



# Site Investigation and Development Feasibility Report

## Proposed Commercial Development

Block 101, Lots 13, 13.02 and 14  
Township of Freehold, Monmouth County, New Jersey

February 16, 2015

*Prepared For*

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*Prepared By*

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Certificate of Authorization: 24GA27986500

MC Project No. 14002461A







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## **INTRODUCTION**

The purpose of this report is to give the client adequate preliminary information and design parameters so an informed decision regarding the development potential of the subject site may be assessed.

Parameters discussed herein include information such as regulatory restrictions, physical constraints, and preliminary conceptual site design.

This investigation attempts to address some of the major concerns that may inhibit the development potential of the subject site. Information contained within this report is regarded as preliminary in nature. Further information and details will be required prior to proceeding with the project surveys, and formal Site Plan documents for submissions to the appropriate regulatory agencies for approvals and permits.

The subject site includes Lot 13, Block 101(which includes an existing dwelling and farmland), as well as, Lots 13.02 and 14 (corner dwelling).

The following represents an Executive Summary of the Site Investigation findings:

## **SITE INVESTIGATION AND EXISTING CONDITIONS**

- A site investigation was performed on February 11, 2015 at approximately 8:15 AM. The weather was sunny with below freezing temperatures. The subject site was mostly snow covered during the time of the investigation.
- The subject site is currently comprised of the following land uses:
  - Residential dwellings;
  - Farmland; and
  - Vacant wooded land;
- General character of the area appears to include a mix of residential, agricultural, and light commercial uses;



- Topography appears to flow in a southerly direction;
  - Excessive grade changes (+/- 15 ft) were observed south of the existing farmed portion of the site. Development in this area may require soil import as fill.
- Based on preliminary research (which is referenced later in this memo), wetlands and streams may exist in the rear of the site;
  - Conditions typically associated with wetlands were observed in the rear of the site;
  - Identification of the stream was difficult during the site investigation due to freezing temperatures;
- Substantial traffic was observed during the site visit on both Monmouth Road (County Route 537) and Siloam Road (County Route 527);
  - Further research in the form of traffic counts is necessary to determine if full movement driveways (driveways which allow for all turning movements) will be permitted;
  - Vehicle queuing associated with the signal extended approximately 250 feet north and south along Siloam Road and west and east along Route 537;
- No infrastructure was observed for public sanitary sewer or public water service;
  - Service extensions may be necessary for both water and sewer;
    - Additional research and coordination with the Township and regional utility authorities is strongly recommended to determine the best options for sanitary sewer and potable water service.

## **ZONING AND BULK REGULATIONS**

- The subject site is within the B-2 (Service & Supply) Zone;
- Gas Stations are conditionally permitted;
  - From a review of the applicable conditional use requirements, it appears the subject site/proposed development (limited to Lot 13 only) will not comply with the following (please note that this is based on Concept Plan A - Lot 13 as Concept Plan B includes additional land/property - Lots 13.02 & 14:



- Non-compliance with the minimum required street frontage along the primary road (Route 537);
- Possible non-compliance with the maximum square footage for the convenience store
  - This is on the premise that the gas station/C-Store is a Wawa;
    - Our office has extensive knowledge with Wawa development and it appears the only building which is less than 5,000 SF (which they're willing to construct) may be too wide for space available along Route 537 (primary road frontage);
- Non-compliance with the maximum driveway width;
  - Based on the limited lot frontage, full movement driveways are essential; therefore, the driveways depicted were widened to provide a dedicated left turn egress lane.
- Compliance with all other conditional use requirements appears feasible;
- Commercial developments quite commonly require variances from compliance with Bulk Standards as specified by the Township;
  - The concept plan summaries below indicate some of the bulk variances that may be required;
- A concept meeting with the municipality is recommended to confirm these findings prior to expending substantial design costs;
- If the project is considered as such, Planned Commercial Developments are a conditionally permitted use and compliance with these standards may apply.
  - The Ordinance does not define planned commercial development;
    - If the proposed development is considered as a planned commercial development; the non-compliant conditional use requirements may include the required planted buffer adjacent to residential development (35 ft required whereas 20 ft is shown on the concept plans);
      - Non-compliance with conditional use requirements requires a use variance. A use variance may be necessary or both concept plans would need to be revised to adhere with these requirements.



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## **SITE ACCESSIBILITY**

- The existing site contains a residential dwellings, as well as, active farmland;
- The subject site has frontage on Monmouth Road (County Route 537/524) and Siloam Road (County Route 527);
- Access to the existing residential dwelling on Lot 13 is provided by a driveway from Monmouth Road and the existing residential dwelling on Lots 13.01 & 14 is provided by a driveway from Siloam Road;
- No access currently exists on Siloam Road from Lot 13;
- Both roadways are under the jurisdiction of Monmouth County;
- Per Tax Map Sheet 44 of the Township of Freehold, Monmouth Road (Route 537), in the area of the subject site, has rights-of-way widths that vary from 66 feet to 73 feet;
  - If a road right-of-way dedication to the County is required as part of this development, an approximate 15 foot dedication may be required;
    - This would require the entire development to be shifted away from Route 537 or a variance would be necessary for the required 50 foot scenic corridor, as well as, the 50 foot gasoline canopy conditional use setback requirement **(non-compliance with this setback would require a use variance)**;
  - A similar situation exists along Siloam Road (Route 527), which appears to have a 40 foot right-of-way width in this area. The County may require an approximate 7 foot road right-of-way dedication;
    - Without modification to the concept plans (discussed later in this memo), a variance would be necessary for improvements within the required 50 foot scenic corridor.
  - Additionally, the County may require road widening of either or both roadways;
    - This could necessitate signal work amongst other improvement and a meeting with the County is strongly recommended;





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## **ENVIRONMENTAL REGULATORY CONSTRAINTS**

- In accordance with the FEMA Flood Map 34025C0280F, dated September 25, 2009, the site does not appear to be within a flood zone.
- The North Branch of the Metedeconk River tributary is located at the rear portion of the property. This portion of the Metedeconk is classified as a Category One water, which requires a 300 foot buffer measured from the top-of-bank of the tributary;
- Based on available mapping, wetlands appear to exist along the rear two-thirds of the subject site;
  - A valid Letter of Interpretation (LOI) from the NJDEP is required to confirm the resource value of these wetlands and the extent of the associated buffer;
    - For the purpose of the concept plan, these wetlands were assumed to be of Intermediate Resource Value, which requires a 50 foot buffer;
- Potential vernal habitats appear to exist within one mile downstream of the subject site;
  - If the presence of these are confirmed, a 150 foot buffer from the existing wetlands may be required;
- Approximately 2,250 feet to the west of the subject site, a threatened plant species was observed;
  - Based on the proximity of the observed threatened plant species to the subject site, there is a possibility that a threatened plant species may be located within the wooded portion of the subject site. If confirmed, this may require a 150 foot wetland buffer;
- A Natural Heritage Program search will be required for this project, which identifies the state's most significant natural areas through a comprehensive inventory of rare plant and animal species and representative ecological communities;
- Freehold Township requires chemical soil testing for land that had previously been used as agricultural land to test for pesticides;
- Freehold Township has stringent requirements as it pertains to historical lands, building, etc.;
  - It is not believed the subject site would fall within the category of a historical land; however, this should be confirmed prior to proceeding;



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## **UTILITY AVAILABILITY**

- Based on a review of the NJDEP GIS information, the front portion of the subject site is in a sanitary sewer service area;
  - In accordance with the site visit performed, no evidence of a sanitary sewer infrastructure was observed within the immediate vicinity of the subject site;
  - Based on the available mapping published by Monmouth County, sanitary sewer facilities exist approximately 1 mile to the north;
    - It is anticipated that a pump station will be necessary to provide sanitary sewer service to the development;
  - Based on a conversation with the Freehold Township Engineering Department, a development may be proposed at the opposite corner from the subject site (no plans have been submitted to date) and the developer may be proposing to extend water and sewer to that site;
- Based on a review of the NJDEP GIS information, the subject site does not appear to reside within an area currently serviced by public water;
  - In accordance with the site visit performed, no evidence of a water infrastructure was observed within the immediate vicinity of the subject site;
  - Based on the available mapping published by Monmouth County, water facilities do not exist within the immediate vicinity of the subject site;
    - This would necessitate either a water main extension, which could be as far as two and one-half miles, or an installation of wells to provide water service;
  - Based on a conversation with the Freehold Township Engineering Department, a development may be proposed at the opposite corner from the subject site (no plans have been submitted to date) and the developer may be proposing to extend water and sewer to that site;
- Utility poles exist on the opposite side of Route 537 from the subject site and also on the opposite side of Siloam Road (CR 527) from the site;
  - Electric and telephone service should be readily available from these poles;
- A gas pipeline mark-out was observed within Siloam Road (30 inch gas main);



- It is anticipated that connection into this pipeline will not be permitted by the gas company;
- No gas infrastructure, which would permit a connection, was observed during the site visit. Given the intensity of the surrounding development, the necessary gas infrastructure should exist within the vicinity of the site.

