliminary Plot Plan for Tax Lot 9.01, Block 87.01, prepared by Frank Baer, Jr., PP, PE, of WSB Engineering Group, PA, revised 4/9/2021 [1 sheet].
- Architectural Construction Drawings for the Grady Residence, prepared by David H. Feldman, RA, AIA, of Feldman & Feldman Architects, dated 7/28/2021 [2 sheets].

Project Description

The applicant is seeking bulk "c" variance approval in order to demolish an existing single-family home and two (2) chicken coop structures, and construct a single-family home with an attached over-sized garage. Specifically, variance relief is required to permit a 1,900 square foot garage when only a 24 foot by 36 foot (864 square foot) 3-car garage is permitted.

The subject property measures 750,847 square feet (17.237 acres) and, since 2008, is entirely deed restricted by Monmouth County Development Board and NJ State Agriculture Development Committee for only agricultural/farming use. Presently, the property is developed with an uninhabited 1,440 square foot one-story single-family residence and two (2) detached chicken



To: Planning Board
Re: Grady, John and LoriAnn
Block 87.01, Lot 9.01
Variance Application # 026-21

November 23, 2021

coop buildings. Only 1,000 square feet of one chicken coop structure is utilized as commercial storage. All of the noted structures are to be demolished no more than 30-60 days from obtaining a certificate of continued occupancy (CCO) for the proposed new single-family home. The subject property is currently farmed by the neighboring tenant farmer in a corn/soy/wheat crop rotation.

The subject corner lot property is located to the immediate northeast of the Elton-Adelphia Road (aka Monmouth County Route 524) and Gravel Hill Road intersection, which sits 1.0 mile east of the Elton-Adelphia Road and Monmouth Road (aka Monmouth County Route 537) intersection. Both noted adjacent streets are designated as Freehold Township Scenic Corridor Roadways. Surrounding land uses consist of the College Park residential development to the east, and existing farm use parcels that are either privately or publicly (Monmouth County Parks & Recreation) owned.

The Applicant is proposing to demolish the existing single-family home and two (2) chicken coop structures, and construct a single-story 5,500 square foot single-family home, in-ground pool with surround patio, and a driveway leading from the front of the house to both Elton-Adelphia Road and Gravel Hill Road. The new home consisting of 4 bedrooms, 3.5 bathrooms and an attached 1,900 square foot garage, will be the primary home for the Applicant (contract purchaser) and their large family. According to the Applicant and submitted plans the proposed 1,900 square foot 5-car garage, containing five (5) vehicle garage doors, will be used for storing only personal and farm vehicles.

As noted, the subject property is deed restricted for only agricultural use. Per the Deed of Easements, the Applicant obtained a house replacement approval from the Monmouth County Agricultural Development Board on April 6th, 2021, and State Agriculture Development Committee on April 22nd, 2021. Both Resolutions note a 1.5 acre area for the proposed home and improvements which is to be located in the same location as the two (2) chicken coop structures.

Zoning Compliance & Planning Comments

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

1. The subject property is located in the Residential Zone (R-80). The subject property and all existing improvements currently appear to meet the required lot dimension and setback requirements for the R-80 zone, except for the to-be-demolished existing single-family structure which currently encroaches into the required 65 foot front yard setback.



To: Planning Board
Re: Grady, John and LoriAnn
Block 87.01, Lot 9.01
Variance Application # 026-21

November 23, 2021

2. Per § 190-131 (B), private garages in the R-80 zone shall not exceed a maximum garaging capacity of more than three automotive vehicles, whether attached and/or detached, and not exceed 864 square feet. The Applicant is proposing an attached 1,900 square foot garage, measuring approximately 45 feet by 40 feet. As such, "c" variance relief is required. The applicant should discuss the intended use and the need of the over-sized garage.
3. As bulk "c" variance relief is required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

I trust that the above information is responsive to your needs

Respectfully submitted,

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

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

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: November 22, 2021

SUBJECT: Grady, John & Loriann
830 Elton Adelphia Rd
Block: 87.01 Lot: 9.01 & 9.01Q Farm
VAR# 026-21



We have reviewed the information regarding the above referenced variance application and have the following comments:

1. The applicant is proposing to abandon the current septic system and construct a new system at a different location. The field work for the proposed location is incomplete and we cannot assure that the system in that location will be suitable. As such, any approval is contingent on the applicant's engineer providing evidence that the location is suitable as per N.J.A.C. 7:9A.
2. In general, the property in question has a relatively high water table. It is likely that a variance from the Township Water Resources Ordinance will be needed.
3. Attachment A of the approved State Agriculture Development Committee (Resolution #FY2021R4(2)), shows the septic to be in an entirely different location than what is currently being proposed. I am unclear whether the variation on proposed septic location from Schedule A, is permissible.

Overall, the Board of Health has no objection to the proposed plan, provided the three items above are adequately addressed.

EXHIBIT LIST

**Site Plan Waiver & Variance Application
SP #414-2-21 / VAR #027-21
Bank of America
Block 4, Lot 46.03 – 4400 Route 9**

ADMINISTRATIVE & TECHNICAL (APPLICANT)

- A-1 a. Application for Site Plan Waiver
b. Application for Variance
- A-2 Site Plan Waiver Checklist-Submission Documents
- A-3 Completeness Checklist Affidavit-Site Plan Waiver
- A-4 Request for Submission Waivers, prepared by Susan Ferrara, Troutman Pepper, dated 8/18/2021
- A-5 Variance Request Description
- A-6 Zoning Schedule
- A-7 Consent of Owner / Consent to Inspect / Disclosure Statement [4 pages]
- A-8 Escrow Maintenance Form/W-9/Tax Statement
- A-9 Waiver of Statutory Time Limitations
- A-10 Completeness Review, from Todd Brown, Assistant Township Planner, dated 10/12/2021
- A-11 Request for Letter of No Interest, prepared by Thomas M. Letizia, Troutman Pepper, Esq., dated 8/25/2021
- A-12 Monmouth County Planning Board Exemption Letter, dated 8/31/2021
- A-13 Construction Permit Denial Email, from John DePinto, Zoning Official
- A-14 Bank of America, Signage Details, prepared by Philadelphia Sign, dated 3/18/2021
- A-15 Site Plan, Proposed Office Building [2 sheets], prepared by Miceli Kulik Engineers, dated 7/18/1984
- A-16 Site Plan Waiver (Plan), Aerial & Front View of Bank of America Building [2 sheets], prepared by Philadelphia Sign, dated 12/2/2019
- A-17 Previous Resolutions: Preliminary & Final Site Plan Approval - SP#414-84
- A-18 Proof of Service pkg

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 11/4/2021
- P-2 Memorandum from Todd Brown, Assistant Township Planner, dated 11/10/2021

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 4, 2021

RE: Bank of America
Block 4, Lot 46.03 – 4400 Route 9
Site Plan Waiver #414-2-21 and Variance #027-21
REVIEW #1



This review refers to the following:

- Site Plan Waiver/Sign Inventory Plan, Bank of America, 4400 Rt 9 S, Freehold, NJ 07728, two (2) sheets, dated December 2, 2019, prepared by Philadelphia Sign, unsigned.
- Signage Details, Bank of America, 4400 Route 9 S, Freehold, NJ 07728, one (1) sheet, dated July 30, 2020, revised March 15, 2021, prepared by Philadelphia Sign and Murdoch Engineering, signed by James Murdoch, P.E.
- Zoning Schedule, Bank of America – Rt. 9 Signage, 4400 Rt. 9 South, Block 4, Lot 46.03, CMX-3A, prepared by Troutman Pepper Hamilton Sanders LLP, prepared and signed by Susan Ferrara.
- Description of Variance Request, undated, unsigned.
- Request for Submission Waivers, Bank of America Rebranding. Site Plan Waiver with Variance, Block 4, Lot 46.03, 4400 Route 9 South, Township of Freehold, dated August 18, 2021, prepared by Troutman Pepper, signed by Susan Ferrara, Paralegal.
- Request for Submission Waivers, Bank of America Rebranding Application for Site Plan Waiver with Variance for Wall Sign Colors, Block 4, Lot 46.03, Township of Freehold, revised August 25, 2021, prepared by Troutman Pepper, signed by Thomas M. Letizia.
- Zoning Denial, Bank of America Signage, by John DePinto, Housing Inspector/Zoning and Code Enforcement Official.
- Monmouth County Planning Board, Exempt Letter, Bank of America Rebranding, 4400 Route 9 (Block 4, Lot 46.03), Freehold, New Jersey, signed by Quinn Ruff, Assistant Planner.



