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 White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 10, 2016

RE: Ocean First Bank
Block 70, Lot 20.07
308 West Main Street
Amended Preliminary & Final Major Site Plan and Variances #763-2-16

RECEIVED
NOV 14 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

This review refers to the following:

- Amended Preliminary and Final Site Plan for Ocean First Bank, Ocean First Bank Sign Location Plan Block 70, Lot 20.07, Tax Map Sheet 23, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated November 2, 2016, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.
- Colored Signage Plans, Ocean First Bank, Freehold #2209, four (4) sheets, dated October 10, 2016, revised November 3, 2016, prepared by Allied Signage, unsigned.

Executive Summary

The applicant is seeking amended preliminary and final major site plan approval with waiver of site plan details to update the existing signage at the above referenced property to be in line with the applicant's universal sign plan and current corporate image. The site is located in the Village Center (VC) Zone on a portion of Block 70, Lot 20.07 within the existing Freehold Marketplace. Several bulk variances are being requested for number of sign colors, use of sign colors not permitted by ordinance, and use of a corporate logo on proposed signage. No additional site improvements or modifications are proposed as part of this application.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers being granted unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. The site should be described as a portion of (p/o) Block 70, Lot 20.07.

To: Planning Board
Re: Ocean First Bank
Block 70, Lot 20.07
Site Plan #763-2-16

November 10, 2016

3. The site plan sheet shall include a key plan showing surrounding street, surrounding zones, and adjoining lots.
4. The plans shall be updated to provide an additional signature line for the Planning Board Secretary beneath the Chairman.
5. Two additional and existing "Ocean First" signs are located on Lot 20.07 which have not been included as part of the application. These include a sign located above the ATM at the southern façade of the building and a sign within the overall Freehold Marketplace monument sign at Route 537. If these signs will also be replaced, the applicant shall update the plans and application accordingly.
6. The site plan shall be updated to include the proposed sign renderings.
7. The square footage of the proposed direction sign DS 2 as presented on the site plan does not agree with the dimensions provided on the signage plans.
8. The square footage provided on the signage plans does not agree with the dimensions shown for several signs (monument and illuminated wall signs). The applicant shall provide a calculation to confirm the square footage of each sign presented in the application.
9. The parking lot exhibits some wear with areas of cracking and trench repairs. Additionally, the pavement markings, symbols and striping at the site are faded and/or cracked. This office recommends that the applicant sealcoat and restripe the parking lot with thermoplastic striping.

This office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants
33-41 Newark Street
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Hoboken, NJ 07030
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November 11, 2016

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

RE: **APP #763-2-16**
Planner's Review Letter
Ocean First Bank
308 West Main Street
Block 70, Lot 20.07
VC Village Center Zone

Dear Chairman and Members of the Board:

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

- Amended Preliminary and Final Site Plan for Ocean First Bank Sign Location Plan, Block 70, Lot 20.07, Freehold Township, Monmouth County, New Jersey, consisting of 1 sheet, prepared by John J. Stefani, P.E., L.S., of ESP Associates, dated 11/2/2016

- Final As Built Plan, Ocean First Bank, Block 70, Lot 20.07, Freehold Township, Monmouth County, New Jersey, consisting of 1 sheet, prepared by John J. Stefani, P.E., L.S., of ESP Associates, dated 12/15/2008 (with hand-drawn notations indicating sign locations)

- Ocean First Bank, Freehold #2209, consisting of 4 sheets, prepared by P. Pesapane of Allied Environmental Signage, dated 10/10/2016 and revised through 11/3/2016

Project Description

The applicant is seeking amended preliminary and final major site plan approval in order to reface and/or update all existing signage associated with Ocean First Bank in-kind. The subject property is developed with an Ocean First Bank branch building and is part of the greater Freehold Marketplace shopping center. No changes are proposed to any of the previously-approved lot dimensions and no new improvements (apart from signage) are proposed as part of this application.

