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: August 10, 2016

RE: Vaneet Paul and Daljinder Kaur Grewal
Block 30, Lot 8.03 - 366 East Freehold Road
"C" Variance Application # 009-16

RECEIVED
AUG 10 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Survey of Property, 366 East Freehold Road, Lot 8.03, Block 30, Township of Freehold, Monmouth County, dated November 4, 2015, prepared by Charles Surmonte, P.E., P.L.S.
- "Mark-up" of Survey of Property (w/ proposed solar panels) 366 East Freehold Road, Lot 8.03, Block 30, Township of Freehold, Monmouth County, dated November 4, 2015, prepared by Charles Surmonte, P.E., P.L.S.
- Zoning Schedule, Vaneet and Darjinder Grewal, 366 East Freehold Road, Proposed Accessory Structure – Ground Mounted Solar Array, undated, unsigned.

Executive Summary

The applicant is seeking approval to construct a 1,431 s.f. ground mounted solar array at the northwest rear corner of their property. The subject lot is 2.23 acres and located in the Residential R-40 Zone. A variance is required as the proposed solar array is not a permitted accessory use in the R-40 Zone. The property contains no existing or proposed non-conformities with the current zoning standards.

This office has no comments relative to any engineering issues.

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

August 9, 2016

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AUG 17 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

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

RE: **APP #009-16**
Planner's Review Letter
"c" Variance Application
Vaneet Paul Singh and Daljinder Kaur Grewal
366 East Freehold Road
Block 30, Lot 8.03
R-40 Residential Zone

Dear Chairman and Members of the Board:

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

- Survey of Property, 366 East Freehold Road, Lot 8.03, Block 30, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Charles Surmonte, P.E., P.L.S., dated 11/04/2014

- Proposed Solar PV Ground Mount (on Survey of Property referenced above), Lot 8.03, Block 30, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet

Project Description

The applicant is seeking approval to install a ground-mounted solar array in the rear yard of the subject property. The subject property measures 97,068 square feet and is developed with a single-family residence and associated in-ground pool, patio, etc. The subject property abuts single-family residential properties to the west, north and south; per aerials, there appears to be an existing ground-mounted solar array on Lot 35 to the west.

The solar array would measure 36 feet-3 inches by 39 feet-5 inches (1,431.15 square feet) and would be located in the northwestern corner of the subject property at what appears to be slightly more than 10 feet from the side and rear property lines.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

1. The Township Zoning Officer has deemed that a ground-mounted solar array is a non-permitted accessory structure in the R-40 zone. Therefore, "c" variance relief is required. No additional variances appear to be required as part of this application.

2. The proposed ground-mounted solar array would be located in the rear yard, where accessory structures are permitted by ordinance; and would be set back greater than 10 feet from the side and rear property lines, where a minimum of 10 feet is required for accessory structures.

3. Plans should be revised to indicate the height of ground-mounted solar array.

4. The applicant should discuss any visual impacts associated with the proposed ground-mounted solar array, particularly as it relates to adjacent residential properties. The applicant should consider providing screening in the form of landscaping and/or fencing along the side and rear property lines in the vicinity of the installation.

5. 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 D. White, P.E., Township Engineer

16223

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

RECEIVED
AUG 30 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

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

FROM: Timothy P. White, Township Engineer

DATE: August 29, 2016

RE: Oleg and Elena Pashkevitch
Block 102, Lot 54
419 Ely Harmony Road
"C" Variance Application # 011-16

This review refers to the following:

a) "Mark-up" copy of Property Survey Map for 419 Ely-Harmony Road, Lot 54 in Block 102, Situated in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated June 27, 2016, prepared by Herbert G. McDonald Associates, Inc., signed by Herbert G. McDonald, P.L.S., P.P.

b) Architectural Plan, Covered Patio – Residence, Lot 54, Block 102, 419 Ely Harmony Rd., Freehold Twp., NJ, one (1) sheet, dated June 6, 2015, prepared by Kevin C. Roy Architect, LLC., signed by Kevin C. Roy, R.A.

c) Zoning Schedule, Oleg and Elena Pashkevitch, "C" Variance No. 011-16, 419 Ely Harmony Road, Freehold, NJ 07728, Block 102, Lot 54, Zone R-E, undated, unsigned.

Executive Summary

The applicant is seeking approval to construct a 16 ft x 24 ft (384 s.f.) covered patio addition at the rear of their home located in the Rural-Environmental (R-E) Zone. A variance is required as the proposed addition exacerbates existing non-conforming conditions including rear yard setback and impervious lot coverage. Additionally, the property contains several other non-conforming conditions including lot area, lot width, lot depth, front yard setback, and side yard setback.

1. For the information of the homeowner, it should be noted that the existing gravel and asphalt drive intended for the Hendrickson Rd. right-of-way is located almost entirely on the applicant's property and mostly outside of the intended right-of-way.

