MAYOR
Barbara J. McMorrow

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

TOWNSHIP OF
FREEHOLD

"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

RECEIVED
JUN - 9 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: June 9, 2016

RE: Onyx Medical Complex (f/k/a Medical Freehold, LLC)
303 West Main Street
Block 69.05, Lot 36.01
Request for One Year Extension of Approval – Site Plan #767-07 (ZB #26-06)

This review refers to the following:

- Extension Request Letter, dated April 15, 2016, prepared by Cleary, Giacobbe, Alfieri, Jacobs,LLC, signed by Salvatore Alfieri, ESQ.
- Resolution of Memorialization, Variance Application No. 26-06, approved September 27, 2007, memorialized October 25, 2007.

Following expiration of the Permit Extension Act, the applicant is requesting a one-year extension of approval for their proposed additional office building to be constructed alongside an existing building on a lot which required several approved variances.

I have no objection to the approval of the one-year extension subject to submission of the plans and review by the appropriate Township professionals and consultants to ensure compliance with current regulations.

Timothy P. White

TIMOTHY P. WHITE
Township Engineer

TPW/mb

PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
Fax 420.6222
www.ppgplanners.com

June 10, 2016

Freehold Township Planning Board
c/o Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

Re: App #767-07
Planner's Review Letter
Onyx Medical Complex
Block 69.05, Lot 36.01
Request for One Year Extension of Approval

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, which is for a one-year extension of an approval obtained on 10/25/2007 for a d(4) use variance, together with preliminary and final site plan in connection with a second office building on property located at 303 West Main Street in the CMX-2 zone. The applicant was also granted bulk variance relief for front yard setback, impervious coverage, landscape buffer, and number of driveways.

As the Permit Extension Act protection period will expire on June 30, 2016, the applicant is seeking a one year extension thru June 30, 2017.

Please be advised that the Planning Board is under no obligation to grant the extension. In that regard, the applicant should indicate for the Board the extent to which it has satisfied any of the expressed conditions of approval. Also be advised that if the Board does grant the extension, the effect of same is to protect said approval from any zoning changes for the period specified. It does not prevent the applicant from proceeding with the project if the extension is denied provided the zoning is not changed.

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

Paul A. Phillips, P.P., AICP

Cc: Frank Accisano, Planning Board Attorney
Timothy D. White, P.E., Township Engineer

J16174

MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
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TOWNSHIP OF
FREEHOLD

"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

RECEIVED
JUN - 9 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: June 9, 2016

RE: Paragon Freehold Land, LLC
Paragon East
Block 72.11, Lots 1.05 and 1.06
Request for One Year Extension of Approval – Site Plan #750-05

This review refers to the following:

- Extension Request Letter, dated April 22, 2016, prepared by Mehr, LaFrance & Williams, signed by William J. Mehr, ESQ.
- Resolution of Preliminary Site Plan Approval, Application No. 750-05, dated August 2, 2007.
- Resolution of Final Site Plan Approval, Application No. 750-05, dated July 19, 2007.

Following expiration of the Permit Extension Act, the applicant is requesting a one-year extension of approval for their proposed one-story flex building containing office and warehousing facilities located at the southwest intersection of Halls Mill Road and Willow Brook Road.

I have no objection to the approval of the one-year extension subject to submission of the plans and review by the appropriate Township professionals and consultants to ensure compliance with current regulations.

Timothy P. White

TIMOTHY P. WHITE
Township Engineer

TPW/mb

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June 10, 2016

Freehold Township Planning Board
c/o Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

Re: App #750-05
Planner's Review Letter
Paragon Freehold Land, LLC – Paragon East
Block 72.11, Lots 1.05 and 1.06
Request for One Year Extension of Approval

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, which is for a one-year extension of an approval obtained on 8/2/2007 for preliminary and final site plan in connection with a one-story flex building containing offices and warehousing facilitation totaling 72,333 square feet on a property in the LI-3 zone located at Halls Mills Road and Willow Brook Road. The applicant satisfied the bulk requirements of the zone but for off-street parking, where a significant number of "banked" spaces were approved.

As the Permit Extension Act protection period will expire on June 30, 2016, the applicant is seeking a one year extension. The applicant's attorney has opined that the Permit Extension Act already entitles the applicant to a six month extension due to tolling and is therefore seeking an extension through December 31, 2017. We believe that the applicant's approvals fully expire on June 30, 2016, such that the one year extension would only be thru June 30, 2017. We defer to the Planning Board attorney on this issue.

