

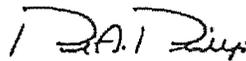
**DRAFT
AMENDMENT
TO
FREEHOLD TOWNSHIP MASTER PLAN
LAND USE ELEMENT (Chapter 7)**

NOTE: Deletions are shown with [strike throughs in brackets] and additions are underlined

Prepared: June 2016

Prepared by:

Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07030



Paul A. Phillips
N.J. Professional Planners License # 3046

(HMUD)—Highway Mixed Use Development

~~[The Highway Mixed Use Development Zone area is comprised of Block 83, Lot 1.01, which is owned by JSM as Eaton, LLC. The parcel contains a total of ± 21 acres and is located along southbound U.S. Route 9 at its intersection with Elton Adelphia Road (County Route 524). The property also has frontage along Jackson Mills Road. Most of the property is located within the limits of the CMX 10 zone, including all of the lands fronting on U.S. Route 9 (including that which abuts the reverse jughandle on the far side of the intersection of Elton Adelphia Road.) The rearmost acreage, including the lands fronting on Jackson Mills Road, currently lie within the limits of the P-1 Professional zone.~~

~~JSM and Eaton, LLC obtained site plan approval from the Planning Board in 2011 and the property was subsequently developed for several uses, including the Malverne School, a pre-school facility, and a TD Bank. The property owner obtained approval for an 8,000 square foot commercial building (for which a building permit was secured) and town additional restaurant pad sites along the Route 9 frontage. Although internal access roads/utility infrastructure has been constructed to accommodate these additional uses, no building construction has occurred to date. There have been no approvals obtained for the rear acreage.~~

~~The fact that the site plan approvals have been perfected is in part related to the unavailability of liquor licenses to serve either of the restaurant sites as well as what has been a generally weak market for commercial office type use. These limitations are further compounded by the sheer size of the reverse jughandle, which not only hampers site visibility but also produces a large gap in the frontage at the intersection of Route 9 and County Route 524, which renders it difficult to attract zoned uses.~~

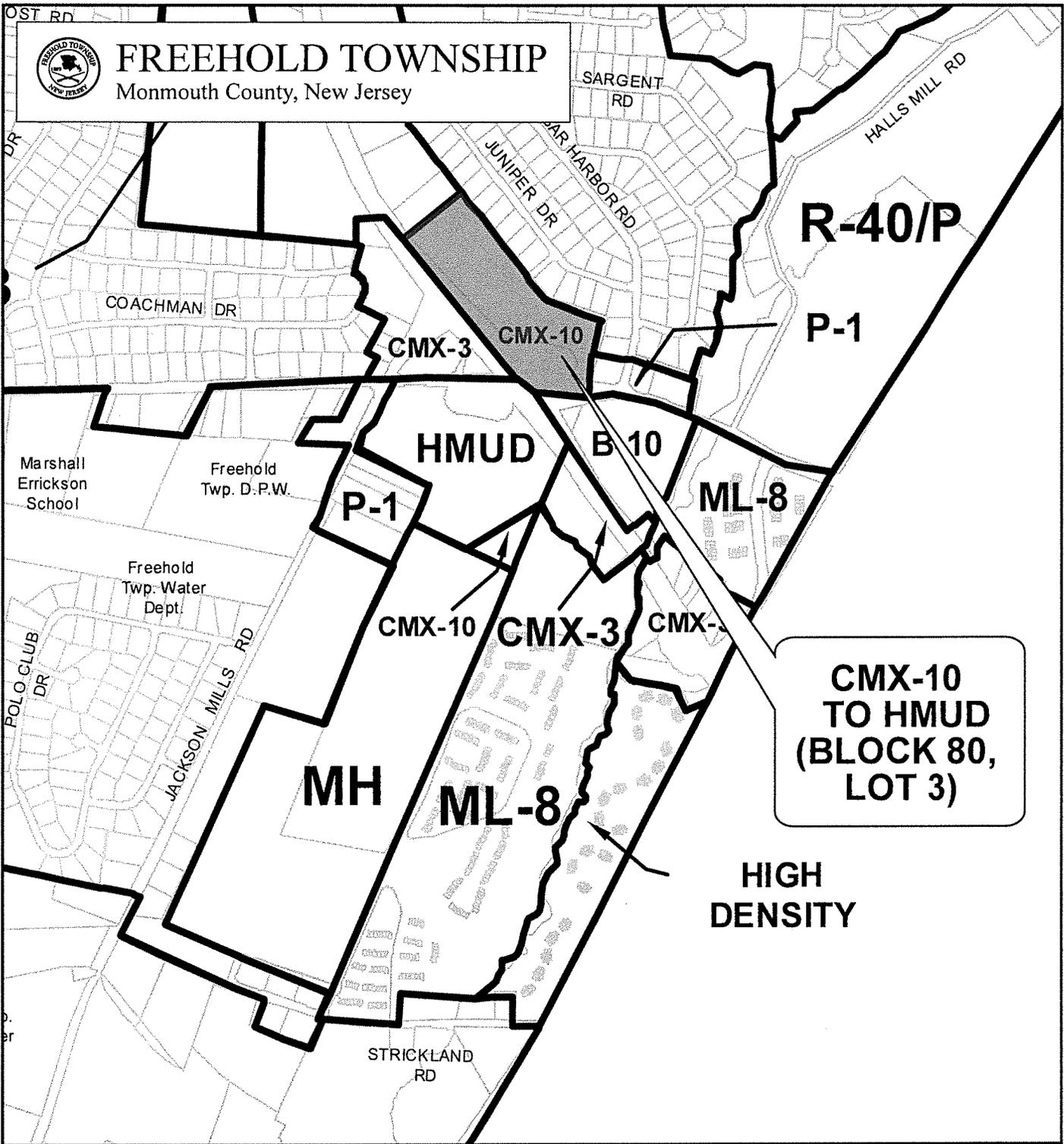
~~Considering its size and partially developed state with roadway and utility infrastructure in place, the parcel is an ideal candidate for a mixed commercial-residential land use scheme whereby those lands along the Route 9 frontage immediately south of the jughandle that were approved for restaurant use would be redeveloped for multi-use buildings with ground floor retail space and residential apartments on the second and third floors. Meanwhile, lands along the County Route 524 frontage would continue to be utilized for commercial use. The remaining, rearmost lands (i.e., surrounding the TD Bank) would transition to a series of up to 4 story multi-family apartment buildings with a combination of garage, surface and tuck under building parking. The new Mixed Use Development Zone would provide for an overall residential density in the range of 8 to 12 units per acre as applied to the total tract area.]~~

The Highway Mixed Use Development Zone area is comprised of two tracts (Block 83, Lot 1.01 and Block 80, Lot 3) concentrated near the intersection of Route 9 and Elton Adelphia Road. Each of the tracts was previously located within the limits of the CMX-10 Zone. For a number of reasons, including the unavailability of liquor licenses to serve restaurant sites as well as a generally weak market for commercial office-type use, attracting zoned uses to the area proved difficult. Further, the two tracts are ideal for either retail commercial use or a mix of commercial and multi-family residential uses (including multi-use buildings with ground floor retail space and residential apartments on the upper floors) contingent upon lot size.

Block 83, Lot 1.01 is comprised of a total of ± 21 acres and is located along southbound U.S. Route 9 at its intersection with (and just south of) Elton-Adelphia Road (County Route 524), and includes lands which abut the reverse jughandle on the far side of the intersection of Elton-Adelphia Road. The property also has frontage along Jackson Mills Road. The owner obtained site plan approval from the Planning Board in 2011 and the property was subsequently developed for the Malverne School, a pre-school facility, and a TD Bank. Additional approvals for a commercial building and restaurant pad sites were never perfected.

