



# 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

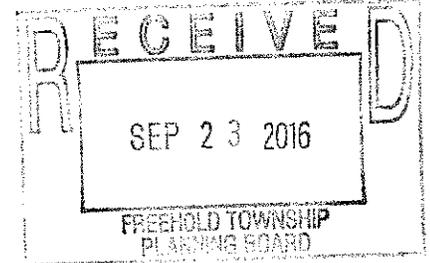
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: September 23, 2016

RE: Freehold Marketplace Hotel, LLC  
Marriott TownePlace Suites Hotel  
Block 70, Lots 20.06 and 20.07  
Preliminary and Final Major Site Plan #865-15



This review refers to the following:

- TownePlace Suites – Marriott, Preliminary/Final Site Plans, Tax Map Sheets 23 & 24 - Block 70 - Lot 20.06, Township of Freehold, Monmouth County – New Jersey, fourteen (14) sheets, dated November 25, 2015, revised August 22, 2016, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Mark E. Malinowski, P.E.
- Plan of Survey, Block 70 – Lot 20.06, Tax Map Sheets #23 & #24, Land Situate in Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated September 15, 2016, revised August 22, 2016, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Robert R. Stout, P.E., P.L.S.
- Architectural Floor Plans and Elevations, TownePlace Suites, Freehold, NJ, six (6) sheets, undated, prepared by Newcomer Associates Architecture + Engineering, signed and sealed by Jennifer A. Greenlee, A.I.A.
- Color Schematic Building Exterior Elevations, TownePlace Suites by Marriott, Block 70, Lot 20.06, Township of Freehold, Monmouth County, NJ, one (1) sheet, Progress Drawing A211, dated September 2, 2016, prepared by Dever Architects, unsigned.
- Storage & Refuse Receptacle, TownePlace Suites, Freehold, NJ, one (1) sheet, undated, prepared by Newcomer Associates Architecture + Engineering, signed and sealed by Jennifer A. Greenlee, AIA LEED AP BD+C.
- Transportation Impact Study for a Proposed Hotel – Freehold Marketplace, Freehold Township, Monmouth County, NJ, dated March 2016, prepared by McMahon Transportation Engineers & Planners, signed and sealed by Mark A. Roth, P.E.



To: Planning Board  
Re: Marriott TownePlace Suites Hotel  
Site Plan #865-15  
Block 70, Lots 20.06 and 20.07

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- Stormwater Management Report, TownePlace Suites – Marriott, Block 70, Lot 20.06, Freehold Township, Monmouth County, New Jersey, dated November 25, 2015, revised August 22, 2016, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Mark E. Malinowski, P.E.
- Operations and Maintenance Manual, Stormwater Management Facilities at TownePlace Suites – Marriott, Lot 20.06 of Block 70, Freehold Township, Monmouth County, New Jersey, dated August 22, 2016, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Mark E. Malinowski, P.E.
- Pump Station Design, TownePlace Suites – Marriott, Block 70, Lot 20.06, Freehold Township, Monmouth County, New Jersey, dated November 25, 2015, prepared by Stout & Caldwell Engineers, LLC, signed and sealed by Mark E. Malinowski, P.E.
- Certification of Gross Floor Area for the TownePlace Suites Hotel, dated November 17, 2015, prepared by Newcomer Associates Architecture + Engineering, signed by Jennifer A. Greenlee, AIA LEED AP BD+C.
- Written Description of Hotel Operations, undated, unsigned.
- Requested Waivers from Completeness Checklist, dated April 14, 2016, prepared by Sills Cummis & Gross, signed by Peter M. Flannery.
- Request for Waiver of Environmental Impact Statement, dated December 3, 2015, prepared by Sills Cummis & Gross, signed by Kevin J. Moore.
- Sign Specifications Manual, TownePlace Suites Marriott, twenty-one (21) pages, by Persona Sign Makers Image Builders, undated, unsigned.
- Building Elevation Colored Rendering, TownePlace Suites Marriott, undated.
- Application for a Tree Removal Permit, prepared by Freehold Market Place Hotel LLC, signed by Christopher S. Vernon, witnessed by John Oliver on December 3, 2015.
- Revised Supplementary Amended Addendum to Variance Application Form, Freehold Marketplace Marriott Hotel, dated September 20, 2016, by Sills Cummis & Gross P.C.

### Executive Summary

The applicant is seeking preliminary and final site plan approval for the construction of a four-story 104-room extended stay Marriott TownePlace Suites Hotel to be located within the existing Freehold Marketplace. The proposed hotel will be situated on an 8.96 Acre parcel located behind the existing Walmart Supercenter. The subject property is within the Village Center (VC) Zone. The hotel will have frontage along New Jersey Route 33, however no access will be provided to the hotel from Route 33. Access will be provided from County Route 537 via Walmart Drive and a 24' wide paved driveway proposed on the recently vacated Beadleston Drive right-of-way, now part of the adjoining Lot 20.07. The hotel is proposed entirely within Lot 20.06, however the addition of Marriot signage to the existing pylon sign along Route 537 and two directional signs along Walmart Drive are proposed on Lot 20.07.



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Additionally, several bulk "c" variances are being requested for the number of off-street loading spaces, landscape buffer width, signage, sign and building colors, external building materials, and architectural style.