I have no other comments relative to any engineering issues.

Timothy P. White

TIMOTHY P. WHITE
Township Engineer
TPW/mb

PHILLIPS PREISS GRYGIEL LLC
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August 30, 2016

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

RE: **APP #011-16**
Planner's Review Letter
Oleg & Elena Pashkevitch
419 Ely Harmony Road
Block 102, Lot 54
R-E Rural Environmental District

Dear Chairman and Members of the Board:

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

- Property Survey Map for 419 Ely Harmony Road, Lot 54 in Block 102, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Herbert G. McDonald, PLS, PP, of Herbert G. McDonald Associates, Inc., dated 6/24/2016

- Covered Patio – Residence, Lot 54, Block 102, 419 Ely Harmony Road, Freehold Township, NJ, consisting of 1 sheet, prepared by Kevin C. Roy, dated 6/6/2015

Project Description

The subject property measures 2.47 acres and is located along Ely Harmony Road to the east of Monmouth Road (Route 537) and just west of Hendrickson Road. Surrounding land uses are comprised of single-family residences, cultivated fields/farmland and conservation lands.

The subject property is developed with a two-story single-family residence with an attached one-story garage and a paved driveway from Ely Harmony Road. There is a 30 foot wide right-of-way easement which runs perpendicular to Ely Harmony Road in the western portion of the subject property, as well as along the entirety of the southern property line; aerials show this right-of-way as a continuation of Hendrickson Road. There is also a two-story detached garage located in the southwestern portion of the subject property that is accessed via a gravel driveway from the right-of-way easement to the south. The easternmost portion of the subject property is wooded. Vinyl fencing extends generally from the front corners of the home and encloses a portion of the rear yard, including the detached garage.

The applicant is proposing to construct a covered porch to the rear of the one-story attached garage to measure 16 feet by 24 feet (384 square feet). The existing garage roof would join with the new roof at a height of 15 feet-4 inches and would have asphalt shingles. The patio would be located atop concrete pier footings and would have a low masonry wall and PVC trim board.

Zoning Compliance & Planning Comments

1. A rear yard setback of 200 feet is required, where 108 feet currently exists on the subject property and 93 feet is proposed. A "c" variance is required for this item. Due to the irregular configuration of the subject property and the location of the existing residence, any addition at the rear of the home would exacerbate the existing non-conforming rear yard. It appears that existing fencing and the detached garage would generally screen the proposed covered patio from nearby residential properties. Nevertheless, the applicant should discuss visual impacts of the proposed covered patio on residences to the south, if any.

2. A maximum impervious surface area of 5% is permitted, where 12.47% currently exists on the subject property and 12.83% is proposed. A "c" variance is required for this item. The applicant would be minimally increasing impervious surface area on the subject property from existing conditions. Nevertheless, the applicant should discuss impacts associated with exceeding the maximum required impervious surface coverage on stormwater runoff and infiltration, if any.

3. There are several pre-existing non-conforming conditions associated with the application:

    - A lot area of 10 acres is required where 2.471 acres currently exists/is proposed
    - A lot width of 500 feet is required where ±375 feet currently exists/is proposed
    - A lot depth of 500 feet is required where ±150 feet currently exists/is proposed
    - A front yard setback of 150 feet is required where 116.15 feet currently exists/is proposed
    - A side yard setback of 100 feet is required where 29.68 feet currently exists/is proposed
    - Accessory structure setback (to detached garage): a 100 foot side yard is required where 74.88 feet currently exists/is proposed; and a 150 foot rear yard is required where 41.58 feet currently exists/is proposed

No changes are proposed to these deviations as part of this application. The applicant should nevertheless demonstrate that there are no planning or general welfare issues associated with these deficiencies.

4. The zone schedule indicates that the existing FAR on the subject property is 2.4 and the proposed FAR is 2.5. Tax records indicate that the square footage of the home is 2,386 square feet, plus the attached garage measuring 552 square feet. The resulting FAR of 0.027 is well below the maximum permitted FAR of 0.05 in the R-E zone. The zone schedule should be revised to reflect the corrected FAR.

5. 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,

Paul A. Phillips, P.P., AICP

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

J16233

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

RECEIVED
AUG 22 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: August 19, 2016

RE: Pediatric Health
Minor Site Plan w/ Waiver of Site Plan Details and Variance # 698-1-16
Block 70, Lot 28.01 – 470 Stillwells Corner Road

This review refers to the following:

- Minor Site Plan for Generator Placement, prepared for "Lopez Site Plan" Lot 28.01 of Block 70, one (1) sheet, dated October 22, 2014, revised October 24, 2014, prepared by Midstate Engineering, Inc, signed and sealed by Chester Di Lorenzo, PE, LS, PP.
- Technical Information Bulletin for Generac, Gaurdian Series, Residential Standby Generators, Air Cooled Gas Engine, 16/20/22 kW.

