

**Borough of Freehold
Planning Board
Agenda No. 21-07
April 14, 2021**

The Freehold Borough Planning Board will hold a Video Conferencing Online Meeting on Wednesday, April 14, 2021 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. Michael Wildermuth, IV Member
Ms. Shealyn M.S. Crombie, IV Member
Ms. Caridad Argote-Freyre, IV Member
Mr. Garry Jackson, Class II Member
Mrs. Margaret Rogers, Class III Member
Ms. Brianne Kozlowski, Alternate Member I
Mr. Ronald D. Cucchiaro, Esq., Board Attorney
Mr. William Wentzien, PE, Board Engineer**

3. Approval of Minutes from the Meeting of March 24, 2021. (See Attachment I)
4. Review Ordinance #2021/7 of the Borough of Freehold, County of Monmouth, State of New Jersey Amending and Supplementing Chapter 18 (Zoning) by Amending Chapter 18.07 the Freehold Center Core Redevelopment Plan (See Attachment II)
5. Memorialize Resolution for Application
Application Number: PB-SD-2021-001
Location: 167/169 South St, Block 110 Lots 7.02 & 7.03
Zone - R-5
Request: Minor Subdivision
(See Attachment III)

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6. Application Number: PB-UV-2020-006
Applicant: Rema Realty LLC
Location: 28 East Main Street -Block 62, Lot 9.01
Zone: B-2
Request: Use Variance with waiver of site plan
(See Attachment IV)
7. Application Number: PB-UV-2021-003
Applicant: Jonathan Marshall
Location: 82 Court Street -Block 37, Lot 1.02
Zone: R-5
Request: Use Variance with Final Site Plan
(See Attachment V)
8. 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

Dominica R. Napolitano
April 9, 2021

ATTACHMENT I

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF MARCH 24, 2021

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, March 24, 2021 at 7:00 p.m. via remote session.

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.

Chairman Barricelli opened the meeting which was a continuation from the reorganization meeting - no Salute to the Flag.

ROLL CALL

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

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

Approval of Minutes from Planning Board Meeting March 10, 2021.

Ms. Argote-Freyre made a motion to approve the minutes, Mr. McCabe seconded.

Yes	4	Barricelli, McCabe, Argot-Freyre and Jackson
No	0	
Abstain	4	Ceppi, Wildermuth, Crombie and Councilwoman Rogers
Absent	1	Kozlowski

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

Memorialize Resolution for Applicant 36 West Main Street Freehold LLC
Application Number: PB-ZI-2021-004
Location: 36 West Main Street, Block 71, Lots 3.03
Request: Interpretation for Special Question

Mr. Barricelli made a comment; I am amazed at who writes these resolutions, paragraph #14, I think it was Paul who introduced this idea, technically requests the wish of the Board trying to deal with this 1985 resolution; so I would like to have a motion to approve the resolution;

Mr. Wildermuth made a motion to approve the resolution, Ms. Argote-Freyre seconded.

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

Mr. Barricelli reminded the public to mute and they will have the opportunity to offer questions and comments at the appropriate times;

Mr. Barricelli read Item No. 5 on the Agenda as follows:

Application number: PB-UV-2020-006
 Applicant: Rema Realty LLC
 Location: 28 East Main Street, Block 62, Lot 9.01
 Zone: B-2
 Request: Use Variance with Waiver of Site Plan

Mr. Cucchiaro – Mr. Chairman, the applicant had a scheduling issue with the professionals and ask to be carried to the next meeting, April 14, 2021;
 Mr. Chair if ok, I make the announcement that Applicant Rema Realty LLC, Application PB-UV-2020-006 will be carried to April 14, 2021 beginning at 7:00pm remotely all documents are on file and on the towns website and you can receive remote instructions on the town website; there will be no further notice to property owners;

Mr. Barricelli – any Board members have any comments or questions to discuss;

Mr. Barricelli - question, Ron is it necessary that we get a copy of all the information;

Mr. Cucchiaro – it is up to the Board members themselves, some like to receive more, some less; if you like less to cut down on paperwork let Dominica know;

Dominica – I think it is important, especially that we are remote, you may not be able to see a document that is being discussed and may not be able to provide a good opinion or have accurate information without the documents;

Mr. McCabe – agree Dominica,
 Councilwoman Rogers – it is easier to understand everything, sometimes there is so much information, a lot of paper but if we have to go back and review we don't have to go back and try and find in an email; I prefer the paper copy;

Mr. Barricelli – any other items or questions or comments;

Mr. Wildermuth – when will we go back to in person meetings; more people are getting vaccinated, my school district is going back to 5 days a week with proper social distancing; you hear background noise on the meetings;

Councilwoman Rogers – we are still remote; the Governor recently increased the numbers to 25 people indoors so we are getting closer to meeting in person; the problem as Ron has mentioned in the past is the social distancing and we are a group of 9, council is 7

Mr. Cucchiaro – I will talk to the Borough Administrator as well and we need to be able to accommodate everyone in the room;

Mr. Barricelli – anyone else? Dominica, we have at least one for the next meeting;

Dominica – yes, we have this application, Rema Realty as well as a use variance with site plan; next meeting important that everyone try to attend, a long meeting;

Mr. Barricelli – thank you; anyone else; hearing nothing; anyone to adjourn;

Councilwoman Rogers made a motion to adjourn, Ms. Crombie;

All in favor, aye, - All members

Meeting adjourned at 7:15 PM.

Respectfully submitted,

Dominica R. Napolitano

ATTACHMENT II

MEMORANDUM

TO: Planning Board Members

FROM: Dominica R. Napolitano, Planning Board Secretary DLN

DATE: April 9, 2021

RE: Freehold Center Core Redevelopment Plan – Borough Ordinance

Enclosed please find for your review a memo from the Borough Clerk and proposed Ordinance #2021/7 of the Borough of Freehold, County of Monmouth, State of New Jersey Amending and Supplementing Chapter 18 (Zoning) by Amending Chapter 18.07 the Freehold Center Core Redevelopment Plan. Specifically, Section IV, on page 2 of the attached Ordinance.

The First Reading and Introduction of the Ordinance by Mayor and Council was on their agenda Monday, April 5, 2021. The Second Reading and Public Hearing is scheduled to be on the Council agenda for on Monday, May 3, 2021.

Thank you for your attention to this matter.

cc: Stephen J. Gallo, Business Administrator
Ronald D. Cucchiaro, Esq. Planning Board Attorney
William T. Wentzien, P.E, P.P., C.M.E., Planning Board Engineer

MEMORANDUM
FREEHOLD BOROUGH CLERK'S OFFICE
51 WEST MAIN STREET FREEHOLD, NJ 07728
PHONE: 732-462-1259 FAX: 732-409-1453
E-MAIL: tdibenedetto@freeholdboro.org

TO: Dominica Napolitano, Planning Board Secretary
FROM: Traci L. DiBenedetto, Borough Clerk *TLD*
SUBJECT: Ordinance #2021/7 of the Borough of Freehold, County of Monmouth, State of New Jersey Amending and Supplementing Chapter 18 (Zoning) by Amending Chapter 18.07 the Freehold Center Core Redevelopment Plan
DATE: 4/6/2021
CC: Stephen J. Gallo, Business Administrator

Attached for the review of the Freehold Borough Planning Board is the above referenced ordinance, introduced at a regular meeting of the Mayor and Council on April 5, 2021. Please place this on your next available agenda.

The Ordinance will be further considered for adoption after public hearing scheduled to be heard on May 3, 2021.

If you have any questions or concerns, please give me a call. Thank you.

BOROUGH OF FREEHOLD

COUNTY OF MONMOUTH

#2021/7

ORDINANCE OF THE BOROUGH OF FREEHOLD, COUNTY OF MONMOUTH, STATE
OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 18 (ZONING) BY
AMENDING CHAPTER 18.07 THE FREEHOLD CENTER CORE REDEVELOPMENT
PLAN

WHEREAS, the Mayor and Council of the Borough of Freehold have been designated as the redevelopment entity for the Freehold Center Core Redevelopment Plan ("FCCRP"); and

WHEREAS, a 2019 Center Core Rehabilitation Plan ("Rehabilitation Plan") was prepared by Pennoni, Group Melvin Division, and said Plan was adopted by the governing body on December 16, 2019; and

WHEREAS, the Rehabilitation Plan has been incorporated as part of the zoning ordinance under Chapter 18.070; and

WHEREAS, since its adoption, the governing body has become aware of several areas that needed review and possible revision; and

WHEREAS, the governing body recommended certain revisions to the 2019 Core Rehabilitation Plan; and

WHEREAS, the Borough Planner, Pennoni, Group Melvin Division, prepared the recommended amendments, and codified same in the Document entitled "Amendment to Document 2019 Core Center Core Rehabilitation Plan"; and

WHEREAS, the governing body has reviewed same and agrees with the amendments.

NOW, THEREFORE, BE IT ORDAINED that Chapter 18.070, the Freehold Center Core Redevelopment Plan, be amended and supplemented as follows:

Section 1

It is hereby found and determined that the aforementioned Amendment to the Rehabilitation Plan gives due consideration to providing appropriate allowable and achievable uses of the area for neighborhood improvement, with special consideration for the health, safety and welfare of the residents of the area and of the Borough of Freehold and taking into consideration the complexion of the Freehold Center Core and its mix of commercial activity and community interaction.

Section II

It is hereby found and determined that the aforementioned Amendment to the Rehabilitation Plan will afford maximum practical opportunity consistent with the sound needs of the locality as a whole, for the redevelopment of the area.

Section III

The "Amendment to the 2019 Core Center Core Rehabilitation Plan" is in conformity with the Local Redevelopment and Housing Law of New Jersey (N.J.S.A. 40A:12A-1 et. seq.), which allows a municipality to designate an "Area in Need of Rehabilitation" and create a Redevelopment Plan to govern the Rehabilitation Area which plan may include area, bulk, design, or other development standards meant to revitalize the area in a way consistent with the municipal goals and objectives identified in the Master Plan.

Section IV

The "Amendment to the 2019 Core Center Core Rehabilitation Plan" expands the permitted uses of the existing zone so as to no longer exclude "Medical Offices" from the definition of "Professional Office", and thus incorporates smart growth principals to make the property more attractive to private and private/public investment

Section V

The Redevelopment Plan for the area entitled "2019 Center Core Rehabilitation Plan" prepared by Pennoni, Group Melvin Division, dated December 16, 2019, having been duly reviewed and considered, is hereby approved and adopted, and the Borough Clerk is hereby directed to file a copy of the "Amendment to Document 2019 Core Center Core Rehabilitation Plan" with the Meeting Minutes and to keep a copy on file in the Office of the Borough Clerk.

Section VI

All other portions of the 2019 Center Core Rehabilitation Plan shall remain in full force and effect.

Section VII

If any part of this Ordinance shall be deemed invalid such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of this Ordinance.

Section VIII

Any Ordinance or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed and superseded.

Section IX

This Ordinance shall take effect upon final passage and publication in accordance with Law.

ATTACHMENT III

- A-5 Monmouth County Planning Board, Exempt from Approval, dated February 8, 2021.
- A-6 Plan of "Boundary Survey of 167-169 South Street - Lots 7.02 & 7.03, Borough of Freehold, County of Monmouth, N.J.", prepared by Martin A. Grant Surveying, Inc., consisting of one sheet, dated September 21, 2020.
- A-7 Plan entitled 'Minor Subdivision Map, Tax Lots 7.02 & 7.03, Block 110, Tax Map Sheet No. 59, Borough of Freehold, Monmouth County, New Jersey', prepared by Martin A. Grant Surveying, Inc., consisting of one (1) sheet, dated November 23, 2020.
- B-1 Abbington Engineering, LLC Report, dated February 9, 2021.
- B-2 Abbington Engineering, LLC Report, dated February 16, 2021.

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 of this application is certain lands known as Block 110, Lots 7.02 and 7.03, located at 167 and 169 South Street. The subject Property is located within the R-5 (Residential) Zone of the Borough. Existing Lot 7.02 contains 19,298.25 s.f. and existing Lot 7.03 contains 6,605.5 s.f. (total .5947 acres for both lots).

2. The two (2) existing lots contain the following improvements:

Lot 7.02

- Lot 7.02, also known as 169 South Street, contains 19,298.25 s.f.
- The lot contains an existing 2½ story dwelling, fronting along South Street.
- The lot does not contain a driveway.
- The rear yard contains an in-ground pool, with chain link fencing.
- The rear yard also contains a stone parking area, being also located to the rear of adjacent Lot 7.03.
- Access to the rear stone parking area is by way of a 12-foot-wide driveway easement, which is located on adjacent Lot 7.03.
- An existing shed is located to the rear of the stone parking area.

Lot 7.03

- Lot 7.03, also known as 167 South Street, contains 6,605.5 s.f.
- The lot contains an existing two-story dwelling, fronting along South Street.
- A paved driveway is located along the southerly side approximately 10 feet wide, which driveway provides access to the rear stone parking area. The actual parking area is located on adjacent Lot 7.02.
- The driveway on Lot 7.03 is contained within a 12-foot-wide driveway easement.

3. The Applicant proposes the following subdivision:

Proposed New Lot 7.04

- (Prior Lot 7.02) will not have a driveway, nor off-street parking.
- The Proposed New Lot will contain 13,515 s.f.

Proposed New Lot 7.05

- (Prior Lot 7.03) will contain the existing paved driveway and the rear stone parking area, which parking area was located on prior Lot 7.02.
- The existing 12-foot-wide driveway easement on New Lot 7.05 will be vacated.
- No physical improvements are proposed.
- The Proposed New Lot will contain 12,339 s.f.

4. The Applicant testified that he was a lifelong resident of Freehold Borough. He stated that the adjacent property is owned by his brother and that the two lots have a shared driveway. Mr. Reichman explained that the shared driveway has become more difficult to coordinate over time as the family has expanded. He testified that the purpose of the application was to effectuate a lot line adjustment which would eliminate the shared driveway and result in private driveways on each lot.

5. The Applicant's Engineer and Planner, Robert Sive, P.E., P.P testified that the Applicant was seeking a lot line adjustment which would result in one lot containing 13,515 s.f which would contain the existing 2½ story dwelling and pool with the second proposed lot

containing 12,339 s.f. with the existing two-story residential building and driveway. Mr. Sive testified that a new driveway would not be constructed. He specifically explained that this would be accomplished by reorienting the existing lot line at the rear of existing Lot 7.03. The new lot line would be an extension of the existing southerly lot line of Lot 7.03 to the point of the rear lot line of existing Lot 7.02. He also stipulated that the existing 12-foot-wide driveway easement on Proposed Lot 7.05 would be vacated,

6. Mr. Sive then stated that the Applicant required variance relief to permit the following existing conditions:

- a. **§18.16.050 Front Yard Setback:** In the R-5 Residential Zone, the minimum front setback is 25 feet. The front yard setback on Proposed Lot 7.04 is 24 feet. This is an existing condition.

7. Mr. Sive then testified that the following new variance relief was required:

- a. **§18.16.050 Lot Coverage:** The maximum permitted Lot Coverage in the R-5 Residential Zone is 40%. Existing Lot 7.03 has a lot coverage of 47.2%. Proposed Lot 7.05, incorporating the driveway and stone parking area, will result in an increased lot coverage, to be 55.6% under proposed conditions. Variance required.
- b. **§18.73.010.A.9 Parking:** Two (2) parking spaces are required for each of the single-family dwellings. Proposed Lot 7.04 will result in no parking spaces on-site.

8. Mr. Sive testified that the existing non-compliant condition was not being intensified. In response to questions, he also stated that a NJDOT driveway access permit would be required. He further testified that the existing shed would remain. In response to other questions, he stipulated that the Applicant would remove the existing fence. He also testified that new fencing was not proposed. Mr. Sive also stipulated that any walkway encroachments between the two properties would also be eliminated. He further stated that on-street parking existed in the immediate area which could accommodate the needs of Proposed Lot 7.04.

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

10. The Board finds that the Applicant has proposed a subdivision 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 satisfies 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.

11. 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 satisfies 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. The 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.

12. Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain “bulk” or (c) variance relief. Finally, the 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 Applicant to establish these criteria.

13. The Board finds the Applicant has satisfied the positive criteria. The Board begins with the requested relief for front yard setback. This is an existing non-compliant condition which currently exists and is not being intensified as a result of the proposed subdivision. Requiring compliance with the strict requirements of the Ordinance would result in having to relocate or even raze existing structures and designing the two lots in an illogical manner which would not benefit the public. Permitting the existing non-compliant condition to remain maintains an attractive visual appearance and benefits the public as well as advancing the goals of planning enumerated in the Municipal Land Use Law at N.J.S.A. 40:55D-2. The positive criteria has therefore been satisfied. The Board also finds the positive criteria has been satisfied with regard to the request for variance relief for lot coverage. The Applicant is not actually increasing lot coverage as it applies to the two lots. The coverage is increasing due to the subdivision. This is therefore an existing condition. The Board relies upon the above analysis and finds that the positive criteria has been satisfied.

