

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, NEW JERSEY 07728

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: Bruce and Virginia Edmonds; Jeanne Vigeant

Trade Name: _____

Applicant's Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ

Block: 32 Lot(s): 8 & 11 Zone: R-5

Name of Project: Minor Subdivision, Lots 8 & 11, Block 32

The following must be submitted in order for your application to be deemed complete.

| ITEMS TO BE SUBMITTED | PLANS | | WAIVER | PLANS | | WAIVER |
|---|--------|-----|-----------|--------|-----|--|
| | COMPLY | N/A | REQUESTED | COMPLY | N/A | REQUESTED |
| 1. Application for Zoning Certificate or Building Permit Denial from Zoning Officer | | | ✓ | | | |
| 2. Application for Planning Board | ✓ | | | | | |
| 3. Site Plan Application | ✓ | | | | | |
| 4. Site Plan (only folded plans will be accepted). * | ✓ | | | | | |
| 5. Site Plan Detail Checklist - Completed | ✓ | | | | | |
| 6. Fee Schedule with W-9 (Escrow & application fees must be in separate checks). | ✓ | | | | | |
| 7. Tax Certification | ✓ | | | | | |
| 8. Photograph of Existing Conditions | ✓ | | | | | |
| 9. Affidavit of Service | | | ✓ | | | *To be provided after service of notice of hearing |
| 10. Exhibit List | ✓ | | | | | |
| 11. List of Professionals To Testify | ✓ | | | | | |
| 12. Signed Checklist | ✓ | | | | | |

Eighteen (18) complete packages of the above information must be delivered to the Land Use Office to be considered complete. Please provide six (6) copies 24 x 36", and twelve (12) copies 11 x 17".

Sweet & Bennett, LLC, Attorneys for Applicants/Owners

Applicant or Agent
By: Jessica L. Sweet, Esq.

March 10, 2020
Date

To Be Completed by Borough:

Date: _____

Checked By: _____

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, NEW JERSEY 07728

LAND USE DEPARTMENT
PLANNING BOARD APPLICATION FORM

Please note: This application, with supporting documentation, must be filed with the Administrative Officer of the Land Use Department for review at least forty-five (45) days prior to the meeting at which the application is to be considered.

To Be Completed By Borough Staff Only.

Date Filed: 3.13.2020 Application No. PB-SD-2020-003
Planning Board: _____ Application Fee: 450.00
Scheduled for Completeness: _____
Scheduled for Hearing: _____

1. SUBJECT PROPERTY (ATTACH PHOTO):

Location: 8 Club Place; 53 Broad Street
Tax Map: Page 32 Block 32 Lot(s) 8
Page 32 Block 32 Lot(s) 11
Dimensions: Frontage 126.59' Depth 124.53' Total Area 15,764 SF;
62.5' 149.73' 10,918 SF

2. APPLICANT:

Name: Bruce and Virginia Edmonds; Jeanne Vigeant
Corporate Name(s): _____
Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ
Telephone: 732-640-1411 (Attorney for Applicants)

Applicant is a Corporation _____ Partnership _____ Individual

Note: If the applicant is a corporation or limited liability company, the applicant must be represented by an attorney.

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.40A:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding 10% ownership criterion have been disclosed.

| NAME | ADDRESS | INTEREST |
|----------------|---------|----------|
| Not applicable | | |
| | | |
| | | |
| | | |
| | | |

4. If the Owner(s) is other than the applicant, provide the following information on the Owner(s):

Owner's Name: Same as Applicants.

Address: _____

Telephone No.: _____

If the owner of any portion of the subject premises is other than the applicant, you must have the owner consent to the application by signing Paragraph 27 below.

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, Association by-laws, existing or proposed on the property:

Yes _____ (Attach copies) No _____ Proposed _____

Note: All deed restrictions, covenants, easements, Association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of property:

Single-family residential

6. Applicant's Attorney: Jessica L. Sweet, Esq., Sweet & Bennett, LLC
Address: P.O. Box 1383, New Brunswick, NJ 08903-1383
Telephone No.: 732-640-1411 Fax No.: 732-352-6807
Email: jessica@sweetbennett.com

7. Applicant's Engineer: Matthew Wilder, P.E., Morgan Engineering & Surveying
Address: P.O. Box 5232, Toms River, NJ 08754
Telephone No. 732-270-9690 Fax No.: 732-270-9691
Email: karenr@morganengineeringllc.com

8. Applicant's Planner: _____
Address: _____
Telephone No.: _____ Fax No.: _____
Email: _____

9. Applicant's Traffic Engineer: _____
Address: _____
Telephone No. _____ Fax No. _____
Email: _____

10. List all other expert(s) submitting reports or testifying for the Applicant. Attach additional sheets as necessary:
Name: _____
Field of Expertise: _____
Address: _____
Telephone No.: _____ Fax No.: _____
Email: _____

11. Applicant represents a request for the following:

SUBDIVISION:

X Minor Subdivision Approval: Do you have knowledge of any previous sub-division applications affecting any portion of the subject premises?

Yes _____ No X

Total area of Tract: 33,079 SF

Area of each proposed lot: New Lot 8: 17,315 SF; New Lot 11: 9,367 SF

_____ Subdivision Approval (Preliminary):

Total area of tract: _____

Total Area of Tract which is being subdivided: _____

Are there any current or contemplated easements or restrictions that affect or will affect any portion of the premises? If so, describe and attach copies of same.

_____ Subdivision Approval (Final):

Date of Preliminary Approval: _____

Number of Lots Proposed for Final Approval: _____

Does the final plat conform exactly to the preliminary plat in all details and areas covered? Yes: _____ No: _____ If not, indicate material changes or incongruities. If necessary, attach additional pages.

List all maps and other materials accompanying this application:

Plat entitled, "Minor Subdivision, Lots No. 8 & 11, Block No. 32, Borough of Freehold," prepared by Morgan Engineering & Surveying, revised March 2, 2020.

SITE PLAN:

_____ Preliminary Site Plan Approval (Phases, if applicable _____)

_____ Final Site Plan Approval (Phases, if applicable _____).

_____ Amendment or Revision to an Approved Site Plan:

Area to be disturbed: _____

Total number of dwelling units: _____

Request for waiver from Site Plan Review and Approval. Reason for request:

- _____ Informal Review (Planning Board only).
- _____ Appeal Decision of an Administrative officer, (N.J.S.40:55D-70a.)
- _____ Map or Ordinance Interpretation of Special Question, (N.J.S.40:55D-70b).
- X Variance Relief - Hardship (N.J.S.40:55D-70c(1)).
- X Variance Relief - Substantial Benefit (N.J.S.40:55D-70c(2)).
- _____ Variance Relief - Use (N.J.S.40:55D-70D).
- _____ Conditional Use Approval (N.J.S.40:55D-67).
- _____ Direct issuance of a permit for a structure in bed of a mapped area, public drainage way or flood control basin (N.J.S.40:55D-34).