To: Planning Board
Re: Bank of America
Block 4, Lot 46.03 – 4400 Route 9
Site Plan Waiver #414-2-21 and Variance #027-21

November 4, 2021

Executive Summary

The applicant is requesting site plan waiver approval and variance relief to remove and replace the existing façade mounted “Merrill Lynch” sign with a “Bank of America” sign on the eastern façade of the building. No additional site improvements are proposed as part of the application. The subject property is located in the Corporate Multi-Use – 3Acres (CMX-A) Zone. Variance relief is requested for proposed colors that are not in conformance with the approved Freehold Township color palette. This office defers to the Township Planner related to this variance and any additional variances that may be required.

The following comments are provided:

1. The applicant shall revise the plan as follows:
 - a. Plan shall be entitled “Site Plan Waiver/Proposed Building Mounted Sign/Sign Inventory Plan” and include title blocks on all sheets. Title blocks shall also reference the project Block and Lot.
 - b. The zoning schedule shall be provided on the plan.
 - c. The plan shall include the signage details and site improvements/maintenance items as outlined in comment #2 below.
 - d. Plan shall call out all other signs on the building and property including the existing ground mounted sign on Route 9 and note any proposed changes to same.
 - e. The signature for the Municipal Engineer shall be shown on the plan as follows:

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

DATE

2. As it relates to the specific application (proposed signage), this office has no additional comments relative to any engineering issues. However, it should be noted that this office performed an inspection of the site and several maintenance issues were observed. It is suggested that subject to Planning Board approval, the applicant address the following related items:
 - a. The site exhibits several areas of cracked curb that should be repaired in accordance with Township standards.
 - b. It is apparent that the parking lot has been recently repaved. As such, in accordance with the design requirements of Township Ordinance 270-33 all existing storm inlets shall be upgraded with Type “N” eco-head curb pieces and NJDOT bicycle safe grates
 - c. Several non-enclosed refuse containers are located within the rear northwest corner of the parking lot and should be relocated within a refuse enclosure constructed in accordance with Township Ordinance 190-122c.
 - d. The number of ADA spaces existing at the site does not appear to meet current standards and should be upgraded accordingly. Van spaces shall also be provided in accordance with current



To: Planning Board
Re: Bank of America
Block 4, Lot 46.03 – 4400 Route 9
Site Plan Waiver #414-2-21 and Variance #027-21

November 4, 2021

standards. ADA access into and out of the building should also be upgraded, if deemed necessary by the Township Construction Department.

- e. Roof drains were observed to be cut through the existing curb line to flow overland. Roof drains should be routed below grade and tied into existing inlets.
- f. The detention basin (wet pond) exhibits erosion along the perimeter embankments and shall be stabilized. Additionally, in compliance with the NJDEP stormwater regulations and Township's Municipal Separate Storm Sewer System (MS4) permit, the Township requires that maintenance and inspection records for the existing stormwater management facilities to be submitted annually for our review and file. The owner of the property has received several notices from this office in this regard and to date no information has been submitted.

To guarantee that the above maintenance items are addressed, it is suggested that general notes and details be added to the plans and a maintenance schedule be provided by the applicant.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

cc: J. Tuohy – Stormwater Compliance

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 Office

FROM: Todd Brown, Assistant Township Planner

DATE: November 10, 2021

RE: Bank of America
4400 Route 9
Block 4, Lot 46.03 – Corporate Multi-Use Development Zone CMX-3A
Site Plan Waiver # 414-2-21
Variance Application # 027-21



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

- Application for Site Plan Waiver and Variance Applications, prepared by Bank of America National Association (Alicia Keenan of CBRE) (Authorized to sign for Applicant), dated June 15, 2021.
- Zoning Schedule, prepared by Susan Ferrara, of Troutman Pepper Hamilton Sanders LLP, dated 8/18/2021.
- Site Plan Waiver Checklist, with separate Request for Submission Waivers letter (2 pages), prepared by Susan Ferrara, of Troutman Pepper Hamilton Sanders LLP, dated August 18, 2021.
- Grading & Site Utilities Plan and Location Plan [2 sheets], from approved site plan application # 414-84, signed by Bruce D. Patterson, PE, of Miceli Kulik and Associates, Inc., dated July 18, 1964.
- Sign Inventory Plan for Site Plan Waiver application [2 sheets], prepared by Philadelphia Sign, dated December 2, 2019.
- Sign Detail plan [1 sheet], prepared by Jere Murdoch, PE, of Philadelphia Sign, revised March 15, 2021.

P-2



To: Planning Board
Re: Bank of America
Block 4, Lot 46.03 - 4400 Route 9
Site Plan Waiver # 414-2-21 & Variance Application # 027-21

November 10, 2021

Project Description

The applicant is seeking site plan waiver and bulk “c” variance approval in order to replace an existing Merrill Lynch façade sign with a Bank of America branded façade sign. Variance relief is sought for the proposed colors that do not conform to the Township Sign Ordinance’s approved color palette.

The subject property measures 5.02 acres and is developed with a 3-story tall Professional Office building, containing 61,750 square feet, located in the southern portion of the property, with parking is located north of the building. The subject property has frontage and a single ingress/egress access drive to US State Route 9, which is approximately 0.15 miles south of the US State Route 9 and Craig Road/East Freehold Rd traffic light controlled intersection.

Land uses in the vicinity of the subject property is comprised commercial uses along US State Route 9. Specifically, the subject property shares a northern property line with the Freehold Buick / GMC dealership, and southern and western property lines with the Mercedes-Benz dealership. The Pond Road Plaza shopping center is located across US Route 9 to the east. The municipal boundary of Freehold Township and Manalapan Township is approximately 0.15 miles to the north and east.

Towards the top portion of the existing 3-story professional office building façade that faces US State Route 9, the Applicant is proposing to replace the existing Merrill Lynch facade sign with a smaller Bank of America branded façade sign. The existing Merrill Lynch façade sign measures approximately 92 square feet in area (4 feet high by 23 feet). The proposed Bank of America branded façade sign will measure approximately 54 square feet in area. Per § 190-179 – Signs permitted in the CMX-3A zone, the proposed sign size is 45% of the maximum permitted size of 118 square feet.

The proposed sign consists of individual channel letters spelling “Bank of America,” and the separate Bank of America flagscape-like logo. All elements of the sign are to be mounted to a raceway that is to be painted to match the existing building façade. The proposed sign graphics would be comprised of the following colors and materials:

Letters and Logos... (a Bank of America flagscape logo and “BANK OF AMERICA”)

- Returns: 0.040” Aluminum Coil Brite Brushed Clear by Alumnet Supply - **[does not comply]**
- Sign Face (part of flagscape logo): White Vinyl - **[complies]**
- Sign Face (letters and part of flagscape logo): BofA Blue Vinyl – Pantone PMS 280 C - **[does not comply]**
- Sign Face (letters and part of flagscape logo): BofA Red Vinyl – Pantone PMS 186 C - **[does not comply]**



To: Planning Board
Re: Bank of America
Block 4, Lot 46.03 - 4400 Route 9
Site Plan Waiver # 414-2-21 & Variance Application # 027-21

November 10, 2021

The Applicant is proposing no site improvements or change in use to the subject property. Due to this, the Applicant has received a letter, dated August 31, 2021, exempting of a required application and approval from the Monmouth County Planning Board.