14. The Board also finds that the positive criteria has also been satisfied with regard to the request to create Proposed Lot 7.04 which will not have any on-site parking. The Board finds that the existing shared driveway is not functional and requires a degree of coordination and timing

on both lots which is increasingly unworkable. The proposed subdivision promotes safety as well as efficient internal circulation which both advance the goals of planning. Proposed Lot 7.04 would require substantial redesigning which would result in an unattractive design and also require a state approval in order to achieve compliance. The Board finds that adequate on-street parking exists in the immediate area which can successfully accommodate the vehicles associated with Proposed Lot 7.04. The Board therefore finds that the enhanced safety and efficient flow of traffic both promote the goals of planning as enumerated in N.J.S.A. 40:55D-2. The positive criteria has therefore been satisfied.

15. The Board also finds that the negative criteria has also been satisfied. The variance relief will result in enhanced safety and efficient circulation. It will not cause increased traffic, noise or odors. The existing non-compliant conditions will remain exactly the same no matter if variance relief is granted or not. The Board therefore finds that the grant of variance relief will not result in substantial detriment to the zone plan, zoning ordinance or public welfare. The negative criteria has therefore been satisfied for all requested variances pursuant to N.J.S.A. 40:55D-70c(2).

16. The Board concludes 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.

17. The Board further finds that with the exception of the above-referenced relief, the proposed minor subdivision complies with all other zoning, subdivision and design guideline requirements. Minor subdivision approval pursuant to N.J.S.A. 40:55D-47 is therefore 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 minor subdivision approval pursuant to N.J.S.A. 40:55D-47 along with ancillary variance relief pursuant to N.J.S.A. 40:55D-70c(2) bearing Application Number PB-SD-2021-001 is hereby memorialized subject to the following conditions:

SPECIFIC CONDITIONS

1. The Applicant shall confirm the proposed lot coverages with the Board Engineer.
2. The Applicant shall remove the existing fence.
3. The Applicant shall eliminate all walkway encroachments.
4. The existing driveway easement shall be vacated.
5. The Applicant shall confirm that variance relief for impervious coverage is not required.
6. The Applicant shall obtain a NJDOT driveway access permit.
7. The Deed recorded memorializing this subdivision shall specifically refer to this resolution and shall be subject to the review and approval of the Board Engineer, Township Surveyor and Board Attorney. The Applicant shall record the subdivision deed within 190 days of the memorializing resolution being adopted. Failure to do so shall render this approval null and void unless an extension of time is granted.

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. **Developer's Agreements.** In conjunction with any application for Final Approval, no site plan or subdivision plat shall be signed by the Chairperson, Secretary or Engineer unless and until the applicant shall enter a developer's agreement with the Borough Council or the Borough of Freehold associated with this development which agreement shall include provision for any water main or sewer extension required for the project and shall further post such performance guaranties and deposits as shall be required in order to assure completion and maintenance of improvements required in order to assure completion and maintenance of improvements required by the Land Use Ordinance of the Borough of Freehold and this resolution. The Applicant shall further have filed with the Clerk of Monmouth County, all deeds of easement or other conveyances associated with the development to establish rights of way, access, utility location, sight triangles, conservation areas, landscape buffers and the like and shall provide such assurances of title as may be required by the Borough Attorney.
4. **Availability of Public Water and Sewer.** In the event that the Borough of Freehold is subject to any limitation on its water diversion rights, or if there shall be any moratorium or other restriction of whatever nature pertaining to public water supply or public sewer, then the within approval is expressly conditioned upon the ability of the Borough Committee of the Borough of Freehold to provide these utilities to the proposed development.
5. **Other Governmental Approvals.**
 - 5.1 **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.
 - 5.2 **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.

- 5.3 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.
- 5.4 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.
6. **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.
7. **Storm Water Detention/Retention/Re-charge Basins.** If the Applicant has proposed to dedicate to the Borough of Freehold any lot or lots within the development of storm water management facilities, then at the time of acceptance by the Freehold Borough Council, the applicant shall post with the Borough of Freehold a maintenance guaranty for said facilities for a ten-year period as provided by the Freehold Borough Land Use Ordinance and as calculated by the Freehold Borough Engineer.

8. **Dedication of Lands.** The within approval is subject to the applicant securing the acceptance by the Borough Council of the Borough of Freehold of any lands proposed by the developer to be dedicated to the Borough of Freehold and associated with this development.
9. **Taxes and Assessments.** All taxes and assessments applicable to the subject premises shall be paid and current.
10. **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.
11. **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.
12. **Mount Laurel Contribution.** If applicable to this development, the Applicant shall pay its contribution to the Borough of Freehold Mount Laurel Housing Fund or construct such affordable housing as shall be required by the Borough of Freehold.
13. **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.

14. **Lapse of Protection.** Pursuant to N.J.S.A. 40:55D-52, the statutory protections afforded by the within action shall expire two years from today's date.

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 April 14, 2021.

Dominica Napolitano
Planning Board Secretary

State of New Jersey:

County of Monmouth: ss:

Be it remembered on this _____ day of _____, 2021, 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 April 14, 2021.

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

ATTACHMENT IV

HARD COPY OF Rema Realty LLC, Application PB-UV-2020-006
28 East Main Street, Block 62, Lot 9.01, Zone B-2, Use
Variance with Waiver of Site Plan was provided in your
packet for the March 24, 2021 meeting - carried from March
24, 2021 to April 14, 2021

ATTACHMENT V

MEMORANDUM

TO: Planning Board Members
FROM: Dominica R. Napolitano, PB Secretary DRO
DATE: April 9, 2021
RE: Jonathan Marshall - 82 Court Street

Please be advised the architectural plans, prepared by Zimbler Architecture, dated September 17, 2020, included in this application were not submitted until April 8, 2021 and were not reviewed by William T. Wentzien, PE, PP, CME (as noted in the Engineer Report dated April 7, 2021 - page 9). Any documents to be reviewed by the Borough Engineer as part of the application should be provided at least 10 days prior to the schedule hearing date. The applicant has been advised the architect should be prepared for questions and comments from the Board, Engineer and Attorney.

Thank you.

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

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: Jonathan Marshall

Trade Name: _____

Applicant's Address: 157 Broad Street Suite 111, Red Bank, N.J. 07701
Block: 37 Lot: 1.02 Zone: R-5

Name of Project: Law Office of Jonathan Marshall Law Office

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	REQUESTED		COMPLY	N/A	REQUESTED	
1. Application for Zoning Certificate or Building Permit Denial from Zoning Officer	X							NOT PROVIDED, USE VARIANCE REQUIRED
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								AT HEARING
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".

1/28/21
Date: _____

Applicant or Agent: _____

To Be Completed by Borough:

Date: 3-23-2021

Checked By: William Z. Hantson

219-073

THE UNDERSIGNED HEREBY APPLIES FOR ZONING APPROVAL TO BE ISSUED ON THE BASIS OF THE
REPRESENTATIONS CONTAINED IN THIS APPLICATION.

1. LOCATION OF PROPERTY: 82 COURT ST. ZONE: R-5 BL: 37 LT: 1.02
2. NAME OF OWNER: JONATHAN MARSHALL
3. ADDRESS: 829 RIVERVIEW DR. BRIEKE 08730 PHONE: 732-956-7062
4. NAME OF APPLICANT: _____
5. ADDRESS: _____ PHONE: _____
6. IF APPLICANT IS NOT OWNER, APPLICANT'S INTEREST IN THIS LAND IS: _____
7. PROPOSE NAME OF BUSINESS: LAW OFFICE OF JONATHAN MARSHALL
8. DESCRIPTION: LOT AREA 0.396± AC. SQ. FT. BUILDING AREA 1500 SQ. FT.
EXISTING REAR YARD, SET BACK _____ FT. LOT FRONTAGE (WIDTH) 70 FT.
CONDITIONS: FRONT SETBACK 35 FT. SIDEYARDS 10 FT. _____ FT.
(FROM BUILDING), If corner house, indicates where front will be facing.
9. DESCRIPTION OF ALL PROPOSED USES (DESCRIBE FULLY, INCLUDING ANY SPECIAL PARKING, LOADING, TRAFFIC OR SIMILAR REQUIREMENTS): ENLARGE EXISTING BUILDING TO 55X36 FT.
10. EXISTING USES (IF PROPERTY OR STRUCTURE IS VACANT, PLEASE INDICATE PRIOR USE): COMMERCIAL DENTAL SUPPLIER
11. TOTAL FLOOR AREA TO BE OCCUPIED: ENTIRE BUILDING
12. TOTAL NUMBER OF PARKING SPACES EXISTING: _____ PROPOSED: _____
13. NUMBER OF EMPLOYEES: 18 HOURS OF OPERATION: 9 to 5 5 DAYS
14. IS NEW CONSTRUCTION PROPOSED YES OR NO? YES IF YES, PROVIDE DETAILS: ENLARGE BUILDING TO 55X36 FT.
15. ARE MODIFICATIONS TO THE SITE OR EXISTING BUILDINGS PROPOSED YES OR NO? YES
IF YES, PROVIDE DETAILS: PARKING LOT, LIGHTING, ETC.
16. THE UNDERSIGNED, CERTIFY THAT ALL THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: 6-17-2019

SIGNATURE OF APPLICANT

ZONING APPROVAL

JONATHAN MARSHALL

ON THE BASIS OF THE ABOVE APPLICATION, THE REPRESENTATIONS IN WHICH ARE A PART HEREOF, THE PROPOSED USAGE IS FOUND TO BE ☒ NOT TO BE ☐ IN ACCORDANCE WITH THE BOROUGH ZONING ORDINANCE, AND THE APPLICATION FOR ZONING APPROVAL IS HEREBY:

APPROVED ☐

DENIED ☒

FOR THE FOLLOWING REASONS:

Expansion of a non-conforming use.
Please Apply to the Planning Board for a
Use Variance and Site Plan approval.

DATE: 6/20/19

ZONING OFFICER

ZONING FEE: \$25.00

To reorder call Bailey's Printing at 732-462-8010

0813 40373

06/19/19

33378-0

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

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: Jonathan Marshall

Trade Name: _____

Applicant's Address: 157 Broad Street Suite 111, Red Bank, N.J. 07701
Block: 37 **Lot:** 1.02 **Zone:** R-5

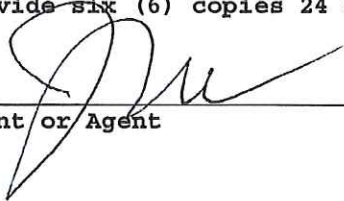
Name of Project: Law Office of Jonathan Marshall Law Office

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	REQUESTED		COMPLY	N/A	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					
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".

Date: 1/28/21

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: _____	Application No. _____
Planning Board: _____	Application Fee: _____
Scheduled for Completeness: _____	_____
Scheduled for Hearing: _____	_____

1. SUBJECT PROPERTY (ATTACH PHOTO):

Location:	82 Court Street		
Tax Map:	Page _____	Block 37	Lot 1.02
	Page _____	Block _____	Lot(s) _____
Dimensions:	Frontage 70	Depth 246.70	Total Area 0.396+- ac

2. APPLICANT:

Name: Jonathan Marshall, Esquire
Corporate Name:
Address: 157 Broad Street # 111, Red Bank, NJ 07701
Telephone 732-450-8300

Applicant is an Individual

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

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 _____

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. former commercial dental supplier

6. Applicant's Attorney: Vincent E. Halleran Jr, Esquire
Address: 56 West Main Street, Freehold, NJ 07728
Telephone No.: 732-462-0800 Fax No.: 732-431-3561

7. Applicant's Engineer: Geller Sive & Company
Address: 958 Adelphia Road, P. O. Box 249, Adelphia, NJ 07710
Telephone No. 732-625-7919 Fax No.: 732-625-9313

8. Applicant's Planner: James Higgins
Address: 823 West Park Avenue #261
Telephone No.: 732-625-7919 Fax No: 732-625-9313__

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: Zimble Architecture
Field of Expertise: Architect
Address: 30 South St. Freehold, NJ 07728
Telephone No.: 732-780-8850

11. Applicant represents a request for the following:

SUBDIVISION:

_____ 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: _____

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

_____ 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:
 40:55D-67, 40:55D-70C (2)

Expansion of a non-conforming use. Enlarge existing building to utilize as a law office. Improve parking lot, paving, lighting.

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:

<u>AGENCY</u>	<u>YES</u>	<u>NO</u>	<u>DATE</u> <u>PLANS SUBMITTED</u>
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.)			
NJ Department of Transportation		X	
NJ Natural Gas Co.		X	
JCP&L		X	
Other (Please note.)			

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

18 _____ Preliminary & Final Major Site Plan


18 _____ Survey of Property

_____ Current Property Owners List

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 28 day of January, 2021



NOTARY PUBLIC

BARBARA K. GRIFFIN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136824
My Commission Expires 08/11/2025

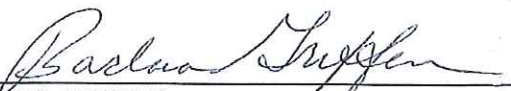


SIGNATURE OF APPLICANT

27. I certify that I am the owner of the property which is the subject of this application; that 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.

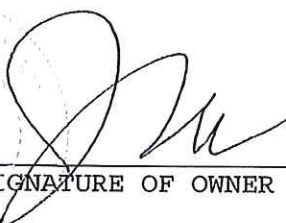
Please note: If the applicant is a corporation, an authorized corporate officer must sign this section. If applicant is a partnership, a general partner must sign this section.

Sworn and subscribed before me
this 28 day of January, 2021.



NOTARY PUBLIC

BARBARA K. GRIFFIN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136824
My Commission Expires 08/11/2025



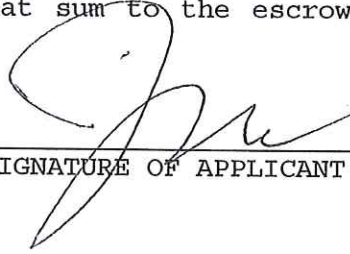
SIGNATURE OF OWNER

28. 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.