NOTE: Appeals of decisions of Administrative Officers, use variances, and the direct issuance of permits are all matters to be heard by the Zoning Board of Adjustments only.

12. Section(s) of Ordinance from which a variance is requested:

Ord. 18.16.050: Minimum Lot Width- 75' required; 65.5' existing/proposed for Lot 11 (no change to existing);
Minimum side yard setback- 5' required; 1.4' existing/proposed for Lot 11 (no change to existing);
Maximum impervious coverage (Lot 11)- 25% permitted; 39% existing; 36.4% proposed.

13. Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed):

Waiver requested from zoning certificate application/denial because no new improvements are proposed to be constructed and Planning Board approval clearly required for minor subdivision.

14. Attach a copy of the Notice to appear in the Asbury Park Press, the Borough's official newspaper, and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 ft. in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and an affidavit of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises. (Attach pages as needed):

Applicants are seeking minor subdivision approval to subdivide a 25' x 62' parcel from existing Lot 11 and to convey it to neighboring Lot 8. There is a dilapidated garage straddling the existing property line, which will be demolished. The result of the subdivision will be to create two more uniformly sized lots and with an overall reduction in lot coverage of approximately 2%. The owner of Lot 11 proposes to construct a 8' x 14' storage shed in a conforming location on the newly subdivided lot.

16. Is a public water line available? Yes No

17. Is a public sanitary sewer available? Yes No

18. Does the application propose a well? Yes No

Does the application propose a septic system? Yes No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? *Will be done upon approval by Planning Board. Yes No

20. Are any off-tract improvements required or proposed? Yes No

21. Is the subdivision to be filed by deed or plat? Yes No Deed.

22. What form of security does the applicant propose to provide as performance and maintenance guarantees?

None; Applicants are not proposing any public improvements, both lots are fully developed.

23. Other approvals which may be required & date plans submitted:

| <u>AGENCY</u> | <u>YES</u> <u>NO</u> | <u>DATE</u> <u>PLANS SUBMITTED</u> |
|---|----------------------|---------------------------------------|
| <u>Manasquan Regional Sewer Authority</u> | <u>Not required.</u> | |
| <u>Monmouth County Health Dept.</u> | <u>Not required.</u> | |
| <u>Monmouth County Planning Bd.</u> | <u>Yes</u> | <u>March 10, 2020</u> |
| <u>Freehold Soil Conservation District</u> | <u>Not required.</u> | |
| <u>NJ Dept. of Environmental Protection</u> | <u>Not required</u> | |
| <u>Sewer Extension Permit</u> | | |
| <u>Sanitary Sewer Connection Permit</u> | | |
| <u>Stream Encroachment Permit</u> | | |
| <u>Wetlands Permit</u> | | |
| <u>Potable Water Construction Permit</u> | | |
| <u>Other (Please note.)</u> | | |
| <u>NJ Department of Transportation</u> | <u>Not required.</u> | |
| <u>NJ Natural Gas Co.</u> | <u>Not required.</u> | |
| <u>JCP&L</u> | <u>Not required.</u> | |
| <u>Other (Please note.)</u> | | |

24. Certification from the Tax Collector that all taxes on the subject property are paid and current (see page 14 - complete only top portion of page).

25. List all Maps, Reports, and other materials accompanying the application. (Attach additional pages as required for complete listing).

| <u>QUANTITY</u> | <u>DESCRIPTION OF ITEM</u> |
|-----------------|--|
| Six (6) | 24" x 36" copies of Minor Subdivision Plat |
| Twelve (12) | 11" x 17" copies of Minor Subdivision Plat |
| Twelve (12) | Aerial photograph showing both properties |

26. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or I am an officer of the corporate applicant, and that I am authorized to sign the application for the corporation, or that I am a general partner of the partnership applicant.

Please note: If the applicant is a corporation, an authorized corporate officer must sign this section. If applicant is a partnership, a general partner must sign this section.

Sworn and subscribed before me
this day of /

Sweet & Bennett, LLC, Attorneys for Applicants/Owners



NOTARY PUBLIC

SIGNATURE OF APPLICANT

Henry P. Wolfe, Esq., Attorney-at-Law, State of NJ

By: Jessica L. Sweet, Esq.

27. I certify that I am the owner of the property which is the subject of this application; that I have authorized the applicant to make this application; and that I agree to be bound by the application, the representations made, and the decision in the same matter as if I were the applicant.

Please note: If the applicant is a corporation, an authorized corporate officer must sign this section. If applicant is a partnership, a general partner must sign this section.

Sworn and subscribed before me
this day of /

Sweet & Bennett, LLC, Attorneys for Applicants/Owners



NOTARY PUBLIC

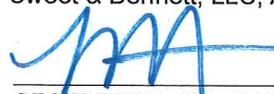
SIGNATURE OF OWNER

Henry P. Wolfe, Esq., Attorney-at-Law, State of NJ

By: Jessica L. Sweet, Esq.

28. I understand that the sum of \$1,500.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Freehold, I further understand that the escrow account is established to cover the cost of professional services, including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within ten (10) days.

Sweet & Bennett, LLC, Attorneys for Applicants/Owners



March 10, 2020

DATE

SIGNATURE OF APPLICANT

By: Jessica L. Sweet, Esq.

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD N.J. 07728

LAND USE DEPARTMENT EXHIBIT LISTING

PROJECT NAME: Minor Subdivision, Lots 8 & 11, Block 32

APPLICATION NUMBER: _____

DATE OF HEARING: _____

APPLICANT'S EXHIBITS

| EXHIBIT NO. | DESCRIPTION OF EXHIBIT |
|-------------|--|
| A-1 | Minor Subdivision Plat, prepared by Morgan Engineering & Surveying, revised March 2, 2020. |
| A-2 | Aerial photograph of property |
| A-3 | |
| A-4 | |
| A-5 | |
| A-6 | |
| A-7 | |
| A-8 | |
| A-9 | |
| A-10 | |
| A-11 | |
| A-12 | |
| A-13 | |
| A-14 | |

BOARD EXHIBITS

(To be completed by the Borough)

| EXHIBIT NO. | DESCRIPTION OF EXHIBIT |
|-------------|------------------------|
| B-1 | |
| B-2 | |
| B-3 | |
| B-4 | |
| B-5 | |
| B-6 | |
| B-7 | |
| B-8 | |