## **STORMWATER MANAGEMENT**

- As the project consists of more than an acre of disturbance and more than a quarter of an acre of new impervious surfaces, the project will qualify as a Major Development and compliance with the stormwater management regulations is required.
- Most of the required regulations can be accommodated by a surface infiltration basin along the rear of the site. If sufficient volume cannot be attained within the surface basin, additional subsurface basins may be necessary.
- Based on the existing topography, a stormwater discharge may be feasible to the existing depression at the rear of the site.

## **CONCEPT PLAN SUMMARY**

- Following the preliminary research, as well as, the site visit, it was determined two concept plans should be prepared;
- **Concept A** is limited to Lot 13 of Block 101 and proposed the following:
  - 5,585 SF Convenience Store with Gas Canopy (12 fueling positions);
    - Within the conditional use requirements, the convenience store can be a maximum of 5,000 SF;
      - Based on the limited lot frontage along Route 537, a food market prototype is depicted on the plans, which provides for access in the front and in the rear of the building;
      - The standard prototype, which limited access to the front, is a wider prototype; therefore, may not fit within the site constraints;



- **The use of a convenience store building greater than 5,000 sf necessitates a use variance;**
    - A 14,578 SF Pharmacy with dual drive thru lanes;
    - 155 total proposed parking spaces with 55 surrounding the food market with gas and 100 parking spaces surrounding the proposed pharmacy;
    - An area for surface stormwater management is provided along the south of the proposed development and includes approximately 0.40 acres.
    - Two, full movements driveways, are proposed (one on Monmouth Road and one on Siloam Road), each of which include a dedicated left turn lane;
      - Based on the vehicle queuing observed during the site visit, it is believed these dedicated left turn lanes are essential to receive approval for left turn egress from the site;
        - **The inclusion of these left turn lanes create driveway widths in excess of 30 feet, which violates a conditional use requirement and may necessitate a use variance;**
    - To assist with left turn ingress from Monmouth Road, a dedicated center left turn lane is proposed on Monmouth Road.
    - The conditional use requirements state that for a lot with frontages on two roads, the primary roadway frontage shall be 300 feet and on the secondary roadway street frontage shall be 200 feet;
      - **Monmouth Road is the primary road, which does not have 300 feet of frontage; therefore, a use variance may be required;**
    - Separate freestanding trash enclosures are proposed for each user;
    - Two-way circulation is proposed throughout the site with one-way circulation proposed for the pharmacy's drive thru lane;
    - Freestanding signs are proposed on both roadway frontages, positioned outside of the scenic corridor buffer;
  - **Concept B** includes Lot 13, 13.02 and 14 of Block 101 and proposed the following:
    - 5,000 SF Convenience Store with Gas Canopy (12 fueling positions);
    - A 14,578 SF Pharmacy with dual drive thru lanes;



- A 12,887 SF Retail Building;
- 188 total proposed parking space with 48 surrounding the food market with gas, 67 surrounding the proposed pharmacy, and 73 surrounding the retail building;
  - A variance is necessary for the number of proposed parking spaces as the Township's parking demand for retail uses appear to be excessive;
- An area for surface stormwater management is provided along the south of the proposed development and includes approximately 0.65 acres.
- Two full movement driveways are proposed (one on Monmouth Road and one on Siloam Road);
- Two right in/right out driveways are proposed (one on each roadway frontage), between the full movement driveways and the existing intersection;
  - These driveways should accommodate some traffic from the full movement driveways with the intention of avoiding the need for dedicated left turn egress lanes thereby making the driveways compliant with the conditional use requirements;
- To assist with left turn ingress from Monmouth Road, a dedicated center left turn lane is proposed on Monmouth Road.
- Separate freestanding trash enclosures are proposed for each user;
- Two-way circulation is proposed throughout the site with one-way circulation proposed for the pharmacy's drive thru lane;
- Freestanding signs are proposed on both roadway frontages outside of the scenic corridor buffer;
- This concept was prepared in an effort to comply with all conditional use requirements;

## **CONCLUSIONS**

- The site is adequately sized to fit two or three users depending upon which lots are utilized for the development.



- All the lots are necessary in an effort comply with all conditional use requirement of a convenience store with gas or planned commercial development.
- A concept meeting with the Township is strongly recommended to confirm the findings of the investigation and to obtain their opinion on the development.
- Although located within a sewer service area, the subject site will require a sewer main extension and/or pumps station to provide public sewer service. A nearby development may be extending sewer service to the properties diagonally from this site. Perhaps a meeting with that developer may realize a cost sharing approach to extending sewer service. A meeting with the Township and Regional Sewerage Authority is strongly recommended to discuss plans to bring public sewer service to this area of the Township.
- Public water service is a considerable distance away from this site. Onsite wells may be more feasible than extending service to the site. As with sanitary sewer service, perhaps a meeting with the nearby development may present an opportunity for a cost sharing approach to extending water service. A meeting with the Township is strongly recommended to discuss plans to bring public water service to this area of the Township.
- A traffic study is strongly recommended to determine what, if any, off-site roadway improvements are necessary (i.e. road widening, signal changes, etc.), as well as, determine if full movement driveways are permitted. This study will include traffic counts, which could also be used to market tenants for the development. A meeting with the County is strongly recommended to discuss this project.
- According to our investigation, wetlands most likely exist along the rear portion of Lot 13. Prior to moving forward with development, a wetlands delineation is recommended with a follow up application to the NJDEP to determine the limits of the wetlands and extends of the wetlands buffer.
- Due to nearby existence of threatened and endangered species, a National Heritage Database search is recommended as part of the NJDEP wetlands application process.
- As the stream along the rear is classified as a Category One stream, a 300 foot buffer is required to the top-of-bank. A top-of-bank delineation is recommended with a follow-up application to the NJDEP to confirm the limits of the buffer. The top-of-bank delineation could occur at the same time of the wetlands delineation.



- As Freehold has a rich history, it may be prudent to consider a Cultural Resource Inventory to ascertain the likelihood of finding artifacts on this property. Construction has been delayed on other projects in the Township after discovering historic artifacts on the property.
- The Township requires soil testing for properties with historical agricultural uses. This should be considered during the development process.
- As with any project which may need bank funding, a Phase I Environmental Site Assessment is recommended to identify past uses of the property and investigate potential contamination. Agricultural soil testing could be performed as part of the Phase I ESA.
- Prior to expending considerable funds on this project, this office recommends further investigations in the form of surveys, delineations, meetings with neighboring developers and governmental departments to confirm these findings and gauge opinions on the proposed development.

## **REFERENCES**

- The Concept Plan was analyzed in accordance with various references, which include but are not limited to:
  - Monmouth County Water Supply Facilities prepared by the Monmouth County Planning Office, January 1992;
  - Wastewater Management Plan (WMP) Existing Wastewater Facilities prepared by the Monmouth County Planning Office, January 2002;
  - NJDEP NJ-GeoWeb service;
  - Monmouth County GIS information.

