

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
David M. Salkin, Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
Barbara J. McMorrow

"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME
Township Engineer

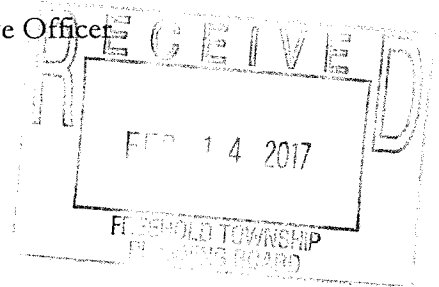
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: February 14, 2017

RE: Angelo Spargifiore
Block 85.04, Lot 14 – 52 Mulberry Lane
"C" Variance Application #003-17



This review refers to the following:

- Architectural Plans, Angelo Spargifiore Residence, 52 Mulberry Lane, Freehold, New Jersey, Enlarge Existing One Story Home, nine (9) sheets, dated August 5, 2016, prepared by Steven R. Savino, R.A., unsigned.
- Zoning Schedule, Angelo Spargifiore, Variance #003-17, 52 Mulberry Lane, Block 85.04, Lot 14, undated, unsigned.

Executive Summary

The applicant is seeking approval to enlarge their existing one-story home by approximately 1,300 s.f. The expansion involves demolition of the existing structure with exception to a portion of the existing foundation and rebuilding with an increased footprint. The new home will be approximately 3,332 s.f. (including the attached garage) and is located in the Residential R-40 Zone. Variances are required for pre-existing conditions including lot width and lot frontage.

The following comments are provided:

1. The zoning schedule on the architectural plans is inaccurate and missing information for the R-25 Zone. Revise to reflect the following:
 - a. The minimum side yard setback in the R-25 zone is 20 feet.
 - b. All setbacks shall be measured at right angles to the lot lines.
 - c. Several existing setback dimensions are inaccurate.
 - d. All zoning dimensions shall be reflected on the plan.
 - e. The proposed rear yard setback does not agree with the dimension shown on the plan.

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To: Planning Board
Re: Angelo Spargifiore
Block 85.04, Lot 14 – 52 Mulberry Lane
“C” Variance Application #003-17

February 14, 2017

- f. The lot depth does not agree with the dimension shown on the plan.
 - g. Lot coverage shall be presented in the zoning table for all buildings (maximum 25%), accessory buildings (maximum 5%), and all impervious surfaces (maximum 30%). Provide calculations for each condition.
 - h. The building square footage on the plan does not agree with the square footage presented in the zoning table.
 - i. Indicate variances requested with an asterisk adjacent to the zoning table.
2. Should the Board approve this application; the applicant will be required to submit a grading plan depicting topography and all proposed improvements for further review and approval by this office prior to the issuance of a building permit.

At this time, this office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



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February 14, 2017

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



**RE: APP #003-17
"c" Variance Application
Planner's Review Letter
Angelo Spargifiore
52 Mulberry Lane
Block 85.04, Lot 14
R-25 Residential Zone**

Dear Chairman and Members of the Board:

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

- Site Plan/Zoning/Energy Analysis, Enlarge Existing One Story Home, Angelo Spargifiore Residence, 52 Mulberry Lane, Freehold, NJ, consisting of 10 sheets, prepared by Steven R. Savino, R.A., dated 8/5/2016

Project Description

The applicant is seeking approval in order to demolish the first floor and a portion of the foundation of an existing one-story single-family residence in order to construct a new one-story single-family residence.

The subject property measures 36,444 square feet and is irregular in shape. It is developed with a single-family residence and is located within a residential subdivision to the southeast of West Main Street and to the south and west of Stillwells Corner Road. Land use in the vicinity of the subject property is single-family residential in nature.

The existing residence measures 2,092.98 square feet and 18 feet in height, and the proposed residence would measure 3,331.46 square feet and 24.68 feet in height. A concrete patio is proposed to the rear (north) of the residence, to measure 833.31 square feet. Plans indicate that all plumbing fixtures, furnace, hot water heater, stove, and sinks would be removed and/or capped in the existing residence.

The proposed residence would have two bedrooms and a master bedroom, living room, kitchen, pantry, office, laundry room, full bathroom, master bathroom, foyer, and two car garage.

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The proposed residence would be clad with vinyl siding and would have asphalt shingles.

Building coverage on the subject property would increase from 13% to 14%, but would still be well under maximum permitted building coverage of 25%; and impervious surface coverage on the subject property would increase from 8% to 12%, but would still be well under the maximum permitted impervious coverage of 30%.

Zoning Compliance & Planning Comments

1. There is a preexisting non-conforming condition associated with the subject property, as follows:
 - Lot Frontage: a minimum of 100 feet is required where 90.90 feet is existing/proposed

No changes are proposed to this deviation as part of this application.

2. A minimum lot width (at building line) of 125 feet is required where 122.58 feet is proposed. While we note that a portion of the existing foundation would be reused, the entirety of the first floor would be demolished. The configuration of the subject property is such that a residence which conforms to the minimum lot width requirements of the R-25 zone could technically be provided if the residence was shifted southward. As such, "c" variance relief is required.

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.

3. The Existing Site Plan (Sheet 1) indicates that a small portion of the front of the existing residence would be removed. However, the First Floor & Roof Demolition Plan (Sheet 2) indicates that all of the first floor would be demolished. The applicant should provide testimony clarifying to what extent the foundation and first floor of the existing residence would be retained and/or demolished, and plans should be revised accordingly.
4. Aerial photographs indicate that much of the grass, trees and other landscaping on the subject property have been cleared. The applicant should provide



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testimony as to any new landscaping proposed as part of this application, if any.

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

J17036

TOWNSHIP OF
FREEHOLD

TOWNSHIP COMMITTEE
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Timothy White, PE, PLS, CME
Township Engineer

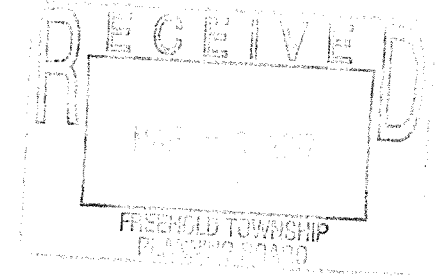
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 2, 2017

RE: Fabio & Rose Apolito
Block 37.07, Lot 3 – 375 Stirrup Drive
"C" Variance Application #005-17



This review refers to the following:

- Architectural Plans, Pool House, Block 37.07, Lot 3, 375 Stirrup Dr., Freehold, New Jersey, three (3) sheets, dated January 4, 2017, prepared by Devin C. Roy, Architect LLC, signed and sealed by Kevin C. Roy, R.A.
- Survey of Property at 375 Stirrup Drive, Township of Freehold, Monmouth County, New Jersey, prepared for: Fabio & Rose Apolito, one (1) sheet, dated March 5, 2013, prepared and signed by Dominick J. Venditto, III
- Zoning Schedule, Fabio and Rose Apolito, Variance #005-17, 375 Stirrup Drive, Freehold, Blcok 37.07, Lot 3, Zone R-40, undated, unsigned.

Executive Summary

The applicant is seeking approval to construct a 550 s.f. pavilion/pool house structure (with 6'x6' storage area) and a 556 s.f. brick paver patio with sitting walls in the rear yard of the subject property. The property is located within the Residential R-40 Zone. Variances are required for the size of the pavilion (greater than 192 s.f.) and for having 27.04% impervious coverage where a maximum of 25% is allowed.

The following comments are provided:

1. Provide dry wells or an infiltration trench to mitigate the increase in runoff resulting from the amount of impervious coverage in excess of the maximum allowed (i.e. 2.04% of the lot area or approximately 1,450 s.f.). This may be accomplished by capturing the runoff from the existing 1,500 s.f. basketball court by providing a recharge trench along the perimeter of the court. Drainage calculations and recharge trench design shall prepared by a licensed professional engineer.



TOWNSHIP OF FREEHOLD

To: Planning Board
Re: Fabio and Rose Apolito
Block 37.07, Lot 3 – 375 Stirrup Drive
“C” Variance Application #005-17

March 2, 2017

At this time, this office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

005-17



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March 3, 2017

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



**RE: APP #005-17
"c" Variance Application
Planner's Review Letter
Fabio and Rose Apolito
375 Stirrup Drive
Block 37.07, Lot 3
R-40 Residential Zone**

Dear Chairman and Members of the Board:

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

- **Survey of Property at 375 Stirrup Drive, Township of Freehold, Monmouth County, New Jersey, prepared for Fabio and Rose Apolito, consisting of 1 sheet, prepared by Dominick J. Venditto, III, dated 3/5/2013**
- **Pool House, Block 37.07, Lot 3, 375 Stirrup Drive, Freehold, NJ, consisting of 3 sheets, prepared by Kevin C. Roy, R.A., dated 1/4/2017**

Project Description

The applicant is seeking approval in order to construct a pavilion (550 square feet), paver patio area (508 square feet) and associated concrete block sitting walls (48 square feet) on the subject property.

The subject property measures 71,152 square feet and is developed with a single-family residence, driveway, brick paver patio and walkway areas, in-ground pool, frame shed on concrete pad, and basketball court. The subject property is located in a residential subdivision to the south of Colts Neck Road (Route 537) and is proximate to the Township's municipal boundary with Colts Neck to the east. Land use in the vicinity of the subject property is single-family residential in nature.

The applicant is proposing to construct a new pavilion in the rear yard adjacent to the pool patio and basketball court. The pavilion would be comprised of a covered patio area, storage room and countertop with grill, and would measure 12 feet-6 inches in height. The structure would have PVC columns, and the storage room would be clad with vinyl siding. The countertop would be provided atop a masonry

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wall. Application materials indicate that finish materials would match that of the existing home. The new paver patio and sitting walls would be located to the west of the pavilion.

Zoning Compliance & Planning Comments

1. Bulk “c” variance relief is required for the following items:

- The maximum permitted impervious surface coverage in the R-40 zone is 25% where 25.5% currently exists on the subject property and 27% is proposed. The applicant is proposing to exacerbate a preexisting, non-conforming condition relating to impervious surface coverage on the subject property.
- Sheds and similar storage buildings, as well as gazebos, pergolas and similar open structures, are permitted accessory structures in the R-40 district. Such structures may not exceed 192 square feet in area. The proposed pavilion would measure 550 square feet, in excess of that which is permitted.

