

# TOWNSHIP OF FREEHOLD



MAYOR  
Lester A. Preston, Jr.

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

*"Preserving and Enhancing the Quality of Life"*

Timothy White, PE, PLS, CME  
Township Engineer

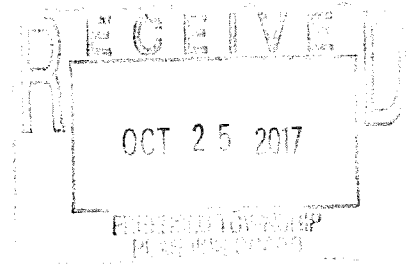
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 24, 2017

RE: Archway Programs  
Block 72.04, Lot 1  
2 Lutea Terrace  
Appeal of Zoning Officer's Decision – Variance Application #030-17



This review refers to the following:

- Existing and Proposed Site Plan (SP-1), Archway Programs Alterations to 2 Lutea Terrace, Freehold, New Jersey, one (1) sheet, dated August 15, 2017, prepared by Lammey + Giorgio, signed and sealed by William Lammey, AIA.
- Plan of Survey, Block 72.04, Lot 1, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated August 3, 2017, prepared by Seneca Survey Co., Inc., signed & sealed by Robert W. Smith Jr., P.L.S.
- Zoning Denial, dated July 28, 2017, by Pasquale Popolizio (PP).
- Letter of Response to Zoning Denial, RE: Archway Programs, Proposed Alterations to 2 Lutea Terrace, Freehold Township, NJ, dated September 12, 2017, prepared by Bisgaier Hoff, Attorneys at Law, signed by Peter M. Flannery, Esq.

### Executive Summary

The applicant formerly applied for a zoning permit for interior alterations, handicap ramps and a rear deck addition at the above referenced property in the R-25 Zone. The zoning application was denied by the Zoning Officer with the determination that the proposed modifications will require a variance due to existing non-conforming conditions including deficient lot size, lot depth and accessory structure (shed) set back. The applicant has agreed to relocate the existing shed to meet accessory setback requirements, however the applicant is appealing the Zoning Officer's denial as to the need to obtain variances for existing non-conforming lot conditions.



To: Planning Board  
Re: Archway Programs  
Block 72.04, Lot 1 – 2 Lutea Terrace  
Appeal of Zoning Officer's Decision – Variance Application #030-17

October 24, 2017

The following comments are provided:

1. The applicant shall revise the zoning table as follows:
  - a. There is an apparent error in the coverage percentages provided for all buildings and accessory buildings. It appears the applicant is off by a factor of 100.
  - b. Remove percentage (%) from the provided FAR values.
2. At this time, this office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

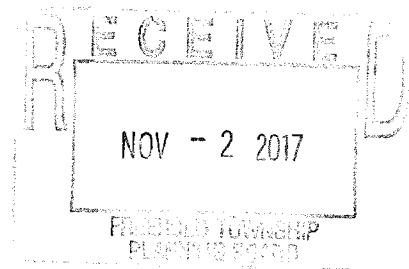
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October 27, 2017

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



RE: **Appeal of the Zoning Officer's Decision or Variance Application #030-17  
Planner's Review Letter  
Archway Programs  
2 Lutea Terrace  
Block 72.04, Lot 1  
R-25 Residence District**

Dear Chairman and Members of the Board:

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

- Plan of Survey, Block 72.04, Lot 1, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Robert W. Smith, Jr., P.L.S., dated 12/8/2016
- Existing and Proposed Site Plan, Archway Programs Alterations to 2 Lutea Terrace, consisting of 1 sheet, prepared by William Lammey, AIA, of Lammey + Giorgio, dated 8/15/2017

#### Project Description

The applicant is seeking an appeal of the Township Zoning Officer's decision relating to the need for "c" variance relief for lot area and lot depth, or, alternately, the applicant is seeking "c" variance relief for the aforementioned existing, nonconforming conditions associated with the subject property.