The proposed hotel will service extended stay customers and will be open 24 hours per day, 365 days per year. There will typically be three employee shifts throughout each day with eight to twelve employees working each shift. There will be a full time maintenance engineer employed at the site in addition to part time housemen to assist with maintenance of the property. Typical check-in/arrivals are 6:00 P.M. each night and departure for the day/checkout is around 9:00 A.M. Amenities include an indoor pool and exercise room. No restaurant or bar is proposed.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain checklist items. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. All plan sheets shall depict the associated deed book and page number of the conservation easements existing on the site.
3. The applicant should obtain approval from the Historic Preservation Commission as it relates to the improvements within close proximity to the historic Burlington path.
4. Site plan shall provide reference to the outbound survey. Modify note #2 on sheet 3 of 14 accordingly.
5. Address the following comments related to the provided utility profiles:
  - a. Profiles shall show water utility crossings.
  - b. The inverts provided at Inlet #1 and Headwall #1 are inconsistent with the information presented on the plans.
  - c. The profile shall include the roof drain invert at Inlet #3 and Inlet #5.
  - d. The profile of Existing Inlet to Inlet 2 shall describe the first pipe run as RCP.
  - e. The third sanitary cleanout from the face of the building is missing from sanitary sewer profile. Additionally all inverts shown on the profile should be shown on the plan sheets.
6. Provide construction detail for the proposed grass paver access driveway which extends to the outlet structure. Grass pavers shall be concrete type.
7. Outlet structures should be recessed into the basin embankment with wing walls for ease of access and maintenance.
8. Plan shall indicate the type of pipe proposed for the roof drains.
9. Guiderail provided at the detention basin should be extended to meet the trash enclosure.
10. Concrete curb shall be installed at all curb ramps and adjacent to concrete sidewalk. Provide note on site plan sheet.



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Re: Marriott TownePlace Suites Hotel  
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11. Plans should provide additional details related to the proposed concrete pad at the southern corner of the site.
12. Provide additional bollards on each side of the fire pit area.
13. All site concrete shall be described as "NJDOT Class B Concrete," remove indication of compressive strength.
14. Should the construction of the site require the import or export of fill in excess of 100 c.y., a soil removal/fill permit must be obtained from the Planning Board.
15. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items will be subject to and following approval by the planning board.
16. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.

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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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September 23, 2016

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



RE: **APP #865-15**  
**Planner's Review Letter**  
**Preliminary and Final Major Site Plan**  
**Marriott TownePlace Suites Hotel**  
**Freehold Marketplace Hotel, LLC**  
**310 West Main Street**  
**Block 70, Lots 20.06 and 20.07**  
**VC Village Center Zone**

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary/final major site plans for this project, dated 11/25/2015 and revised through 8/22/2016. A prior report dated 5/13/2016 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report.

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 Site Plans, TownePlace Suites – Marriott, Block 70, Lot 20.06, Township of Freehold, Monmouth County, NJ, consisting 14 sheets, prepared by Mark E. Malinowski, P.E., of Stout & Caldwell Engineers, LLC, dated 11/25/2015 and revised through 8/22/2016
- Plan of Survey, Block 70, Lot 20.06, Township of Freehold, Monmouth County, New Jersey, prepared by Robert R. Stout, P.E., P.L.S, of Stout & Caldwell Engineers, LLC, dated 9/16/15 and revised through 8/22/2016
- Stormwater Management Report, TownePlace Suites – Marriott, Block 70, Lot 20.06, Freehold Township, Monmouth County, New Jersey, prepared by Mark E. Malinowski, P.E., of Stout & Caldwell Engineers, LLC, dated 11/25/2015 and revised through 8/22/2016
- Operations and Maintenance Manual for Stormwater Management Facilities at TownePlace Suites – Marriott, Lot 20.06 of Block 70, Freehold Township,

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Monmouth County, New Jersey, prepared by Mark E. Malinowski, P.E., of Stout & Caldwell Engineers, LLC, dated 8/22/2016

- Pump Station Design, TownePlace Suites – Marriott, Block 70, Lot 20.06, Freehold Township, Monmouth County, New Jersey, prepared by Mark E. Malinowski, P.E., of Stout & Caldwell Engineers, LLC, dated 11/25/2015
- Schematic Building Exterior Elevations, TownePlace Suites by Marriott, Block 10, Lot 20.06, Township of Freehold, Monmouth County, NJ, consisting of 1 sheet, prepared by Thomas McKenna of Dever Architects, dated 9/2/2016

### **Project Description**

The applicant is seeking preliminary and final major site plan approval in order to construct a new 104-room hotel intended to serve extended-stay customers on Lot 20.06. In addition, the applicant is proposing to modify an existing monument sign and install two directional signs on Lot 20.07. The subject property measures 8.96 acres (390,269.67 square feet) and is vacant, with successional growth vegetation (e.g., grasses, shrubs, trees). The subject property is part of the larger Freehold Marketplace Shopping Center development.

There would be three shifts per day with eight to twelve employees per shift. The hotel would be open 24 hours per day, seven days per week. No vehicles would be stored on the subject property.