Signage is proposed, as follows:

- One internally illuminated wall sign ("Ocean First" w/logo) on the front (northeastern) façade facing Walmart Drive: 39.6 square feet

- Three non-illuminated, stud-mounted aluminum lettering wall signs ("Ocean First" w/logo) on each of the side/rear façades: 28 square feet/sign
- Two internally illuminated, double-sided monument signs ("Ocean First" w/logo): 46.8 square feet/sign, 5 feet-7 inches in height
  - Setback from Walmart Drive: 10 feet
  - Setback from Schlechtweg Way: 8 feet
- One internally illuminated, single-faced directional sign ("Ocean First" w/logo) located in the southeastern portion of the subject property: 10 square feet, 5 feet-2 inches in height
- One "V" shaped, internally illuminated, single-faced directional sign ("Ocean First" w/logo) located in the eastern portion of the subject property: 20 square feet, 5 feet-2 inches in height

Zoning Compliance & Planning Comments

1. In accordance with the Township Zoning Officer's sign review letter dated 11/4/2016, our review of the proposed signage for this project is based on the sign regulations set forth in Section 190-179 of the zoning ordinance, which reflects the surrounding zoning (e.g., CMX zones).

2. The applicant should discuss compliance with the general sign requirements per Section 190-176 of the zoning ordinance regarding illumination and general sign requirements, such as architectural style, graphic design, etc.

3. It appears that the applicant has proposed sign colors that are not specifically listed as permitted colors on the Township's approved palette for signs per Section 190-1760(2). As such, variance relief is required. Sign colors must be either from the approved palette or very similar. Plans should be revised to indicate all sign colors.

4. Per Section 190-1760(1)(b), a maximum of three sign colors are permitted where four sign colors are proposed (e.g., white, dark blue, light blue, and green). As such, variance relief is required.

5. The sign review undertaken by the Township Zoning Officer, dated 11/4/2016, indicates that variance relief is required for the Ocean First logo, where logos are not specifically permitted and, therefore, are prohibited. It should be noted that there are a number of signs in the vicinity of the subject property that display a logo, including signage associated with the Freehold Marketplace shopping center.

6. There are several preexisting, non-conforming conditions relating to signage on the subject property:

- Per Section 190-179C(2)(a), one freestanding, single- or double-faced illuminated sign is permitted. There are two monument signs and two directional signs associated with Ocean First Bank, as well as additional freestanding signs on the remainder of Lot 20.07 within the greater Freehold Marketplace shopping center.

- Per Section 190-179C(1), one wall sign is permitted. There is one wall sign per façade (i.e., four wall signs). Two building elevations do, however, face a street (i.e., Walmart Drive and Schlechtweg Way).

- Details have not been provided regarding the area of the front and side/rear faces of the building. As such, compliance with Section 190-179C(1)(a) regarding maximum permitted wall sign area cannot be determined.

The applicant has indicated that no changes are proposed with regard to the number of signs, sign area, height, etc. and all signage would be replaced in-kind. However, with regard to the two directional signs (and unlike all of the other new signs) the applicant has not provided the existing sign area/dimensions. It appears from the photos provided that the existing directional signs may not be as tall as the proposed new direction signs, such that the new sign areas may well exceed that for the existing signs. The applicant should provide the specifications for the existing directional signs to allow for this comparison.

7. 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

16304

763-2-16

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"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

November 4, 2016

From: Pasquale Popolizio
Township of Freehold
Zoning Official

RE: Sign Review (Ocean First Bank)
308 W Main Street
Block-70/Lot-20.07, (Zone: V-C)
Amended Preliminary & Final Major Site Plan & Variance #763-2-16

Ms. Sims,

Pursuant to your request, a sign review for the above referenced site plan application has revealed the following:

Signs Proposed: (All proposed signs are in kind replacements).

1. One 39.6Sf internally illuminated façade sign advertising "Ocean First Bank" w/logo, mounted on the east side of the building and facing Walmart Drive.

2. Three 28Sf non-illuminated façade signs advertising "Ocean First Bank" w/logo, mounted on the sides of the building facing north, south, & west elevations.

3. Two 46.8Sf/5'7"H internally illuminated double sided monument signs advertising "Ocean First Bank" w/logo, at a setback of 10Ft for the east mounted sign facing Walmart Drive and an 8Ft setback for the west mounted sign facing Schlechtweg Way.

4. One 10Sf/5'2"H internally illuminated single faced directional sign advertising "Ocean First Bank" w/logo, located on the southern side of the site.

5. One 20Sf/5'2"H "V" shaped internally illuminated single faced directional sign advertising "Ocean First Bank" w/logo, located on the eastern side of the site facing Walmart Drive.