The applicant should provide testimony as to the need for an accessory structure that is larger than that which is permitted. A smaller and/or conforming pavilion would serve to reduce impervious surface area on the subject property. The applicant should also discuss the need for additional paver patio areas on the subject property, particularly in light of the requested variance for impervious surface coverage. Paver patio and walkway areas in the rear yard currently comprise 3,489 square feet, and a review of aerial photographs appears to indicate that the subject property has a greater impervious surface area than that of many surrounding properties.

2. The applicant should clarify the size of the proposed pavilion. Floor plans indicate the pavilion would measure 23 feet by 17 feet (391 square feet), where the Property Survey indicates that the structure would measure 550 square feet. Plans should be revised for consistency.
3. As per Section 190-110B, in all residential zones, any accessory structures exceeding 192 square feet shall be constructed of materials which are the same as or consistently similar to the materials of the principal structure. Application materials indicate compliance with the above standard.
4. 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



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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, Planning Board Attorney
Timothy P. White, P.E., Township Engineer

J17069

TOWNSHIP OF FREEHOLD



TOWNSHIP COMMITTEE
David M. Salkin, Deputy Mayor
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Barbara J. McMorrow

"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: March 27, 2017

RE: PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33
Preliminary Major Site Plan #890-17



- Preliminary Major Site Plan, Wemrock Senior Living, Block 69.01, Lot 23, Tax Map #20, Township of Freehold, Monmouth County, New Jersey, fifteen (15) sheets, dated February 8, 2017, revised March 10, 2017, prepared by ESE Consultants, Inc., signed and sealed by Jay S. Kruse, P.E.
- Plan of Survey & Topography, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated January 13, 2017, prepared by ESE Consultants, Inc., signed and sealed by John K. Pierce, P.L.S.
- Architectural Plans, Wemrock Senior Living, Freehold, NJ, PIRHL, six (6) sheets, dated February 3, 2017, revised March 7, 2017, prepared by Wallace Roberts & Todd, LLC, signed by Joseph W. Healy, AIA.
- Landscaping Plans, Wemrock Senior Living, Freehold Township, New Jersey, two (2) sheets (L-1 and L-2), prepared by Melillo + Bauer Associates, signed and sealed by Lynn A. Yahia, L.A.
- Preliminary Subsurface Investigation, Proposed Building, Freehold, Monmouth County, New Jersey, PIRHL, dated January 18, 2017, prepared by Melick-Tully and Associates, P.C., signed by Kimberly A. Tully, P.E. and Mark R. Denno, P.E.
- Traffic Assessment Letter, Proposed Age-Restricted Building, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, dated January 23, 2017, revised March 7, 2017, prepared by Maser Consulting, P.A., signed by S. Maurice Rached, P.E. PTOE.
- Modified Environmental Impact Statement, Wemrock Senior Living, Block 69.01, Lot 23, dated January 25, 2017, prepared by EcolSciences, Inc., signed by Michael Kovacs.
- Water System Engineer's Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, dated March 10, 2017, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Sanitary Sewer System Engineer's Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, dated March 10, 2017, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.

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To: Planning Board
Re: PIRHL Acquisitions, LLC
Block 69.01, Lot 23
Preliminary Site Plan #890-17

March 27, 2017

- Stormwater Management Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey, dated February 7, 2017, prepared by ESE Consultants, signed and sealed by Jay S. Kruse, P.E.
- Project Description, PIRHL Acquisitions, LLC / Wemrock Senior Living, Application for Preliminary Major Site Plan Approval, 168 Route 33 / Block 69.01, Lot 23, undated, unsigned.
- Fire Truck Maneuverability Plan, Wemrock Senior Living – Block 69.01, Lot 23, three (3) sheets/exhibits, dated March 10, 2017, prepared by ESE Consultants, Inc.
- Letter of Interpretation/Line Verification, File No. 1316-05-0002.1, Block 69.01, Lot 23, Freehold Township, Monmouth County, dated July 19, 2005, signed by David B. Fanz.
- Freshwater Wetlands Letter of Interpretation – Re-Issuance, File No. 1316-05-0002.1, Block 69.01, Lot 23, Freehold Township, Monmouth County, dated December 7, 2010, signed by Ryan Anderson.

Executive Summary

The applicant is seeking preliminary major site plan approval for the construction of a three-story senior housing building containing sixty-seven (67) rental units, lobby area, management offices, maintenance areas, a community room, fitness room, and laundry rooms. The 7.35 acre property was recently rezoned from Residential Zone R-80 to the Planned Adult Community-Affordable Housing Overlay Zone (PAC-AHO). It is apparent that the site previously consisted of a commercial landscaping use with areas cleared for material storage, gravel/dirt operations and impervious access ways. Site improvements associated with the proposed development include a paved access driveway from NJSH Route 33B, sixty-eight (68) parking spaces, underground utilities, two stormwater management facilities, retaining walls, concrete sidewalk, paved walking paths, site landscaping, outdoor patios, a gazebo, a 12' x 12' storage shed, and site lighting.

Primary water service will be provided by connection to the Township's water system via an off-site extension of the existing main located near Cardigan Bay Lane. Secondary water service will be provided by connection to a future off-site water main east of Cardigan Bay Lane to complete a "looped" water supply for the development. The secondary service connection is contingent upon the installation of a water main extension to be constructed as part of the Regency at Freehold development (SD#895-16). Sanitary sewer service will be provided by connection to an off-site gravity sewer main extension. The sanitary sewer connection is also contingent upon installation of a sanitary sewer gravity main and pump station by the Regency at Freehold development.

Operation staffing for Wemrock Senior Living will include a building staff consisting of a property manager, a maintenance manager, and support service coordinator.

The following comments are provided:

1. In accordance with zone change ordinance O-17-1, the applicant is deferring submission of various items from the site plan checklist until final approval. These items include but are not limited to the following:
 - a. Proof of application to Freehold Soil Conservation District, Monmouth County Planning Board, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, and Freehold Township Historic Preservation.



March 27, 2017

To: Planning Board
Re: PIRHL Acquisitions, LLC
Block 69.01, Lot 23
Preliminary Site Plan #890-17

- b. Applications for signage.
 - c. Tree Save and Tree Clearing Plan per Township Ordinance Section 336-10 and application to the Shade Tree Commission for a Tree Removal Permit.
 - d. Exterior building material sample boards.
2. Landscaping plans prepared by Melillo + Bauer shall be incorporated into the overall site plan set.
 3. The site entrance off Route 33 should provide for a curbed transition from the existing edge of pavement to the proposed driveway to allow for vehicles to decelerate and accelerate when entering and exiting the site. This would require modification of the existing guiderail west of the entrance. The configuration of the transition is subject to review and approval by the NJDOT.
 4. The applicant has requested a waiver from providing sidewalk along N.J. Route 33 fronting the site. If granted, a sidewalk contribution fee shall be required.
 5. The applicant shall relocate the existing inlet which is currently proposed within the middle of the access driveway along Route 33. The inlet should be modified and a new inlet proposed within the curb line of the driveway. This will require modification of existing storm sewer infrastructure and associated approval by NJDOT.
 6. The applicant has requested preliminary approval with the understanding that no construction may commence until final site approval is obtained. The following comments are provided and shall be addressed prior to final site plan approval:
 - a. Submit plans for off-site water and sewer main extensions.
 - b. The site contains a Special Water Resource Protection Area (SWRPA) associated with the unnamed Category One (C1) tributary to Wemrock Brook located along western boundary of the site which requires a 300 foot Category One (C1) Buffer. The plans propose significant development within these limits. As such, approvals and permits from NJDEP will be required for the proposed disturbance and any required mitigation/compensation measures. NJDEP flood hazard area verification will also be required.
 - c. Wetlands exist along the tributary to Wemrock Brook at the western boundary of the site. As such, in 2005 the applicant previously obtained a Letter of Interpretation (LOI) from NJDEP. In 2010, the LOI was reissued and extended until July 18, 2015. The terms of the LOI have since been extended under the Permit Extension Act (PEA) until June 30, 2017. The applicant shall obtain a new LOI prior to final approval.
 - d. NJDEP approval shall be obtained for disturbance of the wetlands transition area and discharge of stormwater at the proposed stormwater outfall.
 - e. All environmentally sensitive areas including flood hazard areas or wetlands and associated buffers should be described in a conservation easement to be dedicated to Freehold Township.
 - f. Metes and bounds descriptions shall be submitted for review and approval for all proposed easements to be dedicated to the Township.
 - g. Additional borings/test pits shall be performed in the area of the proposed below grade detention basins to confirm the elevation of the SHWT and the permeability of the subsoils.



To: Planning Board
Re: PIRHL Acquisitions, LLC
Block 69.01, Lot 23
Preliminary Site Plan #890-17

March 27, 2017

- h. Provide copies of the Operations & Maintenance (O&M) manuals for the proposed stormwater management facilities.
- i. Should the construction of the project require the import or export of fill in excess of 100 CY, then a separate application for a soil removal/fill must be made and a permit must be obtained from the Planning Board.
- j. Revise construction plans to include and/or revise all necessary construction details to comply with RSIS and Freehold Township site plan standards.
- k. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to NJDOT (Highway Access), NJDEP, Freehold Soil Conservation District, EPA waiver, etc.

A handwritten signature in black ink, appearing to read "Timothy P. White", is written over a horizontal line.

TIMOTHY P. WHITE
Township Engineer

TPW/mb



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



**PIRHL Acquisitions, LLC
Wemrock Senior Living Community
Block 69.01, Lot 23 – 168 Route 33
Site Plan No. 890-17
Sanitary Sewer and Water Systems Review**

Our Reference
375713AE01

March 28, 2017

Dear Mr. White:

3 Paragon Way
Freehold NJ 07728
United States of America

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As requested by the Township of Freehold (the Township), we have reviewed the plans entitled "Preliminary Major Site Plan Wemrock Senior Living Block 69.01, Lot 23; Tax Map #20, Township of Freehold, Monmouth County, New Jersey", dated February 8, 2017, and prepared by ESE Consultants, Inc. for PIRHL Acquisitions, LLC (the Applicant). The plans were received by the Township Planning Board on March 10, 2017.