Considering its size and partially developed state with roadway and utility infrastructure in place the parcel is an ideal candidate for a mixed commercial residential land use scheme whereby those lands along the Route 9 frontage immediately south of the jughandle that were approved for restaurant use would be redeveloped for multi-use buildings with ground floor retail space and residential apartments on the second and third floors. Meanwhile, lands along the County Route 524 frontage would continue to be utilized for retail commercial use. The remaining, rearmost lands (i.e., surrounding the TD Bank) would transition to a series of up to 4-story multi-family apartment buildings with a combination of garage, surface and tuck under building parking. An overall density in the range of 8 to 12 units per acre as applied to the total tract area would be established.

Block 80, Lot 3 encompasses nearly 15 acres and is located along northbound Route 9 at its intersection with (and just north of) Elton-Adelphia Road. The property is currently undeveloped. Because it has somewhat limited depth from the highway, the property is suited for retail commercial development only with a suitably sized landscape buffer necessary to afford protection to existing single family residences in the rear.



Land Use Plan Amendment
CMX-10 Corporate Multi-Use 10 Acres to
HMUD Highway Mixed Use Development Zone
Block 80, Lot 3

Prepared April 2016

Source: Freehold Township Land Use Plan Map

Existing Land Use Plan Areas
 Land Use Plan Amendment

0 500 1,000 2,000 Feet

PHILLIPS PREISS GRYGIEL LLC 2016

TOWNSHIP OF FREEHOLD



MAYOR
Barbara J. McMorrow

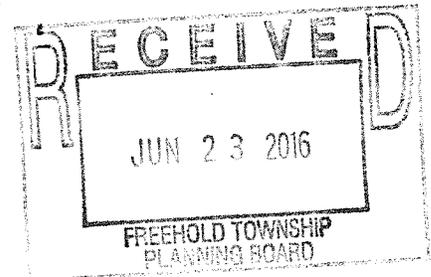
TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
David M. Salkin

"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 23, 2016
RE: I.J.S. Properties, LLC
Block 86, Lot 5.02
Preliminary and Final Major Site Plan #770-07
Request for Extension of Approval



This review refers to the following:

- Extension Request Letter, dated June 10, 2016, prepared by Cleary, Giacobbe, Alfieri, Jacobs, LLC, signed by Salvatore Alfieri, ESQ.
- Resolution of Preliminary Major Site Plan Approval, Application No. 770-07, dated February 18, 2010.
- Resolution of Final Site Plan Approval, Application No. 770-07, dated February 18, 2010.

Following expiration of the Permit Extension Act, the applicant is requesting a two-year extension of approval for their proposed two-story, 26,000 square feet office building with attendant site facilities.

I have no objection to the approval of an extension subject to submission of the plans and review by the appropriate Township professionals and consultants to ensure compliance with current regulations. If approved, the extension of final approval shall be limited to one-year in accordance with the Municipal Land Use Law.


TIMOTHY P. WHITE
Township Engineer

TPW/mb



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Hoboken, NJ 07030
201.420.6262
Fax 420.6222
www.ppgplanners.com

June 21, 2016

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



**Re: App #770-07
Planner's Review Letter
IJS Properties, LLC
Block 86, Lot 5.02
Request for Two-Year Extension of Approval**

Dear Chairman and Members of the Board:

We have reviewed the above-referenced development application, which is for a two-year extension of an approval obtained on 2/18/2010 for preliminary and final major site plan in connection with the construction of a two-story office building to contain 26,000 square feet with attendant site facilities on a property located at 1043 West Main Street (Monmouth County Route 537) in the P-1 zone. The applicant was also granted a bulk variance for encroachment into the scenic corridor buffer.

As the Permit Extension Act protection period will expire on June 30, 2016, the applicant is seeking a two-year extension thru June 30, 2018.

It should be noted that the MLUL at N.J.S.A. 40:55D-52a permits a planning board to grant an extension of final approval for a period of one year, but not to exceed three extensions, provided the developer has followed the standards prescribed for final approval.

Please be advised that the Planning Board is under no obligation to grant an 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

J16189

TOWNSHIP OF FREEHOLD



MAYOR
Barbara J. McMorrow

TOWNSHIP COMMITTEE
Lester A. Preston, Jr., Deputy Mayor
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"Preserving and Enhancing the Quality of Life"

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

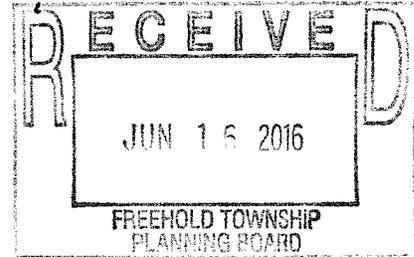
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: June 16, 2016

RE: Meridian Health Realty Corp.
Block 69.05, Lot 35.03 – 315 West Main Street
Preliminary and Final Major Site Plan #882-16



This review refers to the following:

- Preliminary/Final Major Site Plan, 315 West Main Street, Block 69.05, Lot 35.03, twelve (12) sheets, dated February 1, 2016, last revised May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC., signed and sealed by Matthew J. Robinson, P.E.
- Boundary and Topographic Survey, Lot 35.03, Block 69.05, 315 West Main Street, one (1) sheet, dated July 27, 2015, revised May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC., signed and sealed by Paul Schlossback, P.L.S.
- Architectural Plans, Meridian Health, Allergy & Pediatric Assoc./Urgent Care, 315 West Main Street, Freehold, NJ, two (2) sheets, dated January 18, 2016, last revised April 29, 2016, prepared by Michael Savarese Associates, signed and sealed Michael Savarese, R.A.
- Project Description of 315 West Main Street, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC.
- Description of Hours of Operation, Meridian Health Realty Corp., 315 West Main Street, dated April 21, 2016, prepared by Giordano, Halleran & Ciesla, signed by John A. Giunco.
- Architects Letter Certifying Square Footage, 315 Main Street, Block 69.05, Lot 35.03, dated March 29, 2016, revised April 29, 2016, prepared by Michael Savarese Associates, signed and sealed by Michael Savarese, R.A.
- Architects Letter Certifying Shielding of all Roof and Ground Mounted Equipment, 315 Main Street, Block 69.05, Lot 35.03, dated April 26, 2016, prepared by Michael Savarese Associates, signed and sealed by Michael Savarese, R.A.
- Traffic Study Report, 315 W. Main Street Medical Office Building, Lot 35.03 in Block 69.05, Freehold Township, Monmouth County, dated November 5, 2015, prepared by McDonough & Rea Associates, Inc., signed by John H. Rea, P.E. and Scott Kennel.
- Sanitary Sewer Engineer's Report, 315 West Main Street, Block 69.05, Lot 35.03, Township of Freehold, Monmouth County, New Jersey, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC., signed and sealed by Jason M. Fogler, P.E.