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD NEW JERSEY 07728

LAND USE DEPARTMENT APPLICATION WITNESS LIST

PROJECT NAME: Minor Subdivision, Lots 8 & 11, Block 32

APPLICATION NUMBER: _____

DATE OF HEARING: _____

1. Name: Jeanne Vigeant

Field of Expertise: Property owner/ real estate agent

Address: 63 Broad St., Freehold, NJ 07728

Telephone No.: _____ Fax No.: _____

2. Name: Matthew R. Wilder, P.E.

Field of Expertise: Site Engineering

Address: Morgan Engineering & Surveying, P.O. Box 5232, Toms River, NJ 08754

Telephone No.: 732-270-9690 Fax No.: 732-270-9691

3. Name: _____

Field of Expertise: _____

Address: _____

Telephone No.: _____ Fax No.: _____

4. Name: _____

Field of Expertise: _____

Address: _____

Telephone No.: _____ Fax No.: _____

SITE PLAN CHECKLIST - PRELIMINARY APPROVAL

NAME OF APPLICANT: Bruce and Virginia Edmonds; Jeanne Vigeant

BLOCK: 32 LOT: 8 & 11

TRADING AS: _____

SITE ADDRESS: 8 Club Place; 53 Broad Street

INSTRUCTIONS: The applicant is to check off each item with which he has complied. If he believes the item is not applicable, then he should enter "N.A." For those items not complied with, there must be a letter seeking a waiver and the reasons for granting the waiver.

| | <u>Information Provided</u> | <u>Staff Review</u> |
|--|---------------------------------|-------------------------|
| 1. Name, address, and title of person preparing site plan. | <u>X</u> | _____ |
| 2. Name and address of applicant. | <u>X</u> | _____ |
| 2. Name and address of owner of the land. | <u>X</u> | _____ |
| 4. The municipal tax map lot and block numbers of the lot(s) shown on the site plan and the tax sheet number or numbers. | <u>X</u> | _____ |
| 5. Key Map. | <u>X</u> | _____ |
| 6. A date, scale and north arrow on each sheet of the site plan. | <u>X</u> | _____ |
| 7. The zoning district or districts in which the lot or lots are located. | <u>X</u> | _____ |
| 8. If the site plan includes more than one sheet, each sheet shall be numbered and titled. | <u>N/A</u> | _____ |
| 9. The location of all existing watercourses, wood areas, easements, right-of-ways, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures, or any other feature if such feature has an effect upon the said property. | <u>X</u> | _____ |
| 10. The location of all existing and proposed landscaped areas and all existing trees over six inch caliper. | <u>N/A</u> | _____ |
| 11. The location, use, finished grade level and ground area of each existing and proposed building, structure, or any other land use, including all setback dimensions. | <u>X</u> | _____ |
| 12. The location, names and widths of all existing and proposed streets (including cross sections and profiles) abutting the lot or lots in question and within 200 ft. of said lot. | <u>X</u> | _____ |

| | <u>Information Provided</u> | <u>Staff Review</u> |
|--|---------------------------------------|-------------------------|
| 13. The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layout thereof and all off-street loading areas, together with the dimensions of all the foregoing. | <u>X</u> | _____ |
| 14. The capacity of proposed off-street parking areas and location of all off-street parking spaces (including handicapped spaces). | <u>N/A</u> | _____ |
| 15. The location and size of proposed loading berths. | <u>N/A</u> | _____ |
| 16. The location and treatment of existing and proposed entrances and exits to public rights-of ways, including the possible utilization of traffic signals, channelization, acceleration/ deceleration lanes, additional width and any other device necessary to traffic safety and/or convenience. | <u>N/A</u> | _____ |
| 17. The location, size and nature of all existing and proposed rights-of-ways, easement and other encumbrances which may affect the lot or lots in question, and the location, size, and description of any lands to be dedicated to the municipality or the County of Monmouth. | <u>N/A</u> | _____ |
| 18. Description of interior traffic circulation. | <u>N/A</u> | _____ |
| 19. The location, type, and size of all exterior lighting of parking, loading and driveway areas. | <u>X</u> | _____ |
| 20. The location and identification of proposed open spaces, parks, or other recreation areas. | <u>N/A</u> | _____ |
| 21. The location and design of buffer areas and screening devices to be maintained. | <u>N/A</u> | _____ |
| 22. Existing topography based upon New Jersey Geodetic Control Survey datum and proposed grading both with a maximum of two foot contour levels. | <u>Waiver</u> | _____ |
| 23. The location type and size of all existing and proposed catch basins, storm drainage facilities and utilities, plus all required design data supporting the adequacy of the existing or proposed facility to handle future storm flows (design calculations for a 25 year storm). | <u>No changes to existing grading</u> | _____ |
| | <u>N/A</u> | _____ |
| 24. The location of all existing and proposed signs (If sign is non-conforming, please note herein if request is being made for a Design Waiver as part of this application); standards, utility poles and their size, type of construction, and location of water supply and sewage disposal systems. | <u>N/A</u> | _____ |

| | <u>Information Provided</u> | <u>Staff Review</u> |
|---|---------------------------------|-------------------------|
| 25. The location of all existing property lines adjoining the tract and all lines within 200 ft. of the boundary lines of the major tract and the name of the owner of each property. | <u>X</u> | _____ |
| 26. The location, size and nature of the entire lot in question, and any contiguous lots owned by the applicant, or in which the applicant has a direct or indirect interest, even though only a portion of the entire property is involved in the site plan for which approval is sought. | <u>X</u> | _____ |
| 27. Complete construction specifications to include description, materials and method of construction for all required improvements shall be submitted with all site plan applications. A schedule of events and time sequence shall also be submitted for all required improvements. A preconstruction conference shall be required prior to the construction of any required improvements between the owner, contractor and engineer, and shall be a condition of any approval. | <u>N/A</u> | _____ |
| 28. Preliminary architectural plans for any proposed buildings or structures indicating typical floor plans, elevations, height and general design or architectural styling. Such plans shall include the name, address, and title of the person preparing the plans. | <u>N/A</u> | _____ |
| 29. Any other information required by the Planning Board or the Monmouth County Planning Board which is reasonably necessary to ascertain compliance with the provisions of this chapter or other Federal, State, County or Municipal laws, rules or regulations. | <u>N/A</u> | _____ |
| 30. Site Plan Scale not smaller than 1" = 50', and not larger than 1" = 10' | <u>X</u> | _____ |
| 31. Submission has been made to the County Planning Board, and their comments/approval are attached to the site plan. | <u>X</u> | _____ |
| 32. The location of and disposal process for all refuse and recyclable materials. | <u>N/A</u> | _____ |
| 33. Compliance with Handicap Regulations. | <u>N/A</u> | _____ |
| 34. Signature block for Chairperson, Secretary, and Borough Engineer and signature block for County Planning Board if applicable. | <u>N/A</u> | _____ |
| PLEASE NOTE: Underneath the title of engineer, there should be listed "William T. Wentzien, P.E., New Jersey License No. 27799". | _____ | _____ |
| 35. If determined to be a "major" site plan, the names of owners of record of adjacent property within 200 ft. | <u>X</u> | _____ |