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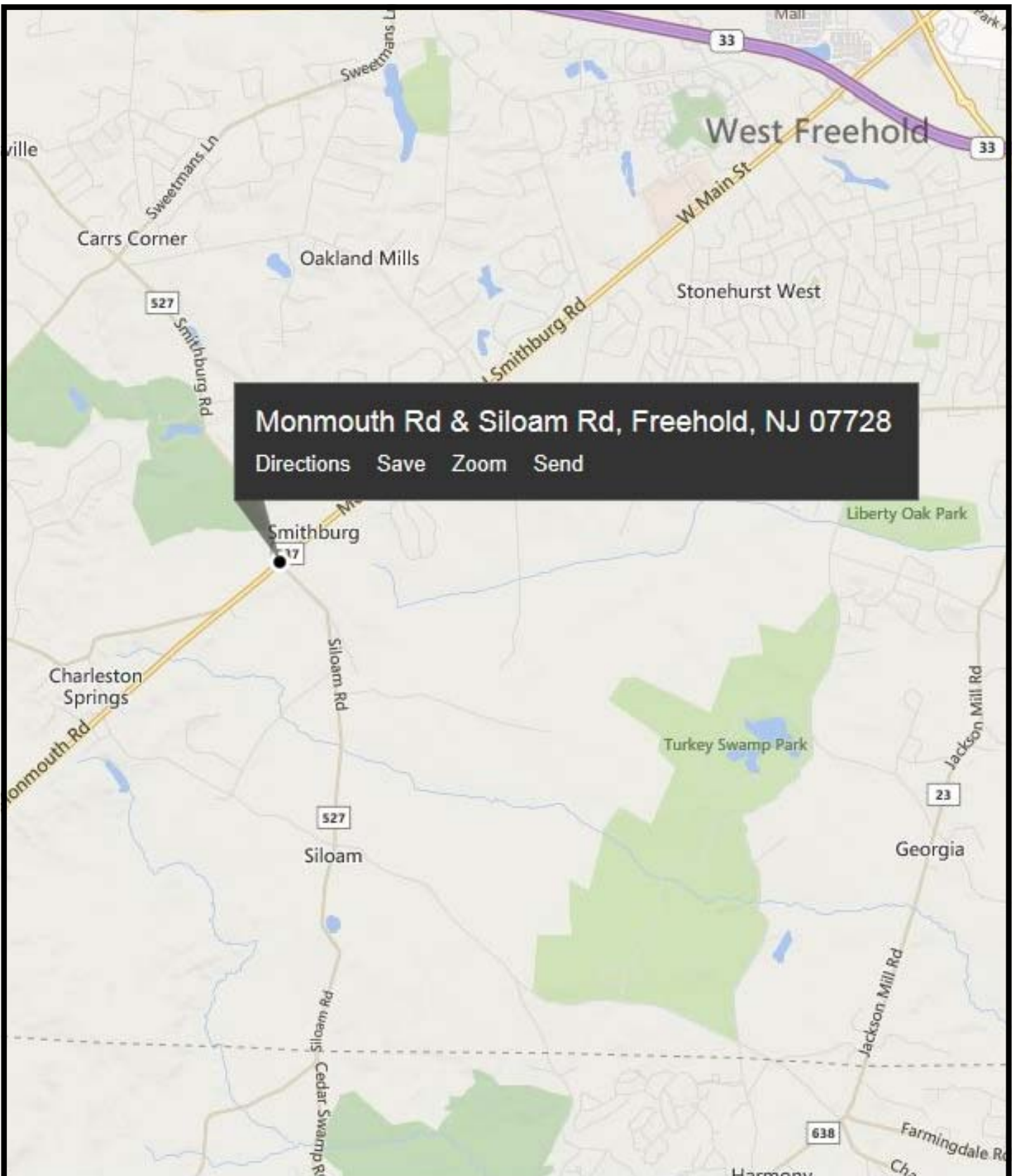


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## **APPENDICES**

- Site Location Map
- Site Aerial Map
- Site Photographs
- Zoning Map
- FEMA Firm Map
- NJDOT Straight Line Diagram for Monmouth County Route 524
- NJDOT Straight Line Diagram for Monmouth County Route 527
- GeoWeb Maps
  - Sewer Service Areas
  - Water Purveyor Areas
  - Critical Endangered Species
  - Wetlands
  - Category One Waters
  - Bedrock Geology
- Ordinance sections related to the following:
  - Bulk Zoning Table
  - Permitted Uses In the B-2 Commercial Zone
  - Conditional Use Requirements
  - Off-Street Parking, Loading and Unloading Requirements
  - Signs
- Proposed Concept Plan 'A'
- Proposed Concept Plan 'B'
- Zoning Critique for Concept Plan 'A'
- Zoning Critique for Concept Plan 'B'





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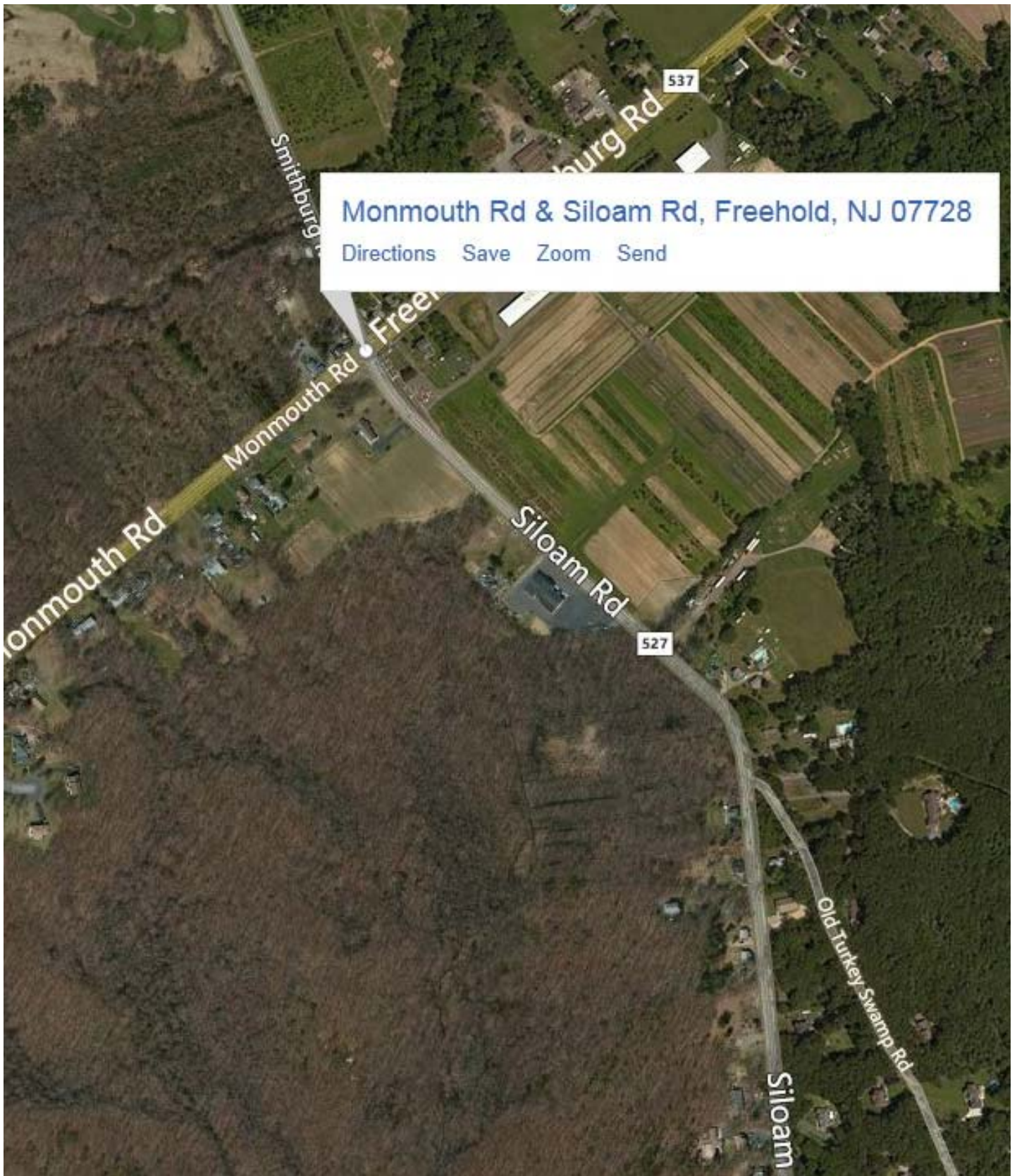
#### Location Map

Scale: N.T.S.