P-3

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 application will be reviewed as per the sign regulations set forth in T.O. 190-179, reflecting surrounding zones and T.O. 190-176 (General Requirements).

The following must be considered by the Board:

1. The sign colors proposed are 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.O(2).

2. A total of four (4) sign colors are proposed. Township ordinance limits color usage to three (3). Referencing T.O. 190-176.O(1)(b).

3. Logos are proposed on all signs. Logos are not specifically permitted in any of the Township's commercial zones with the exception of the RMZ-1 zone therefore prohibited. Referencing T.O. 190-179.C(1), 190-179.C(2)(a).

4. Numerous ground signs currently exist on the site where only one is permitted. Referencing T.O. 190-179.C(2)(a).

5. Four façade signs currently exist on all four elevations, where only one façade sign is permitted on the face of the building. Two elevations do face a street, namely Schlechtweg way (on the west elevation) & Walmart Drive (on the east elevation). 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

SP#1763-2-16

Township of Freehold

HISTORIC PRESERVATION COMMISSION

One Municipal Plaza, Freehold, NJ 07728

RECEIVED
NOV - 4 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

TO: Danielle B. Sims, Administrative Officer, Planning Board

FROM: Joe Luongo, Chairman, Historic Preservation Commission

DATE: November 4, 2016

RE: Amended Preliminary and Final Major Site Plan and Variances #763-2-16
Ocean First Bank
Block 70, Lot 20.07 – 08 West Main Street

The Historic Preservation Commission has reviewed the plans submitted for the above referenced project and offers no comment.

Joe Luongo
Chairman – Freehold Township Historical Preservation Commission

P-4

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 White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 21, 2016

RECEIVED
NOV 22 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

RE: D&L Realty Associates, LLC
Block 69, Lot 47
341West Main Street
Variance Application #017-16
Amended Preliminary & Final Major Site Plan w/ Waiver of Site Plan Details #679-2-16

This review refers to the following:

- Amended Preliminary and Final Site Plan with Waiver of Site Plan Details and Variance for D&L Realty Associates, LLC, Proposed Parking Lot Expansion, Block 69, Lot 47, Freehold Township, Monmouth County, New Jersey, two (2) sheets, dated November 14, 2016, prepared by Dynamic Engineering, signed and sealed by Jeffrey D. Spalt, P.E.
- Tenant/Leasing Plan, Colonial Plaza Shopping Center, 321-351 W Main St, Freehold, NJ, 07728, undated, unsigned.
- Parking Lot Calculations Letter, D&L Realty Associates, LLC, Colonial Plaza, West Main Street, Block 69, Lot 47, Freehold Township, Monmouth County, NJ, prepared by Dynamic Engineering, signed by Jeffrey D. Spalt, PE, PP, CFM.
- Resolution of Memorialization, Freehold Township Zoning Board, Monmouth County, New Jersey, Use Variances Approval, Matter of D & L Realty, Inc., Application #679-01, Approved November 8, 2001, Memorialized December 13, 2001.
- Resolution of Memorialization, Freehold Township Zoning Board, Monmouth County, New Jersey, Variance App. No. 19-01, Block 69, Lot 47 and 50, D&L Realty Associates, A/K/A Colonial Plaza, Approved September 12, 2002, Memorialized October 10, 2002.
- Resolution of Memorialization, Freehold Township Zoning Board, Monmouth County, New Jersey, Variance App. No. 4-13 and 679-1-13, Block 69, Lots 35.02 and 47, D&L Realty Associates, LLC, Approved August 8, 2013, Memorialized September 12, 2013.
- Resolution of Extension of Time to File Minor Subdivision Map, Freehold Township Zoning Board, Monmouth County, New Jersey, Variance App. No. 4-13 and 888-13, Block 69, Lots 35.02 and 47, D&L Realty Associates, LLC, Approved and Memorialized September 11, 2014.

