

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

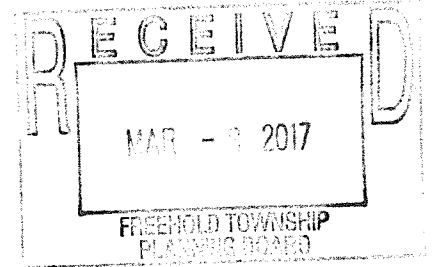
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: March 8, 2017

RE: JDN Real Estate – Freehold, L.P.
288-308 West Main Street
Part of Block 70, Lot 20.07
Preliminary and Final Major Site Plan #859-14 Phase I
(See also SP# 859-14 Phase II – Cracker Barrel)



This review refers to the following:

- Preliminary and Final Major Site Plan Phase I, Landlord's (JDN Real Estate – Freehold, LP) Work for Cracker Barrel, Block 70, Lot 20.07, five (5) sheets, dated February 8, 2016, last revised January 31, 2017, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.
- Description of 30 Foot Wide Access Easement, Part of Lot 20.07, Block 70, Freehold Township, Monmouth County, NJ, dated January 30, 2017, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.
- Sketch of 30' Wide Easement for Cracker Barrel, p/o Block 70, Lot 20.07, Freehold Township, Monmouth County, New Jersey, one (1) sheet, dated January 30, 2017, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.
- List of Waivers Requested, JDN Real Estate – Freehold, L.P., Preliminary and Final Major Site Plan, Landlord Work – Cracker Barrel, Block 70, Lot 20.07, dated May 2, 2016, prepared by ESP Associates, signed by Trevor J. Taylor, PE, PP, CME.
- Request for EIS Waiver, JDN Real Estate – Freehold, L.P., Block 70, Lot 20.07, dated May 2, 2016, prepared by ESP Associates, signed by Trevor J. Taylor, PE, PP, CME.
- Request for Tree Save and Tree Clearing Plan Waiver, JDN Real Estate – Freehold, L.P., Block 70, Lot 20.07, dated May 2, 2016, prepared by ESP Associates, signed by Trevor J. Taylor, PE, PP, CME.



To: Planning Board
Re: JDN Real Estate – Freehold, L.P.
Portion of Block 70, Lot 20.07
Site Plan #859-14 Phase I

March 8, 2017

Executive Summary

The applicant is seeking preliminary and final major site plan approval for site clearing, rough grading, building pad subgrade preparations, modification of the curbed island near the proposed rear entrance to Cracker Barrel, and minor storm sewer improvements for a proposed 10,396 s.f. Cracker Barrel Old Country Store/Restaurant. The restaurant will be located on the existing Freehold Marketplace site. The proposed site work presented under this application is described as “Landlord Work.” All remaining site improvements including but not limited to final grading, drainage, utilities, parking, access, landscaping, etc. are provided under separate application (SP# 859-14 Phase II) made by Cracker Barrel. The site is in the Village Center (VC) Zone and is located in the northwestern corner of Lot 20.07, covering approximately 3.36 acres of the subject lot. The Historic Cincinnati Hall Site is located immediately adjacent to the site on Lot 20.08, which is part of the recently approved subdivision by JDN Real Estate (SD# 851-2-15).

The following comments are provided:

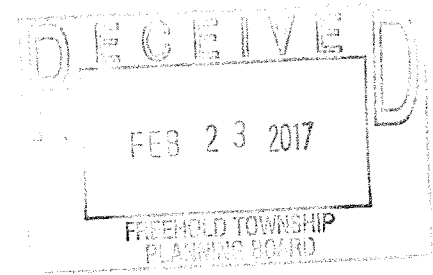
1. The applicant is requesting various major site plan submission waivers for the omission of certain requirements not required as a part of this application. This office has no objection to these waivers unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. As the phase I “Landlord Work” involves disturbance of land in excess of one (1) acre, this project is technically considered a “major” development in accordance with the NJDEP stormwater regulations. Unless both phase I and phase II applications are approved, phase I improvements involved with this site plan must include improvements that address pre and post water quantity, quality and recharge.
3. The proposed 30’ wide access easement from Wal-Mart Drive to Lot 20.08 (Preserved Ground) must be relocated due to the 3:1 slope in this area that will inhibit access. The access easement should extend from Wal-Mart Drive through the proposed rear driveway and parking lot and up to the property line in the area adjacent to the parking easement. Provide a copy of the metes and bounds description and deed of easement for review by this office and the Township Attorney.
4. Sheet 3 of 5 describes below grade 18” reinforced concrete pipe (RCP) to be installed in various areas of the site. This information was not described on previously reviewed plans and appears to be a drafting error. Revise plan sheet accordingly.
5. Revise construction details to comply with Freehold Township site plan standards. Further coordination of these items where necessary will be subject to and following approval by the Board.
6. Applicant must obtain and provide copies of all necessary permits and/or approvals from the Monmouth County Planning Board and Freehold Soil Conservation District.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

SP#854-14
PHI

M
M
MOTT
MACDONALD



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

**JDN Real Estate – Cracker Barrel
Block 70, Lot 20.07
Site Plan #859-14, Phase I
Sanitary Sewer and Water System Review**

February 16, 2017

Our Reference
373071FH01

Dear Mr. White:

3 Paragon Way
Freehold NJ 07728
United States of America

T +1 (732) 780 6565
F +1 (732) 577 0551
www.mottmac.com/americas

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans entitled, "Preliminary and Final Major Site Plan Phase 1, Landlord's (JDN Real Estate-Freehold, LP) Work for Cracker Barrel, Block 70, Lot 20.07 Monmouth County, Route 537 (aka Main St.), Freehold Township, Monmouth County, New Jersey", Sheets 1 to 5, prepared by ESP Associates, for JDN Real Estate – Freehold, LP (the applicant). The plans were received by the Township Planning Board on February 6, 2017.

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

- A set of signed and sealed plans referenced above Sheets 1 through 5, dated February 8, 2016, with a last revision date of October 10, 2016;
- A letter from the Applicant's Engineer, dated February 2, 2017; and

Executive Summary

The site is located on the south side of West Main Street (County Route 537) west of the Route 33 Bypass and within the Freehold Marketplace Shopping Center. The lot currently is vacant and the Applicant is proposing to clear the site with this application for the construction of a restaurant by another developer. The project will only include site clearing and rough grading and minimal storm sewer piping.

In this submission the Applicant is not proposing to extend the existing sanitary sewer or water service to the site.

Based on the submitted information, this project will not require NJDEP Treatment Works Approval or Safe Drinking Water Permit approvals since there are no sanitary sewer or water improvements planned under this application.

Sanitary Sewer Review

Since no sanitary sewer facilities are planned, there are no sanitary sewer review comments that need to be addressed.

P-3

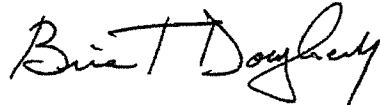
Water System Review

Since no water system facilities are planned, there are no water system review comments that need to be addressed.

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

Very truly yours,

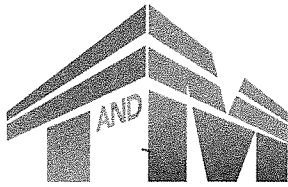
Mott MacDonald



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
Kyle A. Smith, PE, CME, (MM)
Rafael Mercado (MM)
File Freehold 373071 (JDN Cracker Barrel Site)

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Barrel Site Work\2017-0216 JDN Cracker Barrel Phase 1 - W&S
Review.docx

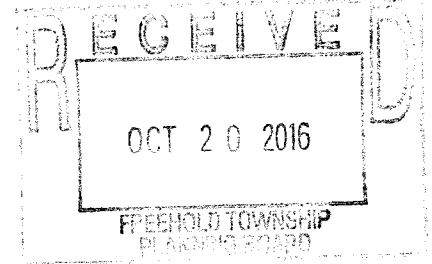


YOUR GOALS. OUR MISSION.

FRTW-R3731

October 18, 2016

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



Re: **JDN Real Estate (Cracker Barrel)
Block 70 Lot 20.07
SP# 859-14 Phase I
Drainage and Landscape Review No. 2**

Dear Ms. Sims:

I have completed review of the plans for the proposed clearing and rough grading for the above referenced site. It is my understanding that the clearing and rough grading of the site is being completed in preparation of Cracker Barrel Old Country Store/Restaurant which is Phase II of the above referenced site plan application.

The Phase I portion of the application consists of tree removal and rough grading of approximately 3.4 acres. Drainage calculations were not submitted as part of this application.