### **Signage**

#### ***Wall-mounted signage (total of four signs)***

- Two wall-mounted signs on side façades (i.e., one sign/façade)
- Two wall-mounted signs on the front and rear façades (i.e., one sign/façade)

#### ***Freestanding Signs (total of four signs)***

- Monument sign (one sign located along Walmart Drive, Lot 20.06)
- Directional signs (two signs to be located along Walmart Drive, Lot 20.07)
- Pylon sign (one new tenant panel on existing monument sign located along West Main Street, Lot 20.07)

***Sign colors: teal, white, satin silver***

### **Zoning Compliance & Planning Comments**

1. The applicant has indicated that items required per Section 190-204B(5) through (7) (i.e., fire plan, security plan, enhanced architectural elevations) would be provided as a condition of Township approval.



2. Plans have been revised to show the maximum permitted floor area in the Village Center Planned development, per the “Freehold Marketplace Square Footage Summary” on Sheet 1.
  - Retail (i.e., Walmart, Sam’s Club): 403,573 square feet, where maximum permitted per VC zone is 403,573 square feet
  - Restaurant, Hotel, etc. (e.g., Chase and Ocean First Banks, Longhorn Steakhouse, Olive Garden, Cracker Barrel, Marriott): 91,597 square feet
  - Total Freehold Marketplace: 495,170 square feet, where maximum permitted per VC zone is 500,000 square feet
3. Building elevations indicating cladding materials have been provided by the applicant. The hotel building would be clad in main part with EIFS and fiber cement siding of varying colors and styles.

The following “c” variances are required relating to the architectural design requirements for commercial development:

- Section 190-114A(3) requires building design elements consistent with “traditional architectural styles” (i.e., Colonial, Federal, Georgian, and Victorian), and Section 190-159I requires a coordinated Colonial architectural design, where a modern, “European” architectural style is proposed
- Section 190-114H(2): Brick, stone, clapboard and other façade materials consistent with traditional architectural styles are required where EIFS and fiberboard cladding materials are proposed. In addition, the applicant has indicated that six external building materials are proposed, where a maximum of two primary external building materials are permitted.
- Section 190-114H(5): the use of earth tone colors and other colors associated with traditional architectural styles is encouraged on all buildings, where gray and/or beige tones are proposed.

The applicant has indicated that proposed hotel building would be “a sleek, modern structure that supports and promotes an attractive visual environment in the Freehold Marketplace Shopping Center.” We defer to the Township Architect for further comment on these items.

4. The applicant has indicated that floor plans indicating the area of each type of guest room would be provided as a condition of Township approval.
5. The applicant has indicated that NJDEP approvals would be a condition of Township approval.
6. A detail has not been provided for wall signs “G” and “H” shown on the Sign Location Detail (Sheet 14). Plans should be revised accordingly.



7. The following “c” variances are required for the proposed signage:
  - Section 190-179C(1): Four wall signs are proposed where two wall signs are permitted
  - Section 190-179C(1)(a): Side wall signs would exceed the maximum allowable area for wall signs, where a maximum of 78 square feet is permitted and 95 square feet is proposed
  - Section 190-179C(2)(a): Four freestanding signs (one of which is an existing sign) proposed, where one freestanding sign is permitted
  - Section 190-1760(2): Sign colors not from the Township-approved palette
8. The applicant has proposed sign color(s) that are not specifically listed as permitted color(s) on the Township’s approved palette for signs. The applicant has indicated that the proposed sign colors are consistent with Marriott sign prototypes and that the colors are similar to, but do not comply with, the Township’s approved color palette. It should be noted that the proposed signage would be located along a commercial corridor where a number of existing signs contain colors consistent with recognized corporate branding, including existing signage associated with the Freehold Marketplace Shopping Center.
9. A supplemental letter dated September 1, 2016 from Mark E. Malinowski, P.E., indicates that three sign colors are proposed (i.e., teal, white and satin silver), where four colors were previously proposed. Variance relief is no longer required for this item. However, signage specifications (Sheet 14) should be revised to remove all references to the color red.
10. The applicant has indicated that the proposed tenant panel would be teal with white copy. Signage plans (Sheet 14) should be revised to provide this detail.
11. With regard to the requested variance for number of monument signs, the applicant should provide testimony regarding the need for four monument signs where one is permitted. It should be noted that one of the monument signs currently exists on Lot 20.07 and would involve only the addition of a new tenant panel. The second monument sign would be located in the interior of the Freehold Marketplace Shopping Center on the subject property, proximate to the proposed hotel building, and the remaining monument signs would be directional in nature.
12. With regard to the requested variances for number of wall signs and wall sign area, the applicant should provide testimony regarding the need for the additional signs, as well as discuss any associated impacts on the overall appearance of the building, site and streetscape in the vicinity of the subject property. The “percentage of area” calculations in Sign Area Chart (Sheet 14) should be corrected in accordance with Section 190-179C(1)(a).



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

13. Landscaping, as proposed, appears to sufficiently screen the pump station and storage/refuse building. We defer to the Township Landscape Architect for additional comment on this item.
14. Buffers have been shown on plans in relation to the R-25 district to the south of the subject property. However, required 25 foot planted buffers have not been shown on plans for the remainder of the subject property. Plans should be revised to show proposed buffer widths in relation to all property lines. It appears that an undersized buffer has been provided in relation to the northern property line. Therefore, "c" variance relief is required. The subject property abuts a Route 33 ramp to the north; existing wooded areas within the ramp right-of-way and, to some extent, along the northern property line, appear to provide sufficient screening between the roadway and the subject property. We defer to the Township landscape architect for additional comment on the adequacy of plantings and/or existing vegetation within the buffer areas.
15. The proposed loading space has been revised to measure 12 feet by 45 feet and has been relocated to the rear of the building, in conformance with Section 190-164. However, four loading spaces are required where one loading space would be provided. Therefore, "c" variance relief is required. It would be expected that one loading space would be adequate for this use. The applicant has indicated that deliveries for food, supplies and mail would be expected to be made with box-type, single unit trucks and vans. Trash removal would be made with a standard front load dumpster truck.