DATE

1/28/21

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: Jonathan Marshall

Trade Name: _____

Applicant's Address: 157 Broad St. Suite 111, Red Bank, NJ 07701


Block: 37 Lot: 1.02

Name of Project: Law Office of Jonathan Marshall

Street Address: 82 Court Street

1. Proposed Use of Area: Law Office
2. Area of Entire Tract: 0.396 +- Acre
3. Dimensions of Existing Structures on Lot: 1522 sf

4. Parking Stalls: Number existing 7 Number proposed 17
5. Total number of employees: 13
6. Number of Dwelling Units if applicable: N/A
7. Number of Seating Facilities: ____
8. Reason for Waiver if applicable: N/A

Date: 1/28/2021 Applicant or Agent: 

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

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: Jonathan Marshall

Trade Name: _____

Applicant's Address: 157 Broad St. Suite 111, Red Bank, N.J. 07701

Owner's Name: Jonathan Marshall _____

Address: 157 Broad St. Suite 111, Red Bank, N.J. 07701

Block: 37 _____ Lot(s): 1.02 _____

Physical Address: 82 Court St. Freehold, N.J. 07728

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: _____

**BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD N.J. 07728**

LAND USE DEPARTMENT EXHIBIT LISTING

PROJECT NAME: Law Office of Jonathan Marshall

APPLICATION NUMBER:

DATE OF HEARING: _____

APPLICANT'S EXHIBITS

<u>EXHIBIT NO.</u>	<u>DESCRIPTION OF EXHIBIT</u>
A-1	Preliminary & Final Major Site Plan, prepared by Geller Sive dated, Nov. 24, 2020
A-2	Preliminary & Final Major Site Plan Garbage Truck Circulation, prepared by Geller Sive, dated Nov. 24, 2020
A-3	Stormwater Management Report prepared by Geller Sive dated Nov. 17, 2020
A-4	Topographic Survey, prepared by DPK Consulting dated Oct. 30, 2019
A-5	Letter of No Interest from Monmouth County, dated Dec. 28, 2020
A-6	Letter from Freehold Soil Conservation dated Jan. 6, 2021
A-7	
A-8	
A-9	
A-10	
A-11	
A-12	
A-13	
A-14	

BOARD EXHIBITS

(To be completed by the Borough)

<u>EXHIBIT NO.</u>	<u>DESCRIPTION OF EXHIBIT</u>
B-1	
B-2	
B-3	
B-4	
B-5	
B-6	
B-7	
B-8	

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

LAND USE DEPARTMENT APPLICATION WITNESS LIST

PROJECT NAME: Law Office of Jonathan Marshall

APPLICATION NUMBER:

DATE OF HEARING: _____

1. Name: Robert Sive Geller and Sive

Field of Expertise: Engineering

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

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

2. Name: James Higgins

Field of Expertise: Planner

Address: 823 West Park Ave. #261 Ocean Twp., NJ 07712

Telephone No. 732-493-3065 _____ Fax No. _____

3. Name: Zimbler Architecture

Field of Expertise: Architect

Address: 30 South Street, Freehold, NJ 07728

Telephone No. 732-780-8850 _____ Fax No. _____

SITE PLAN CHECKLIST - PRELIMINARY APPROVAL

NAME OF APPLICANT: Jonathan F. Marshall
 BLOCK: 37 LOT: 102
 TRADING AS: Marshall Law Office
 SITE ADDRESS: 82 Court Street, Freehold

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"/>	_____
2. Name and address of applicant.	<input checked="" type="checkbox"/>	_____
2. Name and address of owner of the land.	<input checked="" 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"/>	_____
5. Key Map.	<input checked="" type="checkbox"/>	_____
6. A date, scale and north arrow on each sheet of the site plan.	<input checked="" type="checkbox"/>	_____
7. The zoning district or districts in which the lot or lots are located.	<input checked="" type="checkbox"/>	_____
8. If the site plan includes more than one sheet, each sheet shall be numbered and titled.	<input checked="" 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"/>	_____
10. The location of all existing and proposed landscaped areas and all existing trees over six inch caliper.	<input checked="" 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 checked="" 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"/>	_____

BLOCK 37 LOT 102

	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.	<u>✓</u>	_____
14. The capacity of proposed off-street parking areas and location of all off-street parking spaces (including handicapped spaces).	<u>✓</u>	_____
15. The location and size of proposed loading berths.	<u>✓</u>	_____
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.	<u>✓</u>	_____
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.	<u>✓</u>	_____
18. Description of interior traffic circulation.	<u>✓</u>	_____
19. The location, type, and size of all exterior lighting of parking, loading and driveway areas.	<u>✓</u>	_____
20. The location and identification of proposed open spaces, parks, or other recreation areas.	<u>N/A</u>	_____
21. The location and design of buffer areas and screening devices to be maintained.	<u>✓</u>	_____
22. Existing topography based upon New Jersey Geodetic Control Survey datum and proposed grading both with a maximum of two foot contour levels.	<u>✓</u>	_____
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).	<u>✓</u>	_____
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.	<u>✓</u>	_____

*Design waiver for sign
being requested*

BLOCK 37 LOT 1.02

	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.	<u>✓</u>	_____
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.	<u>✓</u>	_____
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.	<u>✓</u>	_____
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.	<u>✓</u>	_____
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.	<u>✓</u>	_____
30. Site Plan Scale not smaller than 1" = 50', and not larger than 1" = 10'	<u>✓</u>	_____
31. Submission has been made to the County Planning Board, and their comments/approval are attached to the site plan.	<u>✓</u>	_____
32. The location of and disposal process for all refuse and recyclable materials.	<u>✓</u>	_____
33. Compliance with Handicap Regulations.	<u>✓</u>	_____
34. Signature block for Chairperson, Secretary, and Borough Engineer and signature block for County Planning Board if applicable.	<u>✓</u>	_____
PLEASE NOTE: Underneath the title of engineer, there should be listed "William T. Wentzien, P.E., New Jersey License No. 27799".	<u>✓</u>	_____
35. If determined to be a "major" site plan, the names of owners of record of adjacent property within 200 ft.	<u>✓</u>	_____

PREPARED BY: Robert Sive DATE: 12/10/2020
OWNER/AGENTS APPROVED: Jonathan Marshall DATE: 12/10/2020
REVIEWED BY: _____ DATE: _____
NAME OF APPLICANT: Jonathan F. Marshall
BLOCK 37 LOT 1.02
ADDRESS: 82 Court Street, Freehold

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 37 LOT 1.02

	<u>Fee</u>	<u>Applicant Estimate</u>	<u>Staff Review</u>
a. Publication of Notice of Any Decision	\$ 50.00	<u>\$50.</u>	<u> </u>
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	<u> </u>	<u> </u>
2. Application Fee	\$ 100.00	<u> </u>	<u> </u>
3. Plat Review Fee	\$ 200.00	<u> </u>	<u> </u>
d. Major Subdivision Approval:			
1. Each informal Review	\$ 100.00	<u> </u>	<u> </u>
2. Preliminary Application Fee	\$ 100.00 + \$200.00 per lot	<u> </u>	<u> </u>
3. Final Plat Application Fee	\$ 100.00 + \$100.00 per lot	<u> </u>	<u> </u>
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	<u> </u>	<u> </u>
2. Application Fee	\$ 100.00	<u> </u>	<u> </u>
3. Preliminary Review Fee	\$ 200.00	<u> </u>	<u> </u>
4. Final Review Fee	\$ 200.00	<u>\$200.</u>	<u> </u>
f. Waiver of Site Plan Detail Request	\$ 250.00	<u> </u>	<u> </u>
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	<u> </u>	<u> </u>
2. Preliminary Application Fee	\$ 100.00	<u> </u>	<u> </u>
3. Preliminary Approval Review Fees:			

BLOCK LOT

a. Residential - The sum of:

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, re-surfaced 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	_____	_____

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>	Applicant	Staff
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	_____

BLOCK _____ LOT _____

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.	
2,000 - 20,000 sq.ft.	4,000.00	_____	_____
20,000+ sq. ft.	8,500.00	_____	_____
VARIANCE - USE/BULK	2,500.00	\$2,500.	
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	_____



1315.002.086
March 23, 2021

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

**RE: COMPLETENESS REVIEW
JONATHAN MARSHALL – 82 COURT STREET
FINAL SITE PLAN & USE VARIANCE REQUEST
BLOCK 37, LOTS 1.02
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, signed January 28, 2021.
2. Planning Board Application Form, signed January 28, 2021.
3. Site Plan Application, signed January 28, 2021.
4. Site Plan Checklist, dated December 10, 2020.
5. Tax Certification, dated February 3, 2021.
6. Exhibit List Form, no date.
7. Witness List Form, no date.
8. Letter of No Interest from Monmouth County, dated December 28, 2020.
9. 'Stormwater Management Report – Preliminary and Final Major Site Plan Block 37, Tax Lot 1.02, Borough of Freehold, Monmouth County, New Jersey', prepared by Geller Sive and Company, dated November 17, 2020.
10. Plan entitled 'Topographic Survey, Tax Lot 1.02, Block 37, 82 Court Street, Borough of Freehold, Monmouth County, New Jersey', prepared by DPK Consulting, LLC, consisting of one sheet, dated October 30, 2019.

11. Plans entitled 'Preliminary & Final Major Site Plan, Tax Lot 1.02, Block 37, Tax Map Sheet No. 16, Freehold Borough, Monmouth County, New Jersey', prepared by Geller Sive & Company, consisting of eleven (11) sheets, dated November 24, 2020.
12. Plan entitled '23' Garbage Truck, Tax Lot 1.02, Block 37, Tax Map Sheet No. 16, Freehold Borough, Monmouth County, New Jersey', prepared by Geller Sive & Company, consisting of one sheet, dated November 24, 2020.
13. Six (6) photographs, existing site, no date.

The subject of this application is certain lands known as Block 37, Lot 1.02, located at 82 Court Street. The site is located in the **R-5 Residential Zone** of the Borough. The total area of the subject lot is 17,268 square feet (.396 acres).

Existing

1. The site contains an existing 1 story frame building, fronting on Court Street.
2. Per General Note #5, the building contains 1,522 square feet.
3. There is an existing concrete driveway along the easterly side of the building, extending to a concrete area immediately behind the building.
4. The balance of the lot is open grass with perimeter landscaping.
5. The Planning Board Application Form indicates the existing use as: Vacant. Formerly commercial dental supplier.

Proposed

1. Provide a 1 story addition to the rear of the building.
2. Addition to contain 1,476 square feet.
3. Resulting overall building will contain 2,998 square feet.
4. Plans indicate a new 15 ft. wide driveway, along the easterly side of the building, connecting to a paved parking area in the rear portion of the lot, to provide for 17 parking spaces.
5. The Site Plan application indicates the proposed use as: Law Office.

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

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 #1: Zoning Certificate. A zoning certificate was not provided. We do note the proposed office use is not a permitted principal use in the R-5 Residential Zone.

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

Based upon the above it is recommended that the application 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



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

- c. Ronald Cucchiaro, Esq. Planning Board Attorney



1315.002.096
April 7, 2021

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

**RE: JONATHAN MARSHALL – 82 COURT STREET
ENGINEERING REVIEW
SITE PLAN AND VARIANCE REQUEST
BLOCK 37 LOT 1.02
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, signed January 28, 2021.
2. Planning Board Application Form, signed January 28, 2021.
3. Site Plan Application, signed January 28, 2021.
4. Site Plan Checklist, dated December 10, 2020.
5. Tax Certification, dated February 3, 2021.
6. Exhibit List Form, no date.
7. Witness List Form, no date.
8. Letter of No Interest from Monmouth County, dated December 28, 2020.
9. Stormwater Management Report – Preliminary and Final Major Site Plan Block 37, Tax Lot 1.02, Borough of Freehold, Monmouth County, New Jersey, prepared by Geller Sive and Company, dated November 17, 2020.
10. Plan entitled 'Topographic Survey, Tax Lot 1.02, Block 37, 82 Court Street, Borough of Freehold, Monmouth County, New Jersey', prepared by DPK Consulting, LLC, consisting of one sheet, dated October 30, 2019.

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12. Plan entitled '23' Garbage Truck, Tax Lot 1.02, Block 37, Tax Map Sheet No. 16, Freehold Borough, Monmouth County, New Jersey', prepared by Geller Sive & Company, consisting of one sheet, dated November 24, 2020.
13. Six (6) photographs, existing site, no date.

The subject of this application is certain lands known as Block 37, Lot 1.02, also known as 82 Court Street. The site is located in the **R-5 Residential Zone** of the Borough. The total area of the subject property is 17,268 square feet (0.396 acres).

Existing

1. The site contains an existing 1 story frame building, fronting on Court Street.
2. Per General Note #5, the building contains 1,522 square feet.
3. There is an existing concrete driveway along the easterly side of the building, extending to a concrete area immediately behind the building.
4. The balance of the lot is open grass with perimeter landscaping.
5. The Planning Board Application Form indicates the existing use as: Vacant. Formerly commercial dental supplier.

Proposed

1. Provide a 1 story addition to the rear of the building.
2. Addition to contain 1,476 square feet.
3. Resulting overall building will contain 2,998 square feet.
4. Plans indicate a new 15 ft. wide driveway, along the easterly side of the building, connecting to a paved parking area in the rear portion of the lot, to provide for 17 parking spaces.
5. The Site Plan application indicates the proposed use as: Law Office.

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

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. Proposed Office Use is not a permitted principal use in the R-5 Residential Zone. A Use Variance is required.
2. The applicant should provide a review of what is proposed on the site, including the use and hours of operation.
3. 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.
4. The applicant should describe the neighborhood surrounding the lot in question. This should include existing residential uses within the immediate neighborhood.
5. The following is a summary of the Zoning Requirements of the R-5 Residential Zone as related to this application.

Item	Required	Existing	Proposed
Lot Area	6,000 S.F.	17,269 S.F.	17,269 S.F.
Lot Width	50 FT	70 FT	70 FT
Building Setback			
Front	25 FT	35.3 FT	35.3 FT
Side	5 FT	9.4 FT	9.4 FT
Rear	25 FT	161.2 FT	121.2 FT
Side-Accessory	3 FT	N/A	N/A
Rear-Accessory	3 FT	N/A	N/A
Lot Coverage (Impervious)	40%	27.5%	67% *
Max Building Height	30 FT	Less than 30 FT	16.2 FT **
	2 ½ Stories	1 Story	1 Story

Proposed Variance: *

Architectural Plans not provided: **

PARKING SPACES/LOADING

1. Per §18.73.010.A.10 parking is to be provided at the rate of 1 parking space for every 400 square, for office use.

2. At 2,998 sf of proposed floor area, **the required number of parking spaces is 8 parking spaces.**
3. The Site Plans indicate **17 parking spaces are proposed.**
4. The proposal provides for **9 parking spaces in excess**, of what is required under the Freehold Borough Code. The applicant will need to justify the number of parking spaces being proposed, as same introduces additional impervious surface on the site, further contributing to the lot coverage variance.
5. As a point of information, a review of the Site Plans would suggest, if 9 parking spaces were removed, the resulting lot coverage would be more on the order of 52%.

FENCING

1. The applicant should review all fencing on-site with the Board. Fencing will need to comply with §18.76 of the Borough of Freehold Code.
2. The plans indicate an existing 4 foot chain link fence along the northerly side lot line, from the building to the rear lot line. The Site Plans indicate regrading and new plantings taking place in the area of the chain link fence, suggesting the fencing would need to be removed. The applicant should clarify with the Board what is happening in regard to fencing on-site.
3. The plans do not indicate any other proposed, or amended, fencing. This should be confirmed by the applicant.

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. **§18.16.020 Permitted Principal Use:** Office Use proposed in a Residential Zone. Use Variance required.
- b. **§18.16.050 Lot Coverage:** The maximum permitted Lot Coverage in the R-5 Residential Zone is 40%. The existing site has an overall lot coverage of 27.5%. The Site Plan as proposed will result in a proposed overall lot coverage of 67% Variance required.

The applicant will need to provide sufficient testimony to the Board to address the variances noted above.

SITE

1. The application will require both Preliminary and Final Site Plan approval. The application form indicates Final Site Plan only.
2. The applicant should describe the improvements being proposed, including the building addition and parking.
3. The applicant should review with the Board the changes to the building exterior, and proposed building access points.
4. General Note #9 on sheet 1 of the Site Plans indicates building footprint is based on an architectural plan set. Architectural plans were not received by our office.
5. The applicant should review handicapped accessibility. Sheet 3 of the Site Plans references architectural plans in regard to a proposed handicapped ramp with railing at the rear of the building addition. Plans, details and grading for the ramp and railing were not received by our office, and should be provided, in accordance with ADA requirements.
6. The Site Plans should clearly delineate the limits of existing concrete being removed.
7. Portions of the existing sidewalk are cracked, and there is a curved section, in an area of where it appears a prior street tree was located, and no longer present. It is recommended that the sidewalk across the lot frontage be replaced.
8. Curbing along Court Street appears to be missing in the area of the curved section of sidewalk noted above. Curbing should be reconstructed in the missing section.
9. 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.
10. Details for the proposed chain link gate at the refuse enclosure should be provided.
11. A minor point of note. The lot at 70 ft x 246.7 ft would contain an area of 17,269 square feet. The plans indicate 17,268 s.f.

PARKING/CIRCULATION

1. The plans indicate a proposed 15 foot wide driveway off Court Street, and is indicated for 2 way movement. At 7 ½ width for each direction, the driveway would be somewhat narrow to comfortably have vehicles pass by each other. The width would also preclude two way movement with a refuse truck. The applicant should provide testimony in support of the driveway width as proposed. It would be recommended that additional traffic control safety measures be considered by the applicant.

2. The handicapped parking space, as located, would require a vehicle to back up in the area of the driveway curving around the rear of the building addition. With limited line of sight, this could be cause for potential vehicle conflicts. The circulation pattern in this area should be further reviewed by the applicant.
3. The applicant should review with the Board, how refuse and delivery vehicles will circulate on-site.
4. It is recommended the site circulation, including the driveway, be subject to review and approval of the Borough Fire Official.

GRADING

1. The site currently drains in a general southerly direction, with a small portion draining toward Court Street. Under proposed conditions, the plans indicate that the overall grading pattern will be maintained.
2. The documents indicate a disturbance of the lot area at 0.396 acres, and new impervious surface of 0.13 acres.
3. Additional grade elevations should be provided along both sides of the driveway curbing.
4. Additional grade shots and contouring should be provided along the southerly lot line, to assure adequate grade transition between the driveway and adjacent Lot 2, to the south.
5. Additional grade shots should be provided in the front yard area, and the front stoop to assure adequate runoff towards the driveway curbing and Court Street.
6. Provide grade shots at all 4 corners of the stripped aisle to the left of the handicapped parking stall.
7. Additional clarifying grades and contours should be provided for the site grading along the northerly side lot line, to assure an adequate grading pattern on-site, and along adjacent Lot 1.01.
8. As noted above, replacement curbing along missing portions of Court Street is recommended. It is also noted that the existing curb elevations would indicate a slight low area at the northerly end of the site frontage. This should be taken into account at part of the recommended curb replacement.

