

**Borough of Freehold
Planning Board
Agenda No. 14-9
August 27, 2014
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The Freehold Borough Planning Board will hold a meeting on Wednesday, August 27, 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 July 9, 2014.
(See Attachment I).

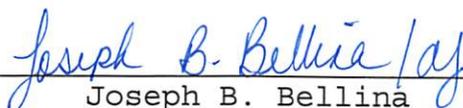
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4. Resolution of Preliminary Major Subdivision Approval and Memorialization.
Orchard Place @ Freehold (Delray).
Application No. PB-SD-13-006.
Applicant - Delray Holdings, LLC.
Location - Orchard Street, Block 85, Lot 14.
Request - Preliminary and Final Subdivision Approval.
(See Attachment II).

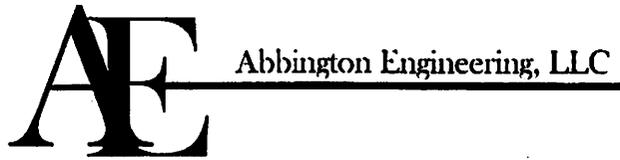
5. Application Number PB-SP-12-003.
Owner - South Freehold Realty, LLC.
Location - 44 South Street, Block 71, Lots 21, 22, 23, 24 and 25.
Request - Revised/Temporary Signage Approval.
See Attachment III).

6. Application Number PB-SW-14-005.
Applicant - Urban Barber Shop & Salon (Snow Myrtle, LLC).
Owner - Miriam Manzano.
Location - 29 Sheriff Street, Block 40, Lot 8.
Request - Site Plan Waiver and Parking Variance Relief.
(See Attachment IV).

7. Adjournment.



Joseph B. Bellina
Business Administrator
August 27, 2014



1315.002.011
August 19, 2014

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

**RE: URBAN BARBER SHOP & SALON
TECHNICAL REVIEW
BLOCK 40, LOT 8
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Mr. Bellina,

Please be advised that I am in receipt of and have reviewed the above referenced application consisting of the following:

1. Planning Board Application Form, dated July 23, 2014.
2. Land Use Department Site Plan Application, dated July 23, 2014, requesting Site Plan Waiver.
3. Zoning Application, dated July 9, 2014 and Zoning Determination, dated July 11, 2014.
4. Sketch of Floor Plan consisting of 2 sheets (8 ½" x 11"), no date.
5. Photographs of site on 2 sheets (8 ½" x 11").

The subject of this application is certain lands known as Block 40, Lot 8, located at 39 East Main Street. The site is located in the B-2 General Commercial Zone, the Freehold Center Core Redevelopment Plan Area, and the Freehold Center Historic District Area. By scale on the Tax Map the lot area is approximately 12,178 square feet.

The lot is presently developed with an existing building. A site visit would suggest that Lot 8 serves #35, #37 and # 39 East Main Street. #35 East Main Street is currently occupied by Stefano's Pizza Restaurant. The #39 East Main Street portion of the building is currently unoccupied. The documents indicate the prior use was an optical store.

The applicant has requested **Waiver of Site Plan and Variance Relief** to utilize the building for a Barber Shop and Salon, having 5 Chairs.

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 the board members in their deliberation of this matter;

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 40, Lot 8, 39 East Main Street, is listed as a property in the Core Redevelopment Plan Area.
2. FCCRP Section 2.01 Goals and Objectives
 - A. The applicant should provide a general overview of the application. As regards the goals and objectives outlined in the FCCRP, the following is noted:
 1. Goal #1. Return vacant ... properties to full productivity...
 2. Goal #2. Provide a range of quality commercial, residential, and civic uses that will capitalize on the property's strategic location.
 3. Objective #2. Provide a catalyst for the continued revitalization of the Borough of Freehold.
 4. Objective #7. Develop land use and building requirements specific to the redevelopment plan area that are sensitive to the adjoining neighborhoods.
3. FCCRP Section 3.03.03 Use Requirements
 - A. Section 3.03.03.b Permitted Principal Uses.
 1. **Barber Shops and Beauty Shops are permitted principal uses within the FCCRP.**

4. FCCRP Section 3.03.02 Waivers

- A. 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.