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

Respectfully submitted,

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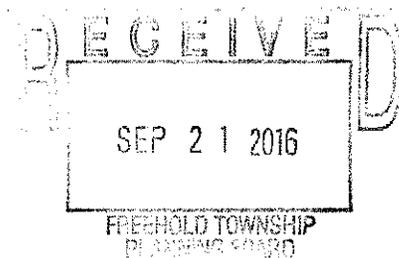
Paul A. Phillips, P.P., AICP

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

J16120



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



**Marriot TownePlace Suites Hotel  
Freehold Market Place Hotel, LLC  
Block 70; Lots 20.06 and 20.07  
Site Plan No. 865-15  
Sanitary Sewer and Water System Review #3**

Our Reference  
371871FH01

September 16, 2016

3 Paragon Way  
Freehold NJ 07728  
United States of America

Dear Mr. White:

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[www.mottmac.com/americas](http://www.mottmac.com/americas)

As requested by the Township of Freehold (the Township), we have reviewed the plans entitled: "TownePlace Suites – Marriott, Preliminary and Final Site Plans, Tax Map Sheet 23 & 24, Block 70, Lot 20.6, Township of Freehold, Monmouth County, New Jersey" dated August 22, 2016, and prepared by Stout & Caldwell Engineers, LLC for Freehold Marketplace Hotel. LLC (the Applicant,). The plans were received by the Township Planning Board on August 23, 2016.

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

- One set of project plans referenced above (14 sheets), prepared by Stout & Caldwell Engineers, LLC, dated November 25, 2015, with a last revision date of August 22, 2016;
- A Survey Plan prepared by Stout & Caldwell Engineers, LLC, dated September 16, 2015, with a last revision date of August 22, 2016;
- A response letter from Stout & Caldwell, LLC, dated August 22, 2016;
- A supplementary response letter from Stout & Caldwell, LLC, dated September 1, 2016;
- An amended Addendum to Variance Application form, received by the Township Planning Board on August 23, 2016; and
- A report entitled "Pump Station Design, TownPlace Suites – Marriott, Block 70, Lot 20.06 Freehold Township, Monmouth County, New Jersey", dated November 25, 2015, prepared by Stout & Caldwell Engineers, LLC, received by the Township Planning Board on August 23, 2016.

## Executive Summary

The site is situated on Lot 20, Block 20.06, which is located to the east of the existing Wal Mart Super Center store and bounded on the east by the State Route 33 Bypass Highway and to the north by County Route 537. The site is an outparcel of the Freehold Marketplace property known as Outparcel 7. The applicant received preliminary approval from the Planning Board in 2004 to develop the above-referenced site for a 100 room hotel. The Applicant is now proposing to construct a 131 room hotel on the site. The Applicant is proposing to provide access to the site via the existing access road from the north easterly corner of Marketplace site.

The Applicant is proposing to provide sanitary sewer service to the site by installing a sanitary sewer lateral from the building to a private pump station on the site. The pump station will convey wastewater to the existing terminus manhole in the proposed access drive, which drains through the on-site system to the Market Place Main Sanitary Pumping Station. The Applicant has provided a Pump Station Design Report with this submission that includes a calculation of the projected wastewater flow for the project based upon NJAC 7:14A-23.3. We concur with the estimate flow of 9,825 GPD for the project based upon 131 room hotel to be constructed. The Township's downstream system has capacity to receive the flow as this projected wastewater flow was included in the original Main Sanitary Pumping Station design as well as the overall flow projections for the Marketplace project.

The Applicant is proposing to provide water service to the site by extending the water main from the existing stub in the access road onto the site. The Application proposes to install one additional fire hydrant as well as separate fire and domestic water services into the proposed hotel. The Applicant has not provided an Engineer's Water System report for the project but we have estimated that the water demand for the project as approximately 9,000 GPD based upon NJAC 7:10-12.6. This estimate needs to be reviewed and updated to account for projected hotel occupancy and hotel staff. This site was included in overall water demand projections for the Marketplace project.

## Sanitary Sewer Review:

1. The Design Flow calculation within the Sanitary Sewer Pump Station Report is incorrect. The Design Flow should be 17.05 GPM based on a peaking factor of 2.5 as per NJDEP regulations. This will impact the pump run time, which may have to be adjusted to ensure the minimum detention time of 10 minutes can be achieved.
2. The projected flows for the hotel for this site were included within the original flow projections of the entire Freehold Marketplace site but as a 100 room hotel. This submission has the hotel with 131 rooms which will increase the total flow projection by 2,325 GPD.
3. The proposed force main within the roadway has minimal cover between the stations 1+70± and 3+20±. The PVC force main should have a minimum cover of 3 feet at all points if it is to be located within the roadway. If this cannot be achieved, the force main pipe material should be changed to a material which can sustain wheel loadings with minimal cover or the force main should be located off of the road behind the curb line and enter the road near the tie in point to the manhole.
4. The force main connection detail should be eliminated from the details sheet. The force main will connect at the bottom of the existing manhole so there will be no room for the additional pipe and fittings. A note shall be provided on the plans indicating that the existing manhole shall be core drilled and a Kor-N-Seal boot utilized for the force main connection. A note shall also indicate that the existing bench and channel shall be modified as needed to provide a smooth flow transition.