The applicant is proposing to undertake certain exterior improvements to the subject property, which is developed with an existing single-family residence. The applicant is seeking to utilize the residence as a community home for four individuals that have been diagnosed with mental and/or physical impairments. As per the applicant, the individuals are registered with the Division of Developmental Disabilities and meet the criteria set forth in N.J.A.C. 10:46 and N.J.S.A. 40:55D-66.1. Note that N.J.S.A. 40:55D-66.1 stipulates that community residences for the developmentally disabled shall be a permitted use in all residential districts of a municipality, and the requirements shall be the same as for single-family dwelling units located within such districts.

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The subject property measures 29,565.87 square feet and is located in a residential subdivision that is accessed via Route 9 to the west and Halls Mill Road to the east. The subject property is a corner lot with frontage along Lutea Terrace and Three Brooks Road. It is developed with a single-family residence that is oriented towards Lutea Terrace. There is an asphalt driveway from Three Brooks Road; a wood deck, hot tub and concrete patio to the rear (east) of the residence; concrete walkways; brick pavers in the northern portion of the subject property; and a shed in the north-eastern corner of the subject property.

The applicant is proposing the following:

- Remove a portion of the existing walkways to the front (west) of the residence in order to install a new concrete landing and ramp to provide ADA access to the front entry door from the driveway;
- Remove an existing basketball pole along the driveway and restore the site;
- Remove the existing hot tub, wood deck and concrete patio in order to install a new deck, to be located generally in the same location as the existing patio;
- Remove a portion of an existing walkway that provides access to the patio from the driveway in order to install a new concrete sidewalk with stairs and an ADA ramp providing access to the new deck;
- Remove existing concrete pavers in the northern portion of the subject property and restore the site;
- Relocate the existing shed in the northeastern corner of the subject property such that it would comply with the setback requirements for accessory structures in the R-25 zone (i.e., 4.7 feet existing, 6 feet proposed, 5 feet required).

The proposal would increase the impervious coverage on the subject property from 19% to 21%, where a maximum of 30% is permitted.

The Township Zoning Officer denied the applicant's application in a letter dated 7/28/2017, noting that variance relief would be required for the existing, nonconforming lot area and lot depth. In addition, the letter noted that there was no existing permit for the shed on the subject property, which encroaches on the required 5 foot accessory structure setback in the R-25 zone. As noted above, the applicant is proposing to relocate the shed such that it would meet the setback requirements for an accessory structure in the R-25 zone.

The applicant is seeking to appeal the decision of the Township Zoning Officer with respect to the variances for lot area and lot width. The applicant has indicated that the subject property was lawfully developed in the 1960s as part of a residential subdivision, and that the zoning requirements have subsequently been changed, rendering the subject property nonconforming with regard to lot area and lot depth.



Zoning Compliance & Planning Comments

1. There are two existing, non-conforming conditions relating to the subject property to which no changes are proposed as part of this application:
  - Lot area: A minimum lot area of 30,000 square feet is required for corner lots where 29,565.87 square feet is existing
  - Lot depth: A minimum lot depth of 165 feet is required where 135 feet is existing

Per the Township Zoning Officer's denial letter dated 7/28/2017, variances are required for the deficient lot area and lot depth. However, we note that the applicant is not proposing to exacerbate the existing nonconformities with regard to lot area and lot depth. While the applicant is proposing to increase the impervious coverage on the subject property, it would remain within the limits of the requirements for the R-25 zone.

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

Respectfully submitted,

---

Paul A. Phillips, P.P., AICP

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

J17322

# TOWNSHIP OF FREEHOLD



MAYOR  
Lester A. Preston, Jr.

TOWNSHIP COMMITTEE  
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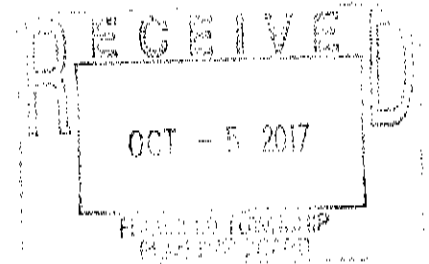
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: October 4, 2017

RE: Robert Northfield – d/b/a Burlington Farms  
Block 42, Lot 2, 2.01-2.11 – Burlington Road  
Interpretation and "D" Variance #016-17  
Amended Preliminary and Final Major Subdivision #869-1-17



