

Borough of Freehold
Planning Board
Agenda No. 14-3
February 12, 2014
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The Freehold Borough Planning Board will hold a meeting on Wednesday, February 12, 2014 at 7:00 PM in Borough Hall, second floor, Council Chambers, 51 West Main Street, Freehold, New Jersey.

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 bulleting 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. Nolan Higgins, Mayor
Mr. Garry Jackson, Class II Member
Mr. George Schnurr, Class III Member
Ms. Danielle Sims, Class IV Member
Mr. Adam Reich, Class IV Member
Ms. Marjorie Goetz, Class IV Member
Mr. Robert Oakes, Class IV Member
Mr. William Barricelli, Class IV Member
Mr. Kevin Lewis, Class IV Member
Ms. Susan Taylor, Alternate No. 1
Ms. Annette Jordan, Alternate No. 2

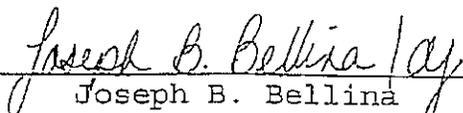
Mr. Frank Accisano, Esq., Board Attorney
Mr. William Wentzien, PE, Board Engineer

3. Approval of Minutes from the Reorganization Meeting of January 8, 2014 and meeting of January 8, 2014.
(See Attachment I.)
4. Application Number PB-BV-14-001.
Type - Residential.
Owner/Applicant - Donna Vistein.
Location - 4 Yard Avenue, Block 27, Lot 7.01.
Proposal - Variance Relief to construct a one (1) story addition to the front of the existing two (2) story dwelling.
Request - Bulk Variance.
Zone - R7. (See Attachment II).

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5. Application Number PB-DW-14-002.
Type - Commercial.
Owner - Edward Ketcham (Fox Associates).
Applicant - Louis Leonardelli - REMAX Homeland Realtors.
Location - 42 East Main Street, Block 62, Lot 14.
Proposal - Design Waiver for an awning.
Request - Design Waiver.
Zone - B2. (See Attachment III).

6. Adjournment.



Joseph B. Bellina
Business Administrator
February 12, 2014



Integrity | Innovation | Excellence

1315-001-078
February 5, 2014

Joseph B. Bellina, Business Administrator
Borough of Freehold Planning Board
51 West Main Street
Freehold, NJ 07728

**RE: COMPLETENESS AND TECHNICAL REVIEW
REMAX HOMELAND REALTORS
AWNING
BLOCK 62, LOT 14
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Mr. Bellina:

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

1. 8 ½ x 11 inch Plan of proposed Awning indicated at 36 inches in height, extending 24 inches from the building, no date.
2. Land Use Department Application Checklist dated January 15, 2014.
3. Planning Board Application Form, dated January 15, 2014.

The subject of this application is certain lands known as Block 62, Lot 14, 42 East Main Street, in the **B-2 General Commercial Zone, the Freehold Center Core Redevelopment Area and the Historic District Area** of the Borough. The total area of the subject property is 10,582.80 square feet.

The site presently contains an existing 3 story structure. The existing use is indicated as Commercial Building-Offices.

The applicant has requested **Installation of Building Mounted Awning Signs, with Associated Design Waivers.**

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*, in accordance with Title 16 of the *Code of the Borough of Freehold*.

The subject property received a Resolution of Approval granting Preliminary and Final Site Plan Approval with Exceptions on December 9, 2009, memorialized on January 27, 2010. The approval was for renovation of a portion of the existing structure and adding a 3 story office building.

697 Broad Street
PO Box 7833
Shrewsbury, NJ 07702

Telephone 732-212-8800
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www.cranmerengineering.com



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The subject property was also subject to an application to construct a free standing sign in the front yard in May of 2012, which was accepted by the Planning Board on June 13, 2012.