Date: 2/13/2015

MC Project No. 14002461A





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**Aerial Map**

**Scale: N.T.S.**

**Date: 2/13/2015**

**MC Project No. 14002461A**



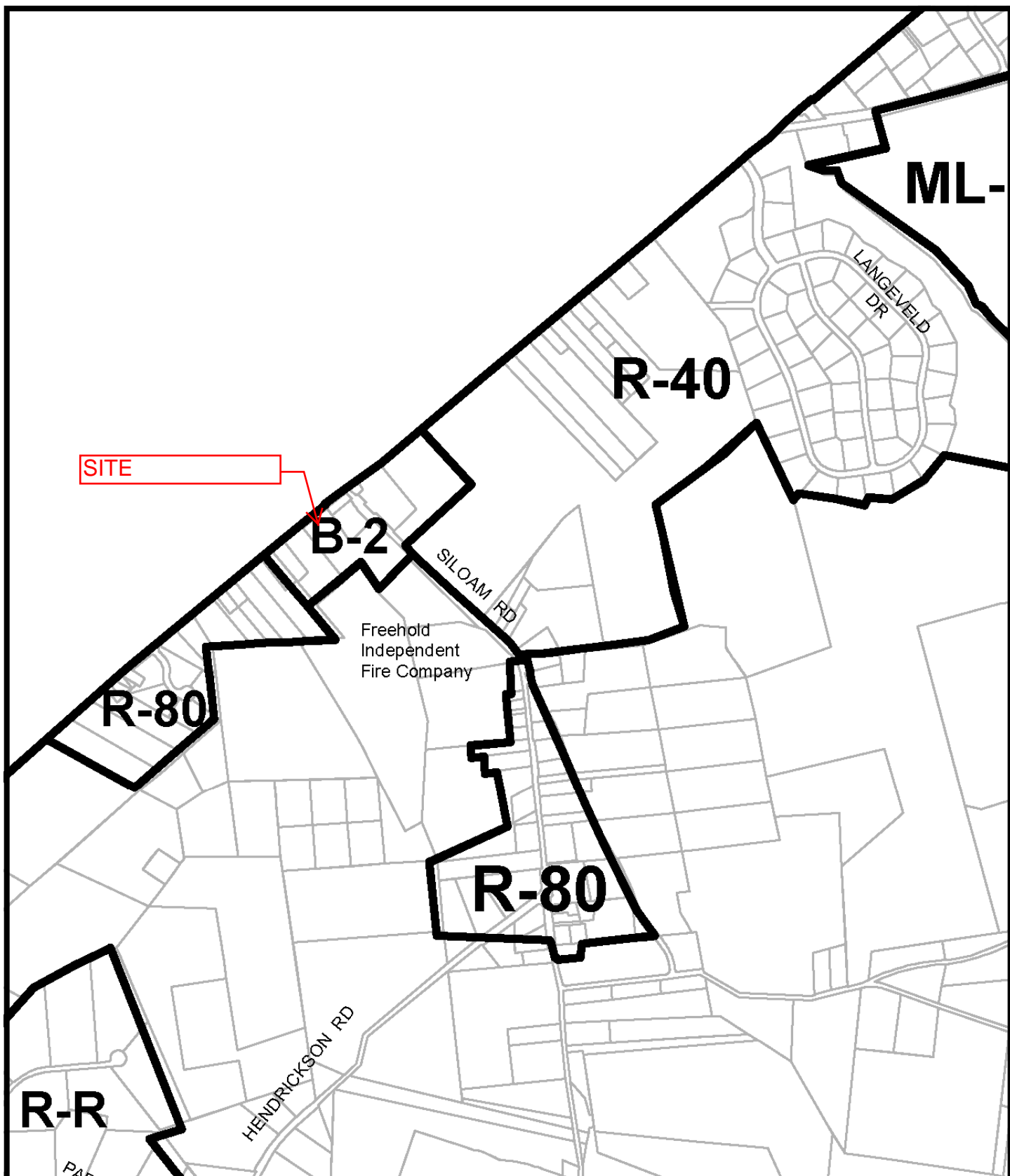












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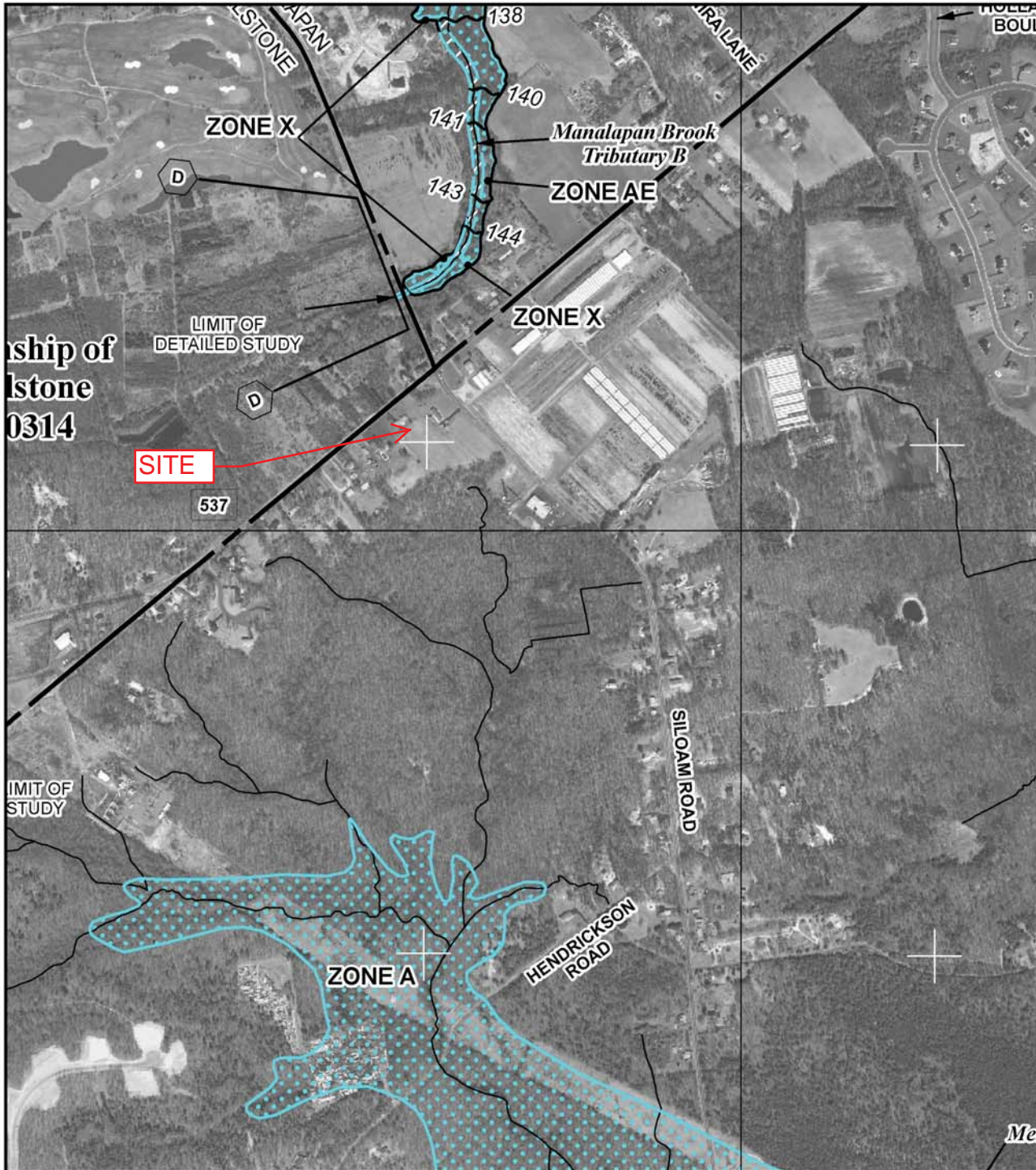
**Zone Map**  
B-2 Zone

**Scale: N.T.S.**

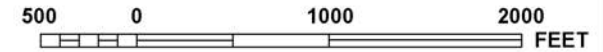
**Date: 2/13/2015**

**MC Project No. 14002461A**





MAP SCALE 1" = 1000'



NFIP

PANEL 0280F

**FIRM**

FLOOD INSURANCE RATE MAP

MONMOUTH COUNTY,  
NEW JERSEY  
(ALL JURISDICTIONS)

PANEL 280 OF 457  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FREEHOLD, TOWNSHIP OF	340297	0280	F
MANALAPAN, TOWNSHIP OF	340308	0280	F
MILLSTONE, TOWNSHIP OF	340314	0280	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
34025C0280F