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To: D. Sims, Planning Board
Re: Meridian Health Realty Corp.
Site Plan #882-16
Block 69.05, Lot 35.03

June 16, 2016

- Engineer's Report for Water Service Connection, 315 West Main Street, Block 69.05, Lot 35.03, Township of Freehold, Monmouth County, New Jersey, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC., signed and sealed by Jason M. Fogler, P.E.
- Sign Package for 315 Main Street, Freehold, NJ 07728, thirteen (13) sheets, dated March 18, 2016, prepared by Infinity Sign Company of Monmouth County and Signs by American Woodcarving.
- Stormwater Management Report for 315 West Main Street, Block 69.05, Lot 35.03, Township of Freehold, Monmouth County, New Jersey, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC., signed and sealed by Jason M. Fogler, P.E.
- Operation & Maintenance Manual for Stormwater Management Facilities for 315 West Main Street, Block 69.05, Lot 35.03, Township of Freehold, Monmouth County, New Jersey, dated May 13, 2015, prepared by MidAtlantic Engineering Partners, LLC.
- Request for Submission Waivers, Preliminary/Final Major Site Plan, 315 West Main Street, Block 69.05, Lot 35.03, prepared by MidAtlantic Engineering Partners, LLC. dated February 10, 2016, signed by Ian Burton.
- Application for Tree Removal Permit, prepared by Meridian Health Realty Corp., unsigned, undated.
- Colored Rendering, Meridian Health, 315 Main Street, Freehold, prepared by Michael Savarese Associates.
- Tree Removal Plan, 315 West Main Street, Block 69.05, Lot 35.03, one (1) sheet, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC. signed and sealed by Matthew J. Robinson, P.E.
- Tree Location Plan, Block 69.05, Lot 35.03, 315 West Main Street, one (1) sheet, dated May 9, 2016, prepared by MidAtlantic Engineering Partners, LLC. signed and sealed by Paul Schlossbach, P.L.S.
- Truck Turning Template, 315 West Main Street, Block 69.05, Lot 35.03, one (1) sheet, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC. signed and sealed by Matthew J. Robinson, P.E.
- Sight Triangles, 315 West Main Street, Block 69.05, Lot 35.03, one (1) sheet, dated May 13, 2016, prepared by MidAtlantic Engineering Partners, LLC. signed and sealed by Matthew J. Robinson, P.E.

Executive Summary

The applicant is seeking preliminary and final major site plan approval to redevelop an existing one-story vacant building to function as Pediatric and Urgent Care Medical offices. The building is located in the P-1 Professional Zone and previously served as a day care center which was approved by the Planning Board in 1998. The proposed site improvements include removal of the existing playground equipment and associated concrete sidewalks, the creation of a one-way looped parking lot surrounding the building and containing 52 parking spaces, associated new curbing and asphalt pavement, reconfiguration of the existing egress along Castronova Way to provide both ingress and egress, two (2) new subsurface infiltration systems, reconfiguration of the existing detention basin to function as an infiltration basin and other related stormwater infrastructure improvements. With the exception of an additional fire hydrant at the rear of the facility, there are no significant improvements proposed to the existing sanitary sewer or water utilities. Additionally, variances are requested for impervious coverage of 60.8% where a maximum of 50% is permitted and for the lot area of 68,705 s.f. where a minimum of 2 acres is required.

The hours of operation are 8:30 AM to 6:00 PM for the proposed Pediatric Offices and 8:00 AM to 9:00 PM for the proposed Urgent Care Offices. The offices will be open 365 days per year.



To: D. Sims, Planning Board
Re: Meridian Health Realty Corp.
Site Plan #882-16
Block 69.05, Lot 35.03

June 16, 2016

The following comments are provided:

1. The site boundary presented on the cover sheet should be expanded to capture the entire lot.
2. The legends presented on each of the individual plan sheets shall be updated to accurately reflect what is presented on the related sheets. There are several inconsistencies noted. For example, the line types presented for sanitary and storm sewer does not match the line types shown on the plans. Legend items for utilities can be removed from the lighting plan as they are not part of the plan sheet. Review and revise each submitted plan sheet accordingly.
3. The zoning table should be updated to include the minimum width buffer zone requirement. It is apparent that the 30 foot buffer requirement is not met. An additional variance will be required.
4. The provided tree removal plan should be included within the overall site plan set.
5. In accordance with T.O. 190-162-O, all parking spaces proposed (including the existing parking spaces) shall be a minimum of 9.5 feet by 19 feet. All end parking spaces should be described as 10.5' wide.
6. Plans shall show the location of the existing connection to the sanitary sewer at the rear of the property. Details should be provided for the possible relocation of a portion of the sanitary sewer lateral.
7. The typical infiltration system details provided must include the specific plan and cross-sectional views for each of the proposed subsurface infiltration systems. Describe the proposed pipe invert elevations and slopes for each pipe, layout spacing, pipe cover, stone thickness, etc. Typical details provided should be labeled as infiltration basin details instead of "detention basin" details.
8. Subsurface information should be provided for the proposed infiltration system located at the rear (north side) of the property.
9. Provide the surface elevation of the test pits performed within the location of the proposed infiltration system west of the building so that the subsurface conditions can be appropriately correlated with the proposed infiltration system.
10. As construction will require exporting of fill in excess of 100 CY, a separate application for soil removal must be made and a permit must be obtained from the Planning Board.
11. Revise construction plans to include and/or revise all necessary construction details to comply with the Freehold Township site plan standards. Further coordination of these items will be subject to and following approval by the planning board.
12. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

TIMOTHY P. WHITE
Township Engineer

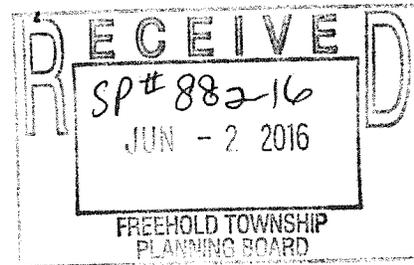
TPW/mb



Hatch Mott
MacDonald

June 2, 2016

Mr. Timothy P. White, P.E.
Township Engineer
Freehold Township
Municipal Plaza
Schanck Road
Freehold, New Jersey 07728



**RE: Meridian Health Care
Sanitary Sewer and Water Systems Review #1
Site Plan No. 882-16
HMM Job No. 371227FH01**

Dear Mr. White:

As requested by the Township of Freehold, we have reviewed the plans entitled: "Preliminary / Final Major Site Plan, 315 West Main Street, Block 69.05, Lot 35.03, Tax Map Sheet 23, Township of Freehold, Monmouth County, New Jersey", dated February 1, 2016, and prepared by MidAtlantic Engineering Partners, LLC for the Applicant: Meridian Health Realty Corporation, which were date stamped as received on May 18, 2016 by the Township Planning Board.

The following items were submitted and reviewed for this project:

- A set of signed and sealed plans referenced above Sheets 1 through 12, dated February 1, 2016, with a last revision date of May 13, 2016;
- A signed and sealed set of two sheets of architectural drawings prepared by Michael Savarese Associates, with a last revision date of April 29, 2016;
- A response letter prepared by MidAtlantic Engineering Partners, LLC, dated May 18, 2016;
- A Project Description letter giving the description of the project, prepared by MidAtlantic Engineering Partners, LLC, dated May 13, 2016;
- A report entitled "Engineer's Report for Water Service Connection 315 West Main Street, Block 69.05, Lot 35.03, Freehold Township, Monmouth County, New Jersey", prepared for Meridian Health Realty Corporation by MidAtlantic Engineering Partners Gateway 195 Centre, 5 Commerce Way – Suite 200, Hamilton, NJ 08691, dated May 13, 2016;
- A report entitled "Sanitary Sewer Engineer's Report 315 West Main Street, Block 69.05, Lot 35.03, Freehold Township, Monmouth County, New Jersey", prepared for Meridian Health Realty Corporation by MidAtlantic Engineering Partners Gateway 195 Centre, 5 Commerce Way – Suite 200, Hamilton, NJ 08691, dated May 13, 2016;

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Executive Summary

The site in question (Block 69.05, Lot 35.03) is located on the northeast corner of the intersection of Route 537 (West Main Street) and Castronova Drive. Currently there is a vacant building on the lot which was formerly a daycare center. The Applicant is proposing to remodel the existing building on the lot into an urgent care facility. The applicant is proposing to remove the existing playground facilities from around the outside of the existing building and provide additional parking spaces and storm water facilities. The applicant is proposing to use the existing sanitary sewer lateral to provide sanitary sewer service to the building and will be utilizing the existing water service to the building.

The Applicant's Engineer has now provided a sanitary sewer report for the project that includes an estimate of wastewater flows. He has estimated the proposed sanitary sewer flow to be 1,000 GPD however, there is a math error in the calculation shown in the report and the flow when correctly calculated is 2,250 GPD. This project will not require a Treatment Works Approval (TWA) from NJDEP. However, the project will require approvals from Manasquan River Regional Sewerage Authority (MRRSA) and possibly the Ocean County Utilities Authority (OCUA).