This review refers to the following:

- Amended Preliminary and Final Major Subdivision for "Burlington Farms", Lot 2, Block 42, Cover Sheet, Sheet 1 of 13, dated March 27, 2006, last revised July 25, 2017, prepared by Crest Engineering Associates, Inc., signed and sealed by Lorali E. Totten.
- Amended Preliminary and Final Major Subdivision for "Burlington Farms", Lot 2, Block 42, Grading & Utility Plan, Sheet 16 of 13, dated March 27, 2006, last revised July 25, 2017, prepared by Crest Engineering Associates, Inc., signed and sealed by Lorali E. Totten.

### Executive Summary

In 2006, the applicant received preliminary and final major subdivision approval under application #869-06 for the creation of twelve (12) lots, including ten (10) lots for new single family residential structures, one (1) lot for a proposed detention basin, and the remaining homestead farm lot with a deed restriction from further subdivision. In conjunction with the prior approval, the applicant received several variances for bulk requirements including lot size, dimensions, setbacks, coverage, and a "D" variance for a floor area ratio (FAR) of 0.18 where 0.12 is permitted. The applicant is now seeking to amend the site plan to modify the grading of lots 2.07, 2.08, 2.09, 2.10 and 2.11 to satisfy the definition of a cellar as described in Section 190-3B of the Township Ordinance so that the cellar is not included within the lot's FAR calculation. Alternatively, if it is determined/interpreted by the Planning Board that the proposed below grade space of the proposed homes shall be included in the calculation of FAR, the applicant is seeking an expansion of the previously granted FAR variance. The proposed FAR is 0.21, where 0.18 was previously granted.



To: Planning Board  
Re: Robert Northfield – d/b/a Burlington Farms  
Block 41, Lot 2, 2.01-2.11  
Interpretation and “D” Variance #016-17  
Amended Preliminary and Final Major Subdivision #869-1-17

October 4, 2017

The following comments are provided:

1. Revise signature line text referring to the Zoning Board to refer to the Planning Board.
2. Remove “Soil Erosion and Sediment Control Plans” text from the main cover sheet title.
3. It is our understanding that the applicant is modifying the elevation of the homes and the proposed grading at the subject lots for the sole purpose of satisfying the definition of a cellar as outlined in the ordinance. However, it should be noted that each of these below grade spaces will contain a “walk-out” and a clear ceiling height greater than 7'-6”. Therefore, regardless of the grade surrounding the home, it is apparent that these features will create a below grade space that is suitable for human occupancy.

This office has no additional comments relative to any engineering issues.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb



**PHILLIPS PREISS GRYGIEL LLC**  
 Planning & Real Estate Consultants  
 33-41 Newark Street  
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October 6, 2017

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



**RE: Interpretation and "d" Variance #016-17 (See Previous SD #869-06)  
 Amended Preliminary and Final Major Subdivision #869-1-17  
 Planner's Review Letter  
 Robert Northfield d/b/a Burlington Farms  
 Burlington Road  
 Block 42, Lot 2, 2.01-2.11  
 R-60 Residential Zone**

Dear Chairman and Members of the Board:

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

- Amended Preliminary and Final Major Subdivision for Burlington Farms, Lot 2, Block 42, Freehold Township, Monmouth County, New Jersey, consisting of 2 sheets, prepared by Lorali Totten, P.E., of Crest Engineering Associates, Inc., dated 3/27/2006 and revised through 7/25/2017
- As Built Plans, Seven Oaks, Lots 3, 4, 4.01 and 22, Block 42, Freehold Township, Monmouth County, New Jersey, consisting of 1 sheet, prepared by Brian S. Flannery, P.L.S., of Flannery, Webb and Hansen, P.A., dated 2/5/1995

**Project Description**

The applicant is 1) seeking to modify the grading on Block 42, Lots 2.07, 2.08, 2.09, 2.10, and 2.11 to potentially satisfy the definitional criteria of a "cellar" per the Township zoning ordinance, such that the cellar would not be included in the lots' FAR calculation or, alternatively, 2) seeking "d(4)" FAR variance relief to exceed the maximum permitted FAR in the R-60 zone. The applicant was previously granted "d(4)" variance relief from the Township Zoning Board under Application Nos. 18-06 and 896-06, which allowed for an FAR of 0.18, where a maximum of 0.12 is permitted in the R-60 zone. The applicant would be seeking an increase in FAR from 0.18 (as previously approved) to 0.21 for Lots 2.07 to 2.11, in order to include the area of the lowest story, with a door to the outside, in the FAR calculation.