EFFECTIVE DATE  
SEPTEMBER 25, 2009

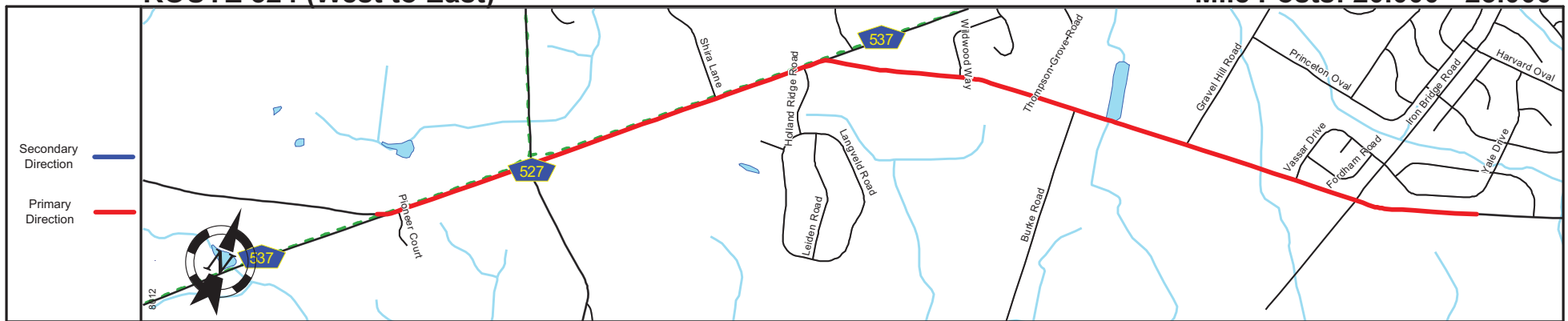
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

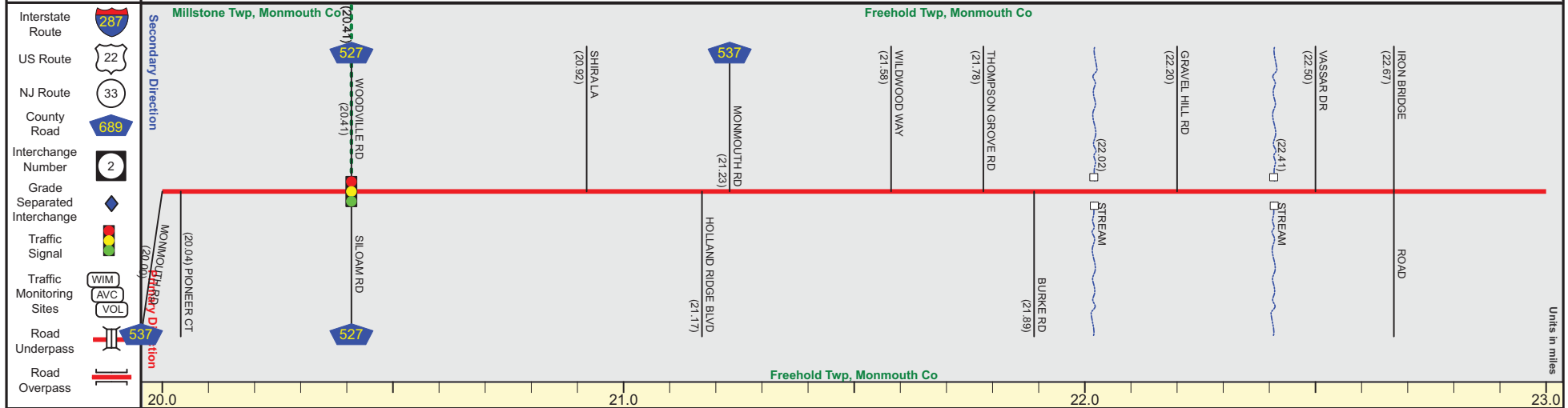


# ROUTE 524 (West to East)

Mile Posts: 20.000 - 23.000



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	



Street Name	Monmouth Road		Elton Adelphia Road	
Jurisdiction	County			
Functional Class	Rural Minor Arterial		Urban Minor Arterial	
Federal Aid - NHS Sy	STP			
Control Section				
Speed Limit	50			
Number of Lanes	2			
Med. Type	None			
Med. Width	0			
Pavement	26			
Shoulder	2	6	4	8
Traffic Volume			2,769 (2009)	
Traffic Sta. ID			091313	
Structure No.			N/A	
Enlarged Views				

SRI = 0000524\_\_

Date last inventoried: November 2012

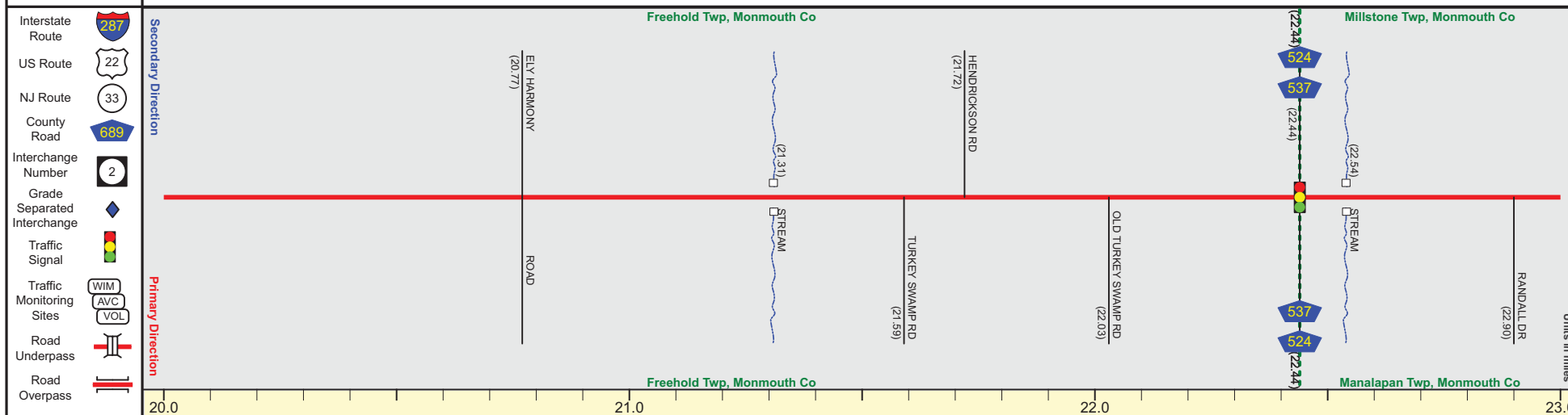


# ROUTE 527 (South to North)

Mile Posts: 20.000 - 23.000



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	



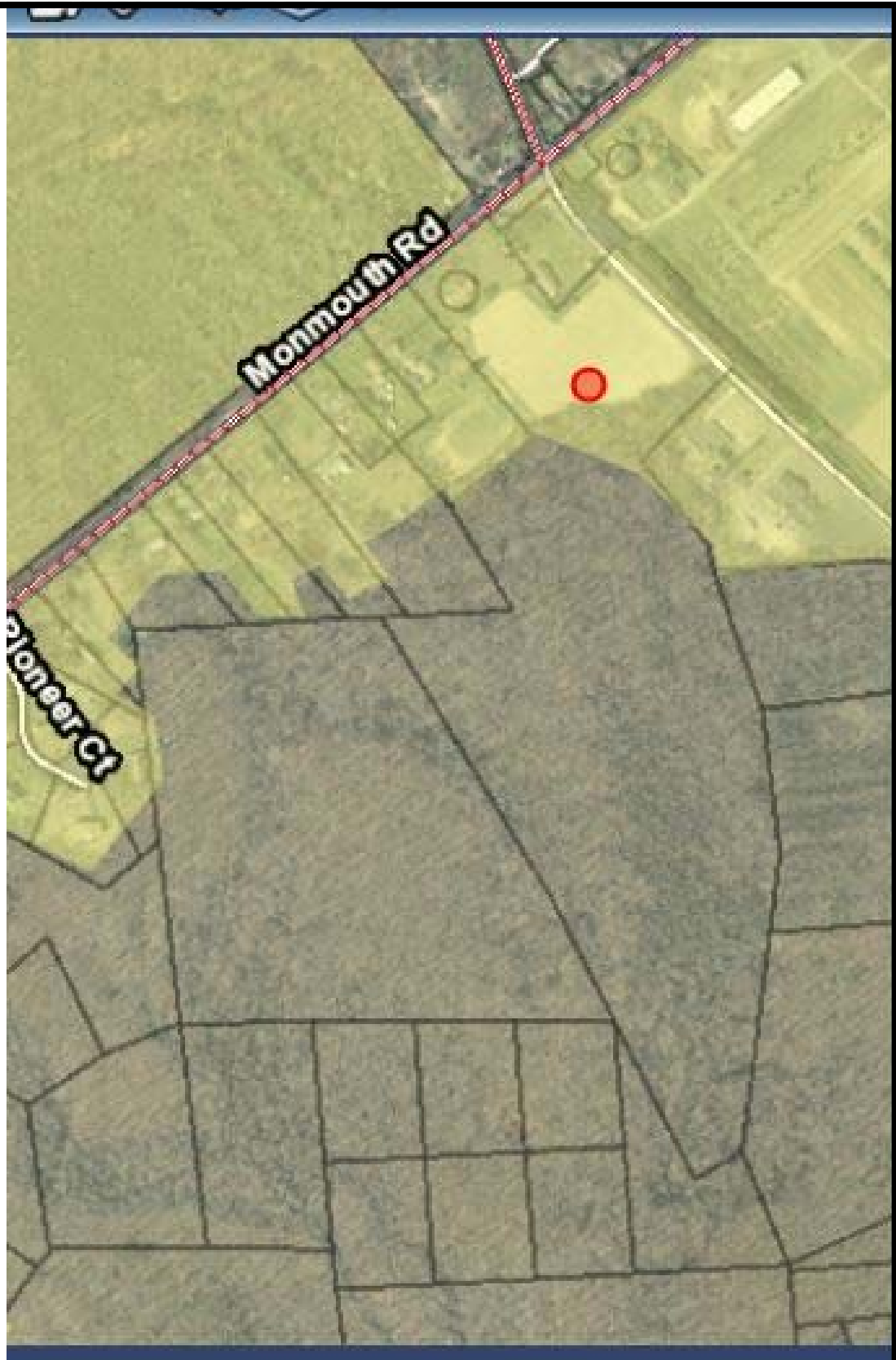
Street Name	Cedar Swamp Road		Siloam Road	
Jurisdiction	County			
Functional Class	Rural Major Collector		Urban Major Collector	
Federal Aid - NHS Sy	STP			
Control Section				
Speed Limit	50		45	
Number of Lanes	2			
Med. Type	None			
Med. Width	0			
Pavement	26			
Shoulder	4		2	
Traffic Volume				
Traffic Sta. ID				
Structure No.	N/A		N/A	
Enlarged Views				