In addition, the Applicant's Engineer has now provided a water demand report for the project that includes an estimate of water demands. He has estimated a domestic water demand of 1,800 GPD for the new building. Based on this water demand estimate, the Township has sufficient capacity and allocation for this project. This project will not require a Bureau of Water System Permitting (BWSP) approval from NJDEP.

Sanitary Sewer Comments

1. The Applicant has provided the requested signed and sealed sanitary sewer report for the project and it includes a calculation of the wastewater flows anticipated to be generated for this project. The wastewater flows were calculated by the Engineer in accordance with N.J.A.C. 7:14A-23.3 as an Institution (Other than hospital) at 125 GPD/bed. Due to an error in the calculation the flow projected in the report of 1,000 GPD should have been 2,250 GPD.
2. The sanitary sewer lateral relocation work should be witnessed and approved by the Township Plumbing Code Official.
3. **Informational:** The Applicant should be assessed a connection fee based upon the projected increase of sewer flow at the Township's prevailing fee rate.
4. **Informational:** Final approval should be contingent upon approval of the MRRSA, OCUA and the Township Plumbing Code Official.



Water Main Comments

1. The Applicant has now provided a signed and sealed water system report for the project that includes a calculation of the water demand anticipated for this project. Water demand is calculated in accordance with N.J.A.C. 7:10-12.6 at 1,800 GPD for the proposed facility as a Health Care Institution other than a Hospital at 100 GPD/person.
2. The line to the new hydrant should be shown with two 45 degree bends in lieu of the 90 degree bend to turn in front of the hydrant.
3. The Applicant should note that the existing water line pipe to the hydrant and the existing potable water service to the building are separate lines. The line to the hydrant is 6 inch DIP and the potable water line is a 1 inch copper line which crosses the 6 inch DIP and continues to the building. The lines were tapped onto the existing 16 inch ACP main in Route 537.
4. A note should be shown on the plan sheets that indicate that all water main work shall be constructed as per the Township of Freehold Water Main Construction Standards.
5. **Informational:** The Applicant should be assessed a connection fee based upon the increase in demand of the facility at the prevailing Freehold Township connection fees rate.
6. **Informational:** Final approval should be contingent upon approval of the Township Fire Bureau and the Township Plumbing Code Official.

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

Very truly yours,

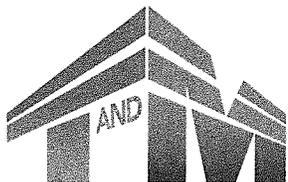
Hatch Mott MacDonald

Robert C. Mainberger, PE,
Senior Vice President
T 732.333.3288 F 732.577.0551
Robert.mainberger@hatchmott.com



Hatch Mott
MacDonald

cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Brian Dougherty, PE
Rafael Mercado (HMM)
File 371227 (Meridian Health Care)

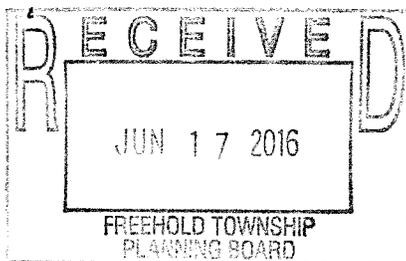


YOUR GOALS. OUR MISSION.

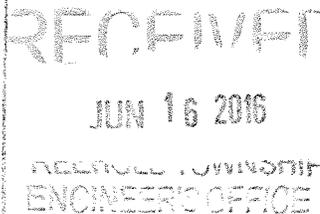
FRTW-R3710

Danielle Sims, Administrative Officer
Township of Freehold
One Municipal Plaza
Freehold, NJ 07728

**Re: Meridian Health Realty Corp.
Block 69.05 Lot 35.03
SP #882-16
Drainage and Landscape Review No. 2**



June 13, 2016



Dear Ms. Sims:

I have completed review of the plans and calculations for the proposed drainage facilities and landscaping for the above referenced site prepared by MidAtlantic Engineering Partners Plans dated February 1, 2016, revised May 13, 2016; drainage calculations dated May 13, 2016. Also included is an Operation and Maintenance Manual prepared by MidAtlantic Engineering Partners dated May 13, 2016.

The plans have been revised to address comments outlined in my previous review letter dated April 26, 2016. I have the following comments pertaining to the revised plans.

DRAINAGE:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. The plan should be revised to show all elevations and dimensions of the underground storage facilities. The plan should also show access points into the system for inspection and maintenance. **Addressed – A note should be added to the plans stating shop drawings shall be submitted to the Township Engineer for review and approval prior to construction.**
5. Details of the subsurface facilities should be provided including a typical section, outlet structures, depth of stone, dimensions and elevations. **Addressed – A note shall be added to the plans stating shop drawings shall be submitted to the Township Engineer for review and approval prior to construction.**
6. The location of the roof drains should be shown on the plan including connections to the subsurface drainage facility. The plan indicates one 8 inch PVC connection to the subsurface drainage facility. I suggest multiple connections be provided. **Addressed – The revised plan shows a 15" HDPE outlet pipe. As per Township Design Standards, all pipe shall be RCP.**
7. **Addressed.**

P-27



**Le: Danielle Sims, Administrative Officer
Township of Freehold**

**Re: Meridian Health Realty Corp.
Block 69.05 Lot 35.03
SP #882-16
Drainage and Landscape Review No. 2**

LANDSCAPE:

1. There are three (3) mature trees located between the existing stormwater management basin and Route 537. These trees are not depicted on the plans. The applicant shall clarify if these trees are to be removed. If the trees are removed, we recommend providing new street trees consistent with the Tree Lists for Planting in Freehold Township. **Partially Addressed - The applicant is proposing to remove 2 of the 3 existing street trees along the Route 537 frontage and no new street trees are proposed. We recommend providing two (2) additional shade trees along this frontage to replace the trees which will be removed.**
2. The plans depict three (3) signs along the Route 537 right-of-way. Two of these signs are directional signs and one is a freestanding identification sign. Decorative landscape plantings, consisting of evergreen and deciduous plants, should be provided around the base of all signs. **Continuing Comment - The applicant is proposing Inkberry Holly shrubs along 1 side of each sign, with perennial plantings along 3 sides of each sign. The perennials will die back each year, leaving the sign void of any landscaping for the winter months. We recommend revising the planting to include year round species on all sides of the signs.**

Additionally, the freestanding identification sign appears to be located within the detention basin. The perennial plantings will be located at the bottom of the basin and will be frequently flooded. The plans should be revised to include plants which will tolerate these conditions and be visible from the road.