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

- A set of signed and sealed plans referenced above (15 sheets), dated February 8, 2017, with a last revision date of March 10, 2017;
- A response letter from the Applicant's Engineer, dated March 10, 2017;
- A set of signed architectural plans (6 sheets) prepared by Wallace Roberts & Todd, LLC, with a last revision date of March 7, 2017;
- A report entitled "Water System Engineer's Report for Wemrock Senior Living, Tax Map 20, Block 69.01, Lot 23, Freehold Township, Monmouth County, New Jersey" prepared for PIRHL Acquisitions, LLC by ESE Consultants, Inc., dated March 10, 2017;
- A report entitled "Sanitary Sewer System Engineer's Report for Wemrock Senior Living Tax Map 20, Block 69.01, Lot 23 Freehold Township, Monmouth County, New Jersey" prepared for PIRHL Acquisitions, LLC by ESE Consultants, Inc., dated March 10, 2017;

Executive Summary

The site in question (Block 69.01, Lot 23) is located on the eastbound side of Business Route 33 between Wemrock Road and the Cardigan Bay Lane entrance to the Raceway Mall. The site is currently a wooded lot. The Applicant is proposing to construct a 3-story residential building with 66 age restricted apartments and related site improvements.

The Applicant is proposing to provide sanitary sewer service to the site via a sanitary

sewer extension in Business Route 33. Wastewater generated from the subject property will flow to the proposed Parkside at Freehold Regional Pump Station. The Applicant's Engineer has not provided a sanitary sewer report with estimate of wastewater flows for the project. We have estimated the proposed sanitary sewer flow for the site to be 7,800 GPD. It appears that this project will require a Treatment Works Approval (TWA) from NJDEP due to the extension along Business Route 33. The project will require approvals from NJDEP, Manasquan River Regional Sewerage Authority (MRRSA) and Ocean County Utilities Authority (OCUA).

The Applicant is proposing to provide public water service to the site via a connection to the existing water main at the Cardigan Bay Lane and Business Route 33 intersection. The Applicant's Engineer has not provided a water report with an estimate of water demands for the project. We have estimated the projected water demand for the site to be 8,415 GPD. It appears that this project will require a Safe Drinking Water Permit from NJDEP.

Sanitary Sewer Comments

The comments on the sanitary sewer design are as follows:

1. According to the Township's Sanitary Sewer Master Plan, the property in question is situated in an area that is designated to be provided with Township sanitary sewer service. Service would be provided via a gravity extension that would flow to the east along Business Route 33 and to the proposed Regency at Freehold Regional Pump Station. The Applicant has indicated that the sanitary sewer extension will be installed to the proposed Regional Pump Station but has not provided any information on the design of the extension. Plans should be submitted that show the off-site extension from the Regional Pump Station to the site in question. The extension of the sanitary sewer should be designed to provide sanitary sewer service to all lots along the extension and should be coordinated with the plans for the Regency at Freehold project. *The Applicant has indicated that plans for the off-site sanitary sewer will be provided with the final approval submission.*
2. The Applicant has provided a signed and sealed sanitary sewer report for the project that includes a calculation of the wastewater flows anticipated to be generated for this project. Wastewater flows were calculated in accordance with N.J.A.C. 7:14A-23.3 and we concur with the report with the exception that the report indicates that the off-site sanitary sewer to be provided will be 8-inch in diameter. The sanitary sewer in Business Route 33 should be 10-inch in diameter as per the Township Sanitary Sewer Master Plan. The engineer's report needs to be revised accordingly.
3. Final approval should be contingent upon approval of the NJDEP, MRRSA, OCUA, NJDOT, Township Plumbing Code Official and the approval of the off-site sanitary sewer in Business Route 33. *The Applicant has acknowledged this and stated that all approvals will be obtained prior to or contingent upon Final Approval.*
4. The Applicant shall be responsible for payment of connection fees for the projected wastewater flow from this project. *The Applicant has acknowledged this comment.*

Water System Comments

The comments on the water system design are as follows:

1. According to the Township's Water Master Plan, the property in question is situated in an area that is designated to be provided with Township water service. Service would be provided via a 16-inch water main extension from

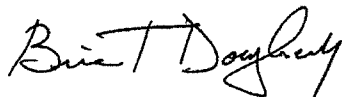
the existing stub at Cardigan Bay Lane. The plans show an 8-inch water main through the site and a proposed 16-inch water main in Route 33 Business extended from the existing 16-inch stub at Cardigan Bay Lane. The plans also show a second 8-inch main that will parallel the proposed 16-inch water main and will connect to the existing 16-inch water main stub at Cardigan Bay Lane that extends to the east. It is noted that this will satisfy the requirements in Residential Site Improvement Standards to provide a looped water system once the 16-inch water main extension is installed as part of the Regency at Freehold off-site water improvements. Plans should be submitted that show the off-site water main extensions from the site to Cardigan Bay Lane and connection point to the existing water system.

2. The Applicant has provided a signed and sealed water system report for the project that includes a calculation of the domestic water demand anticipated for this project. The water demands were calculated in accordance with N.J.A.C. 7:10-12.6 and we concur with the report. The Applicant should also provide the required fire flow demand prior to final building approval. Fire flows should be provided to ensure that there is sufficient water pressure in the upper floors of the building or if booster pumps will be needed.
3. The water main alignment near Inlet No. 406 should be adjusted so the main does not intersect with the inlet.
4. Final approval will be contingent upon approval of the NJDEP, Township Fire Inspector and the Township Plumbing Code Official. *The Applicant has acknowledged this item.*
5. The Applicant shall be responsible for payment of connection fees for the increase in projected water demand from this project over the existing facility demands. *The Applicant has acknowledged this item.*

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

Very truly yours,

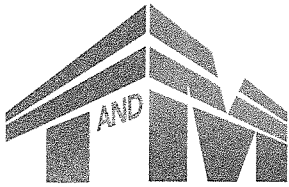
Mott MacDonald



Brian T. Dougherty, P.E.
Senior Associate
T 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 A. Smith, PE, CME, (MM)
Rafael Mercado (MM)
File 375713AF01 (Wemrock Senior Living)

F:\Freehold Township - Developer Review\375713AF01 - Wemrock Senior Living\2017-03-16 Wemrock Senior Living Community - W&S Review No. 2.docx



YOUR GOALS. OUR MISSION.

FRTW-R3810

March 22, 2017

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

**Re: Wemrock Senior Living
Block 69.01 Lot 23
SP#890-17
Drainage and Landscape Review No. 2**



Dear Ms. Sims:

We have completed review of the plans for the proposed drainage facilities and landscaping for the above referenced site prepared by ESE Consultants, Inc. Plans dated February 8, 2017, revised March 10, 2017.

The plans have been revised in response to our letter dated February 28, 2017. We have the following comments and concerns as it relates to the proposed stormwater facilities:

1. **Informational.**
2. **Addressed.**
3. **Addressed.**
4. **Addressed.**
5. NJDOT permit will be required for the proposed connection to the state drainage system. **Continuing comment. The applicant has stated they will supply the required permits with the submission of final plans.**
6. The plan proposes several runs of HDPE pipe. Township Ordinance requires all drainage pipe to be reinforced concrete pipe (RCP). Although the proposed HDPE pipe is located along the emergency access road, a design waiver will be required. Also, a portion of the underground infiltration facility consisting of HDPE pipe is located within the access driveway off of Route 33. A design waiver will be required. **Continuing comment. The applicant has stated they will request a design waiver.**
7. **Addressed.**
8. An Operation and Maintenance Manual should be provided which clearly outlines the schedule and maintenance requirements for the proposed stormwater facilities. The O&M Manual should provide specific maintenance requirements and schedule for the sand bottom of the proposed aboveground infiltration basin; the subsurface infiltration basin; and the manufactured pretreatment structures. **Continuing comment. The applicant has stated they will supply the O&M Manual with the submission of final plans.**

P-3



FRTW-R3810
March 22, 2017
Page 2

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

**Re: Wemrock Senior Living
Block 69.01 Lot 23
SP#890-17
Drainage and Landscape Review No. 2**

9. The EIS Report indicates several NJDEP permits are required for the development of this site. Copies of all permits must be submitted to the Engineer prior to final approval of plans. **Continuing comment. The applicant has stated they will supply all necessary outside agency approvals with the submission of final plans.**

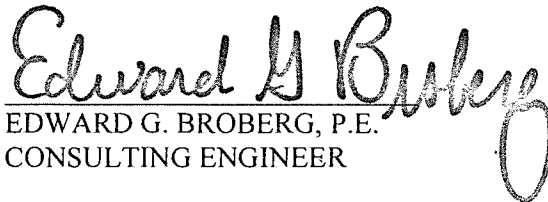
LANDSCAPING

1. **Informational.**
2. The plan indicates an area of daylilies to be planted near the gazebo. The daylily quantity and spacing should be noted to avoid confusion in the field. **Continuing comment. The applicant has stated they will provide the quantity and spacing of daylilies with the submission of final plans.**
3. The plans include an existing feature and demolition plan sheet which identifies forty (40) heritage trees on the property. The plan indicates twenty-two (22) of the heritage trees identified to be saved and eighteen (18) heritage trees to be removed. The applicant must submit an application for a tree removal permit. As part of the permit application an Inventory and Assessment Report for the heritage trees must be submitted prepared by a certified tree expert. The trees to be saved should be shown on the landscape plan. **Continuing comment. The applicant has stated they will provide the Inventory and Assessment Report for Heritage Trees, Tree Save and Tree Clearing Plan and Tree Removal Permit with the submission of final plans.**

The comments listed above are considered minor and may be addressed with the submission of final plans. 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

DMD:EGB:AWD:dk
cc: Mr. Timothy White, Township Engineer

890-17



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

March 22, 2017

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



RE: APP #890-17
Planner's Review Letter
Preliminary Site Plan
PIRHL Acquisitions, LLC
Wemrock Senior Living
168 Route 33
Block 69.01, Lot 23
Planned Adult Community-Affordable Housing Overlay (PAC-AHO) Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary major site plan for this project, dated 2/8/2017 and revised through 3/10/2017. A prior report dated 3/1/2017 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report.

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

- Preliminary Major Site Plan, Wemrock Senior Living, Block 69.01, Lot 23, Township of Freehold, Monmouth County, New Jersey, consisting of 15 sheets, prepared by Jay S. Kruse, P.E., of ESE Consultants, dated 2/8/2017 and revised through 3/10/2017

Project Description

The applicant is seeking preliminary major site plan approval in order to construct a new three-story senior apartment building (±68,758 square feet). The unit count has been increased to 67 units (where 66 units were previously proposed). There would be 58 one-bedroom units and nine two-bedroom units. Sixty-eight (68) parking spaces would be provided. The subject property would be accessed via a single entrance and exit driveway from NJ Route 33.