SRI = 0000527\_\_

Date last inventoried: November 2012







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**Sewer Service Area**  
Manasquan River Regional  
Ocean County North STP

**Scale: N.T.S.**

**Date: 2/13/2015**

**MC Project No. 14002461A**





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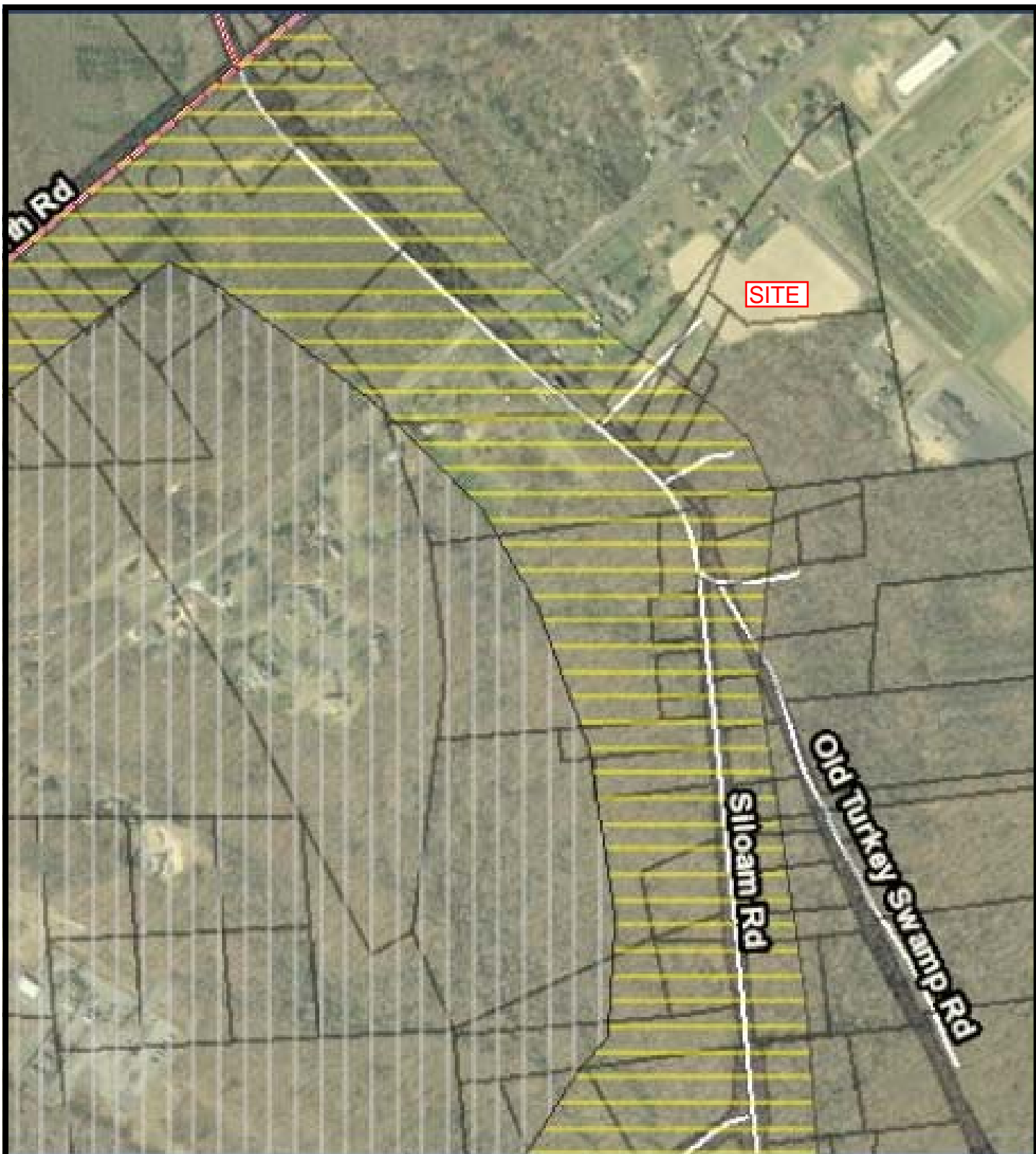
**Water Purveyor Area**  
 None provided for this site

**Scale:** N.T.S.

**Date:** 2/13/2015

**MC Project No.** 14002461A





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#### Critical Endangered Species Map

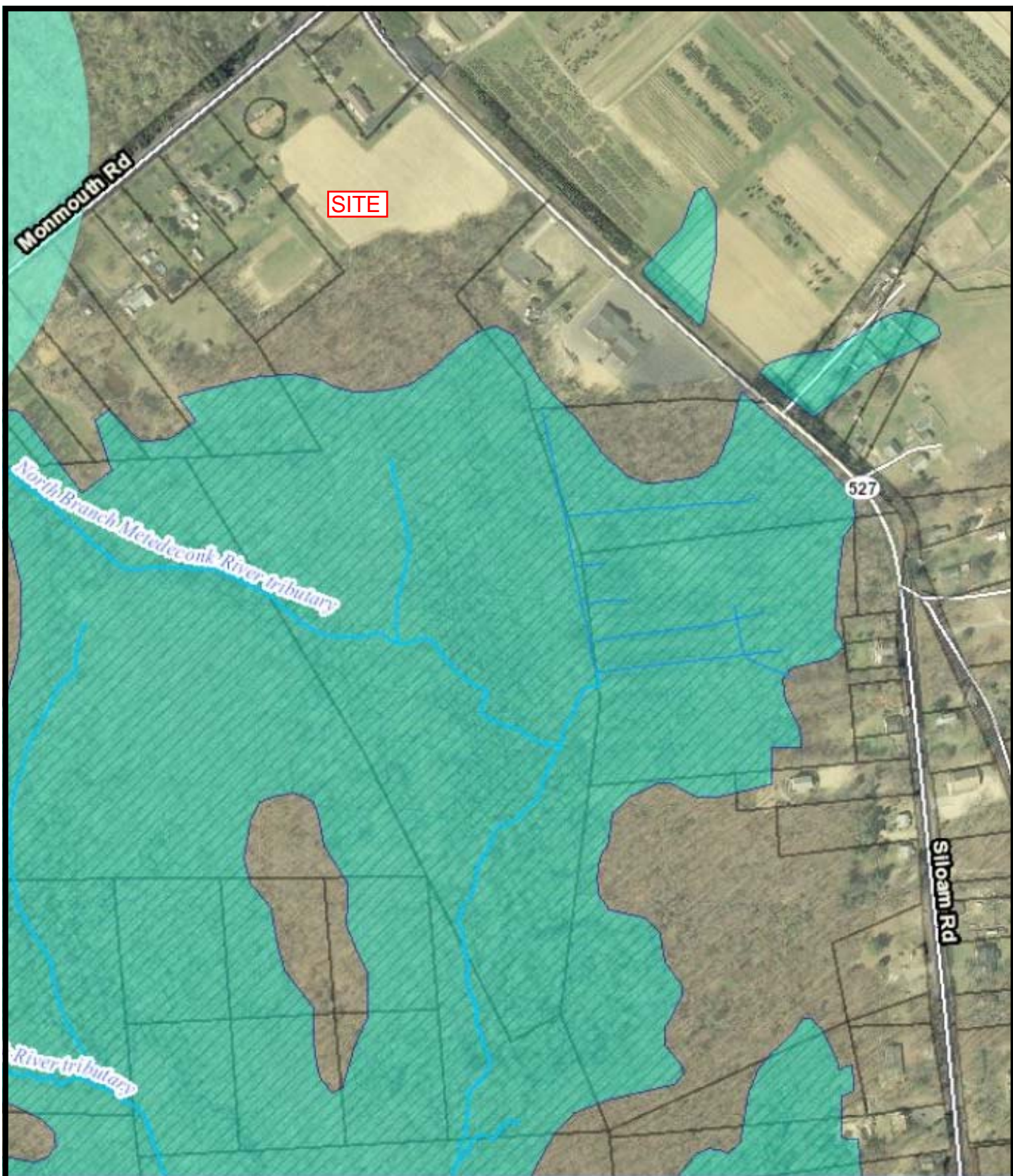
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#### Wetlands Map