The applicant has requested a waiver of the on-site and off-site drainage plan for Phase I of this site plan application. The applicant states the proposed drainage improvements are part of Phase II of this site plan application. Since the proposed Phase I plan will disturb more than one acre of land, this site is subject to the Stormwater Management Requirements. Although the applicant states a drainage plan will be submitted as part of Phase II, I am concerned that the site will remain in a disturbed condition for some period of time increasing runoff leaving the site. Therefore, I suggest the applicant provide a temporary stormwater management facility to mitigate any increase in runoff leaving the site in the disturbed condition. **The applicant states that Phase I Improvements (clearing and grading) will not commence until all approvals (Phase I and Phase II) are obtained and will proceed without construction interruption between the two phases. This office takes no exception to the applicant's response. The Board may want to consider having this a condition of any approval.**

LANDSCAPING

The applicant has requested a waiver from the requirement of providing a tree save/tree clear plan. Although the property survey indicates the location of several large trees on the property, the survey does not provide any information regarding the type of tree in most cases. Based on the nature of the proposed improvements, it appears that most, if not all, trees will be removed from the tract. The applicant should submit a Tree Removal application in accordance with Ordinance Section 336-10. This will require a tree save/tree clear plan. The applicant should verify if any of the trees to be removed are considered Heritage Trees in accordance with the Freehold Township Shade Tree Commission standards. **Addressed. The applicant has submitted a copy of the previously approved (Freehold Market Place) Tree Save/Tree Clear Plan. The applicant also submitted a copy of the executed Developer's Agreement for the Market Place which indicates the Township has received a contribution for removal of Heritage Trees.**

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FRTW-R3731
October 18, 2016
Page 2

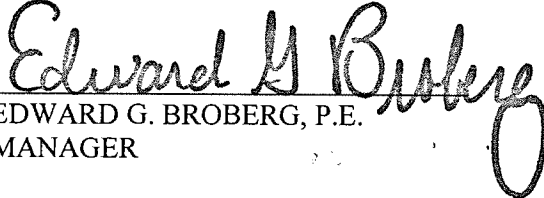
**Le: Danielle Sims, Administrative Officer
Township of Freehold**

**Re: JDN Real Estate (Cracker Barrel)
Block 70 Lot 20.07
SP# 859-14 Phase I
Drainage and Landscape Review No. 2**

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.
MANAGER

EGB:DMD:dk

c: Timothy White, Township Engineer

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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

February 17, 2017

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



RE: APP #859-14
Planner's Review Letter
Preliminary and Final Major Site Plan, Phase I
Landlord's Work for Cracker Barrel
JDN Real Estate - Freehold LP
288-308 West Main Street
Block 70, Lot 20.07
VC Village Center Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and final major site plan for this project, dated 2/8/2016 and revised through 1/31/2017. Prior reports dated 6/10/2016 and 10/18/2016 were 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 and Final Major Site Plan, Phase 1, Landlord's (JDN Real Estate - Freehold, LP) Work for Cracker Barrel, P/O Block 70, Lot 20.07, Monmouth County Rt. 537 (aka Main Street), Freehold Township, Monmouth County, New Jersey, consisting of 5 sheets, prepared by John J. Stefani, P.E., L.S., of ESP Associates, dated 2/8/2016 and revised through 1/31/2017

Project Description

The applicant is seeking preliminary and final major site plan approval in order to proceed with Phase I of a proposed Cracker Barrel Old Country Store and Restaurant. Phase I would be undertaken by the owner/landlord of the subject property (JDN Real Estate - Freehold LP) and would consist of site clearance and rough grading work. Phase II of the project, which would involve final grading and construction of the Cracker Barrel and associated site improvements, has been proposed under a separate application.



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

The subject property is part of the larger Freehold Marketplace shopping center and is comprised of a portion of Lot 20.07 (3.36 acres). The subject property is undeveloped, and has successional growth vegetation (e.g., trees, shrubs, grasses, etc.). Land use in the vicinity of the subject property is mainly commercial in nature.

Zoning Compliance & Planning Comments

We offer the following for your consideration.

1. The applicant has confirmed that no trees would be removed from the preserved area (Lot 20.08).

The applicant should be prepared to provide testimony regarding proposed tree removal on the subject property and answer any questions of the Board, as needed.

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

J16151

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

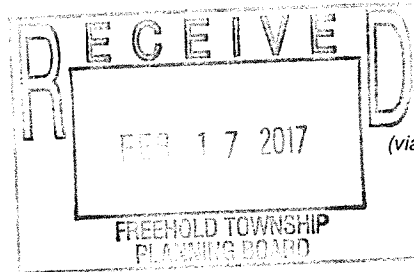
277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

ESBE / SBE Certified

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

February 17, 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: **JDN Real Estate – Phase 1 (SP #859-14-PH1)**
288-308 West Main Street; Block 70, Lot 20.07
Freehold Township, Monmouth County
SA Project No. 16511

Dear Mr. White:

At the request of Freehold Township, a traffic review was performed for the above referenced site plan application. The materials submitted for review include:

1. Preliminary/Final Major Site Plan Phase 1 for Landlord's (JDN Real Estate-Freehold, LP) Work for Cracker Barrel, Block 70, Lot 20.07; prepared by ESP Associates; dated February 8, 2016 and revised to January 31, 2017.
2. Cover Letter with Responses for JDN Real Estate-Freehold, prepared by ESP Associates, dated February 2, 2017.

The Applicant submitted a Site Plan set and other documents that were reviewed and a traffic review letter dated June 8, 2016 was issued. Subsequently, a Technical Review Committee (TRC) meeting was held on July 19, 2016 at which traffic and other review comments were discussed. A second traffic review letter dated October 18, 2016 was issued. The Applicant has since revised the plans and provided additional information to address remaining 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:

Access:

1. Information shall be provided regarding the anticipated construction traffic including: hours of operation, path of travel to & from the site, volume & type of construction vehicles that require access to the site on a regular basis.

Testimony to be provided.



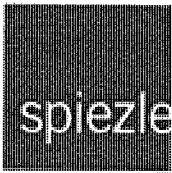
- Two (2) temporary construction driveways are provided for access to the site during Phase 1 construction. There will be a driveway along Walmart Drive for which the existing median will be reconfigured to allow access to Walmart Drive. The other construction driveway is along West Main Street (CR 537). The Route 537 construction driveway is located at the entrance to the Route 33 eastbound on-ramp which shall remain open throughout construction. The proposed construction entrance along West Main Street requires Monmouth County approval.

A copy of County approval shall be provided to Freehold Township.

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



ARCHITECTURAL
GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

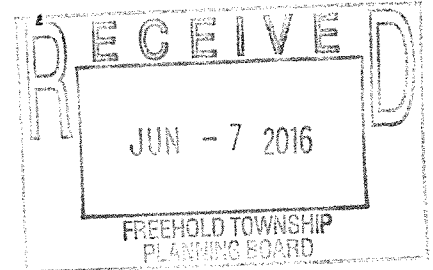
120 Sanhican Drive
Trenton, NJ 08618

866-974-7666

www.spiezle.com

May 27, 2016

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



**Re: Architectural Review: Preliminary and Final Major Site Plan #859-14 Phase I
JDN real Estate – Freehold, LP
Block 70, Lots 20.07 – 288-308 West Main Street**

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 Preliminary Approval Major Site Plan
- List of Waivers Requested prepared by esp Associates and dated 5/2/16
- Site/Civil drawings 1-4, prepared by esp Associates, dated 2/8/16

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, we note that there is no architecture proposed for review and as such, have no comments.

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.

MARYLAND

NEW JERSEY

NEW YORK

PENNSYLVANIA

SOUTH CAROLINA

P-7

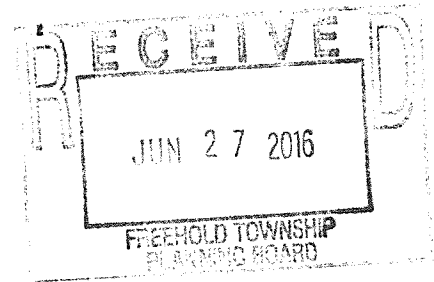
TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board
FROM: Margaret B. Jahn, Health Officer
DATE: June 27, 2016
SUBJECT: JDN Real Estate – Freehold, LP
Block: 70, Lot: 20.07
288-308 West Main Street
Pre & Final Site Plan # **859-14 Phase I**



We have reviewed the site plan for the above referenced project. Since the proposed site will utilize city sewer and water, and there are no other public health concerns, the Board of Health has no objection to this project.

TOWNSHIP OF FREEHOLD



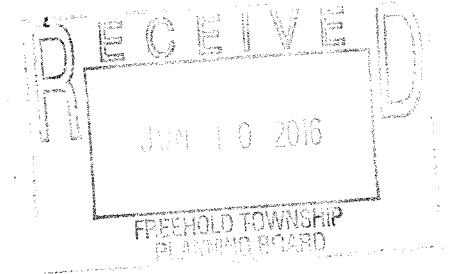
MAYOR
Barbara J. McMorrow

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

"Preserving and Enhancing the Quality of Life"

June 6, 2016

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




RE: Preliminary and Final Major Site Plan #859-14 Phase 1
JDN Real Estate - Freehold, LP
Block 70, Lot 20.07 - 288-308 West Main Street

Dear Mrs. Sims

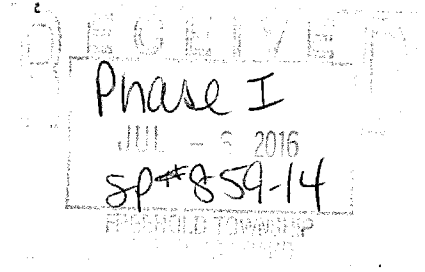
The fire bureau met and approved the submitted plans.

Sincerely,


Shaun M. Reilly
Fire Official / Chief of the Board

June, 14, 2016

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



Subject: JDN Real Estate – Freehold LP – Cracker Barrel – Block 70, Lot 20.07 plan # 859-14.

The June 13, 2016 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Steve Leone, Dave Puchalski, Brij Sharma and Tom Moskal. Also attending were Kevin Moore and Brenda Shackelford (representing Cracker Barrel).

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 project with the project’s representatives and has no comments or concerns.

The meeting was adjourned at 8:45 pm.

