

Borough of Freehold
Planning Board
Agenda No. 20-12
October 28, 2020

The Freehold Borough Planning Board will hold a Video Conferencing Online Meeting on Wednesday, October 28, 2020 at 7:00 PM in accordance with the New Jersey State Emergency Declaration.

1. Call to order and statement of compliance. Adequate notice of this meeting has been provided by posting a copy of public meeting dates on the municipal bulletin board and by sending a copy to the Asbury Park Press and the News Transcript and filing a copy with the Municipal Clerk.
2. Roll call of members and consultants.

Mr. Kevin A. Kane, Mayor
Mr. William Barricelli, Class IV Member
Mr. Paul Ceppi, Class IV Member
Mr. Michael McCabe, Class IV Member
Mr. Garry Jackson, Class II Member
Mr. Michael Wildermuth, IV Member
Ms. Shealyn M.S. Crombie, Class IV
Ms. Caridad Argote-Freyre, Class IV
Mrs. Margaret Rogers, Class III Member
Ms. Brianne Kozlowski, Alternate I
Mr. Ronald D. Cucchiaro, Esq., Board Attorney
Mr. William Wentzien, PE, Board Engineer

3. Approval of Minutes from the Meeting of September 23, 2020. (See Attachment I)
4. Memorialize Resolution for Application Ronko Developers, Inc.
Applicant Number: PB-BV-2020-004
Location: Bond Street
Block 58 Lots 26
Zone: R-4
Request: Bulk Variance Relief (See Attachment II)
5. Application Number: PB-UV-2020-005
Applicant Broadway Family Health Care
Location: 13 Broadway - Block 42, Lot 10
Zone: B-1
Request: Use Variance & Final Site Plan
(See Attachment III)

Borough of Freehold
Planning Board
Agenda No. 20-12
October 28, 2020
Page 2 of 2

6. Discussion - in person meetings, Chairman Barricelli.
7. Adjourn.

*All backup material in regards to the agenda can be viewed in the Land Use office and on our website http://www.freeholdboroughnj.gov/PB/PB_agendas.html


Dominica R. Napolitano
Planning Board Secretary
October 23, 2020

ATTACHMENT I

FREEHOLD BOROUGH PLANNING BOARD

MINUTES OF SEPTEMBER 23, 2020

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, September 23rd at 7:00 p.m. remotely in accordance with the New Jersey State Emergency Declaration.

Chairman Barricelli stated that this meeting was provided in accordance with the Open Public Meeting Act, by providing a copy of the agenda to the official newspaper and posting same on the official bulletin board of the Municipal Building.

Ronald D. Cucchiaro, Esq., from Weiner law Group preformed the Swearing in of the Oaths of Office for the following appointments; Ms. Caridad Argote-Freyre, Class IV, from Alternate 1 and Brianne Kozlowski, Class IV Alternate No.1, both terms expiring December 31, 2021.

Mr. Barricelli called for the Pledge of Allegiance.

ROLL CALL

PRESENT	Mr. William Barricelli
PRESENT	Mr. Paul Ceppi
ABSENT	Mr. Michael McCabe
PRESENT	Mr. Michael Wildermuth
PRESENT	Mr. Garry Jackson
PRESENT	Ms. Shealyn M.S. Crombie
PRESENT	Ms. Caridad Argote-Freyre
PRESENT	Councilwoman Margaret Rogers
PRESENT	Ms. Brianne Kozlowski

Mr. Barricelli read Item No. 3 on the Agenda as follows:

Approval of Minutes from Planning Board Meeting June 24, 2020

Mr. Wildermuth made a motion to approve the minutes, Ms. Crombie seconded.

Yes	6	Barricelli, Wildermuth, Jackson, Crombie, Argote-Freyre and Councilwoman Rogers
No	0	
Abstain	2	Ceppi & Kozlowski
Absent	1	McCabe

Mr. Barricelli read Item No. 4 on the Agenda as follows:

Application Number: PB-BV-2020-004

Applicant: Ronko Developers Inc.

Location: Bond Street

Block 58 Lots 26 - Zone: R-4

Request: Variance Relief

Paul Mirabelli, Esq –representing applicant, Ron Koenig, Ronko Developers, Inc., this is a two story frame dwelling, 4 bedrooms; seeking three variances; lot size, 5,162.7 square feet, 7,200 is required; lot width of 51.6 square feet, 60 is required; both conditions are preexisting; side yard variance, Third Street, 8.39 square feet, 25 is required;

Marc Leber, Planner – sworn in by Ron Cucchiaro;

Licensed and practicing civil engineer since 2004 and as a Planner since 2005; testified before many board throughout New Jersey;

Mr. Mirabelli – requesting Mr. Leber start with an overview and then address the variances and through the engineer letter;

Mr. Leber – shares screen; set of six (6) color photographs taken by Mr. Leber; block 58 lot 26, property is north east corner of Bond and Third Streets, zone is R-4, residential; property is currently vacant, unusually shaped with 58 foot frontage along Bond, 130 frontage on Third Street; photos Bond runs to right, Third to the left and property is in middle with fence and trees and street sign; 2nd photo, property on left looking down Bond Street, third photo, looking up Third Street, property on your right; forth photo, standing on Bond, looking into property, open, with trees along perimeter; fifth photo looking down property line, neighbor to right, lot 25; sixth photo, shows the site triangle issue in the engineers report, if you approach the stop sign on Bond Street, to make a turn onto Third, the vegetation obstructs view; we will correct by removing the tree, in poor condition and remove fence, providing clear sight distance at intersection; stop screen share

Now to plan – this was submitted with application; date August 13, 2020; applicant proposes to construct single family home with four bedrooms; couple of non-conformities, fist, minimum lot area, corner lot in R-4, required 7,200 square feet, interior are 4,800 square foot minimum; this corner lot has 5,162.7 square feet, deficient; other non-conformity corner lot also requires 60 feet of width, we have 51.6 along Bond; this is an isolated undersized lot, the applicant mailed letters to the surrounding properties seeking to either purchase additional land to bring his property further into conformity or to seek if someone was interested in purchasing his lot; no response received; all lots surrounding at the minimum required coverage; as side from being undersized, there is a hardship being a corner lot, corner lots have two front yards, the minimum front yard required is 25 feet, from both Bond and Third, there is no room to construct the house without requiring a variance; we decided to hold the 25 ft. set back on Bond Street; the minimum side yard setback is five feet; however, there is an encroachment from lot 25, their steps; to be conservative, rather than be five feet from the property line, we set the house five feet from the steps; trying to ensure there is a minimum side yard setback allowing to access the rear of the yard;

Mr. Cucchiaro – Mr. Leber is there a plan to eliminate the encroachment or having it remain;

Mr. Leber – Mr. Mirabelli reached out to the owner; I can't answer, we prefer to eliminate the encroachment, steps go to landing, door of side of house on lot 25; architecturally they could relocate the door to the back wall of the dwelling, but I don't know of a decision;

Mr. Cucchiaro – you are here, you have to tell us; if your hedging that means it will probably stay; if going to stay I would ask our board engineer, your proposing is five feet away from encroachment, there is a zero foot setback because of the encroachment;

Mr. Leber – correct

Mr. Mirabelli – in discussion the neighbor said after the application he'll sit with us and come up with a solution to the problem;

Mr. Cucchiaro – if no deal in place we have to consider the encroachment is staying; the Board will have to consider it is staying; if you can eliminate that is fine, you're not saying it is, so we have to consider that it will remain as part of this application tonight

Mr. Leber – position of house, keeps to 8.3 feet from Third Street, where 25 is required; approximately another 8 feet to the curb line, so from travel way the set back is 16 feet; I looked at other lots in area, to see if this lot is out of character;

Mr. Leber – something new, needs to be marked;

Mr. Cucchiaro – A-7 – surrounding lots exhibit;

Mr. Leber – this is our lot, 26, block 58; putting the tax maps together, within a one block radius which lots are undersized in area and width and still have a single family home on them; starting west, four lots on Second Street, each corner lot are 40 foot width but require 60 feet, each undersized; Third Street, block 57 lot 8, width is less than 20 feet, behind our lot, lot 1 angle of Third, intersects, similar shape as ours and undersized; lots 9 and 10, each undersize but 10 is corner, requiring larger width and area and has a house; block 61 lot 35 most similar to our property, corner lot undersize in width and area; these lots outlined in black, distinguish same ownership because lots could be bigger;

From a planning perspective, our lot is not out of character for the area and certainly positives for this application; intentionally kept driveway far from intersection; clear out site triangle obstruction at the intersection and remove the fence; also a missing link on the sidewalk; sidewalk extends on Liberty, along Third and ends at our lot; Liberty Street there is a park, on Bond there is sidewalk but along Third at our frontage, no sidewalk, we will install the missing link to connect to the sidewalk at the next property;

Off street parking, we have two spaces provided, includes garage as one space; we conform with lot coverage for the zone, we are not asking for relief; the architectural plan (which was submitted to the PB Board, prepared by Jason Peist) is similar to houses constructed across the street from this property; front elevation, two story house, single car garage with entrance on left; rear of dwelling, set of sliding glass doors, access the back yard; side elevations, standard, vinyl siding, asphalt shingle roof house; with lot configuration, ample space in rear, setback is 57 ft to back property line; depth is 43 ft, width is 24 feet, very characteristic to three new homes across the street;

Mr. Ceppi – the homes identified as being smaller lot sized, do you know construction period, are they new homes or built within past ten years or when zoning may have been different;

Mr. Leber – I do not know when built, looking up now; Center Street, sharing screen, this could be older and resided and added new garage door, but looks new; but I do not know;

Mr. Wentzien – proposed variance – pointing out side yard setback, 8.39 feet; the entire side needs to be within the 25 ft, not just one point; the follow up question, with respect to the other locations you pointed out as being similar in nature, are the entire portions of those houses be with similar encroachment in nature to what you are proposing?

Mr. Leber – we did not specific survey but did notice on some of the corner lots, the houses setback further than the neighbor, keeping site triangle visible; our plan, at the furthest point, front left corner, at porch, setback would be 19.74 ft; if moved the house closer to Bond Street by 5 ft, giving 20 ft setback, then rear left corner would increase from 8.4 to about 10; making the change is not perceptible to walking by;

Mr. Wentzien – it needs to be understood that the entire side of the house is going to be within the setback and not just one point;

Mr. Wentzien – going through the report; parking, noted two spaces provided meets parking requirements set by code; note for record, calculated for residential site improvement standards but local code, if necessary an element of granting of de minimis exception from the RSIS but does meet Borough code;

Mr. Cucchiaro – if it does not meet RSIS they need a de minimis exception;

Mr. Leber – the RSIS under parking requirements, table 4.4 there is a foot note (a); when determination of required number of parking spaces results in a fractional space for the entire development any fraction of one half or less maybe disregarded while a fraction of excess of one half shall be counted as one parking space.

Mr. Wentzien – you are correct, I saw .5 and went to three; I am noting same in my records and will clarify my report to note same; fencing, is all fencing, vegetation and a tree being removed;

Mr. Leber – all fencing, over grown vegetation, tree on corner and a tree on Third Street, which is blocking the view of traffic; two trees in center of foot print are being removed; any of the growth impeding the view will be removed and replaced with lawn;

Mr. Wentzien – ok, you are clearing lot, to build; my recommendations is that some buffer type planting around the corner of house; is that something you are willing to do;

Mr. Leber – could suggestion; we can put on plan;

Mr. Wentzien – also a plot plan to finalize but for purpose now I reference, how many street trees will there be once improvements are in place;

Mr. Leber – I do not show any new street trees; if we keep one tree in rear on Third, there may be room for an additional tree on Third; on our plot plan we can be more specific where we have opportunity to place; if you look at photos, see when sidewalk ends, in this area we seek to retain; from this point forward we would look to remove, they are not in good condition either, a hazard at this point;

Mr. Wentzien – fare to say, remove vegetation within the site easement and trees within building foot print coming out; any street trees on Third that are able to stay without conflicting with construction will stay and will investigate the ability to provide one additional street tree along Third;

Mr. Leber – correct;

Mr. Cucchiaro – is there an ordinance for a certain number of street trees, requiring relief;

Mr. Wentzien – only for a subdivision, relief not required;

Mr. Leber – on Bond there are wires, if there is a specific type tree please advise;

Mr. Wentzien – looking at the plan, with the site easement on the angle is more acute than 90 degrees; the free space left between that and driveway, type of tree will need to size specific; if will to put one on Bond Street also between edge of driveway and site easement we can work out species with you;

Mr. Leber – tree to right of driveway;

Mr. Wentzein – about 8 feet in space, plenty of space; this is beneficial to the site;

Mr. Wentzien – my page 4, reference to amended plot plan, my first six comments where items to be added to plan, you agree;

Mr. Leber – yes we can do;

Mr. Wentzien – section 7, already discussed (trees); also site consideration, once driveway feeding adjacent lot, is removed and removing portion of existing concrete pad also an encroachment, confirm there will be no access to lot 25 across this lot, correct; all cross access will stop;

Mr. Leber – correct; driveway currently there from Third will obviously be removed when we do sideway along road; remove curb opening so not to invite anyone to turn into that area;

Mr. Barricelli – when the planners said “they” do they mean “we”; who is responsible for repairing the cutout of the curb;

Mr. Wentzien – those are improvements of the sidewalk will include the curbing improvements all at the expense of the applicant;

Mr. Wentzien – also the storm water runoff on the site; usually in the Borough, with minor site plans, you can put stone recharge trench along the driveway or similar to help address no build to a build on a lot with variance;

Mr. Leber – acceptable, we’ll comply;

Mr. Wentzien – that is all;

Mr. Barricelli – in display of surrounding areas of non-conforming, you said several of them, people owned two lots at corners; were 25 and 26 ever owned by the same individual;

Mr. Mirabelli – research showed in 2007 or 2008 this lot was sold to separate owner, 1977 may been one owner, but not sure of the history;

Mr. Barricelli – you spoke to the neighbor, are they the owner of the tenant;