3. The applicant should clarify if the existing landscape around the building will remain or be altered. **Continuing Comment - Additional plantings have been added around the building foundation. These plantings include Crimson Pygmy Barberry which is currently noted on the NJ Invasive Species List. The plans should be revised to eliminate the use of Barberry. An alternate shrub should be selected.**
4. **Addressed.**
5. The applicant shall indicate if an irrigation system is existing or proposed for the new landscape plantings. **Addressed - The applicant indicates an irrigation system is not proposed. The applicant should indicate who will be responsible for providing water to the landscape and lawn areas.**
6. **Addressed.**
7. **Addressed.**
8. **Addressed.**



FRTW-R3710
June 13, 2016
Page 3

**Le: Danielle Sims, Administrative Officer
Township of Freehold**

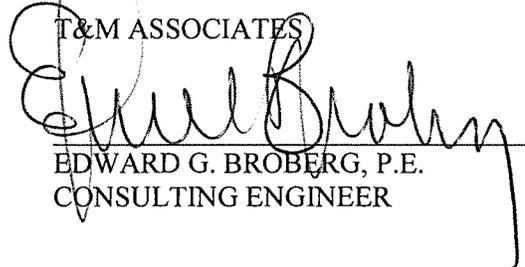
**Re: Meridian Health Realty Corp.
Block 69.05 Lot 35.03
SP #882-16
Drainage and Landscape Review No. 2**

9. The Existing Conditions, Demolition, & Tree Clearing / Preservation Plan indicates a total of 32 trees and shrubs to be removed. The location, size, and type of all trees to be removed shall be shown on the plan. The applicant shall indicate if any trees to be removed qualify as “Heritage Trees” in accordance with the Freehold Township ordinance. **Continuing Comment - The applicant has provided a tree location plan which identifies all trees on the property. None of the identified trees appear to be Heritage Trees. The tree location plan indicates an 11” Cherry and 8” Maple near the Northwest corner of the detention basin. Although these trees are not identified to be removed on any plan, they are not depicted on any of the design plans. The applicant should clarify if these trees are to remain or be removed.**
10. **Addressed.**
11. The plans shall be revised to include the Freehold Tree Selection Detail. **Continuing Comment – See Attached Detail.**

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:dk

cc: Timothy White, Township Engineer



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June 21, 2016

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



RE: **APP #882-16**
Planner's Review Letter
Major Site Plan w/Waiver of Site Plan Detail
Meridian Health Realty Corp.
315 West Main Street
Block 69.05, Lot 35.03
P-1 Professional Office Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary/final major site plans for this project, dated 2/1/2016 and revised through 5/13/2016. A prior report dated 4/29/2016 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report. A TRC meeting was held with the applicant on 5/10/2016 to discuss the prior reports and associated outstanding issues.

This report has been revised to reflect the aforementioned plan revisions and outstanding issues identified during the application review process.

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

- Preliminary/Final Major Site Plan, 315 West Main Street, Block 69.05, Lot 35.03, Tax Map Sheet 23, Township of Freehold, Monmouth County, New Jersey, consisting of 12 sheets, prepared by Matthew J. Robinson, P.E., of MidAtlantic Engineering Partners, Inc., dated 2/1/2016 and revised through 5/13/2016
- Floor Plan and Building Elevations, Meridian Health, 315 Main Street, Freehold, NJ, consisting of 2 sheets, prepared by Michael Savarese Associates, dated 1/18/2016 and revised through 4/29/2016
- Boundary and Topographic Survey, Lot 35.03, Block 69.05, 315 West Main Street, consisting of 1 sheet, prepared by Paul Schlossbach, P.L.S., of MidAtlantic Engineering Partners, Inc., dated 7/27/2015 and revised through 5/13/2016

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- Truck Turning Template, 315 West Main Street, Block 69.05, Lot 35.03, consisting of 1 sheet, prepared by Matthew J. Robinson, P.E., of MidAtlantic Engineering Partners, Inc., dated 5/13/2016
- Sight Triangles, Preliminary/Final Major Site Plan, 315 West Main Street, Block 69.05, Lot 35.03, consisting of 1 sheet, prepared by Matthew J. Robinson, P.E., of MidAtlantic Engineering Partners, Inc., dated 5/13/2016
- Sign Package for 315 West Main Street, Freehold, NJ, consisting of 19 sheets, prepared by Infinity Sign Company of Monmouth County and Signs by American Woodcarving, dated 3/18/2016 and revised through 5/17/2016
- Letter to Danielle Sims, Administrative Officer, Township of Freehold, Re. Preliminary/Final Major Site Plan, 315 West Main Street, Block 69.05, Lot 35.03, consisting of 19 pages, from Jason M. Fogler, P.E., of MidAtlantic Engineering Partners, LLC, dated 5/18/2016

Project Description

The applicant is seeking preliminary and final major site plan approval in order to repurpose an existing commercial building for use as medical (i.e., pediatrics) and urgent care offices, including façade improvements and signage. The building on the subject property was formerly used as a daycare facility. The applicant is also proposing to reconfigure the existing parking lot circulation on the subject property.

The subject property measures 68,705 square feet and is developed with a commercial building, outdoor play areas and associated fencing, and paved parking and circulation areas. The play areas and fencing would be removed. The subject property is located to the northeast of the intersection of West Main Street and Castronova Way and to the south of Route 33.

The building would be divided such that medical offices would occupy the southern portion of the building and urgent care offices would occupy the northern portion of the building; each would have a separate entrance into the building. The square footage of the building would measure as follows:

- Urgent Care: 3,771 square feet
- Pediatrics: 4,474 square feet
- Common Space: 683 square feet
- Total: 8,928 square feet

Fifty-two parking spaces would be provided. All new parking spaces would measure 9.5 feet in width by 19 feet in length and all end parking spaces would measure



10.5 feet in width. Existing parking spaces would measure 9 feet in width by 18 feet in length.

A concrete sidewalk would be provided along the subject property's Castronova Way frontage.

The refuse enclosure would have masonry walls to match that of the building, measuring 6 feet in height.

Signage

An existing monument sign along West Main Street would be removed.

As per the applicant's revised sign package, a new double-sided ground sign ("Ground Sign, Monument Base") would be installed along West Main Street. The sign face (i.e., light box) would measure 6 feet by 8 feet (48 square feet/face). The upper portion of the light box would read "Meridian Health" and the lower portion of the light box would be comprised of two simulated tenant strips measuring ± 1.2 square feet by ± 7.3 square feet (± 8.8 square feet), to read "Urgent Care" and "Pediatrics". The sign face would be white and the vinyl lettering would be PMS 295 and PMS 660 in color. The brick columns would measure 3 feet in width by ± 11.3 feet in height. The brick color would match the building theme. Brick columns would have a cap measuring 2 inches by 40 inches. Site Plans indicate that the ground sign would be set back 15 feet from the lot line along West Main Street.

Wall-mounted halo/face illuminated channel letters would be provided on the front (West Main Street) façade as follows:

- One sign ("Meridian Health") measuring 4.25 feet by 8 feet (34 square feet) comprised of individual logo and channel letters
 - Sign faces to be PMS 295 and PMS 660 in color
 - Halo/face to be illuminated with LED lighting (blue halo effect)
 - Direct mount to building
- One sign ("Meridian Urgent Care") measuring 4 feet by 8 feet (32 square feet) comprised of individual logo and channel letters
 - Sign faces to be PMS 295 and 660 in color
 - Halo/face to be illuminated with LED lighting (blue halo effect)
 - Direct mount to building

In addition, two high density urethane (HDU) signs would be wall-mounted above each building entrance. The signs were previously proposed to hang above each building entrance by way of mounting rods. The signs would measure 1 foot by 5 feet ("Urgent Care") and 1 foot by 4 feet ("Pediatrics"). The signs would be white and 3M Shadow Blue, which are permitted colors per Section 190-1760(2).



A total of two enter/exit illuminated boxes (i.e., directional signs) would be located at the entrance and exit driveways from West Main Street, to be set back 15 feet from the lot line along West Main Street. Signs would be double-faced and mounted on an aluminum pole measuring 2 feet above grate in height. The sign face would measure 2.5 feet by 3.17 feet (7.9 square feet). Sign faces would be white and the Meridian logo and text would be PMS 295 and 660 in color.

Zoning Compliance

As per Township zoning maps dated April 15, 2014 and April 4, 2016, it appears that the subject property is located in the P-1 Professional Office zone, rather than the P-2 Professional Office zone as indicated on plans. Health service uses, including offices of physicians, are permitted in the P-1 zone.