Tom Moskal
Chairman



Township of Freehold
HISTORIC PRESERVATION COMMISSION
One Municipal Plaza, Freehold, NJ 07728



TO: Danielle B. Sims, Administrative Officer, Planning Board
FROM: Joe Luongo, Chairman, Historic Preservation Commission
DATE: February 14, 2017
RE: Phase I Preliminary and Final Major Site Plan #859-14 Phase I

The Historical Preservation Commission has reviewed the plans submitted for the above referenced project and offers the following comments:

The previous comments of 10-18-16, *The Historic Preservation Commission acknowledges the new lot number for the 'Preserved Area' as 20.08 and would like the area physically delineated so that its existence is immediately apparent at the site.*, were commented upon by **esp Associates**, which stated that the applicant is not required to delineate as part of the approval process. The applicant would set wooden stakes at property corners during construction. That is acceptable to the Historic Preservation Commission.

Joseph Luongo
Chairman, Freehold Township Historical Preservation Commission



TOWNSHIP OF FREEHOLD

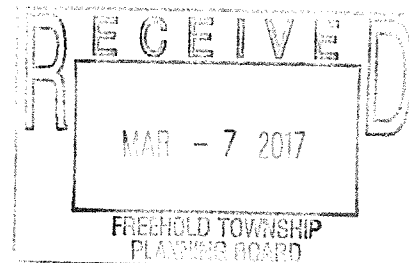
TOWNSHIP COMMITTEE
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Barbara J. McMorrow

"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 7, 2017
RE: Cracker Barrel Old Country Store
288-308 West Main Street
Part of Block 70, Lot 20.07
Preliminary and Final Major Site Plan #859-14 Phase II
(See also SP# 859-14 Phase I – JDN Real Estate)



This review refers to the following:

- Preliminary and Final Major Site Plan, Phase II, Tenant Work for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey 07728, Portion of Block 70, Lot 20.07, twenty-three (23) sheets (inclusive of survey and landscape plans by others and described below), dated December 18, 2015, last revised January 23, 2017, prepared by Design and Engineering, Inc., signed and sealed by James A. Craig, P.E.
- ALTA/ACSM Land Title and Topographic Survey (included within overall site plan set), Part of Block 70 – Lot 20.07, Cracker Barrel Old Country Store, Inc., two (2) sheets, dated March 4, 2016, last revised August 2, 2016, prepared and signed and sealed by James R. Freeland, P.L.S.
- Proposed Landscape Improvements for Cracker Barrel Old Country Store (included within overall site plan set), 288 West Main Street, Township of Freehold, Monmouth County, New Jersey, three (3) sheets, LP-1, LP-3, and LP-4, dated April 15, 2016, last revised January 23, 2017, prepared by Bohler Engineering, signed and sealed by G.S. DiBona, Landscape Architect.
- Architectural Plans, Cracker Barrel Old Country Store, 288 W. Main Street, three (3) sheets, A-1, A-4, and A-4.1, dated April 11, 2016, prepared by Design and Engineering, Inc., signed and sealed by Colleen W. Atwood, R.A.
- Colored Architectural Elevations, Cracker Barrel Old Country Store, 288 W. Main Street, two (2) sheets, A-4 and A-4.1, dated April 11, 2016, revised January 23, 2017, prepared by Design and Engineering, Inc., signed and sealed by Colleen W. Atwood, R.A.
- Stormwater Management Report for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey 07728, dated March 11, 2016, last revised January 23, 2017, prepared by Design and Engineering, Inc., signed and sealed by James A. Craig, P.E.



To: Planning Board
Re: Cracker Barrel Old Country Store
288-308 West Main Street
Portion of Block 70, Lot 20.07
Site Plan #859-14 Phase II

March 7, 2017

- Drainage Report for Freehold Marketplace, Lot 20, Block 70, dated August 2002, last revised April 2004, prepared by ESP Associates, signed by Mark Lescavage, P.E., signed and sealed by John J. Stefani, P.E., L.S.
- Operations and Maintenance Manual for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey 07728, dated September 12, 2016, revised January 23, 2017, prepared by Design and Engineering, Inc., signed and sealed by James A. Craig, P.E.
- Revised Geotechnical Engineering Report, Proposed Cracker Barrel Restaurant, Freehold Township, New Jersey, dated March 26, 2015, revised December 11, 2015, prepared by Terracon Consultants, Inc., signed by Gregg Furson and Steven D. Thorne, P.E., D.GE, F.ASCE.
- Test Pit Exploration Letter, Proposed Cracker Barrel, dated August 17, 2016, prepared by Terracon Consultants, Inc., signed by Gregg Furson, signed and sealed by Erich Christiansen, P.E.
- Additional Test Pit Exploration Letter, Proposed Cracker Barrel, dated November 28, 2016, prepared by Terracon Consultants, Inc., signed by Gregg Furson, signed and sealed by Erich Christiansen, P.E.
- Traffic Assessment Study, Cracker Barrel, Township of Freehold, dated April 26, 2016, prepared by Bowman Consulting, signed and sealed by Eric L. Keller, PE, PP, LEED AP, signed by Lee D. Klein, P.E., PTOE.
- Supplemental Traffic Report Letter, Cracker Barrel, Block 70, Lot 20.07, West Main Street, dated September 8, 2016, prepared by Bowman Consulting, signed by Eric L. Keller, PE, PP, LEED AP.
- Sanitary Sewer Report for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey, 07728, dated September 12, 2016, revised January 23, 2017, prepared by Design and Engineering, Inc., signed and sealed by James A. Craig, P.E.
- Water Demand Report for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey, 07728, dated September 12, 2016, prepared by Design and Engineering, Inc., signed and sealed by James A. Craig, P.E.
- Sign Renderings, Store #CBTBD-01, 288 West Main Street, Freehold, NJ, three (3) sheets, dated April 19, 2016, prepared by Elrod Engineering, unsigned.
- Sign Applications and associated Color Sign Renderings for Carry-Out Parking Signs, RV and Bus Parking Signs, No Tractor Trailers Signs, Pylon Sign, and Building Sign
- Project Description, Freehold Township – Major Site Plan Application for Cracker Barrel/Freehold Marketplace Shopping Center, undated, unsigned.
- Request for Waivers from Completeness Checklist, Cracker Barrel Old Country Store, Inc., Block 70, Lot 20.07, dated April 28, 2016, prepared by Sills Cummins & Gross, signed by Kevin J. Moore.
- Request for Waiver of Environmental Impact Statement, Cracker Barrel Old Country Store, Inc., Block 70, Lot 20.07, dated April 28, 2016, prepared by Sills Cummins & Gross, signed by Kevin J. Moore.



To: Planning Board
Re: Cracker Barrel Old Country Store
288-308 West Main Street
Portion of Block 70, Lot 20.07
Site Plan #859-14 Phase II

March 7, 2017

- Certification of Gross Square Footage, Cracker Barrel Old Country Store, Inc., 288 West Main Street, dated January 23, 2017, prepared by Design and Engineering, Inc., signed and sealed by Colleen W. Atwood, R.A.
- Addendum to Conditional Use Variance Application Form, dated September 12, 2016, prepared by Kevin J. Moore, Sills Cummis & Gross, P.C.
- Addendum to Bulk Variance Application Form, dated January 24, 2017, prepared by Kevin J. Moore, Sills Cummis & Gross, P.C.
- Cracker Barrel Turn Templates, four (4) sheets, WB-50 Delivery Truck, Bus/RV, Trash Truck, and Fire Truck, dated September 12, 2016, no title block, unsigned.
- Line of Sight Study, Cracker Barrel Old Country Store, 288 West Main Street, one (1) sheet, dated January 23, 2017, prepared by Design and Engineering, Inc., Colleen W. Atwood, R.A.

Executive Summary

The applicant is seeking preliminary and final major site plan approval for the construction of a 9,113 s.f. Cracker Barrel Old Country Store/Restaurant with an additional 1,283 s.f. covered porch to be located within the existing Freehold Marketplace. The proposed restaurant is located in the Village Center (VC) Zone and will be situated on 3.36 acres within the northwestern corner of Lot 20.07 at the intersection of County Route 537 and State Route 33. Access will be provided from County Route 537 via Walmart Drive and the private drives along the east and west sides of the site. The Historic Cincinnati Hall Site is located immediately adjacent to the site on Lot 20.08. A conditional use variance is being requested for the architectural appearance of the proposed building as it relates to conditionally permitting restaurants within the VC zone in accordance with T.O. sections 190-159.B(1)c, 190-212, and 190-114.A(3). Additionally, several bulk variances are being requested for building setbacks, parking setbacks, planted screen width, number of signs, sign colors, sign logos, sign setbacks, and architectural design and style.

This application is the second of two (2) phases of the project and includes fine grading, parking lot construction, sidewalk, curbing, retaining walls, utilities (water, sanitary, storm), an infiltration basin, water quality device, and a recharge trench. The initial phase of the project includes site clearing, rough grading, and building pad subgrade preparations. An application for Phase I was submitted under JDN Real Estate application (SP# 859-14 Phase I).

Cracker Barrel's hours of operation are Sunday-Thursday 6:00 am to 10:00 pm and Friday and Saturday 6:00 am to 11:00 pm. There will be 2-3 shifts throughout each day with approximately 35 to 50 employees per shift.