Please be advised that the Planning Board is under no obligation to grant the extension. In that regard, the applicant should indicate for the Board the extent to which it has satisfied any of the expressed conditions of approval. Also be advised that if the Board does grant the extension, the effect of same is to protect said approval from any zoning changes for the period specified. It does not prevent the applicant from proceeding with the project if the extension is denied provided the zoning is not changed.

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

Paul A. Phillips, P.P., AICP

Cc: Frank Accisano, Planning Board Attorney
Timothy D. White, P.E., Township Engineer

P-3

TOWNSHIP OF
FREEHOLD

"Preserving and Enhancing the Quality of Life"

MAYOR
Barbara J. McMorrow

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

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

MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: May 25, 2016

RE: Linda S. Condon
"C" Variance Application # 002-16
Block 102, Lot 5 – 343 Monmouth Road

RECEIVED
MAY 25 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Survey of Property For: The Estate of Harold Dancer, Situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 1, 2016, prepared by Thomas M. Ernst & Associates – Professional Land Surveyors, Inc., signed and sealed by Michael S. Lynch, P.L.S.

Executive Summary

The applicant is seeking approval for a variance to permit the construction of a single family home on a 2.11 acre "land-locked" parcel located off Route 537, approximately 1000 feet south of Candlelight Drive. The lot is in the R-80 zone and is accessible via an existing 20 foot wide shared private right-of-way off Route 537. The right-of-way also provides access to Lots 2, 4, 5, 6, 7 and 11 in Block 102. It should be noted that the property currently serves as a horse farm for the dwelling situated on adjacent Lot 2. The subject property contains perimeter and interior fencing, a framed 984 s.f. building, three (3) horse stalls, and a framed privy; all of which are described as "movable" by the applicant. The applicant is requesting to keep the existing structures on the property in order to maintain the horses until a house is constructed on the lot or the lot is sold.

1. A variance is required for lot width at the building line of 246.14 where 250 feet is required, however there is no residence proposed at this time. It is recommended that the lot be considered fronting the 20' right-of-way for purposes of future building permit applications.

At this time, this office has no additional comments relative to any engineering issues.

Timothy P. White

TIMOTHY P. WHITE
Township Engineer
TPW/mb

TOWNSHIP OF
FREEHOLD

"Preserving and Enhancing the Quality of Life"

MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
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David M. Salkin

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

MEMORANDUM

RECEIVED
JUN - 9 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: June 9, 2016

RE: Linda S. Condon
"C" Variance Application # 002-16
Block 102, Lot 5 – 343 Monmouth Road

This review refers to the following:

- Survey of Property For: The Estate of Harold Dancer, Situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated April 1, 2016, prepared by Thomas M. Ernst & Associates – Professional Land Surveyors, Inc., signed and sealed by Michael S. Lynch, P.L.S.
- Letter from William Mehr to Timothy P. White, dated June 3, 2016 with the above referenced Survey, marked up to describe the conceptual footprint of a future home.
- Deed of Easement and Right-of-Way, recorded in the Monmouth County Clerk's Office on March 15, 2006, between the owners of Lot 11, Lots 2 and 5, Lot 4, Lot 7, and Lot 6 all within Block 102

Executive Summary

The applicant is seeking approval for a variance to permit the construction of a 5000 s.f. single family home on a 2.11 acre "land-locked" parcel located off Route 537. The lot is in the R-80 zone and is accessible via an approximately 18 foot wide gravel driveway that exists within a 20 foot-wide right-of-way that extends off Route 537 and on the applicant's property along the southerly property line. The entrance to the driveway is approximately 1000 feet south of Candlelight Drive. This right-of-way and driveway also provide access to two (2) existing homes and vacant land beyond the applicant's property and does not conflict with any future roadways noted in the circulation element of the Township's Master Plan.

It should be noted that the property currently serves as a horse farm for the dwelling currently situated on adjacent Lot 2. The subject property contains perimeter and interior fencing, a framed 984 s.f. building, three (3) horse stalls, and a framed privy; all of which are described as "movable" by the applicant. The applicant is requesting to keep the existing structures on the property in order to maintain the horses until a house is constructed on the lot or the lot is sold.