To: Planning Board
Re: D&L Realty Associates, Inc.
Block 69, Lot 47
Variance #017-16
Site Plan #679-2-16

November 21, 2016

Executive Summary

The applicant is seeking a use variance and amended preliminary and final major site plan approval with waiver of site plan details for the leasing of a vacant 1,910 square foot space to Saladworks, a franchise restaurant which sells made-to-order entrée salads, wraps, soups, sandwiches, etc. The space was previously occupied by Legacy Pharmacy. The site is located in the Professional Office (P-1) Zone on Lot 37 of Block 69 where restaurants are not permitted. It should be noted that the applicant had previously appeared before the Freehold Township Zoning Board to obtain the following approvals:

- November 8, 2001: Use Variance approval to construct an 11,890 square foot two (2) story addition to an existing shopping center.
- September 12, 2002: Preliminary and Final Site Plan approval, expansion of a non-conforming use, bulk variances, and an FAR (d) Variance for the construction of a 11,890 square foot two (2) story addition.
- August 8, 2013: Preliminary and Final Major Site plan and Minor Subdivision approval for the expansion of the parking lot at the rear of the building into the adjacent rear Board of Education Property. Additionally, a use variance was obtained for allowing a retail strip mall within a professional zone.
- September 11, 2014: Approval for an extension of time to file the Minor Subdivision Map related to the parking lot expansion and subdivision with the adjacent rear Board of Education Property (Lot 35.02).

No additional site improvements or modifications are proposed as part of this application. Additionally, there will be no changes to the building footprint or to the exterior other than the replacement of signs which will be covered by a separate Sign Permit Application.

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers being granted unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. Remove "Proposed Parking Lot Expansion" from the site plan cover sheet.
3. Correct the area map on the cover sheet to show the correct zone (P-1).
4. Correct the cover sheet to reflect the latest tax map revision date of October 19, 2012.
5. Revise signature line of the Township Engineer to the following and move to the edge of the plan sheet to enable sealing/embossing of signature:

   _____
   TIMOTHY P. WHITE, TOWNSHIP ENGINEER DATE
   NJ Professional Engineer & Land Surveyor
   NJ License No. GB42576
6. Add an additional signature line for the Planning Board Secretary beneath the Chairman.
7. Sheet 2 of 2 should be replaced with a new site plan sheet depicting only existing conditions at the site and shall be prepared by the applicant's Engineer.

To: Planning Board
Re: D&L Realty Associates, Inc.
Block 69, Lot 47
Variance #017-16
Site Plan #679-2-16

November 21, 2016

8. The site plan shall include a layout of the existing building with demising walls, the square footage of each unit, the current tenant of each unit, and the proposed tenant location for Saladworks.
9. The applicant shall provide a copy of the architect's certification of floor area for each unit.
10. The applicant shall number all parking spaces in a manner similar to the numbering at the rear of the building (number of spaces per row).
11. In reviewing the provided Tenant/Leasing plan, it is apparent that approximately 30% of the shopping center (first floor only) contains retail food establishments including Dusal's Pizza, Panda Asian, Yo Mon Yogurt, and Chipotle. With the addition of the proposed Saladworks, this number will increase to approximately 40% of the shopping center area. As such, the applicant shall provide testimony as it relates to the increase parking demands at the site. The testimony shall include a comparison of the shopping center parking calculation provided versus the ordinance requirement for restaurants (1 space per every two (2) persons allowed within the maximum occupancy load).
12. The proposed change in lease shall be subject to review and approval of the construction department as it relates to specific requirements for food establishments (i.e. grease interceptors, etc.).

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
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Fax 420.6222
www.ppgplanners.com

November 21, 2016

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NOV 22 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 #017-16 and #679-2-16**
Planner's Review Letter
D&L Realty Associates, LLC/Colonial Plaza Shopping Center – Saladworks
321 West Main Street
Block 69, Lot 47
P-1 Professional Zone

Dear Chairman and Members of the Board:

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

- Colonial Plaza Shopping Center, 321-351 W. Main Street, Freehold, NJ, Tenant/Leasing Plan, consisting of 1 sheet, undated

- Preliminary and Final Site Plan for D&L Realty Associates, LLC, Proposed Parking Lot Expansion, Block 69, Lot 47 and p/o Lot 35.02, West Main Street (CR 537), Freehold Township, Monmouth County, New Jersey, cover sheet only, prepared by J.D. Spalt, Dynamic Engineering Consultants, P.C., dated 7/13/2011 and revised through 7/16/2014

- Resolution of Extension of Time to File Minor Subdivision Map, Freehold Township Zoning Board, Monmouth County, New Jersey, Variance App. No. 4-13 & 888-13, Block 69, Lots 35.02 and 47, in the matter of D&L Realty Associates, LLC, consisting of 3 pages, dated 9/11/2014