The subject property measures 7.35 acres and is irregular in shape. It is located along NJ Route 33, between Wemrock Road and Cardigan Bay Lane. Land use in the vicinity of the subject property is comprised of undeveloped, forested public lands (NJDEP, Freehold Township) to the north and south; Freehold Raceway Mall to the southeast; Freehold Hebrew Benefit Society cemetery to the east; and single-family residences along Route 33, generally.

P-4



A stabilized basin access drive measuring 10 feet in width (i.e., 6 foot grass pavers and 4 foot asphalt path) and associated turnaround area has been provided at the southern side of the bioretention basin area. Plans have been revised to indicate that all mechanical/HVAC equipment would be roof-mounted and shielded from public view.

Zoning Compliance & Planning Comments

1. The PAC-AHO zone is designed to permit a planned adult, age-restricted, affordable housing development consisting of multifamily housing units as an affordable housing development option on Lot 23 in Block 69.01. The underlying zoning district in which the subject property is located is the R-80 Residential zone.
2. The applicant has indicated that testimony will be provided at the public hearing relating to compliance with Section 190-140.4A(2)(I), which stipulates that apartments shall conform with New Jersey Housing Mortgage Finance Agency (NJHMFA) guidelines for closet and cabinet space.
3. The applicant has indicated that testimony will be provided at the public hearing relating to compliance with the low- and moderate-income housing requirements per Section 190-140.4(C), which requires that at least one-half of all units shall be affordable to low-income households and at least one-half of all units shall be affordable to moderate-income households.
4. The applicant has indicated that testimony will be provided at the public hearing relating to compliance with Section 190-140.4E, which stipulates that all units shall be age-restricted as permitted by the Federal Fair Housing Act and the Housing for Older Persons Act (HOPA); and shall comply with the New Jersey Uniform Housing Affordability Controls (UHAC) and the applicable requirements of NJHMFA and Section 42 of the Low Income Housing Tax regulations, provided that all units shall be deed-restricted as age-restricted affordable housing for no less than 30 years.
5. As per Section 190-103C, no accessory building shall be permitted except in rear yards, where the shed and gazebo would not be located in the rear yard. It should be noted that the shed and gazebo are not technically accessory buildings, but rather accessory structures. However, the Township ordinance provides a single definition for an "accessory building or structure" and the two are generally used interchangeably in the ordinance.

It was determined at the TRC meeting on March 3, 2017 that "c" variance relief would not be required for the shed and gazebo.



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

6. The applicant has clarified that refuse and recycling would be stored in containers within the building in two dedicated rooms until ready for pick-up by a private hauler. The containers would be wheeled curbside upon arrival of the waste hauler and returned to the dedicated rooms when emptied. No exterior refuse enclosure has been proposed.
7. Plans have been updated to indicate that the existing sign on the subject property designated for relocation is a traffic sign within the right-of-way, and that it is under the jurisdiction of NJDOT. The sign would be relocated per NJDOT's direction to another acceptable location within the right-of-way.
8. The Zone Table (Sheet 2) has been revised to provide accessory building coverage, where a maximum of 5% is permitted and 0.2% is proposed.
9. The applicant has indicated that the following items would be provided as part of final major site submission, per Section 190-140.4F:
 - Exterior material sample board for proposed building
 - Sign permit application. (The final major site plan submittal should also provide a sign detail, including area, height, materials, colors, etc.)
 - Proof of application to Monmouth County Planning Board
 - Proof of application to Freehold Soil Conservation District
 - Proof of application to NJDOT
 - Proof of application to NJDEP for Stream Encroachment Permit
 - Tree Save and Tree Clearing Plan
 - Tree Removal Permit application
 - Final landscaping and screening plan
 - Off-site drainage plan
 - Center line profiles of streets bordering the site, internal roadways, and major circulation aisles, if required by the Township Engineer
 - Full soil boring logs

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

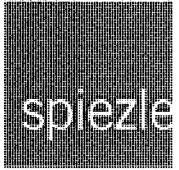
Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J17057

890-17



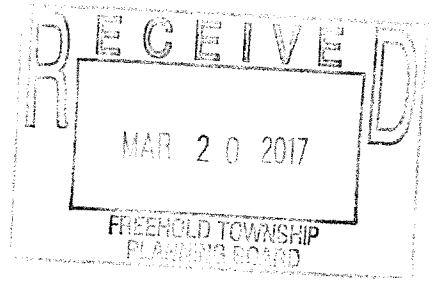
ARCHITECTURAL GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

120 Sanhican Drive
Trenton, NJ 08618
866-974-7666
www.spiezle.com

March 18, 2017

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



Re: Architectural Review: Preliminary Major Site Plan #890-17
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 - 168 Route 33

Dear Ms. Sims:

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

- Response letter to professional's comments prepared by ESE Consultants and dated March 10, 2017
- Photo copies of architects NJ Licensure credentials
- Letter requesting acceptance of NJ licensure prepared by Joseph Healy of WRT, dated 3/8/17
- Site/Civil engineering drawings 1-15 prepared by ESE Consultants, Inc., dated 3/10/17
- Architectural drawings G-000, A101-A103, A201, and A202 prepared by Wallace Roberts & Todd, LLC, dated 3/7/17

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 generally meets the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance however additional information is required with regard to the proposed materials, their color and finish. The applicant shall submit building elevations that clearly note each different material proposed as well as their respective colors and finish. We recommend that the applicant review the Township Ordinance (T.O.) for specific requirements regarding the allowable number of materials and colors. Applicant should also select colors that comply with T.O. color palette.*

P-5



ARCHITECTURAL
GROUP

Response

The applicant has provided adequate notation that describe building materials and colors. Additional comments are provided below with regard to the number of colors and materials.

Original Comment

- 2. Drawings do not address or note any roof-top or ground mounted building conditioning equipment. Please confirm that roof-top or ground mounted equipment if proposed, will be shielded from public view.*

Response by applicant is acceptable. No further response required.

Original Comment

- 3. There are no provisions noted in the submitted drawings for coverings (canopies) over any primary or secondary and emergency entry/exits with the exception of the main entrance. Consideration should be given to provide such for safety during inclement weather.*

Response by applicant is noted. No further response required.

Original Comment

- 4. All signs shall comply with Article XVII of the Township Ordinance. We defer to further review by the sign review committee.*

Response by applicant is acceptable. No further response required.

Additional Comments

- 5. The proposed façade material colors do not comply with T.O. as they exceed the maximum allowable of three. A variance will be required for approval of the design as proposed. This office takes no further exception to the design as proposed.*
- 6. The proposed façade material types do not comply with T.O. as they exceed the maximum allowable of two. A variance will be required for approval of the design as proposed. This office takes no further exception to the design as proposed.*

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

Respectfully Submitted,

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

Shropshire Associates LLC

ESBE / SBE Certified

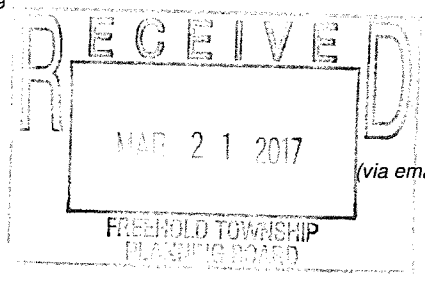
Traffic Engineering, Transportation Planning & Design

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

March 21, 2017

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: **Wemrock Senior Living (SP # 890-17)**
168 Route 33-B; Block 69.01, Lot 23
Freehold Township, Monmouth County
SA Project No. 17507

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 Major Site Plan for Wemrock Senior Living, Block 69.01, Lot 23; prepared by ESE Consultants, dated February 8, 2017 and revised to March 10, 2017.
2. Fire Truck Maneuverability Plans for Wemrock Senior Living, Block 69.01, Lot 23; prepared by ESE Consultants, dated March 10, 2017.
3. Cover Letter with Responses for Wemrock Senior Living, Block 69.01, Lot 23; prepared by ESE Consultants, dated March 10, 2017.
4. Traffic Assessment Letter for Proposed Age-Restricted Apartment Building, Block 69.01, Lot 23; prepared by Maser Consulting, dated January 23, 2017 and revised to March 7, 2017.

The Preliminary Major Site Plan set, Fire Truck Maneuverability Plans, Traffic Assessment Letter and corresponding application documents were reviewed for the proposed 66 unit senior housing on Block 69.01, Lot 23. The site located at 168 Route 33-B (Business) is currently vacant. The site has frontage along Route 33-B. The proposal is for a three-story, 67 unit age restricted apartment building with 68 parking spaces. Access to the site will be via a single driveway along the eastbound side of Route 33-B.

A traffic review letter dated February 28, 2017 was issued. A Technical Review Committee (TRC) meeting was held on March 3, 2016 at which the 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 and response letter, all previous traffic comments were addressed except for the following:

Traffic Impact Studies - Transportation Planning - Access Permitting - Traffic Signal Design - Noise & Air Quality Evaluations - Parking Studies & Design
Eminent Domain Consulting - Roadway Improvement Plans - Municipal Traffic Consulting & Reviews - Vehicle Turning Analysis - Safety Evaluations
Master Planning - Data Collection - Accident Analysis - Lighting Design - Design Alternatives - Use Variance Analysis - Expert Testimony

P-6



Access:

A single full movement driveway is proposed for access to Route 33-B. The site frontage is approximately 124 feet (ft) wide. Approximately 64 ft of guide rail exists across the frontage extending from the west property line leaving 60 ft to the east for the proposed driveway.

- 1. The NJDOT requires the distance between driveways along a State highway to be a minimum of 24 ft as measured between curblines openings. The proposed driveway is only 15 ft from the existing driveway to the east which appears to be non-conforming. A design waiver may be required from the NJDOT for providing less than required separation.**
- 2. Existing guide rail is shown to be reconfigured to allow for the proposed driveway. Guiderail end treatment shall be provided in accordance with NJDOT requirements. A guiderail detail shall be included in the Construction Details.**
- 3. It is suggested that the driveway be 30 ft wide at the entrance/exit to 50 ft south of the property line to facilitate entrance/exit movements. The enter and exit radii would be adjusted to 10 ft to satisfy the NJDOT requirement of 50 ft maximum curb opening. The 30 ft driveway width could then taper over the next 50 ft to the proposed 24 ft wide driveway.**

Circulation:

The site driveway and internal circulation aisles for access to parking are 24 ft wide for two-way circulation. A 24 ft wide two-way drop-off/pick-up area is provided at the building entrance. A 20 ft wide stabilized emergency access drive is provided for circulation around the east and south sides of the apartment building. Concrete sidewalk connects parking with the building and extends along the east side of the driveway to the site frontage. Additionally, paved paths are shown as exercise walking paths or access to site amenities such as a gazebo.