Zoning Compliance & Planning Comments

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

1. The existing use of a professional office is permitted in the Corporate Multi-Use Development Zone CMX-3A. The Planning Board previously granted Preliminary and Final Major Site Plan by Resolution SP# 414-84, dated November 21, 1984, to permit the construction of a 3-story professional office building, containing 61,750 square feet, parking area, drainage and landscaping. The subject site plan waiver with variance applications contain no site improvements nor change in use.
2. Per § 190-176 (O)(1)(b), no more than three sign colors are not permitted. The proposed pylon contains four colors. As such, variance relief is required for the quantity of proposed colors.
3. Per § 190-176 (O)(2), signs are to consist of permitted sign colors as noted. The proposed façade sign contains 3 colors (aluminum, red and blue as noted earlier in report) that are not the same nor similar to the permitted sign colors. As such, variance relief is required for the proposed colors. The Applicant should provide testimony on any detriment to adjoining businesses and passing traffic along US Route 9.
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

**183 Three Brooks Holding, LLC - SP# 474-2-20 / VAR# 010-20
Preliminary & Final Major Site Plan and Variance Application
Block 72.06 Lot 1 – 183 Three Brooks Rd**

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. Minor Site Plan Checklist – Part A Submission Documents
e. Minor Site Plan Checklist – Part B Plat / Map Requirements
- A-2 Completeness Checklist Affidavit – Major Site Plan
- A-3 Major Site Plan Checklist-Parts A & B Waiver Requests, received 3/3/2020
- A-4 Preliminary List of Variances
- A-5 Consent of Owner/Consent to Inspect/Disclosure Statement
- A-6 Escrow Maintenance Form/W-9/Tax Statement
- A-7 Waiver of Statutory Time Limitations
- A-8 Completeness Review, prepared by Todd Brown, Assistant Township Planner, dated 7/8/2020
- A-9 Monmouth County Planning Board, Final Approval, received 10/18/2021
- A-10 Freehold Soil Conservation District, Certification Letter, dated 8/2/2021
- A-11 NJDEP, Division of Land Use Regulation, Permit Application, dated 5/20/2020
- A-12 Architect's Certification of Square Footage for proposed building, prepared by Edward Mayer II, RE, Ware Malcomb, dated 12-18-2020
- A-13 Perspective View of Proposed Building, prepared by Ware Malcomb, dated 12/14/2020
- A-14 Architectural Floor Plans & Elevations [3 sheets], prepared by Edward Mayer II, RE, Ware Malcomb, dated 3/10/2021
- A-15 Report of Preliminary Geotechnical Investigation, prepared by Dynamic Earth, dated 2/7/2020
- A-16 Environmental Impact Statement, prepared by Dynamic Engineering, dated 12/2020
- A-17 Tree Survey Map [3 pages], prepared by DuBois & Associates, dated 6/7/2021
- A-18 Traffic Impact & Parking Assessment, prepared by Dynamic Engineering, dated 5/18/2020
- A-19 Potable Water & Sanitary Sewer Engineering Report, prepared by Dynamic Engineering, dated 12/2020
- A-20 Attachment D – Major Development Stormwater Summary [2 pages], prepared by Joshua M. Sewald, PE, PP, Dynamic Engineering, dated 12/11/2020
- A-21 Stormwater Management Operation & Maintenance Manual, prepared by Dynamic Engineering, last revised 9/2021

- A-22 Stormwater Management, Groundwater Recharge & Water Quality Analysis, prepared by Dynamic Engineering, last revised 9/2021
- A-23 Boundary & Topographic Survey, prepared by Dynamic Engineering, revised 9/3/2020
- A-24 Preliminary and Final Major Site Plan [21 sheets], prepared by Dynamic Engineering, revised 9/7/2021
- A-25 Previous Resolutions: Preliminary Site Plan Approval & Variance – SP#687-02
Final Site Plan Approval - SP#687-02
Preliminary Site Plan Approval – SP#474-87
Final Site Plan Approval – SP#474-87
- A-26 Proof of Service

REPORTS/CORRESPONDENCE

- P-1 Memorandum from Timothy P. White, Township Engineer, dated 10/13/2021
- P-2 Memorandum from Kate Keller, PP, Phillips, Preiss Grygiel, LLC, dated 10/27/2021
- P-3 Memorandum from Nicholas Netta, Netta Architects, dated 10/8/2021
- P-4 Memorandum from Kyle A. Smith, Mott MacDonald, dated 10/6/2021
- P-5 Memorandum from Dennis Dayback, T&M Engineering, dated 10/8/2021
- P-6 Memorandum from Dennis Dayback, T&M Engineering (Heritage Tree Assessment prepared by Paul Cowie), dated 10/18/2021
- P-7 Memorandum from Andrew Feranda, Shropshire Associates, LLC, dated 1/14/2021
- P-8 Memorandum from Margaret B. Jahn, Township Health Officer, dated 8/12/2020
- P-9 Memorandum from Shaun Reilly, Township Fire Official, dated 3/24/2021
- P-10 Memorandum from Tom Moskal, Township Environmental Commission, dated 1/15/2021
- P-11 Memorandum from Scott Higgins, Shade Tree Commission, dated 9/1/2020

MAYOR
Thomas L. Cook

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

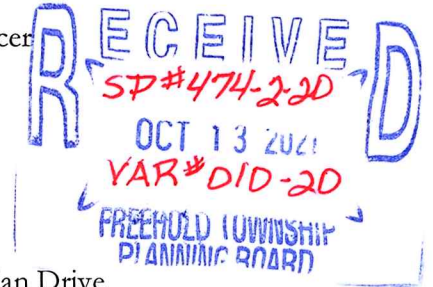
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 13, 2021

RE: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1 - 183 Three Brooks Road and Meridian Drive
Preliminary and Final Major Site Plan Application #474-2-20
Variance Application (Var.# 010-20)
REVIEW #4



This review refers to the following:

- Preliminary and Final Major Site Plan for 183 Three Brooks Holdings LLC, Proposed Warehouse Expansion, Block 72.06, Lot 1; Tax Map Sheet #28, 183 Three Brooks Road, Township of Freehold, Monmouth County, New Jersey, twenty-one (21) sheets, dated May 15, 2020, last revised September 7, 2021, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, P.E.
- Boundary and Topographical Survey, Treetop Development, Block 72.06, Lot 1, 183 Three Brooks Road, Township of Freehold, Monmouth County, NJ, one (1) sheet, dated February 14, 2020, revised September 3, 2020, prepared by Dynamic Survey, signed and sealed by Craig Black, PE, PLS.
- Architectural Floor Plan and Elevations, Treetop, 183 Three Brooks, Freehold, New Jersey, 07728, two (2) sheets (A2.0 and A4.1), last revised March 10, 2021, prepared by Ware Malcomb, signed and sealed by Edward Mayer II, R.A.
- Colored Architectural Concept Rendering and Elevations, 183 Three Brooks Road, Freehold, NJ, two (2) sheets, dated March 10, 2021, prepared by Ware Malcomb, signed by Edward Mayer II, R.A.
- Architect's Certification, 183 Three Brooks, Township of Freehold, dated December 18, 2020, prepared by Ware Malcomb, signed and sealed by Edward Mayer II, R.A.
- Preliminary List of Variances, Proposed Warehouse Expansion, 183 Three Brooks Road, Block 72.06, Lot 1, Township of Freehold, Monmouth County, NJ, prepared by Dynamic Engineering Consultants, PC, undated.
- Major Site Plan Checklist Waivers Requested, undated, unsigned.
- Stormwater Management, Groundwater Recharge and Water Quality Analysis for 183 Three Brooks Road Holding, LLC, Proposed Warehouse Expansion, 183 Three Brooks Road, Block 72.06, Lot 1, Township of Freehold, Monmouth County, New Jersey, dated May 2020, last revised September 2021, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.