Mr. Mirabelli – we spoke with the owner, but the property is a rental;

Mr. Barricelli – technical difficulties

Mr. Wildermuth – Good time for a break; 7:50pm - motion for a 5 minutes recess

Mr. Ceppi – seconded the motion;

All in favor – aye (all) – nay (none)

Meeting resumes 7:56pm

Mr. Barricelli – any questions for the Planner from the Board;

Councilwoman Rogers – with respect to trees being removed, are those Borough trees or property owner trees; if Borough trees you need to approval to remove the trees;

Mr. Wentzien – when we review the plot plan, we can advise you how to proceed;

Mr. Barricelli – any other questions;

Mr. Jackson – proposed house is very closed to existing house; if we approve, will neighboring house be full of water after first storm; will the dry well prevent;

Mr. Wentzien – yes, the dry well will directly address runoff from the roof, best way to go; I can suggest additional ground grading be added on the east side;

Mr. Leber – the neighbor is higher than this lot; I am not worried; but we’ll review;

Ms. Freyre – when removing the driveway, you are also removing part of a garage concrete floor; and there is no structure correct;

Mr. Leber – that is correct, we are also removing the concrete flooring and no structure;

Mr. Barricelli – any members from the public have questions for the planner;

Mr. Jackson – motion to close public questions to the planner; Councilwoman Rogers seconded;

Yes	8	Barricelli, Ceppi, Wildermuth, Jackson, Crombie, Argote-Freyre Councilwoman Rogers and Kozlowski
No	0	
Abstain	0	
Absent	1	McCabe

Mr. Barricelli – additional testimony;

Mr. Mirabelli – no that is all;

Mr. Barricelli – any questions or comments

Mr. Wildermuth – Ron, we are only approving or not on this application base off of the variance for the lot width, variance for setback;

Mr. Cucchiaro – the variances are listed in Mr. Wentzien report;

Mr. Wildermuth – I have concerns about the encroachment of the steps on the east side of the proposed dwelling; but applicant is giving 5 feet distance between the dwelling and those stairs; therefore, giving required setback;

Mr. Cucchiaro – no, the fact that stairs exist on property line, makes a zero foot setback; they have planned to set back from those stairs, and that satisfies there burden of proof to get a variance but does not change there is a zero foot variance because of the encroachment;

Mr. Wentzien – because stairs are there, they are part of improvements measured against lot 26;

Mr. Wildermuth – it is within code, giving the 5 feet;

Mr. Wentzien – no, existing steps provide zero setback, by staying on lot 26 they are part of what is considered part of lot 26;

Mr. Cucchiaro – you have three choices;
You can deny;
You can issue an approval with encroachment to be removed;
You can approve with the encroachment be eliminated with variance;

Mr. Wildermuth – I have concerns about the stairs being so close; looking at surround structures, the way properties work; I don't see other properties so close, stairs exacerbate that issue;

Mr. Cucchiaro – you can make the approval with the encroachment being eliminated;

Mr. Wildermuth – that Mr. Chairman is what I would support;

Mr. Mirabelli – the applicant will agree to that;

Mr. Ceppi – if the stairs go away, they can shift the property back a bit off Third to get a bit further back, from the street;

Mr. Leber – to move the proposed home another few feet toward the neighbor but will that address Michael's problem with the distance of the neighbor;

Mr. Ceppi – true; I guess either to close to the neighbor or to the street;

Mr. Mirabelli – we are adding landscape by the street will give a buffer;

Ms. Crombie – I drove by lot today and also have google maps up; if you go, from Third Street toward Center the houses on the same side as this lot do not have a sidewalk and the houses are very close the street; just an observation;

Mr. Barricelli – how did the neighbor start parking on the property; once we close that access point, there is no parking on lot 26; I have driven by four times, there is always a car parked on you lot;

Mr. Leber – there is street parking permitted on Bond Street; the neighbors lot, lot 26 does not have a driveway;

Mr. Barricelli – would you consider giving that person a driveway;

Mr. Leber – not enough room to install a driveway;

Mr. Ceppi – sounds like neighbor is trespassing; steps, driveway;

Mr. Barricelli – any more questions from the Board; any comments from the public regarding this application;

Mr. Wildermuth – motion to close public comments; Mr. Ceppi seconded;

Yes	8	Barricelli, Ceppi, Wildermuth, Jackson, Crombie, Argote-Freyre Councilwoman Rogers and Kozlowski
No	0	
Abstain	0	
Absent	1	McCabe

Mr. Barricelli – Board, we have a proposal with variances; any discussion or deliberations; or additional questions;

Mr. Cucchiaro – Mr. Chair, I would like to highlight the conditions placed on the record, not the least of which is the encroachment of the stairs; (this was not clear on the recording – could no hear)

Mr. Barricelli – any Board member want to comment on application or make a motion;

Mr. Wildermuth – I will make a motion to approve with conditions; Ms. Crombie seconded;

Yes	8	Barricelli, Ceppi, Wildermuth, Jackson, Crombie, Argote-Freyre Councilwoman Rogers and Kozlowski
No	0	
Abstain	0	
Absent	1	McCabe

Mr. Mirabelli – thank you

Mr. Barricelli – Councilwoman Rogers anything from Council

Ms. Rogers – Nothing new to report; welcome and congratulations on our new member and current member on moving up; we have an event at the Court Street school this weekend; restaurants are open; nothing new from Council, be safe; thank you;

Mr. Barricelli – Ron anything;

Mr. Cucchiaro – no Mr. Chairman

Mr. Barricelli – Dominica anything coming up;

Ms. Napolitano – we have a Use Variance, probably the 2nd meeting date in October;

Mr. Barricelli – hopefully not zoom;

Mr. Cucchiaro – we have to see the practicalities with complying with all the executive orders;

Councilwoman Rogers – Council has been meeting in person, we have separated and marked spaces;

Mr. Cucchiaro – we have more members than governing body, make sure we all have mics and are six feet apart; executive orders change day to day;

Mr. Barricelli – congratulations to Caridad as a full member and welcome Brianne; motion to adjourn;

Councilwoman Rogers – motion to adjourn; all in favor;

All in favor; Aye (all) – Nay (none)

Mr. Barricelli – thank you all for coming tonight, it was nice seeing you all and look forward to seeing you all in person soon.

Meeting adjourned at 8.25 PM.

Respectfully submitted,

Dominica R. Napolitano

ATTACHMENT II

Prepared by:

Ronald D. Cucchiaro, Esq.

THE PLANNING BOARD OF THE BOROUGH OF FREEHOLD
(JOINT LAND USE BOARD)
RE: RONKO DEVELOPERS, INC.
BLOCK 58, LOT 26
APPLICATION NO. PB-BV-2020-004
BULK VARIANCE RELIEF

RESOLUTION

M offered the following Resolution and moved its adoption which was
seconded by M

WHEREAS, Ronko Developers, Inc., hereinafter referred to as the "Applicant," the owner
of premises known as Block 58, Lot 26 as shown on the Tax Map of the Borough of Freehold and
located at the intersection of Bond Street and Third Street; and

WHEREAS, Applicant has applied to the Freehold Borough Planning Board for bulk
variance relief; and

WHEREAS, a virtual public hearing was conducted by the Freehold Borough Planning
Board on September 23, 2020; and

WHEREAS, Marc Leber, P.E., P.P., presented sworn testimony; and

WHEREAS, the Planning Board also considered the following Exhibits at said meeting
which were marked into evidence and enumerated as follows:

- A-1 – A-6 Color Photos
- A-7 Tax Map of Surrounding Lots
- A-8 Land Use Application Checklist dated 7/31/2020.
- A-9 Planning Board Application Form dated 8/17/2020.
- A-10 Zoning Denial dated 7/23/20.

- A-11 Photograph of existing site, no date
- A-12 Plan entitled 'Bond Street, Variance Plan/Building Permit Plot Plan, Block 58, Lot 26, Tax Map Sheet No. 34, Borough of Freehold Monmouth County, New Jersey' prepared by East Point Engineering, LLC, consisting of one (1) sheet, dated August 13, 2020.
- A-13 Survey entitled 'Survey of Property, Lot 26, Block 58, Borough of Freehold Tax Map, Situate in Borough of Freehold, Monmouth County, New Jersey' prepared by R.H. Morris Land Surveying, consisting of one (1) sheet, dated April 4, 2020.
- A-14 Architectural Plans entitled 'New Family Residence, Bond Street, Borough of Freehold, Monmouth County , Block 58, Lot 26' prepared by Jason Peist, Architect, LLC, consisting of two (2) sheets, dated August 5, 2020.
- B-1 Abington Engineering Report Dated September 14, 2020

WHEREAS, the Freehold Borough Planning Board carefully considered all of the evidence, testimony and exhibits presented including questions and testimony of interested parties and based thereon has made the following findings of fact and conclusions of law:

1. The subject parcel has been designated as Block 58, Lot 26 on the Official tax map and is located at the intersection of Bond Street and Third Street. Lot 26 contains 5,162.07 s.f. within the R-4 (Residential) Zone.
2. The subject Property is vacant with a stone drive traversing the rear to adjoining Lot 25. A concrete staircase on Lot 25 encroaches on the subject Property.
3. The Applicant is seeking bulk variance relief in order to construct the following:
 - a. Proposed two-story frame dwelling, containing four (4) bedrooms with the front facing Bond Street;
 - b. Proposed driveway off Bond Street;
 - c. Removal of the stone driveway at the rear northerly end of the lot off Third Street;

- d. Removal of that portion of an existing concrete garage floor which encroaches on Lot 26 which is servicing adjacent Lot 25. The area of concrete encroachment being removed is approximately 110 feet.

4. Counsel for the Applicant, Paul Mirabelli, Esq., explained that the Applicant was seeking bulk variance relief to permit the construction of a single-family home on a vacant undersized lot. He explained that the proposed home would contain four (4) bedrooms and required three bulk variances.

5. The Applicant's Planner and Engineer, Marc Leber, PE, PP, introduced six (6) color photographs which depicted the existing conditions on the subject Property as well as in the general area. He stated that the Applicant was seeking to construct a four (4) bedroom single-family home on the undersized vacant lot. Mr. Leber testified that the following variance relief was required:

- a. **Section 18.24.050 Minimum Lot Width:** In the R-4 Residential Zone, the minimum lot width is 60 feet. The lot width, measured at the front setback, is 51.6 feet. This is an existing condition.
- b. **Section 18.24.050 Minimum Front Yard Setback:** In the R-4 Residential Zone, the minimum front yard setback is 25 feet. The proposed dwelling is setback, at its closest, 8.39 feet from the Third Street right-of-way, being a proposed variance. It is further noted that the full length of the proposed Third Street building elevation will be less than the minimum 25 foot setback, ranging from 8.39 ft. to 19.74 ft.
- c. **Section 18.24.050 Minimum Lot Area:** 7,200 s.f. required and 5,167.7 s.f. provided.

6. Mr. Leber explained that the Applicant had sent buy/sell letters to the adjoining property owners and did not receive any replies. He therefore testified that the Applicant did not have any ability to remedy or improve the deficient lot size. The subject Property would therefore remain vacant in the absence of variance relief.

7. Mr. Leber described the proposed single-family structure as having four (4) bedrooms with vinyl siding and a shingle roof. He stated that buffer plantings would be provided subject to the review and approval of the Board Engineer. Street trees would further be provided in compliance with Ordinance requirements and also subject to the review and approval of the Board Engineer. In response to Board questions, Mr. Leber also stated that the Applicant would

confirm that all trees which are proposed to be removed are entirely within the boundaries of the subject Property. He also stipulated that the project was R.S.I.S. compliant.

8. Mr. Leber then testified that the sidewalk along the frontage would be extended subject to the review and approval of the Board Engineer. He also described the proposed stormwater management and agreed that the final design would be subject to the review and approval of the Board Engineer. The Applicant further agreed to remove the encroaching staircase from the adjoining property.

9. There were no members of the public expressing an interest in this Application.

NOW, THEREFORE, the Board makes the following conclusions of law based upon the foregoing findings of fact:

1. This application before the Board requires bulk variance relief to permit the construction of a four (4) bedroom single-family dwelling.

2. The Board finds that the Applicant has proposed a permitted use, but still requires bulk variance relief. The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the Applicant satisfy certain specific proofs which are enunciated in the Statute. Specifically, the Applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. Applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the Applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the Applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

3. Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain "bulk" or (c) variance relief. Finally, Applicant must also show that

the proposed variance relief sought will not have a substantial detriment to the public good and, further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the Applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the Applicants to establish these criteria.

4. The Board finds the Applicant has satisfied the positive criteria. The Board begins with analyzing the request for variance relief associated with the undersized lot. The Board finds that the lot currently exists and is vacant. The Applicant further sought to either sell the subject Property or buy adjoining properties in order to bring the subject Property into conformity with Ordinance requirements. These good faith efforts were not successful. The lot width is also currently existing and the Applicant likewise does not have an opportunity to bring same into compliance. The proposed rear yard setback is a function of the size of the property. The Board finds that the Applicant is taking an unattractive vacant lot which is surrounded by residential development and constructing a visually desirable single-family home which is a permitted use. The Board finds that this aesthetic enhancement is not only a benefit to the Applicant but to the entire neighborhood as well. It further advanced the goals of planning as enumerated in N.J.S.A. 40:55D-2.

The Board has not been provided with any testimony concerning how the subject Property became undersized. It is therefore constrained from finding a hardship. As previously stated, however, the proposed development promotes the goals of planning as enumerated in N.J.S.A. 40:55D-2 and the positive criteria is satisfied pursuant to N.J.S.A. 40:55D-70c(2).

The Board also finds that the negative criteria has been satisfied. As previously stated, the proposal will convert an unattractive vacant lot into an aesthetically pleasing single-family dwelling which will seamlessly fit in with the prevailing neighborhood scheme. The Board therefore finds that the proposed development will not result in substantial detriment to the zone plan, zoning ordinance or to the public welfare. The negative criteria has therefore been satisfied. The Board also finds that the positive criteria substantially outweighs the negative criteria and that variance relief pursuant to N.J.S.A. 40:55D-70c(2) is appropriate in this instance.