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 | \$100.00 |
| b. Escrow Deposit | \$500.00 |

Administrative Completeness Determination

Based upon my review of the application materials and supporting documents, it is my finding that all required checklist items have been submitted by the applicant. It is therefore recommended that this matter be deemed **Complete** and placed on the agenda of the Borough Land Use Board.

A copy of the completed Borough Checklist form is included herewith for the Planning Board file.

ZONING

Based upon a review with the Freehold Center Core Redevelopment Plan Area (FCCRP) the following is noted:

1. FCCRP Section 1.02
 - A. Block 62, Lot 14, 42 East Main Street, is listed as a property in the Center Core Redevelopment Plan Area.
2. FCCRP Section 3.03.03 Use Requirements
 - A. Section 3.03.03.b Permitted Principal Uses.
 1. **Office Use** is a permitted principal use within the FCCRP.

3 FCCRP Section 3.03.02 Waivers

This section of the FCCRP acknowledges that the Planning Board may grant design exceptions or design waivers from the Bulk Requirements (Section 3.03.04) and Design Standards (Section 3.03.05) as set forth in the FCCRP. The applicant would need to seek all necessary design exceptions and or design waivers from the Bulk Requirements and the Design Standards of the FCCRP as part of the Land Use Application before the Planning Board.

4 FCCRP Section 3.03.05 Design Standards

Within the Freehold Center Core Redevelopment Plan (FCCRP) Area, canopies, awnings and signage are covered under FCCRP, Section 3.03.05 Design Standards. Our comments are noted below.

A. FCCRP Section 3.03.05.d.4 Awning Signs.

1. Section 3.03.05.d.4.a. Awning signs shall only be permitted on first story Awnings that provide roof like shelter and / or solar shielding from above doorways and windows. The documents indicate proposed awning signs on both the first and second floors of the front portion of the existing building. The documents indicate a waiver request. The applicant will need to present testimony and details to the Board to support the design waiver.
2. Section 3.03.05.d.4.c. The sign shall be located on the front portion of the Awning that is generally parallel to the building wall face to which it is attached. In case of an Awning shape where a traditional valance might not be provided, the sign text and graphic characters shall be restricted to the lowest 14 inches of the Awning. The documents indicate the Historic Preservation Commission notes that the applicant is to bring this item into compliance. The applicant will need to present testimony and details to the Board regarding this issue.
3. Section 3.03.05.d.4.k. The maximum quantity of Awning signs for each nonresidential use located on the ground floor shall be no more than two (2) Awning signs per street frontage. The documents indicate a waiver request. The applicant will need to present testimony and details to the Board to support the design waiver.



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B. FCCRP Section 3.03.05.e Awnings and Canopies

1. Section 3.03.05.e.5 When fully extended and viewed in side elevation, the height of an awning sign shall not exceed the projection from the wall face. The submitted documents indicate a height of 36 inches and a projection from the wall face of 24 inches. The documents indicate a waiver request. The applicant will need to present testimony and details to the Board to support the design waiver.

C. Section 3.03.05.h Historic Preservation

The application indicates that submission was made to the Freehold Borough Historic Preservation Commission for Review. Results of the discussions before the Historic Preservation Commission will need to be provided to the Planning Board, to be discussed, as part of the application presentation.

RECOMMENDATION

1. The applicant should review with the Board all discussions, input and recommendations as received from the Freehold Borough Historic Preservation Advisory Committee.
2. The applicant should review all deviations from the awning / canopy and sign regulations of the FCCRP, with the Board to support any design waivers.
3. It is recommended that any action that may be taken by the Planning Board be subject to the applicant addressing the items noted within this report.

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

Very truly yours,

CRANMER ENGINEERING, P.A.

A handwritten signature in black ink that reads 'William T. Wentzien'.

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

WTW/wtw

c. Frank Accisano, Esq., Fax 732-577-9633
Henry A. Stryker III, Fax 732-409-2973
Vincent E. Halleran, Jr., Esq. Fax 732-431-3561