- Resolution of Memorialization, Freehold Township Zoning Board, Monmouth County, New Jersey, Variance App. No. 4-13 & 679-1-12, Block 69, Lots 35.02 and 47, in the matter of D&L Realty Associates, LLC, consisting of 9 pages, dated 9/12/2013

- Resolution of Memorialization, Freehold Township Zoning Board, Monmouth County, New Jersey, Variance App. No. 19-01, Block 69, Lot 47 and 50, Colonial Plaza Shopping Center, in the matter of D&L Reality Associates, a/k/a Colonial Plaza, consisting of 6 pages, dated 10/10/2002

- Resolution of Memorialization, Freehold Township Zoning Board, Monmouth County, New Jersey, Use Variances Approval, matter of D&L Realty Associates, Inc., Application #679-01, consisting of 7 sheets, dated 12/13/2001

P.B File

P-2

Project Description

The Colonial Plaza Shopping Center previously contained a pharmacy (i.e., Legacy Pharmacy), which has vacated the premises. The applicant has entered into a lease with Saladworks, a restaurant which offers salads and other health food for retail consumption. The retail/restaurant establishments located in the shopping center are pre-existing, non-conforming uses in the P-1 zone. However, the change of use from a pharmacy to a restaurant would result in an increase of intensity of use on the subject property. As such, a "d(1)" use variance is required.

The ground floor of the shopping center is comprised of retail and restaurant uses and the second floor is comprised of office uses. The retail unit in question measures 1,910 square feet. All construction would be limited to the interior of the leased building area. Hours of operation would be Monday through Saturday from 11:00 am to 8:00 pm and Sunday from 11:00 am to 6:00 pm.

Parking would be provided as follows:

- Shopping Center: 124.6 spaces required
- Office: 20.1 spaces required
- A total of 145 spaces are required where 171 spaces exist on the subject property

The shopping center is located along the north side of West Main Street. Land use in the vicinity of the subject property is made up in main part of commercial and retail uses, including banks, child care centers, restaurants, automotive uses, etc. West Freehold Elementary School is located to the north of the subject property, and the Freehold Marketplace Shopping Center is located across West Main Street to the southeast of the subject property.

In 2002, the applicant received preliminary and final major site plan approval to expand and make aesthetic improvements to the shopping center; a use variance to construct the addition was granted in 2001. In addition, the applicant received approval in 2013 to expand the parking lot to the rear of the existing building on adjoining property that was owned by the Board of Education in order to increase the number of parking spaces.

Zoning Compliance & Planning Comments

1. The MLUL at N.J.S.A. 40:55D-70d(1) permits a board of adjustment to grant a variance to allow "a use or principal structure in a district restricted against such use or principal structure." Per the MLUL, a "d" variance may be granted only "in particular cases for special reasons." These "special reasons" for a use variance may include that the use is inherently beneficial, that the property

owner would suffer undue hardship if compelled to use the property in conformity with the permitted uses in the zone, or that the site is particularly suited for the use so as to promote the general welfare.

In addition, the applicant must address the "negative criteria," and affirmatively demonstrate that the variance can be granted "without substantial detriment to the public good" and "without substantial impairment to the intent and purpose of the zone plan and zoning ordinance" of the municipality. A "d(1)" variance applicant for a use that is not inherently beneficial is further required to address the "enhanced quality of proof" per Medici v. BPR Co. (107 NJ 1 [1987]): "the grant of a use variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance."

With regard to the "d" variance sought, we note that there are predominantly non-conforming retail/restaurant uses in the shopping center currently and there is also sufficient parking on-site to accommodate the change in tenancy to a restaurant use that will occupy less than 2,000 square feet of floor area.

2. There are several preexisting, non-conforming conditions on the subject property:

   - FAR: A maximum of 0.20 is permitted where 0.22 existing
   - Impervious Coverage: A maximum of 50% is permitted in the P-1 zone where 85% existing
   - Side Yard: A minimum of 50 feet is required where 44.2 feet existing
   - Scenic Corridor Buffer: A minimum of 40 feet is required where 14.5 feet existing
   - Buffer Width: A minimum of 30 feet is required where 5 feet existing
   - Parking Setback to Side Lot Line: 5 feet required where 4.6 feet existing
   - Aisle Width: A minimum of 24 feet is required where 18 feet existing
   - Parking is located in the front yard setback, where parking is not allowed within the front yard setback area
   - There is a stormwater basin in the landscape buffer, where the buffer area may be used for no other purpose than as a buffer
   - As per the Resolution dated 9/12/2013, two loading spaces are required where "...a loading area for a substantial portion along the rear of the building..." does not comply with the ordinance

   It should be noted that no changes are proposed to the above-referenced conditions on the subject property as part of this application.