PREPARED BY: Jessica Sweet, Esq., Sweet & Bennett, LLC, DATE: March 10, 2020
attorneys for applicants/owners

OWNER/AGENTS APPROVED:  DATE: March 10, 2020

REVIEWED BY: _____ DATE: _____

NAME OF APPLICANT: Bruce and Virginia Edmonds; Jeanne Vigeant

BLOCK 32 LOT 8 & 11

ADDRESS: 8 Club Place; 53 Broad Street

INSTRUCTIONS: The applicant is to estimate his required fees by filling in the first column. Two (2) checks are required with the application: one for application fees (Schedule A), and a second for escrow fees (Schedule B) both checks payable to the Borough of Freehold. Schedule A fees are non-refundable. Schedule B fees are used to offset the costs of professional reviews and inspections as permitted by law, and any remaining balance will be refunded to the Applicant upon completion of the project, or the withdrawal/denial of the project.

For major subdivisions and site plans, the final application and approval fee can be paid after preliminary approval, if desired. Inspection fees must be paid prior to the start of construction.

SCHEDULE A: NON-REFUNDABLE FEES

| | <u>Fee</u> | <u>Applicant Estimate</u> | <u>Staff Review</u> |
|---|---|-------------------------------|-------------------------|
| A. Publication of Notice of Any Decision | \$ 50.00 | \$50.00 | _____ |
| B. List of Property Owners Within 200 ft. | \$ 0.25 per name, or \$10.00, whichever is greater. | | |
| C. Minor Subdivision Approval: | | | |
| 1. Each Informal Review | \$ 100.00 | XX | XX |
| 2. Application Fee | \$ 100.00 | | _____ |
| 3. Plat Review Fee | \$ 200.00 | \$200.00 | _____ |
| D. Major Subdivision Approval: | | | |
| 1. Each informal Review | \$ 100.00 | XX | XX |
| 2. Preliminary Application Fee | \$ 100.00 + \$200.00 per lot | _____ | _____ |
| 3. Final Plat Application Fee | \$ 100.00 + \$100.00 per lot | _____ | _____ |
| E. Minor Site Plan Approval: (Less than 2,000 sq. ft. of building area, and five or fewer parking spaces): | | | |
| 1. Each Informal Review | No Fee | _____ | _____ |
| 2. Application Fee | \$ 100.00 | _____ | _____ |
| 3. Preliminary Review Fee | \$ 200.00 | _____ | _____ |
| 4. Final Review Fee | \$ 200.00 | _____ | _____ |
| F. Waiver of Site Plan Detail Request | \$ 250.00 | _____ | _____ |
| G. Major Site Plan Approval: (2,000 or more sq. ft. of building area and/or more than five parking spaces): | | | |
| 1. Each Informal Review | \$ 100.00 | _____ | _____ |
| 2. Preliminary Application Fee | \$ 100.00 | _____ | _____ |
| 3. Preliminary Approval Review Fees: | | | |
| a. Residential - The sum of: | | | |

| | | | |
|---|-----------------|-----------------|-------|
| I. For each new dwelling unit | \$ 50.00 | _____ | _____ |
| II. For each remodeled, reconstructed, refurbished or rehab dwelling unit | \$ 30.00 | _____ | _____ |
| III. For each new or additional parking space: | | | |
| a. First 100 spaces | \$ 25.00 ea. | _____ | _____ |
| b. Over 100 spaces | \$ 20.00 ea. | _____ | _____ |
| b. Other Uses | \$ 200.00 + | _____ | _____ |
| (The sum of each of the following fees if applicable): | | | |
| I. For each full 1,000 sq. ft. of affected lot area (See (O) below): | | | |
| a. First 50,000 sq. ft. | \$ 10/1,000 sf. | _____ | _____ |
| b. Over 50,000 sq. ft. | \$ 5/1,000 sf. | _____ | _____ |
| II. For each full 1,000 sq. ft. proposed new gross floor area: | | | |
| a. First 50,000 sq. ft. | \$ 50/1,000 sf. | _____ | _____ |
| b. Over 50,000 sq. ft. | \$ 20/1,000 sf. | _____ | _____ |
| III. For each proposed new or additional parking spaces: | | | |
| a. First 100 spaces | \$ 20/sp | _____ | _____ |
| b. Over 100 spaces | \$ 10/sp | _____ | _____ |
| IV. For each 1,000 sq. ft. of remodeled existing gross floor area | \$ 10/1,000 sf. | _____ | _____ |
| V. For each reconstructed, resurfaced or improved existing paved parking space | \$ 10/1,000 sf. | _____ | _____ |
| 4. Final Application Fee | \$ 200.00 | _____ | _____ |
| 5. Final Approval Review Fees - fifty percent (50%) of fees for preliminary approval set forth above. | | | |
| H. Variances: | | | |
| 1. Appeals (N.J.S.A.40:550-70a): | | | |
| a. Single family residential uses | \$ 100.00 | _____ | _____ |
| b. Other | \$ 200.00 | _____ | _____ |
| 2. Interpretation of the Land Use Ordinance or Map (N.J.S.A.40:55D-70b) | \$ 250.00 | _____ | _____ |
| 3. Hardship or Bulk Variance, (N.J.S.A.40:55D-70c): | | | |
| a. Single-family residential uses | \$ 200.00 | <u>\$200.00</u> | _____ |
| b. Other | \$ 300.00 | _____ | _____ |
| 4. Use Variance (N.J.S.A.40:55D-70d) | | | |
| a. Proposed single-family residential use | \$ 250.00 | _____ | _____ |
| b. Other Uses | \$ 500.00 | _____ | _____ |
| I. Conditional Uses: | \$ 500.00 | _____ | _____ |
| J. Public Hearing fee for those development applications requiring Notice of Public Hearing | | | |
| | \$ 100.00 | _____ | _____ |
| K. Change of Master Plan or Zone District Request | | | |
| | \$ 200.00 | _____ | _____ |