The five lots (2.07 through 2.11) are part of an approved subdivision of the Los Alamos Horse Farm that created 11 new lots comprised of 10 buildable lots and one detention basin lot, with the remainder of the original lot consisting of 10.87 acres to contain an historical home and dressage center, to be deed restricted against further subdivision. The applicant has indicated that the subdivision was intended to match

10/11/17

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the zoning of the adjacent Seven Oaks subdivision, which was a clustered subdivision using the R-25 zone requirements and resulting in the preservation of wooded open space.

The applicant received Preliminary Major Subdivision and variance approval for the single-family clustered subdivision from the Township Zoning Board on 11/30/2006, as memorialized by resolution on 1/11/2007. Variances were granted as shown in the table below. Final Major Subdivision approval was subsequently granted on 11/8/2007. The applicant has indicated that the subdivision was recorded as part of the original approval.

Bulk Requirements	Required	Proposed
Lot Area (Interior)	60,000 sf	28,000 sf
Lot Area (Corner)	60,000 sf	30,000 sf
Lot Width	225 ft	140 ft*
Lot Frontage	180 ft	128.32 ft*
Lot Depth	250 ft	200 ft*
Front Yard	65 ft	50 ft*
Side Yard	30 ft	20 ft*
Rear Yard	50 ft	35 ft*
Max. Building Coverage	12%	12%*
Max. Lot Coverage	18%	14%*
FAR	0.12	0.18*
Building Height/Stories	35 ft/2 ½ stories	35 ft/2 ½ stories
Accessory Building Side Yard	10 ft	5 ft*
Accessory Building Rear Yard	10 ft	5 ft*

\*Per applicant, variances granted by Township Zoning Board on 11/30/2006, memorialized by resolution on 1/11/2007

The subject property is located along Northfield Court to the south of Burlington Road and to the west of Kozloski Road. Burlington Farms and the Poets Corner residential development are located to the west and the Seven Oaks residential development is located to the east of the subject property. Joseph J. Catena Elementary School is located across Burlington Road to the north of the subject property.

The applicant indicated that he had previously submitted a plot plan for the proposed Northfield residence on Lot 2.11. After review, the Township Zoning Officer advised that the grading caused more than one-half of the lowest level of the home to be above ground, thereby meeting definition of a "basement" and requiring that the square footage be included in FAR calculations. The applicant subsequently revised the grading such that more than one-half of the lowest level of the homes would be covered (as shown on the Grading and Utility Plan). The Zoning Officer further advised the applicant to return to the Board to present the grading plan and seek an interpretation and additional variance relief for the proposed FAR, as needed.



### Zoning Compliance & Planning Comments

1. The applicant has asked the Board to consider whether the proposed lower level of the single-family residences should be included in FAR calculations, thereby exacerbating the previously-approved "d(4)" FAR variance relief for Lots 2.07 through 2.11, where 0.18 was approved and 0.21 would be requested. A maximum FAR of 0.12 is permitted in the R-60 zone. The applicant maintains that the proposed finished basement/cellar area should be excluded from the calculation of FAR.

We offer the following comments for your consideration as you review this request.

Section 190-2B of the Township Zoning Ordinance provides the following definitions:

Basement: A story partly underground, but having less than  $\frac{1}{2}$  of its height below the average level of the adjoining ground.

Cellar: A story partly underground and having more than  $\frac{1}{2}$  of its height below the average level of the adjoining ground.

Floor Area: In any and all buildings, the total gross area of all floors.