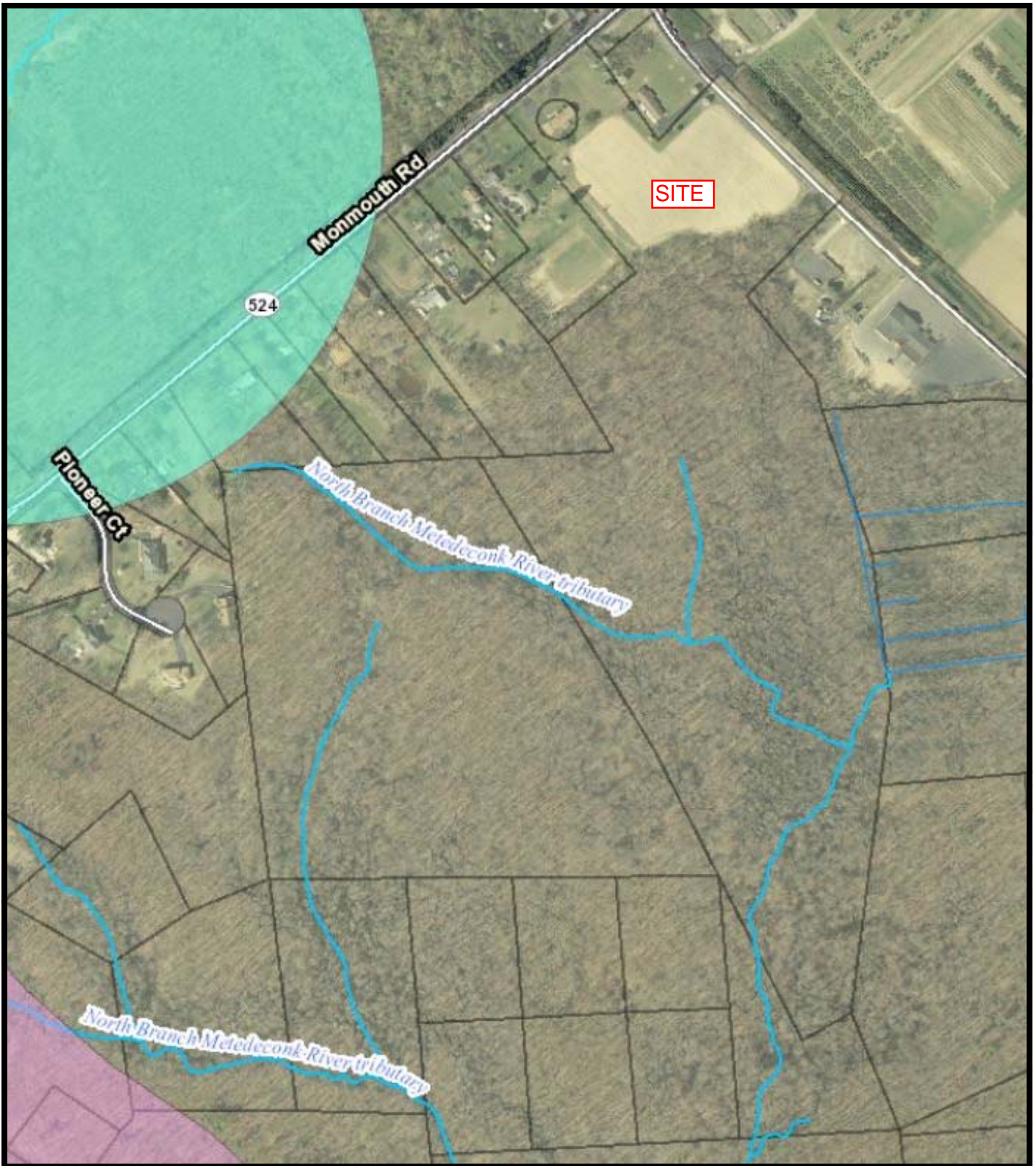
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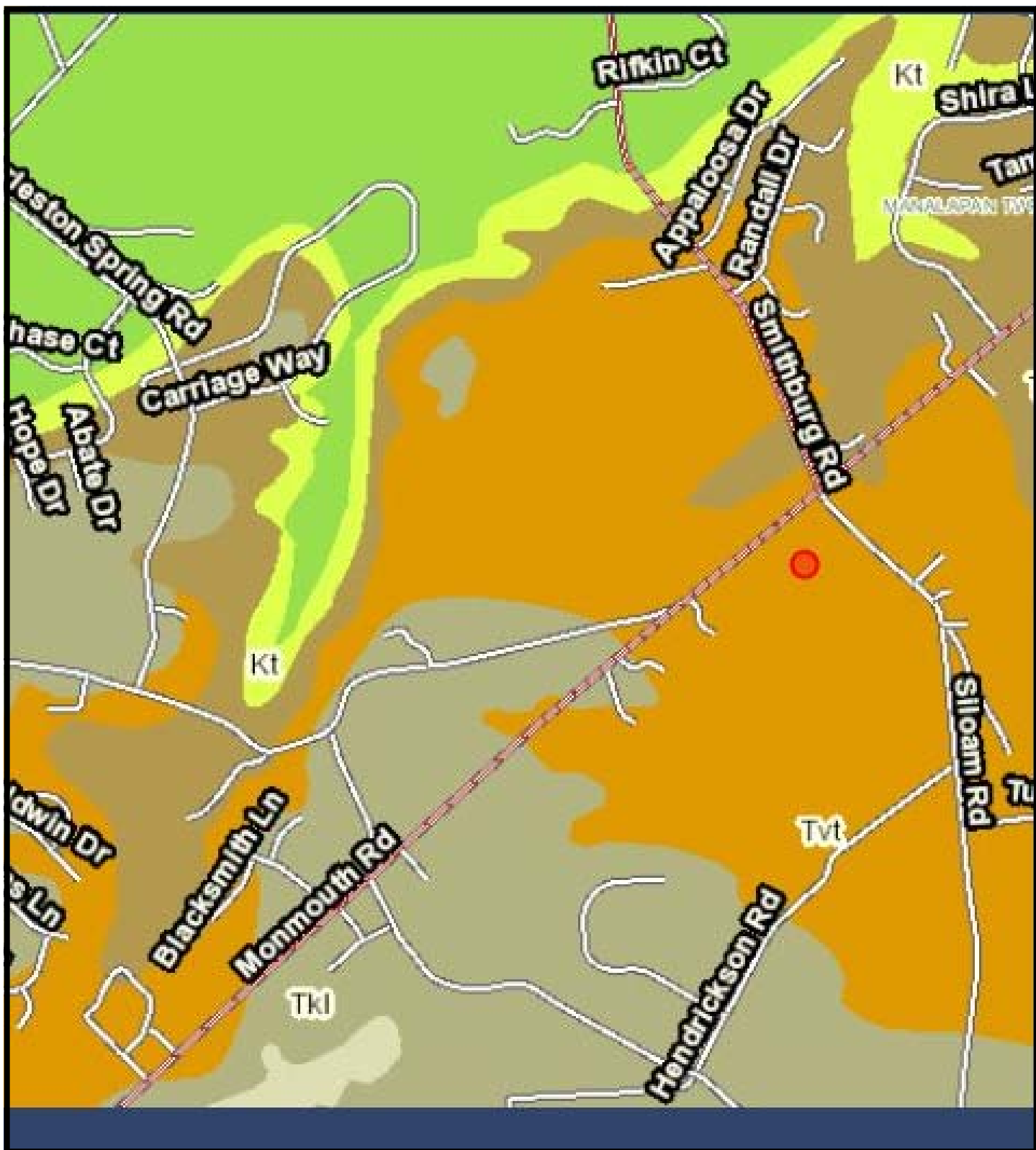
**Category One Waters**