NOW THEREFORE, BE IT RESOLVED by the Freehold Borough Planning Board based upon the foregoing findings of fact and conclusions of law, the Application for bulk variance relief

pursuant to N.J.S.A. 40:55D-70c(2) to Ronko Developers, Inc. bearing Application Number PB-BV-2020-004 is hereby granted and memorialized subject to the following conditions:

SPECIFIC CONDITIONS

1. The Applicant shall revise the plans to include a buffer which is subject to the review and approval of the Board Engineer.
2. The Applicant shall comply with all street tree requirements subject to the review and approval of the Board Engineer.
3. The Applicant shall extend the sidewalk along the frontage subject to the review and approval of the Board Engineer.
4. A stormwater management plan shall be approved as part of the plot plan approval process.
5. All encroachments from neighboring properties including, but not limited to, the staircase and garage shall be eliminated.
6. The Applicant shall confirm that all trees which are proposed to be removed are located on the subject Property.

GENERAL CONDITIONS TO APPROVALS

1. **Conditions and Agreements in Record.** Applicant shall comply with all other requirements, agreements and conditions contained in the record of the proceedings in this matter including those set forth in the reports of the Freehold Borough agencies, boards, commissions and staff which have not been satisfied or specifically waived by the Board.
2. **Escrow Accounts.** It is a condition of the approval granted by the Planning Board herein that the Applicant shall pay any additional escrow fees required in order to pay the expenses for professional services related to the application.
3. **Other Governmental Approvals.**
 - 3.1 **Monmouth County Planning Board.** If the within application is subject to review and approval from the Monmouth County Planning Board, and said approval has not been obtained, then the within approval shall be deemed to be conditioned upon the

applicant securing approval from the Monmouth County Planning Board. If the Applicant has obtained such conditional approval from the Monmouth County Planning Board then such County conditions shall be satisfied as further conditions of this approval.

3.2 Freehold Soil Conservation District. If the within application is subject to the New Jersey Soil Erosion and Sediment Control Act, and the applicant has not obtained certification of a soil erosion and sediment control plan from the Freehold Soil Conservation District, then the within approval shall be deemed to be conditioned upon the applicant securing certification of its soil erosion and sediment control plan.

3.3 Department of Environmental Protection. If the subject premises are affected by any freshwater wetlands or freshwater wetland transition areas the Applicant shall obtain from the State of New Jersey Department of Environmental Protection all required letters of interpretation, permits or other authority necessary to permit the development to proceed. Further, if the applicant requires any stream encroachment permit from the New Jersey Department of Environmental Protection, the securing of such permit shall be deemed to be a condition of this approval. If the application involves public water service, the Applicant shall obtain permits as required from the NJDEP Bureau of Safe Drinking Water relative to extension of the Borough water system. If this application involves public sewer service, the applicant shall obtain permits as required by the NJDEP Division of Water Quality to extension of sanitary sewers of either the Borough, Manasquan River Regional Sewage Authority and Ocean County Utilities Authority or the Borough and Western Monmouth Utilities Authority as applicable.

3.4 State Highway Permits. If the proposed development is on a State highway, the applicant shall obtain such highway access permits or other permits as shall be required by the State of New Jersey Department of Transportation.

4. Modification of Plans. In the event that any other agency having jurisdiction over the application or any portion thereof requires modifications of the plans approved by the Freehold Borough Planning Board, such modifications may require further action by the Planning Board and in no event shall the Freehold Borough Planning

Board be deemed to have given authority for development of the project in any manner other than as shown on the approved plans herein. Any modifications to the plan submitted to the other concerned governmental agencies shall simultaneously be submitted to the Planning Board.

5. **Taxes and Assessments.** All taxes and assessments applicable to the subject premises shall be paid and current.
6. **Restrictive Covenants.** Any restrictive covenant or other condition of record proposed to be included in deeds to purchasers shall be set forth on the final plat and a copy thereof shall be submitted to the Board for approval.
7. **Plan Revisions.** It is a condition of this approval that the Applicant submit to the Planning Board within 90 days of the date of the adoption of this resolution the revised plats, maps, reports or other data containing the additions or corrections specified in the record of the proceedings including but not limited to those additions or corrections set forth in the reports of Freehold Borough agencies, boards, commissions and staff. No construction permits shall issue nor shall any further action whatsoever be taken on account of the application until this condition is met. Further, in the event that the correctly revised data is not submitted within the 90-day period aforesaid, the Planning Board shall presume that the Applicant does not intend to submit the revisions and therefore the within approval shall be rendered null, void and of no further effect.
8. **Breach of Conditions.** Failure to satisfy any conditions set forth herein or a subsequent breach of any such condition or a failure by the Applicant to discharge any obligation hereunder will result in the reconsideration and possible revocation or rescinding of the within approval. A certification by the Freehold Borough Engineer that the Applicant has breached any such conditions shall immediately terminate the right of the Applicant to obtain construction permits, certificates of occupancy or any other government authorizations necessary in order to continue or complete development of the project pending a hearing before the Freehold Borough Planning Board regarding the breach.

ROLL CALL

YES:

NO:

ABSENT:

ABSTAINED:

DISQUALIFIED:

DATED:

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution which was approved by the Freehold Borough Planning Board at its meeting held on October 28, 2020.

Dominica Napolitano
Planning Board Secretary

State of New Jersey:

County of Monmouth: ss:

Be it remembered on this 28th day of October, 2020, before me, a Notary Public of the State of New Jersey personally appeared before DOMINICA NAPOLITANO, who being duly sworn by me, according to law on this oath stated:

1. She is the secretary of the Planning Board of the Borough of Freehold;
2. The within Resolution represents the action taken by the Freehold Borough Planning Board at its meeting of October 28, 2020.

Record and Return to:
STEPHEN J. GALLO,
FREEHOLD BOROUGH
ADMINISTRATOR
51 West Main Street
Freehold, New Jersey 07728

1901200_1.docx FREE-070E Ronko Developers, Inc., Resolution for Bulk Variance Relief 10.28.20

ATTACHMENT III

**BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, NEW JERSEY 07728**

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: Broadway Family Health Care _____

Trade Name: 13 Broadway Realty LLC _____

Applicant's Address: 33 Ferry Street, South River, NJ 08882

Block: 42 Lot: 10 Zone: B-1 _____

Name of Project: Broadway Family Health Care _____

The following must be submitted in order for your application to be deemed complete.

ITEMS TO BE SUBMITTED	PLANS COMPLY	N/A	WAIVER REQUESTED	PLANS COMPLY	N/A	WAIVER REQUESTED
1. Application for Zoning Certificate or Building Permit Denial from Zoning Officer	X			✓		
2. Application for Planning Board	X			✓		
3. Site Plan Application	X			✓		
4. Site Plan (only folded plans will be accepted). *	X			✓		
5. Site Plan Detail Checklist - Completed	X			✓		
6. Fee Schedule with W-9 (Escrow & application fees must be in separate checks).	X			✓		
7. Tax Certification	X			✓		
8. Photograph of Existing Conditions	X			✓		
9. Affidavit of Service	WILL SUBMIT			AT MEETING		
10. Exhibit List	X			✓		
11. List of Professionals To Testify	X			✓		
12. Signed Checklist	X			✓		

Eighteen (18) complete packages of the above information must be delivered to the Land Use Office to be considered complete. Please provide six (6) copies 24 x 36", and twelve (12) copies 11 x 17".

09-14-2020 9-14-20
Date

[Signature]
Applicant or Agent

To Be Completed by Borough:

Date: 9-28-2020

Checked By:

William T. Wentzen

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, NEW JERSEY 07728

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: Broadway Family Health Care _____

Trade Name: 13 Broadway Realty LLC _____

Applicant's Address: 33 Ferry Street, South River, NJ 08882

Block: 42 Lot: 10 Zone: B-1 _____

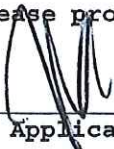
Name of Project: Broadway Family Health Care _____

The following must be submitted in order for your application to be deemed complete.

ITEMS TO BE SUBMITTED	PLANS		WAIVER	PLANS		WAIVER
	COMPLY	N/A		COMPLY	N/A	
1. Application for Zoning Certificate or Building Permit Denial from Zoning Officer	X					
2. Application for Planning Board	X					
3. Site Plan Application	X					
4. Site Plan (only folded plans will be accepted). *	X					
5. Site Plan Detail Checklist - Completed	X					
6. Fee Schedule with W-9 (Escrow & application fees must be in separate checks).	X					
7. Tax Certification	X					
8. Photograph of Existing Conditions	X					
9. Affidavit of Service		WILL SUBMIT				
10. Exhibit List	X					
11. List of Professionals To Testify	X					
12. Signed Checklist	X					

Eighteen (18) complete packages of the above information must be delivered to the Land Use Office to be considered complete. Please provide six (6) copies 24 x 36", and twelve (12) copies 11 x 17".

09-14-2020 9-14-20
Date


Applicant or Agent

To Be Completed by Borough:

Date: _____

Checked By: _____

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, NEW JERSEY 07728

LAND USE DEPARTMENT
PLANNING BOARD APPLICATION FORM

Please note: This application, with supporting documentation, must be filed with the Administrative Officer of the Land Use Department for review at least thirty (30) days prior to the meeting at which the application is to be considered.

To Be Completed By Borough Staff Only.

Date Filed:	<u>9-18-2020</u>	Application No.	<u>PB-UV-2020-005</u>
Planning Board:	_____	Application Fee:	<u>850.00</u>
Scheduled for Completeness:	_____		
Scheduled for Hearing:	_____		

1. SUBJECT PROPERTY (ATTACH PHOTO):

Location: 13 Broadway, Freehold
Tax Map: Page _____ Block 42 Lot 10
Dimensions: Frontage 81 Depth 200 Total Area 16,200 sq. ft.

2. APPLICANT:

Name: Broadway Family Health Care
Corporate Name: 13 Broadway Realty LLC
Address: 33 Ferry St. South River, N.J. 08882
Telephone 732-858-5882

Applicant is a Limited Liability Company

Note: If the applicant is a corporation or limited liability company, the applicant must be represented by an attorney.

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.40A:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding 10% ownership criterion have been disclosed.

NAME	ADDRESS	INTEREST
Mark Vaysberg	33 Ferry St. South River, NJ 08882	

4. If the Owner(s) is other than the applicant, provide the following information on the Owner(s):

Owner's Name: _____

Address: _____

Telephone No.: _____

If the owner of any portion of the subject premises is other than the applicant, you must have the owner consent to the application by signing Paragraph 27 below.

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, Association by-laws, existing or proposed on the property:

Yes (Attach copies) No X Proposed N/A

Note: All deed restrictions, covenants, easements, Association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of property: vacant

6. Applicant's Attorney: Vincent E. Halleran Jr., Esq.
Address: 56 West Main Street
Freehold, NJ 07728

Telephone No.: 732-462-0800 Fax No.: 732-431-3561 email-vhalleran@hotmail.com

7. Applicant's Engineer: Robert Sive

Address: 958 Adelphia Rd. P.O. Box 249 Adelphia, N.J. 07710

Telephone No. 732-625-7919 Fax No.:

8. Applicant's Planner: Robert Sive

Address: 958 Adelphia Rd. P.O. Box 249 Adelphia, N.J. 07710

Telephone No.: 732-625-7919 Fax No:

9. Applicant's Traffic Engineer:

Address:

Telephone No. Fax No.

10. List any other expert who will submit a report or who will testify for the Applicant. Attach additional sheets as may be necessary:

Name: Greg Clark

Field of Expertise: Architect

Address: 10 Zellers Road, Long Valley, NJ 07853

Telephone No.: 732-462-9522 Fax No.: 732-939-2116

11. Applicant represents a request for the following:

SUBDIVISION: N/A

Minor Subdivision Approval: Do you have knowledge of any previous subdivision applications affecting any portion of the subject premises?

Yes No

Total area of Tract:

Area of each proposed lot:

Subdivision Approval (Preliminary):

Total area of tract:

Total Area of Tract which is being subdivided: _____

Are there any current or contemplated easements or restrictions that affect or will affect any portion of the premises? If so, describe and attach copies of same.

Subdivision Approval (Final):

Date of Preliminary Approval: _____

Number of Lots Proposed for Final Approval: _____

Does the final plat conform exactly to the preliminary plat in all details and areas covered? Yes: _____ No: _____ If not, indicate material changes or incongruities. If necessary, attach additional pages.

List all maps and other materials accompanying this application:

SITE PLAN:

_____ Preliminary Site Plan Approval (Phases, if applicable _____)

 X Final Site Plan Approval (Phases, if applicable _____).

_____ Amendment or Revision to an Approved Site Plan:

Area to be disturbed: _____

Total number of dwelling units: 0

_____ Request for waiver from Site Plan Review and Approval. Reason for request:

23

_____ Informal Review (Planning Board only).
 _____ Appeal Decision of an Administrative officer,
 (N.J.S.40:55D-70a.)
 _____ Map or Ordinance Interpretation of Special Question,
 (N.J.S.40:55D-70b).
 _____ Variance Relief - Hardship (N.J.S.40:55D-70c(1)).
 _____ Variance Relief - Substantial Benefit (N.J.S.40:55D-
 70c (2)).
 X Variance Relief - Use (N.J.S.40:55D-70D).
 _____ Conditional Use Approval (N.J.S.40:55D-67).
 _____ Direct issuance of a permit for a structure in bed
 of a mapped area, public drainage way or flood
 control basin (N.J.S.40:55D-34).

NOTE: Appeals of decisions of Administrative Officers, use
 variances, and the direct issuance of permits are
 all matters to be heard by the Zoning Board of
 Adjustments only.