To: Planning Board
Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
Preliminary and Final Major Site Plan #474-2-20
Variance #010-20
REVIEW #4

October 13, 2021

- Stormwater Management Operation and Maintenance Manual for 183 Three Brooks Road Holding, LLC, Proposed Warehouse Expansion, Block 72.06, Lot 1, Township of Freehold, Monmouth County, New Jersey, dated May 2020, last revised September 2021, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.
- NJDEP Attachment D – Major Development Stormwater Summary, 183 Three Brooks Holdings, LLC, Block 72.06, Lot 1, dated December 11, 2020, prepared by Dynamic Engineering Consultants, PC, signed by Joshua M. Sewald, PE, PP.
- Traffic Impact and Parking Assessment, Proposed Warehouse Expansion, Block 72.06 – Lot 1, Freehold Township, Monmouth County, NJ, dated May 18, 2020, prepared by Dynamic Traffic, signed and sealed by Justin Taylor, PE, PTOE and Pat Downey, PE.
- Potable Water and Sanitary Sewer Engineering Report for 183 Three Brooks Holding, LLC, Proposed Warehouse Expansion, Block 72.06, Lot 1, Township of Freehold, Monmouth County, NJ, dated December 2020, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.
- Report of Preliminary Geotechnical Investigation, Proposed Warehouse Expansion, Block 72.06, Lot 1, 183 Three Brooks Road, Township of Freehold, Monmouth County, New Jersey, dated February 7, 2020, prepared by Dynamic Earth, signed by Peter H. Howell, P.E. and Francis Van Cleve, P.E.
- New Jersey Department of Environmental Protection Site Remediation and Waste Management Program, Certification Form, International Vitamin Corporation, 183 Three Brooks Road, Freehold Township, Monmouth County, dated November 1, 2019, signed by Robert Fislser, LSRP.
- Response Action Outcome, International Vitamin Corporation, 183 Three Brooks Road, Block 72.06, Lot 1, Freehold Township Monmouth County, New Jersey, Prepared by Woodard & Curren, signed by Robert W. Fislser, LSRP.
- Environmental Impact Statement for 183 Three Brooks Holding, LLC, Proposed Warehouse Expansion, Block 72.06, Lot 1, Township of Freehold, Monmouth County, NJ, dated December 2020, prepared by Dynamic Engineering, signed and sealed by Joshua M. Sewald, PE, PP.
- Tree Survey Map with Inventory, Block 72.06, Lot 1, Freehold Township, Monmouth County, NJ, three (3) pages, dated June 7, 2021, prepared by DuBois & Associates, unsigned.

Executive Summary

The applicant is seeking preliminary and final major site plan approval for the construction of a 53,387 square foot (sf) addition on an existing 117,288 sf warehouse building. The proposed addition will contain 48,387 sf of warehouse space and 5,000 sf of office space. Associated site improvements include a paved access aisle extension and parking lot expansion with 64 parking spaces and 17 loading spaces, sidewalk, two (2) above ground infiltration basins and two (2) below grade detention basins with associated stormwater infrastructure, lighting and landscaping improvements. Proposed access will remain the same as today with three (3) driveways on Meridian Drive. The Meridian Drive and Three Brooks Road intersection is full access but restricted to left turns out only for trucks.



To: Planning Board
Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
Preliminary and Final Major Site Plan #474-2-20
Variance #010-20
REVIEW #4

October 13, 2021

It is anticipated that the building will be occupied by 1-2 tenants with approximately 20 total employees. The proposed hours of operation will be typical of a proposed warehouse use and comply with Freehold Township standards.

In 1988, the subject property obtained site plan approval for a 96,400 sf beer warehouse and distribution center (SP #474-87). Subsequently in 2002, approval was granted for a 20,800 sf addition at the rear of the building (SP #687-02). The existing warehouse currently operates as International Vitamin Corporation.

The subject lot is approximately 15.72 acres and located within the LI-3 (Light Industrial) Zone. This office defers to the Township Planner related to any and all additional variances that may be required as part of this application.

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 applicant shall provide testimony describing the existing and proposed operations at the site, any tenants within the existing building, the proposed use of the addition space, proposed tenants, anticipated hours of operation, number of employees, etc.
3. The applicant shall provide a scenic corridor buffer easement along Three Brooks Road to be dedicated to the Township of Freehold. Subject to approval by the Board the applicant shall provide a metes and bounds description and separate exhibit for review by this office and a deed of easement for review by the Township Attorney's Office.
4. The applicant has requested a waiver from providing sidewalk along the frontage of Three Brooks Road and Meridian Drive. If granted, a sidewalk contribution in an amount to be calculated by this office shall be provided in lieu of sidewalk installation. In this case, it is recommended that a waiver be granted for the portion of the sidewalk along Three Brooks Road since the roadway will be widened in the near future.
5. The subject property is located adjacent to the Halls Mill Road right-of-way, which is currently under construction and will fall under the jurisdiction of Monmouth County upon completion. Additionally, the existing bridges along Three Brooks Road, which are proposed to be replaced in conjunction with future road improvements, are owned and operated by Monmouth County. As such, the applicant shall obtain approval from the Monmouth County Planning Board.
6. Related to the aforementioned future road improvements along Three Brooks Road, the applicant has agreed to enter into an agreement with Freehold Township and Monmouth County to permit modification to the existing basin adjacent to the roadway to accommodate for mitigation of additional stormwater runoff from areas of future road widening along Three Brooks Road. Subject to approval by the Board, this would be a specific condition of the resolution.



To: Planning Board
Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
Preliminary and Final Major Site Plan #474-2-20
Variance #010-20
REVIEW #4

October 13, 2021

7. Freshwater wetlands exists along the eastern portion of the site. The applicant shall obtain an NJDEP Freshwater Wetlands Letter of Interpretation (LOI) to delineate the wetlands limits and associated buffers. Additionally, the applicant shall obtain any and all required permits for disturbance of wetlands or wetlands buffer areas.
8. A portion of Applegate's Creek runs along the eastern boundary of the site with an associated flood hazard area extending onto the subject property as approximated by the current FEMA Flood Insurance Rate Maps (FIRM). The applicant shall obtain a flood hazard area verification to determine the limits of the flood hazard area and any associated riparian zones. In addition, the applicant shall obtain any associated permits required as a result of the verification.
9. A conservation easement exists in the general area of the above referenced wetlands and flood hazard areas. If the LOI and flood hazard area verification indicate expanded wetlands, flood hazard areas or associated buffers, the conservation easement shall be expanded accordingly.
10. The applicant has provided a copy of an NJDEP site remediation and waste management certification form in addition to a response action outcome letter by a licensed site remediation professional (LSRP). The applicant shall provide testimony to the Board regarding the history of any environmental issues at the site. This office defers to the Freehold Township Health Department in this regard for any additional information required.
11. In compliance with the NJDEP stormwater regulations and Township's Municipal Separate Storm Sewer System (MS4) permit, the Township is responsible for ensuring adequate maintenance of privately owned and operated stormwater management facilities including detention basins, outlet control structures, manufactured treatment devices, etc. To ensure maintenance, the Township is requiring that maintenance and inspection records be submitted annually for our review and file. As such, the applicant shall provide maintenance and inspection logs to this office for the existing detention basin at the front of the property and associated stormwater infrastructure.
12. The depressed curb and grass pavers provided at the proposed detention basins shall be positioned for access to and maintenance of the outlet control structures, not to the bottom of the basins. Revise plans accordingly to describe the access at the top of the basins to access the outlet control structures.
13. Applicant shall obtain a tree removal permit in accordance with T.O. Section 336-10.
14. There are several loose refuse containers and/or trash compactors at the site. All refuse containers and compactors shall be within a masonry enclosure as described in accordance with T.O. 190-116A.(2). (i.e. masonry enclosure, solid gates, 6-inch reinforced concrete pad, etc.). Plans shall describe the proposed refuse locations.
15. Should the construction of the site require the import or export of fill in excess of 100 c.y., a soil removal/fill permit must be obtained from the Planning Board. The applicant shall provide testimony in this regard.
16. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following Planning Board Approval.