5. All sanitary sewer lateral piping shall be bedded in stone and stone shall be placed to the top of the pipe per Township construction standards. The lateral detail on the details sheet shall be
6. There does not appear to be a need to increase the sanitary pipe size from 6-inch diameter to 8-inch diameter prior to entering the Pump Station.
7. The note for the manual light at the pump station site should indicate that the light will be located at the pump station site and that the light it will be for site lighting within the pump station site.
8. *Informational:* Final approval should be contingent upon MRRSA, OCUA and Township Plumbing Code official approvals.

#### **Water System Review:**

1. The Applicant should provide a signed and sealed water system report for the project that includes a calculation of the domestic water demand anticipated for this project and fire flow demands if applicable. Water demands should be calculated in accordance with N.J.A.C. 7:10-12.6.
2. The Applicant should provide an Engineer's signed and sealed Water Demand report with project water demands based upon the NJAC 7:10-12.6. The report should also provide fire flow demands for the project. It should be noted that the flow projections for water and sanitary sewer are determined by different standards therefore a separate water report should be provided for the project.
3. A NJDEP Safe Drinking Water permit will not be required for this project since the water demand will be below the 12,000 GPD permit threshold.
4. We suggest that two 45 degree bends should be utilized instead of a 90 degree bend in order to to turn the water main toward the hotel building from the access road.
5. The hydrant should be installed at the end of the line after the fire line and domestic water line if possible for future flushing purposes.
6. Utility Note No. 12 on sheet 10 of 14 should indicate that "all water main piping greater than 2 inch in diameter shall be Ductile Iron Pipe, class 52". "All water service pipe 2 inches in diameter and smaller shall be "K" copper from the corporation to the curb stop".
7. Note number 34 on sheet 10 of 14 should indicate that all water main work will conform to the "Township of Freehold Water Main Construction Standards".
8. *Informational:* Final approval should be contingent upon the Freehold Township Fire Code Official and Plumbing Code Official Review.

Final approval, endorsement of the constructions plans and initiation of the actual construction activities shall be predicated upon receipt of all regulatory approvals.



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

Very truly yours,

Mott MacDonald, Inc.

A handwritten signature in black ink, appearing to read 'B. Dougherty'.

Brian T. Dougherty, PE  
Senior Associate  
T +1 (732) 780 6565  
brian.dougherty@mottmac.com

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  
Kyle Smith, PE, CME (MM)  
Rafael Mercado (MM)  
File 371871 (Marriot TownePlace Suites Hotel)

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SP#865-15



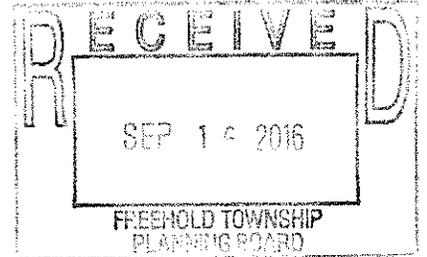
YOUR GOALS. OUR MISSION.

FRTW-R3720

September 14, 2016

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

**Re: Towne Place Suites – Marriott  
Block 70, Lot 20.06  
SP #865-15  
Drainage and Landscape Review No. 2**



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 Stout & Caldwell Engineers, LLC. Plans dated November 25, 2015, revised August 22, 2016; calculations dated November 25, 2015, revised August 22, 2016. Also included is an Operation and Maintenance Manual prepared by Stout & Caldwell Engineers, LLC, dated August 22, 2016.

The applicant proposes to develop a vacant 8.96 acre parcel into a four (4) story hotel with associated parking. The site is located south of New Jersey State Highway Route 33 adjacent to the Freehold Market Place commercial development (Walmart). Approximately 2.32 acres of the site is located within a conservation easement dedicated to the Township of Freehold.

The proposed drainage facilities consist of a subsurface stormwater collection system and two separate infiltration basins to control stormwater runoff.

The plans have been revised in response to my letter dated May 18, 2016. I have the following comments concerning the revised plans and calculations:

**DRAINAGE:**

1. **Informational.**
2. **Continuing comment. The applicant has revised the existing drainage area limits to increase the tributary to the point of concern.**
3. **Addressed.**
4. **Addressed.**
5. The outlet structure detail should be revised to include the following: **Partially addressed.**
  - Wingwalls to allow for the structure to be set back into the embankment. **Not addressed.**
  - Trash rack should be provided extending wingwall to wingwall set on an angle for ease of maintenance. **Not addressed.**
  - **Addressed.**
  - **Addressed.**
  - Top grate should be set flush with the top of box. **Not addressed.**

P-4



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

**Re:** Towne Place Suites - Marriott  
Block 70 Lot 20.06  
SP #865-15  
Drainage and Landscape Review No. 2

- 6. Addressed.
- 7. Addressed.