12. Section(s) of Ordinance from which a variance is requested:

B- 1 Zone Variance requested from 18-36-010 and 18-36-020
 Health Care Facility not an approved use. _

 13. Waivers Requested of Development Standards and/or Submission
 Requirements (attach additional pages as needed):

 14. Attach a copy of the Notice to appear in the Asbury Park
 Press, the Borough's official newspaper, and to be mailed to the
 owners of all real property, as shown on the current tax duplicate,
 located within the State and within 200 ft. in all directions of
 the property which is the subject of this application. The Notice
 must specify the sections of the Ordinance from which relief is
 sought, if applicable. The publication and service on the affected
 owners must be accomplished at least ten (10) days prior to the
 date scheduled by the Administrative Officer for the hearing. An
 affidavit of service on all property owners and an affidavit of

publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises. (Attach pages as needed):

16. Is a public water line available? ☒ Yes
17. Is a public sanitary sewer available? ☒ Yes
18. Does the application propose a well? ☒ No
- Does the application propose a septic system? ☒ No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? ☒ N/A
20. Are any off-tract improvements required or proposed? ☒ No
21. Is the subdivision to be filed by deed or plat? ☒ N/A
22. What form of security does the applicant propose to provide as performance and maintenance guarantees?
- ☐ Any Escrow required
23. Other approvals which may be required & date plans submitted:

AGENCY	YES	NO	DATE PLANS SUBMITTED
Manasquan Regional Sewer Authority		x	
Monmouth County Health Dept.		x	
Monmouth County Planning Bd.		x	
Freehold Soil Conservation District		x	
NJ Dept. of Environmental Protection		x	
Sewer Extension Permit		x	
Sanitary Sewer Connection Permit		x	
Stream Encroachment Permit		x	
Wetlands Permit		x	
Potable Water Construction Permit		x	
Other (Please note.)		x	

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports, and other materials accompanying the application. (Attach additional pages as required for complete listing).

QUANTITY

DESCRIPTION OF ITEM

10

Variance/ minor site plan

10

Architectural plan by Robert Sive
by Greg Clark

26. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or I am an officer of the corporate applicant, and that I am authorized to sign the application for the corporation, or that I am a general partner of the partnership applicant.

Please note: If the applicant is a corporation, an authorized corporate officer must sign this section. If applicant is a partnership, a general partner must sign this section.

Sworn and subscribed before me
this 14th day of September, 2020

NOTARY PUBLIC

SIGNATURE OF APPLICANT

27. I certify that I am the owner of the property which is the subject of this application, and I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same matter as if I were the applicant.

Please note: If the applicant is a corporation, an authorized corporate officer must sign this section. If applicant is a partnership, a general partner must sign this section.

Sworn and subscribed before me
this 14th day of September, 2020.

NOTARY PUBLIC

SIGNATURE OF OWNER

VINCENT E. HALLERAN, JR
AN ATTORNEY AT LAW
STATE OF NEW JERSEY

20. I understand that the sum of 4,500. has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Freehold, I further understand that the escrow account is established to cover the cost of professional services, including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within ten (10) days.

9-14-2020

DATE

V. Vaybey
SIGNATURE OF APPLICANT

BOROUGH OF FREEHOLD
51 WEST MAIN ST.
FREEHOLD, N.J. 07728

LAND USE DEPARTMENT SITE PLAN APPLICATION

_____ MAJOR

_____ REQUEST FOR WAIVER

Applicant's Name: Broadway Family Health Care

Trade Name: 13 Broadway Realty LLC

Applicant's Address: 33 Ferry Street, South River, NJ 0882

Block: 42 Lot: 10

Name of Project: Broadway Family Health Care

Street Address: 13 Broadway, Freehold, NJ

1. Proposed Use of Area: Health Care Facility
2. Area of Entire Tract: 16,200 sq. feet
3. Dimensions of Existing Structures on Lot:

4. Parking Stalls: Number existing 8 Number proposed 8

5. Total number of employees: 4 - 2 shifts - 2 per shift

6. Number of Dwelling Units if applicable: N/A

7. Number of Seating Facilities: 12 - 10 residents, 2 service

8. Reason for Waiver if applicable: _____

Date: 9-14-2020 Applicant or Agent: _____



VINCENT E. HALLERAN, JR.
AN ATTORNEY AT LAW
STATE OF NEW JERSEY

BOROUGH OF FREEHOLD
51 WEST MAIN ST.
FREEHOLD, N.J. 07728

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: Broadway Family Health Care

Trade Name: 13 Broadway Realty LLC

Applicant's Address: 33 Ferry Street, South River, NJ 08882

Owner's Name: 13 Broadway Realty LLC

Address: 33 Ferry Street, South River, N.J. 08882cp

Block: 42 Lot: 10

Physical Address: 13 Broadway

The taxes & assessments due not including interest for the above block and lot are:

<u>QUARTER</u>	FOR YEAR _____	FOR YEAR _____
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

Other Municipal charges as follows: \$ _____

The Water & Sewer charges not including interest for the above block and lot are:

<u>QUARTER</u>	FOR YEAR _____	FOR YEAR _____
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

The total amounts due as of this date for the above referenced property are as follows:

TAXES:	\$ _____
OTHER ASSESSMENTS:	_____
WATER & SEWER:	_____
TOTAL:	\$ _____

Date: _____ Tax Collector: _____

LAND USE DEPARTMENT EXHIBIT LISTING

APPLICANT'S EXHIBITS

BOARD EXHIBITS

EXHIBIT NO.	DESCRIPTION OF EXHIBIT
B-1	
b-2	
B-3	
B-4	
B-5	
B-6	
B-7	
B-8	

**BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD NEW JERSEY 07728**

LAND USE DEPARTMENT APPLICATION WITNESS LIST

PROJECT NAME: BROADWAY FAMILY HEALTH CARE

APPLICATION NUMBER: _____

DATE OF HEARING: _____

1. Name: VINCENT E. HALLERAN, JR. ESQ. _____

Field of Expertise: Attorney At Law

Address: 56 W Main Street, Freehold NJ 07728

Telephone No: 732-462-0800 Fax No: 732-431-3561

Email: vhalleran@hotmail.com

2. Name: Robert Sive

Field of Expertise: Professional Engineer

Address: 958 Adelphia Rd, PO Box 249 Adelphia, NJ 07710

Telephone No.: 732-625-7919 Fax No.: _____

3. Name: Robert Sive

Field of Expertise: Planner

Address: 958 Adelphia Rd, PO Box 249 Adelphia, NJ 07710

Telephone No.: 732-625-7919 Fax No.: _____

4. Name: Greg Clark

Field of Expertise: Architect

Address: 10 Zellers Road, Long Valley, NJ 07853

Telephone No.: 732-462-9522 Fax No: 732-939-2116

SITE PLAN CHECKLIST - PRELIMINARY APPROVAL

NAME OF APPLICANT: 13 Broadway Realty, LLC

BLOCK: 42 LOT: 10

TRADING AS: 13 Broadway Realty, LLC

SITE ADDRESS: 13 Broadway, Freshford

INSTRUCTIONS: The applicant is to check off each item with which he has complied. If he believes the item is not applicable, then he should enter "N.A." For those items not complied with, there must be a letter seeking a waiver and the reasons for granting the waiver.

	Information Provided	Staff Review
1. Name, address, and title of person preparing site plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of applicant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of owner of the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The municipal tax map lot and block numbers of the lot(s) shown on the site plan and the tax sheet number or numbers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Key Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. A date, scale and north arrow on each sheet of the site plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The zoning district or districts in which the lot or lots are located.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. If the site plan includes more than one sheet, each sheet shall be numbered and titled.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. The location of all existing watercourses, wood areas, easements, right-of-ways, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures, or any other feature if such feature has an effect upon the said property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. The location of all existing and proposed landscaped areas and all existing trees over six inch caliper.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. The location, use, finished grade level and ground area of each existing and proposed building, structure, or any other land use, including all setback dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
12. The location, names and widths of all existing and proposed streets (including cross sections and profiles) abutting the lot or lots in question and within 200 ft. of said lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Waiver requested from providing cross section and profile of existing street

BLOCK 72 LOT 10

	Information Provided	Staff Review
13. The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layout thereof and all off-street loading areas, together with the dimensions of all the foregoing.	✓	—
14. The capacity of proposed off-street parking areas and location of all off-street parking spaces (including handicapped spaces).	✓	—
15. The location and size of proposed loading berths.	N/A	—
16. The location and treatment of existing and proposed entrances and exits to public rights-of ways, including the possible utilization of traffic signals, channelization, acceleration/ deceleration lanes, additional width and any other device necessary to traffic safety and/or convenience.	✓	—
17. The location, size and nature of all existing and proposed rights-of-ways, easement and other encumbrances which may affect the lot or lots in question, and the location, size, and description of any lands to be dedicated to the municipality or the County of Monmouth.	✓	—
18. Description of interior traffic circulation.	✓	—
19. The location, type, and size of all exterior lighting of parking, loading and driveway areas.	✓	—
20. The location and identification of proposed open spaces, parks, or other recreation areas.	N/A	—
21. The location and design of buffer areas and screening devices to be maintained.	✓	—
22. Existing topography based upon New Jersey Geodetic Control Survey datum and proposed grading both with a maximum of two foot contour levels.	✓	—
23. The location type and size of all existing and proposed catch basins, storm drainage facilities and utilities, plus all required design data supporting the adequacy of the existing or proposed facility to handle future storm flows (design calculations for a 25 year storm).	N/A	—
24. The location of all existing and proposed signs (If sign is non-conforming, please note herein if request is being made for a Design Waiver as part of this application); standards, utility poles and their size, type of construction, and location of water supply and sewage disposal systems.	✓	—

BLOCK 42 LOT 10

Information
Provided

Staff
Review

25. The location of all existing property lines adjoining the tract and all lines within 200 ft. of the boundary lines of the major tract and the name of the owner of each property. ☒ ☐
26. The location, size and nature of the entire lot in question, and any contiguous lots owned by the applicant, or in which the applicant has a direct or indirect interest, even though only a portion of the entire property is involved in the site plan for which approval is sought. ☒ ☐
27. Complete construction specifications to include description, materials and method of construction for all required improvements shall be submitted with all site plan applications. A schedule of events and time sequence shall also be submitted for all required improvements. A preconstruction conference shall be required prior to the construction of any required improvements between the owner, contractor and engineer, and shall be a condition of any approval. ☒ ☐
28. Preliminary architectural plans for any proposed buildings or structures indicating typical floor plans, elevations, height and general design or architectural styling. Such plans shall include the name, address, and title of the person preparing the plans. ☒ ☐
29. Any other information required by the Planning Board or the Monmouth County Planning Board which is reasonably necessary to ascertain compliance with the provisions of this chapter or other Federal, State, County or Municipal laws, rules or regulations. ☒ ☐
30. Site Plan Scale not smaller than 1" = 50', and not larger than 1" = 10'. ☒ ☐
31. Submission has been made to the County Planning Board, and their comments/approval are attached to the site plan. ☒ ☐
32. The location of and disposal process for all refuse and recyclable materials. ☒ ☐
33. Compliance with Handicap Regulations. ☒ ☐
34. Signature block for Chairperson, Secretary, and Borough Engineer and signature block for County Planning Board if applicable.

PLEASE NOTE: Underneath the title of engineer, there should be listed "William T. Wentzien, P.E., New Jersey License No. 27799". ☒ ☐
35. If determined to be a "major" site plan, the names of owners of record of adjacent property within 200 ft. ☒ ☐

PREPARED BY: Robert Neri DATE: 9/14/2020
OWNER/AGENTS APPROVED: _____ DATE: _____
REVIEWED BY: _____ DATE: _____
NAME OF APPLICANT: 13 Broadway Realty, LLC
BLOCK 42 LOT 10
ADDRESS: 13 Broadway, Fresh Pond

INSTRUCTIONS: The applicant is to estimate his required fees by filling in the first column. Two (2) checks should be provided with the application: one for application fees (Schedule A), and a second for escrow fees (Schedule B). Schedule A fees are non-refundable. Schedule B fees are used to offset the costs of professional reviews and inspections as permitted by law, and any remaining balance will be refunded to the Applicant upon completion of the project, or the withdrawal/denial of the project.

For major subdivisions and site plans, the final application and approval fee can be paid after preliminary approval, if desired. Inspection fees must be paid prior to the start of construction.

