

Borough of Freehold
Planning Board
Agenda No. 14-4
February 26, 2014
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The Freehold Borough Planning Board will hold a meeting on Wednesday, February 26, 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.

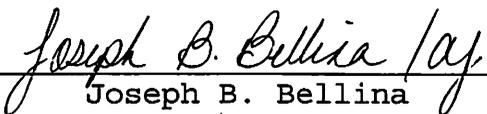
Mr. Nolan Higgins, Mayor
Mr. Garry Jackson, Class II Member
Mr. George Schnurr, Class III Member
Ms. Danielle Sims, Class IV Member
Mr. Adam Reich, Class IV Member
Ms. Marjorie Goetz, Class IV Member
Mr. Robert Oakes, Class IV Member
Mr. William Barricelli, Class IV Member
Mr. Kevin Lewis, Class IV Member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

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

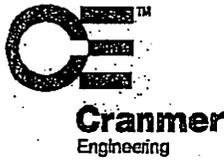
3. Approval of Minutes from the meeting of February 12, 2014.
(See Attachment I.)
4. Resolution of Memorialization.
Application Number PB-DW-14-002.
Type - Commercial.
Owner - Edward Ketcham (Fox Associates).
Applicant - Louis Leonardelli - REMAX Homeland Realtors.
Location - 42 East Main Street, Block 62, Lot 14.
Proposal - Design Waiver for an awning.
Request - Design Waiver.
Zone - B2. (See Attachment II).

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5. 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 III).
6. Adjournment.



Joseph B. Bellina
Business Administrator
February 26, 2014



Integrity | Innovation | Excellence

1315-001-077
January 30, 2014

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

**RE: COMPLETENESS AND TECHNICAL REVIEW
DIANE VISTEIN
VARIANCE APPLICATION
BLOCK 27, LOT 7.01
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Mr. Bellina:

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

1. Plans entitled "Plan to accompany Variance Application, Tax Lot 7.01, Block 27, Borough of Freehold, County of Monmouth New Jersey", prepared by Geller Sive and Company consisting of one (1) sheet, dated September 17, 2013.
2. Land Use Department Application Checklist dated December 2013.
3. Planning Board Application Form, signed December 10, 2013.

The subject of this application is certain lands known as Block 27, Lot 7.01, located at 4 Yard Avenue, in the R-7 Residential Zone of the Borough. The total area of the subject property is 5,880 square feet.

The site presently contains an existing 2 story dwelling, and a stone driveway.

The applicant has requested Variance Relief to construct a one (1) story addition to the front of the existing two (2) story dwelling. The proposed addition is indicated at 22 feet by 16 feet (352 square feet). All other existing features are indicated to remain.

The documents submitted have been reviewed for the purposes of determining the Administrative Completeness, and a review 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*.

697 Broad Street
PO Box 7933
Shrewsbury, NJ 07702

Telephone 732-212-8900
Fax 732-212-8910
www.cranmerengineering.com



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 \$350.00
- b. Escrow Deposit \$2,500.00

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 scheduled for a public hearing before the board.

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

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

1.0 ZONING

1.1. The following is a summary of the Zoning Requirements of the R-7 Residential Zone as related to this application:

<u>BULK STANDARD</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Minimum Lot Area (interior lot)	8,400 SF	5,880 SF *	5,880 SF *
Minimum Lot Width (interior lot)	70 FT	60.00 FT *	60.00 FT *
Minimum Front Yard Setback	25 FT	36.8 FT	20.8 FT **
Minimum Side Yard Setback	5 FT	2.7 FT *	2.7 FT *
Minimum Rear Yard Setback	25 FT	5 FT *	5 FT *
Maximum % of Lot Coverage	35%	20.3%***	26.3%***
Maximum Height of Structure	30 FT (2.5 Stories)	<30 FT (2 Stories)	<30 FT (2 Stories)

Existing Variance: *

Proposed Variance: **

Does not include the existing driveway: ***



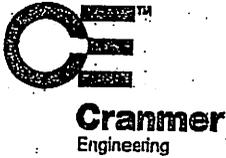
- 1.2. Based upon my review of this matter, the following existing departures from the *Code of the Borough of Freehold* appear to exist and should be considered as part of this matter:
 - a. **§18.12.050 Minimum Lot Area – Interior Lots;** 8,000 square feet is required, and the existing lot contains 5,880 square feet.
 - b. **§18.12.050 Minimum Lot Width – Interior Lots;** 70 feet is required, and the existing lot provides 60.0 feet.
 - c. **§18.12.050 Minimum Side Yard Setback;** 5 feet is required, and 2.7 feet exists, which will remain.
 - d. **§18.12.050 Minimum Rear Yard Setback;** 25 feet is required, and 5 feet exists, which will remain.

- 1.3. Based upon my review of this matter, the following proposed departures from the *Code of the Borough of Freehold* appear and should be considered as part of this matter:
 - a. **§18.12.050 Minimum Front Yard Setback;** 25 feet is required. The existing dwelling has a setback of 36.8 feet. The proposed building addition to the front will result in a proposed front yard setback of 20.8 feet, and will be in variance.

- 1.4. The applicant will need to provide sufficient testimony in support of the variances noted above.

- 1.5. The Freehold Borough Ordinances were recently amended to define Lot Coverage as containing all impervious surfaces. Under this amendment, in the R-7 Zone, the Maximum Lot Coverage is 35%. Under existing conditions the dwelling, porch, concrete apron and air conditioner area has Lot Coverage of 20.3%. With the building addition, the Lot Coverage would be 26.3%.

- 1.6. The above Lot Coverage does not include the existing stone driveway. Per Ordinance 18.04.040.B, Lot Coverage includes "...driveways... or other impervious surfaces or features". The existing driveway is stone and appears in good condition with vehicle usage. The applicant should be prepared to discuss the impervious/pervious nature of the existing driveway with the Board. For informational purposes the following is noted: a) with the stone driveway included the existing Lot Coverage would be 39.5%, and b) under proposed conditions the Lot Coverage would be 45.5%.



- 1.7. Per the New Jersey Residential Site Improvement Standards, for a 4 bedroom single family dwelling, 2.5 parking spaces is required. The effect is 3 parking spaces required to be provided on the site. Note #7 on the plans indicate that 3 parking spaces can be accommodated within the driveway area. This should be confirmed by the applicant in testimony.

2.0 SITE

- 2.1 The application has been reviewed for Zoning items only. To aid in the Board's deliberations, the following site items are provided.
- 2.2 The applicant should provide an overall review of the proposed site improvements.
- 2.3 The applicant should indicate if there are any new, or revised, access points to the dwelling.
- 2.4 The applicant should indicate the effect to existing landscaping in the area of the proposed addition. The applicant should further indicate any proposed landscaping between the addition and the existing street.

3.0 MISCELLANEOUS

- 3.1 It is recommended that any approvals granted by the board be subject to the applicant furnishing evidence of the following:
 - a. Proof of payment of real estate taxes to date
 - b. Payment of outstanding fees and escrow deposits, if any

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., M.A.S.C.E.
Planning Board Engineer

WTW/wtw

cc: Frank Accisano, Esq. Board Attorney (fax 733-577-9633)
Todd A. Cohen, Esq., Applicant's Attorney (fax 732-296-0545)
Michael Geller, P.E., Applicant's Engineer (fax 732-625-9313)