**LANDSCAPE:**

- 1. Addressed.
- 2. Addressed.
- 3. Addressed.
- 4. Addressed.
- 5. Addressed.
- 6. Addressed.
- 7. Addressed.
- 8. Addressed.
- 9. Addressed.
- 10. Addressed.
- 11. Addressed.
- 12. Addressed.

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

Very truly yours,

T&M ASSOCIATES

  
EDWARD G. BROBERG, P.E.  
CONSULTING ENGINEER

EGB:DMD:AWD:lkc

cc: Timothy White, Township Engineer



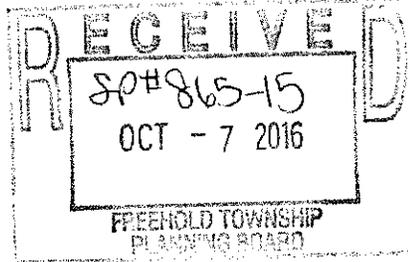
ARCHITECTURAL GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

120 Sanhican Drive  
Trenton, NJ 08618  
866-974-7666  
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September 19, 2016

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



**Re: Architectural Review: Preliminary and Final Major Site Plan #865-15  
Marriott TownePlace Suites Hotel  
Block 70, Lots 20.06 & 20.07**

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:

- Amended Addendum to Application for Variance
- Written Description of Hotel Operations
- Revised Schematic Building Exterior Elevations prepared by DEVER Architects, undated
- Letters to Township Professionals prepared by Stout & Caldwell and prepared on 8/22/16 and 9/1/16
- Site/Civil drawings 1-14, prepared by Stout & Caldwell Engineers, LLC, dated 8/22/16
- Land Survey drawing 1 of 1, prepared by Stout & Caldwell Engineers, LLC, dated 8/22/16
- 2 copies of Schematic Building Exterior Elevation (1 colored, 1 B & W) drawing A211 prepared by Dever Architects, dated 9/2/16
- Colored rendering of building at dusk, not labeled or dated

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:

*Original Comment*

1. *The design as proposed does not meet the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. An addendum to the application for variances notes that Marriott TownePlace Suites does not have a colonial prototype. This statement is inconsequential and does not mitigate the need to comply with T.O. This office finds that while not in keeping with T.O., the building aesthetics are appropriate for this type and style of building and as such, we take no*

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*exception to the building aesthetics.*

**Applicant's reply is noted, original comment stands.**

*Original Comment*

- 2. The building materials exceed the allowable number of primary materials allowable by T.O. This office finds that the materials are appropriate for this type and style of building and find them acceptable. The building materials are not noted on the architectural elevations. Please provide coordinated elevations that illustrate all finishes in type and color.*

**Applicant's reply is noted, original comment stands.**

*Original Comment*

- 3. The building colors exceed the allowable number allowable by T.O. however they are muted earth tones which is a requirement of the T.O. This office finds that the number and tone of the colors are appropriate for this type and style of building and find them acceptable.*

**Applicant's reply is noted, original comment stands.**

*Original Comment*

- 4. We recommend the applicant consider an alternative material to EIFS on the Storage and Refuse screen building as this material is not capable of withstanding abuse typical for this type of installation. We recommend a finished face masonry product in lieu of concrete with EIFS.*

**Applicant's response letter states that there will be no change to the proposed material however site/civil drawing 13 of 14 indicates that the enclosure walls are to be constructed of a stone product that matches the product on the main building. Please coordinate and respond.**

*Original Comment*

- 5. 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.*

**Applicant's response is acceptable.**

*Original Comment*

- 6. The colored rendering indicates that there will be building mounted lighting to highlight the building façade. Please confirm that such lighting will be installed and provide technical details regarding the type and location.*

**Applicant's response states that there will be façade lighting proposed however no details were provided as requested. Please provide.**

*Original Comment*

- 7. It is unclear which signage package and colors are to be included in this project. The signage package lists as many as 9 different colors. Township Ordinance allows a maximum of three. Please clarify*



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*which signs and which colors specifically will be incorporated into this project. We further suggest that the colors comply with the color palette and PMS color numbers listed in the T.O.*

**Applicant provided some further reference to colors however the signage remains not compliant with T.O. We defer to the Signage Committee for further comment.**

*Original Comment*

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

**No further response required.**

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 ap

Principal

SPIEZLE ARCHITECTURAL GROUP, INC.

# Shropshire Associates LLC

ESBE / SBE Certified

Traffic Engineering, Transportation Planning & Design

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

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

September 16, 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: **Marriot TownePlace Suites Hotel (SP #865-15)**  
**Wal-Mart Drive; Block 70, Lot 20.06**  
**Freehold Township, Monmouth County**  
SA Project No. 16510

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 Plans for TownePlace Suites Hotel, Block 70, Lot 20.06; prepared by Stout & Caldwell Engineers; dated November 25, 2015, and revised to August 22, 2016.
2. Plan of Survey Block 70, Lot 20.06; prepared by Stout & Caldwell Engineers; dated September 16, 2015, and revised to August 22, 2016.
3. Cover Letter with Responses prepared by McMahon; dated July 29, 2016.
4. Cover Letter with Responses prepared by Stout & Caldwell Engineers; dated August 22, 2015.
5. Cover Letter with (Supplemental) Responses prepared by Stout & Caldwell Engineers; dated September 1, 2016.