TOWNSHIP OF FREEHOLD

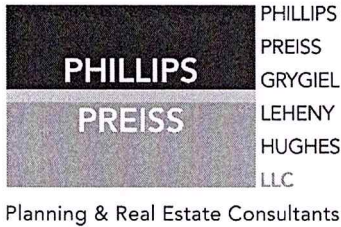
To: Planning Board
Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
Preliminary and Final Major Site Plan #474-2-20
Variance #010-20
REVIEW #4

October 13, 2021

17. 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, New Jersey Department of Environmental Protection (NJDEP), Manasquan River Regional Sewerage Authority (MRRSA), and Freehold Soil Conservation District (FSCD).

TIMOTHY P. WHITE
Township Engineer

TPW/mb



October 27, 2021

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



RE: **Preliminary and Final Major Site Plan #474-2-20**
Variance #010-20
Planner's Review Letter #4
183 Three Brooks Holding, LLC
183 Three Brooks Road
Block 72.06, Lot 1
LI-3 Light Industrial Zone

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, to which the applicant has submitted revisions dated through 3/11/2021. Prior reports dated 8/14/2020, 1/18/2021, and 4/12/2021 were prepared and submitted to the Township for review; additional details regarding the proposed project can be found in these reports. At this time, we are in receipt of the following revised documents:

- Preliminary and Final Major Site Plan for 183 Three Brooks Holding LLC, consisting of 18 sheets, prepared by Joshua M. Sewald, PE, of Dynamic Engineering, dated 5/15/2020 and revised through 9/7/2021

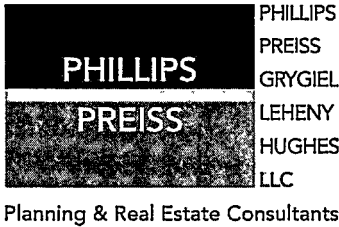
Project Description

The applicant is seeking preliminary and final major site plan approval to construct a 53,387-square foot addition to an existing warehouse facility. The site is located in the LI-3 zone, where warehouses are a permitted use.

The subject property is located on the north side of Three Brooks Road between Meridian Drive and Halls Mill Road, south of the NJ-33 bypass. The subject property measures ±15.72 acres and is developed with a 117,288-square foot warehouse facility and associated site improvements, with all access to the site via Meridian Drive. Undeveloped/agricultural lands are located to the west and north of the subject property; the lands to the north are Township-owned. Applegate Creek runs to the east of the site within a Monmouth County right-of-way that was acquired from the subject property in 2019. Single-family residences are located along Lenape Trail and Apache Trail to the south across Three Brooks Road. Similar warehousing and manufacturing facilities are located to the north and south across Halls Mill Road.

The existing warehouse facility was initially approved in 1988 as a 96,400-square foot beverage warehouse/distribution center for Shore Point Distributing Co. (Planning Board Resolution #474-87). In 2002, the Planning Board approved a 20,800-square foot addition to the building along with a bulk "c" variance to permit an 8-foot high

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



fence in the front yard (PB Resolution #687-02). Most recently, the warehouse facility was occupied by International Vitamin Corporation, which also operated a manufacturing facility approximately one-quarter mile north of the subject property at 500 Halls Mill Road. At present, the facility is vacant.

The applicant is now proposing to construct a 53,387-square foot addition at the rear of the existing building. The proposed footprint of the addition presently contains asphalt, grass and wooded areas. The addition would extend ± 167 feet towards the rear of the property, along the full width of the existing building. The applicant is proposing to utilize 5,000 square feet of the addition as office space and the remaining 48,387 square feet for warehouse space. In total, the building would measure 170,675 square feet following the construction of the proposed addition.

Ten (10) new loading docks and 10 truck parking spaces are proposed on the east side of the addition, to be located on a concrete pad and heavy-duty asphalt pavement, respectively. Parking for 64 vehicles is proposed to the rear (north) of the addition, to include 6 ADA-accessible parking spaces, for a total of 162 parking spaces to serve the overall site, where 58 parking spaces are required per ordinance. The existing gravel cul-de-sac bulb at the end of Meridian Drive would be closed off, per cooperation with the adjacent property owners of Block 72, Lot 88. All site access would continue to be from Meridian Drive.

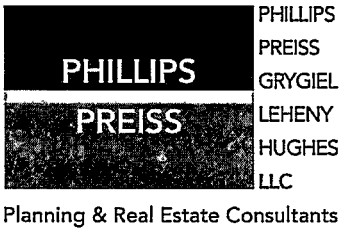
There is an existing conservation and flood plain easement area on the eastern portion of the property that would not be disturbed by the proposed development. Additionally, a number of evergreen shrubs and trees would be planted in landscape beds at the edges of the proposed circulation drive and parking areas and in the vicinity of the proposed infiltration basin. Near the westerly property line, an existing chain link fence within the Meridian Drive right-of-way would be relocated onto the subject property.

The addition is proposed to measure ± 21 feet in height from grade to its roof slab and 25 feet to the top of the parapet. The building would be clad primarily in precast concrete panels in taupe and grey. Stone-type concrete panels, brick veneer and a glazed storefront system are proposed at the office entry corner, as well as a wood feature wall and trim. Decorative "colonial-style" lighting fixtures are proposed to be mounted on the building's facades and located on poles within the parking area.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The subject property is located in the LI-3 Light Industrial zone, which permits a variety of manufacturing, research, warehouse, office, and distribution uses. The existing/proposed use of a warehouse/distribution facility with office component is permitted in the zone. The site and current development proposal comply with all bulk, lot and area requirements for the zone.
2. The applicant has indicated that while the tenant(s) have not been secured, up to 2 tenants with a total of 20 employees are anticipated to occupy the site. The



subject property has historically been occupied by a single user. The applicant should discuss the intended use of the property following the proposed addition, such as any proposed changes to site operations related to multiple users and proposed general hours of operation.

3. The applicant is not proposing new signage at this time. We note that any future signage shall comply with the requirements of §190-182 and §190-176 or variance relief may be required.

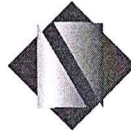
We trust that the above information is responsive to your needs.

Respectfully submitted,

Kate Keller, P.P., AICP

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

J20219



NETTAARCHITECTS

October 8, 2021

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

RECEIVED
SP 474-2-20
OCT 08 2021
VAR 010-20
FREEHOLD TOWNSHIP
PLANNING BOARD

**RE: Architectural Review:
183 Three Brooks Holding, LLC
Preliminary & Final Major Site Plan SP# 474-2-20
& Variance Application Var# 010-20
Block 72.06 Lot 1 – 183 Three Brooks Rd.
Freehold, NJ
Review #4**

Dear Mrs. Donna Butch:

Pursuant to our recent communication, on September 21st, 2020 and subsequent to your request, we are pleased to submit our architectural review of the project referenced above. Netta Architects has reviewed the following documentation;

- Cover Letter from Dynamic Engineering dated 9/13/21

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 non-conforming to the township ordinance design requirements outline in Chapter 190 Section 114. The proposed architectural style is minimalistic; although the materials and colors selected are consistent within traditional design. Further action may be required by the board.

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,

Nicholas J. Netta, AIA, NCARB
Principal

P-3



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

Our Reference
375713-021

Freehold Township
183 Three Brooks Holding, LLC
Block 72.06, Lot 1, 183 Three Brooks Road
Site Plan No. 474-2-20, Var. No. 010-20
Sanitary Sewer and Water Main System Review No. 4

October 6, 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 & Final Major Site Plan For 183 Three Brooks Holdings LLC, Proposed Warehouse Expansion, Block 72.06, Lot 1; Tax Map Sheet #28 – Latest Rev. Dated 12-05-2013, 183 Three Brooks Road, Township of Freehold, Monmouth County, New Jersey", dated May 15, 2020, with a last revision date of September 7, 2021, as prepared by Dynamic Engineering Consultants, P.C., for 183 Three Brooks Holdings, LLC (the Applicant).