- 1. A 20 ft wide stabilized emergency access drive provides access to all sides of the building.**
 - A. The Fire Truck Maneuverability plans demonstrate fire truck circulation, both clockwise and counter-clockwise, around the building using the emergency access drive. Turning analysis is subject to Freehold Fire Department review and approval.**
 - B. A detail is provided for the Emergency Access (GrassPave2) Detail on the Construction Details General plan (sheet 9 of 15). This detail is subject to Freehold Fire Department review and approval.**
- 2. Sidewalk is not proposed along the Route 33-B frontage. Freehold Township may require contribution in lieu of providing sidewalk along the site's frontage. It should be noted that sidewalk does not exist to the east or to the west of the site and guide rail to the west prohibits any sidewalk along half of the frontage.**



Parking:

A total of 68 parking spaces are provided including four (4) handicap (HC) spaces. A drop-off/pick-up area is provided at the building entrance. There is no designated loading area for deliveries.

- 1. The General Notes plan (sheet 2 of 15) includes Off Street Parking calculations for the proposed 67 unit senior apartment. Using a parking requirement per Freehold Ordinance of 1 space per apartment unit, a total of 67 spaces are required. A total of 68 spaces are provided.**
 - A. The Residential Site Improvement Standards (RSIS) requirement for apartments is 1.8 spaces per 1 BR units and 2.0 spaces per 2 BR units. The total parking requirement based on RSIS is 122 parking spaces. However, the applicant is compliant with the Freehold parking requirement. A de-minimus exception from RSIS is required. A copy of the request and determination shall be provided to Freehold Township**
 - B. Parking testimony shall be provided. Testimony shall include RSIS “alternative parking standards” for the proposed senior apartment units and Freehold Township parking requirement for the site by ordinance.**
- 2. The Americans with Disabilities Act (ADA) requires a total of three (3) HC parking spaces for the proposed 68 parking spaces, where four (4) HC spaces are provided. ADA HC space requirements are technically satisfied. However, the Applicant shall discuss the adequacy of HC parking spaces with respect to the senior apartment building.**
- 3. A detail is provided for the HC Parking Sign with bollard on the Construction Details (Sheet 9 of 15). The color of the bollard is shown to be yellow. The color of the bollard is subject to Board approval.**
- 4. Based on the gross floor area of 68,758 sf, a total of five (5) loading spaces are required. The Applicant is not proposing any designated loading spaces. The Applicant shall provide justification for the relief.**

Traffic:

A Traffic Assessment Letter was provided to summarize traffic and analysis for the proposed 67 unit senior apartment building. The site will generate 13 AM and 17 PM peak hour trips. All movements at the driveway will operate at level of service (LOS) C or better with less than 20 seconds of delay. The analysis demonstrates that trips generated by the site will have no negative impact on the adjacent roadway system.

The proposed driveway along Route 33-B is under the jurisdiction of the NJDOT. A NJDOT access permit is required. A copy of NJDOT access approval shall be provided to Freehold Township.



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

Sincerely,
Shropshire Associates LLC

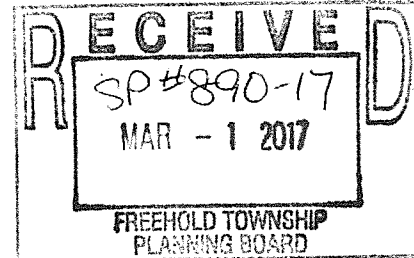

A Andrew Feranda, PE, PTOE, CME
Traffic Consultant
AAF/jab

TOWNSHIP OF FREEHOLD



890-17
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: Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: March 1, 2017
SUBJECT: PIRHL Acquisitions, LLC
Wemrock Senior Living
168 Route 33
Block: 69.01, Lot: 23

We have reviewed the site plan for the above referenced project. The Board of Health has no objection to this application as there are no public health concerns.

TOWNSHIP OF FREEHOLD



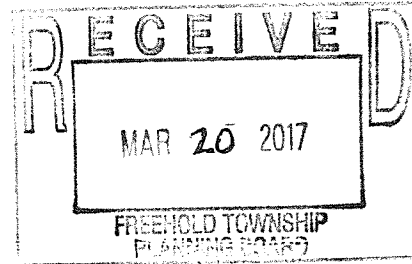
5401 / MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
David M. Salkin, Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
Barbara J. McMorrow

"Preserving and Enhancing the Quality of Life"

March 20, 2017

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



RE: Preliminary Major Site Plan #890-17
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33

Dear Mrs. Sims

I have performed a technical review of the plans submitted and they have been approved with the changes made from the TRC.

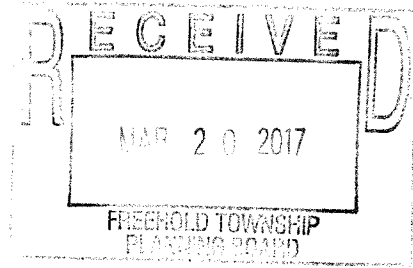
Sincerely,


Shaun M. Reilly
Fire Official / Chief of the Board

A-8

March 13, 2017

Freehold Township Planning Board
Mr. Richard Gatto, Chairman
One Municipal Plaza
Freehold, NJ 07728



Subject: Review of PIRHL Acquisitions, LLC, Wemrock Senior Living (Block 69.01, Lot 23-168 Route 33. Plan # 890-17).

The March 13, 2017 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Dave Puchalski and Tom Moskal.

The following statement was read by Chairman Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

The Commission reviewed the response to comments from our prior review and is pleased that they were addressed. We have no further comments or concerns on this project.

The meeting was adjourned at 8:10 pm.

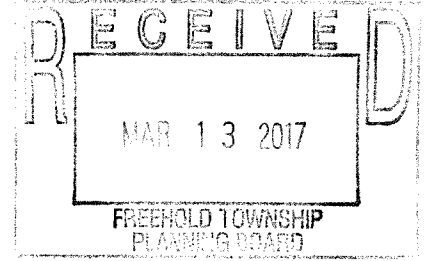
Tom Moskal

Chairman

890-17



Township of Freehold
STREET NAMING COMMITTEE
One Municipal Plaza, Freehold, NJ 07728



TO: Danielle B. Sims, Administrative Officer, Planning Board
FROM: Thomas J. McGowan, Police Dept. /Street Naming Committee
DATE: March 13, 2017
RE: Preliminary Major Site Plan # 890-17
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33

The Street Naming Committee has reviewed the plans and information submitted for the above referenced project and offers the following comments:

After review of the submitted names the Street Naming Committee has approved the submitted name of **Arbor Terrace**.

We would still like to see the numbering layout of units as soon as they become available.

/tm

Cc: Timothy P. White, Township Engineer

P-10

TOWNSHIP OF FREEHOLD



MAYOR
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE
David M. Salkin, Deputy Mayor
Anthony J. Ammiano
Thomas L. Cook
Barbara J. McMorrow

"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: January 6, 2017

RE: Freehold Shopping, LLC
Block 50, Lot 25 – Route 9 North
Site Plan with Waiver of Site Plan Detail and Variance (#585-2-16)



This review refers to the following:

- Minor Site Plan prepared for Freehold Shopping Center, Block 50, Lot 25, seven (7) sheets, dated February 16, 2016, last revised November 9, 2016, prepared by Abbington Engineering, LLC, signed and sealed by William T. Wentzien, P.E., P.P., C.M.E.
- Outbound and Topographical Survey prepared for Freehold Shopping Center, Block 50, Lot 24, one (1) sheet, dated February 16, 2016, last revised November 21, 2016, prepared by Abbington Engineering, LLC, signed and sealed by Vincent Creevy, P.L.S.
- Architectural Plans, Freehold Mall Storefront Renovation, Freehold, New Jersey, five (5) sheets, dated May 6, 2016, and February 23, 2016, prepared by Zimbler Architecture, unsigned.
- Exterior Upgrades, Freehold Mall, one (1) sheet, undated, prepared by Zimbler Architecture, signed by Alan J. Zimbler, RA.
- Parking Conditions Letter, dated May 6, 2016, prepared by Miskovich Consulting Engineers, LLC, signed by Frank Miskovich, P.E., C.M.E.
- Resolution of Memorialization for Freehold Shopping, LLC, Variance Application #31-03, Block 50, Lot 25, approved February 12, 2004, Memorialized April 22, 2004.
- Environmental Impact Statement Waiver Report, Freehold Shopping Center, ALDI Supermarket, Block 50, Lot 25, dated October 5, 2016, prepared by Abbington Engineering, LLC, signed by Vincent Creevy, P.L.S.
- Architect's Certification Letter (Floor Area), Freehold Shopping LLC, Freehold Mall Shopping Center, Block 50, Lot 25, dated November 9, 2016, prepared by Zimbler Architecture, LLC, signed by Alan J. Zimbler, RA.
- Canopy Light Photometrics Plan, Freehold Mall, undated, prepared by Zimbler Architecture, LLC, signed by Alan J. Zimbler, RA.
- Pylon Sign Detail, Freehold Mall, undated, one (1) sheet, prepared by Zimbler Architecture, unsigned.

P-1



To: Planning Board
Re.: Freehold Shopping, LLC
Site Plan with Waiver of Site Plan Detail (#585-2-16)
Block 50, Lot 25 – Route 9 North

January 6, 2017

Executive Summary

The applicant is seeking site plan approval for façade improvements along a portion of the Burlington Coat Factory Building, at the Freehold Shopping Center located on U.S. Route 9. The proposed improvements are located south of the Burlington Coat Factory Building façade and extend to the end of the building at Firestone Complete Auto Care. The improvements are centered on the former location of Freehold Music Center which is proposed to be remodeled with an Aldi's Supermarket and a future unknown tenant space. Proposed façade improvements include removal and replacement of the canopy over the existing walkway, brick cladding of existing canopy columns, sidewalk repairs, and enclosing the existing loading dock at the rear of the proposed Aldi's Supermarket. Additional minor façade improvements (painting) are proposed at the remaining portion of the Burlington Coat Factory building and the adjacent western shopping center strip. Associated site improvements include nine (9) new ADA compliant curb ramps, re-striping for ADA parking improvements, 18 employee parking spaces to the rear of the building, striping for loading zones, ten (10) refuse enclosures, a 6-inch water service to the proposed Aldi's space, repairs/restoration to the existing sanitary sewer lateral, and a fence to close the pedestrian access at Eureka Ave. The applicant is also proposing a sidewalk and striping at the rear (north end) of the shopping center near East Barbara Drive to provide access for the Barkalow track (Helen Ave. and Patten St.) residents. The overall proposed improvements will not increase the building footprint or impervious coverage at the site, although the usable floor area will increase and thus require a use variance for exceeding/exacerbating the already non-conforming Floor Area Ratio (FAR).