The Preliminary & Final Major Site Plan set and Traffic Report 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 104 room hotel. The existing site is vacant and is an out parcel of the Freehold Marketplace. The proposal is to construct a 104 room hotel and corresponding 116 parking spaces. Access to the site will be via the existing Wal-Mart Driveway to provide access to West Main Street, County Route 537 (CR 537).

The Applicant submitted a Site Plan set, Transportation Impact Statement and other documents that were reviewed and a traffic review letter dated May 18, 2016 was issued. Subsequently, a Technical Review Committee (TRC) meeting was held on June 16, 2016 at which traffic and other review comments were discussed. The Applicant has since revised the plans and provided additional information to address comments found in the review letters.



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

Access:

The proposal is for one (1) driveway to extend from the existing Wal-Mart Drive at its intersection with the Wal-Mart delivery aisle which passes behind the Wal-Mart building. Wal-Mart Drive connects the site driveway to West Main Street (CR 537) via the West Main Street & Wal-Mart Driveway/Castronova Way signalized intersection and an Access Driveway to the east of the signalized intersection.

1. The parcel on which the hotel is proposed, Block 70, Lot 20.06 is part of the Freehold Marketplace shopping center and share access with the Freehold Marketplace. The driveways were designed to accommodate trips generated by this parcel. Since access to the shopping center is via West Main Street, CR 537, County application is required. Freehold Township shall be copied with any County determination with respect to the proposed hotel.

**Response: County correspondence will be copied to Freehold.**

2. The 104 room hotel has one (1) access driveway. It is recommended that secondary "emergency only" access be provided.

**Response: A secondary access is provided for emergency access by maintaining and modifying the existing stone drive that runs through the property.**

**New Comment: The stone driveway shall be modified to meet fire department requirements. The proposed modifications shall be shown on the plans and details provided as necessary**

3. A street address for the proposed hotel shall be provided.

**Response: Street address to be supplied as soon as it is received.**

Circulation:

Onsite circulation includes a 24 ft wide circulation aisle that loops around the hotel building for two-way access to parking spaces. A drop-off and pick-up area is provided near the entrance of the building. Sidewalk is provided around the building for access from parking spaces to the hotel.

1. Turning analysis shall be provided for typical delivery truck, trash truck, and fire truck circulating around the hotel building.

**Response: Turning analysis is provided for the fire truck circulation. Testimony to be provided for delivery and trash trucks.**

**New Comment: The truck turning analysis shown on Plan Sheet SG-1, sheet 14 of 14 shall include the truck type used and a detail of the truck dimensions.**



2. A patio and fire pit are proposed adjacent to the east of the building. This patio area is adjacent to parking and the circulation aisle. It is recommended that bollards or other structural feature such as concrete planters be provided along the patio area to limit vehicle intrusion.

***Response: Decorative bollards are proposed along the curblineline of the fire pit area as shown on sheet SP-1.***

***New Comment: A detail is provided for steel bollards on Plan Sheet CD-2, sheet 11 of 14. Next to that detail is shown a bollard sleeve, color blue for handicap parking spaces. A cover detail shall be provided for the decorative bollards proposed near the fire pit. Additionally, the color of the bollard sleeve for the handicap parking space signs shall be discussed.***

3. Sidewalk exists along the west side of Wal-Mart Drive to the intersection at which the hotel driveway begins. It is recommended that sidewalk be provided along the hotel driveway to connect the existing sidewalk with sidewalk adjacent to the hotel.

***Response: Sidewalk is provided from the Wal-Mart sidewalk to the hotel.***

***New Comment: A crosswalk is now shown across the driveway at its intersection with the Wal-Mart delivery driveway to connect the sidewalks. Pedestrian Crossing signs (W11-2) with arrow plaque (W16-7p) shall be provided at the crosswalk, one (1) facing each direction.***

#### Parking:

A total of 116 parking spaces are provided onsite including five (5) handicap parking spaces. A loading area is provided to the rear of the building.

1. The Cover Sheet (Sheet 1 of 13) includes parking requirements calculations for the proposed 104 room hotel; one (1) space per dwelling unit plus 1 space per employee. The parking requirement is calculated to be 116 spaces for the 104 rooms and 12 employees and 116 spaces are provided. The Applicant shall verify that maximum shift includes 12 employees.

***Response: The Applicant confirmed that there will be 12 employees on maximum staff. Testimony will be provided.***

2. A loading space is required by Freehold LUO 190-164 for commercial buildings and should be dimensioned at least 12 ft by 45 ft. The Applicant shall provide testimony regarding the typical delivery truck size, frequency of deliveries and where deliveries will be made as justification for any relief requested from providing the required loading space.

***Response: The proposed loading space has been dimensioned on the sheet SP-1 and testimony will be provided for the hours of use.***



*Traffic:*

The Traffic Impact Study (TIS) analyzes trips generated by the proposed 104 room hotel and the impact on study intersections. Based on Institute of Transportation Engineers (ITE) data there will be 55 AM trips, 62 PM trips and 75 Saturday mid-day trips in the peak hours. Based on analysis no mitigation measures are recommended at the two (2) study intersections.

1. West Main Street, CR 537, is under the jurisdiction of Monmouth County. A copy of the TIS shall be provided to the County for review.