P-7

To: D. Sims, Planning Board
Re: Linda S. Condon
"C" Variance Application # 002-16
Block 102, Lot 5 – 343 Monmouth Road

June 9, 2016

1. The above referenced right-of-way easement describes maintenance responsibility of the gravel driveway to be shared amongst all of the grantees. It is suggested that said maintenance ultimately become the responsibility of one lot owner and the agreement be modified to reflect same. The purpose of this suggestion is to avoid conflict or disagreement in the future over this responsibility.
2. As noted above, the driveway is approximately 18 feet in width and provides adequate access for any and all emergency vehicles. At no time in the future should the driveway be modified or altered without first receiving approval from the Township. All gravel and vegetation along the roadway must be maintained to ensure clear and unobstructed access at all times.
3. The applicant describes a variance condition for lot width at the building line of 246.14 where 250 feet is required.

At this time, this office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer
TPW/mb

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June 10, 2016

Freehold Township Planning Board
% Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

RE: **APP #002-16**
Planner's Review Letter
Linda S. Condon
343 Monmouth Road
Block 102, Lot 5
R-80 Residential District

Dear Chairman and Members of the Board:

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

- Survey of Property for the Estate of Harold Dancer, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Michael S. Lynch, P.L.S., of Thomas M. Ernst & Associates – Professional Land Surveyors, Inc., dated 4/1/2016

- Deed of Easement and Right-of-Way with attachments, consisting of 19 pages, prepared by Joseph A. Manfredi, Esq., of Joseph A. Manfredi & Associates, P.C., dated 12/8/2005 and recorded in the Monmouth County Clerk's office on 3/25/2006

Project Description

The applicant is seeking approval to direct the issuance of a permit to construct a single family dwelling on the subject property, which does not have frontage along a public street. This is in violation of N.J.S.A. 40:55 D-35, however relief is being sought consistent with N.J.S.A. 40:55 D-36.

The subject property is located to the east of Monmouth Road and to the southwest of Crystal Court. The subject property measures 92,003 square feet (2.11 acres) and is developed with a frame building (984 square feet), frame horse stall, two corrugated metal horse stalls, and a privy, all of which are related to the maintenance of horses. The structures are located in the eastern portion of the subject property, proximate to Block 102, Lot 2. There is also fencing generally around the perimeter of the subject property enclosing what appears to be pasture areas for horses.

The subject property adjoins Lot 2, which is developed with a single-family residence and several accessory structures. (Block 102, Lots 2 and 5 are under common own-

ership.) As per the applicant, Lot 5 has been effectively used as the horse farm area for the dwelling located on Lot 2.

Land use in the vicinity of the subject property is comprised in main part of residential uses, though there is what appears to be a small office building across Monmouth Road to the west of the subject property in Millstone Township. There are NJDEP conservation lands to the east of the subject property. Block 102, Lot 11, which separates the subject property from Monmouth Road, does not appear to be developed.

As mentioned above, the subject property does not have frontage along a public street. Access to the subject property is provided via a recorded access easement with a 20 foot right-of-way from Monmouth Road, which traverses the southernmost portion of the subject property; this easement also serves four additional lots in the vicinity of the subject property. This easement was recorded at the Monmouth County Clerk's office on March 16, 2003. The Property Survey indicates that this right-of-way is a "sand roadway".

Zoning Compliance

The subject property is located in the R-80 Residential zone.

The property is non-conforming with regard to lot width, where a lot width of 246.14 feet currently exists and 250 feet is required.

Planning Comments

1. The applicant has indicated that she has approached the owner of Block 102, Lot 11, which separates the subject property from Monmouth Road, regarding purchase of the lot in order to gain access to a public street; acquisition of all or a portion of this lot would also potentially bring the subject property into conformance with the lot width requirements of the R-80 zone. However, as per the applicant, the owner of Lot 11 has declined to convey the property to the applicant. In addition, Lot 4 to the east of the subject property is developed with a single-family residence.

2. In light of the lack of frontage on a public street and the intended use of the 20' wide right-of-way easement, the applicant should provide testimony and/or the Township's Engineer should document that adequate access for firefighting equipment, ambulances, and other emergency vehicles necessary for the protection of health and safety can be provided. In addition, there should be provision for adequate maintenance of the easement area.

PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

3. The Board is advised that the easement does not appear to be in conflict with any future street layout as shown the official map or Circulation Element of the Master Plan.