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

- The twenty-one (21) sheet set of plans listed above, prepared by Dynamic Engineering Consultants, P.C., with a last revision date of September 7, 2021; and
- A response letter from the Applicant's Engineer dated September 13, 2021.

Executive Summary

The site is located on the north side of Three Brooks Road at the intersection of Three Brooks Road and Halls Mill Road. The Applicant is proposing to construct a 53,387 square-foot (SF) addition to the existing building on the property. The site currently has a 117,288 SF building on the western portion of the lot. The lot is separated into two portions with the Applegate Creek crossing through the lot from north to south, separating a section of the lot along Halls Mill Road from the main portion, where the proposed building addition and existing building are located.

The Applicant is proposing to construct a one-story warehouse building addition of 53,387 SF. Access to the site will remain the same as the existing conditions from Meridian Drive. The Applicant is also proposing to construct new parking areas, a new underground storm water management system, in addition to new curbs and sidewalks for the proposed building addition. The Applicant is not proposing a new sanitary sewer service connection or water service. The plans are indicating that the existing services are to be utilized if possible.



The Applicant has provided a sanitary sewer report for the project and is estimating the projected sanitary sewer flow for the project to increase by 750 gallons per day (GPD). This project does not appear to require the New Jersey Department of Environmental Protection (NJDEP) Treatment Works Approval but will require approval from the Manasquan River Regional Sewerage Authority (MRRSA).

The Applicant has provided a projected water demand report for the site and is estimating the proposed water demand to increase by 825 GPD. The project does not appear to require an NJDEP Bureau of Water Systems Engineering (BWSE) approval and the Township should have sufficient water allocation to support this project.

Sanitary Sewer Review & Water System Review::

There is one remaining issue pertaining to the sanitary sewer and water main systems that should be addressed prior to approval of the plans for the project:

1. The existing water and sanitary sewer infrastructure from the Boundary and Topographic Survey Plan shall be included on the Site Plan or the Boundary and Topographic Survey Plan should be included with plan set since it is the only plan indicating the location of the existing water and sanitary sewer services.

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

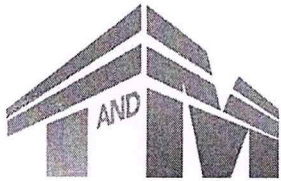
Very truly yours,

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, Assistant Planner
Matthew Bryant, PE, CME, CFM, Assistant Township Engineer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Rafael Mercado (Mott MacDonald)
File 375713-021 (183 Three Brooks Holdings, LLC)



YOUR GOALS. OUR MISSION.

FRTW-R4060

October 8, 2021

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

Re: **183 Three Brooks Holding, LLC**
Block 72.06, Lot 1
SP# 474-2-20
Drainage and Landscape Review No. 4



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 Dynamic Engineering Consultants, plans dated May 15, 2020, latest revision September 7, 2021; Stormwater Management, Groundwater Recharge and Water Quality Analysis Report dated, May 2020, revised September 2021; Stormwater Management Operation and Maintenance Manual, dated May 2020, revised September 2021.

The plans have been revised in response to our letter dated March 26, 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 forms shall be revised to include all permit numbers, final approvals and construction dates once completed. The applicant states the required form will be provided under separate cover upon approval.**
- 3. Calculations shall be provided demonstrating the existing basin can handle the increase in volume. Continuing Comment. The applicant states the existing stormwater detention basin is anticipated to have capacity to accommodate the proposed condition runoff due to the fact that the proposed stormwater management plan reduces the runoff as per state and Township requirements. The comment pertains to the increase in volume tributary to the basin because of the development. The applicant shall provide routing calculations of the existing basin for pre and post developed conditions. The applicant states the existing basin has been expanded to account for the volume for the Three Brooks Road improvements. However, the drainage area maps provided only account for the area on site. The applicant shall specify how the volume was calculated for the Three Brooks Road improvements and incorporated into the basin.**

P-5



Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
SP# 474-2-20
Drainage and Landscape Review No. 4

4. Addressed

5. The applicant shall provide soil borings in the area of the proposed infiltration basins. The soil boring shall indicate the elevation of seasonal high ground water and infiltration rate of the surrounding soil. **Continuing Comment.** The provided soil borings note an area of low permeability in the area of the 'Infiltration Basin Northeast.' The applicant's response letter states the area will be over excavated to remove the existing material and replace with a permeable sand layer in accordance with the NJ BMP Manual. The plans and details shall be revised to identify the area of excavation and a note added that shop drawings of the proposed fill material shall be provided to the Township Engineer for review. We suggest that a geotechnical engineer be on site during construction to verify the field conditions and fill material being installed.

6. The Township Ordinance required all drainage pipe to be reinforced concrete. **Continuing Comment.** The applicant states they will request a waiver from the Planning Board to install HDPE pipe.

7. Addressed

8. Addressed.

9. Addressed

10. Addressed

11. Addressed

12. Addressed

13. Addressed

14. Addressed.

15. Addressed

16. Addressed

17. Addressed

18. Addressed



Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
SP# 474-2-20
Drainage and Landscape Review No. 4

19. Addressed

20. Addressed

21. Addressed

22. The Operation and Maintenance Manual shall be site specific and provide specific maintenance information for the proposed water quality treatment device and their NJDEP approval letters. The applicant shall keep logs of all maintenance and repairs and make them available to the Township Engineer upon request. **Continuing Comment. All non-applicable items shall be removed from the checklist and the inspection logs. The O&M Manual shall be specific to the stormwater management features of the site.**

23. The applicant shall provide copies of maintenance logs and repairs to the Township Engineer for the existing above ground basin to ensure it is being properly maintained. **Continuing Comment. The applicant states that the Maintenance records for the proposed basin are not available.**

24. Addressed

25. The plan shows the proposed parking lot encroaching into the wetland buffer. This will require approval from NJDEP Land Use Regulation. In addition, the plan shall be revised to show the 100-year flood plain line. **Continuing Comment. The applicant states that copies of all NJDEP will be provided under separate cover.**

ADDITIONAL DRAINAGE COMMENTS

1. Addressed

2. Addressed

LANDSCAPING

1. Addressed

2. Addressed

3. The applicant shall revise the demolition plan to clearly indicate the trees to be removed and the species of each tree. The legend provided on the plans is not utilized. A tree save and tree clear plan shall be provided. **Continuing Comment. The applicant has submitted a Tree Survey Map depicting the species of the trees to be removed. No heritage trees were identified on site per the applicant's survey. The Demolition Plan shall be revised to be consistent with the**



FRTW-R4060
October 8, 2021
Page 4

**Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
SP# 474-2-20
Drainage and Landscape Review No. 4**

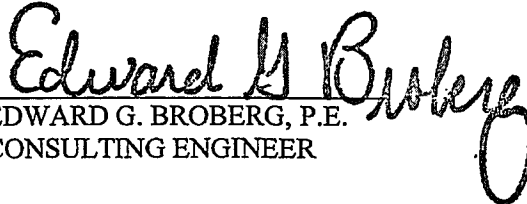
Tree Survey Plan. The Township's CTE is review the report and will provide comments under separate cover.

4. Addressed
5. Addressed

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

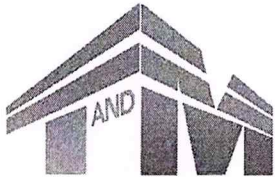
Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

EGB:DMD:AWD:lkc

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YOUR GOALS. OUR MISSION.

FRTW-R4060

October 18, 2021

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



Re: 183 Three Brooks Holding, LLC
Block 72.06, Lot 1
SP# 474-2-20
Drainage and Landscape Review – Heritage Tree Assessment

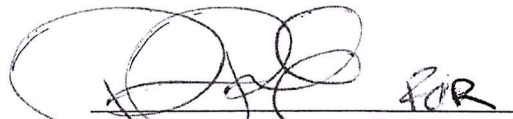
Dear Ms. Butch:

As requested, the Township's CTE has inspected the site for the purpose of identifying any heritage trees within the project limit. The tree survey provided by the applicant stated there were no heritage trees on site. However, three (3) heritage trees were identified in the CTE's report.