To: Planning Board
Re: Cracker Barrel Old Country Store
288-308 West Main Street
Portion of Block 70, Lot 20.07
Site Plan #859-14 Phase II

March 7, 2017

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not 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. The zoning table shall be expanded to provide an additional column for existing conditions and additional rows for floor area ratio (FAR), maximum building height, and minimum width buffer zone. Additionally, correct the discrepancy between the building coverage in the table vs. the calculation provided (5.0% vs. 5.1%).
3. The proposed 30' wide access easement from Wal-Mart Drive to Lot 20.08 (Preserved Ground) must be relocated due to the 3:1 slope in this area that will inhibit access. The access easement should extend from Wal-Mart Drive through the proposed rear driveway and parking lot and up the property line in the area adjacent to the parking easement. The depressed curb at this location shall be increased to 20 feet wide.
4. Plan shall describe ADA ramps and cross walks that would permit pedestrian access from the proposed sidewalk along Route 537 to the existing sidewalk located on the west side of Shopping Center Drive near the Olive Garden. All of the sidewalk shall be set back from the curb line along Route 537 in a manner consistent with the balance of the site.
5. Revise elevations of the proposed Type "B" inlet within Walmart Drive to be consistent with the elevations presented in the Phase I site plan.
6. Update stormwater profile to show the outlet to the water quality device at manhole #9 and provide an additional profile for pipe runs between catch basins #5 and #2.
7. The infiltration basin outlet structure should be installed on the downstream side of the proposed wing walls. A trash rack shall also be described within the associated outlet control structure detail.
8. The applicant's proposed stormwater management measures address both groundwater recharge and water quality for the Cracker Barrel portion of Lot 20.07. These measures serve as a supplement to the original stormwater management design of the overall Freehold Marketplace Development which was designed to capture and attenuate flows for the entire Lot 20.07. As such, the combination of the regional detention basins installed during the Freehold Marketplace development and the supplemental measures proposed for the Cracker Barrel site meet the requirements for stormwater management.
9. The Operations & Maintenance manual shall be revised to address the specific stormwater facility maintenance requirements and ownership etc., all subject to Planning Board approval.
10. Manholes #9, #10, #11, #12, and #13 reference an incorrect detail callout (2/SD-2). Provide appropriate detail for the manhole structures. Additionally, manholes #12 and #13 should be oversized for ease of access for maintenance of the recharge trench.
11. It is requested that the applicant provide conduit for future electric from the proposed transformer into the preserved adjacent Lot 20.08.



To: Planning Board
Re: Cracker Barrel Old Country Store
288-308 West Main Street
Portion of Block 70, Lot 20.07
Site Plan #859-14 Phase II

March 7, 2017

12. Several areas of the parking lot are insufficiently lighted. All paved areas and walking paths shall have a minimum illumination level of 0.5 foot-candles. Additionally, update legend to provide a description of all lights proposed on the photometric plan.
13. If construction of the site will require the import or export of fill in excess of 100 c.y., a separate permit must be obtained from the Planning Board.
14. Revise construction plans to include and/or revise all necessary construction details to comply with Freehold Township site plan standards. Further coordination of these items where necessary will be subject to and following approval by the Board.
15. 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

SP#859-14
PH II

M
M
MOTT
MACDONALD



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

Cracker Barrel Old Country Store
Block 70, Lot 20.07
Site Plan #859-14, Phase II
Sanitary Sewer and Water System Review

February 15, 2017

Our Reference
373071FH01

Dear Mr. White:

3 Paragon Way
Freehold NJ 07728
United States of America

T +1 (732) 780 6565
F +1 (732) 577 0551
www.mottmac.com/americas

As requested by the Township of Freehold (the Township), we have reviewed the submitted plans entitled, "Preliminary and Final Major Site Plan Phase II, Tennant Work for: Cracker Barrel Old Country Store Freehold, New Jersey, Store Number 723, Prototype 180-16F, Block 70, Lot 20.07", consisting of 23 sheets prepared by Design and Engineering, Inc., inclusive of a two sheet set of survey plans prepared by James Freeland, P.S. and a four sheet set of Landscape Architectural sheets prepared by Bohler Engineering, for Cracker Barrel Old Country Store, Inc. (the applicant). The plans were received by the Township Planning Board on January 27, 2017.

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

- A set of signed and sealed plans referenced above, 23 sheets in total, dated as received by the Township on January 27, 2017;
- A response letter prepared by Design and Engineering, Inc. dated January 23, 2017;
- A report entitled "Sanitary Sewer Report for Cracker Barrel Old Country Store 288 West Main Street Freehold NJ, 07728, Preliminary and Final Major Site Plan, Freehold Marketplace, Block 70, Lot 20.07, Township of Freehold, Monmouth County New Jersey", prepared by Design and Engineering, Inc., dated September 12, 2016, with a revision date of January 23, 2017;

Executive Summary

The site is located on the south side of West Main Street (County Route 537) west of the Route 33 Bypass and within the Freehold Marketplace Shopping Center. The lot currently is vacant and the Applicant is proposing to construct a 10,396 SF building that will include a restaurant, a gift shop and covered porch along the front of the building. JDN Real Estate – Freehold, L.P., the owner of the property, will be clearing the site and providing utility connection points for the Applicant. The Applicant will be constructing all of the onsite improvements which include water and sanitary sewer

service for the proposed building as well as the storm water management facilities and other site improvements.

The Applicant's Engineer has provided a revised sanitary sewer report, which provides an estimate of the wastewater flows generated by the project. The engineer has estimated the projected wastewater flow to be 6,300 GPD based on a 180-person seating capacity in the restaurant and another 194 GPD is projected for the retail portion of the establishment for a total projected flow of 6,494 GPD. This project will not require a Treatment Works Approval (TWA) from the NJDEP. However, the project will require approvals from Manasquan River Regional Sewerage Authority (MRRSA) and Ocean County Utilities Authority (OCUA).

The Applicant's Engineer had previously submitted a water report for the project that provided an estimate of the water demands. The engineer has estimated a domestic water demand of approximately 5,642 GPD for the new building. Based upon this water demand estimate, it is expected that the Township has sufficient capacity and allocation for this project. This project will not require a Safe Drinking Water permit from NJDEP.

Sanitary Sewer Review

1. The Applicant has provided in this submittal the requested signed and sealed letter from the design architect verifying the square footage of the building. The revised sanitary sewer report (dated January 23, 2017) correctly calculates the estimated wastewater flows for the project in accordance with N.J.A.C. 7:14-23.3. However, it includes a minor error in that the calculation uses 1,933 SF of retail space instead of the 1,993 SF verified by the architect. Once this minor issue is addressed, the final revised report will be acceptable to our office.
2. Informational: It is not anticipated that this project will require a TWA permit from NJDEP. However, the project will require approvals from MRRSA and OCUA. *The Applicant has indicated that they will make applications to all outside agencies and will forward all approvals to the Township.*
3. Informational: Final approval will be contingent upon approval of MRRSA, OCUA and the Township Plumbing Code Official. *The Applicant has acknowledged this requirement.*

Water System Review

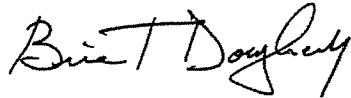
1. The Water Demand Report (dated September 12, 2016) was submitted previously. This report correctly calculates the estimated water demand generated by this project in accordance with N.J.A.C. 7:10-12.6. However, in this submittal, the Applicant has provided the requested signed and sealed letter from the design architect verifying the square footage of the building. Therefore, the water demand calculation includes a minor error in that it uses 1,933 SF of retail space instead of the 1,993 SF verified by the architect. Once this minor issue is addressed, the final revised report will be acceptable to our office.
2. The Utility Plan has been revised to include a second fire hydrant on the site, which is located near the southwest corner of the building. This was added to comply with the request of the Township Fire Official. With the addition of a second hydrant, the water main should be increased to 8-inch diameter as per required by N.J.A.C. 5:21-5.3(i)1.

3. The Applicant should consider connecting the 2-inch water service ahead of the tee for the fire line to ensure that the potable water service to the building is maintained at all times should the fire line have to be temporarily taken out of service. The revised plans should include a blow-up of the water main and services at the southeast corner of the building.
4. The Applicant's Engineer has indicated in the response letter that 45-degree bends will be used for the new hydrant to be installed at the rear of the building. The hydrant should be installed as shown on the Township detail, perpendicular to the main with an anchoring tee at the main and an isolation valve between the tee and the hydrant.
5. Informational: Final approval will be contingent upon approval of the Township Plumbing Code Official and Fire Code Official. *Applicant has acknowledged this requirement.*

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

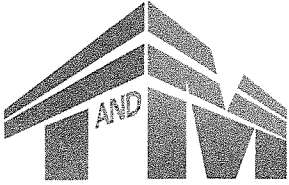


Brian T. Dougherty, P.E.
Senior Associate
T 732.780.6565
brian.dougherty@mottmac.com

cc: Peter R. Valesi, Township Administrator
Robert Koches, Supt. Water & Sewer Utility
Danielle Sims, Planning Board Administrative Officer
Paul Vitale, Construction Official
Kyle A. Smith, PE, CME, (MM)
Rafael Mercado (MM)
File Freehold 373072 (Cracker Barrel Site)

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859-14
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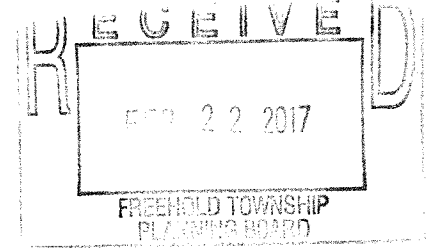


YOUR GOALS. OUR MISSION.

FRTW-R3730

February 15, 2017

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



**Re: Cracker Barrel Old Country Store
Block 70
SP #859-14
Drainage and Landscape Review No. 3**

Dear Ms. Sims:

I have completed review of the revised plans and calculations for the proposed drainage facilities and landscape for the above referenced site prepared by James A. Craig, P.E., Consulting Engineer, Design and Engineering, Inc., Brentwood, Tennessee, plans dated April 11, 2016, revised January 23, 2017; calculations dated March 11, 2016, revised January 23, 2017; Operation and Maintenance Manual for the proposed Stormwater Management Facilities dated September 12, 2016, revised January 23, 2017. Also included with this submission, is a Soils Report prepared by Terracon Consultants, Inc. dated August 17, 2016, revised November 28, 2016.