DRAINAGE

1. The existing site was modeled with 1 overall drainage area, utilizing the Rational Method. Under proposed conditions the site was modeled with 2 drainage areas, one using a Modified Rational Method, and the other, the Rational Method. The applicant should justify the usage of different models for the 2 proposed drainage areas.

2. The proposed Drainage Area Map should be amended to more clearly delineate the proposed drainage limits for the 2 separate drainage areas. There is a highpoint within the driveway, between those flows toward Court Street and those toward the on-site system.
3. Time of Concentration paths should be indicated, on the existing and proposed drainage area maps.
4. Runoff hydrograph curves should be incorporated on the Hydrograph Report sheets.
5. It appears different Intensity (I) values were used between existing and proposed conditions for the same storm frequency. The applicant should justify the use of differing Intensity values.
6. The detail for the type 'E' inlets on sheet 5 indicates the use of open bottoms, with stone beneath. The stormwater report should further clarify the use of recharge inlets.
7. One of the proposed 'E' inlets is located within the driveway, being utilized by vehicles and refuse trucks. Confirmation as to the loading capacity of this 'E' inlet structure and casting should be provided.
8. The following is noted regarding the underground stormwater system:
 - a. The calculations appear to indicate the overland peak flow off-site, for a 25 year storm, will be reduced under proposed conditions.
 - b. The time to drain is indicated at 10.5 hours, with a permeability rate of 4.8 in/hr.
 - c. The calculations should be further amended to also indicate the change in overland stormwater volume between existing and proposed conditions.
 - d. Invert elevations at all 4 corners of the underground system should be provided.
 - e. The stormwater report should be further amended to indicate how, and where, stormwater runoff will be controlled and directed, under failure conditions, including downstream areas.
9. Stormwater maintenance items are noted on sheet 11 of the Site Plans. Continued maintenance, will run with the owner of the system. It is recommended that a separate Operation and Maintenance Manual, signed by a professional engineer in the State of New Jersey, be provided. This for ease of use, and for providing updates, by eventual owners of the system. The information on Sheet 11, should be included in the manual. The following should also be added:
 - a. Specific maintenance sheets as may be available from the manufacturer of the underground piping system.
 - b. Separate maintenance chart log sheet.
 - c. Clear chart of anticipated annual maintenance costs, for ease of use by the owner of the system.

UTILITIES

1. The applicant should indicate if any changes are required to the water and sanitary sewer service to accommodate the proposed use.

LANDSCAPE

1. The plans indicate existing trees along the side and rear lot lines to be removed. The landscape plan also makes reference to existing evergreens along the southerly side of the proposed driveway to be 'saved, relocated and/or replaced'. It is recommended that the plans note the existing evergreens along the driveway are to remain. And if damaged during construction, to be replaced with similar variety and size, to the satisfaction of the Engineer.
2. §18.24.030.A.15 allows for the use of dense evergreen material to control lights from vehicles within a parking area. The proposed Blue Spruce along the rear parking spaces are too large for the planting area. Recommend providing an intermediate sized upright columnar evergreen, such as "Nellie Stevens" Holly.
3. Recommended the proposed Swamp Oak street tree along Court Street, be revised to an intermediate street tree, such a "Kwanzan" Cherry.

LIGHTING

1. The plans indicate four (4) freestanding light poles, 14 ft high, utilizing LED lights. The lights are indicted with house side shields to control light spillage.

SOILS

1. Sheet 5 of the Site Plans indicates a soils review to a depth of 60 inches (5.0 ft). This would equate to an elevation of 178.00. With a bottom elevation of the underground exfiltration system at 178.10, additional seasonal high water table analysis should be performed to confirm a separation space from the bottom of the stormwater management system. It is recommended that a minimum of 2 foot separation be provided.

SIGNS

1. The plans indicate one (1) proposed free standing identification sign, in the front yard, set back 10 feet from the front lot line.
2. The sign detail on sheet 5, indicates a proposed sign face of 36 in x 48 in., mounted on 2 posts. The sign face comprises 12 square feet.

3. The sign detail makes reference to sign company plans for details of the sign. The referenced sign details were not received by our office. Details of the sign should be provided, including but not limited to: materials, color, posts, ground installation and lighting.
4. Per §15.16.030.B.2 freestanding or wall mounted professional signs in Residential Zones, may be illuminated, but shall not exceed one (1) square foot in size of sign (1 square foot surface area if one sided, and 2 square feet surface area if double sided). The proposed sign is 12 square feet in size, and not compliant with the Sign Code. Approval for the sign size as proposed will be required.
5. Per §15.16.030.B.2 freestanding or wall mounted professional signs in Residential Zones shall not exceed four (4) feet in height. The sign is indicated to have an overall height from the ground at 5.0 feet. Approval for the overall height of sign will be required.
6. Per §15.16.030.B.2 freestanding or wall mounted professional signs in Residential Zones shall be setback a minimum of fifteen (15) feet from the sidewalk. The identification sign is proposed at 10 feet back from the front lot line. The location of the sign should be adjusted to comply, or approval for the location as proposed will be required.
7. The applicant should review all proposed signage with the Board. Signage should comply with §15.16 of the Borough of Freehold Code, or where not met, the appropriate design waivers will need to be obtained.

DETAILS

1. The pavement section detail should indicate 2 inches of FABC Surface Course. In addition, the area under the 6" of stone should indicate "Compacted subgrade acceptable to the Freehold Borough Engineer".
2. The sign detail should include construction information regarding the posts, ground installation, and lighting (if proposed).

CHECKLIST

1. 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 curb grade information on Court Street to allow for review. Our office would have no objection to the granting of a waiver from this requirement.
2. Checklist #28: applicant should provide preliminary architectural plans, including typical floor plan, elevations, and architectural details for presentation to the Board.

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. **§15.16.030.B.1 Signs:** The maximum permitted size of professional notice signs in Residential Zones is 1 S.F., with a maximum height of 4 feet, and to be set back a minimum of 15 feet from the sidewalk.
 - (1) The proposed sign is 12 square feet in **area**. Waiver required.
 - (2) The sign is indicated to have an overall **height** from the ground at 5.0 feet. Waiver required.
 - (3) The **setback** of the sign should be relocated to 15 feet, or a waiver would need to be obtained.

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. Freehold Soil Conservation District Certification

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.

BONDING/FEEES

1. If approved, the applicant will need to post all required performance, inspection and maintenance fees, for work within the Court Street Right-of-Way.

MISCELLEANOUS

The Tax Certification of February 3, 2021 indicated a nominal amount of taxes due in the amount of \$30.19. Per §16.16.100 it is recommended that as part of any action that may be taken, same be conditioned upon the applicant providing payment of any taxes due.

RECOMMENDATIONS

1. As regard the Use Variance, and other Variances cited, the applicant will need to provide all necessary testimony so that the Board may render the decision deemed appropriate.
2. 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

A handwritten signature in blue ink that reads "William T. Wentzien". The signature is written in a cursive, flowing style.

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
Vincent E. Halleran, Jr., Esq., Applicant's Attorney
Robert D. Sive, PE, Applicant's Engineer
James Higgins, Applicant's Planner
Zimblar Architecture, Applicant's Architect

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

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: Jonathan Marshall

Trade Name: _____

Applicant's Address: 157 Broad St. Suite 111, Red Bank, N.J. 07701

Owner's Name: Jonathan Marshall _____

Address: 157 Broad St. Suite 111, Red Bank, N.J. 07701

Block: 37 _____ Lot(s): 1.02 _____

Physical Address: 82 Court St. Freehold, N.J. 07728

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

<u>QUARTER</u>	FOR YEAR <u>2021</u>	FOR YEAR <u>2020</u>
1.	<u>0</u>	<u>0</u>
2.	<u>0</u>	<u>0</u>
3.	<u>0</u>	<u>0</u>
4.	<u>0</u>	<u>0</u>

Other Municipal charges as follows: \$ _____

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

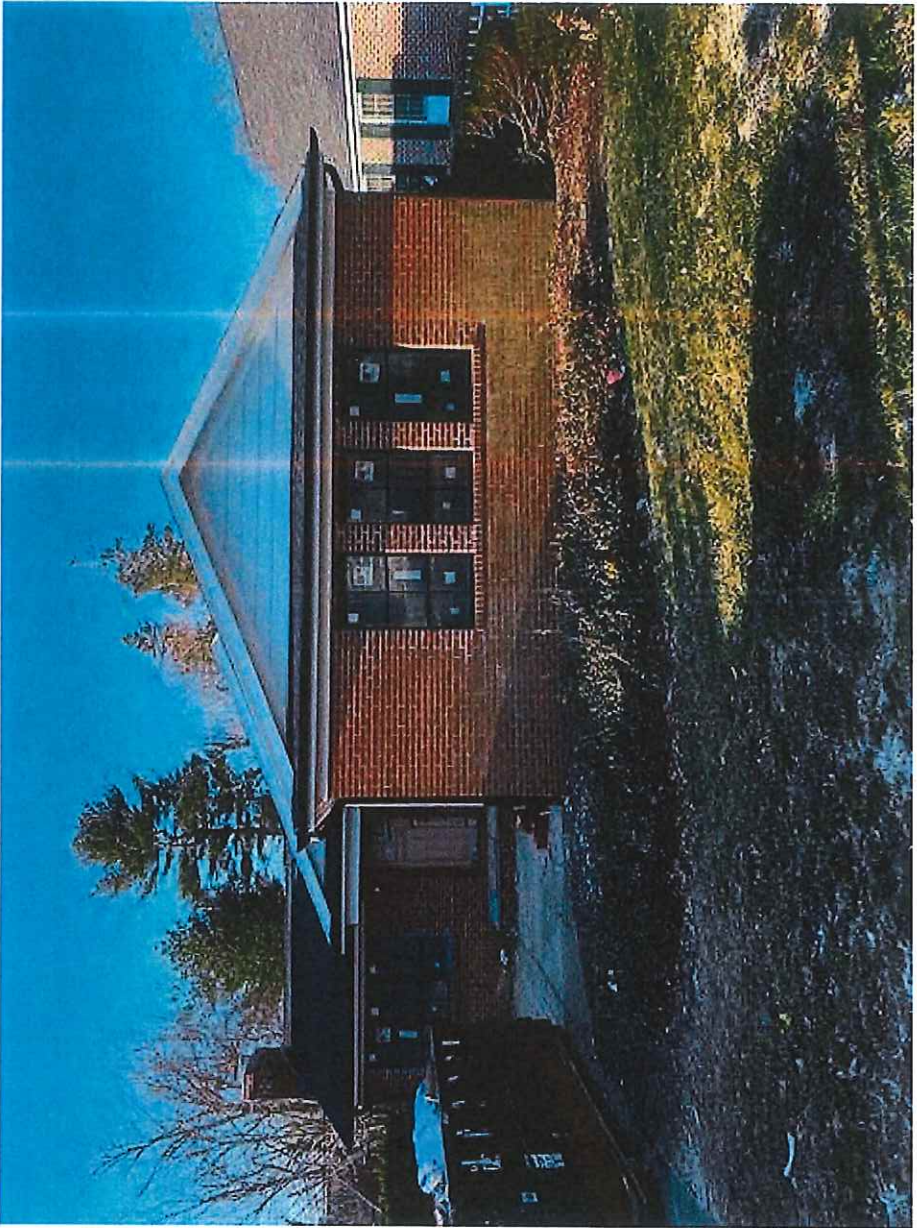
<u>QUARTER</u>	FOR YEAR <u>2020</u>	FOR YEAR _____
1.	<u>0</u>	_____
2.	<u>0</u>	_____
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4.	<u>30.19</u>	_____

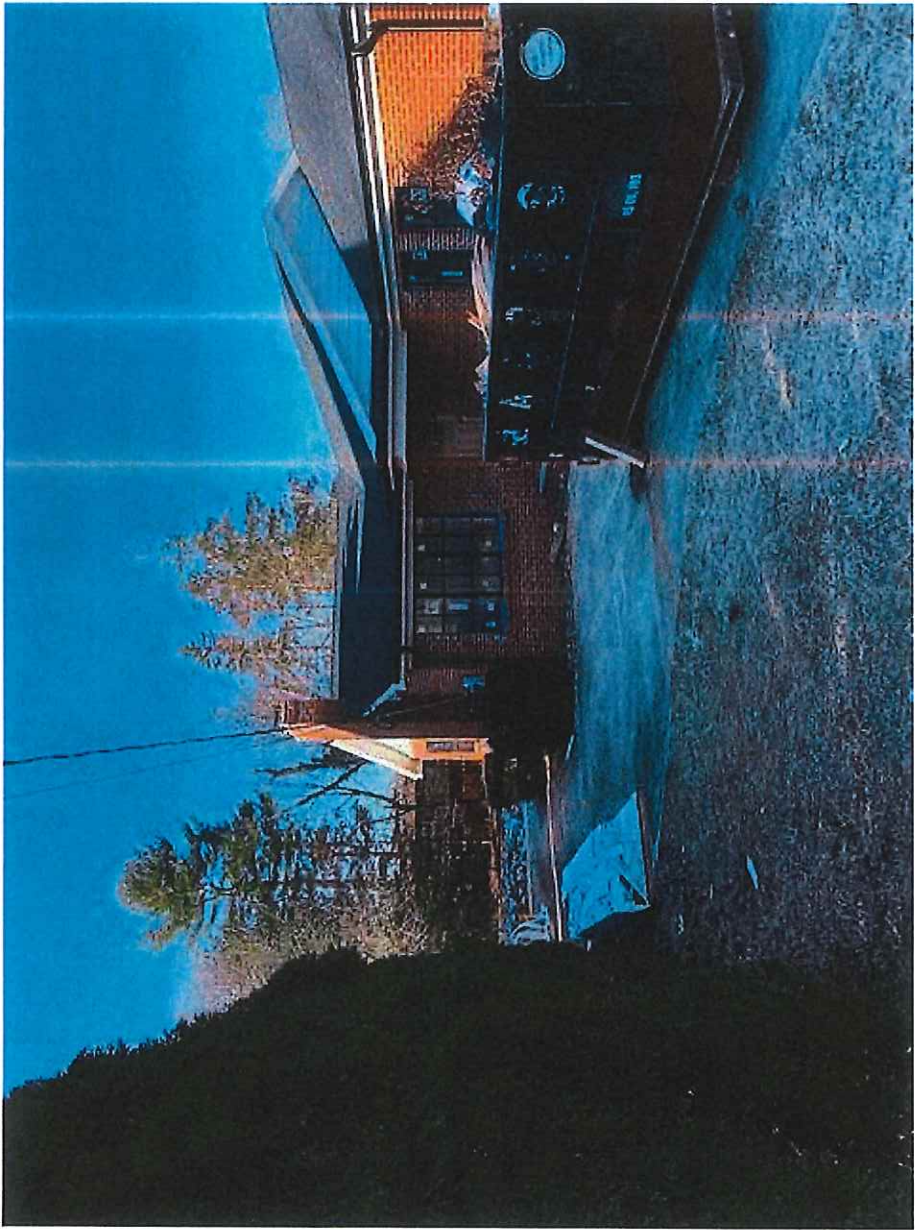
The total amounts due as of this date for the above referenced property are as follows:

TAXES:	\$ <u>0</u>
OTHER ASSESSMENTS:	<u>0</u>
WATER & SEWER:	<u>30.19</u>
TOTAL:	\$ <u>30.19</u>

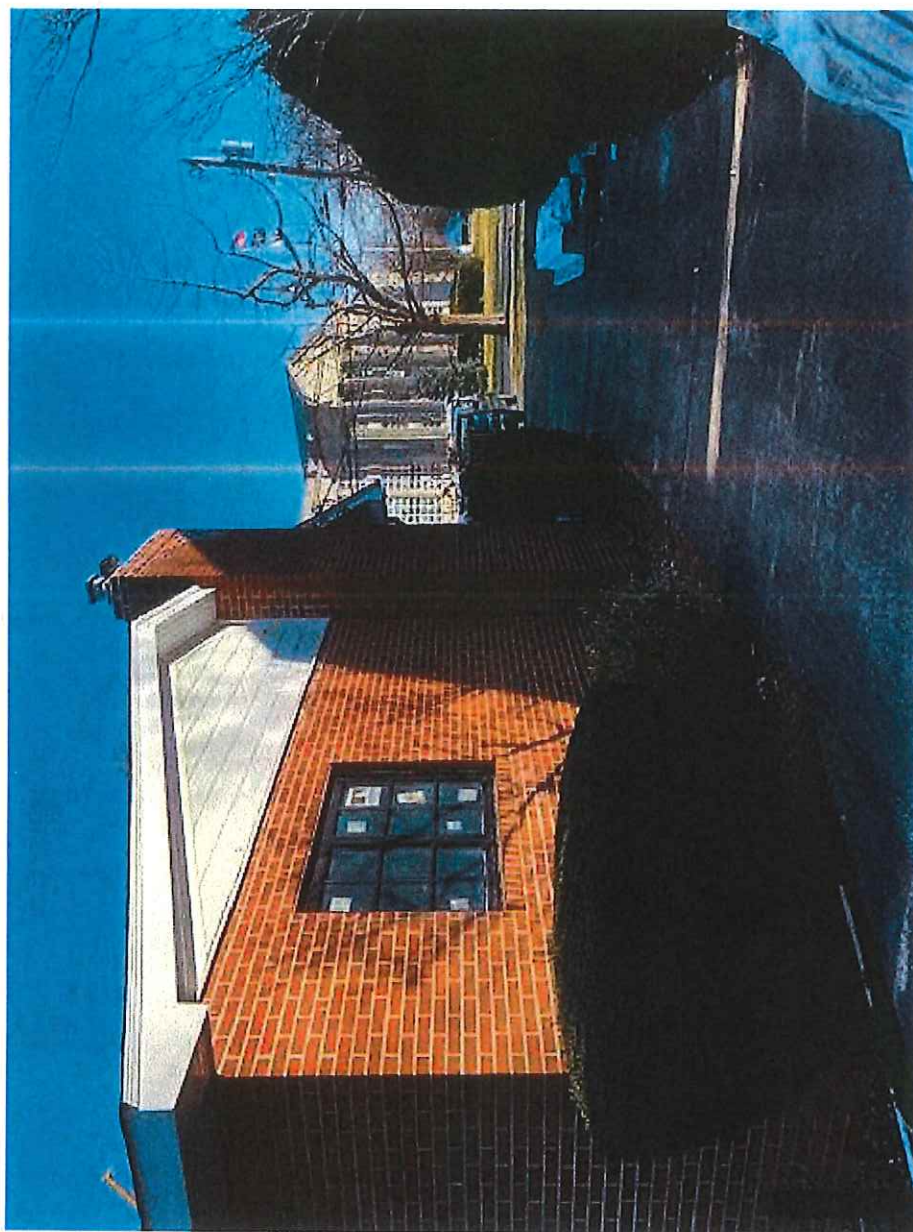
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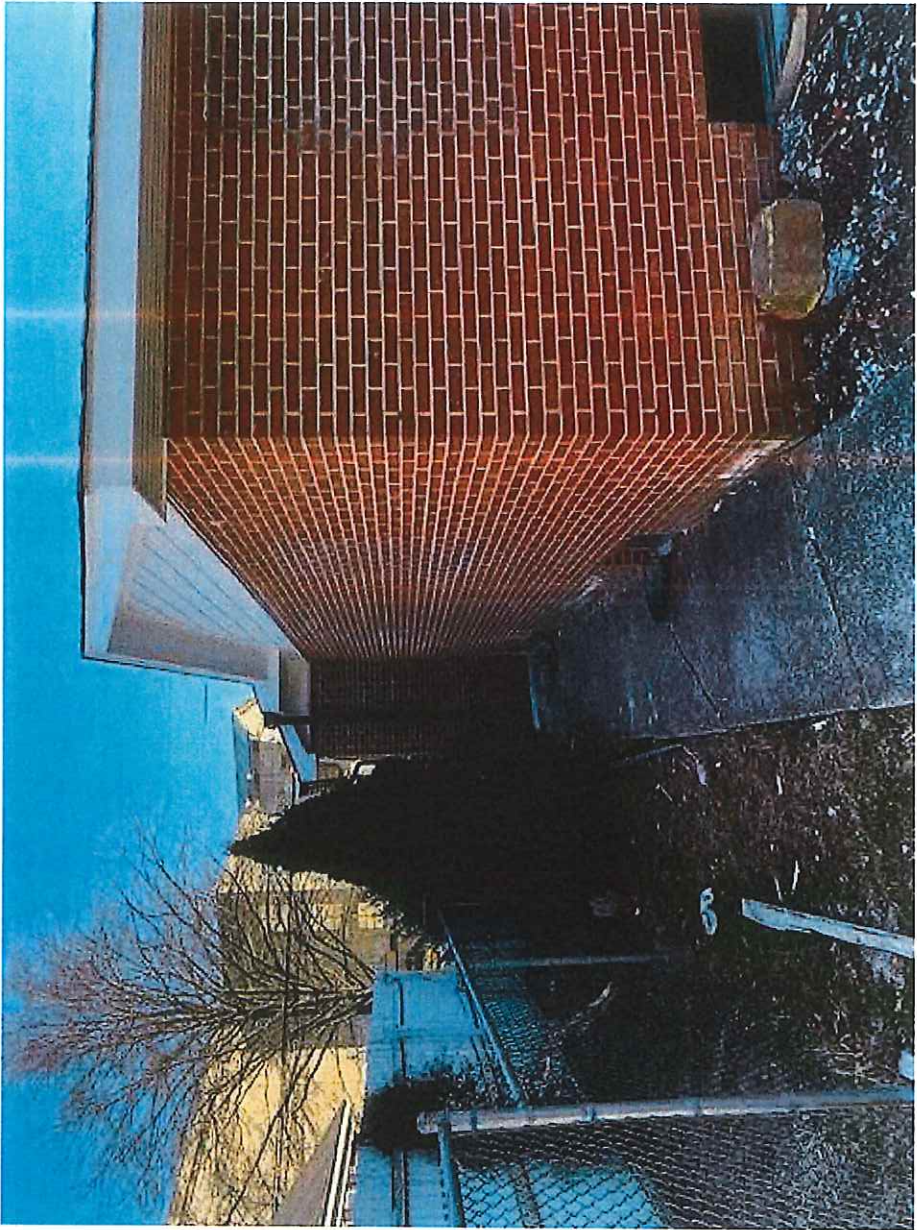
Tax Collector: Patricia Berg

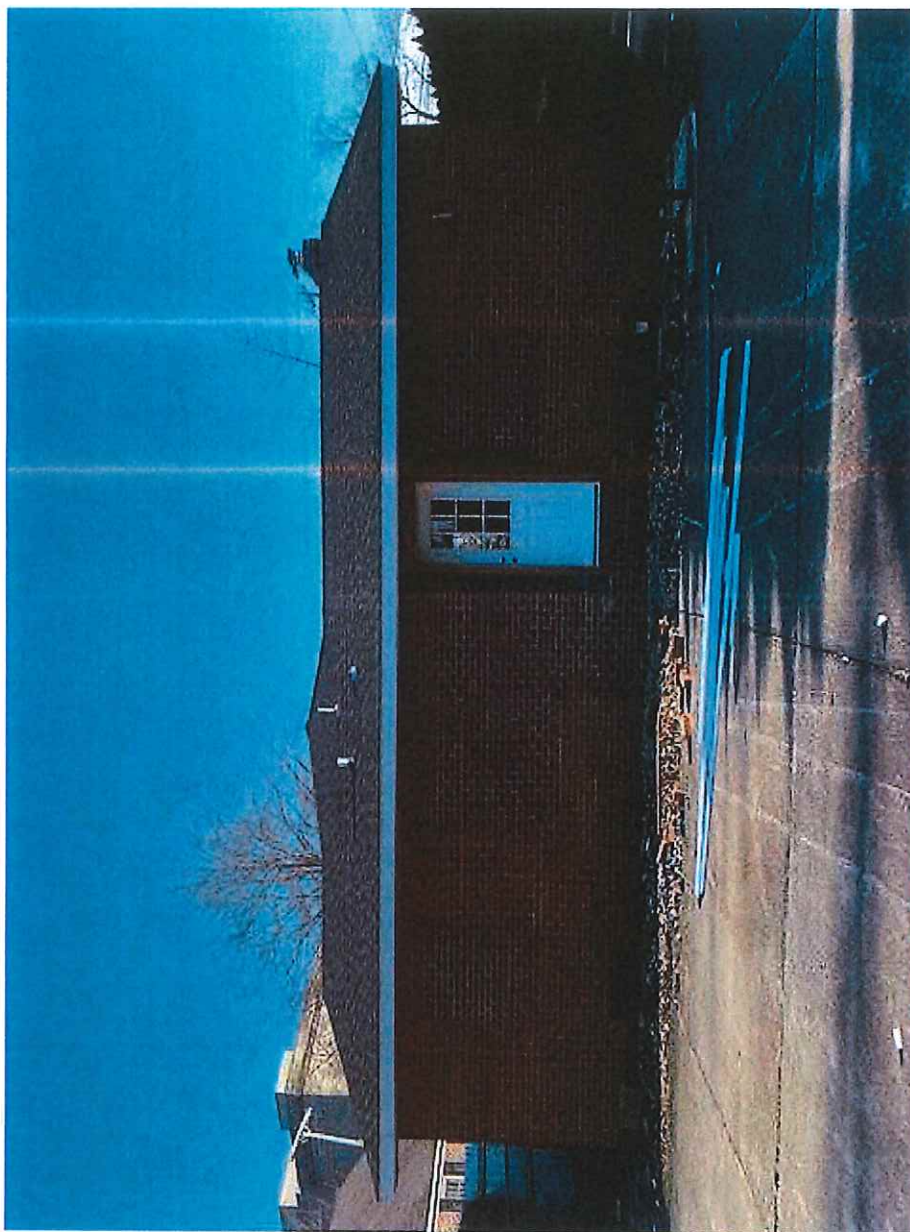


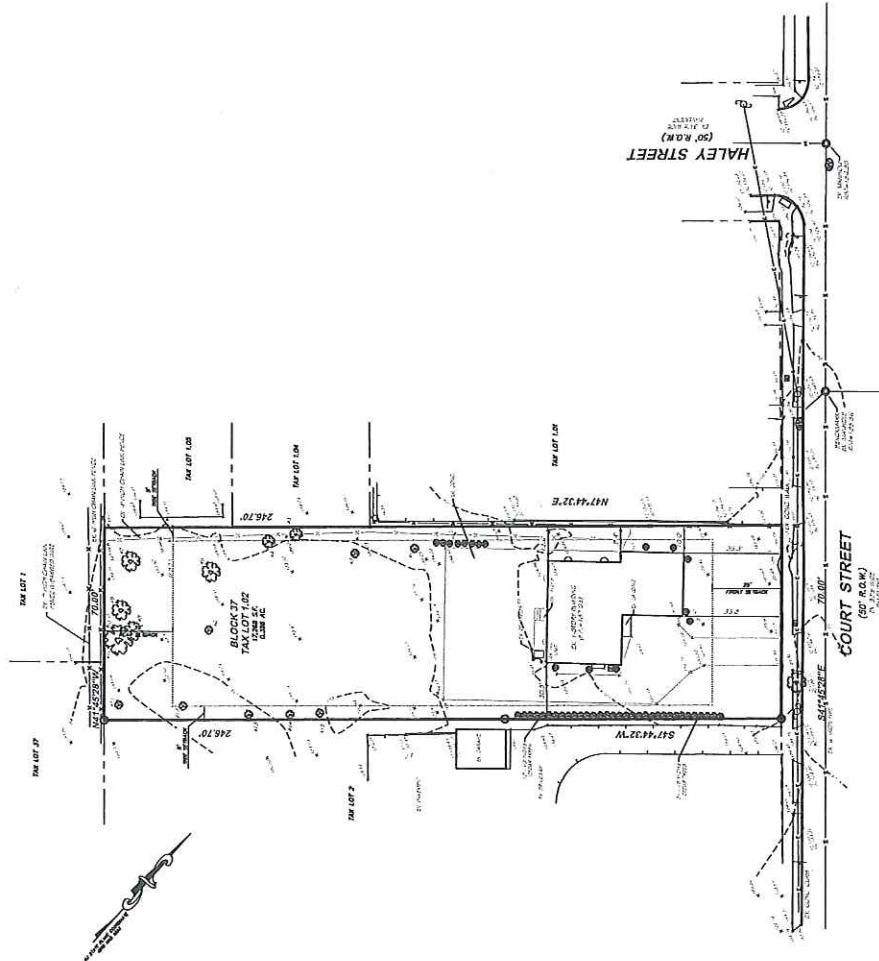
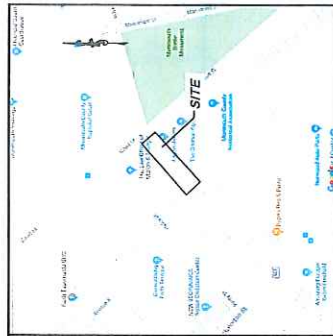










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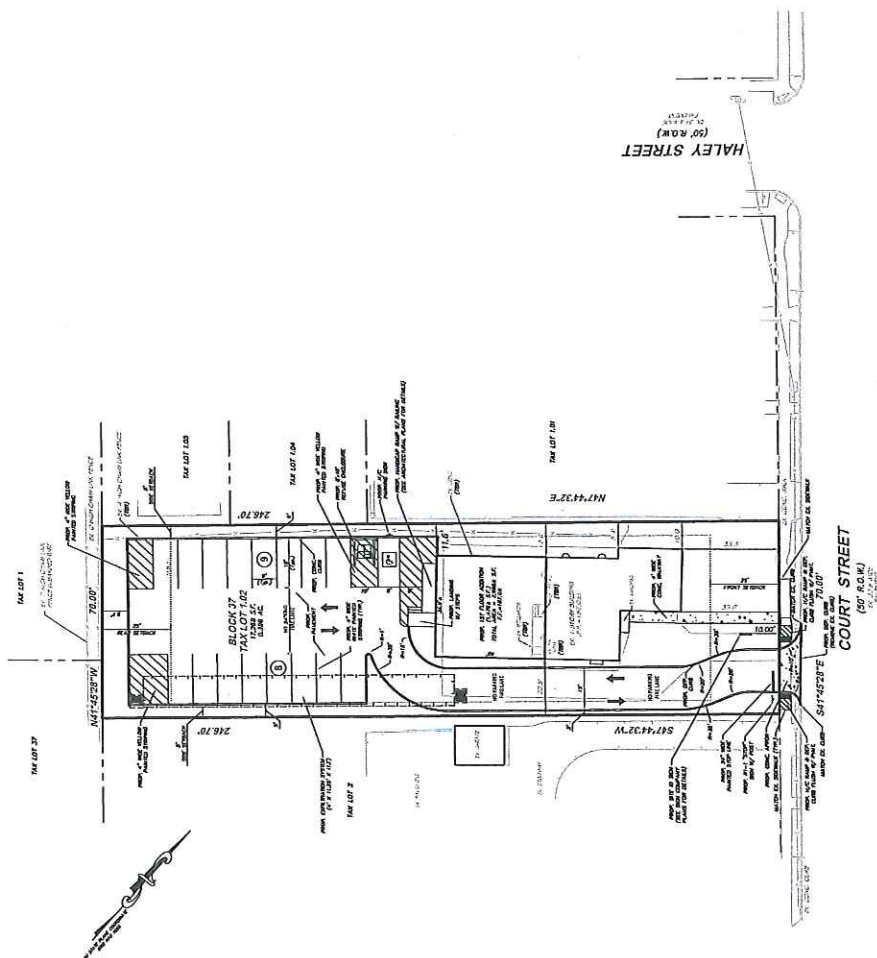
ZONE: RESIDENTIAL DISTRICT ~ R-5

MAXIMUM LOT WIDTH	REQUIRED EASEMENT FOOTING	EXISTING FOOTING
PRINCIPAL BUILDING	30 FT.	30.0 FT.
FRONT SETBACK	25 FT.	33.3 FT.
REAR SETBACK	25 FT.	33.3 FT.
ACCESSORY BUILDING	3 FT.	161.2 FT.
REAR SETBACK	3 FT.	N/A
MAXIMUM BUILDING HEIGHT	40 FT. (2.5-STORY)	27.5 FT. (2-STORY) < 30 FT.

NOTES

- ALL EXISTING IMPROVEMENTS (SEWER, ACCESS, DRIVEWAY, ETC.) ARE TO REMAIN UNLESS NOTED OTHERWISE.

- ## LEGEND
- EXIST. UTILITY POLE
 - EXIST. BUILDING SETBACK LINE
 - PROPOSED 10' X 10' POLE
 - PROPOSED 10' X 10' POLE
 - PROPOSED 10' X 10' POLE
 - PROPOSED 10' X 10' POLE
 - PROPOSED 10' X 10' POLE
 - PROPOSED 10' X 10' POLE



ZONE: RESIDENTIAL DISTRICT - R-3

REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SQ. FT.	17,280 SQ. FT.
MINIMUM BUILDING SETBACK	25 FT.	33.3 FT.
MINIMUM FRONT SETBACK	25 FT.	33.3 FT.
MINIMUM REAR SETBACK	25 FT.	33.3 FT.
MINIMUM SIDE SETBACK	3 FT.	3 FT.
MINIMUM REAR SETBACK	3 FT.	3 FT.
MINIMUM BUILDING HEIGHT	40 FT.	40 FT.
MINIMUM BUILDING HEIGHT	40 FT.	40 FT.