5. FCCRP Section 3.03.04 Bulk Requirements

The site conforms to the bulk requirements noted in the Center Core Revitalization Plan with the following exceptions:

A. Section 3.03.03.i Parking

1. Per §18.73.010.A4, parking for barber and beauty shop use is to be provided at the rate of 1 and ½ parking spaces for every beauty or barber chair, plus 1 space for each employee.
2. The application documents indicate 5 proposed chairs. The Site Plan Application indicates 2 employees and the Zoning Application indicates 1 employee. The number of proposed employees should be confirmed by the applicant. For 2 employees 10 parking spaces are required, and for 1 employee 9 parking spaces are required.
3. The Site Plan Application does not indicate any existing parking. A site visit indicates there is a gravel parking area behind the building for #35, #37 and #39 East Main Street. 3 of the spaces are signed for use only by Stefano's Pizza. The gravel parking area is directly off the paved parking lot fronting on Lafayette Place and Sheriff Street.
4. The applicant should indicate if any existing parking is provided for #39 East Main Street, particularly in the rear gravel area. If so, the applicant will need to provide parking calculations that cover the overall building and all of the uses in #35, #37 and #39 East Main Street, which includes any portions of #39 East Main not associated with the proposed use.
5. It appears that there will be a parking shortage from that required for up to 10 parking spaces. The applicant will need to provide sufficient additional information, as noted above, for a final determination as to parking shortage. **Any shortage of parking will require a variance. Proofs regarding any required parking variance will need to be offered to the Planning Board.**

6. Per §18.73.020, for each parking space variance a contribution shall be made to the municipal parking capital improvement fund in the amount of \$100.00 per each parking space variance, to a maximum of \$5,000.00. If the required parking is 9 spaces and no parking is provided, the contribution is \$900.00, and for a 10 space variance \$1,000.00.

6. FCCRP Section 3.03.05 Design Standards

The applicant will need to review how the application conforms to the Design Standards of the FCCRP. To aid in this discussion, the following is noted:

A. Section 3.03.05.a Architectural

The application does not reference any proposed exterior renovations or alterations. The applicant should provide a general overview of any proposed exterior renovations. Any deviations from the architectural requirements of FCCRP – Section 3.03.05.a, will require a design exception or design waiver from the Planning Board.

B. Section 3.03.05.d Signage

The documents do not indicate a location of, or details of, any proposed signage. This should be confirmed by the applicant. Any proposed signage will need to conform to the requirements of FCCRP – Section 3.03.05.d. Any deviations will require a design exception or design waiver from the Planning Board.

C. Section 3.03.05.e Awnings and Canopies

The application does not indicate any proposed awnings or canopies. This should be confirmed by the applicant. Any proposed awnings or canopies will need to conform to the requirements of FCCRP – Section 3.03.05.e. Any deviations will require a design exception or design waiver from the Planning Board.

D. Section 3.03.05.h Historic Preservation

The application will need to be reviewed by the Freehold Borough Historic Preservation Commission for Project Design 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.**

The following is also noted:

- A. It is requested that testimony be provided by qualified experts in support of all variance and non-conformity relief as may be required for the items outlined above.
- B. The applicant should describe the surrounding neighborhood.
- C. The applicant should provide an overall review of the proposed use. This should include a review of the proposed operation, number of employees and proposed hours of operation.

SITE PLAN WAIVER REQUEST

In consideration of the request for waiver of site plan, it is recommended that the applicant be prepared to discuss the following with the board:

1. Review of any proposed building access and exterior renovations with the board, and their conformity with the FCCRP items noted above.
2. Review handicapped accessibility.
3. Review how trash/refuse storage will be accommodated for the new use.
4. 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.
5. Review conformity with the FCCRP Design Standards noted above.
6. Review with the board the discussions and comments of the Historic Preservation Commission.
7. The applicant should indicate if any amendments are required for the sanitary and water service laterals to serve the proposed use.
8. The applicant should indicate if any exterior lighting is proposed.
9. The applicant should indicate if any fencing is proposed.

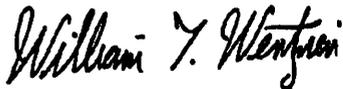
CONCLUSIONS AND RECOMMENDATIONS

1. As outlined above, all variances and non-conformities must be successfully petitioned for by the applicant.
2. As regards waiver of Site Plan, it is recommended that the applicant address the items noted within this report to the satisfaction of the Planning Board.
3. If the discussions before the board result in the need for additional site improvements, it is recommended that a site plan indicating those improvements be submitted for review and approval.

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, PE, PP, CME
Freehold Borough Planning Board Engineer

WTW/wtw

cc: Frank Accisano, Esq.
Vincent E. Halleran, Jr., Esq.
Greg Clark, Architect