***Response: A copy of the TIS will be provided to the County for review.***

2. Peak hour trips were projected based on the proposed 104 room hotel. Should the hotel include significant conference room space, banquet rooms, or restaurant(s), additional analysis may be required. Information shall be provided regarding availability of conference rooms, banquet rooms, and/or restaurant(s) in the proposed hotel.

***Response: Conference room space, banquet rooms and/or restaurants are not being provided. Testimony to be provided regarding hotel amenities with respect to site trips.***

3. Should conference rooms, banquet rooms, and/or restaurant(s) be included, the parking requirements would have to be re-calculated.

***Response: Conference room space, banquet rooms and/or restaurants are not being provided. Testimony to be provided regarding hotel amenities with respect to site parking.***

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

Sincerely,  
Shropshire Associates LLC

A handwritten signature in black ink that reads 'A Andrew Feranda'.

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

# TOWNSHIP OF FREEHOLD



MAYOR  
Barbara J. McMorrow

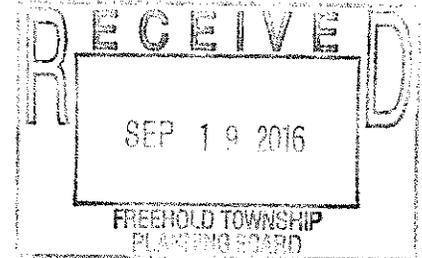
TOWNSHIP COMMITTEE  
Lester A. Preston, Jr., Deputy Mayor  
Anthony J. Ammiano  
Thomas L. Cook  
David M. Salkin

*"Preserving and Enhancing the Quality of Life"*

To: Danielle Sims  
Township of Freehold  
Planning Board Administration Officer

September 19, 2016

From: Pasquale Popolizio  
Township of Freehold  
Zoning Official



RE: Sign Review  
Freehold Marketplace Hotel, LLC (Marriott TownePlace Suites Hotel)  
Block-70/Lot's-20.06 & 20.07 (Zone: VC)  
Preliminary and Final Major Site Plan #865-15

Ms. Sims,

Pursuant to your request in response to the distribution of plans and supplemental responses from the applicant a sign review for the above referenced site plan application has revealed the following:

**Signs Proposed:**

1. One 55.3Sf internally illuminated double-faced pylon sign insert, advertising "TownePlace Suites Marriott" on an existing pylon/monument sign fronting West Main Street (B-70, L-20.07).
2. One 18Sf internally illuminated double-faced freestanding monument sign with a height of 5Ft advertising "TownePlace Suites Marriott". The proposed sign location is along the entrance to the proposed hotel (B-70, L-20.06).
3. Two 10.68Sf internally illuminated single-faced freestanding Directional "Entrance" signs with a height of 4Ft advertising "TownePlace Suites Marriott". The signs are proposed along Walmart Drive (B-70, L-20.07).
4. Two 164Sf internally illuminated building mounted signs on the front (South) and rear (North) elevations, advertising "TownePlace Suites Marriott".
5. Two 95Sf internally illuminated building mounted signs on the East and West side elevations, advertising "TownePlace Suites Marriott".



TOWNSHIP OF FREEHOLD

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Note: The site in question is located within the VC Zone in which a sign regulation ordinance has yet to be established. In order to guide the board accordingly, this review will be based as per the sign regulations set forth in T.O. 190-179, reflecting surrounding zones.

Thus far the following must be considered by the Board:

1. Of the sign colors proposed: Teal, Satin Silver, & White. Teal is not from the Township Color Palette. Sign colors must either be from the Township's approved color palette or be very similar; Referencing T.O. 190-176.0(2).  
**Note: As per the supplemental response received, the proposed Teal color was discussed with the Sign Committee along with the omission of a previously proposed red color..**
2. Four freestanding signs are proposed where only one is permitted. Referencing T.O. 190-179C(2) (a).
3. Should this site be determined to be a corner lot then two of the four proposed building mounted signs located on the West & North elevations, do not meet the permitted size (percentage allowable) requirement and the remaining sign located on the East elevation is not permitted. Corner lots may display signs on the side of the building facing each street. Sign size permitted for walls other than the front wall shall be permitted at  $\frac{1}{2}$  of the allowable percentage given the front wall; Referencing T.O. 190-179C(1) & C(1) (a).

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



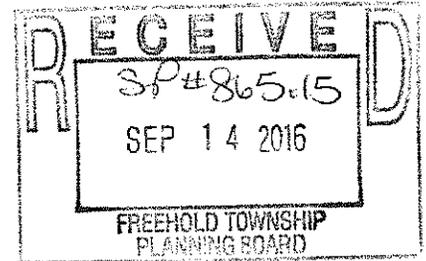
MAYOR  
Barbara J. McMorrow

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

"Preserving and Enhancing the Quality of Life"

September 14, 2016

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



RE: Preliminary and Final Major Site Plan # 865-15,  
Marriott Towne Place Suites Hotel  
Block 70, Lot 20.07

Dear Mrs. Sims

The Fire Prevention Board met and reviewed the plans that were presented. After reviewing the plans the Board decided to deny the plans that were presented for the reasons listed below.

- 1- Add a fire hydrant at the southeast corner of the property by the emergency access road.
- 2- The fire access road that you are proposing needs to be a minimum of 20 foot wide as per fire code. It will also need to be paved and maintained.

Sincerely,

  
Shaun M. Reilly  
Fire Official / Chief of the Board