

**+Borough of Freehold
Planning Board
Agenda No. 14-5
March 26, 2014
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The Freehold Borough Planning Board will hold a meeting on Wednesday, March 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 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. 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 26, 2014.
(See Attachment I.)
4. Resolution of Memorialization.
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).

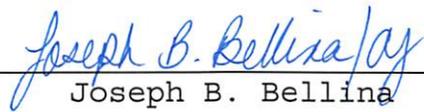
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5. Application Number PB-SD-13-008.
Type - Residential.
Owner - The Bankruptcy Estate of Sofia Homes, LLC.
Location - 87 Orchard Street
Proposal - Application for Extension of Minor Subdivision Approval.
Zone - R5 - Residential. (See Attachment III).

6. Application Number PB-UV-14-003.
Applicant - SPTS, Inc.
Location - 110 West Main Street, Block 95, Lot 5.01.
Proposal - Convert mixed Residential/Office use to Office use only.
Request - Use Variance.
Zone - R-7 - Residential. (See Attachment IV).

7. Application Number PB-SP-12-003.
Owner - South Freehold Realty, LLC.
Location - 44 South Street, Block 71, Lots 21, 22, 23, 24 and 25.
Proposal - Signage Approval. (See Attachment V).

8. Adjournment.



Joseph B. Bellina
Business Administrator
March 26, 2014



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1315-000-014
March 19, 2014

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

**RE: TECHNICAL REVIEW
SPTS, INC. – SOCIETY FOR THE PREVENTION OF TEEN SUICIDE
USE VARIANCE APPLICATION
BLOCK 95, LOT 5.01
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 5.01, Block 95", as prepared by Geller Sive and Company consisting of one (1) sheet, dated January 21, 2014.
2. Land Use Department Application Checklist dated February 11, 2014.
3. Planning Board Application Form, signed February 11, 2014.
4. Violation notice issued by Henry A Stryker III, Borough Zoning Officer, dated November 6, 2013.

The subject of this application is certain lands known as Block 95, Lot 5.01, 110 West Main Street, in the **R-7 Residential Zone** of the Borough. The total area of the subject property is 10,726.00 square feet.

The site presently contains an existing 2 ½ story frame dwelling, with asphalt driveway. The application indicates a previous use variance (2005) permitting a combination of residential and office, under certain conditions.

The applicant has requested **Use Variance Relief, and Waiver of Site Plan Review** to provide proposed office use in the overall building.

The documents submitted have been reviewed for the purposes of 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*.

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Shrewsbury, NJ 07702

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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	10,726 SF	10,726 SF
Minimum Lot Width (interior lot)	70 FT	57.01 FT *	57.01 FT *
Minimum Front Yard Setback	25 FT	33.1 FT	33.1 FT
Minimum Side Yard Setback	5 FT	3.3 FT *	3.3 FT *
Minimum Rear Yard Setback	25 FT	104 FT	104 FT
Maximum % of Lot Coverage	35%	39.4%**	39.4%**
Maximum Height of Structure	30 FT (2.5 Stories)	<30 FT (2.5 Stories)	<30 FT (2.5 Stories)

Existing Variance: *

Existing Variance, includes structure, walks and pavement: **

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 Width – Interior Lots;** 70 feet is required, and the existing lot provides 57.01 feet.
- b. **§18.12.050 Minimum Side Yard Setback;** 5 feet is required, and the existing lot provides 3.3 feet.
- c. **Lot Coverage;** 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%. Our review would indicate that under existing conditions the dwelling, walks, and pavement area has a Lot Coverage of 39.4%.



- 1.3. The applicant will need to provide sufficient testimony in support of the variances noted above.
- 1.4. The applicant should provide testimony as to the overall proposed use, and testimony regarding the referenced violation notice.
- 1.5. The applicant should review with the Board the surrounding neighborhood and existing uses.
- 1.6. Per Freehold Borough Ordinances, for office use, 1 parking space is required per each 400 square feet. For 1,680 square feet, 5 parking spaces are required. The plans indicate that 5 parking spaces are provided.

2.0 SITE

- 2.1 The Planning Board application requests waiver of site plan review. In this regard the following site items are provided.
- 2.2 The applicant should indicate if there are any new, or revised, access points to the dwelling.
- 2.3 The applicant should indicate how refuse storage is accommodated for the proposed use.
- 2.4 There appears to be a fence in front of the rear 3 parking spaces. The applicant should indicate how access and maneuverability for the rear 3 spaces are to be accommodated.
- 2.5 The existing driveway is 8.3 feet wide. This could be adequate for one-way passenger vehicles, but may be an issue for larger vehicles, such as refuse trucks. The applicant should provide testimony to the Board as to all vehicle types, and adequacy of circulation, intended to utilize the on-site areas.
- 2.6 By scale the existing driveway apron is approximately 8 feet wide, opening wider on the interior portion of the site. It is recommended that consideration be given to provide a wider driveway apron. For a commercial one-way driveway, a width of 18 feet is recommended.
- 2.7 Borough Ordinance requires parking areas to be paved. The 3 rear parking spaces are indicated as "Ex. ¾ inch Blue Stone". This deviation from the Borough Design Standards should be discussed with the Board. In addition, the applicant should review existing drainage patterns of the on-site pavement and blue stone areas.
- 2.8 Traffic control signage should be provided to support one-way traffic movements on-site.



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
- c. As regards waiver of site plan review, it is recommended that as a minimum, the applicant provide a site plan indicating those site items noted within this report, and as discussed with the Planning Board, for review and approval.

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.ASCE
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)