

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: July 26, 2017
RE: Seaview Orthopedic MRI Suite
Patriots Real Estate Partnership, LLP
Block 70, Lot 34.02 – 222 Schanck Road
Minor Site Plan #496-1-17 and Variance #009-17



- Minor Site Plan, Prepared for Seaview Orthopedics MRI Suite, Block 70, Lot 34.02, situated in Freehold Township, Monmouth County, New Jersey, two (2) sheets, dated January 3, 2017, last revised July 11, 2017, prepared by Abbington Engineering, LLC, signed and sealed by William T. Wentzien, P.E., P.P., C.M.E.
- Existing Conditions and Proposed New Work Plan, Seaview Orthopedics, First Floor Outpatient MRI Suite Tenant Fitout, one (1) sheet (Z-1), dated January 16, 2017, last revised July 10, 2017, prepared by James W. Brick Architect, L.L.C., unsigned.
- Parking Evaluation Letter, Seaview Orthopedics MRI Suite, Block 70, Lot 34.02, dated April 27, 2017, prepared by Abbington Engineering, LLC, signed by William T. Wentzien, P.E., P.P., C.M.E.
- Floor Area Certification Letter, Seaview Orthopedics New MRI Suite Tenant Fitout, dated March 1, 2017, prepared by James W. Brick Architect, L.L.C., signed by James W. Brick.
- Manufacturers Dimensions Catalog Cut Sheet for Chiller Unit, page 11, by KKT-KRAUS Refrigeration & Air Conditioning.

Executive Summary

The applicant is seeking minor site plan approval to convert a first floor condominium unit into a 2,679 sf MRI suite. The conversion requires exterior and site modifications including a new exterior door and concrete walkway, a new chiller unit with 4'x10' concrete pad, and three (3) additional condensers with individual 3' x 3' concrete pads. Additional proposed site improvements include five (5) additional parallel parking spaces, one (1) additional ADA parking space, reconfiguration of the site circulation at the rear of the property, new trash enclosure gates, and a swing gate with a knox box at the cross access drive between the subject lot and Lot 35. The site is located in the Professional P-1 Zone and contains several pre-existing non-conformities for FAR, maximum building height, minimum buffer width, and maximum impervious coverage. An additional variance is being requested for exacerbating the maximum allowable impervious coverage.

P-2

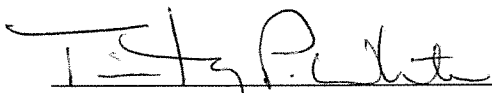


To: Planning Board
Re: Seaview Orthopedic MRI Suite (Project)
Patriots Real Estate Partnership, LLP (Applicant)
Block 70, Lot 34.02
Minor Site Plan #496-1-17 and Variance #009-17

July 26, 2017

The following comments are provided:

1. The applicant has requested numerous waivers from submission requirements and site plan details. Unless otherwise noted herein, this office has no objections to the waivers being granted.
2. The addition of the walkway, chiller unit and associated condenser units will increase the impervious coverage at the site by approximately 107 sf or 0.08% (50% permitted; 63.21% proposed). The resultant increase is considered negligible and this office takes no objections to the variance request. However, it should be noted that the applicant has proposed an additional ADA parking space within a pervious area of the site to comply with current ADA standards. This will further increase the amount of coverage at the site; the applicant shall revise the lot coverage calculations and zoning table accordingly.
3. The proposed trash enclosure gate with slats and inter-access swing gate shall be of a color to compliment the building façade.
4. Although the number of parking spaces at the site meets the Township Ordinance requirement for Professional Offices, there is a concern with parking as the lot is typically full with overflow parking occurring along Schanck Road and in areas of the site not designated for parking. As such, the applicant has provided five (5) additional parallel parking spaces and one (1) additional ADA parking space. The applicant has also provided a parking evaluation letter describing the net decrease in parking space demand resulting from the change of tenant. This office takes no exception to the proposed parking improvements. The applicant shall provide testimony to the Board regarding this matter.
5. The plan shall describe sight triangles at the driveway intersection with Schanck Road designed in accordance with AASHTO standards. Parking along Schanck Road shall be limited to areas outside of the sight triangles by providing the appropriate no parking signs along the curb line within this area.
6. In order to provide additional parallel parking spaces at the rear of the site, the applicant has reconfigured circulation to provide two (2) one-way circulation aisles within the rear parking lot utilizing both signage and pavement markings. The applicant shall also repaint the existing pavement markings (arrows) within the lot for the remaining circulation aisles.
7. The applicant shall provide proposed elevations for the new ADA parking spaces and reconstructed sidewalk to meet current ADA standards. Additionally, there appears to be several existing ADA spaces that may not comply with current ADA standards. The applicant shall verify and upgrade these spaces and associated ramps to comply with current standards to the satisfaction of the Construction Code Official.
8. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies.