Aldi's hours of operation are Monday-Saturday 9:00 am to 9:00 pm and Sunday 6:00 am to 8:00 pm. There will be two (2) shifts throughout each day with approximately 3 to 5 employees per shift.

It should be noted that in 2004 the Zoning Board of Adjustment approved a bifurcated application for bulk variances and a use variance for Floor Area Ratio (FAR) for a 6,000 sf building. No formal site plan application has been submitted to date. Additionally, the applicant appeared before the board in June of this year for similar improvements, but withdrew their application at that time.

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 unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. It should be noted that the overall proposed façade improvements are inconsistent in uniformity from the east to the central to the northern portions of the shopping center. It is recommended that the proposed improvements create an architectural character that is consistent and uniform throughout the entire shopping center.
3. The site plan shall be titled Preliminary and Final Major Site Plan (cover sheet and title block).
4. The former music center will be converted into two (2) separate spaces as described above. As such, the plans have been updated to describe the existing water connection to service the portion of the building reserved for the future tenant and a new 6-inch water service for the proposed Aldi's Supermarket. The division of the fire and domestic lines for the proposed new connection should occur outside of the building. Additionally, valves should be shown on both lines. Final approval of this application should



To: Planning Board
Re.: Freehold Shopping, LLC
Site Plan with Waiver of Site Plan Detail (#585-2-16)
Block 50, Lot 25 – Route 9 North

January 6, 2017

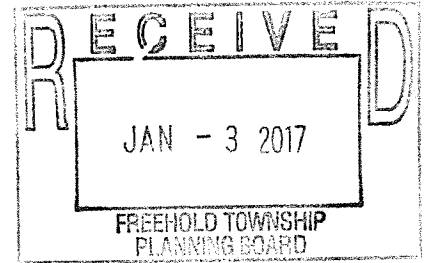
be contingent upon approval by the Utility Department, Township Fire Bureau and the Township Plumbing Sub-Code.

5. The plan depicts the existing sanitary sewer lateral/main beneath the slab in the rear of the former music center and describes reconstruction of the lateral and “possible” installation of a grinder pump at the south side of the building. This pipe serves several tenants including the proposed Aldi’s store. It is recommended that the applicant relocate the existing sewer lateral to be outside of the building footprint. Provide associated details, elevations, pipe type and size, location, and extent of the proposed repair/relocation. In addition, a detail and location of the proposed grinder pump should be provided. Any approvals by the board for this application shall be subject to review and approval by the Township Plumbing Code Official.
6. The building requires 1,260 parking spaces where only 1,087 spaces exist and 1,092 spaces are provided. As such, a variance is required. Based upon knowledge of the existing parking conditions at the site and a review of the applicant’s parking conditions letter referenced above, this office takes no exception to the amount of parking spaces utilized at the site.
7. Four (4) curbed islands with landscaping have been proposed along the store frontage. Additional landscaped islands should be provided along the Route 9 frontage and at striped islands not encumbered by ADA accessible spaces in an effort to reduce impervious surface and assist in channelizing the flow of traffic. All plan sheets should reflect the proposed curbed/landscaped islands.
8. The plans should describe any cracked sidewalk throughout the site in addition to areas of the parking lot where pavement failure and potholes are in need of repair. Provide all necessary construction details. Add a note stating that all repairs shall be made to the satisfaction of the Engineering Department.
9. Trash/recycling enclosures should be revised to describe typical size containers for all existing and future tenants. Enclosures should be added and/or combined as necessary, and be sized to accommodate both trash and recycling.
10. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

M
M
MOTT
MACDONALD



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

Freehold Shopping, LLC.
Block 50, Lot 25-Route 9 North
Site Plan No. 585-2-16
Sanitary Sewer and Water System Review

Our Reference
375713AC01

January 3, 2017

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United States of America

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Dear Mr. White:

As requested by Township of Freehold (the Township), we have reviewed the submitted plans entitled "Freehold Shopping Center, Block 50, Lot 25, Situated in Freehold Township, Monmouth County, New Jersey", dated February 16, 2016, with a last revision date of November 9, 2016, prepared by Abington Engineering, LLC. for Freehold Shopping LLC. (the Applicant). The plans were received by the Township Planning Board on December 13, 2016.

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

- The set of plans, consisting of seven (7) sheets, referenced above;
- One sheet of the Outbound and Topographical Survey, prepared by Abington Engineering, LLC, dated February 16, 2016, with a last revision date of November 21, 2016;
- A response letter from the Applicant's Engineer, dated November 9, 2016;
- A response letter from the Applicant's Transportation Engineer, dated November 9, 2016;
- A letter from the Applicant's Architect, dated November 9, 2016;

Executive Summary

The Applicant proposes to renovate a building located within the existing Freehold Mall Shopping Center on Lot 25, Block 50 and situated in the southern section of the existing strip mall. The building proposed to be renovated is approximately 25,515 SF in area and is currently vacant. The applicant is proposing to convert the existing building, which was formerly the Freehold Music Store, into two units. These units will include 19,200 SF of the structure for an Aldi supermarket and the remaining 6,315 SF to be used for a future tenant.

The developer is not proposing any changes to the existing sanitary sewer service to the building. The building is currently served by a private sewer main that flows to a private sewer manhole located to the north of the building. This sewer discharges to Township's sanitary sewer system near the end of Euretta Avenue. The sanitary sewer lateral serving the building runs from the private sanitary manhole and extends under the eastern portion of the building.

P-2

The developer has not provided a signed and sealed sanitary sewer report for the project. We have estimated the projected flow for this project to be approximately 1,920 GPD in accordance with N.J.A.C. 7:14A-23.3. It is not anticipated that this project will require a TWA permit from NJDEP or the approval of the Ocean County Utilities Authority (OCUA). This project will require the approval of the Manasquan River Regional Sewerage Authority (MRRSA).

The Applicant is proposing a new 6-inch water service for the Aldi supermarket. The plans show that the existing water service will be utilized for the future tenant portion of the renovated area.

The applicant has not provided a signed and sealed water demand report for the project. We have estimated the proposed water demand for the proposed Aldi supermarket to be approximately 2,400 GPD in accordance with N.J.A.C. 7:10-12.6 and N.J.A.C. 5:21-5.2. It is not anticipated that this project will require a Safe Drinking Water Permit to Construct from the NJDEP Bureau of Water System Engineering (BWSE). The Township should have sufficient water supply for the project.

Sanitary Sewer Review:

There are several issues pertaining to the proposed on-site sanitary sewer system that should be addressed prior to approval of the plans for the project:

1. The Applicant should provide a signed and sealed Sanitary Sewer Report for this project with the projected sanitary sewer flows for the project based mostly upon N.J.A.C. 7:14A-23.3.
2. Additional details should be provided about the reconstruction of the laterals for the buildings to the south (Firestone, Stylish Nails and Tom+Chee units).
3. We would recommend that the existing sanitary sewer line, which is shown going under the existing building to be renovated, be relocated to the outside of the building area, if possible. The line under the building should then be abandoned and filled with flowable fill or grout.
4. A note should be placed on the drawings indicating that all sanitary sewer construction shall be as per the Freehold Township Sanitary Sewer Construction Standards.
5. Final approval should be contingent upon the review and approval from the MRRSA, OCUA if applicable, and the Freehold Township Plumbing Code Official.

Water System Review:

There are several issues pertaining to the proposed on-site water system that should be addressed prior to approval of the plans for the project:

1. The Applicant should provide a signed and sealed Water Demand Report for the project with the projected water demands for the project based upon N.J.A.C. 7:10-12.6. The water demand report should include fire flow demand needed for the building.
2. The connection to the existing main should be noted as a wet tap connection on the drawings.
3. The wet tap of the existing ACP water main should utilize a stainless steel tapping sleeve. This should be noted on the detail sheet.



4. As discussed in the TRC Meeting, the proposed 6-inch water service for the Aldi supermarket will need to be separated into domestic and fire services outside of the building. The plans should detail how the new 6-inch water main will be separated.
5. Water supply lines which enter the building will be required to be provided with RPZ backflow preventers within the building. Fire services will require a detector meter. A note should be added to the plans that addresses these requirements.
6. A note should be placed on the drawings indicating that all water main construction shall be as per the Freehold Township Water Main Construction Standards.

Should you have any questions 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 that reads 'Brian T. Dougherty'. The signature is written in a cursive, flowing style.

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

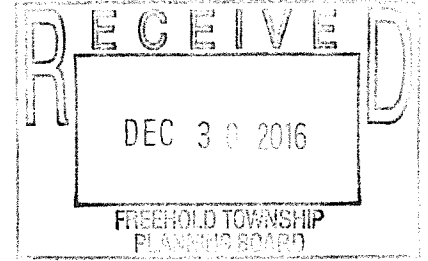
cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Sean Reilly, Fire Code Inspector
Kyle Smith, PE, CME (Mott MacDonald)
Rafael Mercado (Mott MacDonald)
File 375713.AC.01 (Freehold Shopping Center-Aldi)



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December 30, 2016

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



**RE: APP #585-2-16/#014-16
Planner's Review Letter
Minor Site Plan w/Waiver of Site Plan Detail and d(4) variance
Freehold Shopping, LLC
Route 9 North
Block 50, Lot 25
B-10 Highway Development Zone**

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the site plan for this project, dated 2/16/2016 and revised through 11/09/2016. A prior report dated 11/1/2016 was prepared and submitted to the Township for review; additional details regarding the proposed project can be found in the prior report.

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

- Minor Site Plan, Freehold Shopping Center, Block 50, Lot 25, Freehold Township, Monmouth County, New Jersey, consisting of 7 sheets, prepared by William T. Wentzien, P.E., P.P., C.M.E., of Abbington Engineering, LLC, dated 2/16/2016 and revised through 11/09/2016
- Outbound and Topographical Survey, Freehold Shopping Center, Block 50, Lot 25, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Vincent Creevy, P.L.S., of Abbington Engineering, LLC, dated 2/16/2016 and revised through 11/21/2016
- Freehold Mall Pylon Sign Detail, consisting of 1 sheet, prepared by Zimble Architecture, undated

Project Description

The applicant is seeking amended minor site plan approval with waiver of site plan details in order to re-tenant a portion of the existing Freehold Mall shopping center.