Floor Area, Gross Habitable or Gross Leasable; Floor Area Ratio

In any and all buildings, the total gross area of all floors shall be calculated as follows for the corresponding types of buildings:

- Floor Area, Gross Habitable: The sum of the areas of the floor or floors of a building which are enclosed and suitable for human occupancy and have a clear ceiling height of at least seven feet, six inches, including closet space, attached garages and hallways, and excluding cellars, attics, dead air space, open porches, breezeways, and all accessory buildings. Such area shall be measured from outside to outside of exterior walls or from the center line of the wall separating two dwelling structures.
- Floor Area Ratio (FAR): The sum of the floor area of all floors of buildings or structures, as calculated using the definitions set forth in "floor area," compared to the developable total area of the site.

Based on the calculations of average grade and associated basement/cellar floor elevations for each lot provided by the applicant, the proposed basement/cellar area appears to meet the technical definition of a "cellar" which



would exclude it from the FAR. However, the applicant has indicated that the proposed basement/cellar area would have a "walk out" component which would otherwise be characterized as habitable space suitable for human occupancy. As such, based on our reading of the ordinance, the cellar area should be included in the FAR calculation.

2. In the event the Board determines that "d(4)" FAR variance relief is required for Lots 2.07 through 2.11, the standard of proof for a d(4) variance comes directly out of the Randolph Town Center case. In such instances, an applicant has a lesser burden as compared to a d(1) or Medici-type variance. Thus, although special reasons must be advanced for an FAR variance, an applicant need not show that a site is particularly suited for the use as it is already permitted within the zone. Instead, an applicant need only demonstrate that the site can accommodate any problems associated with an FAR that is greater than what the zone allows. In addition, as with any variance, the applicant must satisfy the negative criteria (i.e., demonstrate that the granting of relief will not cause substantial detriment to the public good or substantially impair the zone plan). The applicant should address these proof requirements in the context of the subject application.
3. The applicant has indicated that building elevations were submitted as part of the previous application. The Board should note that building elevations and floor plans have not been submitted as part of this application. As such, FAR calculations provided by the applicant cannot be independently verified by this office.
4. The Zone Table indicates that variance approval was granted for exceeding the maximum permitted building coverage, where 12% is permitted and 12% was approved. A proposed building coverage of 12% would conform to the bulk requirements of the R-60 zone. The applicant should clarify if a variance was, in fact, granted for this item. The applicant should also confirm that variances were granted for lot area. The Zone Table should be corrected, as needed.
5. The applicant has indicated that rear foundations had previously been proposed to be exposed to minimize the grading impact on the site and neighbors, and that the rear portions of the lots were to remain at the existing grade. We defer to the Township Engineer for any comment the existing and proposed site grading.



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

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

Respectfully submitted,

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Paul A. Phillips, P.P., AICP

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

J17303

869-1-17

# TOWNSHIP OF FREEHOLD



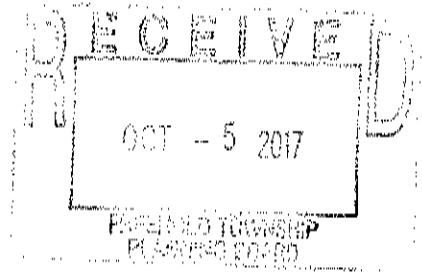
**MAYOR**  
*Lester A. Preston, Jr.*

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

*"Preserving and Enhancing the Quality of Life"*

## MEMORANDUM

**TO:** Planning Board, c/o Danielle Sims, Administrative Officer  
**FROM:** Michael D. Imbriaco, Township Tax Assessor  
**DATE:** October 5, 2017  
**RE:** Robert Northfield- d/b/a Burlington Farms  
Block 42 Lot 2, 2.01-2.11 Burlington Rd  
Interpretation and "D" Variance #016-17 (see previous SD #869-06)  
Amended Preliminary & Final Major Subdivision #869-1-17



I am in receipt of the plans that were submitted; however this variance has no relevance on the Tax Assessor's office and will not result in any difference in the assessed value.