The chart below provides a summary of the proposed development's compliance with the standards of the P-1 zone:

	Required	Existing/Proposed
Lot Area	2 acres	68,705 sf (1.58 acres)
Lot Width	200 ft	275 ft
Lot Frontage	200 ft	293 ft
Lot Depth	200 ft	253 ft
Front Setback	75 ft	112 ft
Side Setback	50 ft	65 ft
Rear Setback	50 ft	65 ft
Building Coverage	20%	13.0%
Impervious Coverage	50%	44.3%/60.8%
Building Height	35 ft/2 stories	<35 ft/2 stories
FAR	0.2	0.13

Preexisting Non-conforming Condition

Variance Required

The applicant is proposing to increase the impervious surface area on the subject property to 60.8% where a maximum of 50% is permitted in the P-1 zone. As such, "c" variance relief is required.

In addition, there is a preexisting non-conforming condition relating to lot area: a minimum lot area of 2 acres is required where 68,705 square feet (1.58 acres) is existing/proposed.

With regard to buffers:



- Section 190-150C stipulates that a minimum buffer zone of 30 feet is required adjacent to adjoining properties, where buffers of less than 30 feet would be provided adjacent to Lots 35.021 and 36.01.
- Section 190-162E stipulates that no parking spaces, access drive or aisle shall be located within any required buffer area, where parking and circulation areas would be located within the required buffer zone.
- Section 190-166 stipulates that where any commercial property abuts a residential zone, a landscape buffer strip in accordance with the schedule of area, yard and building requirements under the heading "width and buffer zone" shall be permanently maintained along the property line abutting the residential zone. Buffer areas shall consist of lawn areas and massed evergreen and deciduous trees and shrubs planted in a manner that would provide a continuous visual screen throughout the entire year. Evergreen and deciduous shrubs shall have a minimum height of three feet when planted. Required buffers may be used for no purpose other than as a buffer; the only structures which may be erected within a buffer area are fences. The subject property abuts the R-40 zone to the northwest (Lot 35.021). A buffer zone of less than 30 feet would be provided adjacent to the R-40 zone and parking and circulation areas would be located within the buffer zone.

Therefore, "c" variance relief is required from the above-referenced Sections for reduced buffer width and for locating parking and circulation areas within the required buffer zone.

As per Section 190-1620, parking spaces shall be a minimum of 9.5 feet by 19 feet and shall be striped with four-inch striping. Parking spaces at the ends of parking aisles which abut grassed or landscape islands shall provide for an additional width of one foot or provide for decorative access surface at the level of the grassed or landscaped island (such as pavers, grass-crete) for vehicular passengers. Existing parking spaces on the subject property measuring 9 feet in width by 18 feet in length would be retained and reused as part of this application. As such, "c" variance relief is required for undersized parking spaces.

As per Section 190-164, every building erected for commercial or industrial purposes or any other use involved in the receipt or distribution of merchandise, materials or supplies, shall provide and permanently maintain off-street loading space(s) in accordance with the requirements set forth in the above-referenced Section. For principal buildings measuring 2,500 square feet to 10,000 square feet, one off-street loading space is required, to be located at the rear or side of the building. This provision does not apply to such activities as professional offices, business offices or similar uses, provided that these activities can demonstrate that they do not



normally send or receive any materials or supplies by means of large trucks or by tractor trailer. An off-street loading space has not been proposed.

Signage is subject to the general requirements set forth in Section 190-176 of the zoning ordinance and the requirements for the P-1 zone set forth in Section 190-179 of the zoning ordinance.

With regard to wall signs, each business or commercial use may have one or more illuminated flat signs displayed on the face of the building or space which it occupies. The permitted size of wall signs shall be based on a percentage of the wall areas computed by the length times the height in the geometric figures which determine the actual area. The wall length shall be the building, or that portion occupied, and the height of the wall shall not exceed 15 feet for one-story structures or 25 feet for two- or more story structures (Section 190-179C(1)(a)). Allowable size for wall signs are permitted as follows:

- 0 square feet to 3,500 square feet: 7.5%
- 3,500 square feet to 4,500 square feet: 8.0%
- 4,500 square feet to 5,500 square feet: 8.5%

The applicant has not indicated on Plans the area of the wall on which the signs are proposed to be located. The sign package indicates that the maximum permitted sign area on the front façade for the medical office (i.e., pediatrics) portion of the building is 46 square feet, where a total sign area of 38 square feet is proposed (i.e., 34 square feet + 4 square feet, inclusive of the HDU sign, which would be wall-mounted); and the total maximum permitted sign area on the front façade for the urgent care portion of the building is 36.5 square feet, where a total sign area of 37 square feet is proposed (i.e., 32 square feet + 5 square feet, inclusive of the HDU sign, which would be wall-mounted). It appears that "c" variance relief may be required for wall-mounted signage area for the urgent care portion of the building. However, the applicant should clarify how the maximum permitted sign area was calculated, including revising Plans to indicate the area of the wall on which the signs are proposed to be located.

The applicant has proposed sign color(s) that are not specifically listed as a permitted color on the Township's approved color palate for signs per Section 190-1760(2) of the zoning ordinance (i.e., PMS 295, PMS 660). Colors from other manufacturers are permitted, provided the Board finds the colors are the same or very similar to the approved colors. As such, the applicant has requested "c" variance relief for sign color.

Directional signs for the convenience of the general public to identify parking areas, loading zones, entrances and exits, etc., which may not exceed 8 square feet in area are allowed without a permit per Section 190-174A of the zoning ordinance; busi-



ness names are allowed but shall not include advertising messages. The proposed entrance and exit directional signs would state “Meridian Health”, “Urgent Care” and “Pediatrics” (i.e., the business name) and would measure 7.91 square feet/sign, which appears to comply with the above standards for directional signs based on our reading of the ordinance.

The Township Zoning Officer’s sign review letter dated April 19, 2016 indicates that logos on signage are not specifically permitted in the ordinance per Section 190-179C(2)(a). As such, the applicant has requested variance relief for the inclusion of the “Meridian” logo on proposed signage.

Planning Comments

We offer the following for your consideration.

1. The total maximum permitted sign area on the front façade for the urgent care portion of the building is 36.5 square feet, where a total sign area of 37 square feet is proposed (i.e., 32 square feet + 5 square feet, inclusive of the HDU sign, which would be wall-mounted). It appears that “c” variance relief is required. However, the applicant should clarify how the maximum permitted sign area was calculated, including revising Plans to indicate the area of the wall on which the signs are proposed to be located.
2. The applicant has proposed two sign colors that are not specifically permitted per the Township’s approved color palate for signs: PMS 295 and PMS 660. The applicant has requested variance relief for this item.
3. The Existing Conditions and Demolition Plan (Sheet 2) has been revised to show existing trees and areas of shrubs to be removed. The Landscape Plan (Sheet 5) shows existing trees to remain, as well as proposed trees. The applicant has indicated that no Heritage Trees would be removed as part of this application. We defer to the Township’s Landscape Architect regarding the adequacy of the proposed landscaping on the subject property, particularly within the buffer zones.
4. The Township Zoning Officer’s sign review letter indicates that logos on signage are not specifically permitted in the ordinance per Section 190-179C(2)(a). As such, the applicant has requested variance relief for the inclusion of the “Meridian” logo on proposed signage.
5. With regard to off-street loading, the applicant has indicated that most deliveries would be distributed from the central Meridian facility and deliveries would be made via small vans or box trucks. The applicant should provide testimony demonstrating that they would not normally send or receive any materials or supplies by means of large trucks or by tractor trailer and that all loading and



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deliveries could be safely accommodated on the subject property without a designated off-street loading space. The applicant should also discuss the expected timing and frequency of deliveries.

6. 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 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.