* VARIANCE REQUESTED

PRELIMINARY & FINAL MAJOR SITE PLAN
TAX MAP SHEET NO. 16, DATED MARCH 2003
PREPARED BY: Geller Sive & Company
MONMOUTH COUNTY, NEW JERSEY

LAYOUT PLAN

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

Office Location: 1000 N. 10th St., 2nd Floor
Philadelphia, PA 19107
Phone: 215-425-7100
Fax: 215-425-7101
www.gscpa.com

ROBERT D. SIVE
N.J. Professional Engineer No. 42816
DATE: 11/24/2003
SHEET: 3 OF 11
JOB NUMBER: 2894



1. **EXIST. ELEVATION**
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 3. **PROP. CON FOUR**
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2. PROVIDE A MAXIMUM OF 1/2 INCH ENTRY UP AT ALL PROPOSED ENTRANCES AND REQUIRED FIRE EXITS IN ACCORDANCE WITH ADA REQUIREMENTS.

GRADING AND UTILITY PLAN

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

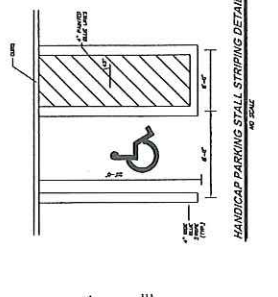
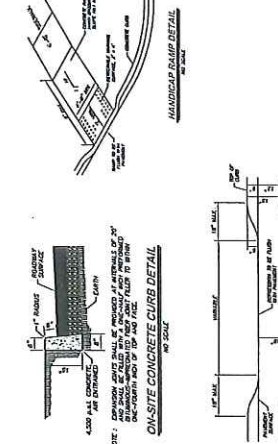
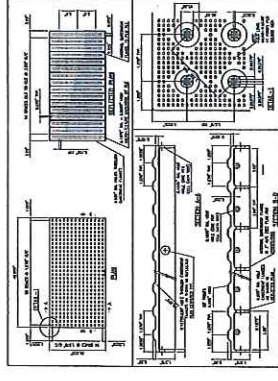
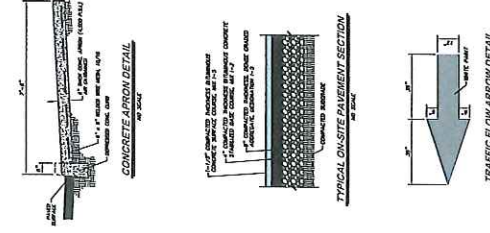
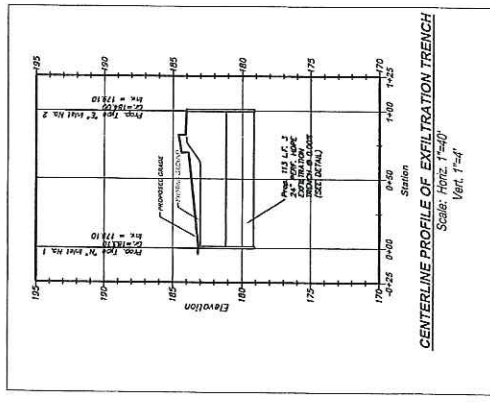
Office Location
9500 W. 14th St.
Arlington, NJ 07710

Mailing Address
PO Box 100
Arlington, NJ 07710

Phone: 732-425-7979
www.gellerco.com

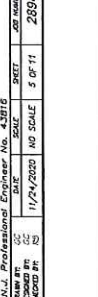
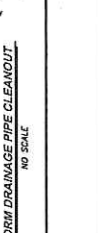
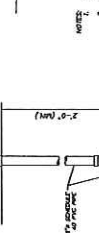
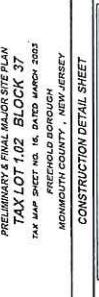
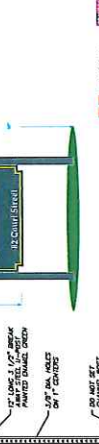
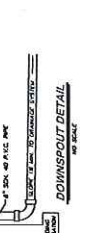
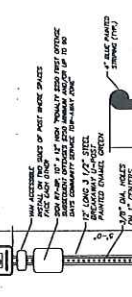
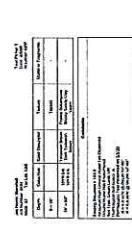
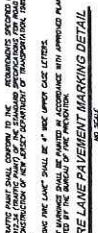
Certificate of Authorization No. 26CA2610320

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NO PARKING FIRE LANE

4.2. MANUFACTURED BY APPROVED OR APPROVED EQUIPMENT
NO SCALE



PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 1.02 BLOCK 37
TAX MAP SHEET NO. 16, DATED MARCH 2005
MONMOUTH COUNTY, NEW JERSEY

CONSTRUCTION DETAIL SHEET

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

Office Location: 1000 Route 100, Suite 100, Asbury Park, NJ 07705
Phone: 732-422-7414
Fax: 732-422-7415
Email: geller@sive.com

Project: 1000 Route 100, Suite 100, Asbury Park, NJ 07705
Contract: 1000 Route 100, Suite 100, Asbury Park, NJ 07705

ROBERT D. SIVE
N.J. Professional Engineer No. 43816
DATE: 11/24/2020 NO SCALE 5 OF 11 2894

GENERAL NOTES:

- a. NO PLANT SUBSTITUTION WITH REGARD TO SIZE, SPACE, NAMED VARIETY OF PLANTS SHALL BE ALLOWED. HOWEVER, THE ARTIST MAY SUBSTITUTE PLANTS OF THE SAME COLOR, HEIGHT, AND FORM FOR THOSE PLANTS WHICH ARE NOT AVAILABLE. PLANTS SHALL BE MAINTAINED IN THE BEST POSSIBLE CONDITION THROUGHOUT THE TERM OF THE CONTRACT AND THROUGHOUT THE TERM OF THE EXHIBITION.
- b. ALL PLANTS SHALL BE SPECIALLY TRANSPORTED AND HANDLED IN THE MOST CARE TO ENSURE THAT THEY WILL NOT BE DAMAGED BY SHOCK, VIBRATION, OR EXCESSIVE HEAT OR COLD.
- c. ALL PLANTS SHALL BE "POT UP" BEFORE AND PROTECTION AND CARE FULLY LOCALLY REQUIRED.
- d. ALL PLANTS SHALL BE "POT UP" BEFORE AND PROTECTION AND CARE FULLY LOCALLY REQUIRED.
- e. ALL PLANTS SHALL BE PLANTED IN PLANTERS MADE FROM PLASTIC OR OF LIGHT METALWORK. PLANTS PRODUCED IN THIS MANNER SHALL BE PLANTED IN PLANTERS MADE FROM PLASTIC OR OF LIGHT METALWORK. PLANTS PRODUCED IN THIS MANNER SHALL BE PLANTED IN PLANTERS MADE FROM PLASTIC OR OF LIGHT METALWORK.

[illegible]

- THIS PLAN IS TO BE USED FOR
LANDSCAPE PURPOSES ONLY

DATE: _____

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Office Location:
498 Adelphi Road
Adelphi, NJ 07710

Mailing Address:
PO Box 219
Adelphi, NJ 07710

Phone: 212-625-7894
www.galleries.com

Copyright © 2004 by the American Society of Artists, Inc. 0-767-78107-000

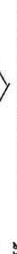
DATE	JOB NUMBER	
11/24/2020	2894	
DATE	SCALE	SHEET
11/24/2020	1" = 20'	6 OF 11

THESE SHALL BE SAVED OVER ALL DISTRICTS AREAS TO MAINTAIN

- Submitted: 12 April 2006; Accepted: 12 April 2006

1. MEASURING THE NEW FRAMING OF THE A.P. BUREAU

- RECEIVED / 1997
JAN 10 10 10 AM
FBI - NEW YORK



TREE PROTECTION DETAIL



DEER PROTECTION GUARD DETAIL



THEY DO



May to June Types	Number of Occurrences	Percentage
1	1	100%
2	1	100%
3	1	100%
4	1	100%
5	1	100%
6	1	100%
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SEE REMOVAL AND REPLACEMENT NOTES.

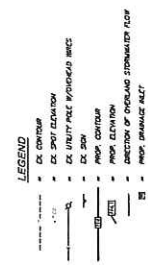
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 - ADDRESS LISTING FREE LOCATION

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PRELIMINARY & FINAL MAJOR SITE PLAN
TAX LOT 1.02 BLOCK 37
TAX MAP SHEET NO. 16, DATED MARCH 2003
FREEHOLD BOROUGH
MONMOUTH COUNTY, NEW JERSEY

23' GARBAGE TRUCK

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

Office Location
158 Adelphi Road
Adelphi, NJ 07720

Mailing Address
PO Box 249
Adelphi, NJ 07720

Phone: 973-625-7979
www.gillette.com

Certificate of Authorization No. 24CAJN105290

[illegible]

STORMWATER MANAGEMENT REPORT




For

PRELIMINARY & FINAL MAJOR SITE PLAN BLOCK 37, TAX LOT 1.02

BOROUGH OF FREEHOLD MONMOUTH COUNTY, NEW JERSEY

Dated: November 17, 2020

GSC File No. 2894


Gary Chiang, P.E.
N.J. License No. 44469

SITE DESCRIPTION

This report is prepared in support of a Land Development Application to develop Block 37, Tax Lot 1.02 in the Borough of Freehold, Monmouth County, New Jersey, as shown on Sheet 16 of the official Borough of Freehold Tax Maps. The site is located on the westerly side of Court Street; and situated within the Residential (R-5) Zone District. The property contains approximately 0.40 acres.

The site is depicted on the USDA Web Soil Survey (Figure 1), and is shown to be underlain by Urban Land (UR) series soils. Urban Land (UR) series soils are included within Soil Hydrologic Group A. Test pit performed on 3/5/2020, the site is underlain with sandy clay loam, with no seasonal high groundwater.

PRE-DEVELOPMENT HYDROLOGY

The site drains in one distinct drainage areas as follow (see Pre-Development Drainage Areas Map):

- Area Pre-1 is the area of the site.

A quantitative analysis has been performed utilizing the Modified Rational Method in conjunction with the Hydraflow Hydrographs 2009 software. In accordance with NJAC 5:21-7.2(c)3, the Times of Concentration have been calculated utilizing the Urban Hydrology for Small Watersheds, Technical Release No. 55 (TR-55) runoff methodology. Runoff hydrographs for the above areas are provided within the appendix of this report. A summary of the pre-development hydrological parameters for the above drainage areas are presented in Table 1.

TABLE 1
SUMMARY OF HYDROLOGIC PARAMETERS

Sub-Area	Area (Ac.)	Runoff Coeff. (C)	Tc (Min.)
Pre-1	0.40	0.49*	10.0

* value is based on: UR, Urban Land A soils
0.27 acres of good grass & woods with a C factor of 0.25,
0.13 acres of impervious area with a C factor of 0.99.

$$C = \frac{(A_1 \times C_1) + (A_2 \times C_2)}{A_{\text{Total}}}$$

$$C = \frac{(0.27 \times 0.25) + (0.13 \times 0.99)}{0.40} = 0.49$$

A summary of the peak runoff flows for the above drainage areas for various return frequency storms are presented in Table 2.

TABLE 2
SUMMARY OF POST- DEVELOPMENT PEAK RUNOFF FLOWS

Sub-Area	2-Year (c.f.s.)	10-Year (c.f.s.)	25-Year (c.f.s.)	100-Year (c.f.s.)
Pre-1	0.8	1.1	1.2	1.5

POST-DEVELOPMENT HYDROLOGY

Proposed site improvements include the expansion of the existing building and parking area, site lighting, a stormwater management facility and site landscaping. In accordance with the Borough of Freehold Ordinances and the New Jersey Stormwater Best Management Practices Manual (BMPM), a quantitative hydrologic analysis for the disturbed areas of the site has been performed utilizing the same methodology as for the pre-development conditions. The hydrologic parameters were derived from the same sources as were the pre-development parameters.

Post-Development, the disturbed area of the site will continue to drain via the same general drainage area as described in the pre-development hydrology.

- Post-1 is the portion of Pre-1 that will drain into the proposed on-site exfiltration trench.
- Bypass is a small portion of Pre-1 that will flow overland.

A summary of the post-development hydrological parameters are presented in Table 3.

**TABLE 3
SUMMARY OF HYDROLOGIC PARAMETERS**

Sub-Area	Area (Ac)	Runoff Coeff. (C)	Tc (Min.)
Post-1	0.26	0.96*	10
Bypass	0.14	0.30**	10

* value is based on: 0.01 acres of good grass & woods, A soils with a C factor of 0.25, 0.25 acres of impervious area with a C factor of 0.99.

$$C = \frac{(A_1 \times C_1) + (A_2 \times C_2)}{A_{\text{Total}}}$$

$$C = \frac{(0.01 \times 0.25) + (0.25 \times 0.99)}{0.26} = 0.96$$

** value is based on: 0.13 acres of good grass & woods, A soils with a C factor of 0.25,
0.01 acres of impervious area with an A factor of 0.99.

$$C = \frac{(A_1 \times C_1) + (A_2 \times C_2)}{A_{\text{Total}}}$$

$$C = \frac{(0.13 \times 0.25) + (0.01 \times 0.99)}{0.14} = 0.30$$

A summary of the post-development peak runoff flows are presented in Table 4.

TABLE 4

SUMMARY OF POST- DEVELOPMENT PEAK RUNOFF FLOWS

Sub-Area	2-Year (c.f.s.)	10-Year (c.f.s.)	25-Year (c.f.s.)	100-Year (c.f.s.)
Post-1	0.4	0.5	0.5	0.7
Bypass	0.2	0.2	0.3	0.3

EXFILTRATION SYSTEM

As indicated above, it is proposed to expand the existing building and parking area. As a result of the additional paved areas on-site, the overall peak stormwater flows for the site have increased. To provide stormwater management, an exfiltration system is proposed. The system is proposed to be located along the easterly edge of the proposed parking facility to provide stormwater management for the parking area.

The exfiltration system consists of three 24" diameter perforated pipes, 113 feet long, within a 4' high x 11.25' wide stone trench. It has been designed to provide storage volume for the stormwater runoff for the contributing Post-1 area.

A summary of the peak routed flows from the exfiltration system for various return frequency storms are presented in Table 5.

TABLE 5
EXFILTRATION SYSTEM PEAK ROUTED OUTFLOWS

	2-Year (c.f.s.)	10-Year (c.f.s.)	25-Year (c.f.s.)	100-Year (c.f.s.)
Exfiltration System	0.0	0.0	0.0	0.0

Comparisons of the Pre-1 and Combined Post-1 and Exfiltration System flows for various storm frequencies are presented in Table 6.

TABLE 6
**COMPARISON OF PEAK FLOWS FOR
PRE-1 AND COMBINED POST-1 & EXFILTRATION SYSTEM FLOWS**

Storm Frequency (Year)	Pre-1 Flow (c.f.s.)	Combined Flow (c.f.s.)	Difference In Flow (column 3-2) (c.f.s.)
2	0.8	0.2	- 0.6
10	1.1	0.2	- 0.9
25	1.2	0.3	- 0.9
100	1.5	0.3	- 1.2

WATER QUALITY MEASURES

REMOVAL OF TOTAL SUSPENDED SOLIDS (TSS)

In accordance with Chapter 4 of the New Jersey Storm Water Best Management Practices Manual (BMPM), a "major development" project that creates at least 0.25 acres of new or additional impervious surface must include stormwater management measures that reduce the average annual total suspended solids (TSS) load in the development site's post construction runoff by 80 percent. The area of proposed, new or additional impervious surfaces for the site is approximately 0.13 acres. While the proposed site improvements are not considered a "major development" project, and water quality measures are not required, water quality is being provided via the proposed exfiltration system.