Retail space formerly occupied by Freehold Music Center would be replaced by Aldi Supermarket and a future tenant, to be determined. The applicant also proposes the renovation of the shopping center's façade, new signage and enclosure of an existing loading area.

P-3



The subject property measures 24.94 acres and is developed with four retail buildings which comprise the Freehold Mall shopping center. The proposed Aldi would be located in the Burlington Coat building.

An amended Architect's Certification of Floor Area, dated November 9, 2016 and prepared by Alan J. Zimbler, RA, indicates that the total building area measures 241,893 square feet.

Changes in this submission include:

- Plans have been revised to indicate the proposed façade improvements for each building within the Freehold Mall shopping center (Sheet 2)
- Plans have been revised to indicate that improvements to water service for Aldi and the future tenant will be subject to review and approval by the Township Utility Department, Fire Bureau and Plumbing Sub-Code Official (Sheet 3)
- Plans have been revised to indicate that improvements to sanitary service for Aldi and the future tenant will be subject to review and approval by the Township Plumbing Code Official (Sheet 3)
- Shrubs, to be located between existing vegetation, would be provided adjacent to the 18 proposed employee parking spaces (Sheet 7) and "Employee Parking Only" signage would be provided (Sheet 5)
- Truck directional signage has been added throughout the subject property (Sheet 5)
- Four landscaped islands, to be planted with shrubs and ground cover, would be provided within the parking lot area (Sheet 7)
- Plans have been revised to indicate that general repairs will be made to the sidewalk and pavement areas, as required, with the exception of the commuter parking lot (Sheet 3)
- Plans have been revised to state that tenants are responsible under their respective leases for trash storage and removal and that Freehold Shopping LLC will coordinate with all tenants regarding their obligation to comply with all Township ordinances regarding trash storage and removal (Sheet 5)

Zoning Compliance & Planning Comments

1. We defer to the Township Engineer and/or Township Traffic Engineer for comment regarding proposed improvements to the parking lot, curbing and sanitary sewer system, as well as proposed truck signage and ADA compliance.
2. Variances are required for the following items. Additional details regarding each variance and associated proof requirements can be found in our previous report:



- A “d(4)” FAR variance is required to enclose an existing loading dock, thereby increasing FAR on the subject property (i.e., the existing FAR on the subject property is 0.22 where a maximum of 0.15 is permitted)
 - “c” Variances
 - Section 190-1760(1)(b): proposed signage exceeds the maximum permitted number of sign colors
 - Section 190-1760(2): sign colors do not comply with the Township color palette
 - The Township Zoning Officer has indicated in a letter dated 10/13/2016 that logos are not specifically permitted in the ordinance and, therefore, a variance is required to permit the Aldi logo on building-mounted and under canopy signage and the tenant panel
 - Existing Conditions (Relating to Signage)
 - A scaled rendering of the Freehold Mall multi-tenant freestanding sign has been provided as part of this submission. The Township Zoning Officer has indicated in a letter dated 10/13/2016 that the above-referenced freestanding sign: 1) exceeds the maximum permitted height (i.e., 43 feet existing where 20 feet permitted); 2) exceeds the maximum permitted area (i.e., 200 square feet permitted); and 3) does not meet the minimum setback requirement of 15 feet, per Section 190-180A.
3. The applicant has indicated that testimony will be provided at the public hearing regarding the parking deficiency on the subject property. The applicant should discuss how parking currently operates on the subject property; if existing parking is sufficient; and if it is anticipated that the proposed parking would accommodate the parking needs generated by the proposed Aldi.

The following items were noted in our previous report and have not been addressed:

4. The applicant should provide testimony confirming that all of the proposed signage is compatible with the provisions set forth under Section 190-176 regarding illumination and general sign design requirements, such as architectural style, graphic design, etc.
5. It is our understanding that approval for the additional tenant signs would be secured under a separate application; the applicant should provide confirmation.
6. It should be noted that 18 employee parking spaces are proposed in the north-eastern portion of the subject property proximate to existing residential properties along Patten Street to the east. The applicant has provided low level shrubs behind these spaces and should confirm that such landscaping, together with existing vegetation, will sufficiently screen vehicular headlight glare.



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

7. Loading zone pavement markings have been shown on plans (Sheet 5) to the rear of the buildings. It appears that the loading zone to the rear of the Farmer's Market building would be variable in width (i.e., 5.6 feet to 10 feet), where 12 feet is required; and a loading zone to the rear of the Burlington Coat building would measure 32.3 feet in length, where 45 feet is required. As such, variance relief is required. The applicant has indicated that loading, as proposed, is sufficient for shopping center tenants. We defer to the Township Engineer and/or Township Traffic Engineer for comment on this item.

8. Issues regarding the lack of consistency of the proposed signage and building façade materials and colors were raised at a prior TRC meeting for Application #585-1-2015. In particular, because the proposed façade renovation was previously limited to only the right-hand portion of the shopping center as viewed from Route 9, this would effectively contrast with and draw attention to the remainder of the shopping center, where the façade materials are generally dated and unsightly. The applicant should discuss and the Board should consider the adequacy of the proposed façade treatments for the Farmer's Market building and the central portion of the Burlington Coat building, particularly as it relates to the more extensive façade renovations slated for the eastern section of the Burlington Coat building, as well as the overall appearance of the shopping center.

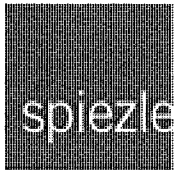
We trust that the above information is responsive to your needs.

Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

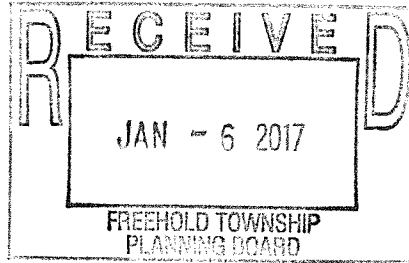
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ARCHITECTURAL GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

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December 30, 2016

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

Re: **2nd Architectural Review: Site Plan with Waiver of Site Plan Detail #585-2-16 and "D" Variance #014-16, Freehold Shopping, LLC; Block 50, Lot 25 – Route 9 North**

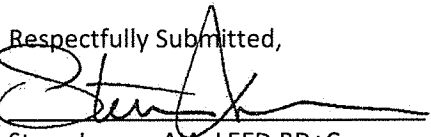
Dear Ms. Sims:

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

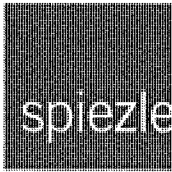
- Response letter from Abbington Engineering, LLC dated 11/9/16
- Response letter from Miskovich Consulting Engineers, LLC dated 11/9/16
- Outbound and Topographical Survey, Sheet 1 of 1, prepared by Abbington Engineering, Inc., dated 11/21/16
- Site/Civil engineering drawings 1-7, prepared by Abbington Engineering, Inc., dated 11/9/16
- (1) 11 x 17 drawing entitled Pylon Sign Detail, prepared by Zimbler Architecture, undated
- Amended letter attesting to floor areas prepared by Zimbler Architecture, dated 11/9/16

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

No further documentation with reference to architectural comments, design elements, colors and/or materials was submitted for review. As such, all previous comments and outcome of the TRC meeting as noted in the minutes, remain open and applicable. No further commentary is provided herein.

Respectfully Submitted,

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

P-4



ARCHITECTURAL
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

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October 28, 2016

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

**Re: Architectural Review: Minor Site Plan with Waiver of Site Plan Detail and Variance
#585-2-16, Freehold Shopping, LLC; Block 50, Lot 25 – Route 9 North**

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:

- Application for Minor Site Plan
- Response letter from Abbington Engineering, LLC dated 8/26/16 (note that this letter refers to the application number as #585-1-15)
- Letter describing proposed improvements prepared by Abbington Engineering, LLC dated 10/5/16
- Site/Civil drawings 1-6, prepared by Abbington Engineering, Inc., dated 8/25/16
- Letter regarding submitted storefront drawings by Zimbler Architecture, dated 8/26/16
- (1) 11 x 17 colored elevation sheet, prepared by Zimbler Architecture, undated
- Letter attesting to floor areas prepared by Zimbler Architecture, dated 10/6/16
- 2 Architectural drawings labeled Exterior Upgrades and Canopy Light Photometric prepared by Zimbler Architecture, undated
- Sign application including a reduced size (8-1/2 x 11) copy of drawings C-1, A-1-A4 and pylon sign prepared by Zimbler Architecture. Drawings are illegible
- Sign Criteria document

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 listed below.

1. The design as proposed does not entirely meet the intent of the T.O. (Township Ordinance). Wherein the area of the façade renovation identified as the East Section Storefront, is comprised of stucco, brick and split-face block in muted earth tone colors, we take no exception as this meets the intent of the T.O. There is a smaller area within the East Section Storefront dedicated to the ALDI store which is

MARYLAND

NEW JERSEY

NEW YORK

PENNSYLVANIA

SOUTH CAROLINA

P-4(b)



shown to include metal panels which are not permitted by T.O. Additionally, the metal panels raise the number of materials and colors beyond what is permitted by the T.O. for the number and colors of façade materials.

2. We note that the proposed façade renovation remains inconsistent across the entire shopping center. The Central Section Façade Refinishing and North Section Façade Refinishing indicate a renovation that is limited to painting of existing materials and future upgrades of signs. This approach will create distinctly different architectural character on adjacent facades which will not work to unify the Center. As the renovations proposed in these sections do not create consistency and do not create a traditional appearance as required by T.O. we take exception and recommend an approach with greater consistency.
3. Drawings do not indicate or reference either roof top or ground mounted mechanical equipment. Applicant shall provide written confirmation that no such equipment will be visible to the general public per T.O.
4. Applicant has submitted a sign criteria document that outlines type, color, construction and approval procedures. Among other specifications, the document requires sign letters to be red in color. This office recommends additional language in this section that refers to colors matching those listed in the T.O. This office further recommends detailed review by the sign review committee. Applicant shall revise drawings to note that all signage shall conform with the Sign Criteria. Drawings as submitted have conflicting notes with regard to responsibility and criteria.
5. Signs dedicated to the Aldi food market as proposed, exceed the maximum of three allowable by T.O.
6. Applicant should consider a similar approach to unifying all signs on the existing monument (pylon) sign shown in Exhibit I-2. That sign includes a wide variety of sign types, colors and sizes that have created an unsightly condition.
7. All signs shall comply with Article XVII of the Township Ordinance. We recommend further review by the sign review committee.