BLOCK _____ LOT _____

| | <u>Fee</u> | <u>Applicant Estimate</u> | <u>Staff Review</u> |
|---|------------|-------------------------------|-------------------------|
| L. Environmental Impact Statement (EIS): | | | |
| 1. Required E.I.S. | \$ 500.00 | _____ | _____ |
| 2. For request of waiver of E.I.S. | \$ 200.00 | _____ | _____ |
| M. Revised Plats: Any proposed revisions to a plat, including all supporting maps and documents previously approved by the Reviewing Board which approval is still in effect, shall require submission of revised plat and payment of fees in accordance with the following and with sufficient copies of the revised plans: | | | |
| 1. Additional information or changes requested by the Reviewing Board or Borough Engineer | NO FEE | XX | XX |
| 2. Minor changes which do not involve any additional building or parking or significant change in the design of the site or subdivision | \$ 50.00 | _____ | _____ |
| 2. Changes which involve additional buildings or parking or a significant change in the design of the site or subdivision, an application and application fee equal to one-half the fee required for the initial submission. | | _____ | _____ |
| 4. A change in use and/or major alteration of the design concepts of the plat shall be considered a new application. | | | |
| N. Request for Re-approval or Extensions of Time Where No Change is Required: | | | |
| 1. Minor Subdivision - Re-approval Only | \$ 200.00 | _____ | _____ |
| 2. Major Subdivision and site plans | \$ 400.00 | _____ | _____ |
| 3. Other applications for development (Soil removal, etc.) | \$ 100.00 | _____ | _____ |
| O. Site Plan Charges Computation: | | | |
| In cases where only a portion of a parcel or site are to be involved in the proposed site plan, the charge shall be based upon an area extending twenty feet (20 ft.) outside the limits of all construction, including grading and landscaping, as well as other areas on the site the Borough Engineer believes are reasonably affected by the development application. The twenty feet (20 ft.) around the disturbed area shall not extend beyond the property lines. The Borough may still require reasonable improvements and upgrading to portions of the site not within the disturbed or affected area. | | | |

| | <u>Fee</u> | <u>Applicant Estimate</u> | <u>Staff Review</u> |
|---|-------------------|-------------------------------|-------------------------|
| P. Zoning Permits: | \$ 50.00 | _____ | _____ |
| Q. Sign Appeals | \$ 100.00 | _____ | _____ |
| R. Review of Sales Map | \$ 450.00 | _____ | _____ |
| S. Street Signs | Actual Cost | _____ | _____ |
| T. Review by Technical Review Committee prior to Formal Application | \$ 100.00/session | _____ | _____ |
| TOTAL APPLICATION FEES: | | \$ <u>450.00</u> | _____ |

SCHEDULE B: ESCROW FEES

| | <u>Fee</u> | <u>Escrow To Be Posted</u> | <u>Staff Review</u> |
|---|-------------|--------------------------------|-------------------------|
| RESIDENTIAL DEVELOPMENT: | | | |
| Minor Subdivisions | \$ 1,500.00 | \$1,500.00 | _____ |
| Major Subdivisions: | | | |
| 0 - 5 Units or Lots | 2,500.00 | _____ | _____ |
| 6 - 25 Units or Lots | 3,000.00 | _____ | _____ |
| 26 or More Units or Lots | 7,000.00 | _____ | _____ |
| SITE PLAN APPLICATION NOT INVOLVING STRUCTURES, ACRES | | | |
| 0 - 3 | 5,000.00 | _____ | _____ |
| 3 + | 8,000.00 | _____ | _____ |
| Site Plan Application Not Involving Structures - Total Floor Plan: | | | |
| 1,250 - 1,999 sq. ft. | 2,000.00 | _____ | _____ |
| 2,000 - 20,000 sq. ft. | 4,000.00 | _____ | _____ |
| 20,000+ sq. ft. | 8,500.00 | _____ | _____ |
| VARIANCE - USE/BULK | 2,500.00 | _____ | _____ |
| Minimum Escrow for those Applications not governed by other Escrow accounts | 1,500.00 | _____ | _____ |
| Interpretations/Sign Applications | 1,500.00 | _____ | _____ |
| Any action requiring a Written Resolution by the Reviewing Board: | | | |
| Conditional Use | 1,500.00 | _____ | _____ |
| TOTAL ESCROW FEES: | | \$ <u>1,500.00</u> | _____ |

NOTE: SEPARATE CHECKS REQUIRED FOR THE APPLICATION FEE AND ESCROW FEE.

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, N.J. 07728

32/8

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: Bruce and Virginia Edmonds; Jeanne Vigeant

Trade Name: N/A

Applicant's Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ

Owner's Name: Bruce and Virginia Edmonds; Jeanne Vigeant

Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ

Block: 32 Lot(s): Edmonds: Lot 8; Vigeant: Lot 11

Physical Address: Edmonds: 8 Club Place; Vigeant: 63 Broad Street

The taxes & assessments due including interest for the above block and lot are - TO BE COMPLETED BY TAX COLLECTOR:

| QUARTER | FOR YEAR <u>2020</u> | FOR YEAR _____ |
|---------|----------------------|----------------|
| 1. | <u>0</u> | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |

Other Municipal charges as follows: \$ _____

The Water & Sewer charges including interest for the above block and lot are - TO BE COMPLETED BY TAX COLLECTOR:

| QUARTER | FOR YEAR <u>2020</u> | FOR YEAR _____ |
|---------|----------------------|----------------|
| 1. | <u>0</u> | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |

The total amounts due as of this date for the above referenced property are as follows - TO BE COMPLETED BY TAX COLLECTOR:

| | |
|--------------------|-------------|
| TAXES: | \$ <u>0</u> |
| OTHER ASSESSMENTS: | \$ <u>0</u> |
| WATER & SEWER: | \$ <u>0</u> |
| TOTAL: | \$ <u>0</u> |

Date: 3/13/20

Tax Collector: Patricia Berney

BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, N.J. 07728

32/11

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: Bruce and Virginia Edmonds; Jeanne Vigeant

Trade Name: N/A

Applicant's Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ

Owner's Name: Bruce and Virginia Edmonds; Jeanne Vigeant

Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ

Block: 32 Lot(s): Edmonds: Lot 8; Vigeant: Lot 11

Physical Address: Edmonds: 8 Club Place; Vigeant: 63 Broad Street

The taxes & assessments due including interest for the above block and lot are - TO BE COMPLETED BY TAX COLLECTOR:

| <u>QUARTER</u> | FOR YEAR <u>2020</u> | FOR YEAR _____ |
|----------------|----------------------|----------------|
| 1. | <u>Ø</u> | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |

Other Municipal charges as follows: \$ _____

The Water & Sewer charges including interest for the above block and lot are - TO BE COMPLETED BY TAX COLLECTOR:

| <u>QUARTER</u> | FOR YEAR <u>2020</u> | FOR YEAR _____ |
|----------------|----------------------|----------------|
| 1. | <u>Ø</u> | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |

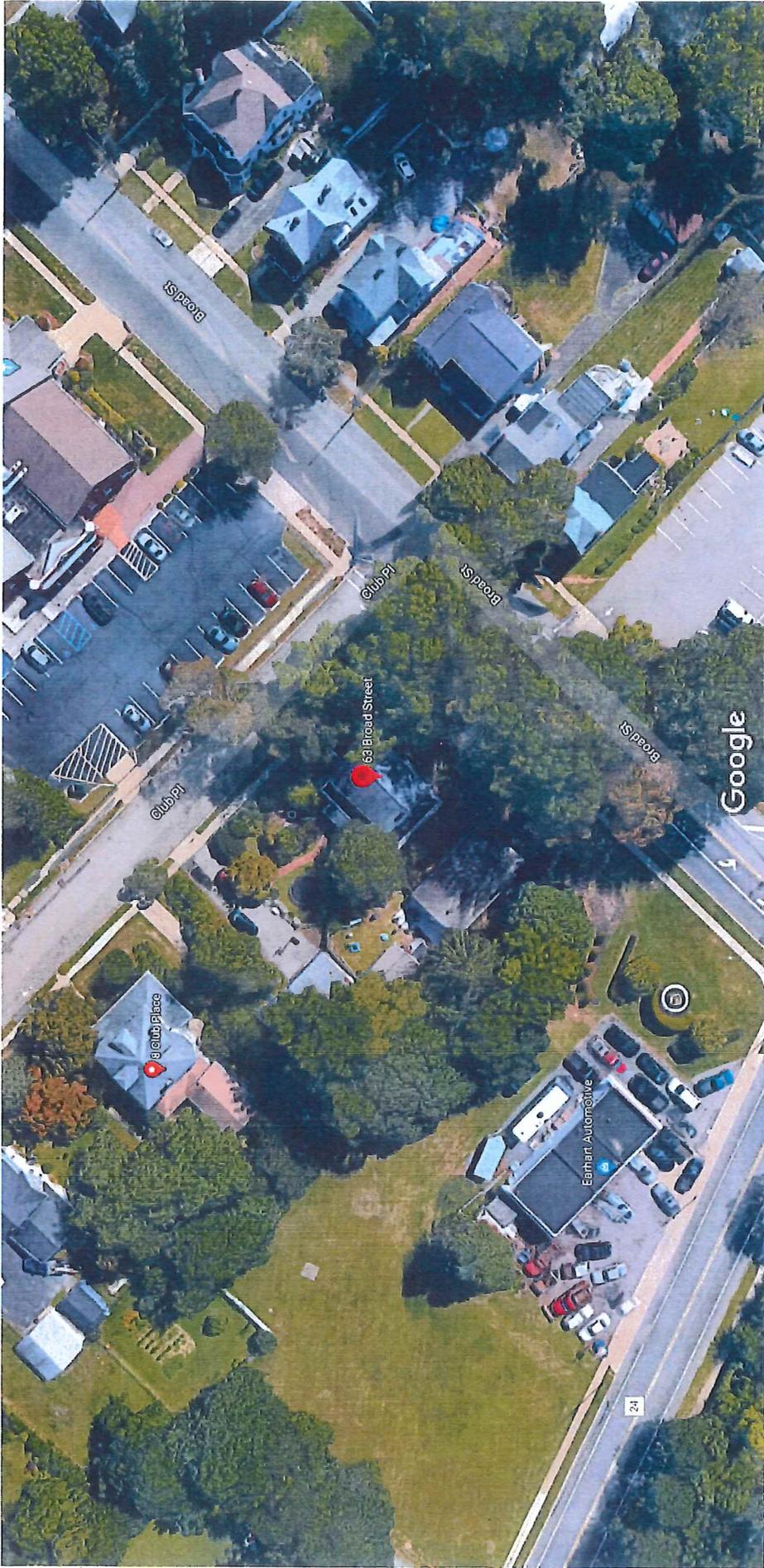
The total amounts due as of this date for the above referenced property are as follows - TO BE COMPLETED BY TAX COLLECTOR:

TAXES: \$ _____
OTHER ASSESSMENTS: \$ _____
WATER & SEWER: \$ _____
TOTAL: \$ _____

Date: 3/13/20

Tax Collector: Patricia Berg

Google Maps
63 Broad St
8 Club Place



**BOROUGH OF FREEHOLD
51 WEST MAIN STREET
FREEHOLD, NEW JERSEY 07728**

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: Bruce and Virginia Edmonds; Jeanne Vigeant

Trade Name: _____

Applicant's Address: Edmonds: 8 Club Place, Freehold, NJ 07728; Vigeant: 63 Broad Street, Freehold, NJ

Block: 32 Lot(s): 8 & 11 Zone: R-5

Name of Project: Minor Subdivision, Lots 8 & 11, Block 32

The following must be submitted in order for your application to be deemed complete.

| ITEMS TO BE SUBMITTED | PLANS | | WAIVER | PLANS | | WAIVER |
|---|--------|-----|-----------|--------|-----|--|
| | COMPLY | N/A | REQUESTED | COMPLY | N/A | REQUESTED |
| 1. Application for Zoning Certificate or Building Permit Denial from Zoning Officer | | | ✓ | | | ✓ |
| 2. Application for Planning Board | ✓ | | | ✓ | | |
| 3. Site Plan Application | ✓ | | | | ✓ | |
| 4. Site Plan (only folded plans will be accepted). * <u>SUBDIVISION PLAN</u> | ✓ | | | ✓ | | |
| 5. Site Plan Detail Checklist - Completed | ✓ | | | | ✓ | |
| 6. Fee Schedule with W-9 (Escrow & application fees must be in separate checks). | ✓ | | | ✓ | | |
| 7. Tax Certification | ✓ | | | ✓ | | |
| 8. Photograph of Existing Conditions | ✓ | | | ✓ | | ✓ (AERIAL MAP) |
| 9. Affidavit of Service | | | ✓ | | | *To be provided after service of notice of hearing |
| 10. Exhibit List | ✓ | | | ✓ | | |
| 11. List of Professionals To Testify | ✓ | | | ✓ | | |
| 12. Signed Checklist | ✓ | | | ✓ | | |

Eighteen (18) complete packages of the above information must be delivered to the Land Use Office to be considered complete. Please provide six (6) copies 24 x 36", and twelve (12) copies 11 x 17".

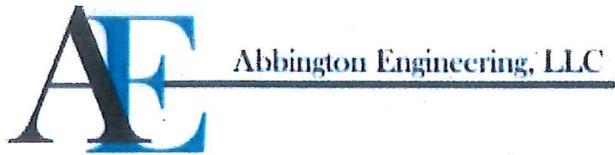
March 10, 2020
Date

To Be Completed by Borough:
Date: 4-17-2020

Sweet & Bennett, LLC, Attorneys for Applicants/Owners

[Signature]
Applicant or Agent
By: Jessica L. Sweet, Esq.