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

Respectfully submitted,

/ PAP

Paul A. Phillips, P.P., AICP

cc: Frank Accisano, Planning Board Attorney
Timothy D. White, P.E., Township Engineer

16124

MAYOR
Barbara J. McMorrow

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

TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

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

MEMORANDUM

TO: Planning Board, c/o Danielle Sims, Administrative Officer

FROM: Timothy P. White, Township Engineer

DATE: June 9, 2016

RE: Robert Anton
"C" Variance Application # 010-16
Block 8, Lot 9 – 155 Robertsville Road

RECEIVED
JUN - 9 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Anton Boundary Survey, Block 8 – Lot 9, Located in Freehold Township, Monmouth County, NJ, one (1) sheet, dated May 20, 2014, prepared and signed and sealed by Justin Brezovsky, P.L.S.

Executive Summary

The applicant is seeking approval for a variance to allow two (2) sheds on their property where only one (1) shed is permitted. In addition, variance relief is required for the size of both sheds as they exceed the maximum of 192 square feet. The subject lot is 4.67 acres and is located in the R-120 zone. It should be noted that the applicant received prior approval under the Zoning Board of Adjustment (Application #11/99) for bulk variances related to lot frontage and lot width in 1999 prior to construction of a new single family home.

This office has no comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

PHILLIPS PREISS GRYGIEL LLC
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www.ppgplanners.com

June 10, 2016

Freehold Township Planning Board
% Danielle B. Sims, Administrative Officer
Freehold Township
1 Municipal Plaza
Freehold, New Jersey 07728

RE: **APP #010-16**
Planner's Review Letter
Robert Anton
155 Robertsville Road
Block 8, Lot 9
R-120 Residential District

Dear Chairman and Members of the Board:

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

- Anton Boundary Survey, Block 8, Lot 9, Located in Freehold Township, Monmouth County, NJ, consisting of 1 sheet, prepared by Justin Brezovsky, PLS, dated 5/20/2014

Project Description

The subject property is located to the west of Robertsville Road and to the south of Esther Drive and Leah Court. Surrounding land uses are comprised of residences and Township of Freehold conservation lands; lands to the south of the subject property appear to be cultivated fields/farmland.

The subject property measures 204,296 square feet (4.69 acres) and is developed with a single-family residence, a kennel (referred to in application materials as a "dog shed") and two storage sheds. There is wooden fencing of an undetermined height along a portion of the northern property line. As per the applicant, a new home was constructed on the subject property in 2000.

Application materials indicate that the dog shed measures 12 feet by 24 feet (288 square feet) and the storage shed(s) measure 12 feet by 24 feet (288 square feet).

Zoning Compliance

The subject property is located in the R-120 Residential district.

As per Section 190-128C, a single toolshed or similar storage building not exceeding 192 square feet in building area is permitted as an accessory use in the R-120

zone. There are currently three sheds (i.e., two storage sheds and a dog shed) on the subject property, each of which exceeds 192 square feet. Therefore, "c" variance relief is required for the number and building area of sheds on the subject property. The sheds comply with the side yard (i.e., minimum 10 feet) and rear yard (i.e., minimum 10 feet) requirements for accessory structures in the R-120 zone.

In addition, Section 190-110B stipulates that in all residential zones, any accessory structures exceeding 192 square feet in area shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. The applicant has not indicated the construction and/or cladding materials of the sheds.

There are several preexisting, non-conforming conditions on the subject property to which no changes are proposed:

- A minimum lot width/lot width at the building line of 300 feet is required where 189 feet is existing/proposed.

- A minimum side yard setback of 30 feet is required for principal buildings where 28 feet is existing/proposed.

Variances from the Zoning Board of Adjustment were obtained for these deficiencies in 1999.

Based on information provided by the applicant, existing development complies with the building and lot coverage requirements in the R-120 zone as well as the maximum allowable FAR.

Planning Comments

1. With regard to the variance for number and building area of sheds, the applicant should discuss the need for the additional sheds beyond that which is permitted by ordinance in the R-120 zone, as well as for sheds that exceed the maximum permitted building area (where all three sheds exceed the 192 square foot threshold). It should be noted that the subject property is long and narrow. The sheds are located to the rear of the residence and do not appear to be visible from the public right-of-way; the applicant should provide confirmation.

2. The applicant should provide testimony regarding the construction and/or cladding materials of the existing sheds on the subject property. It should be noted that these are existing accessory structures that do not appear to be visible from the public right-of-way due to their location (i.e., to the rear of the residence) and screening provided by existing wooded areas on the subject property. Variance relief would be required in the event that the shed construction

and/or cladding materials are not the same or consistently similar to the materials of the residence.

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

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

Respectfully submitted,

/ PAP

Paul A. Phillips, P.P., AICP

cc: Frank Accisano, Planning Board Attorney
Timothy D. White, P.E., Township Engineer

J16146