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

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J16107



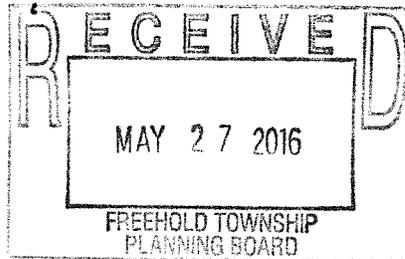
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May 27, 2016

Ms. Danielle Sims
Administrative Officer, Planning Board
Township of Freehold
One Municipal Plaza
Freehold, NJ 07728

**Re: Architectural Review: Major Site Plan with Waiver of Site Plan Detail #882-16
Meridian Health Realty Corp.
Block 69.05, Lot 35.03 – 315 West Main Street**

Dear Ms. Sims:

Pursuant to your request, we respectfully submit our architectural review of the above noted development project. We have received and reviewed the documents noted below:

- Response letters from MidAtlantic Engineering Partners dated 5/18/16 and Michael Savarese Associates dated 4/19/16
- Certification letter from Michael Savarese Associates dated 4/29/16
- Project Description of 315 West Main Street prepared by MidAtlantic Engineering Partners
- Sign package by American Woodcarving dated 3/18/16
- Proposed Floor Plan P-1 and Exterior Elevations P-2 prepared by Michael Savarese Associates, dated 04/29/16
- Site/Civil drawings 1-12, prepared by MidAtlantic Engineering Partners, LLC., dated 05/13/16

Our review is based on our experience and specific reference to architectural design requirements noted in the Freehold Township Ordinance (T.O.), Chapter 190, Article XII, Section 114, Architectural Design Requirements for Commercial, Office and Industrial Development. With regard to this particular application, our comments are as follows:

1. We note that office/building floor areas reported on the Application for Preliminary Approval Major Site Plan and the architect's certification letter do not match. Please review and revise accordingly.

Item satisfied & closed

2. ***Informational***



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3. Please certify that no new mechanical/electrical equipment will be mounted on the ground or roof without being shielded from public view as per T.O.

Item satisfied & closed

4. There are no provisions in the submitted drawings for coverings (canopies) over secondary and emergency entry/exits. Consideration should be given to provide such for safety during inclement weather.

Item satisfied & closed

5. The ground sign as proposed, contain 4 colors which includes the white background and the brick of the piers. Township Ordinance allows a maximum of three. A note refers to the background color being either white or some other color. We would recommend white but the applicant should confirm. If only one color is chosen, then the number of colors comply with T.O. We further ask that the colors comply with the color palette and PMS color numbers listed in the T.O.

Item satisfied & closed

6. All signs shall comply with Article XVII of the Township Ordinance. We recommend further review by the sign review committee.

Item satisfied & closed

The above comments are in regard to architectural design only and do not address issues such as, but not limited to, structural design, construction details, building code/NJUCC compliance, compliance with the Americans with Disabilities Act, or technical site considerations such as but not limited to lighting levels, landscaping selections and traffic engineering.

Please feel free to contact me if there are any questions regarding the above.

Respectfully Submitted,

Steve Leone, AIA, LEED BD+C
Principal
SPIEZLE ARCHITECTURAL GROUP, INC.

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

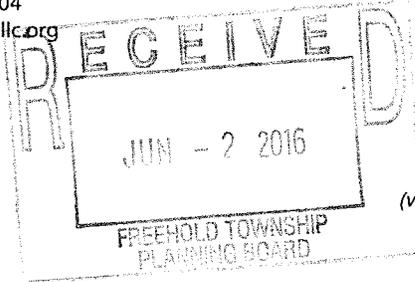
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ESBE / SBE Certified

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

June 2, 2016

Mr. Timothy P. White, P.E.
Freehold Township Engineer
1 Municipal Plaza
Freehold, NJ 07728-3099



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

Attn: Danielle Sims, Administrative Officer

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

Re: **Meridian Health Realty Corp. (SP #882-16)**
315 West Main Street; Block 69.05, Lot 35.03
Freehold Township, Monmouth County
SA Project No. 16509

Dear Mr. White:

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. Preliminary & Final Major Site Plan for 315 West Main Street, Block 69.05, Lot 35.03; prepared by MidAtlantic Engineers, dated February 1, 2016, revised to May 13, 2016.
2. Truck Turning Template Plan for 315 West Main Street, Block 69.05, Lot 35.03; prepared by MidAtlantic Engineers, dated May 13, 2016.
3. Sight Triangles Plan for 315 West Main Street, Block 69.05, Lot 35.03; prepared by MidAtlantic Engineers, dated May 13, 2016.
4. Traffic Letter Report for 315 West Main Street Medical Office Building, Lot 35.03, Block 69.05; prepared by McDonough & Rea Associates, dated November 5, 2015.

The Preliminary & Final Major Site Plan set, Traffic Report and corresponding application documents were reviewed with respect to the Applicant's request of the Freehold Township Planning Board for Preliminary and Final Major Site Plan approval of the proposed conversion of the existing 8,936 square foot (sf) former day care center into a medical office building. The existing site has 32 parking spaces all located between the building and West Main Street. The proposal is to increase parking on site by 20 spaces to a total of 52 parking spaces to accommodate the proposed medical office use. A circulation aisle will be added to the north and east sides of the building connecting with the existing circulation aisles to the south and west of the building providing a loop around the building for one-way clockwise circulation. The site currently has right-in only (east) and right-out only (west) driveways along westbound West Main Street and an exit only driveway along northbound Castronova Way. The proposed site improvements will retain the right-in and right-out driveways along West Main Street, but will convert the Castronova Way driveway into a two-way driveway providing both ingress and egress movements.



The Applicant submitted a Site Plan set, Traffic Report and other documents that were reviewed and a traffic review letter dated April 27, 2016 was issued. Subsequently, a Technical Review Committee (TRC) meeting was held on May 10, 2016 at which traffic and other review comments were discussed. The Applicant has since revised the plans and provided additional information and analysis to address comments found in the review letters.

Based on review of the revised plan set, response letter and corresponding documents all previous traffic comments were addressed except for the following:

Access:

The site has one (1) right-in and one (1) right-out driveway along westbound West Main Street (County Route 537) and one (1) exit only driveway along northbound Castronova Way. The driveways along West Main Street will remain as currently configured, but the exit only driveway along Castronova Way will be converted to a two-way driveway for ingress and egress movements.

The existing driveways along West Main Street, Monmouth County Route 537, are under the jurisdiction of the Monmouth County. Even though no changes are proposed to these driveways, application may be required by the County due to the change in use.

Freehold Township shall be copied with County approval.

Circulation:

The former day care building had one-way circulation beginning at the east West Main Driveway and exiting the site either at the west Main Street driveway or at the Castronova driveway. The one-way circulation worked for the former day care. With the addition of an inbound movement at the Castronova Way driveway and the addition of one-way clockwise circulation around the building, vehicles can re-circulate within the site without having to exit. Circulation is reconfigured around the building for access to the building's entrance and to parking spaces. The circulation aisle is a minimum of 20 feet (ft) wide for one-way travel and is marked for "No Parking Fire Lane".

A five (5) ft wide sidewalk exists along the south and west sides of the building. Six (6) ft wide sidewalk is proposed along the north and east sides. It is recommended that the existing five (5) ft wide sidewalk on the south side of the building be widened to also be six (6) ft wide.

The Applicant proposes a one (1) ft wide paver adjacent to the north side of the five (5) ft sidewalk to widen the hard surface to be six (6) ft wide. This will accommodate vehicle overhang and provide a passable sidewalk.

Parking:

A total of 52 parking spaces are provided onsite. All parking is angled and one-way circulation provided for access to the angled parking spaces. The plans include four (4) handicap parking spaces.



1. The Title Sheet Plan (Sheet 1 of 12) includes a parking schedule which lists the existing parking as 28 spaces, the required parking for the proposed medical office building as 45 spaces (one (1) space per 200 sf of medical office) and proposed parking as 52 spaces. The proposed parking exceeds the parking requirement by seven (7) spaces.