Checked By: [Signature]



1315.002.079
April 17, 2020

Dominica Napolitano, Secretary
Borough of Freehold Planning Board
51 West Main Street
Freehold, NJ 07728

**RE: COMPLETENESS REVIEW
EDMONDS AND VIGEANT-8 CLUB PLACE & 63 BROAD STREET
MINOR SUBDIVISION
BLOCK 32, LOTS 8 & 11
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Ms. Napolitano:

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

1. Land Use Application Checklist, dated March 10, 2020.
2. Planning Board Application Form, dated March 13, 2020.
3. Aerial Google Map of Site, 8 ½" x 11", map data 2020.
4. Plan entitled 'Minor Subdivision, Lots 8 & 11, Block No. 32, Borough of Freehold, County of Monmouth, New Jersey', prepared by Morgan Engineering & Surveying, consisting of one (1) sheet, dated February 10, 2020, revised to March 2, 2020.

The subject of this application is certain lands known as Block 32, Lot 3 8 & 11, also known as 8 Club Place and 63 Broad Street. The site is located in the **R-5 Residential** Zone of the Borough. The total area of the subject property is 26,682 square feet.

Existing

The site presently contains 2 existing residential lots, namely Lot 8 and Lot 11.

Lot 8 presently contains 15,764 s.f., fronting on Club Place. The site contains a two (2) story frame residential dwelling facing Club Place. Located on the lot is a shed, and concrete strip driveway with access off Club Place. Also located on the lot is a portion of an existing garage, which appears to serve an asphalt driveway on adjacent Lot 11. The existing garage structure is located on both Lots 8 & 11.

Lot 11, abuts Lot 8, and presently contains 10,918 s.f., located on the corner of Broad Street and Club Place. The site contains a two (2) story frame residential dwelling facing Broad Street. Located on the lot is an asphalt driveway, with access off Club Place. Also located on the lot is a portion of an existing garage, located at the end of the asphalt driveway. As noted above, the garage structure is located on both Lots 8 & 11.

Proposed

The following is noted to be proposed for the lots associated with this application:

1. Provide for a Minor Subdivision, to relocate the dividing lot line between Lots 8 & 11.
2. Lot 8 will increase in area from 15,784 sf to 17,315 sf. (additional 1,551 sf)
3. Lot 11 will decrease in area from 10,918 sf to 9,3678 sf (reduction of 1,551 sf)
4. The asphalt driveway on Lot 11 is shown to remain, however the last 7 feet or so, will now be located on reconfigured Lot 8.
5. The existing frame garage structure, which would be totally located on reconfigured Lot 8, is indicted to be removed.
6. A shed, 8'x14', is proposed to be provided on reconfigured Lot 11.
7. No other improvements are indicated.

The applicant has requested **Subdivision Approval and Variance Relief**.

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

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 | \$450.00 |
| b. Escrow Deposit | \$1,500.00 |

Administrative Completeness Determination

As regards the Land Use Application the following is noted:

Application Checklist Item #9: The affidavit of service will need to be addressed at the Planning Board hearing.

Based upon the above it is recommended that the application be deemed **Complete**.

A copy of the Application Checklist is included herewith for the Planning Board file.

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

Very truly yours,

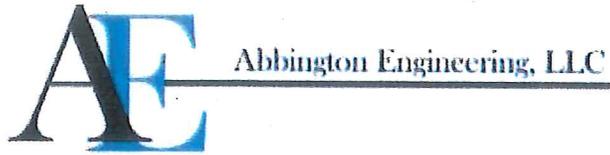
ABBINGTON ENGINEERING, LLC



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

c. Ronald Cucchiaro, Esq. Planning Board Attorney





1315.002.079
May 8, 2020

Dominica Napolitano, Secretary
Freehold Borough Planning Board
Borough of Freehold
51 West Main Street
Freehold, NJ 07728

**RE: EDMONDS AND VIGEANT-8 CLUB PLACE & 63 BROAD STREET
ENGINEERING REVIEW
MINOR SUBDIVISION
BLOCK 32, LOTS 8 & 11
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Ms. Napolitano:

Please be advised that I have reviewed the referenced application consisting of the following:

1. Land Use Application Checklist, dated March 10, 2020.
2. Planning Board Application Form, dated March 13, 2020.
3. Aerial Google Map of Site, 8 ½" x 11", map data 2020.
4. Plan entitled 'Minor Subdivision, Lots 8 & 11, Block No. 32, Borough of Freehold, County of Monmouth, New Jersey', prepared by Morgan Engineering & Surveying, consisting of one (1) sheet, dated February 10, 2020, revised to March 2, 2020.

The subject of this application is certain lands known as Block 32, Lots 8 & 11, also known as 8 Club Place and 63 Broad Street. The site is located in the **R-5 Residential** Zone of the Borough. The total area of the subject property is 26,682 square feet.

Existing

The site presently contains 2 existing residential lots, namely Lot 8 and Lot 11.

Lot 8 presently contains 15,764 s.f., fronting on Club Place. The site contains a two (2) story frame residential dwelling facing Club Place. Located on the lot is a shed, and concrete strip driveway with access off Club Place. Also located on the lot is a portion of an existing garage, which appears to serve an asphalt driveway on adjacent Lot 11. The existing garage structure is located on both Lots 8 & 11.

Lot 11, abuts Lot 8, and presently contains 10,918 s.f., located on the corner of Broad Street and Club Place. The site contains a two (2) story frame residential dwelling facing Broad Street. Located on the lot is an asphalt driveway, with access off Club Place. Also located on the lot is a portion of an existing garage, located at the end of the asphalt driveway. As noted above, the garage structure is located on both Lots 8 & 11.

Proposed

The following is noted to be proposed for the lots associated with this application:

1. Provide for a Minor Subdivision, to relocate the dividing lot line between Lots 8 & 11.
2. Lot 8 will increase in area from 15,784 sf to 17,315 sf. (additional 1,551 sf)
3. Lot 11 will decrease in area from 10,918 sf to 9,367 sf (reduction of 1,551 sf)
4. The asphalt driveway on Lot 11 is shown to remain, however the last 7 feet or so, will now be located on reconfigured Lot 8.
5. The existing frame garage structure, which would be totally located on reconfigured Lot 8, is indicted to be removed.
6. A shed, 8'x14', is proposed to be provided on reconfigured Lot 11.
7. No other improvements are indicated.

The applicant has requested **Subdivision Approval and Variance Relief**.

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

ZONING

1. The address for Lot 11 is 63 Broad Street, as indicated of the Subdivision Plan. The address should be corrected on item #1 of the Planning Board Application Form (currently indicating 53 Broad Street).
2. Detached Single Family Residential use, is a permitted principal use in the R-5 Residential Zone, and private garages are a permitted accessory use in the R-5 Residential Zone.
3. The applicant should review with the Board what is proposed on the overall site, both for subdivision lot line adjustments, and physical changes/improvements.
4. The applicant should describe the neighborhood surrounding the lot in question.