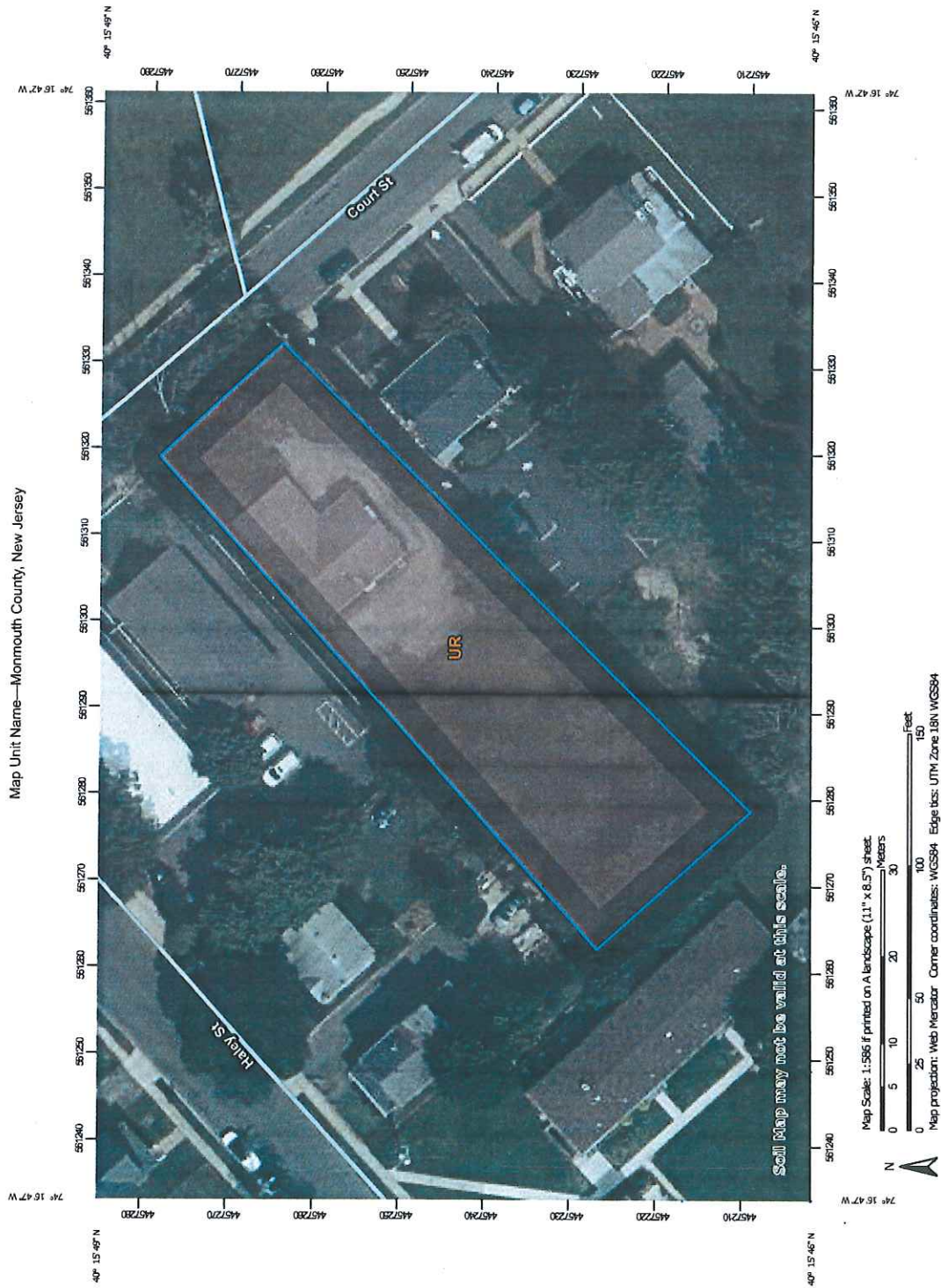
GROUNDWATER RECHARGE

In accordance with Chapter 6 of the New Jersey Storm Water Best Management Practices Manual (BMPM), a "major development" project that creates at least 0.25 acres of new or additional impervious surface or disturbs at least 1 acre of land, must include stormwater management measures that prevents the loss of groundwater recharge at the project site. The area of proposed, new or additional impervious surfaces for the site is approximately 0.13 acres and site disturbance is approximately 0.38 acres. While the proposed site improvements are not considered a "major development" project, and groundwater recharge measures are not required, groundwater recharge is being provided via the proposed exfiltration system.

CONCLUSION

The proposed stormwater management system has been designed to meet the BMPM stormwater management strategy requirements and reduces the rates of stormwater flow from the site.

FIGURES & TABLES



2/19/2020

Web Soil Survey
National Cooperative Soil Survey

Natural Resources
Conservation Service



PRE DEVELOPMENT HYDROLOGY

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 1

Pre-1

Hydrograph type = Rational
Storm frequency = 2 yrs
Time interval = 1 min
Drainage area = 0.4 ac
Intensity = 4.221 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 0.827 cfs
Time to peak = 0.17 hrs
Hyd. volume = 496 cuft
Runoff coeff. = 0.49
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02 0.083
0.18 0.745

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 1

Pre-1

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 0.4 ac
Intensity = 5.578 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 1.093 cfs
Time to peak = 0.17 hrs
Hyd. volume = 656 cuft
Runoff coeff. = 0.49
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow (hrs cfs)

0.02	0.109
0.18	0.984

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 1

Pre-1

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 0.4 ac
Intensity = 6.323 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 1.239 cfs
Time to peak = 0.17 hrs
Hyd. volume = 744 cuft
Runoff coeff. = 0.49
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow (hrs cfs)

0.02	0.124
0.18	1.115

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 1

Pre-1

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 0.4 ac
Intensity = 7.653 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 1.500 cfs
Time to peak = 0.17 hrs
Hyd. volume = 900 cuft
Runoff coeff. = 0.49
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values $\geq 5.00\%$ of Q_p . Print interval = 10)

Time -- Outflow (hrs cfs)

0.02	0.150
0.18	1.350

...End

POST DEVELOPMENT HYDROLOGY

2 yr storm Volume Calculation to Basin

c	duration mins	duration hrs	intensity in/hr	area acres	q cfs	volume cf
0.96	5	0.083333333	5.1	0.26	1.27296	381.888
0.96	10	0.166666667	4.3	0.26	1.07328	643.968
0.96	15	0.25	3.6	0.26	0.89856	808.704
0.96	20	0.333333333	3	0.26	0.7488	898.56
0.96	25	0.416666667	2.7	0.26	0.67392	1010.88
0.96	30	0.5	2.4	0.26	0.59904	1078.272
0.96	35	0.583333333	2.25	0.26	0.5616	1179.36
0.96	40	0.666666667	2	0.26	0.4992	1198.08
0.96	45	0.75	1.85	0.26	0.46176	1246.752
0.96	50	0.833333333	1.7	0.26	0.42432	1272.96
0.96	55	0.916666667	1.55	0.26	0.38688	1276.704
0.96	60	1	1.45	0.26	0.36192	1302.912
0.96	70	1.166666667	1.35	0.26	0.33696	1415.232
0.96	80	1.333333333	1.25	0.26	0.312	1497.6
0.96	90	1.5	1.15	0.26	0.28704	1550.016
0.96	100	1.666666667	1.04	0.26	0.259584	1557.504
0.96	110	1.833333333	0.95	0.26	0.23712	1564.992
0.96	120	2	0.86	0.26	0.214656	1545.5232
0.96	130	2.166666667	0.79	0.26	0.197184	1538.0352
0.96	180	3	0	0.26	0	0
0.96	240	4	0	0.26	0	0
0.96	300	5	0	0.26	0	0
0.96	360	6	0	0.26	0	0
0.96	480	8	0	0.26	0	0
0.96	600	10	0	0.26	0	0
0.96	720	12	0	0.26	0	0
0.96	1080	18	0	0.26	0	0
0.96	1440	24	0	0.26	0	0

10 yr storm Volume Calculation to Basin

c		duration hrs	intensity in/hr	area acres	q cfs	volume inflow ac-ft
0.96	5	0.083333333	6.8	0.26	1.69728	509.184
0.96	10	0.166666667	5.9	0.26	1.47264	883.584
0.96	15	0.25	4.9	0.26	1.22304	1100.736
0.96	20	0.333333333	4.05	0.26	1.01088	1213.056
0.96	25	0.416666667	3.7	0.26	0.92352	1385.28
0.96	30	0.5	3.2	0.26	0.79872	1437.696
0.96	35	0.583333333	3.05	0.26	0.76128	1598.688
0.96	40	0.666666667	2.75	0.26	0.6864	1647.36
0.96	45	0.75	2.5	0.26	0.624	1684.8
0.96	50	0.833333333	2.37	0.26	0.591552	1774.656
0.96	55	0.916666667	2.17	0.26	0.541632	1787.3856
0.96	60	1	2	0.26	0.4992	1797.12
0.96	70	1.166666667	1.8	0.26	0.44928	1886.976
0.96	80	1.333333333	1.7	0.26	0.42432	2036.736
0.96	90	1.5	1.55	0.26	0.38688	2089.152
0.96	100	1.666666667	1.45	0.26	0.36192	2171.52
0.96	110	1.833333333	1.4	0.26	0.34944	2306.304
0.96	120	2	1.3	0.26	0.32448	2336.256
0.96	130	2.166666667	1.22	0.26	0.304512	2375.1936
0.96	140	2.333333333	1.17	0.26	0.292032	2453.0688
0.96	150	2.5	1.095	0.26	0.273312	2459.808
0.96	160	2.666666667	1.03	0.26	0.257088	2468.0448
0.96	170	2.833333333	0.95	0.26	0.23712	2418.624
0.96	180	3	0.89	0.26	0.222144	2399.1552
0.96	240	4	0.65	0.26	0.16224	2336.256
0.96	300	5	0	0.26	0	0
0.96	360	6	0	0.26	0	0
0.96	480	8	0	0.26	0	0
0.96	600	10	0	0.26	0	0
0.96	720	12	0	0.26	0	0
0.96	1080	18	0	0.26	0	0
0.96	1440	24	0	0.26	0	0

25 yr storm Impervious Volume Calculation to Basin

c		duration hrs	intensity in/hr	area acres	q cfs	volume inflow ac-ft
0.96	5	0.083333333	8.35	0.26	2.08416	625.2479975
0.96	10	0.166666667	6.35	0.26	1.58496	950.9760019
0.96	15	0.25	5.27	0.26	1.315392	1183.8528
0.96	20	0.333333333	4.56	0.26	1.138176	1365.811199
0.96	25	0.416666667	4.07	0.26	1.015872	1523.808001
0.96	30	0.5	3.69	0.26	0.921024	1657.8432
0.96	35	0.583333333	3.39	0.26	0.846144	1776.902399
0.96	40	0.666666667	3.15	0.26	0.78624	1886.976001
0.96	45	0.75	2.95	0.26	0.73632	1988.064
0.96	50	0.833333333	2.7	0.26	0.67392	2021.759999
0.96	55	0.916666667	2.5	0.26	0.624	2059.200001
0.96	60	1	2.4	0.26	0.59904	2156.544
0.96	70	1.166666667	2.1	0.26	0.52416	2201.472001
0.96	80	1.333333333	1.9	0.26	0.47424	2276.351999
0.96	90	1.5	1.7	0.26	0.42432	2291.328
0.96	100	1.666666667	1.6	0.26	0.39936	2396.16
0.96	110	1.833333333	1.5	0.26	0.3744	2471.04
0.96	120	2	1.45	0.26	0.36192	2605.824
0.96	130	2.166666667	1.4	0.26	0.34944	2725.632
0.96	140	2.333333333	1.35	0.26	0.33696	2830.464
0.96	150	2.5	1.3	0.26	0.32448	2920.32
0.96	160	2.666666667	1.25	0.26	0.312	2995.2
0.96	170	2.833333333	1.2	0.26	0.29952	3055.104
0.96	180	3	1.15	0.26	0.28704	3100.032
0.96	190	3.166666667	1.1	0.26	0.27456	3129.984
0.96	200	3.333333333	1.05	0.26	0.26208	3144.96
0.96	210	3.5	1	0.26	0.2496	3144.96
0.96	220	3.666666667	0.95	0.26	0.23712	3129.984
0.96	230	3.833333333	0.9	0.26	0.22464	3100.032
0.96	240	4	0.85	0.26	0.21216	3055.104
0.96	300	5	0	0.26	0	0
0.96	360	6	0	0.26	0	0
0.96	480	8	0	0.26	0	0
0.96	600	10	0	0.26	0	0
0.96	720	12	0	0.26	0	0
0.96	1080	18	0	0.26	0	0
0.96	1440	24	0	0.26	0	0

100 yr storm Impervious Volume Calculation to Basin

c	duration mins	duration hrs	intensity in/hr	area acres	q cfs	volume cf
0.96	5	0.083333333	9.97	0.26	2.488512	746.5536
0.96	10	0.166666667	7.71	0.26	1.924416	1154.6496
0.96	15	0.25	6.43	0.26	1.604928	1444.4352
0.96	20	0.333333333	5.59	0.26	1.395264	1674.3168
0.96	25	0.416666667	4.99	0.26	1.245504	1868.256
0.96	30	0.5	4.53	0.26	1.130688	2035.2384
0.96	35	0.583333333	4.17	0.26	1.040832	2185.7472
0.96	40	0.666666667	3.87	0.26	0.965952	2318.2848
0.96	45	0.75	3.63	0.26	0.906048	2446.3296
0.96	50	0.833333333	3.42	0.26	0.853632	2560.896
0.96	55	0.916666667	3.24	0.26	0.808704	2668.7232
0.96	60	1	3.08	0.26	0.768768	2767.5648
0.96	70	1.166666667	2.7	0.26	0.67392	2830.464
0.96	80	1.333333333	2.4	0.26	0.59904	2875.392
0.96	90	1.5	2.2	0.26	0.54912	2965.248
0.96	100	1.666666667	2.05	0.26	0.51168	3070.08
0.96	110	1.833333333	1.9	0.26	0.47424	3129.984
0.96	120	2	1.77	0.26	0.441792	3180.9024
0.96	130	2.166666667	1.67	0.26	0.416832	3251.2896
0.96	140	2.333333333	1.57	0.26	0.391872	3291.7248
0.96	150	2.5	1.5	0.26	0.3744	3369.6
0.96	160	2.666666667	1.45	0.26	0.36192	3474.432
0.96	170	2.833333333	1.4	0.26	0.34944	3564.288
0.96	180	3	1.35	0.26	0.33696	3639.168
0.96	190	3.166666667	1.3	0.26	0.32448	3699.072
0.96	200	3.333333333	1.25	0.26	0.312	3744
0.96	210	3.5	1.21	0.26	0.302016	3805.4016
0.96	220	3.666666667	1.15	0.26	0.28704	3788.928
0.96	230	3.833333333	1.1	0.26	0.27456	3788.928
0.96	240	4	1.05	0.26	0.26208	3773.952
0.96	300	5	0	0.26	0	0
0.96	360	6	0	0.26	0	0
0.96	480	8	0	0.26	0	0
0.96	600	10	0	0.26	0	0
0.96	720	12	0	0.26	0	0
0.96	1080	18	0	0.26	0	0
0.96	1440	24	0	0.26	0	0

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 2

Post-1

Hydrograph type	=	Mod. Rational	Peak discharge	=	0.437 cfs
Storm frequency	=	2 yrs	Time to peak	=	0.17 hrs
Time interval	=	1 min	Hyd. volume	=	1,233 cuft
Drainage area	=	0.3 ac	Runoff coeff.	=	0.96*
Intensity	=	1.751 in/hr	Tc by User	=	10 min
IDF Curve	=	NJDEP.IDF	Storm duration	=	4.70 x Tc
Target Q	=	0.240 cfs	Est. Req'd Storage	=	800 cuft

* Composite (Area/C) = $[(0.210 \times 0.99) + (0.010 \times 0.25)] / 0.260$

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow

(hrs	cfs)
0.02	0.044
0.18	0.437 <<
0.35	0.437 <<
0.52	0.437 <<
0.68	0.437 <<
0.85	0.219

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 2

Post-1

Hydrograph type	=	Mod. Rational	Peak discharge	=	0.499 cfs
Storm frequency	=	10 yrs	Time to peak	=	0.17 hrs
Time interval	=	1 min	Hyd. volume	=	1,797 cuft
Drainage area	=	0.3 ac	Runoff coeff.	=	0.96*
Intensity	=	2.000 in/hr	Tc by User	=	10 min
IDF Curve	=	NJDEP.IDF	Storm duration	=	6.00 x Tc
Target Q	=	0.260 cfs	Est. Req'd Storage	=	1,223 cuft

* Composite (Area/C) = $[(0.210 \times 0.99) + (0.010 \times 0.25)] / 0.260$

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02	0.050
0.18	0.499 <<
0.35	0.499 <<
0.52	0.499 <<
0.68	0.499 <<
0.85	0.499 <<
1.02	0.399