The Parking Schedule on the Title Sheet Plan (Sheet 1 of 12) indicates there are 28 existing parking spaces, yet the Existing Conditions & Demolition Plan (Sheet 2 of 12) shows 32 existing parking spaces. The Parking Schedule shall be revised to reflect 32 existing parking spaces.

2. Four (4) handicap (HC) parking spaces provided where three (3) HC spaces are required per the Americans with Disabilities Act (ADA).
3. Existing parking spaces are dimensioned to be 18 ft long by 9 ft wide and proposed parking spaces are provided as 19 ft by 9.5 ft. The Freehold Land Use Ordinance (LUO) 190-162 O. requires parking spaces to be 9.5 ft by 19 ft. The 18 ft dimension shown on the plan is conservatively measured for the length of proposed parking spaces since the spaces are angled.

Parking spaces shall be 19 ft by 9.5 ft wide or relief requested and justification provided. The Board could consider that the deficient parking spaces are the existing spaces.

4. The Freehold LUO 190-162 O. requires that parking spaces at the ends of parking aisles which abut grassed or landscaped islands shall provide an additional width of one (1) ft or provide for decorative access surface. Thus, end parking spaces shall be 10.5 ft by 19 ft or relief requested and justification provided.

The Applicant provides 10.5 ft width for proposed end spaces. Two (2) existing end spaces in the row along Route 537 shall be 10.5 ft wide or relief requested and justification provided. The Board could consider that the deficient parking spaces are the existing spaces.

5. One (1) loading space is required by Freehold LUO 190-164 for commercial buildings for up to 10,000 sf.

The Applicant shall provide testimony regarding the typical delivery truck size, frequency of deliveries and where deliveries will be made.

Traffic:

The traffic report compares trips generated by the former day care center to trips generated by the proposed medical office building. Based on Institute of Transportation Engineers (ITE) data there will be 88 less total trips in the AM and 78 less total trips in the PM peak hours. Parking meets the parking requirement and one-way circulation provides access to angled parking.

The Castronova Way driveway will be reconfigured to allow entrance and exit movements. This will alter the operation of the existing intersection of Castronova Way with the shopping center driveway to the west and the site driveway to the east.



The Applicant revised the plans as requested to include a left-turn lane for vehicles turning left into the site from Castronova Way. The plans shall be revised to clearly show which pavement stripes and markings are existing and which are proposed.

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

**Sincerely,
Shropshire Associates LLC**


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

MAYOR
Thomas L. Cook

TOWNSHIP OF
FREEHOLD



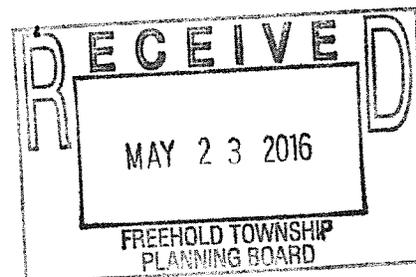
TOWNSHIP COMMITTEE
Anthony J. Ammiano, Deputy Mayor
Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

May 23, 2016

From: Pasquale Popolizio
Township of Freehold
Director of Zoning/Housing



RE: Sign Review
Meridian Health Realty Corp.
Block-69.05/Lot-35.03, 315 West Main Street (Zone: P-1)
Major Site Plan w/Waiver of Site Plan Detail #882-16

Ms. Sims,

As per your request, the below Zoning review of the proposed signage for the above referenced application **has been amended as per revisions received**. Please refer to the following:

1. Two options are being proposed for the main freestanding signs, a monument type and a pylon type. While only one freestanding sign will be permitted, both options do meet the height and size requirements but will require variances for the following: **The monument sign is the option which is being proposed.**

- The sign contains a Meridian logo. Logos are not specifically permitted therefore prohibited, "Signs shall only advertise the business or use occupying the space"; Referencing T.O. 190-179.C(2)(a). **Variance relief will be requested.**
- Colors proposed are not from the Townships color palette. All sign colors must be the same as or very similar to those from the Township's color palette; Referencing T.O. 190-176.0(2). **Variance relief will be requested.**



- As per the site plan submitted, the main freestanding sign is proposed at a 5 foot setback from the front property line on West Main Street. In no event shall a sign be closer than 15 feet to any lot line or building line; Referencing T.O. 190-179.C(2) (b). **The proposed monument sign has been relocated to 15 feet from the property line as required.**
2. Three illuminated freestanding directional signs with Meridian logos are proposed. Variances will be required as follows:
- Currently 3 directional and 1 main sign are being proposed. Only one freestanding sign is permitted within the P-1 Zone; Referencing T.O. 190-179.C(2) (a). **Variance relief will be requested.**
 - The signs contain a Meridian logo. Logos are not specifically permitted therefore prohibited, "Signs shall only advertise the business or use occupying a space"; Referencing T.O. 190-179.C(2) (a). **Variance relief will be requested.**
 - Colors proposed are not from the Townships color palette. All sign colors must be the same as or very similar to those from the Township's color palette; Referencing T.O. 190-176.0(2). **Variance relief will be requested.**
 - As per the site plan provided, the directional "Enter" sign proposed for the entrance on Castranova Way is not on property owned by Meridian Health Realty Corp. but instead within the Township's expanded right of way (R.O.W). The two remaining directional signs on West Main Street are proposed at a 5 foot setback from the property line. In no event shall a sign be closer than 15 feet to any lot line or building line; Referencing T.O. 190-179.C(2) (b). **The directional sign off of Castranova Way will be removed from the proposal and the remaining signs are being relocated to meet the 15 foot setback.**
3. Two Meridian Façade signs with logos are proposed on the West Main Street Elevation. Variances will be required as follows:
- The signs contain a Meridian logo. Logos are not specifically permitted therefore prohibited, "Signs shall only advertise the business and product occupying a space"; Referencing T.O. 190-179.C(1) (a). **Variance relief will be requested.**
 - Colors proposed are not from the Townships color palette. All sign colors must be the same as or very similar to those from the Township's color palette; Referencing T.O. 190-176.0(2). **Variance relief will be requested.**



TOWNSHIP OF FREEHOLD

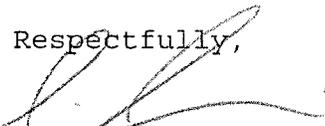
4. Two single faced carved signs are proposed. The stated signs are to hang above the entrance to each proposed space by way of mounting rods. ~~Variiances will be required as follows:~~

- The method of mounting proposed is not permitted. Signs may only be mounted flat on the face of the building; Referencing T.O. 190-176.C(1). **Method of mounting has been revised to wall mounting.**
- Colors proposed are not from the Townships color palette. All sign colors must be the same as or very similar to those from the Township's color palette; Referencing T.O. 190-176.O(2). **Paint color, Shadow Blue (Township Color Palette I.D. number 7725-17) is being proposed.**

Note: A sign application must be submitted for each proposed sign.
Requirement satisfied.

Should you have any questions or concerns please feel free to contact this office.

Respectfully,



Pasquale Popolizio
Township of Freehold
Zoning Official

TOWNSHIP OF FREEHOLD

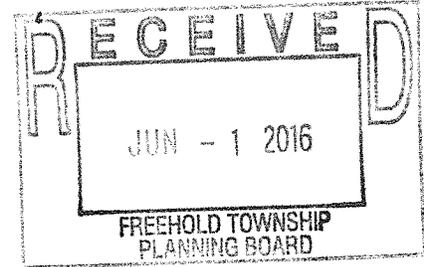


*MAYOR
Barbara J. McMorrow*

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

"Preserving and Enhancing the Quality of Life"

June 1, 2016



Freehold Township Planning Board
1 Municipal Plaza
Freehold, NJ 07728
ATT: Mrs. Danielle Sims

RE: Major Site Plan with Waiver of Site Plan Detail #882-16
Meridian Health Realty Corp.
Block 69.05, Lot 35.03 - 315 West Main Street

Dear Mrs. Sims

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

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board