Executive Summary

The applicant is requesting approval to install a residential sized emergency standby generator at the above referenced property. The generator will be housed in a sound attenuated enclosure and will be located at the rear of the building. It should be noted that in 2004, the Zoning Board of Adjustment approved a 2,670 sf building addition with an associated use variance for a doctor's office in a residential zone and bulk variance for exceeding the impervious coverage at the site (49.5%). The applicant has since completed construction of the addition and has been released from all associated bonds.

1. The applicant has requested numerous waivers from submission requirements and site plan details. Unless otherwise noted herein, this office has no objections to the waivers being granted.
2. Provide signature lines to the construction plans in accordance with T.O. 190-38-B(2)(n). The signature for the Municipal Engineer should be shown as follows:

   _____

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

3. The site plan shall include a key map showing the location of the site with reference to surrounding areas, existing zone boundaries, adjacent lots, etc. The plan shall also include a list of the names, addresses, block, and lot of all property owners' within 200 feet.

To: Planning Board
Re: Pediatric Health
Site Plan # 698-1-16
Block 70, Lot 28.01

August 19, 2016

4. The site plan shall be based on a current survey of the subject property.
5. The existing sidewalk and entrance at the rear of the building does not agree with what is shown on the site plan. The location of the proposed generator as shown on the plan will fall within the limits of the existing sidewalk. Revise and provide dimensions for the proposed generator/pad and generator location in relation to existing site features including the building entrance, sidewalk, and air conditioning unit.
6. The number and configuration of parking spaces provided in the zoning table and shown on the plan do not agree with the parking spaces existing at the site. Revise plan and zoning table accordingly.
7. The applicant shall provide the size (wattage) and anticipated fuel source (natural gas or LP gas) of the proposed generator.
8. The site plan shall provide details of the proposed generator pad and method of screening the proposed generator.
9. The addition of the generator and associated pad will increase the impervious coverage of the site by approximately 9 sf. The resultant increase is considered negligible and the total impervious coverage remains at 49.5%. This office has no objections to this minor increase; however the applicant should present the proposed impervious coverage within the provided zoning table.
10. The provided technical bulletin indicates that the normal operation of the generator will result in noise levels of 67 dB at a distance of 23' from the enclosure. The applicant shall provide testimony related to noise levels at maximum output and at the nearest property line.
11. It is recommended that the applicant provide the following site improvements and present these improvements on the site plan:
    a. A refuse enclosure in accordance with T.O. 190-116-A.2.
    b. Repair the fence around the existing detention basin.
12. The applicant must obtain permits and/or approvals from all other involved outside agencies, including a NJDEP Air Quality permit if required. Exercising of the generator must be in accordance with the NJDEP regulations in this regard.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

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August 29, 2016

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

RE: **Minor Site Plan #698-1-16**
Planner's Review Letter
Minor Site Plan w/Waiver of Site Plan Details and Variance
Pediatric Health Care Associates
470 Stillwells Corner Road
Block 70, Lot 28.01
R-25 Residential Zone

Dear Chairman and Members of the Board:

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

- Minor Site Plan for Generator Placement prepared for "Lopez Site Plan," Lot 28.01 of Block 70, Freehold Township, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Chester DiLorenzo, P.E., L.S., P.P., of Midstate Engineering Inc., dated 10/22/14

Project Description

The subject property measures 43,601 square feet and is developed with a pediatric medical office building and associated parking and circulation areas. The applicant is seeking minor site plan approval to install an emergency generator adjacent to the medical office building. The generator would be located in the rear yard to the east of the building within an existing grassy area and would measure approximately 48 inches in length by 25 inches in width by 29 inches in height.

Zoning Compliance & Planning Comments

1. Although a medical office is not among the permitted uses in the R-25 zone a use variance was approved for same relative to the subject property in 2005.

2. The proposal complies with the side and rear yard setback requirements for accessory structures in the R-25 Residential Zone, and the generator would be installed within the rear yard where accessory structures are permitted by ordinance.

3. The Zone Table indicates that the total impervious area on the subject property is 21,574 square feet (49.5%); the applicant should clarify if this is the existing

P-2

or proposed impervious surface area on the subject property. Plans should be revised to show both the existing and proposed impervious surface area.

A maximum impervious surface area of 30% is permitted in the R-25 zone, where 49.5% currently exists or is proposed. The generator would minimally increase the overall impervious surface area on the subject property from existing conditions. A "c" variance is required for this item.

4. The applicant should indicate if the generator would be installed on a concrete pad. Plans should be revised to show the dimensions of the proposed generator and associated concrete pad.

5. As per the applicant, the generator would be automatically set up to test at a specific day and time each week for 12 minutes. The applicant should verify for the Board that the generator would comply with applicable noise standards at all property lines. We recommend that the Board restrict testing of the generator to Monday through Friday, from 9 AM to 5 PM.

6. As a "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

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