

TOWNSHIP OF FREEHOLD



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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: August 15, 2016

RE: Errol's Landscaping, Inc.
EG Properties, LLC.
Block 83, Lot 8 – 45 Jackson Mills Road
Amended Site Plan and Variance Application #012-16



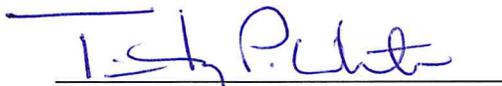
This review refers to the following:

- Letter of Appeal, Errol's Nursery and Landscaping, Block 83, Lot 8, 45 Jackson Mills Road, dated July 25, 2016, prepared by Law Offices of Patrick Accisano, L.L.C., signed by Patrick Accisano, Esq.
- Asbuilt Conditions, Errol's Nursery and Landscaping, Inc., dated December 15, 2015, prepared by Associated Land Professionals, signed by Ronnie Van Huss, P.L.S.

Executive Summary

The applicant is seeking Amended Site Plan and Variance Relief to amend the July 26, 2008 Zoning Board of Adjustment Resolution of Memorialization which approved the construction of a 6,320 square foot garage and 3,600 square foot two-story attached office at the above referenced lot located in the P-1 Professional Office Zone. The applicant is requesting to amend/rescind condition #6 to allow the option of leasing the property to another landscaping company. There are no exterior or site improvements associated with this application.

This office has no comments relative to any engineering issues.


TIMOTHY P. WHITE
Township Engineer

TPW/mb



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

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Hoboken, NJ 07030

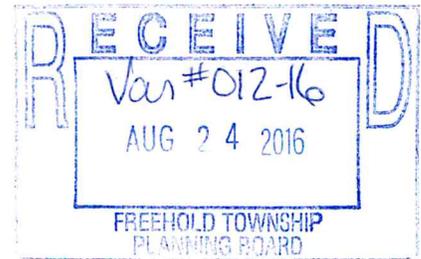
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August 18, 2016

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



RE: **APP #012-16**
Planner's Review Letter
Amended Site Plan and Variance Application
Errol's Landscaping, Inc./EG Properties, LLC
45 Jackson Mills Road
Block 83, Lot 8
P-1 Professional Office District

Dear Chairman and Members of the Board:

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

- Resolution of Memorialization, Freehold Township Zoning Board, Variance App. No. 10-07, Block 83, Lot 8, 45 Jackson Mills Road, In the Matter of Errol's Nursery and Landscaping, Inc., consisting of 9 pages, approved June 26, 2008 and memorialized July 24, 2008
- Letter to Freehold Township Combined Land Use Board from Patrick Accisano, Esq., Re: Errol's Nursery and Landscaping, Block 83, Lot 8, 45 Jackson Mills Road, consisting of 5 pages, dated 7/25/2016
- As Built Conditions, Errol's Nursery and Landscaping, Inc., consisting of 1 sheet, prepared by Ronnie Van Huss, PLS, of Associated Land Professionals, dated 12/15/2015

Project Description

The subject property was the subject of a previous application for site plan and use and bulk variance relief (Application 10-07), which was approved on June 26, 2008. At that time, the applicant sought and was granted a "d(2)" variance for the expansion of a non-conforming use, along with bulk variances, to permit the removal of an existing garage in order to construct a new, larger garage with an attached office, as well as to expand the parking area and to widen and partially pave the driveway. A request to install a fuel island on the subject property was denied.

At this time, the applicant is seeking to amend the Zoning Board Resolution to remove Condition 6, which stipulates: "The office space is not to be rented and is to be limited to the onsite landscape business." The applicant had applied for a zoning

permit to lease all or a portion of the subject property, which was denied on June 30, 2016 due to the above-referenced condition.

The subject property measures 2.83 acres and is developed with a landscaping and nursery business, including a garage ($\pm 6,320$ square feet) with an attached office ($\pm 3,600$ square feet) and a separate office building ($\pm 1,230$ square feet) along Jackson Mills Road. There appears to be 10 paved parking spaces, as well additional unstriped, gravel parking areas on the subject property. The applicant has indicated that the subject property is not used as a retail garden center, rather it is used as a support facility for the landscaping and nursery business; customers visit the site only to review landscape plans.

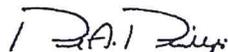
The subject property is located to the south of Route 524 and to the west of Route 9. There is a manufactured home community to the east; a single-family residence to the north; wooded areas to the south; and the Freehold Township Board of Education Bus Maintenance Facility across Jackson Mills Road to the west of the subject property.

Zoning Compliance & Planning Comments

1. The applicant should provide testimony regarding any impacts associated with the removal of the above-referenced Condition 6, which prohibits renting of office space that was specifically intended to support the existing landscaping and nursery business operations on the subject property. In particular, the applicant should discuss impacts including, and not limited to, any increase in trips to the subject property and associated traffic generation, parking availability, hours of operation, and impacts on adjacent properties.
2. The applicant's application for a zoning permit, dated June 23, 2016, indicates that all or a portion of the subject property would be rented to a landscaping business similar to that which currently exists on the site. The applicant should confirm the type(s) of businesses that would be anticipated to lease the premises should Condition 6 be removed.

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

Respectfully submitted,



Paul A. Phillips, P.P., AICP

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