3. The applicant has indicated that the proposed tenant would file a separate sign permit application for the replacement of signs after use variance approval is obtained.

PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

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

Respectfully submitted,

/ PAP

Paul A. Phillips, P.P., AICP

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

16310

MAYOR
Barbara J. McMorrow

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

TOWNSHIP OF
FREEHOLD

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: November 14, 2016

RE: E. Brock LTD, LLC/ Katerinis
Block 91, Lots 22, 23, 24 and p/o 25
Preliminary and Final Minor Subdivision #896-16

- Minor Subdivision Plan for E. Brock LTD, LLC, Lots 22, 23, 24 & 25, Block 91, Siloam Road, Township of Freehold, Monmouth County, New Jersey, three (3) sheets, dated July 28, 2016, prepared by Concept Engineering Consultants, P.A., signed and sealed by John. J. Ploskonka, P.E. and Leo A. Kalieta, P.L.S.
- Minor Subdivision Plan for E. Brock LTD, LLC, situated in Block 91, Lots 22 and 25, Tax Map Sheet #44, Township of Freehold, Monmouth County, New Jersey, sheet 3 of 3 of above subdivision plan, dated July 28, 2016, prepared by Concept Engineering Consultants, P.A., signed and sealed by Leo Kalieta, P.L.S.
- Waiver Request Letter, E. Brock LTD, LLC/ Katerinis, Block 91, Lots 22, 23, 24 and a Portion of Lot 25, Minor Subdivision #896-16, dated October 20, 2016, prepared by Mehr, LaFrance & Williams, signed by William J. Mehr, Esq.
- Resolution for Minor Subdivision Approval and Variances, Planning Board of The Township of Freehold, RE: Michael Katerinis, Application No. 839-02, adopted on March 6, 2003.

Executive Summary

The applicant is seeking minor subdivision approval for the consolidation of Lots 22, 23, 24 and a portion of Lot 25 in Block 91 into a single lot. Lots 22, 23, and 24 are owned by E. Brock LTD, LLC and Lot 25 is owned by Mr. Michael Katerinis. The consolidated lot (Lot A) will contain a combined area of approximately 11.35 acres to be used for the purpose of farming crops and/or shrubbery as an expansion of Mr. Brock's farm. The remaining portion of Lot 25 (Lot B) will be approximately 40,059 sq. ft (0.92 acres) and contain Mr. Katerinis' existing two story dwelling and accessory structures. The consolidated lot and remaining portion of Lot 25 will maintain frontage along Siloam Road. The subject lots are located in the Residential R-40 Zone. There are no new structures or improvements associated with this application. Variances are being requested for both lot frontage and width at building line for the consolidated lot and the remaining portion of Lot 25. Additionally as part of the subdivision, the applicant will be dedicating a portion of existing Lot 23 (4,571 s.f.) to Monmouth County for the purpose of roadway widening at Siloam Road.

It should also be noted that in 2003 the Planning Board approved a minor subdivision application (839-02) for the consolidation/subdivision of lots 25 and 27 into existing lots 25 and 25.01.

To: Planning Board
Re: E. Brock LTD, LLC/ Katerinis
Block 91, Lots 22, 23, 24 and p/o 25
Preliminary and Final Minor Subdivision #896-16

November 14, 2016

The following comments are provided:

1. The applicant shall provide two separate sheets (plat and outbound survey). The applicant may eliminate the provided cover sheet and provide any supplemental information on the plat. The plat should be numbered sheet 1 of 1 and prepared in accordance with the "Map Filing Law."
2. Survey note no. 2 provided on sheet 2 (survey) references a "deed description above" however a deed description was not provided. Revise accordingly.
3. The title block of the plat shall be updated to describe Lots 22, 23, 24, and 25.
4. Plat shall label existing Lot 20.01.
5. Plat shall label the title holders of the land to be subdivided and include the names and addresses of all property owners of parcels adjacent to the land to be subdivided.
6. There is an apparent error on the plat within the zoning table for impervious coverage of proposed Lot B. Revise accordingly.
7. Plans indicate "n/a" for maximum building height, maximum floor area, and minimum front yard for proposed Lot A where buildings do exist on the property. Update and include this information. Additionally, provide all other existing and proposed bulk zoning requirements in the R-40 zone.
8. The square footage as shown on existing Lot 25 contains a typographical error, revise accordingly.
9. The acreage provided in general note no. 5 on the plat does not agree with the label on the lot. (i.e. 6.199 acres - .919 acres = 5.28 acres where the note describes the portion of Lot 25 to be consolidated as 5.28 acres). Revise accordingly.
10. The acreage proposed for consolidated Lot A (11.350 acres) as show on the plat does not agree with the sum of the lots to be merged. Confirm square footage and acreage for each lot as presented on the plat and revise accordingly.
11. The title of the plat shall be "Final Plat – Minor Subdivision."
12. Remove notes 20 through 24, 27, 29, and 30 from the plat which are irrelevant to the proposed subdivision. Also remove duplicative notes 13 through 17.
13. Provide a comma in lieu of a period in the following Planning Board certification text presented on the plat; "approved by the Planning Board of Freehold Township, the proper authority for such approval".
14. Remove duplicative Planning Board certification from the plat (second certification statement).
15. The signature block for the surveyor on the plat should be revised to reflect the correct date of survey.
16. Indicate monuments "to be set" on the plat. Otherwise, remove related Clerk's signature line.

To: Planning Board
Re: E. Brock LTD, LLC/ Katerinis
Block 91, Lots 22, 23, 24 and p/o 25
Preliminary and Final Minor Subdivision #896-16

November 14, 2016

17. The signature line for the Township Engineer should be shown on the plat as follows:

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

18. Lot numbers should be numbered as directed by the Township Tax Assessor.
19. All existing easements shall be shown and referenced by deed book and page number on the plat and survey including the County Guiderail Easement on Lot 25.
20. Several accessory structures (pool, shed, and greenhouse) exist on remaining Lot 25. If not already obtained, additional variances may be required for the size and number of accessory structures.
21. Four (4) greenhouses exist on the property line that separates Lot 20.01 and proposed Lot A. Although each of these lots are owned by the same individual, additional variances may be required for non-conforming side yard setbacks, number of accessory structures, etc.
22. Three (3) buildings exist on Lot 23. The applicant shall provide testimony as to the use of these buildings. Additional variances may be required for the structures as they will exist within the proposed consolidated Lot A. The variances may include but not be limited to side yard setbacks, number of accessory structures, size of accessory structures, etc.
23. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to Final Monmouth County Approval.

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

November 11, 2016

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

RECEIVED
NOV 21 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

RE: **APP #896-16**
Minor Subdivision
Planner's Review Letter
E. Brock LTD, LLC/Katerinis
Siloam Road
Block 91, Lots 22, 23, 24, and p/o 25
R-40 Residential Zone

Dear Chairman and Members of the Board:

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

- Minor Subdivision Plan for E. Brock LTD, LLC, Lots 22, 23, 24, and 25, Block 91, Siloam Road, Township of Freehold, Monmouth County, New Jersey, consisting of 3 sheets, prepared by Leo A. Kalieta, P.L.S., of Concept Engineering Consultants, P.A., dated 9/15/2016

- Planning Board of the Township of Freehold, Re: Michael Katerinis, Application No. 839-02, Resolution for Minor Subdivision Approval and Variances, consisting of 4 pages, dated 3/6/2003

Project Description

The applicant is seeking minor subdivision approval in order to consolidate Lots 22, 23, 24, and a portion of Lot 25. As per the applicant, the land would be added to the applicant's (i.e., Mr. E. Brock) farm, to be planted either with crops and/or shrubbery. No new development or removal of trees are proposed as part of this application.

Existing
Lot 22: 205,001.871 sf (4.706 acres)
Lot 23: 42,805.91 sf (0.983 acres)
Lot 24: 21,208.37 sf (0.487 acres)
Township tax records indicate that Lots 22, 23 and 24 are under common ownership (E. Brock LTD LLC) and are generally developed as one property. There is a structure that appears to be a dwelling on Lot 23 along Siloam Road, as well as several outbuildings to the rear. There is a stone drive from Siloam Road that extends

though Lot 23 into Lots 22 and 24. The remainder of the property is comprised of farmland and undeveloped/wooded areas.