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 2

Post-1

Hydrograph type	=	Mod. Rational	Peak discharge	=	0.419 cfs
Storm frequency	=	25 yrs	Time to peak	=	0.17 hrs
Time interval	=	1 min	Hyd. volume	=	2,389 cuft
Drainage area	=	0.3 ac	Runoff coeff.	=	0.96*
Intensity	=	1.679 in/hr	Tc by User	=	10 min
IDF Curve	=	NJDEP.IDF	Storm duration	=	9.50 x Tc
Target Q	=	0.270 cfs	Est. Req'd Storage	=	1,534 cuft

* Composite (Area/C) = $[(0.210 \times 0.99) + (0.010 \times 0.25)] / 0.260$

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02	0.042
0.18	0.419 <<
0.35	0.419 <<
0.52	0.419 <<
0.68	0.419 <<
0.85	0.419 <<
1.02	0.419 <<
1.18	0.419 <<
1.35	0.419 <<
1.52	0.419 <<
1.68	0.168

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 13, 2020

Hyd. No. 2

Post-1

Hydrograph type	=	Mod. Rational	Peak discharge	=	0.673 cfs
Storm frequency	=	100 yrs	Time to peak	=	0.17 hrs
Time interval	=	1 min	Hyd. volume	=	2,663 cuft
Drainage area	=	0.3 ac	Runoff coeff.	=	0.96*
Intensity	=	2.695 in/hr	Tc by User	=	10 min
IDF Curve	=	NJDEP.IDF	Storm duration	=	6.60 x Tc
Target Q	=	0.300 cfs	Est. Req'd Storage	=	1,944 cuft

* Composite (Area/C) = $[(0.210 \times 0.99) + (0.010 \times 0.25)] / 0.260$

Hydrograph Discharge Table

(Printed values \geq 5.00% of Qp. Print interval = 10)

Time -- Outflow (hrs cfs)

0.02	0.067
0.18	0.673 <<
0.35	0.673 <<
0.52	0.673 <<
0.68	0.673 <<
0.85	0.673 <<
1.02	0.673 <<
1.18	0.269

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Wednesday, Nov 18, 2020

Hyd. No. 3

ByPass-1

Hydrograph type = Rational
Storm frequency = 2 yrs
Time interval = 1 min
Drainage area = 0.1 ac
Intensity = 4.221 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 0.177 cfs
Time to peak = 0.17 hrs
Hyd. volume = 106 cuft
Runoff coeff. = 0.3
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02 0.018
0.18 0.160

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Wednesday, Nov 18, 2020

Hyd. No. 3

ByPass-1

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 0.1 ac
Intensity = 5.578 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 0.234 cfs
Time to peak = 0.17 hrs
Hyd. volume = 141 cuft
Runoff coeff. = 0.3
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02 0.023
0.18 0.211

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Wednesday, Nov 18, 2020

Hyd. No. 3

ByPass-1

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 0.1 ac
Intensity = 6.323 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 0.266 cfs
Time to peak = 0.17 hrs
Hyd. volume = 159 cuft
Runoff coeff. = 0.3
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02 0.027
0.18 0.239

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Wednesday, Nov 18, 2020

Hyd. No. 3

ByPass-1

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 0.1 ac
Intensity = 7.653 in/hr
IDF Curve = NJDEP.IDF

Peak discharge = 0.321 cfs
Time to peak = 0.17 hrs
Hyd. volume = 193 cuft
Runoff coeff. = 0.3
Tc by User = 10 min
Asc/Rec limb fact = 1/1

Hydrograph Discharge Table

(Printed values \geq 5.00% of Qp. Print interval = 10)

Time -- Outflow
(hrs cfs)

0.02 0.032
0.18 0.289

...End

EXFILTRATION SYSTEM CALCULATIONS

Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Pond No. 9 - Prop. Exfiltration System

Pond Data

UG Chambers - Invert elev. = 179.10 ft, Rise x Span = 2.00 x 2.00 ft, Barrel Len = 113.00 ft, No. Barrels = 3, Slope = 0.00%, Headers = No
Encasement - Invert elev. = 178.10 ft, Width = 3.75 ft, Height = 4.00 ft, Voids = 40.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	178.10	n/a	0	0
0.40	178.50	n/a	203	203
0.80	178.90	n/a	203	407
1.20	179.30	n/a	237	644
1.60	179.70	n/a	332	975
2.00	180.10	n/a	362	1,337
2.40	180.50	n/a	362	1,699
2.80	180.90	n/a	331	2,030
3.20	181.30	n/a	237	2,267
3.60	181.70	n/a	203	2,470
4.00	182.10	n/a	203	2,674

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	0.00	0.00	0.00
Crest El. (ft)	= 183.10	0.00	0.00	0.00
Weir Coeff.	= 3.20	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	178.10	---	---	---	---	0.00	---	---	---	---	---	0.000
0.40	203	178.50	---	---	---	---	0.00	---	---	---	---	---	0.000
0.80	407	178.90	---	---	---	---	0.00	---	---	---	---	---	0.000
1.20	644	179.30	---	---	---	---	0.00	---	---	---	---	---	0.000
1.60	975	179.70	---	---	---	---	0.00	---	---	---	---	---	0.000
2.00	1,337	180.10	---	---	---	---	0.00	---	---	---	---	---	0.000
2.40	1,699	180.50	---	---	---	---	0.00	---	---	---	---	---	0.000
2.80	2,030	180.90	---	---	---	---	0.00	---	---	---	---	---	0.000
3.20	2,267	181.30	---	---	---	---	0.00	---	---	---	---	---	0.000
3.60	2,470	181.70	---	---	---	---	0.00	---	---	---	---	---	0.000
4.00	2,674	182.10	---	---	---	---	0.00	---	---	---	---	---	0.000

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 4

Exfiltration System

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - Post-1	Reservoir name	= Prop. Exfiltratio
Max. Elevation	= 179.96 ft	Max. Storage	= 1,207 cuft

Storage Indication method used.

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 4

Exfiltration System

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 10 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - Post-1	Reservoir name	= Prop. Exfiltratio
Max. Elevation	= 180.60 ft	Max. Storage	= 1,781 cuft

Storage Indication method used.

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 4

Exfiltration System

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 25 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - Post-1	Reservoir name	= Prop. Exfiltratio
Max. Elevation	= 181.54 ft	Max. Storage	= 2,389 cuft

Storage Indication method used.

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 4

Exfiltration System

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - Post-1	Reservoir name	= Prop. Exfiltratio
Max. Elevation	= 182.00 ft	Max. Storage	= 2,623 cuft

Storage Indication method used.

...End

EXFILTRATION SYSTEM TIME TO DRAIN CALCULATION

Exfiltration Trench Volume = 2,674 cubic feet
Basin Bottom Contact Area = 1,271 square feet

Permeability Rate, $K = 4.8 \text{ in/hr}$
(Slowest) $K = 4.8 \text{ in/hr} \times (1 \text{ ft} / 12 \text{ in})$
 $K = 0.4 \text{ ft/hr}$

Applying a factor of safety of 2:

$$K = 0.4 / 2$$

$$K = 0.2 \text{ ft / hr}$$

$$Q = 1,271 \text{ s.f.} \times 0.2 \text{ ft/hr} = 254 \text{ c.f. / hr.}$$

$$\text{Time to Drain} = 2,674 \text{ c.f.} / 254 \text{ c.f. / hr.}$$

$$\text{Time to Drain} = \underline{\underline{10.5 \text{ Hours}}}$$

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 5

Prop. Exfiltration System Outflow & Post-1

Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 0.177 cfs
Time to peak = 0.17 hrs
Hyd. volume = 106 cuft
Contrib. drain. area = 0.140 ac

Hydrograph Discharge Table

(Printed values $\geq 5.00\%$ of Q_p . Print interval = 10)

Time (hrs)	Hyd. 3 + (cfs)	Hyd. 4 = (cfs)	Outflow (cfs)
0.17	0.177 <<	0.000 <<	0.177 <<

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 5

Prop. Exfiltration System Outflow & Post-1

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 0.234 cfs
Time to peak = 0.17 hrs
Hyd. volume = 141 cuft
Contrib. drain. area = 0.140 ac

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time (hrs)	Hyd. 3 + (cfs)	Hyd. 4 = (cfs)	Outflow (cfs)
0.17	0.234 <<	0.000 <<	0.234 <<

...End

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 5

Prop. Exfiltration System Outflow & Post-1

Hydrograph type = Combine
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 0.266 cfs
Time to peak = 0.17 hrs
Hyd. volume = 159 cuft
Contrib. drain. area = 0.140 ac

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time (hrs)	Hyd. 3 + (cfs)	Hyd. 4 = (cfs)	Outflow (cfs)
0.17	0.266 <<	0.000 <<	0.266 <<
...End			

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Nov 20, 2020

Hyd. No. 5

Prop. Exfiltration System Outflow & Post-1

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 0.321 cfs
Time to peak = 0.17 hrs
Hyd. volume = 193 cuft
Contrib. drain. area = 0.140 ac

Hydrograph Discharge Table

(Printed values >= 5.00% of Qp. Print interval = 10)

Time (hrs)	Hyd. 3 + (cfs)	Hyd. 4 = (cfs)	Outflow (cfs)
0.17	0.321 <<	0.000 <<	0.321 <<

...End

MONMOUTH COUNTY PLANNING BOARD

FREEHOLD • NEW JERSEY

JAMES GIANNELL
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

Monday, December 28, 2020

Domenica Napolitano
Planning Board
51 West Main Street
Freehold, NJ 07728

**RE: SITE PLAN FOR JONATHAN MARSHALL
BLOCK 37, LOT 1.02
FREEHOLD BOROUGH PLANNING BOARD
OUR FILE # FRSP10114**

Dear Domenica Napolitano:

This letter is in reference to the above site plan which was submitted to the Monmouth County Planning Board for approval.

Since this site plan does not front on an existing County Road or affect any County facilities, County Site Plan approval is not required.

Sincerely,

Joseph Barris, PP, AICP, CFM
DIRECTOR

JB: ph

c: Geller Sive & Co.
Vincent E. Halleran, Jr., Esq.
Joseph Ettore, PE



FREEHOLD SOIL CONSERVATION DISTRICT

(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033

Freehold, New Jersey 07728-5033

Tel: (732) 683-8500

Fax: (732) 683-9140

E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org

JONATHAN MARSHALL
157 BROAD STREET
SUITE 111
RED BANK NJ 07701

01/06/2021

Ref.#: 2020-0967
Proj.: MARSHALL LAW OFFICE
Twp. 1 FREEHOLD BOROUGH
Block: 37
Lots : 1.02

INITIAL APPLICATION REVIEW

The Freehold Soil Conservation District has conducted our initial review of the plans submitted for the above referenced application and finds them to be incomplete. The following deficiencies must be addressed in order for the application to be complete.

1. The Soil Erosion and Sediment Control Plan does not depict a sediment barrier (northeast) front of the project within the limit of disturbance. The Soil Erosion and Sediment Control Plan does not denote proposed elevations at the front of the property as does the Grading and Utility Plan. If a drop in grade is proposed leading to Court Street, please clarify why a sediment barrier is not proposed.
2. The reviewer respectfully requests that the engineer depict existing and proposed conditions and the structures and labels in similar line weights on the Soil Erosion and Sediment Control Plan as on the Grading and Utility Plan.
3. The Application for Soil Erosion and Sediment Control Plan Certification denotes the total area or land to be disturbed is .38 acres. The Soil Erosion and Sediment Control Plan denotes the limit of disturbance is .4 acres. Please resolve the discrepancy.
4. A detail of the proposed exfiltration system has not been provided on a Soil Erosion and Sediment Control Plan sheet.
5. Basin outlet structure dimensions have not been provided on sheet 2 of the NJDA Hydrologic Modeling Database-Data Entry Form.
6. Documentation demonstrating point stability in the event of infiltration failure has not been provided. Please provide documentation demonstrating how point stability will be achieved in accordance with the Standard for Offsite Stability, Point of Discharge Stability Analysis, page 21-2 of the Standards.



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E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org

7. The Soil Erosion and Sediment Control Plan and Grading and Utility Plan appear to depict a grassed waterway is proposed at the north side of the project. Please refer to the Standard for Grassed Waterways and provide documentation demonstrating conformance with same. Include cross-sections and profiles on Soil Erosion and Sediment Control Plan sheets.

Please incorporate the above items into a revised soil erosion and sediment control plan and forward three (3) sets, along with supporting calculations, to our office for further review. These plans must be signed and sealed by a professional architect or engineer. Upon review and determination that the items have been correctly and completely addressed in accordance with the State Standards for Soil Erosion and Sediment Control, the application will be considered complete and recommended for certification. If you have any questions, please contact our office.

Respectfully,


Paul Califano

Resource Conservationist II

SR

cc: Applicant's Engineer
Planning Board

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVERSING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A TRUST OF COLEGATE MEMBERS WHOSE NAME SHALL BE PURSUED TO THE FULLEST EXTENT OF THE LAW ENFORCED.

[illegible]

Target COMMERCIAL ADDITION Freight No. 20060

02 COURT STREET - FREDHOLD, NJ

MARSHALL

PROFESSIONAL OFFICE

BASEMENT/FOUNDATION

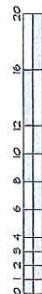
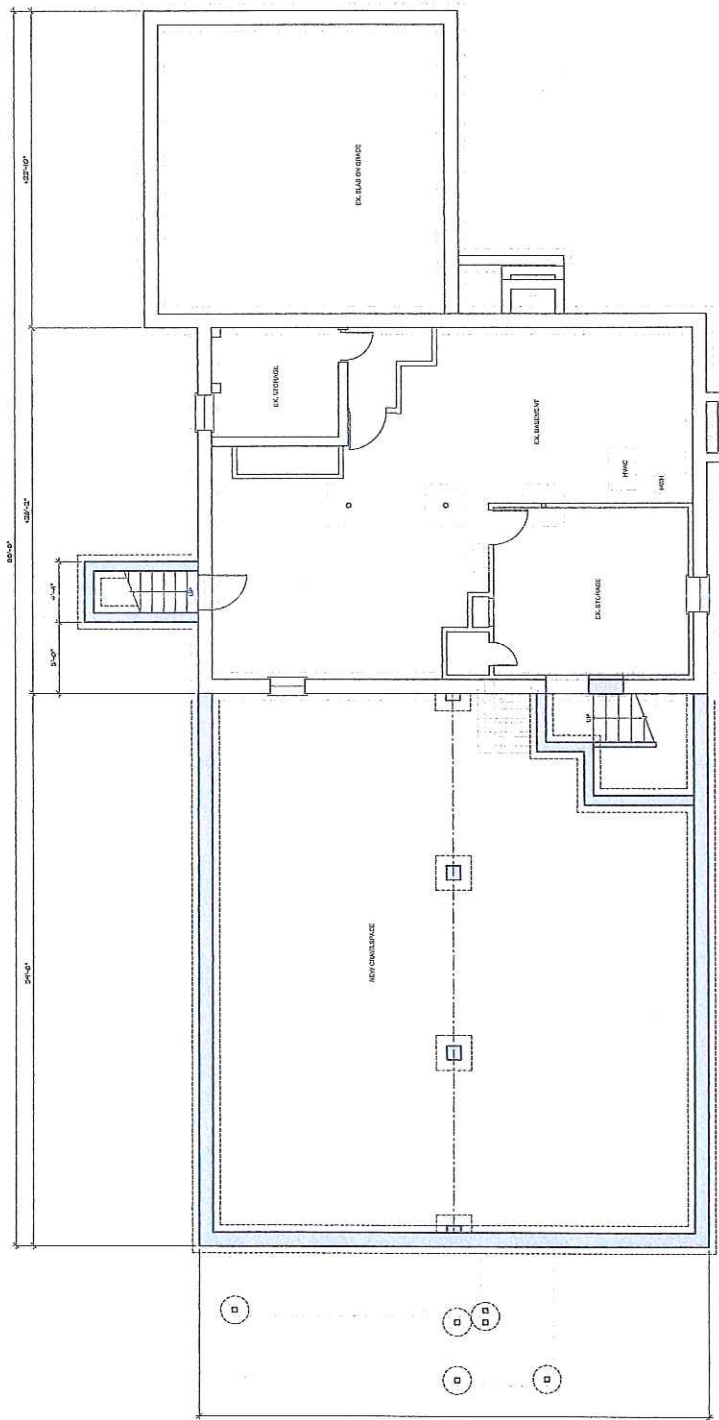
PLAN

1998-1999	1999-2000
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011720	AMIR
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111° 1' 0"	111° 1' 0"
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ALAN J. ZIMBLER, RA
NJ LICENSE - 09857
NY LICENSE - 17801

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[illegible]

Project No.	20000
COMMERCIAL ADDITION	

MARSHALL
PROFESSIONAL OFFICE

ELEVATIONS

[illegible]

A-6

10