The plans and calculations were revised in response to our review letter dated June 20, 2016. The revised Stormwater Management Facilities consist of a subsurface stormwater collection system with stormwater inlets and one infiltration basin to address stormwater quality. The area of pervious (porous) pavement in the southerly portion of the site adjacent to the existing Shopping Center Drive has been eliminated and replaced with a Manufactured Pre-Treatment Device to address water quality and 3' x 3' x 80' stoned trench to address groundwater recharge.

I have the following comments and concerns as it relates to the revised Stormwater Facilities:

1. Since the proposed plan disturbs more than 1 acre of land and increases impervious coverage by more than 0.25 acres, the project meets the definition of a "major development" as defined by N.J.A.C. 7:8 and Township Ordinance, and is subject to Stormwater Management Requirements as it relates to quantity and quality. The applicants must demonstrate that proposed Stormwater Management Plan meets the current Stormwater Management Requirements as it relates to water quality and reduction of downstream peak flows. Although the applicant states the development of the proposed site was included in the regional detention facility built as part of the Freehold Market Place Development Application, the applicant must provide calculations that demonstrate the Stormwater Management Plan meet the current Stormwater Management Requirements for both water quality as well as quantity. **Addressed. The applicant provided a copy of the Drainage Report for the Freehold Market Place Development prepared by ESP Associates dated April 2004. The calculations show the regional basin built as part of the original application addressed stormwater management for the entire site.**
2. **Addressed.**
3. **Addressed.**

P-4



FRTW-R3730
February 15, 2017
Page 2

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

**Re: Cracker Barrel Old Country Store
Block 70 Lot 20.07
SP #859-14 Lot 20.07
Drainage and Landscape Review No. 3**

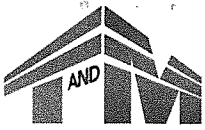
4. **Addressed.**
5. Details of the infiltration outlet structures should be provided. **Partially Addressed. The infiltration basin detail shows a three (3) foot diameter structure located on the upstream side of the proposed headwall between the proposed wingwalls. I suggest the outlet control structure be located behind the headwall with the outlet controls incorporated into the headwall face. A detail of the Forebay basin riser has been provided. A note should be added to the plans stating shop drawing s shall be submitted to the Township engineer for review and approval.**
6. **Addressed.**
7. **Addressed.**
8. **Addressed.**

The following are comments pertaining to the revised Stormwater Management Facilities:

1. The area of pervious (porous) pavement has been eliminated and replaced with a Manufactured Pre-Treatment device to address water quality and approximately 80 LF 12" perforated pipe running west to east in a 3'x3' stoned trench to address groundwater recharge. The outlet from the perforated pipe system connects to the existing inlet on the north side of the Shopping Center Drive. Drainage calculations should be provided that demonstrate the Pre-Treatment device and 12" RCP pipe will detain and convey all design storms as per Township ordinance. A note should be added to the plans stating shop drawings shall be submitted to the Township engineer for review and approval.
2. **Addressed.**
3. Details of the drainage manholes 9, 10, 11, 12, & 13 should be provided. Plan indicates details provided on sheet SD-2. However, details are not shown. A note should be added to the plans stating shop drawing s shall be submitted to the Township engineer for review and approval.

LANDSCAPING

All of the landscape comments listed in our previous letters have been satisfactorily addressed.



FRTW-R3730
February 15, 2017
Page 3


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

**Re: Cracker Barrel Old Country Store
Block 70 Lot 20.07
SP #859-14 Lot 20.07
Drainage and Landscape Review No. 3**

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

Very truly yours,

T&M ASSOCIATES


EDWARD G. BROBERG, P.E.
CONSULTING ENGINEER

EGB:DMD:lkc

cc: Timothy White, Township Engineer

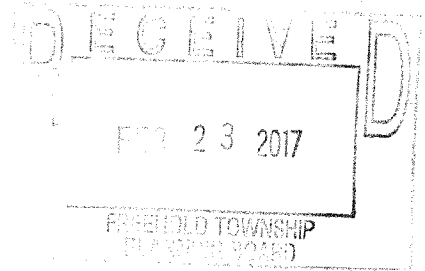
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PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030
201.420.6262
Fax 420.6222
www.ppgplanners.com

February 15, 2017

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



RE: APP #859-14
Planner's Review Letter
Preliminary and Final Major Site Plan, Phase II
Cracker Barrel Old Country Store
288-308 West Main Street
Block 70, Lot 20.07
VC Village Center Zone

Dear Chairman and Members of the Board:

The applicant has submitted revisions to the preliminary and final major site plan for this project, dated 4/11/2016 and revised through 1/23/2017. Prior reports dated 6/17/2016 and 10/18/2016 were 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 and Final Major Site Plan, Phase II, Tenant Work for Cracker Barrel Old Country Store, Freehold, New Jersey, Store Number 723, Prototype 180-16F, Block 70, Lot 20.07, consisting of 23 sheets, prepared by James A. Craig, P.E., of Design and Engineering, Inc., dated 4/11/2016 and revised through 1/23/2017
- Exterior Elevations, Cracker Barrel Old Country Store, 288 W. Main Street, Freehold, NJ, consisting of 2 sheets, prepared by Design and Engineering, Inc. dated 4/11/2016 and revised through 1/23/2017
- Line of Sight Study, Cracker Barrel Old Country Store, 288 W. Main Street, Freehold, NJ, consisting of 1 sheet, prepared by Design and Engineering, Inc., dated 4/11/2016 and revised through 1/23/2017
- Operations and Maintenance Manual for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey, consisting of 5 sheets plus attachments, prepared by James A. Craig, P.E., of Design and Engineering, Inc., dated 9/12/2016 and revised through 1/23/2017
- Sanitary Sewer Report for Cracker Barrel Old Country Store, 288 West Main Street, Freehold, New Jersey, consisting of 1 sheet plus attachment, prepared

P-5



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

by James A. Craig, P.E., of Design and Engineering, Inc., dated 9/12/2016
and revised through 1/23/2017

Project Description

The applicant is seeking preliminary and final major site plan approval for Phase II of a proposal to construct a new Cracker Barrel Old Country Store and Restaurant on one of the remaining outparcels of the Freehold Marketplace shopping center. Phase I of the project (filed under a separate application) would be undertaken by the owner/landlord of the subject property (JDN Real Estate – Freehold LP) and would consist of site clearance and rough grading work.

The subject property is part of the larger Freehold Marketplace shopping center and is comprised of a portion of Lot 20.07 (3.36 acres). The subject property is undeveloped, and has successional growth vegetation (e.g., trees, shrubs, grasses, etc.). Land use in the vicinity of the subject property is mainly commercial in nature.

Zoning Compliance & Planning Comments

The subject property is located in the VC Village Center zone. The following addresses open items or items for which confirmation was requested:

1. Details have been provided for building-mounted lighting, which consists of LED wallpack and gooseneck-style fixtures. The Site Photometric Plan (Sheet C-5 of site plans) has been revised to indicate the location and type of each wall-mounted fixture.

As noted in our previous letter, testimony should be provided for the following items:

2. Restaurants with a minimum floor area of 3,000 square feet are permitted in the VC zone, subject to the conditional use requirements of Section 190-212. Section 190-212 stipulates, among other things, that restaurants must be designed in accordance with the requirements of Section 190-114. (Section 190-114 sets forth architectural design requirements for commercial development, including that building design elements must be consistent with traditional architectural styles, including Colonial, Federal, Georgian, and Victorian traditionally found in the Township.) The proposed restaurant would not be designed in an above-mentioned traditional architectural style. Therefore, a “d(3)” conditional use variance is required.

The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70d(3) enables a board to grant a variance to permit “a deviation from a specification or standard pertaining solely to a conditional use.” The applicant must provide proofs for the variance per the standards determined by the MLUL.



3. The applicant has requested variance relief for not providing a Colonial architectural design as required by Section 190-159I. The applicant has indicated that testimony will be provided at the hearing in support of this variance. We defer to the Township Architect for comment on this item.
4. The applicant has requested variance relief from Section 190-114 regarding architectural requirements for commercial development. The applicant has indicated that testimony will be provided at the hearing in support of this variance. We defer to the Township Architect for comment on this item.
5. The applicant has indicated that testimony will be provided at the hearing 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.
6. The applicant has requested variance relief from Section 190-1760(2) regarding sign colors. Proposed sign colors include gold, Cracker Barrel brown and ivory. The applicant has indicated that the proposed sign colors are consistent with Cracker Barrel sign prototypes and the colors are similar to, but do not comply with, the Township's approved color palette.
7. The applicant has indicated that variance relief is requested for freestanding sign setback per Section 190-179C(2)(b), where the proposed sign would be located ± 78 feet from the front property line and ± 47 feet from the side lot line (Sheet C-1) and 100 feet is required.
8. The Township Zoning Officer has indicated in a letter dated 6/6/2016 that variance relief is required to permit the use of Cracker Barrel logo(s) on freestanding, wall-mounted and directional signage, as logos are not specifically permitted in the ordinance and, therefore, are prohibited. The applicant has indicated that testimony will be provided at the hearing in support of these variances.
9. As per the applicant, revised plans have been provided to the Historic Preservation Commission for review with this resubmittal and all requirements for the Historic Preservation Commission have been met. Testimony will be provided regarding any comments or feedback from the Commission.
10. The applicant has requested variance relief for providing an undersized planted buffer. As per the applicant, landscaping has been provided to meet the intent of Section 190-166 with regard to landscaping requirements for buffer zones. The applicant has indicated that landscaping has been enhanced around the parking area, including additional trees and shrubs, and that a number of existing trees would be retained along Route 537 to provide additional parking lot screening. Shrubs have also been added around the filtration ponds. (See Sheet



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

LP-1 for additional details.) We defer to the Township Landscape Architect for additional comment on this item.