SCHEDULE A: NON-REFUNDABLE FEES

BLOCK 42 LOT 10

	<u>Fee</u>	<u>Applicant Estimate</u>	<u>Staff Review</u>
a. Publication of Notice of Any Decision	\$ 50.00	\$50	_____
b. List of Property Owners Within 200 ft. \$0.25 per name, or \$10.00, whichever is greater.			
c. Minor Subdivision Approval:			
1. Each Informal Review	\$ 100.00	_____	_____
2. Application Fee	\$ 100.00	_____	_____
3. Plat Review Fee	\$ 200.00	_____	_____
d. Major Subdivision Approval:			
1. Each informal Review	\$ 100.00	_____	_____
2. Preliminary Application Fee	\$ 100.00 + \$200.00 per lot	_____	_____
3. Final Plat Application Fee	\$ 100.00 + \$100.00 per lot	_____	_____
e. Minor Site Plan Approval: (Less than 2,000 sq. ft. of building area, and five or fewer parking spaces):			
1. Each Informal Review	No Fee	_____	_____
2. Application Fee	\$ 100.00	_____	_____
3. Preliminary Review Fee	\$ 200.00	_____	_____
4. Final Review Fee	\$ 200.00	\$200	_____
f. Waiver of Site Plan Detail Request	\$ 250.00	_____	_____
g. Major Site Plan Approval: (2,000 or more sq. ft. of building area and/or more than five parking spaces):			
1. Each Informal Review	\$ 100.00	_____	_____
2. Preliminary Application Fee	\$ 100.00	_____	_____
3. Preliminary Approval Review Fees:		_____	_____

a. Residential - The sum of:

BLOCK _____ LOT _____

I. For each new dwelling unit	\$ 50.00	_____	_____
II. For each remodeled, reconstructed, refurbished or rehab dwelling unit	\$ 30.00	_____	_____
III. For each new or additional parking space:		_____	_____
a. First 100 spaces	\$ 25.00 ea.	_____	_____
b. Over 100 spaces	\$ 20.00 ea.	_____	_____
b. Other Uses	\$ 200.00 +	_____	_____
(The sum of each of the following fees if applicable):			
I. For each full 1,000 sq.ft. of affected lot area (See (O) below):		_____	_____
a. First 50,000 sq.ft.	\$ 10/1,000 sf	_____	_____
b. Over 50,000 sq.ft.	\$ 5/1,000 sf	_____	_____
II. For each full 1,000 sq. ft. proposed new gross floor area:		_____	_____
a. First 50,000 sq. ft.	\$ 50/1,000 sf	_____	_____
b. Over 50,000 sq.ft.	\$ 20/1,000 sf	_____	_____
III. For each proposed new or additional parking spaces:		_____	_____
a. First 100 spaces	\$ 20/sp	_____	_____
b. Over 100 spaces	\$ 10/sp	_____	_____
IV. For each 1,000 sq.ft. of remodeled existing gross floor area	\$ 10/1,000 sf	_____	_____
V. For each reconstructed, resurfaced or improved existing paved parking space	\$ 10/1,000 sf	_____	_____
4. Final Application Fee	\$ 200.00	_____	_____
5. Final Approval Review Fees - fifty percent (50%) of fees for preliminary approval set forth above.		_____	_____
h. Variances:			
1. Appeals (N.J.S.A.40:550-70a):		_____	_____
a. Single family residential uses	\$ 100.00	_____	_____
b. Other	\$ 200.00	_____	_____
2. Interpretation of the Land Use Ordinance or Map (N.J.S.A.40:55D-70b)	\$ 250.00	_____	_____
3. Hardship or Bulk Variance, (N.J.S.A.40:55D-70c):		_____	_____
a. Single-family residential uses	\$ 200.00	_____	_____
b. Other	\$ 300.00	_____	_____
4. Use Variance (N.J.S.A.40:55D-70d)		_____	_____
a. Proposed single-family residential use	\$ 250.00	_____	_____
b. Other Uses	\$ 500.00	\$500	_____
i. Conditional Uses:	\$ 500.00	_____	_____
j. Public Hearing fee for those development applications requiring Notice of Public Hearing			
	\$ 100.00	\$100	_____
k. Change of Master Plan or Zone District Request	\$ 200.00	_____	_____

BLOCK _____ LOT _____

<u>Fee</u>	<u>Estimate</u>	<u>Review</u>	<u>Applicant</u>	<u>Staff</u>
1. Environmental Impact Statement (EIS):				
1. Required E.I.S.	\$ 500.00		_____	_____
2. For request of waiver of E.I.S.	\$ 200.00		_____	_____
m. Revised Plats: Any proposed revisions to a plat, including all supporting maps and documents previously approved by the Reviewing Board which approval is still in effect, shall require submission of revised plat and payment of fees in accordance with the following and with sufficient copies of the revised plans:				
1. Additional information or changes requested by the Reviewing Board or Borough Engineer	NO FEE		XX	XX
2. Minor changes which do not involve any additional building or parking or significant change in the design of the site or subdivision	\$ 50.00		_____	_____
2. Changes which involve additional buildings or parking or a significant change in the design of the site or subdivision, an application and application fee equal to one-half the fee required for the initial submission.				
4. A change in use and/or major alteration of the design concepts of the plat shall be considered a new application.				
n. Request for Reapproval or Extensions of Time Where No Change is Required:				
1. Minor Subdivision - Reapproval Only	\$ 200.00		_____	_____
2. Major Subdivision and site plans	\$ 400.00		_____	_____
3. Other applications for development (Soil removal, etc.)	\$ 100.00		_____	_____
o. Site Plan Charges Computation:				
In cases where only a portion of a parcel or site are to be involved in the proposed site plan, the charge shall be based upon an area extending twenty feet (20 ft.) outside the limits of all construction, including grading and landscaping, as well as other areas on the site the Borough Engineer believes are reasonably affected by the development application. The twenty feet (20 ft.) around the disturbed area shall not extend beyond the property lines. The Borough may still require reasonable improvements and upgrading to portions of the site not within the disturbed or affected area.				

		BLOCK _____ LOT _____	
	<u>Fee</u>	<u>Applicant Estimate</u>	<u>Staff Review</u>
p. Zoning Permits:	\$ 50.00	_____	_____
q. Sign Appeals	\$ 100.00	_____	_____
r. Review of Sales Map	\$ 450.00	_____	_____
s. Street Signs	Actual Cost	_____	_____
t. Review by Technical Review Committee prior to Formal Application	\$ 100.00/session	_____	_____
TOTAL APPLICATION FEES:		\$ 850.00_	_____

BLOCK 42 LOT 10

SCHEDULE B: ESCROW FEES

	<u>Fee</u>	<u>Escrow To Be Posted</u>	<u>Staff Review</u>
RESIDENTIAL DEVELOPMENT:			
Minor Subdivisions	\$ 1,500.00	_____	_____
Major Subdivisions:			
0 - 5 Units or Lots	2,500.00	_____	_____
6 - 25 Units or Lots	3,000.00	_____	_____
26 or More Units or Lots	7,000.00	_____	_____
SITE PLAN APPLICATION NOT INVOLVING STRUCTURES, ACRES			
0 - 3	5,000.00	_____	_____
3 +	8,000.00	_____	_____
Site Plan Application Not Involving Structures - Total Floor Plan:			
1,250 - 1,999 sq. ft.	2,000.00	\$2,000.00	
2,000 - 20,000 sq.ft.	4,000.00	_____	_____
20,000+ sq. ft.	8,500.00	_____	_____
VARIANCE - USE/BULK	2,500.00	\$ 2,500.00	
Minimum Escrow for those Applications not governed by other Escrow accounts	1,500.00		
Interpretations/Sign Applications	1,500.00		
Any action requiring a Written Resolution by the Reviewing Board:			
Conditional Use	1,500.00		
TOTAL ESCROW FEES:		\$ 4,500.00	_____

NOTE: SEPARATE CHECKS ARE NEEDED FOR APPLICATION FEE AND ESCROW FEE.

BOROUGH OF FREEHOLD
EBEEHOI P NEW IERS
 0:ms

AND UNDERSIGNED HEREBY APPLIES FOR ZONING APPROVAL TO BE ISSUED ON THE BASIS OF THE _____

REPRESENTATIONS CONTAINED IN THIS APPLICATION-As of the date of this Application, I, as a Person of PROJECT, 13 Broadway on the
 et al. u. 1. Q. 2. NAME OF OWNER, B & B Real Estate Investments LLC
 A. Hill Res. 13 Broadway, Freehold, NJ 07728 PHONE: 732-586-9612
 4. NAME OF APPLICANT, Broadway Family Health Care
 ADDRESS: 33 Ferry St. South River NJ 08862 PHONE: 732-050-5882
 C. 11. APPLICANT IS NOT OWNER, APPLICANT, INTEREST IN THIS LAND IS Applicant has signed contract to
purchase property from current owner.

PROROS1:NAMEoreus1NESS: Broadway Family Health Care

U. DESCRIPTION
EXL-TINO
CONDITIONS

WT AREA 01 X 200 SQ. FT. REAR
WARD, SET BACK 80 FT FRONT
SETBACK 18 FT

BUILDING AREA 267 SQ. FT. I.T.
LOT FRONTAGE WIDTH 200 FT
SIDEYARDS 20 FT 20 FT
(1-10M BUS.DNO). If owner house, Indicate where
• front will be fac'd.

9. DISCUSSION OF ALL PROPOSED USES (DESCRIBE FULLY, INCLUDING ANY SPECIAL PARKING, LOADING, TRAFFIC OR SIMILAR REQUIREMENTS). Our facility will provide three meals per day, dietary services, recreational activities, supervision of self-administration of medications, supervision of and assistance to activities of daily living, and assistance to obtaining health services.

10. EXISTING USES OF PROPERTY OR STRUCTURE IS VACANT. PLEASE INDICATE PRIOR USE: 00ctor's Office
& architect's office

11. TOTAL FLOOR AREA TO BE OCCUPIED BY: _____
 1-TOTAL NUMBER OF PARKING SPACES EXISTING: 15 PROPOSED: 15
 12. NUMBER OF EMPLOYEES: 3 HOURS OPERATION: 12-4:15
 13 IS NEW CONSTRUCTION PROPOSED YES OR NO? No IF YES, PROVIDE DETAILS:

15 ARE MODIFICATIONS TO THE SITE OR EXISTING BUILDINGS PROPOSED YES OR NO? NC 1Y edit -----
 IF YES, PROVIDE DETAILS: Update all floors including basement and attic to code An
approved drawings and permits will be submitted to township

III. THE UNDERSIGNED DO CERTIFY THAT ALL THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: 06/03/2010

SIGNATURE OF APPLICANT Laith (Jill & M)
MM202010.01.11AMEOT

1. MINQ APPROVAL

ON THE BASIS OF THE ABOVE ACTION, THE REPRESENTATIONS IN WHICH ARE A PART HEREOF, THE PROPOSED USAGE IS FOUND TO BE IN ACCORDANCE WITH THE BOROUGH ZONING ORDINANCE, AND THE APPLICATION FOR ZONING APPROVAL IS HEREBY:

APPROVED: [Signature] DATED: [Date]

FOR THE FOLLOWING REASONS: Residential Health Care facilities are not permitted in the B-1 zone. Please apply to the Planning Board for a Use Variance and S.T. Plan Approval. The property is located in the Historic Preservation District. Any future modification will require Historic Preservation Commission Approval.

DATE: 01/01/22 ZONING OFFICER

ZONING FEE: \$15.00

064-1022

6/11/20 JD

BOROUGH OF FREEHOLD
51 WEST MAIN ST.
FREEHOLD, N.J. 07728

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: Broadway Family Health Care

Trade Name: 13 Broadway Realty LLC

Applicant's Address: 33 Ferry Street, South River, NJ 08882

Owner's Name: 13 Broadway Realty LLC

Address: 33 Ferry Street, South River, N.J. 08882cp

Block: 42 Lot: 10

Physical Address: 13 Broadway

The taxes & assessments due not including interest for the above block and lot are:

<u>QUARTER</u>	FOR YEAR <u>2020</u>	FOR YEAR _____
1.	<u>0</u>	_____
2.	<u>0</u>	_____
3.	<u>0</u>	_____
4.	_____	_____

Other Municipal charges as follows: \$ _____

The Water & Sewer charges not including interest for the above block and lot are:

<u>QUARTER</u>	FOR YEAR <u>2020</u>	FOR YEAR _____
1.	<u>0</u>	_____
2.	<u>0</u>	_____
3.	<u>0</u>	_____
4.	_____	_____

The total amounts due as of this date for the above referenced property are as follows:

TAXES:	\$ <u>0</u>
OTHER ASSESSMENTS:	<u>0</u>
WATER & SEWER:	<u>0</u>
TOTAL:	\$ <u>0</u>

Date: 9/21/20

Tax Collector: Pamela Barq



1315.002.081
September 28, 2020

Dominica Napolitano, Secretary
Borough of Freehold Planning Board
51 West Main Street
Freehold, NJ 07728

**RE: COMPLETENESS REVIEW
BROADWAY FAMILY HEALTH CENTER – 13 BROADWAY
USE VARIANCE AND SITE PLAN
BLOCK 42, LOT 10
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Ms. Napolitano:

Please be advised that I am in receipt of an application and supporting materials information for the above entitled matter, including the following:

1. Land Use Application Checklist, dated September 14, 2020.
2. Planning Board Application Form, filed September 18, 2020.
3. Zoning Denial, dated June 16, 2020.
4. Site Plan Application, dated September 14, 2020.
5. Site Plan Checklist, dated September 14, 2020.
6. Plan entitled 'Variance/Minor Site Plan, Tax Lot 10, Block 42, 13 Broadway, Freehold Borough, Monmouth County, New Jersey', prepared by Geller Sive & Company, consisting of one (1) sheet, dated September 11, 2020.
7. Architectural plans entitled 'Office Plan Alterations, Real Estate Investments, Inc., 13 Broadway, Freehold, NJ 07728', prepared by Bach & Clark, LLC, consisting of four (4) sheets. Sheets EX1 & EX2 are dated July 16, 2020. Sheets A-1 & A-2 are dated July 20, 2020.
8. 3 photo images of existing site, black and white, print date of September 15, 2020.

The subject of this application is certain lands known as Block 42, Lot 10, located at 13 Broadway. The site is located in the **B-1 Office Commercial Zone**, and the **Freehold Center Historic District Area** of the Borough. The total area of the subject property is 15,954 square feet.

Existing

The site presently contains an existing 2 ½ story frame building, fronting on Broadway. The majority of the rear portion of the lot contains a paved parking area, with the site plan application form indicating existing parking for 8 vehicles. Access to the rear parking area is by way of a paved driveway off Broadway. The rear parking area also directly connects to adjacent Lot 11, to the south.

The Planning Board Application indicates the building is currently vacant. The Zoning Application indicates the prior use as Doctor and Architect's Offices.

The architectural plans indicate the following floor areas for the exiting building:

1. First Floor: 1,221 sf
2. Second Floor: 1,157 sf
3. Basement: 920 sf
4. Attic: 460 sf

Proposed

The documents indicate the following is proposed:

1. Proposed change of use to a Residential Health Care Facility, with 8 Bedrooms.
2. Zoning Application also indicates: 3 meals per day, dietary services, recreational activities, supervision of medications, supervision of and assistance to activities of daily living, and assistance to obtaining health services.
3. The Site Plan Application indicates seating facilities for 12. 10 for residents, and 2 for service personnel.
4. The proposed use will utilize both floors, the basement and the attic.
5. First Floor: 3 Bedrooms, 2 Bathrooms, Dining Room, Living Area, Reception.
6. Second Floor: 5 Bedrooms, 3 Bathrooms.
7. Basement: Kitchen, Pantry, Laundry, Storage, Utility, Mechanical.
8. Attic: Office Area, Staff Area, 1 Bathroom.
9. The Site Plan Application indicates 4 employees in 2 shifts, with 2 employees per shift. The Zoning application indicates 3 employees.
10. Handicapped Access Ramp and Stairs to rear building access.
11. Mill and Repave a portion of the rear parking area.
12. Stripe the rear parking area to delineate a handicapped parking space and vehicle parking spaces.
13. The Site Plan indicates 13 parking spaces will be provided on-site. One of which will be for handicapped parking.