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,

A handwritten signature in black ink, appearing to read "Steve Leone", written over a horizontal line.

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

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

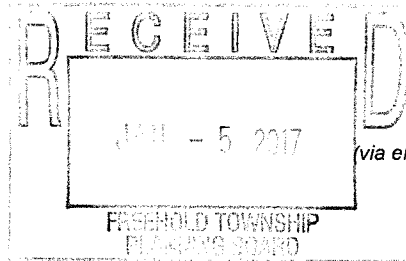
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ESBE / SBE Certified

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

January 4, 2017

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: **Freehold Shopping Center (#585-2-16)**
Route 9; Block 50, Lot 25
Freehold Township, Monmouth County
SA Project No. 16527

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. Minor Site Plan for Freehold Shopping Center, Block 50, Lot 25; prepared by Abbington Engineering, LLC, dated February 16, 2015 and revised to November 9, 2016.
2. Outbound and Topographical Survey for Freehold Shopping Center, Block 50, Lot 25; prepared by Abbington Engineering, LLC, dated February 16, 2015 and revised to November 21, 2016.
3. Response Letter for Freehold Shopping Center prepared by Abbington Engineering, dated November 9, 2016.
4. Response Letter for the Freehold Shopping Center prepared by Miskovich Consulting Engineers, dated November 9, 2016.

The Minor Site Plan set and corresponding documents were reviewed with respect to the Applicant's request of the Freehold Township for Minor Site Plan and "D" Variance approval for the proposed reconfiguration of the existing shopping center. The site is located on the northbound side of Route 9 and contains within its frontage the northbound Route 9 Ramp at the Route 9 signalized jughandle intersection. Parking for the site is generally located to the west of the buildings and includes 1,087 existing parking spaces. Two (2) driveways provide access to the shopping center along the northbound Route 9 Ramp at the signalized intersection and two (2) other right-in/right-out driveways along the site's frontage, just north of the signalized intersection. Additionally, the Freehold Shopping Center shares access with an adjacent shopping center to the south.

The proposal is to replace the former 27,900 square foot (sf) Freehold Music Center with a 17,800 sf supermarket (Aldi's) and the remaining 10,100 sf is for future retail space. The total square foot of the existing shopping center building remains 241,893 sf including 19,650 sf of



mezzanine/second floor space. Parking will be reconfigured to increase by five (5) parking spaces to provide a total of 1,092 spaces. Access to the site will remain as currently configured. Several other minor site improvements will be made including repair or replacement of sidewalk along the store fronts to the south of the shopping center, re-alignment of a sidewalk between East Barbara Drive and the shopping center, striped pedestrian walking areas, a new employee parking area to the northeast of the shopping center and loading spaces designated to the rear of the shopping center.

The Site Plan set and other documents that were reviewed and a traffic review letter dated November 3, 2016 was issued. The Applicant revised the plans and provided additional information to address traffic related and other comments found in the review letters.

Based on review of the plan set and corresponding documents the following traffic comments are offered:

Access:

The four (4) existing driveways, two (2) along Route 9 and two (2) along the northbound Route 9 ramp will remain as currently configured. Shared access connects the Freehold Shopping Center with the shopping center to the south which shall also remain.

Access to the site along US Route 9 is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). The Applicant shall provide testimony to confirm that the Route 9 driveways will remain as currently configured and that no access application is required by the NJDOT.

Circulation:

Internal circulation aisles throughout the site will remain. The circulation aisle for delivery truck access to and from loading areas is 30 foot (ft) wide for two-way travel, with the exception of a 15 ft wide one-way circulation aisle to the north of the shopping center. Circulation aisles along the store fronts and through parking areas are 25 ft wide minimum for two-way travel. Sidewalk will be repaired and/or replaced to the north and south of the proposed supermarket along store fronts. Handicap ramps are provided at striped crosswalks. The crosswalks connect handicap parking spaces at the east end of parking rows with the store frontage sidewalk. The existing macadam sidewalk from East Barbara Drive to the north side of the shopping center is shown to be re-aligned and replaced with 4 ft wide concrete sidewalk.

Pedestrian crossing signs (W11-2) were added to the Circulation and Trash Enclosure Location Plan (sheet 5 of 7) as requested for the crosswalk north of the shopping center for the sidewalk connecting with East Barbara Drive. The pedestrian crossing sign near the building facing east should be turned around (180 degrees) to also face west since circulation is one-way. The pedestrian crossing signs shall also be added to the Accessibility Plan (sheet 4 of 7).

Parking & Loading:

A total of 1,087 parking spaces exist on site including 21 handicap (HC) parking spaces, 13 HC spaces for commercial use and 8 HC spaces for commuter parking. The parking will be reconfigured and a total of 1,092 parking spaces provided including 21 HC spaces, 18 HC spaces for commercial use and 3 HC spaces for commuter parking. A new row of 18 employee



parking spaces is provided northeast of the shopping center. Loading spaces are designated at various locations to the rear of shopping center stores. A total of 15 loading spaces of various dimensions are shown as well as a long loading area to the north of the north building.

- 1. Parking calculations provided in the Parking Requirements table on the Cover Sheet, sheet 1 of 6, indicates a total of 1,260 parking spaces are required for the 241,893 sf shopping center. The existing condition has 1,087 parking spaces with a deficit of 173 spaces. The reconfigured parking adds 5 spaces and thus provides 1,092 spaces with a deficit of 168 spaces. A parking variance is necessary. It should be noted that the deficit is an existing condition which slightly improves with the proposed parking layout. Parking testimony should be provided.***
- 2. The HC spaces provided for the commercial use are at the east ends of parking rows. The areas adjacent to HC spaces are irregular. The Applicant shall confirm that there is sufficient area for handicap access adjacent to the HC spaces.***
- 3. Based on a total of 241,893 sf of shopping center, 13 loading zones are required where 15 loading spaces (or more) are provided. This exceeds the requirement. Testimony should be provided regarding loading spaces required by tenants to verify the location and size are appropriate for the various uses.***

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

SP # 585-2-16

MAYOR
Barbara J. McMorrow

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



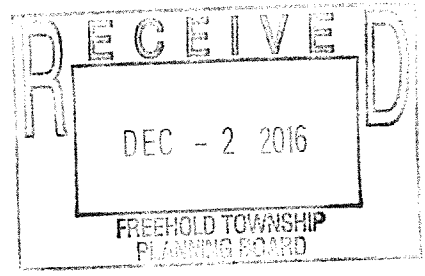
TOWNSHIP OF FREEHOLD

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

December 2, 2016
(Revised)

From: Pasquale Popolizio
Township of Freehold
Zoning Official



RE: Sign Review (ALDI)
Freehold Shopping, LLC
Block-50/Lot-25, 3651-3691 Route#9 North (Zone: B-10)
Minor Site Plan w/Waiver of Site Plan Detail #585-2-16

Ms. Sims,

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

Signs Proposed:

1. One 75Sf internally illuminated façade sign advertising "ALDI" w/logo mounted on the face of the building.
2. One 21.4Sf internally illuminated façade sign advertising "FOOD MARKET" mounted on the face of the building.
3. One 46.7Sf internally illuminated double sided pylon sign insert on an existing pylon advertising "ALDI FOOD MARKET" w/logo.
4. One 4Sf under canopy/soffit sign advertising "ALDI" w/logo.

The following must be considered by the Board:

1. The sign colors proposed for the "ALDI" signs 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. 190-176.0(2).
2. A total of six (6) sign colors are proposed. Township ordinance limits color usage to three (3). Referencing T.O. 190-176.0(1)(b).

P-6

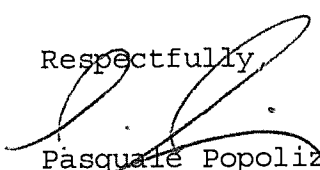


3. Logos are proposed for the 75Sf "ALDI" facade sign, the 46.7 Sf pylon sign insert, and the 4Sf under canopy sign. Logos are not specifically permitted within the B-10 zone therefore prohibited. Referencing T.O. 190-179.C(1), 190-179.C(2)(a).
4. Under canopy/soffit signs are proposed for Aldi and all other tenant spaces. The method of mounting proposed and the sign type is not permitted. Only wall signs are permitted and they may only be mounted flat on the face of the building. Referencing T.O. 190-179.C(1).
5. A scaled rendering for the existing master pylon sign (in which the Aldi insert is to be installed) was not provided, therefore an accurate allowable sign area and height could not be determined. As a result, an approximate measurement made, revealed that the existing pylon sign is in excess of 40ft in height and over the 200Sf in area per side allowed. Referencing T.O. 190-180.A(1) & 190-180.A(3).
6. The pylon sign which the Aldi insert is to be installed does not meet the minimum 15Ft setback requirement. Referencing T.O. 190-180.A(3)
7. Two pylon signs currently exist on the site where only one is permitted. Please note that this office has also reviewed an application for a third sign for **Auto Zone** (Site Plan App#880-16), which will increase the total to number of pylon signs to three. Referencing T.O. 190-180.A(1) & 190-179.C(2)(a).
8. A review of the landlord sign criteria submitted indicates that the remaining signage for adjoining stores will be the responsibility of the tenant and subject to the landlord's prior written approval and that each store will be required to provide an under canopy/soffit mounted sign.

Please Note: A review of a rendering provided for the exterior upgrades, prepared by Zimmler Architecture states that the "Existing signage with illuminated channel letters on raceway to remain". "Future signage to comply with landlord & Township sign criteria". This office recommends that a list be provided of which signs will remain and which will be replaced as there are numerous existing signs that are in disrepair and do not compliment the proposed signage. This signage discrepancy goes against the intent of the Township's sign ordinance as indicated in T.O. 190-173.

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



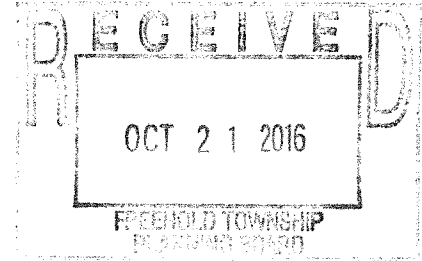
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"Preserving and Enhancing the Quality of Life"

October 21, 2016

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



RE: Minor Site Plan with Waiver of Site Plan Detail & Variance #585-2-16
Freehold Shopping, LLC
Block 50, Lot 25 Route 9 North

Dear Mrs. Sims

I have performed a technical review of the plans that were presented and after reviewing the plans, I have approved them as submitted.

Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board