5. The following is a summary of the Zoning Requirements of the R-5 Residential Zone as related to Lot 8 – interior lot.

| Item | Required | Existing Lot 8 | Proposed Lot 8 |
|--------------------------------|-------------|----------------------------------|------------------------------|
| Lot Area (Interior) | 6,000 S.F. | 15,764 S.F. | 17,315 S.F. |
| Lot Width | 50 FT | 126.59 FT | 126.59 FT |
| Building Setback(Boro Portion) | | | |
| Front | 25 FT | 22.0 FT ** (by scale) | 22.0 FT ** (by scale) |
| Side | 5 FT | 47.6 FT | 47.6 FT |
| Rear | 25 FT | 26.2 FT | 26.2 FT |
| Side-Accessory | 3 FT | 0 FT * (garage Lots 8&11) | 21.0 FT (wood shed) |
| Rear-Accessory | 3 FT | 21.0 FT (wood shed) | 21.0 FT (wood shed) |
| Lot Coverage (Impervious) | 40% | 23.8% | 21.7% |
| Max Building Height | 30 FT | Less than 30 FT | Less than 30 FT |
| | 2 ½ Stories | 2 Story | 2 Story |

Existing Variance being removed: *

Existing Variance to remain: **

- The following is a summary of the Zoning Requirements of the R-5 Residential Zone as related to Lot 11 – corner lot.

| Item | Required | Existing Lot 11 | Proposed Lot 11 |
|--------------------------------|-------------|----------------------------------|-------------------------------|
| Lot Area (Corner) | 9,000 S.F. | 10,918 S.F. | 9,367 S.F. |
| Lot Width | 75 FT | 62.5 FT ** (Broad St.) | 62.5 FT ** (Broad St.) |
| Building Setback(Boro Portion) | | | |
| Front | 25 FT | 10.5 FT ** (Club Pl.) | 10.5 FT ** (Club Pl.) |
| Side | 5 FT | 1.4 FT ** | 1.4 FT ** |
| Rear | 25 FT | N/A | N/A |
| Side-Accessory | 3 FT | 0 FT * (garage Lots 8&11) | 3.0 FT (prop. shed) |
| Rear-Accessory | 3 FT | 4.0 FT (garage) | N/A |
| Lot Coverage (Impervious) | 40% | 39.0% | 35.2% |
| Max Building Height | 30 FT | Less than 30 FT | Less than 30 FT |
| | 2 ½ Stories | 2 Story | 2 Story |

Existing Variance being removed: *

Existing Variance to remain: **

PARKING SPACES

1. Per Freehold Borough §18.73.010.A.2 parking is to be provided at the rate of 2 parking spaces per dwelling unit. It would appear, that with the asphalt driveway to remain on Lot 11, and the existing concrete strip driveway on Lot 8, sufficient parking can be provided. This should be confirmed by the applicant.
2. General note #9 on the plans, regarding parking, should be revised to reflect the Borough of Freehold.
3. Per New Jersey Residential Site Improvement Standards (RSIS), Table 4.4, parking for Single Family Detached Dwellings (when the number of bedrooms is not specified), is to be provided at the 4 bedroom rate, being 2.5 parking spaces per dwelling. (rounded up to 3 spaces for single dwelling consideration)

FENCING

1. The plans indicate existing fencing connected to the existing garage. In addition, the plans show existing fencing partially within the new shed proposed on Lot 11. No proposed fencing is indicated.
2. The applicant should review with the Board if there are any changes to the existing fencing, or if any new fencing is being proposed.
3. Fencing will need to comply with §18.76 of the Borough of Freehold Code.

VARIANCES

The following determination of required variances is not deemed to be exhaustive and that additional variances and/or waiver relief may be required. Based upon my review of this matter, the following **Variances** from the Code of the Borough of Freehold appear to exist and should be considered as part of this matter:

- a. **§18.44.050 Minimum Lot Width-Lot 11:** In the R-5 Residential Zone, for corner lots, the minimum lot width is 75 feet. The width of Lot 11 is 62.5 feet, along Broad Street, and is in variance. We note this to be an existing condition.
- b. **§18.16.050 Front Yard Setback-Lot 8:** In the R-5 Residential Zone minimum front yard setback is 25 feet. The front yard setback on Lot 8, fronting Club Place, is 22 feet, and is in variance. We note this to be an existing condition.
- c. **§18.16.050 Front Yard Setback-Lot 11:** In the R-5 Residential Zone minimum front yard setback is 25 feet. The front yard setback on Lot 11, fronting Club Place, is 10.5 feet, and is in variance. We note this to be an existing condition.

- d. **§18.16.050 Side Yard Setback-Lot 11:** In the R-5 Residential Zone the minimum side yard setback is 5 feet. The side yard setback on Lot 11, 1.4 feet, and is in variance. We note this to be an existing condition.
- e. **§18.16.050 Side Yard Setback-Accessory Building-Lots 8 & 11:** In the R-5 Residential Zone the minimum side yard setback for accessory building is 3 feet. The side yard setback-accessory building for both Lots 8 & 11 is indicated above to be 0 feet. It includes an existing garage that is located on both Lots 8 & 11. We note this to be an existing variance that is being removed, due to the removal of the garage.

The applicant will need to provide sufficient testimony to the Board as may be required for the existing variances noted above.

SITE

1. The removal of the existing garage will leave about 7 feet of the existing Lot 11 asphalt driveway on new Lot 8, where it currently connects to the garage. The plans should clarify what is happening for that portion of the asphalt driveway.
2. The plans should clarify what is proposed for area of the garage removal.
3. The plans do not indicate any changes to the existing principal dwellings. This should be confirmed by the applicant.

SUBDIVISION

1. The Certification Notes for the signature block and for County filing should be amended to reflect the Borough of Freehold.

GRADING & DRAINAGE

1. The plans would indicate that the application will disturb less than one (1) acre of land. The square footage of disturbance should be indicated on the plans.
2. The plans should provide additional notation indicating that the grading for the garage being removed and the area around the new shed, to follow existing grading patterns.
3. The applicant should review with the Board the grading pattern around the new shed, and any negative runoff impacts to adjacent Lot 12.
4. The removal of the existing garage (20'x38'), with the addition of a new shed (8'x14') will result in a reduction of the overall impervious surface for the overall tract associated with this application.

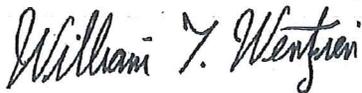
RECOMMENDATIONS

1. It is recommended that any action that may be taken by the Board is subject to the applicant adequately addressing all items noted within this report.

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

Very truly yours,

ABBINGTON ENGINEERING, LLC



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

cc: Ronald Cucchiaro, Esq., Planning Board Attorney
Matthew Young, Borough Zoning Officer
Jessica L. Sweet, Esq., Applicant's Attorney
Matthew Wilder, PE, Applicant's Engineer