The applicant has requested a **Use Variance and Final Site Plan Approval**.

The documents submitted have been reviewed for the purposes of determining the Administrative Completeness of the application pursuant to N.J.S.A. 40:55-D-10.3, *The Municipal Land Use Law*, and in accordance with Title 16 of the *Code of the Borough of Freehold*.

Application Fees

The following fees have been posted with the Borough in accordance with Title 16 with respect to this matter:

- a. Application Filing Fees \$850.00
- b. Escrow Deposit \$4,500.00

Administrative Completeness Determination

As regards the Land Use Application the following is noted:

Application Checklist Item #9: The affidavit of service will need to be addressed at the Planning Board hearing.

Based upon a review of the application materials and supporting documents, it is therefore recommended that this matter be deemed **Complete**.

A copy of the Application Checklist is included herewith for the Planning Board file.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

ABBINGTON ENGINEERING, LLC

A handwritten signature in blue ink that reads "William T. Wentzien". The signature is written in a cursive style with a large, stylized 'W' and 'T'.

William T. Wentzien, P.E., P.P., C.M.E.
Freehold Borough Planning Board Engineer

- c. Ronald Cucchiaro, Esq. Planning Board Attorney



1315.002.081
October 12, 2020

Dominica Napolitano, Secretary
Freehold Borough Planning Board
Borough of Freehold
51 West Main Street
Freehold, NJ 07728

**RE: BROADWAY FAMILY HEALTH CENTER
ENGINEERING REVIEW
USE VARIANCE AND SITE PLAN
BLOCK 42, LOT 10
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Ms. Napolitano:

Please be advised that I have reviewed the referenced application consisting of the following:

1. Land Use Application Checklist, dated September 14, 2020.
2. Planning Board Application Form, filed September 18, 2020.
3. Zoning Denial, dated June 16, 2020.
4. Site Plan Application, dated September 14, 2020.
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7. Architectural plans entitled 'Office Plan Alterations, Real Estate Investments, Inc., 13 Broadway, Freehold, NJ 07728', prepared by Bach & Clark, LLC, consisting of four (4) sheets. Sheets EX1 & EX2 are dated July 16, 2020. Sheets A-1 & A-2 are dated July 20, 2020.
8. 3 photo images of existing site, black and white, print date of September 15, 2020.

The subject of this application is certain lands known as Block 42, Lot 10, located at 13 Broadway. The site is located in the **B-1 Office Commercial Zone**, and the **Freehold Center Historic District Area** of the Borough. The total area of the subject property is 15,954 square feet.

Existing

The site presently contains an existing 2 ½ story frame building, fronting on Broadway. The majority of the rear portion of the lot contains a paved parking area. The site plan application form indicates existing parking for 8 vehicles. Existing parking spaces are not striped. Access to the rear parking area is by way of a paved driveway off Broadway. The rear parking area also directly connects to adjacent Lot 11, to the south. No parking is permitted along Broadway in this area.

The Planning Board Application indicates the building is currently vacant. The Zoning Application indicates the prior use as Doctor and Architect's Offices.

The architectural plans indicate the following floor areas for the exiting building:

1. First Floor: 1,221 sf
2. Second Floor: 1,157 sf
3. Basement: 920 sf
4. Attic: 460 sf
- Total 3,658 sf

Proposed

The documents indicate the following is proposed:

1. Proposed change of use to a Residential Health Care Facility, with 8 Bedrooms.
2. Zoning Application also indicates: 3 meals per day, dietary services, recreational activities, supervision of medications, supervision of and assistance to activities of daily living, and assistance to obtaining health services.
3. The Site Plan Application indicates seating facilities for 12. 10 for residents, and 2 for service personnel.
4. The proposed use will utilize both floors, the basement and the attic.
5. First Floor: 3 Bedrooms, 2 Bathrooms, Dining Room, Living Area, Reception.
6. Second Floor: 5 Bedrooms, 3 Bathrooms.
7. Basement: Kitchen, Pantry, Laundry, Storage, Utility, Mechanical.
8. Attic: Office Area, Staff Area, 1 Bathroom.
9. The Site Plan Application indicates 4 employees in 2 shifts, with 2 employees per shift. The Zoning application indicates 3 employees.
10. Handicapped Access Ramp and Stairs to rear building access.
11. Mill and Repave a portion of the rear parking area.
12. Stripe the rear parking area to delineate a handicapped parking space and vehicle parking spaces.
13. The Site Plan indicates 13 parking spaces will be provided on-site. One of which will be for handicapped parking.

The applicant has requested a **Use Variance and Final Site Plan Approval**.

The application materials have been reviewed for compliance with relevant ordinances and design standards found in *The Borough of Freehold Code*. Based upon my review, the following information is furnished to assist board members in their deliberation of this matter.

ZONING

1. As noted in the Zoning Denial, Residential Health Care Facilities are not a permitted use in the B-1 Office Commercial Zone. Use Variance required.
2. The applicant should fully describe the proposed use, and operation, of the Health Care Facility. As a minimum, this should include the residential use aspects, staffing and operational aspects of the facility. The applicant should also review with the Board public/visitor interaction associated with the proposed use.
3. The applicant should provide a review of what is proposed on the site to support the proposed use.
4. Regarding the Use Variance, the applicant will need to provide sufficient planning testimony in support of the variance. The testimony will need to address the positive criteria outlining whether reasons exist for granting the variance, and whether the property is particularly suited for the proposed use. Testimony will also be needed to address the negative criteria outlining how the relief could be granted without substantial detriment to the public good as well as testimony indicating that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
5. The applicant should describe the neighborhood surrounding the lot in question. This should include existing residential uses within the immediate neighborhood.
6. The following is a summary of the Zoning Requirements of the B-1 Office Commercial Zone as related to this application.

Item	Required	Existing	Proposed
Lot Area	8,000 S.F.	15,954 S.F.	15,954 S.F.
Lot Width	80 FT	80.7 FT	80.7 FT
Building Setback			
Front	20 FT	15.0 FT *	15.0 FT *
Side	8 FT	20.2 FT	20.2 FT
Rear	20 FT	124.8 FT	124.8 FT
Side-Accessory	3 FT	N/A	N/A
Rear-Accessory	3 FT	N/A	N/A
Lot Coverage (Impervious)	40%	74% *	74% *
Max Building Height	35 FT	30.4 FT	30.4 FT
	3 Stories	3 Stories	3 Stories

Existing Variance: *

PARKING SPACES/LOADING

1. Per §18.73.010.A.12, for Nursing Homes or Other Institutional Uses for the Care of the Ill or aged, parking is to be provided at the rate of: "one parking space for every four beds, plus one additional parking space for every two employees and members of the staff in the largest working shift."
2. The existing parking area is not striped for individual spaces. The Site Plan Application form indicates 8 spaces under existing conditions.
3. The documents indicate 8 bedrooms, and 4 employees at 2 per shift, being proposed. At 1 bed per bedroom, and max. 2 employees per shift, **3 parking spaces are required.**
4. The Site Plan submitted indicates **proposed striping of the rear paved area, to provide for 13 parking spaces.** One of the 13 is shown to be striped for handicapped parking.
5. The applicant should confirm there will be only 1 bed per bedroom, and a maximum of 2 employees per shift.
6. With 13 parking spaces being proposed, and only 3 parking spaces required, the applicant should indicate how the 13 parking spaces are anticipated to be utilized.
7. It was observed that 4 commercial vehicles, labeled for T&K Contractors, were parked along the rear parking area of the subject lot, within the area that is part of the proposed 13 spaces. Also, it appeared they would be there overnight. The applicant will need to review with the Board the parking situation, once the proposed conditions are in place.
8. Exclusive use of the 13 proposed parking spaces on-site, by the applicant, should be reviewed with the Board.
9. General Note #7 on the Site Plan indicates 8 proposed parking spaces, where 13 are depicted. The applicant should clarify the apparent discrepancy.
10. There are several angled parking spaces, to the left, upon entering the site from Broadway. The Site Plan indicates these spaces are located half on the subject lot, and half on adjacent Lot 11, to the south. These spaces are not part of the noted 13 spaces. They appear to only be accessed from the driveway on the subject lot. The applicant will need to review with the Board, the status and use of these spaces which are located on 2 separate lots. Whose spaces are they, cross use agreements, and maintenance should be reviewed with the Board.

FENCING

1. Existing fencing is located in several areas. Notably, metal fencing on the northerly side yard, and wooden stockade fencing along the northerly side lot line and the westerly rear lot line. The wooden fencing along the northerly side lot line is in a deteriorated condition, with portions fallen down.

2. The applicant should indicate what is happening regarding existing fencing, and any proposed fencing.
3. Fencing would need to comply with Chapter 18.76 of the Borough of Freehold Code.

SIGNS

1. The Site Plan references an existing ID Sign in the front yard. A site visit revealed only 2 supporting posts, but no sign. The plans do not indicate anything in regard to signage. The applicant should indicate to the Board if any signage is being proposed.
2. Signage would need to comply with Chapter 15.16 of the Borough of Freehold Code.

VARIANCES

The following determination of required variances is not deemed to be exhaustive and that additional variances and/or waiver relief may be required. Based upon my review of this matter, the following **Variances** from the Code of the Borough of Freehold appear to exist and should be considered as part of this matter:

- a. **§18.36.020 Permitted Principal Use:** A Residential Health Care Facility is not a permitted use in the B-1 Office Commercial Zone. Use Variance required.
- b. **§18.44.050 Minimum Front Yard:** In the B-1 Office Commercial Zone, the minimum front yard is 20 feet. The building, with covered porch, is set back 15.0 feet from the front lot line, and is in variance. We note this to be an existing condition.
- c. **§18.44.050 Lot Coverage:** The maximum permitted Lot Coverage in the B-1 Office Commercial Zone is 40%. The Site Plans indicate the lot coverage is 74%. We note this to be an existing condition, and no additional impervious area is proposed.

The applicant will need to provide sufficient testimony to the Board to address the Use Variance and Bulk related Variances noted above.

SITE

1. Per §16.24.060.A, "...Site plan applications which require fewer than ten (10) off-street parking spaces shall be classified as "minor site plans" pursuant to N.J.S.A. 40:55D-5...". The proposed use requires 3 parking spaces. As such, the site plan portion of the overall application would be classified as a Minor Site Plan.
2. The applicant should describe the building being utilized with this application.

3. The applicant should review with the Board any changes to the building exterior, existing access points and any changes to building access.
4. The applicant should indicate how trash/refuse storage and collection will be accommodated. General Note #6 on the Site Plan references refuse storage proposed. No separate refuse storage area is indicated on the plans, and none was observed on-site. At the time of our site visit, we did observe 2 individual domestic size garbage cans sitting out within the area of the right rear parking spaces, which would interfere with utilization of the parking. Outdoor refuse storage would need to comply with Chapter 8.24 of the Borough of Freehold Code.
5. The applicant should indicate how trash collection vehicles will circulate on-site.
6. The applicant should indicate the loading and delivery needs for the proposed use. As a minimum, this should include the types of trucks, frequency, and times of day.
7. The applicant should review how delivery vehicles will be accommodated and circulate on-site.
8. Per §16.24.030.A.13, "...the minimum front or side yard required shall not be used for off-street parking." The parking is shown to be directly at the southerly lot line, abutting adjacent Lot 11. In addition, there are angled parking spaces along the southerly lot line, located on both the subject lot and adjacent Lot 11. A design waiver is required.
9. The applicant should indicate how handicapped accessibility will be accommodated. The Site Plan, and Architectural Plans, indicates a proposed handicapped ramp with platform at the rear access of the building. Construction details, including railing, should be provided for the handicapped ramp and platform.
10. The rear pavement area would need to be cleared of all debris and tree branches.
11. The Site Plans indicate the existing paved area immediately behind the building to be paved with new full depth asphalt pavement. Also, the area covering the handicapped parking space, and adjacent aisle, to be milled and overlaid. And the balance of the rear asphalt to remain as is.
12. It was observed that the rear asphalt area is relatively flat, with a low area near the rear of the building. In addition, there are several asphalt patch areas, and vegetation in asphalt cracks near the rear parking spaces. It is recommended that all gravelly areas, patch areas and areas with vegetated growth be indicated for new full depth pavement repair. It is further recommended, that the entire asphalt area on-site be milled and provided with a new asphalt top course, 2 inches thick, along with proposed grades to eliminate isolated low areas and ponding.
13. It was observed that the existing concrete sidewalk along the property frontage, has one section as asphalt associated with a gas service, and 2 sections that have lifted due to the

roots of an existing tree, and cracks across the driveway section. It is recommended that new concrete sidewalk be provided along the property frontage. And that the final location be coordinated with our office, due to the presence of the street tree, and associated roots.

14. The condition of the existing street tree root system is such that, it is suggested the applicant obtain the review and recommendation, regarding the existing tree and roots, from the Certified Tree Expert that has been previously utilized in the Borough, being Bill Brash of Shelterwood Forest Managers, LLC, 5 Wildwood Way, Freehold, New Jersey (732-890-0725).
15. Being located in the Right-of-Way of State Route 79, the situation regarding sidewalk and the existing street tree and roots, should be reviewed with the New Jersey Department of Transportation.

HISTORIC PRESERVATION

1. Being located within the Freehold Center Historic District Area, any proposed signage, or changes to the exterior of buildings, will require Historic Preservation Advisory Commission review, and their recommendations provided to the Planning Board.