11. Per Section 190-159E(8), for commercial development, minimum front, side and rear yards of 100 feet are required for principal and accessory structures in the VC zone. A front yard of ± 90 feet and a side yard of ± 30 feet would be provided for the principal building; and side yards of ± 44 feet and ± 78 feet would be provided for an accessory structure (i.e., trash enclosure).

The applicant has indicated that testimony will be provided at the hearing in support of the requested variances for undersized yards for the restaurant building and trash enclosure. It should be noted that the subject property is irregularly shaped and development is further limited by the dedication of the adjacent Preserved Area on Lot 20.08.

12. With regard to the requested variance for locating parking within 50 feet of Route 537, the applicant has indicated that a portion of the Route 537 frontage meets the 50 foot parking setback (± 72 feet provided). The remainder of the frontage is along the DOT right-of-way, which extends approximately 34 feet into the subject property, thereby reducing the parking setback distance to 38 feet.

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

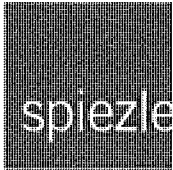
Respectfully submitted,

Paul A. Phillips, P.P., AICP

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

J16152

859-14 Ph II



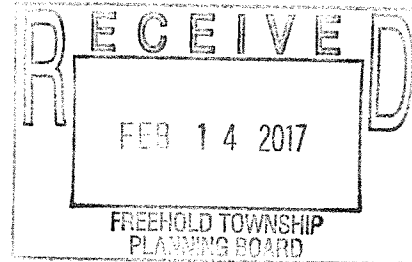
ARCHITECTURAL GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

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

February 14, 2017

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



Re: 3rd Architectural Review: Preliminary and Final Major Site Plan #859-14 Phase II
Cracker Barrel Old Country Store
Block 70, Lot 20.07 – 288-308 West Main Street

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:

- Letter of response to Twp. Professionals prepared by Design & Engineering, Inc., dated 1/23/17
- Site/Civil drawings C-0 thru C-6, SD-1 thru SD-6, & D-1, prepared by James A. Craig, dated 1/23/17
- Topographic Survey sheets 1 & 2 prepared by James R. Freeland, dated 8/2/16
- Landscape design drawings LP-1 thru LP-4 prepared by Bohler Engineering, dated 1/23/17
- Exterior Elevation renderings sheet A-4 and A-4.1 prepared by Design & Engineering, Inc and dated 1/23/17
- Line of Sight Study drawing prepared by Design & Engineering, Inc and dated 1/23/17

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:

1. No further response required

Original Comment

2. *Please certify that no new mechanical/electrical equipment will be mounted on the ground or roof without being shielded from public view as per T.O.*

Response

Line of Site Study indicates that no roof top equipment will be within reasonable site lines. Further, the written response by the applicant within the above-referenced letter of response states that roof top equipment will not be visible. As such, no further action is required.

MARYLAND

NEW JERSEY

NEW YORK

PENNSYLVANIA

SOUTH CAROLINA

P-6(a)



3. No further response required
4. No further response required
5. No further response required
6. No further response required

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

Please feel free to contact me if there are any questions regarding the above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steve Leone". The signature is stylized and includes a large, sweeping flourish that extends to the right.

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

859-14 4m 11



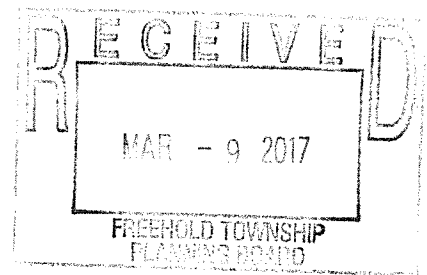
ARCHITECTURAL GROUP

SPIEZLE ARCHITECTURAL GROUP, INC.

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

March 9, 2017

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



**Re: Architectural Review: Preliminary and Final Major Site Plan #859-14 Phase II
Cracker Barrel Old Country Store
Block 70, Lots 20.07 – 288-308 West Main Street**

Dear Ms. Sims:

Please accept this letter of clarification with regard to the above application and specifically with reference to our bullet point number 1. For the purposes of clarifying our position and in order to provide more clear direction, our item number 1 is updated to read as follows:

- 1. The design as proposed does not meet the intent of the T.O. (Township Ordinance) with regard to maintaining a traditional "colonial" appearance. An application for variance notes the significance of maintaining the Cracker Barrel branded prototype while still offering a traditional "general store" appearance. ***This office defers to the Planning Board on the appropriateness of the requested variance.***

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.

MARYLAND NEW JERSEY NEW YORK PENNSYLVANIA SOUTH CAROLINA

P-6(6)

Shropshire Associates LLC

ESBE / SBE Certified

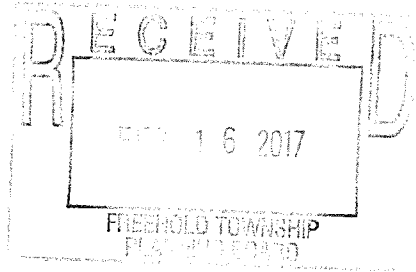
Traffic Engineering, Transportation Planning & Design

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

February 16, 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: **Cracker Barrel – Phase II (SP #859-14-PH2)**
288-308 West Main Street; Block 70, Lot 20.07
Freehold Township, Monmouth County
SA Project No. 16512

Dear Mr. White:

At the request of Freehold Township, a traffic review was performed for the above referenced site plan application. The materials submitted for review include:

1. Preliminary/Final Major Site Plan Phase II Tennant Work for Cracker Barrel Old World Store, Store Number 723, Prototype 180-16F, Block 70, Lot 20.07 Freehold, New Jersey; prepared by Design & Engineering; dated April 11, 2016 and revised to January 23, 2017.
2. Cover Letter with Responses for Cracker Barrel Old Country Store, prepared by Design Engineering, dated January 23, 2017.

The Applicant submitted a Site Plan set and other documents that were reviewed and a traffic review letter dated June 13, 2016 was issued. Subsequently, a Technical Review Committee (TRC) meeting was held on July 19, 2016 at which traffic and other review comments were discussed. A second traffic review letter dated October 18, 2016 was issued. The Applicant has since revised the plans and provided additional information to address remaining 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:

Access:

The site will be accessed from roadways internal to the Freehold Marketplace. Two (2) access driveways are proposed, one (1) along the Shopping Center Drive and one (1) along Walmart Drive. The driveways are 24 feet (ft) wide for two-way travel. The driveways provide access to internal circulation aisles. A historic site is located adjacent to this site and will require access.



The Applicant shall discuss access requirements for the historic site. Provision for access to the historic site may be required either from the Freehold Marketplace drives or from the restaurant internal circulation aisles.

A 30 ft access easement is provided for the historic site. Testimony shall be provided regarding access to the adjacent historic site.

Circulation:

Circulation aisles connect between the two (2) site driveways and parking spaces. Circulation aisles are 24 ft wide for two-way travel. Sidewalk is proposed on the north, east and west sides of the building allowing pedestrian access between parking spaces and the restaurant entrance. Sidewalk exists along the Walmart Drive frontage. No sidewalk exists along the Shopping Center Drive frontage, or along the Route 537 frontage.

A loading area is provided south of the building within the Shopping Center Drive Driveway, one of the two (2) main driveways. The Applicant shall describe delivery operation and its impact site circulation.

Testimony shall be provided regarding the delivery operation.

Parking:

A total of 128 parking spaces are proposed including five (5) handicap (HC) spaces and three (3) RV/bus spaces. Parking spaces are 9.5 ft by 19 ft typical with end spaces having an additional foot of width to be 10.5 ft. The RV/bus spaces are 11 ft by 40 ft. A loading area is provided south (or to the rear) of the restaurant building. The loading area is shown to be 12 ft by 45 ft.

All parking comments were addressed.

Off Site Improvements:

The site on Block 70, Lot 20.07 is within the Freehold Marketplace shopping center. The site is integrated into the existing internal vehicular and pedestrian circulation. Access to Route 537 will be via the existing Walmart Drive signalized intersection and the right-in/right-out Shopping Center Drive.

Monmouth County previously granted approval for the overall Freehold Marketplace. Intersection improvements were approved and constructed to accommodate overall traffic volumes for the Freehold Marketplace. Therefore, the County may or may not require additional improvements based on the current application for roadways and intersections under its jurisdiction.

The Applicant shall provide status of County review. If required, a copy of County approval shall be provided to Freehold Township.



Traffic:

A Traffic Assessment Study was conducted to determine the impact of the proposed 10,396 sf restaurant on the surrounding roadway network. The site is expected to generate a total of 93 AM trips, 81 PM trips, and 174 Weekend (Saturday) trips during the peak hour. The 2018 No-Build and Build conditions were analyzed and results compared. The report concludes that the proposed 198 seat Cracker Barrel will operate safely and not place a burden on operations of the adjacent street network.

The proposed Shopping Center Drive driveway is offset from the existing Olive Garden driveway by approximately 70 ft. Testimony shall be provided regarding the function of the driveways which are not aligned and have less than optimal separation.

Testimony shall be provided regarding the offset between the proposed driveway and the existing Olive Garden driveway.

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 'Andrew Feranda'. The signature is written in a cursive, flowing style.