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:lkcc

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P-6

October 15, 2021

Mr. Andrew Denbigh
T&M Associates
11 Tindall Road
Middletown, NJ 07748



**Re: FRTW-R4060: Block 72.06, Lot 1, 183 Three Brooks Road
Heritage Tree Inventory and Valuation**

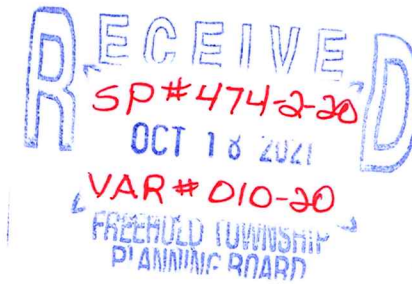
Dear Andrew:

On October 11, 2021, Paul Cowie + Associates (PC+A) completed an on-site review and assessment of existing heritage trees on the above-referenced property.

The purpose of this review was to verify information regarding the heritage trees identified by the Applicant and determine whether any other heritage trees not indicated by the Applicant were present in the project area.

Our assessment and valuation are based on review of the following:

1. Chapter 336, Article II of the Freehold Township Code entitled *Tree Preservation*, as obtained via the Township website on October 11, 2021.
2. *Freehold Township Heritage Tree Standards*, revised January 2017, as obtained from the Township website on October 11, 2021.
3. *Preliminary and Final Major Site Plan for 183 Three Brooks Holdings LLC Proposed Warehouse Expansion* dated prepared by Dynamic Engineering and dated May 15, 2020.
4. *Tree Survey Map* prepared by DuBois & Associates and dated June 7, 2021.
5. *Guide for Plant Appraisal*, authored by the Council of Tree & Landscape Appraisers (CTLA) and published by the International Society of Arboriculture, Tenth Edition, June 2019.
6. The findings of PC+A's October 11, 2021 on-site survey of the property and our observations, measurements, and objective evaluation of all trees falling within the specifications for heritage trees, as defined by Freehold Township.
 - a. Scouting of the project area for heritage trees was accomplished by walking an array of line transects plotted over all areas within the proposed limit of tree removal.
 - b. Tree species was visually identified, and in most cases, stem diameter was visually estimated for each tree encountered to determine heritage tree status. In cases where stem diameter was too close to the published standard size for the species to rely on visual estimation, the tree was measured with a diameter tape to make a precise determination. Trees were determined to qualify as Heritage trees only if they possessed at least one stem meeting or exceeding the size indicated for the species in the Township's *Heritage Tree Standards*.



Summary of Findings

PC+A identified three trees that, in our opinion, qualify as heritage trees. The Tree Survey by DuBois & Associates indicated that there were no heritage trees. It should be noted that the diameter of these three trees was equal to or slightly larger than the minimum threshold for heritage tree status and may have been below the threshold when the DuBois survey was completed.

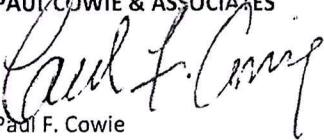
The three heritage trees identified by PC+A are all white fir (*Abies concolor*) growing within the evergreen hedgerow that is aligned parallel with Three Brooks Road near the south end of the property. No other trees meeting the Township's heritage tree standard were found within this area, or in the proposed tree removal area in the northeastern portion of the property.

The tree valuation figures presented on page 3 of this report were derived using the Reproduction Cost Method, Trunk Formula Technique, as described in the 10th Edition of the Guide for Plant Appraisal.

Based on our findings, it is PC+A's opinion that the current value of the three heritage trees to be removed is \$8,000.00.

Please do not hesitate to contact me if you have any questions or need any further information regarding this matter.

Sincerely,
PAUL COWIE & ASSOCIATES



Paul F. Cowie
President

PFC:pc

FRTW-R4060: Block 72.06, Lot 1, 183 Three Brooks Road
Freehold Township, NJ

Heritage Tree Inventory and Valuation

Date of Inventory: October 11, 2021

Date of Report: October 15, 2020

TREE ID#	SPECIES	DIAMETER (in. DBH)	AGE CLASS	TRUNK AREA (sq. in.)	NJAISA SPECIES RATING	CTLA CONDITION RATING	CTLA FUNCTIONAL LIMITATIONS	CTLA EXTERNAL LIMITATIONS	OPINION OF VALUE (heritage trees only)	OBSERVATIONS
1	White fir <i>Abies concolor</i> blue-needled cultivar	14.8	Mature	172.0	60%	84%	60%	80%	\$2,900.00	<ul style="list-style-type: none"> Root collar buried (moderate).
2	White fir <i>Abies concolor</i> green-needled cultivar	14.6	Mature	167.4	60%	84%	60%	80%	\$2,800.00	<ul style="list-style-type: none"> 1 weak crotch in main trunk (moderately severe).
3	White fir <i>Abies concolor</i> green-needled cultivar	14.0	Mature	153.9	60%	75%	60%	80%	\$2,300.00	<ul style="list-style-type: none"> Root collar buried (moderate). 1 weak crotch in main trunk (moderately severe).



Tree #1
14.8" DBH *Abies concolor*

RECEIVED
SP# 474-2-20
OCT 18 2021
VAR# 010-20
FREEHOLD TOWNSHIP
PLANNING BOARD



RECEIVED
SP # 474-2-20
OCT 18 2021
VAR # 010-20
FREEHOLD TOWNSHIP
PLANNING BOARD



RECEIVED
SP#474-2-20
OCT 18 2021
VAR #010-20
FREEHOLD TOWNSHIP
PLANNING BOARD

Tree #2
14.6" DBH *Abies concolor*



FRTW-R4060: BLOCK 72.06, LOT 1, 183 THREE BROOKS ROAD
HERITAGE TREE INVENTORY AND VALUATION

RECEIVED
SP # 474-2-20
OCT 18 2021
VAR # 010-20
FREEHOLD TOWNSHIP
PLANNING BOARD

OCTOBER 15, 2021
PAGE 7 OF 9



RECEIVED
SP # 474-2-20
OCT 16 2021
VAR # 010-20
FRENCH CREEK TOWNSHIP
PLANNING BOARD

Tree #3
14.0" DBH *Abies concolor*



FRTW-R4060: BLOCK 72.06, LOT 1, 183 THREE BROOKS ROAD
HERITAGE TREE INVENTORY AND VALUATION

RECEIVED
SP#474-220
OCT 16 2021
VAR#010-20
FREEHOLD TOWNSHIP
PLANNING BOARD

OCTOBER 15, 2021
PAGE 9 OF 9



Shropshire Associates LLC

ESBE / SBE Certified

Traffic Engineering, Transportation Planning & Design

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

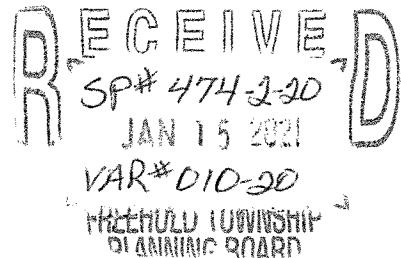
David R. Shropshire, PE, PP
A Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

January 14, 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: **Major Site Plan (SP #474-2-20 & V #010-20)**
183 Three Brooks Holding, LLC
183 Three Brooks Road; Block 72.06, Lot 1
Freehold Township, Monmouth County
SA Project No. 20523



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 prepared by Dynamic Engineering; dated December 11, 2020.
2. Preliminary and Final Major Site Plan for 183 Three Brooks Holdings, LLC Proposed Warehouse Expansion, Block 72.06, Lot 1; prepared by Dynamic Engineering; dated May 15, 2020 and revised to December 8, 2020.
3. Traffic Impact and Parking Assessment Letter for Proposed Warehouse Expansion, Block 72.06, Lot 1; prepared by Dynamic Engineering; dated May 18, 2020.