TIMOTHY P. WHITE
Township Engineer

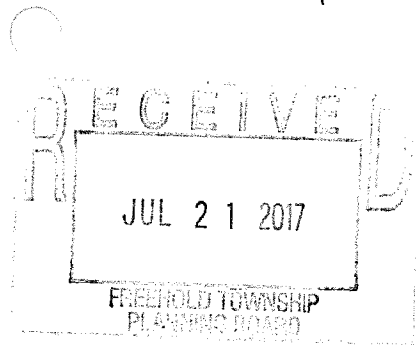
TPW/mb



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
Fax 420.6222
www.ppgplanners.com

July 21, 2017

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



RE: Minor Site Plan #496-1-17 and Variance #009-17
Planner's Review Letter
Seaview Orthopedic MRI Suite
Patriots Real Estate Partnership, LLP
222 Schanck Road
Block 70, Lot 34.02
P-1 Professional Office Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the minor site plan for this project, dated 1/3/2017 and revised through 7/11/2017. A prior report dated 5/30/2017 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:

- Minor Site Plan, Block 70, Lot 34.02, Freehold Township, Monmouth County, New Jersey, consisting of 2 sheets, prepared by William T. Wentzien, PE, PP, CME, of Abbingtion Engineering, LLC, dated 1/3/2017 and revised through 7/11/2017
- Existing Conditions and Proposed New Work, Seaview Orthopedics, First Floor Outpatient MRI Suite Tenant Fitout, 222 Schanck Road, Freehold, NJ, consisting of 1 sheet, prepared by James W. Brick Architect, LLC, dated 1/16/2017 and revised through 7/10/2017

Project Description

The applicant is seeking minor site plan approval in order to establish a new MRI suite in an existing office condominium unit, including the installation of a chiller and three condensers along the western side of the building. The office condominium unit is owned by the applicant. However, site improvements are proposed exterior to the building, which is owned by the condominium association (i.e., Patriots Professional Park Condominium Association).

The subject property measures 3.003 acres and is developed with a 3-story office building (40,000 square feet), which is comprised of a number of office condomini-



um units that are occupied by medical and other professional office users. The subject property is located along the north side of Schanck Road, generally to the southwest of Route 33 and Route 9 and to the east of Stillwells Corner Road. There is a child care center to the west and a professional office to the east of the subject property. Land use in the immediate vicinity of the subject property is mainly single-family residential in nature.

The unit is currently used for pediatrics and pediatric allergies and would be converted for use as an MRI suite. The MRI suite would be located at the first floor level and would be used by Seaview Orthopedics, a medical practice that currently has a medical office in the same building. The proposed outdoor MRI equipment would be located atop one 4 foot by 10 foot (40 square feet) concrete pad and three 3 foot by 3 foot (9 square feet) concrete pads. An existing window on the western façade of the building would be removed, to be replaced with an "MRI access panel." The access panel would be comprised of bricks to match that of the existing building. There would be no change to the square footage of the building as part of this application.

There are currently 161 parking spaces on the subject property, where 159 spaces are required. Six additional parking spaces have been proposed, resulting in a total of 167 parking spaces. Five parallel parking spaces would be provided in the northernmost portion of the parking area and one additional handicapped parking space would be provided to the west of the building. The aisle adjacent to the parallel parking spaces would measure 17 feet in width and would have signage and pavement markings for one-way movement circulating in a westerly direction. In addition, the westernmost circulation aisle would have signage and pavement markings for one-way movement circulating in a southerly direction.

Plans have been revised to depict paint striping indicating a no parking area for the existing cross access area to the west; a double-swing chain link gate measuring 6 feet in height with a Knox-Box has also been provided.

At the existing trash enclosure, plans have been revised to propose a gate with privacy blade slats.

Plans have been revised to indicate that the plantings to the west of the MRI equipment would be comprised of three cherry laurel trees, as well as azaleas and silver king euonymus shrubs. The applicant has indicated that the maximum height of the MRI chiller would be 5.35 feet. The cherry laurel trees adjacent to the MRI chiller would have a planting height of 4 feet to 5 feet and a mature height of 6 feet to 8 feet.

Zoning Compliance & Planning Comments



We offer the following for your consideration.

1. There are several preexisting, non-conforming conditions to which no changes are proposed as part of this application:
 - Floor area ratio: a maximum FAR of 0.2 is permitted where 0.31 is existing/proposed
 - Building height: a maximum of 35 feet/2 stories is permitted where 3 stories is existing/proposed
 - Buffer width: a minimum of 30 feet is required where 5 feet is existing/proposed
2. A maximum impervious surface area of 50% is permitted, where 63.13% currently exists on the subject property and 63.21% is proposed. As such, "c" variance relief is required for exacerbating this preexisting, non-conforming condition. The proposed increase in impervious surface area is minimal and would result from the installation of concrete pads associated with the MRI equipment and the new sidewalk area.
3. As per Section 190-103C, no accessory building/structure shall be permitted except in rear yards, where the chiller and condensers would be located in the side yard. As such, "c" variance relief is required. The applicant should discuss if the plantings, as proposed, would be sufficient to screen the equipment.
4. Architectural plans show that an existing hedge would be removed in the area adjacent to the proposed MRI access panel on the building's west façade. However, the landscaping detail on site plans indicate that the hedge would be retained in this area, terminating just south of the MRI chiller. The applicant should provide clarification and plans should be revised for consistency. Can additional plantings be provided to the south of the MRI chiller in the event the hedge is removed as shown on architectural plans?
5. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

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

Respectfully submitted,



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

Paul A. Phillips

Paul A. Phillips, P.P., AICP

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

J17159