Sincerely,

MICHAEL D. IMBRIACO  
Tax Assessor, Freehold Township

MI/mi

P-4

# TOWNSHIP OF FREEHOLD



TOWNSHIP COMMITTEE  
David M. Salkin, Deputy Mayor  
Anthony J. Ammiano  
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"Preserving and Enhancing the Quality of Life"

Timothy White, PE, PLS, CME  
Township Engineer

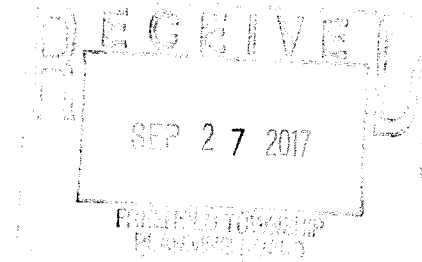
## MEMORANDUM

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

FROM: Timothy P. White, Township Engineer

DATE: September 27, 2017

RE: Bank of America – Kiosk ATM  
Block 85.11, Lot 17 - 510 West Main Street  
Minor Site Plan #525-2-17 and Variance #017-17



This review refers to the following:

- Bank of America, Minor Site Plan, Tax Map Sheet #31, Lot 17, Block 85.11, Township of Freehold, Monmouth County, New Jersey, five (5) sheets, dated March 15, 2013, last revised April 12, 2017, prepared by Stonefield Engineering & Design, LLC., signed and sealed by James S. Kinoshian, P.E.
- Sign Site Plan, Freehold, NJ, Tax Map Sheet #31, Lot 17, Block 85.11, Township of Freehold, Monmouth County, New Jersey, one (1) sheet, dated August 25, 2017, prepared by Stonefield Engineering & Design, LLC., signed and sealed by James S. Kinoshian, P.E.
- Bank of America Universal Remote Kiosk Drawings, twenty-one (21) sheets, dated September 30, 2015 (sheets 2 thru 21) and October 12, 2015 (Sheet 1 Color Rendering), prepared by Companion, unsigned.
- Project Description, Bank of America Minor Site Plan, Lot 17, Block 85.11, dated June 29, 2017, prepared by Stonefield Engineering & Design, unsigned.
- Waiver Request Memorandum, Bank of America Minor Site Plan, Lot 17, Block 85.11, dated June 29, 2017, prepared by Stonefield Engineering & Design, unsigned.
- Environmental Impact Waiver Request Memorandum, Bank of America Minor Site Plan, Lot 17, Block 85.11, dated June 29, 2017, prepared by Stonefield Engineering & Design, unsigned.

### Executive Summary

The applicant is seeking minor site plan approval for the replacement of the existing ATM Kiosk with a new remote ATM Kiosk. The existing site circulation patterns and drive-thru operations will remain the same as they are today. The proposed work includes complete removal of the existing ATM equipment, foundations and bollards and replacement with new ATM equipment, new foundations, and new protection bollards. No other site modifications are proposed. The site is located in the B-2 "Service & Supply Zone". Variances are requested for the proposed ATM signage size and locations. It should be noted that the existing ATM equipment was previously approved in 2013 under Amended Preliminary and Final Major Site Plan #525-1-13.

P-2



September 27, 2017

To: Planning Board  
Re: Bank of America – Kiosk ATM  
Minor Site Plan #525-2-17 and Variance #017-17  
Block 85.11, Lot 17

The following comments are provided:

1. The applicant is requesting various site plan submission waivers for the omission of certain requirements not associated with or required as a part of this application. This office has no objection to these waivers being granted unless otherwise mentioned in this report or other Township professional or consultant reviews.
2. The submitted sign site plan shall be included within the overall site plan set.
3. Update the zoning table on sheet C4 to reflect the correct zone (B-2) and associated bulk requirements. Additionally, update the tax map and zoning described on cover sheet C1.
4. The signature line for the Township Engineer shall be as follows:

TIMOTHY P. WHITE, TOWNSHIP ENGINEER	DATE
NJ Professional Engineer & Land Surveyor	
NJ License No. GB42576	

5. Remove second signature line for Timothy P. White (beneath the Planning Board approval) and replace with a signature line for the Planning Board Secretary.
6. Provide construction details for the proposed ATM pad and protection bollards. Bollards should complement the building design in color.
7. Proposed asphalt restoration surface course shall be described as NJDOT Mix I-5 and base course shall be described as NJDOT Mix I-2.
8. Applicant must obtain and provide copies of all necessary permits and/or approvals from all other involved outside agencies including but not limited to Monmouth County approval or letter of no interest where applicable.