PARKING/CIRCULATION

1. By scale, the plans indicate the existing driveway off Broadway is 12 feet in width. This would allow for safe movements in one direction only at a time. The applicant should review with the Board how traffic circulation patterns will be accommodated for on-site, including traffic control signage. The plans do not delineate control of movements on-site.
2. The on-site paved parking area has a paved interconnection with adjacent Lot 11 to the south. The applicant should review with the Board the existing asphalt interconnection situation, and any agreements associated with the condition.
3. To the left of the driveway upon entering the site, there are several angled parking spaces, oriented for use by way of entering the subject lot only. In addition, the angled spaces are half on the subject lot, and half on adjacent Lot 11 to the south. The applicant should indicate how these spaces are accommodated for, and maintained.
4. The documents would indicate that the angled spaces noted above were not taken into account when providing new striped parking spaces. The applicant should discuss this with the Board. Limits, dimensioning, and grading, should be provided for the angled spaces.
5. The Site Plan indicates that the proposed striping for the left rear parking space will go off-site onto adjacent Lot 11. The applicant should review the accommodations being made for this with the adjacent lot owner.

6. The proposed handicapped parking space and adjacent aisle should be dimensioned on the plans. In addition, an accessible path up to the proposed ramp should be provided, and dimensioned.
7. The existing paved areas on-site are not curbed. In this regard, §16.24.030.A.15 of the Borough Code indicates that curbing is to be provided so that vehicles cannot drive onto landscape areas. The rear parking spaces have existing concrete bumper stops. In similar fashion, it would be recommended that concrete bumper stops be provided for the 6 parking spaces along the north side, against adjacent Lots 8 & 9. Parking along the side lot line is currently controlled by a fence running along its length.

The only other directly applicable area regarding curbing would be at the head of the diagonal parking spaces which are half located on adjacent Lot 11. Use of pavement edge treatment in this area should be discussed with the Board.

The New Jersey Residential Improvement Standards (RSIS) 5:21-4.3(a) states, "Curbs or curbs and gutters shall be used for drainage purposes, safety, and delineation and protection of pavement edge." As previously indicated the site is relatively flat, and the presence or non-presence of raised curbing along the westerly and northern sides would not affect the overall grading pattern. Providing a new top course of asphalt, as recommended above, should be installed to eliminate any existing undulations in grade.

8. The applicant should indicate how emergency vehicles would circulate onsite.
9. The applicant should provide input to the Board regarding control of movements in and out of the Broadway driveway.

GRADING

1. The existing grading is relatively flat, but generally flows in a southerly direction. A few areas have slight low spots. In addition, the gravel area behind the building has grades slightly lower than the surrounding pavement.
2. As previously noted, it is recommended that the entire asphalt area receive a new 2 inch surface course, due to existing undulations in grades, patch areas, vegetative growth, and the low gravel area. The plans should be amended to provide final pavement grades, and contours, for the overall pavement top course, to eliminate the noted concerns.
3. Sufficient additional grade elevations should be provided for an accessible path, between the proposed handicapped parking space and the proposed ramp, to assure compliance with ADA requirements.
4. Grades along the northerly edge of pavement, indicate a low area against the fencing. The grades in this area should be further reviewed by the applicant to eliminate this condition.

5. Additional grading information should be provided for the angled parking spaces, located partially on the subject site, and on adjacent Lot 11.

DRAINAGE

1. Lot 10 is indicated to contain 15,954 sf (0.37 acres), and have 11,759 sf (0.27 acres) of existing impervious surface. The documents do not indicate any new additional impervious area being proposed.
2. As noted above, amended grading should be reviewed by the applicant, to avoid any ponding conditions along the northerly side lot line.

SANITARY

1. The plans do not indicate sanitary sewer service. The applicant should indicate if any changes are required to the sanitary sewer service connection to accommodate the building under proposed developed conditions.
2. Utilizing NJDEP Sanitary Sewer flow rates per N.J.A.C 7:14A-23.3, the following is noted:
 - a. Prior Use-office. 1st & 2nd floor-2,378 sf @ 0.010 gpd/sf equates to 238 gallons per day average flow. A peaking factor of 4 would yield 951 gallons per day peak flow.
 - b. Proposed Use-Health Care Facility (Site Plan General Note #7-Assisted Living). 8 bedrooms @ 100 gpd/bedroom equates to 800 gallons per day average flow. A peaking factor of 4 yields 3,200 gallons per day peak flow.
 - c. Capacity of the sanitary sewer service to accommodate the noted increased flow should be confirmed.

WATER

1. The plans do not indicate water service. The applicant should indicate if any changes are required to the water service connection to accommodate the building under proposed developed conditions.

LANDSCAPE

1. The Site Plan should be amended to indicate all existing trees and vegetation areas on-site. Per Site Plan Checklist Item #10, trees over 6 inch caliper should be indicated.

2. It was observed that an existing tree is located on-site by the northerly bay window, and several trees along the rear portion of the northerly side lot line.
3. Per §16.24.030.A.4 “Buffering shall be located around the perimeter of the site to minimize the effect of headlights of vehicles, noise, light from structures, the movement of people and vehicles and to shield activities from adjacent properties...”. In this regard, the applicant should indicate the neighboring uses. Other than fencing along the northerly and westerly lot lines, no buffering of the onsite parking exists to neighboring properties, including the diagonal parking along the southerly lot line.
4. The Site Plan does not indicate any proposed landscaping. The applicant should review all site landscaping with the Board.
5. Existing vegetation in the cracks of the existing asphalt should be treated with an appropriate vegetation killer.
6. One street tree exists in the approximate center of the lot frontage. Previous comments and recommendations regarding tree have been noted earlier in this report.

LIGHTING

1. No information regarding site lighting has been received by our office. A site visit revealed a deteriorated non-functioning light pole in the right rear corner. In addition, a flood light over the rear building access was observed. No other site lighting noted.
2. A Lighting Plan should be provided to adequately provide for site lighting of the parking area, handicapped accessible path, driveway and pedestrian walkways.
3. A point-by-point lighting grid plan should be provided demonstrating adequacy of lighting, and no light spillage onto adjacent properties.

DETAILS

1. Details should be provided for the following:
 - a. Handicapped ramp and railing
 - b. Concrete sidewalk
 - c. Refuse enclosure
 - d. On-Site Pavement Section Detail should be revised to provide for 4 inch compacted thickness bituminous concrete stabilized base course.

SITE PLAN CHECKLIST

1. Checklist #10 (§16.24.020.C.10): The Site Plan should be amended to indicate the location for all trees over 6 inch in caliper.
2. Checklist #12 (§16.24.020.C.12): plans to indicate “the location, names and widths of all existing...streets (including cross sections and profiles) abutting...and within 200 feet of the lot”. The Site Plans have provided sufficient information on Broadway to allow for review. Our office would have no objection to the granting of a waiver from this requirement.
3. Checklist #31: Applicant should provide confirmation of submission to the County Planning Board, or comments as may have been received.
4. Checklist #32: The Site Plans should revised to provide location and details for a refuse enclosure area.

WAIVERS

Based upon my review of this matter, the following **Waivers** from the Code of the Borough of Freehold appear to exist and should be considered as part of the matter:

- a. **§16.24.030.A.13 Parking Setback** “...the minimum front or side yard required shall not be used for off-street parking.” The minimum side yard is 8 feet. The parking is shown to be directly on the northerly side lot line, abutting adjacent Lots 8 & 9, and directly on the southerly side lot line, abutting adjacent Lot 11. A design waiver is required.
- b. **§16.24.030.A.13 Parking Lot Curbing** “... all parking spaces shall be provided with curbing or the equivalent so that vehicles cannot drive onto required landscape areas ...” No curbing exists, nor is proposed. A design waiver is required.

APPROVALS

It is the applicant’s responsibility to obtain all required approvals/permits from outside agencies. These may include, but not be limited to the following:

1. Monmouth County Planning Board
2. Freehold Soil Conservation District Certification (disturbance over 5,000 square feet)
3. NJDOT Permitting.

PRE-CONSTRUCTION MEETING AND INSPECTIONS

If approved and prior to the issuance of construction permit, the applicant shall contact the Freehold Borough engineer to schedule a preconstruction meeting, and a schedule of re-inspections during the construction process. All site improvements must be inspected during construction by the Freehold Borough engineer.

RECOMMENDATIONS

1. As regard the Use Variance, Bulk Variances, and design waivers, the applicant will need to provide all necessary testimony so that the Board may render the decision deemed appropriate.
2. As may be required, the applicant should review with the Board, all discussions, input and recommendations as received from the Freehold Borough Historic Preservation Advisory Commission.
3. It is recommended that any action that may be taken by the Board is subject to the applicant adequately addressing all items noted within this report.

Should you have any questions or require additional information, please do not hesitate to contact me.

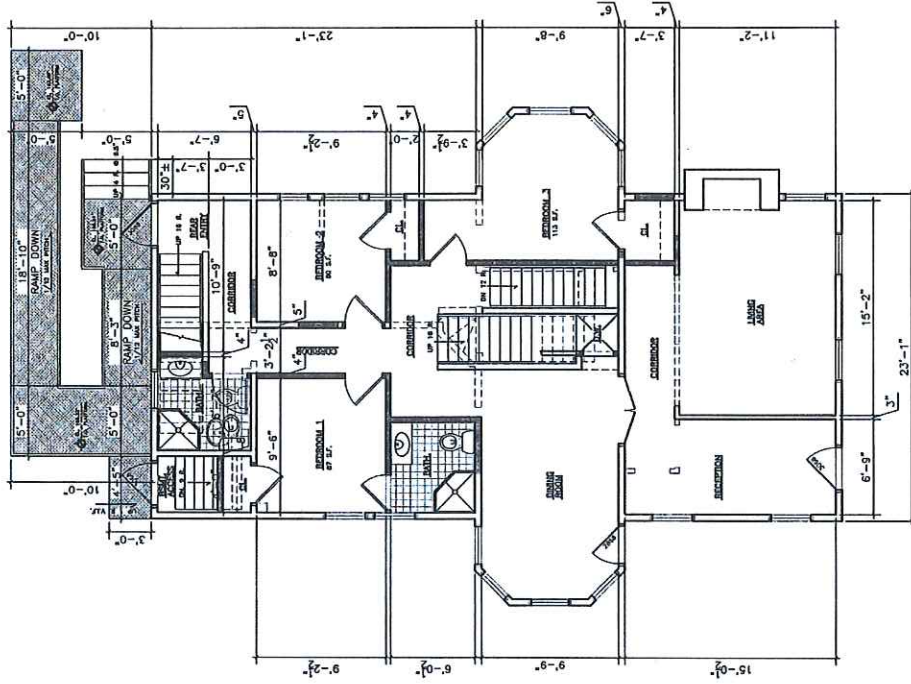
Very truly yours,

ABBINGTON ENGINEERING, LLC



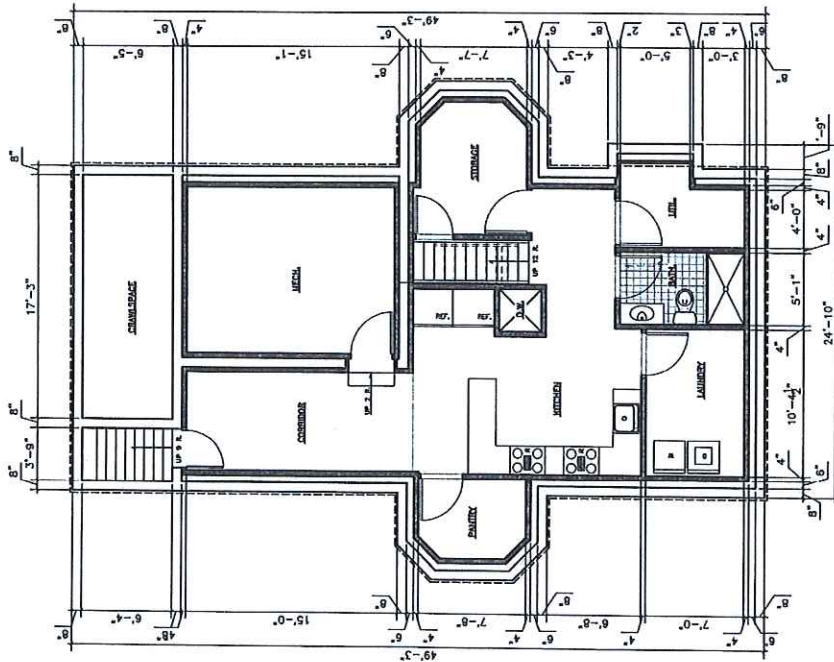
William T. Wentzien, P.E., P.P., C.M.E.
Freehold Borough Planning Board Engineer

cc: Ronald Cucchiaro, Esq., Planning Board Attorney
Matthew Young, Borough Zoning Officer
Stephen J. Gallo, Freehold Borough Administrator
Michael Sweetman, Freehold Borough Administrator's Office
Vincent E. Halleran, Jr., Esq., Applicant's Attorney
Robert Sive, PE, P.P., Applicant's Engineer and Planner
Greg Clark, Applicant's Architect



FIRST LEVEL

PLAN
SCALE: 1/4" = 1'-0"
SECOND LEVEL AREA: 1,221 S.F.