The Major Site Plan set, Traffic & Parking Assessment and corresponding application documents were reviewed with respect to the Applicant's request for Preliminary and Final Major Site Plan approval for a 53,387 square foot (sf) expansion to the existing 117,288 sf warehouse at 183 Three Brooks Road on Block 72.06, Lot 1. The 15.72-acre site is in the Light Industrial 3 (LI-3) Zone. With the 53,387-sf warehouse addition, the total warehouse space on site will be 170,675 sf. The proposed 53,387 sf warehouse addition includes 48,387 sf of warehouse space and 5,000 sf of office space. Access to the site will remain as configured along Meridian Drive, a cul-de-sac roadway which intersects with Three Brooks Road to the south.

A traffic review letter dated July 31, 2020 was issued for the proposed warehouse expansion. Additional comments were provided by other Board professionals. A Technical Review Committee (TRC) meeting was held on September 3, 2020 at which traffic and other review comments were discussed. The Applicant has revised the plans and re-submitted additional information to address comments found in the 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 has four (4) driveways along the east side of Meridian Drive. The three (3) northern driveways provide access to the loading areas. The southern driveway provides access to parking and is signed "Cars Only No Trucks". No changes are proposed to the location or configuration of the existing driveways.

All comments addressed.

Circulation:

The current site has four (4) driveways, to remain, that currently provide access to on site circulation. The south driveway is signed for "Cars Only No Trucks" for access to existing parking to the south and east of the building. The other three (3) driveways provide access to loading areas located to the south, east and west of the warehouse. The middle two (2) driveways connect directly into loading areas. The north driveway loops completely around the warehouse building passing through the parking areas to connect with the south driveway. Circulation aisle through the proposed parking area to the north of the building will be 24 ft for two (2) way travel. The proposed circulation driveway will be 30 ft wide for two-way travel. Circulation through the proposed loading area will be 70 ft wide. Existing circulation aisles through the existing southern part of the parking lot is a minimum of 24' wide for two-way travel.

All comments addressed.

Parking & Loading:

The existing 117,288 sf warehouse has 99 parking spaces and 12 loading spaces. The proposal is to expand the warehouse by 53,387 sf to a total of 170,675 sf and add 65 parking spaces, including six (6) handicap spaces. Additionally, 10 loading spaces and 7 trailer parking spaces are proposed. The typical parking space size is shown to be 9.5 ft x 19 ft. End spaces are shown to be 10.5 ft. x 19 ft. The proposed loading area will be located at the northeast corner of the expanded warehouse. The proposed loading stalls are 12 ft x 60 ft. The proposed trailer parking spaces are 12 ft x 55 ft.

- 1. The proposed 53,387 sf warehouse expansion includes 48,387 sf of warehouse space and 5,000 sf of office space. The Freehold parking requirement for the 48,387 sf warehouse space is 1 space per 5,000 sf or 10 spaces required. The parking requirement for the 5,000 sf office space is 1 space per 200 sf or 25 spaces required. The total requirement for the proposed expansion is 35 parking spaces and 65 spaces are proposed.***
- 2. The overall size of the warehouse after expansion is 170,675 sf including 165,675 sf warehouse space and 5,000 sf office space. The total parking requirement for the 170,675 sf warehouse and office space is 58 spaces where 164 spaces are provided.***
- 3. Six (6) HC parking spaces are included in the 65 proposed parking spaces which satisfies the ADA parking requirement for number of HC spaces.***



- 4. The Freehold Land Use Ordinance Chapter 190-164 B. requires 2 loading spaces be provided for up to 25,000 sf of warehouse and one (1) additional loading space for each additional 20,000 sf. The expanded 170,675 sf warehouse expansion requires a total of ten (10) loading spaces where 18 loading spaces are proposed.**

Traffic Impact and Parking Assessment:

The traffic assessment reviews trips to be generated by the expanded 170,675 sf warehouse as 46 AM trips and 48 PM trips in the morning and afternoon peak hours. The trip generation analysis also indicates that there will be 6 AM and 7 PM truck trips in the morning and afternoon peak hours. The intersection of Three Brooks Road and Meridian Drive was analyzed and found that all movements will operate at level of service LOS B or better during the AM and PM Peak hours. Access, circulation and parking were reviewed and found to conform with Township or traffic industry standards. A total of 164 parking spaces and 29 loading spaces/trailer parking spaces will be provided for the expanded warehouse.

1. All comments addressed.

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

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads 'A. Andrew Feranda' in a cursive, flowing script.

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

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

TOWNSHIP OF FREEHOLD



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

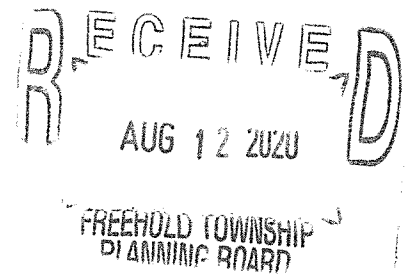
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning & Zoning Board

FROM: Margaret B. Jahn, Health Officer

DATE: August 12, 2020

SUBJECT: 183 Three Brooks Holding, LLC
Block 72.06, Lot: 1
183 Three Brooks Rd
Site Plan # 474-2-20 & Variance # 010-20



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

P-8

TOWNSHIP OF FREEHOLD



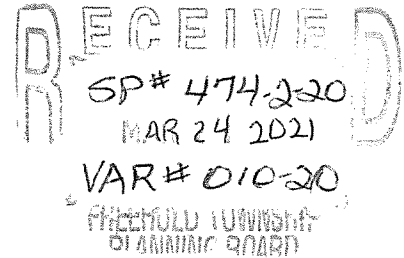
MAYOR
Thomas L. Cook

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

"Preserving and Enhancing the Quality of Life"

March 24, 2021

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



RE: 183 Tree Brooks Holding, LLC
Preliminary & Final Major Site Plan Application
Variance Application
Block 72.06, Lot 1- 183 Three Brooks Road
Distribution #3

SP# 474-2-20
VAR# 010-20

Dear Mrs. Butch

I have performed a technical review of the submitted plans and have approved them as submitted.

Sincerely,

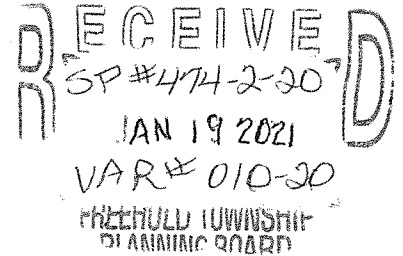
Shaun M. Reilly
Fire Official / Chief of the Board

P-9



Township of Freehold
ENVIRONMENTAL COMMISSION
One Municipal Plaza, Freehold, NJ 07728

TO: Donna Butch, Administrative Officer, Planning Board
FROM: Tom Moskal, Environmental Commission
DATE: 01/15/2021
Project Name:



183 Three Brooks Holding, LLC **SP# 474-2-20 / VAR# 010-20**
Preliminary & Final Major Site Plan and Variance Application Block 72.06 Lot 1
183 Three Brooks Rd

The January 11, 2021 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. Board members present: Dave Puchalski, Brian Dougherty, William Lombardi, Anthony Ammiano 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 review the response to our report generated from our July 13, 2020 meeting and has no additional comments or concerns.

The meeting was adjourned at 8:05 pm.

Tom Moskal
Chairman



MEMORANDUM
DEPARTMENT OF PUBLIC WORKS



TO: Donna Butch, Administrative Officer, Planning Board

FROM: Scott T. Higgins, Public Works Superintendent *STH*

DATE: September 1, 2020

SUBJECT: SP# 474-2-20/VAR# 010-20
Block 72.06, Lot 1 – 183 Three Brooks Road

By looking at Page 4 of the site plan, it appears that there are approximately 144 trees for removal at a cost of \$72.00 per tree for a total cost of \$10,368.00. This fee should be submitted along with the completed Tree Removal Application to the Shade Tree Department.

STH/kak