TIMOTHY P. WHITE  
Township Engineer

TPW/mb



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

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Hoboken, NJ 07030

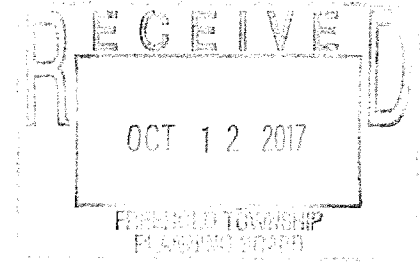
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October 3, 2017

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



RE: **Minor Site Plan #525-2-17 and Variance #017-17**  
**Planner's Review Letter**  
**Bank of America – Kiosk ATM**  
**510 West Main Street**  
**Block 85.11, Lot 17**  
**B-2 Commercial Zone**

Dear Chairman and Members of the Board:

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

- Minor Site Plan, Bank of America, Lot 17, Block 85.11, 510 West Main Street, Township of Freehold, Monmouth County, New Jersey, consisting of 5 sheets, prepared by James S. Kinosian, P.E., of Stonefield Engineering, dated 3/15/2013 and revised through 4/12/2017
- Sign Site Plan, Bank of America, Lot 17, Block 85.11, 510 West Main Street, Township of Freehold, Monmouth County, New Jersey, consisting of 1 sheet, prepared by James S. Kinosian, P.E., of Stonefield Engineering, dated 8/25/2017
- Bank of America Universal Remote Kiosk – Frame R-UB-DU-ATM (UB4) Building, Bank of America, consisting of 21 sheets, prepared by Companion, dated 10/12/2015

**Project Description**

The applicant is seeking minor site plan approval in order to upgrade an existing drive-up ATM kiosk associated with a Bank of America banking facility.

The subject property measures 2.62 acres and is developed with a Bank of America bank building with a drive-thru facility, located in the northern portion of the subject property. Parking is located to the north and southwest of the building. The subject property has frontage along West Main Street and Redwood Lane and abuts single-family residential development along Redwood Lane to the south

P-3





The applicant is proposing to remove the existing drive-thru ATM, concrete foundation and bollards in Lane One of the drive-thru facility in order to install a replacement ATM kiosk. The applicant has indicated that no changes are expected to the current on-site circulation patterns or drive-thru operations. There would be no change in the number of employees, hours of operation or number of required parking spaces.

Land use in the vicinity of the subject property is comprised mainly of commercial uses along West Main Street. The Raintree Towne Center shopping plaza is located across West Main Street to the north of the subject property, and CentraState Medical center is located to the northwest of the subject property, also along West Main Street.

The ATM kiosk would measure 8 feet-8 inches in length by 11 feet-9 5/8 inches in height by 8 feet-4 7/8 inches in width (inclusive of canopy).

Signage is proposed on the ATM kiosk, as follows:

One sign is proposed on the front (east) façade and one sign is proposed on the rear (west) façade, each to measure 3.4 square feet. The signs would be “Bank of America Red” and “Bank of America Blue” in color, and would state “Bank of America” with logo.

**Zoning Compliance & Planning Comments**

As per Township zoning map dated January 10, 2017, it appears that the subject property is located in the B-2 Commercial zone, rather than the P-1 Professional Office zone as indicated on plans.

The chart below provides a summary of the proposed development’s compliance with the standards of the B-2 zone:

	Required	Existing	Proposed
Lot Area (Corner Lot)	25,000 sf	2.62 acres (114,194 sf)	No Change
Lot Width (Corner Lot)	115 ft	246.9 ft	No Change
Lot Frontage	100 ft	750.0 ft	No Change
Lot Depth	150 ft	499.7 ft	No Change
<b><i>Principal Building</i></b>			
Front Setback	40 ft	80.4 ft	No Change
Side Setback	20 ft	64.9 ft	No Change
Rear Setback	20 ft	277.1 ft	No Change
<b><i>Accessory Building</i></b>			
Side Yard Setback	5 ft	115.4 ft	115.5 ft
Rear Yard Setback	5 ft	270.3 ft	270.1 ft