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

MAYOR
Thomas L. Cook



TOWNSHIP OF FREEHOLD

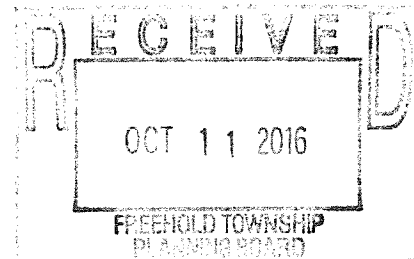
TOWNSHIP COMMITTEE
Anthony J. Ammirato, Deputy Mayor
Barbara J. McMorrow
Lester A. Preston, Jr.
David M. Salkin

"Preserving and Enhancing the Quality of Life"

To: Danielle Sims
Township of Freehold
Planning Board Administration Officer

October 11, 2016

From: Pasquale Popolizio
Township of Freehold
Director of Zoning/Housing



RE: Sign Review
Cracker Barrel Old Country Store
Block-70/Lot-20.07, 288-308 West Main St. (Zone: V-C)
Preliminary and Final Major Site Plan# 859-14 **Phase II**

Ms. Sims,

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

Signs Proposed:

1. One 100Sf internally illuminated double-faced pylon sign, advertising "Cracker Barrel" W/Logo, fronting West Main Street (A.K.A. Route#537) and Shopping Center Drive. The sign is proposed at a height of 20 Ft with a setback of 78.82Ft from W. Main St and 47.24Ft from Shopping Center Dr.
2. One 91Sf internally illuminated building mounted sign, on the front elevation, advertising "Cracker Barrel" W/Logo. The proposed sign is calculated at 6% façade coverage.
3. Four unconventional directional type signs throughout the site which complement/advertise the Cracker Barrel brand by way of logos, graphics, design, & color. All four proposed signs are less than 8 Sf in area and do meet the minimum 15 Ft setback requirements. Two of the proposed signs are to be jointly lit by a ground mounted light.

P-8



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

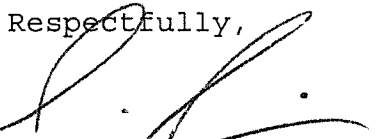
The following must be considered by the Board:

1. The sign colors proposed; Gold, Ivory, and Brown are not from the Township Color Palette. Sign colors must either be from the Township's approved color palette or be very similar; Referencing T.O. 190-176.O(2).
2. The pylon, façade, and one of the directional signs contain the Cracker Barrel graphic/Logo. A second directional sign contains a "frying pan" graphic. Logos and graphics are not specifically permitted therefore prohibited, "signs shall only advertise the business and product occupying a space"; Referencing T.O. 190-179.C(1) & 190-179.C(2) (a).
3. Regarding the proposed pylon there is a note on the Site Plan (Page C-1) stating: "coordinate with sign vendor at pre-installation visit". The Board should request for clarity regarding this note.
4. The proposed "Directional Signs" exceed the color limitation of three colors and consist of colors: Gold, Ivory, Brown, Clay, Black and Red which are not in conformance with the Township's approved color palette; Referencing T.O.'s 190-176.O(1)(b) & 190-176.O(2).
5. The directional signs do not meet the requirements set-forth in T.O. 190-174.A, which permits directional signs for public convenience but "shall not include advertising messages". The design, style, and message are an extension of the Cracker Barrel brand and therefore do conflict with the advertising limitation of this ordinance's permit exception, for directional signs.

Note: This review does reflect the distribution of plans dated 10/18/16.

Should you have any questions or concerns please feel free to contact this office.

Respectfully,



Pasquale Popolizio
Township of Freehold
Zoning Official

TOWNSHIP OF FREEHOLD



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

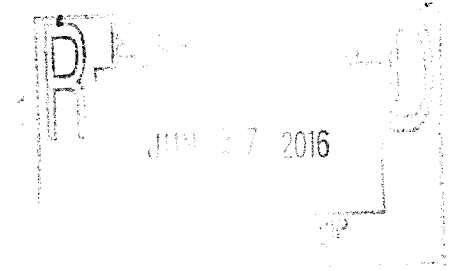
"Preserving and Enhancing the Quality of Life"

TO: The Freehold Township Planning Board

FROM: Margaret B. Jahn, Health Officer

DATE: June 27, 2016

SUBJECT: Cracker Barrel Old Country Store
Block: 70, Lot: 20.07
288-308 West Main Street
Pre & Final Site Plan # **859-14 Phase II**



We have reviewed the site plan for the above referenced project. Since the proposed site will utilize city sewer and water, and there are no other public health concerns, the Board of Health has no objection to this project.

854-14
MAYOR
Lester A. Preston, Jr.

TOWNSHIP OF FREEHOLD



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

"Preserving and Enhancing the Quality of Life"

February 7, 2017

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



RE: Preliminary and Final Major Site Plan #859-14 Phase II
Cracker Barrel Old Country Store
Block 70, Lot 20.07 – 288-308 West Main Street

Dear Mrs. Sims

The Fire Bureau Board met and reviewed the revised plans that were submitted. The plans have been approved as they were submitted.

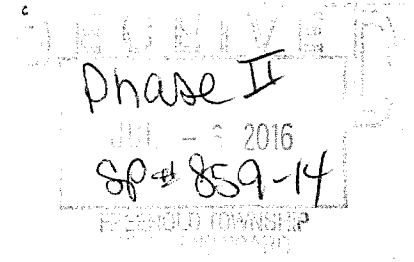
Sincerely,

Shaun M. Reilly
Fire Official / Chief of the Board

P-10

June, 14, 2016

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



Subject: JDN Real Estate – Freehold LP – Cracker Barrel – Block 70, Lot 20.07 plan # 859-14.

The June 13, 2016 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35pm. Board members present: Steve Leone, Dave Puchalski, Brij Sharma and Tom Moskal. Also attending were Kevin Moore and Brenda Shackelford (representing Cracker Barrel).

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.”

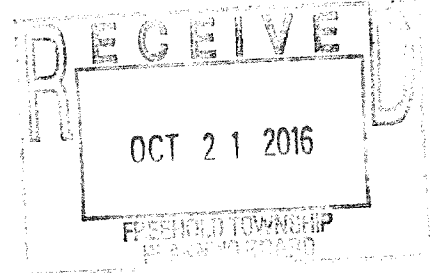
The Commission reviewed the project with the project’s representatives and has no comments or concerns.

The meeting was adjourned at 8:45 pm.

Tom Moskal
Chairman



Township of Freehold
HISTORIC PRESERVATION COMMISSION
One Municipal Plaza, Freehold, NJ 07728



TO: Danielle B. Sims, Administrative Officer, Planning Board
FROM: Joe Luongo, Chairman, Historic Preservation Commission
DATE: October 18, 2016
RE: Cracker Barrel
Site Plan # 859-14 Phase II
Block 70, Lot 20.07

The Historical Preservation Commission has reviewed the plans submitted for the above referenced project and offers the following comments:

Regarding the applicant's request for variances as required by Sections 190-159I and 190-114. Should these variances be granted the HPC requests that it may review and consult on the architectural design requirements submitted by the applicant.

Regarding the applicant's unwillingness to provide a display for artifacts uncovered at the site, the HPC requests that other measures be pursued by the Township to provide liability protection and afford responsibility so that these artifacts may be displayed at the location with no liability and responsibility to the applicant.

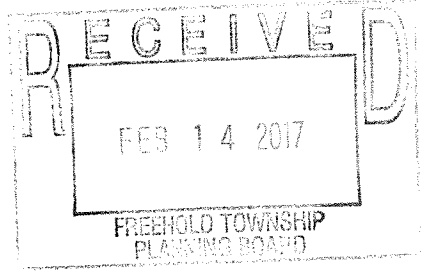
Joseph Luongo
Chairman, Freehold Township Historical Preservation Commission

P-12(a)

859-14 Ph II



Township of Freehold
HISTORIC PRESERVATION COMMISSION
One Municipal Plaza, Freehold, NJ 07728



TO: Danielle B. Sims, Administrative Officer, Planning Board
FROM: Joe Luongo, Chairman, Historic Preservation Commission
DATE: February 14, 2017
RE: Preliminary and Final Major Site Plan Site Plan # 859-14 Phase II

The Historical Preservation Commission has reviewed the plans submitted for the above referenced project dated January 30, 2017 and offers no comments:

Joseph Luongo
Chairman, Freehold Township Historical Preservation Commission

P-12(b)

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

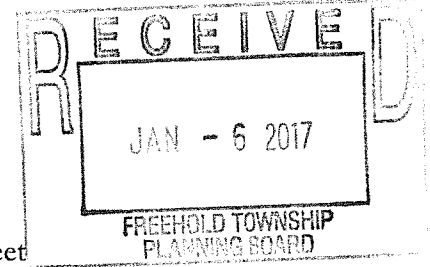
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: January 6, 2017

RE: Soil Removal Application #SR-08-16
JDN Real Estate – Freehold, L.P.
Part of Block 70, Lot 20.07 – 288-308 West Main Street
(Site Plan #859-14 Phase I)



This review refers to the following:

- Application for the Licensing for Soil Removal/Fill, dated December 7, 2016, prepared by ESP Associates – Trevor Taylor, P.E., signed by JDN Real Estate - James Grafmeyer.
- Topographical Survey of Property, DDR Corp, Part of Lot 20.07, Block 70 and Beadleston Drive, Freehold Township, Monmouth County, New Jersey, sheet 2 of 5, dated January 6, 2015, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.
- Site Plan & Soil Erosion and Sediment Control Plan, Cracker Barrel, P/O Block 70, Lot 20.07, Freehold Township, Monmouth County, New Jersey, sheet 3 of 5, dated February 8, 2016, revised September 9, 2016, prepared by ESP Associates, signed and sealed by John J. Stefani, P.E., L.S.