Lot 25: 270,217.28 sf (6.199 acres)

Lot 25 is developed with a residence along Siloam Road, a detached garage and other associated improvements. The rear portion is comprised of what appears to be farmland and wooded areas.

Total tract area: ±12.375 acres (539,233.431 sf)

Proposed

Lot A: 494,407.72 sf (11.350 acres)

Lot A would contain Lots 22, 23, 24 and portion of Lot 25 (5.31 acres). Along Siloam Road, 4,571 sf (0.10 acres) would be dedicated to Monmouth County for road widening purposes.

Lot B: 40,058.85 sf (0.919 acres)

Lot B would contain the residence and associated improvements currently located on Lot 25 along Siloam Road.

Total Tract Area: ±12.369 acres (539,037.57 sf)

Zoning Compliance & Planning Comments

1. There are several preexisting non-conforming conditions associated with Proposed Lots A and B (Existing Lots 23 and 25), as follows:

   - Proposed Lot A (Existing Lot 23)
     - Minimum Lot Width at Building: 200 feet required where 98.5 feet existing/proposed
     - Minimum Lot Frontage: 125 feet required where 117.3 feet existing/proposed

   - Proposed Lot B (Existing Lot 25)
     - Minimum Lot Width at Building: 200 feet required where 107.7 feet existing/proposed
     - Minimum Lot Frontage: 125 feet required where 77.47 feet existing/proposed

   There also appears to be preexisting non-conforming conditions associated with several of the structures on the subject properties:

   - Proposed Lot A (Existing Lot 23)
     - Side Yard for Principal Building (Dwelling): 30 feet required where 5 feet existing/proposed

- Side Yard for Accessory Building (Outbuilding): 10 feet required where 6.7 feet existing/proposed
- It should be noted that the above-referenced non-conforming yards are adjacent to Lot 20.01 to the west, which is under common ownership with Existing Lot 23 (E. Brock LTD, LLC). These lots appear to be generally developed as one property and are used collectively as part of the applicant's farm operation.

- Proposed Lot B (Existing Lot 25)
  - Side Yard for Accessory Building (Detached Garage): 10 feet required where 6.3 feet existing/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.

2. The proposed new lot line is located 20.39' beyond the point at which it would otherwise align with the southeasterly corner of adjacent Lot 26. This is not ideal, although it appears to have been done to provide a conforming lot area (i.e., minimum 40,000 square feet) relative to new lot B.

3. As per the applicant, it is anticipated that the Township Tax Assessor would assign a new lot number for the consolidated lots.

4. Plans should be revised to correct the square footage of Block 91, Lot 25, where it appears the decimal place has been misplaced or a digit is missing from the number.

5. It should be noted that Lot 25 was the subject of a prior minor subdivision application. A portion of Lot 25 was subdivided off in order to create Lot 25.01 to the southeast (Application 839-02), wherein property lines were realigned to better address existing zoning deficiencies on the parcels. Resultant lots each contained one principal residential building.

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

J16294

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"

MEMORANDUM

RECEIVED
NOV 10 2016
FREEHOLD TOWNSHIP
PLANNING BOARD

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

FROM: Michael D. Imbriaco, Township Tax Assessor

DATE: November 10, 2016

RE: E. Brock LTD, LLC & Katerinis, Michael
37 Siloam Rd & 41 Siloam Rd
Minor Subdivision #896-16
Block 91 Lots 22, 23 & 24 (37 Siloam Rd) & Block 91 Lot 25 (41 Siloam Rd)

This review refers to the following:

- Minor Subdivision Plan for properties know as Block 91 Lots 22, 23, 24 & 25, dated September 15, 2016, prepared by Concept Engineering Consultants, Professional Engineers & Land Surveyors, signed and sealed by John J. Ploskonka, P.E.

I am in receipt of the minor subdivision map and request "Proposed Lot A" be known as Block 91 Lot 22 and "Proposed Lot B" be known as Block 91 Lot 25. Thank you.

Sincerely,

MICHAEL D. IMBRIACO
Tax Assessor, Freehold Township

MI/mi

P-3