	Required	Existing	Proposed
<b>Lot Coverage</b>			
All Buildings	20%	3.9% (4,455 sf)	3.9% (4,461 sf)
Accessory Buildings	-	0.1% (67 sf)	0.1% (73 sf)
All Impervious Coverage	65%	47.3% (54,139 sf)	No Change
Building Height	2 stories/30 ft	1 story/<35 ft	No Change
FAR	0.20	0.03	No Change
Min. Width Buffer Zone	20 ft	30 ft	No Change
Min. Size Principal Building	1,000 sf	3,156 sf	No Change
Scenic Corridor Buffer	20 ft	40 ft	No Change

We offer the following for your consideration.

1. Plans should be corrected to reflect that the subject property is located in the B-2 zone.
2. Signage
  - a. The applicant has proposed sign colors (i.e., Bank of America Red and Blue) that are not specifically listed as permitted colors in the Township's approved color palate for signs per Section 190-1760(2). As such, "c" variance relief is required. The proposed sign color scheme appears to be consistent with the Bank of America brand, as well as existing sign colors on the site. It should be noted that the proposed signage would be located along a commercial corridor where a number of existing signs that contain colors consistent with recognized corporate branding (e.g., TD Bank, Stop and Shop, etc.).
  - b. Per Section 190-179C(1), where a building is located on a corner lot, wall signs shall be permitted on the sides of the building facing each street. The sign on the front (east) façade of the ATM kiosk would not face a street. As such, "c" variance relief is required. Note that the sign would be located on the front façade of the ATM kiosk and would be facing the drive-thru lane.
  - c. Per Section 190-179C(1)(a), the permitted size of wall signs shall be based on a percentage of the wall areas computed by the length times the height which determine the actual area. One wall shall be the front wall; other walls shall be figured on the basis of one-half the percent allowable given the front wall. The maximum permitted sign area on the west (rear) façade is ±2.93 square feet where 3.4 square feet is proposed. As such, "c" variance relief is required.



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

- d. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.
3. We would not expect any adverse impacts associated with the replacement of an existing remote drive-up ATM kiosk at the existing drive-thru facility. We defer to the Township Engineer for any additional comment.

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

Respectfully submitted,

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Paul A. Phillips, P.P., AICP

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

J17300

# TOWNSHIP OF FREEHOLD



MAYOR  
Leszer A. Preston, Jr.

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

*"Preserving and Enhancing the Quality of Life"*

To: Danielle Sims  
Township of Freehold  
Planning Board Administration Officer

September 20, 2017

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

RE: Sign Review  
Bank of America  
Block-85.11/Lot-17, 510 West Main St. (Zone: B-2)  
Minor Site Plan# 525-2-17 & Var. #017-17.

Ms. Sims,

Pursuant to your October 3<sup>rd</sup> distribution of plans, a sign review for the above referenced site plan application has revealed the following:

Signs Proposed:

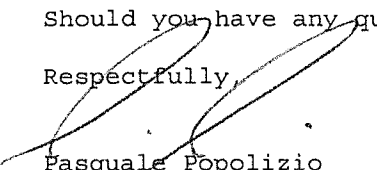
1. Two (2) internally illuminated signs of approximately 3SF in area, mounted on a proposed accessory & ancillary drive up ATM kiosk, advertising Bank of America w/logo.

The following must be considered by the Board:

1. Signs are not specifically permitted on accessory/ancillary structures therefore prohibited; Referencing T.O. 190-117.A.
2. The sign colors proposed: Bank of America blue and red, are not from the Township's color palette. Sign colors must either be from the Township's approved color palette or be very similar; Referencing T.O. 190-176.O(2).
3. The proposed ATM kiosk sign design contains the "Bank of America" Logo. Even though the proposed sign is not permitted altogether, logos are not specifically permitted in regards to walls signs & freestanding signs therefore prohibited; Referencing T.O. 190-179.C(1) & 190-179.C(2)(a), "signs shall only advertise the business and product occupying a space".

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

Respectfully,

  
Pasquale Popolizio  
Township of Freehold  
Director of Zoning

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