In conjunction with Major Site Plan application No. 859-14 (Phase I), the applicant is proposing to export approximately 14,500 cubic yards of fill from the site. At this time, the applicant has not yet appeared before the Planning Board for site plan approval of their current application for preparation of the site for the proposed Cracker Barrel Restaurant. I have no objection to the Board approving this application and permit subject to approval of the site plan application and addressing the following comments:

1. The applicant shall provide a cut & fill plan and associated calculations demonstrating the amount of fill to be removed from the site.
2. The applicant shall obtain approval from the Freehold Soils Conservation District.



To: Planning Board
Re: Soil Removal Application #SR-08-16
JDN Real Estate – Freehold, L.P.
Part of Block 70, Lot 20.07 – 288-308 West Main Street
(Site Plan #859-14 Phase I)

January 6, 2017

3. It is apparent that no Township roadways will be used to haul the fill. As such, no performance bonds should be required.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

631-2-17
MAYOR
Lester A. Preston, Jr.

TOWNSHIP OF FREEHOLD



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

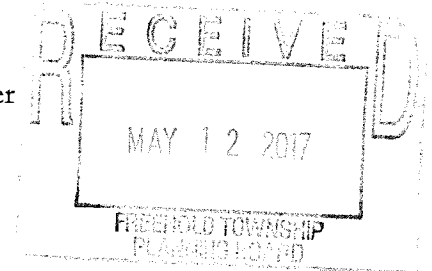
MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: May 12, 2017

RE: TD Bank - Freehold
600 West Main Street
Block 85.12, Lot 23
Site Plan w/ Waiver of Site Plan Details #631-2-17
(Request to Excise Condition for One-Way Circulation)



This review refers to the following:

- Traffic Investigation Report, Proposed TD Bank Drive-Up ATM, 600 West Main Street & Redwood Lane, Township of Freehold, Monmouth County, New Jersey, dated April 4, 2017, prepared by Atlantic Traffic + Design, signed by Corey M. Chase, P.E., signed and sealed by John R. Harter, P.E.
- Construction Plan Exterior, A-102, TD Bank, Freehold – ATM, 600 West Main Street, Freehold, NJ 07728, one (1) sheet, dated April 27, 2016, prepared by Bergmann Associates, by Scott P. Wrasman, AIA, unsigned.
- Amended Preliminary and Final Site Plan Approval with Waiver of Site Plan Details, Planning Board of the Township of Freehold, RE: TD Bank, N.A., Application No. 631-1-16, dated December 1, 2016.

Executive Summary

1. On November 3, 2016, the applicant appeared before the Planning Board and received approval for the installation of a new drive-up remote ATM and associated site improvements including new protection bollards around the ATM, a concrete pad and curbing within the area of disturbance of the drive thru island, and new drive-thru/ATM lane striping. As a condition of approval, the Planning Board required that the applicant modify the existing two-way traffic circulation on the site to one-way and in the counter-clockwise direction. Per the Board's recommendation at the November 3, 2016 hearing, this one way pattern will improve safety and movement of vehicles. The applicant is now subsequently appearing before the Planning Board to remove this condition from the approval.

P-1



To: Planning Board
Re: TD Bank - Freehold
Minor Site Plan #631-1-16
Block 85.12, Lot 23

May 12, 2017

The following comments are provided:

1. If the Board determines that the condition of approval for one-way circulation will remain in effect, the applicant shall revise the plans to reflect the new circulation pattern and angled parking spaces in accordance with Township Ordinance section 190-162. If this revision results in a reduction in parking that requires a variance, it is recommended the Board grant such variance. The applicant should be prepared to provide testimony in this regard.
2. All other items as outlined in the prior report dated October 27, 2016 and prepared by this office for the original site plan application (#631-1-16) must still be addressed.

TIMOTHY P. WHITE
Township Engineer

TPW/mb

Shropshire Associates LLC

ESBE / SBE Certified

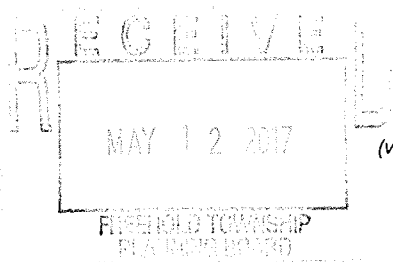
Traffic Engineering, Transportation Planning & Design

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

May 12, 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: **TD Bank (SP # 631-2-17)**
600 West Main Street; Block 85.12, Lot 23
Freehold Township, Monmouth County
SA Project No. 16523

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. Cover Letter for TD Bank NA, 600 West Main Street, Block 85.12, Lot 23; prepared by Del Duca Lewis, dated April 27, 2017.
2. Construction Plan Exterior – TD Freehold ATM, 600 West Main Street, Freehold; prepared by Bergman Associates; dated April 27, 2016.
3. Traffic Investigation Report for Proposed TD Bank Drive-Up ATM, 600 West Main Street; prepared by Atlantic Traffic & Design, dated April 4, 2017.
4. Resolution of Approval (Preliminary & Variance and Final) for TD Bank with conditions for Application No. 631-97 with corresponding Professional Reviews attached, dated July 1, 1998.
5. Resolution of Approval (Amended Preliminary and Final) for TD Bank with conditions for Application No. 631-1-16 with corresponding Professional Reviews attached, dated December 1, 2016.

The Minor Site Plan set and corresponding application documents were reviewed with respect to the Applicant's request of the Freehold Township Planning Board for approval of an ATM only lane. A Planning Board hearing was held on November 3, 2016 and the application was approved with conditions. One condition of approval requires on-site circulation around the building to be one-way counter-clockwise (Condition No. 1 page 3 and 4 of the Resolution dated December 1, 2016). The current application is for elimination of this condition requiring one-way counterclockwise circulation.

Based on review of the exterior construction plan, traffic investigation report and corresponding documents the following traffic comments are offered:

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-2



Circulation:

1. *The site currently has two-way circulation for access to the two (2) site driveways and through the parking areas. The paved area behind (east) the bank building has four (4) drive-thru lanes and a pass-by lane. Travel in this area is one-way in the northbound direction or counter-clockwise around the building. The bank circulation was configured as such since its construction per the 1998 site plan approval (Application No. 631-97) and as memorialized in Planning Board Resolutions, Preliminary and Final, dated July 1, 1998.*
2. *The existing TD Bank driveway along West Main Street permits right & left-turns in and right-turns out only.*
3. *The existing TD Bank driveway along Redwood Lane is a full movement driveway allowing all inbound and outbound movements. Entering movements must turn right to circulate counter-clockwise around the north and west sides of the building.*
4. *Two-way circulation currently exists along the north side of the bank building. Vehicles traveling clockwise toward the Redwood Lane driveway exit must pass the drive-thru lane exits. A stop bar was previously recommended for exit from the drive-thru lanes to limit conflicts. The clockwise flow toward the Redwood Lane exit opposes existing counter-clockwise flow from the drive-thru lanes and vehicles entering from the Redwood Lane driveway.*
5. *One-way counter-clockwise flow around the bank building will reduce vehicle conflict points.*
6. *Circulation aisles to the north and west of the building are 25 ft wide or greater.*

Traffic Volume:

7. *The Traffic Investigation Report prepared by Atlantic Traffic & Design includes peak hour site circulation volumes for weekday midday (MD), weekday afternoon (PM), and Saturday (Sat.).*
8. *Vehicles entering via West Main Street are 27 MD/ 20 PM/ 48 Sat. during the peak hours.*
9. *Vehicles entering via Redwood Lane are 52 MD/ 44 PM/ 58 Sat. during the peak hours. These volumes are greater than traffic entering from the West Main Street entrance.*
10. *Peak hour exit from the drive-thru lanes is 29 MD/ 14 PM / 42 Sat. with all but 1 vehicle during the Sat. peak hour leaving the site via the Redwood Lane exit. The one (1) Sat. peak hour trip not leaving turned left to circulate counter-clockwise around the building.*
11. *Peak hour use of the bypass lane is 11 MD/ 7 PM/ 15 Sat. One (1) vehicle turned left during the midday and one (1) turned left during the Saturday peak hours*



to circulate counter-clockwise around the building. All other vehicles using the bypass lane leave the site via the Redwood Lane driveway.

- 12. Peak hour clockwise circulation around the north of the building and past the drive-thru exit lanes is 19 MD/ 22 PM/ 22 Sat. for exit from the Redwood Lane driveway.**

Accident Analysis

- 13. The Traffic Investigation Report includes evaluation of accident data for latest three (3) years (2014 – 2016) on the TD Bank site. There were three (3) accidents in the three (3) year period, two (2) of which were parking related and the third occurred within a drive-thru lane.**

Recommendations:

- 14. For one-way traffic circulation around the bank building, the following are recommended:**

- A. Do Not Enter Signs (R5-1) shall be installed on both sides of the circulation aisle near the southwest corner of the bank building. This will prohibit clockwise circulation around the west and north sides of the bank building.**
- B. The 14 parking spaces between the bank building and West Main Street shall be restriped as diagonal spaces to reflect the counter-clockwise direction of travel. This might cause the loss of one (1) parking space.**
- C. The Board may also consider one-way clockwise circulation looping through the parking area to the south of the bank building.**
- D. A stop bar was previously recommended across the drive-thru lane exits. The stop bar could be supplemented with "STOP" pavement marking text for each lane. "STOP" text if installed shall be white thermoplastic.**

- 15. All traffic comments found in the October 14, 2016 traffic review letter shall be addressed unless as modified by comments found in this letter.**

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

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink that reads 'Andrew Feranda' in a cursive, flowing script.

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