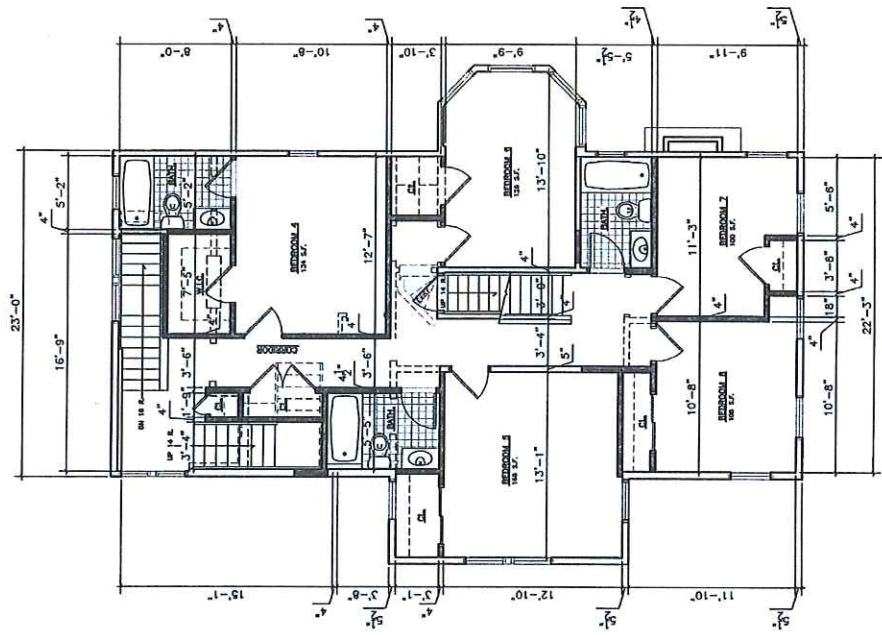


BASEMENT PLAN

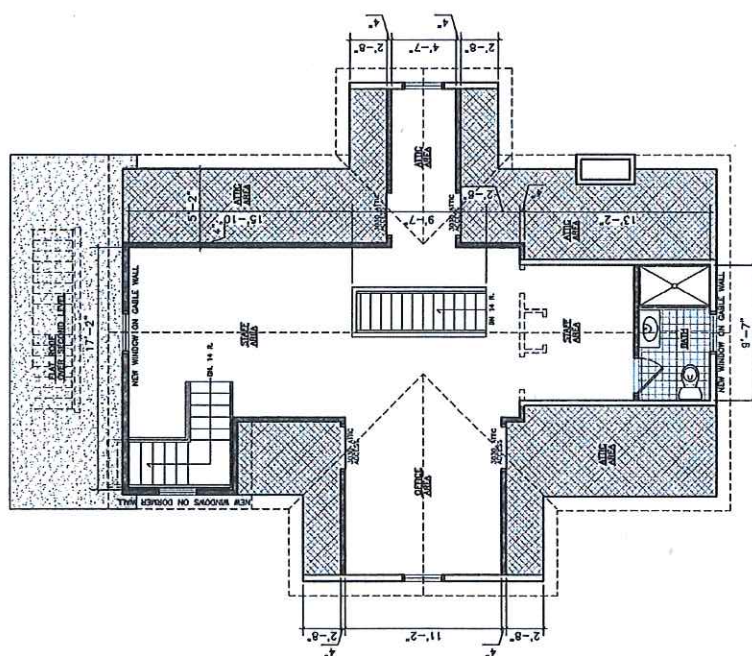
SECOND LEVEL AREA: 920 S.F.

DESIGN LOADS	L.L.	D.L.	T.L.	AREA SUBTENDED	AREA (S.F.)	AREA (C.F.)
2ND FLOOR	70 PSF	20 PSF	90 PSF	FIRST LEVEL	1,221 S.F.	9,768 C.F.
ATTIC	70 PSF	20 PSF	90 PSF	SECOND LEVEL	1,157 S.F.	9,256 C.F.
ROOF	30 PSF	20 PSF	50 PSF	ATTIC	460 S.F.	3,447 C.F.
BASEMENT	SLAB ON GRADE			BASEMENT (HABITABLE)	920 S.F.	7,360 C.F.
				COMBINED AREA (S.F.)	3,758 S.F.	29,831 C.F.

BUILDING DATA		WALL SYMBOLS
USE GROUP	R-4	<p>----- EXIST. WALLS TO BE REMOVED</p> <p>===== EXIST. WALLS TO REMAIN - SEE FINISH IN NOTES</p> <p>===== NEW WALLS - 2" x 8" @ 16" O.C.</p> <p>===== NEW WALLS - 2" x 4" @ 16" O.C.</p> <p> NEW CONCRETE WALLS</p>
	CONSTRUCTION TYPE	58



**PROPOSED SECOND
LEVEL PLAN**
SCALE: 1/4" = 1'-0"
SECOND LEVEL AREA: 1,157 S.F.



**PROPOSED ATTIC
LEVEL PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

ATTIC LEVEL AREA: 480 S.F.

ATTIC FINISH NOTES:

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1. ROOF TO BE INSULATED W/R-21 OR BETTER.

1. ROOF TO BE INSULATED W/R-21 OR BETTER.
2. COLLAR TIES @ 24" O.C. 8'-0" A.F.F.

2. COLLAR LIES @ 24" O.C. 8'-0" A.P.F.
3. INSTALL 1/2" GYPBD. ON UNDERSIDE OF RAFTERS.

3. INSTALL 1/2" GYPBD. ON UNDERSIDE OF RAFTERS.
4. VENT RAFTER CAVITIES.

DESIGN LOADS	LL	D.L.	T.L	AREA COMPUTATIONS		AREA (S.F.)	AREA (C.F.)
				FIRST LEVEL	SECOND LEVEL		
2ND FLOOR	70 PSF	20 PSF	90 PSF			1,221 S.F.	9,768 C.F.
ATTIC	70 PSF	20 PSF	30 PSF			1,157 S.F.	9,256 C.F.
ROOF	30 PSF	20 PSF	50 PSF		ATTIC	460 S.F.	3,447 C.F.
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					COMBINED AREA (S.F.)	3,758 S.F.	29,831 C.F.

9/15/2020

13 Broadway, Freehold, NJ 07728 | Zillow

Photos

♡ Save Home

✉ Share



Sold: \$190,250 (-- beds, -- baths, 2,674 Square Feet)

https://www.zillow.com/homedetails/13-Broadway-Freehold-NJ-07728/2136311297_zpid/?mmlb=g,0

1/12

9/15/2020

13 Broadway, Freehold, NJ 07728 | Zillow

Photos

Home Saved

Share



Sold: \$190,250 (-- beds, -- baths, 2,674 Square Feet)

https://www.zillow.com/homedetails/13-Broadway-Freehold-NJ-07728/2136311297_zpid/?mmlb=g,1

2/11

9/15/2020

13 Broadway, Freehold, NJ 07728 | Zillow

Photos

Home Saved

Share



Sold: \$190,250 (-- beds, -- baths, 2,674 Square Feet)

https://www.zillow.com/homedetails/13-Broadway-Freehold-NJ-07728/2136311297_zpid/?mmlb=g,5

1/11



Broadway Family Health Center

PRESENTED BY MARK VAYSBERG, DANIEL VAYSBERG, VINCE
HALLAREN, GREG CLARK AND ROBERT SIVA

Broadway Family Health Center

- Building and Land Description
- Need for Additional Service in Area and Proposed Use
- Engineering description and zoning testimony
- Architectural description

Broadway Family Health Center

Building and Land Description

The site presently contains an existing 3 story frame building with fully functional basement, fronting on Broadway. The majority of the rear portion of the lot contains a paved parking area, with the site plan application form indicating existing parking for 12 vehicles. Access to the rear parking area is by way of a paved driveway off Broadway.

The Planning Board Application indicates the building is currently vacant. The prior use was Professional Offices. The architectural plans indicate the following floor areas for the existing building:

1. First Floor: 1,221 sf
2. Second Floor: 1,157 sf
3. Basement: 920 sf
4. Attic: 460 sf

Broadway Family Health Center

Need for Additional Service in Area

Community Health Assessment FY 2016 of Monmouth County, Freehold, and Borough of Freehold concludes, "Health for seniors and caregivers are put on the back burner as they struggle with appointments and transportation – especially for the caregiver. If seniors cannot stay at their home, health is not as important." (CHNA)

Broadway Family Health Center's goals include the provision of luxury accommodation and a high level of supervisory medical care for all residents. Our team plans to create a comforting home environment where residents will have round the clock supervision by our highly trained, professional staff and access to numerous activities catered to each resident.

Community-Health-Needs-Assessment-2016-Final-1.Pdf. <https://centrastate-corp.azureedge.net/wp-content/uploads/sites/9/2018/03/Community-Health-Needs-Assessment-2016-Final-1.pdf>. Accessed 7 Oct. 2020. Accessed 7 Oct. 2020.

Broadway Family Health Center

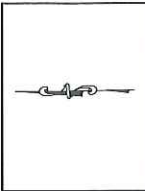
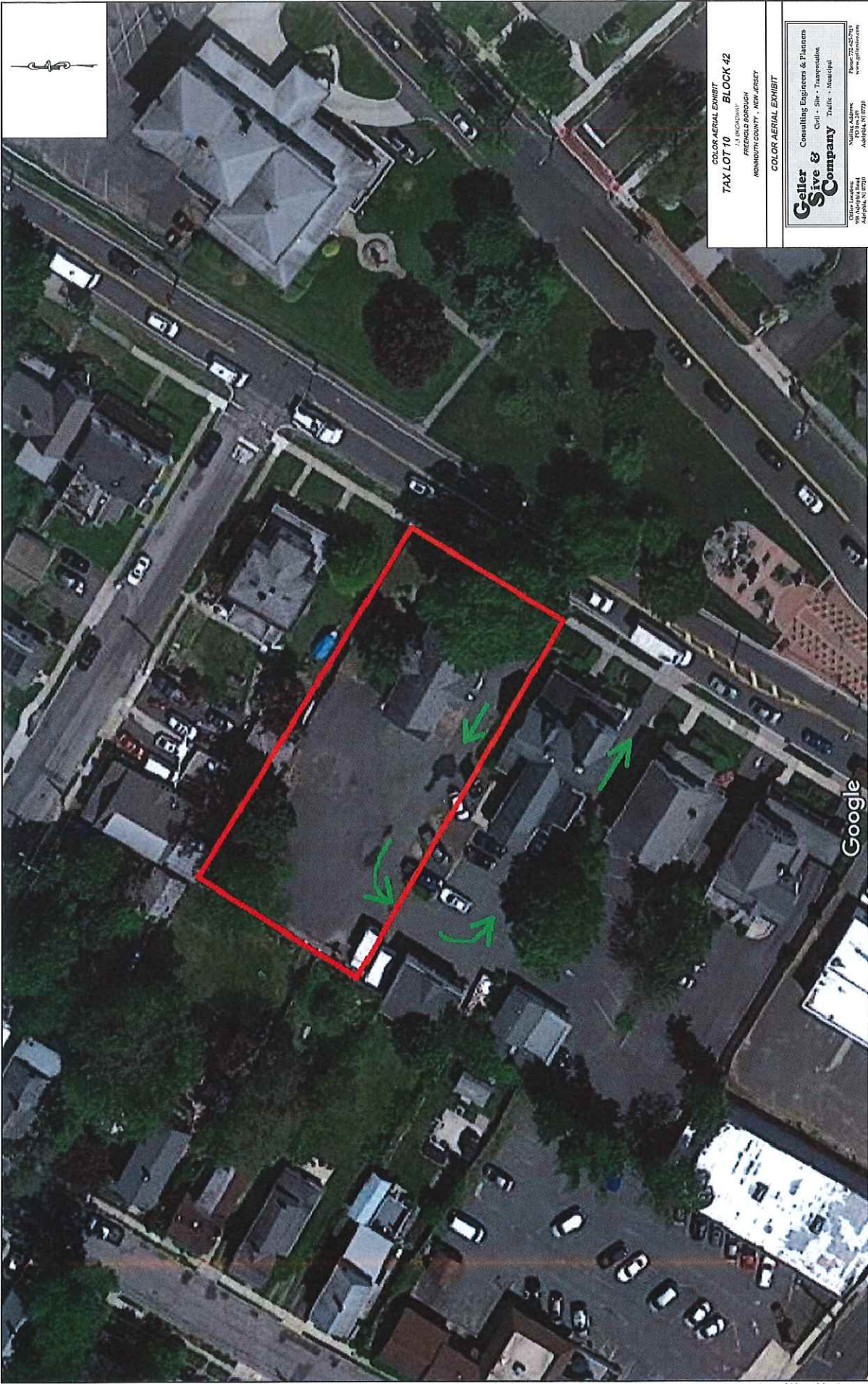
Proposed Use and Building Description

1. Proposed change of use to a Residential Health Care Facility, with 8 Bedrooms for no more than 10 residents.
2. The Facility will provide 3 meals per day, dietary services, recreational activities, laundry and cleaning services, supervision of medications, supervision of and assistance to activities of daily living, and assistance to obtaining health services.
3. The Site Plan Application indicates seating facilities for 12. 10 for residents, and 2 for service personnel.
4. The proposed use will utilize both floors, the basement and the attic.
5. First Floor: 3 Bedrooms, 2 Bathrooms, Dining Room, Living Area, Reception.
6. Second Floor: 5 Bedrooms, 3 Bathrooms.
7. Basement: Kitchen, Pantry, Laundry, Storage, Utility, Mechanical.

Broadway Family Health Center

Proposed Use and Building Description cont.

8. Attic: Office Area, Staff Area, 1 Bathroom.
9. The Site Plan Application indicates 4 employees in 2 shifts, with 2 employees per shift to achieve 24/7 supervision, coverage.
10. Handicapped Access Ramp and motorized Stairs to rear building access.
11. Mill and Repave a portion of the rear parking area.
12. Stripe the rear parking area to delineate a handicapped parking space and vehicle parking spaces.
13. The Site Plan indicates 13 parking spaces will be provided on-site. One of which will be for handicapped parking.



COLOR AERIAL EXHIBIT
TAX LOT 10 BLOCK 42
 RESCUE PASSAGE
 MONMOUTH COUNTY, NEW JERSEY

COLOR AERIAL EXHIBIT

Geller & Sive & Company
 Consulting Engineers & Planners
 Civil - Site - Transportation
 Traffic - Municipal

Office Location: 300 River Street, 3rd Floor, Asbury Park, NJ 07721
 Phone: 732-425-7777
 Fax: 732-425-7778
 Website: www.gellersive.com

Scale	Date	Scale	Sheet	Page
1" = 20'	10/28/2020	1" = 20'	1 of 1	2009



Google