**Scale: N.T.S.**

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**Bedrock Geology**

**Scale: N.T.S.**

**Date: 2/13/2015**

**MC Project No. 14002461A**



# LAND USE

## 190 Attachment 1

### Township of Freehold

#### SCHEDULE C

#### SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

[Amended 3-9-2004 by Ord. No. O-04-9; 9-28-2004 by Ord. No. O-04-35; 8-23-2005 by Ord. No. O-05-26; 9-13-2005 by Ord. No. O-05-29; 9-13-2005 by Ord. No. O-05-30; 9-27-2005 by Ord. No. O-05-32; 11-20-2007 by Ord. No. O-07-29; 6-17-2008 by Ord. No. O-08-11; 12-22-2009 by Ord. No. O-09-37; 8-28-2012 by Ord. No. O-12-18; 4-23-2013 by Ord. No. O-13-15; 5-28-2013 by Ord. No. O-13-16; 12-17-2013 by Ord. No. O-13-39; 2-25-2014 by Ord. No. O-14-2; 10-28-2014 by Ord. No. O-14-14; 12-23-2014 by Ord. No. O-14-18]

Zone	Maximum Gross Density for Major Subdivisions and Site Plans (dwelling units per acre) <sup>22</sup>	Min. Lot Area (in sq. ft. except as noted)		Minimum Lot Dimensions (in feet)				Maximum Lot Coverage (%)			Maximum Floor Area Ratio <sup>8, 22</sup>	Maximum Building Height <sup>2</sup>		Minimum Yard Depths (in feet)						Minimum Width Buffer Zone (in feet)	Min. Size of Principal Bldg. (in sq. ft.)		Scenic Corridor Buffer
				Width at Building Line		Frontage <sup>18</sup>	Depth	All Bldgs.	Access. Bldgs.	Imperv. Surf.				Principal Bldgs			Accessory Buildings				Building Area		
														Interior Lot	Corner Lot	Front Yard	Side Yard	Rear Yard	Side Yard			Rear Yard	
		Interior Lot <sup>1</sup>	Corner Lot <sup>1</sup>	Interior Lot	Corner Lot											Ft.	Story						
RESIDENTIAL																							
R-R	-	200,000	200,000	250	250	150	165	5	5	8	0.10	35	2 1/2	65	30	50	10	10	-	-	35		
R-E	-	10 acres	10 acres	500	500	400	500	3	2	5	0.05	35	2 1/2	150	100	200	100	150	-	-	50		
RR/PAC		(See § 190-127.)																					
PAC-3		(See § 190-140.2, Planned Adult Community PAC-3.)																					
R-120 <sup>17</sup>	-	120,000	120,000	300	300	300	400	10	5	15	0.10	35	2 1/2	65	30	50	10	10	-	-	35		
R-80 <sup>17</sup>	-	80,000	80,000	250	250	200	300	10	5	15	0.10	35	2 1/2	65	30	50	10	10	-	-	35		
R-60 <sup>17</sup>	-	60,000	60,000	225	225	180	250	12	5	18	0.12	35	2 1/2	65	30	50	10	10	-	-	35		
R-40	0.9	40,000	40,000	200	200	125	165	20	5	25	0.12	35	2 1/2	65	30	50	10	10	-	-	35		
R-25	1.4	25,000	30,000	125	150	100	165	25	5	30	0.18	35	2 1/2	50	20	35	5	5	-	-	25		
R-20	1.7	20,000	25,000	100	115	75	150	25	5	30	0.20	35	2 1/2	50	15	35	5	5	-	-	25		
R-15	2.3	15,000	20,000	100	115	75	140	30	7	35	0.20	35	2 1/2	50	15	35	5	5	-	-	25		
R-12	2.9	12,000	14,000	95	110	70	120	30	8	35	0.25	35	2 1/2	35	15	30	5	5	-	-	20		
R-9	3.9	9,000	10,000	90	100	60	100	35	10	35	0.27	35	2 1/2	30	10	25	5	5	-	-	20		
MH		(Same as R-40, For manufactured/mobile home parks see Chapter 213, Manufactured/Mobile Homes, of the Code of the Township of Freehold.)																					
MLC-6	6.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	2	(See § 190-142.)						-	(See § 190-142.)		
ML-8	7.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	2	(See § 190-142.)			(See § 190-142.)			-	(See § 190-142.)		
ML-7	8.0	20 acres	20 acres	200	200	200	-	25	-	40	0.25	30	5	(See § 190-142.)			(See § 190-142.)			-	(See § 190-142.)		
High Density	6.0/Townhse 8.0/Gdn. Apt.	10 acres	10 acres	400	400	400	200	25	5	50	0.25	30	2	65	30	50	50	50	25	(See § 190-138.)			
NONRESIDENTIAL																							
B-10	-	10 acres <sup>4</sup>	10 acres <sup>4</sup>	1,000	1,000	1,000	500	15	-	60	0.15	35	2	100	100	100	30	30	75	10,000	50		
B-2	-	20,000	25,000	100	115	100	150	20	-	65	0.20	30	2	40	20	20	5	5	20	1,000	20		
CMX-10	-	10 acres	10 acres	1,000	1,000	1,000	400	15	-	60	0.15	35	3	100	100	100	30	30	75	1,000	50		
CMX-4	-	4 acres	4 acres	300	325	275	400	20	-	60	0.20	50 <sup>23</sup>	5 <sup>23</sup>	50 <sup>3</sup>	50	50	10	10	50	7,500	25		
CMX-3	-	3 acres	3 acres	300	300	300	400	20	-	65	0.20	40	2	75 <sup>3</sup>	50	50	30	30	50	5,000	50		
CMX-3/A	-	3 acres	3 acres	300	300	300	400	20	-	65	0.20 <sup>24</sup>	40	2	100	50	50	30	30	50 <sup>15</sup>	5,000	50		
CMX-2	-	2 acres	2 acres	200	200	200	200	20	-	60	0.20	35 <sup>23</sup>	3 <sup>23</sup>	100	50	50	30	30	50	2,000	50		
HC	-	80,000	80,000	250	250	200	300	10	5	15	0.10	35	2 1/2	100	50	50	30	30	50	(See 190-148B.)	50		
H-1	-	3 acres	3 acres	250	250	250	200	25	-	65	0.35	50	5	75	50	50	30	30	50	2,000	40		
LI-3 <sup>13</sup>	-	3 acres	3 acres	250	300	250	300	25	5	65	0.25	35	3	50 <sup>19</sup>	35 <sup>19</sup>	50 <sup>19</sup>	10 <sup>20</sup>	10 <sup>20</sup>	50 <sup>21</sup>	10,000	25		
LI	-	40,000	45,000	140	160	120	200	25	-	65	0.25	30	2	30	25	25	5	5	75	3,000	20		
M-1	-	5 acres	5 acres	350	350	350	500	25	-	65	0.25	50 <sup>2</sup>	2	125 <sup>19</sup>	50 <sup>5, 19</sup>	50 <sup>19</sup>	50 <sup>5, 20</sup>	50 <sup>5, 20</sup>	75 <sup>21</sup>	5,000	50		
M-2	-	2 acres	2 acres	200	200	200	350	25	-	65	0.25	35	2	75 <sup>5, 19</sup>	25 <sup>19</sup>	50 <sup>19</sup>	25 <sup>5, 20</sup>	25 <sup>5, 20</sup>	75 <sup>21</sup>	3,000	40		
P-1	-	2 acres	2 acres	200	200	200	200	20	-	50	0.20	35	2	75	50	50	30	30	30	3,000	40		
P-2	-	25,000	30,000	100	115	90	200	20	5	50	0.20	35	2	50	25	25	10	10	15	1,000	25		
ROL	-	40 acres	40 acres	500	500	200	800	15	-	50	0.15	50	3	150	100	100	100	100	50	100,000	50		



# FREEHOLD CODE

Zone	Maximum Gross Density for Major Subdivisions and Site Plans (dwelling units per acre) <sup>22</sup>	Min. Lot Area (in sq. ft. except as noted)		Minimum Lot Dimensions (in feet)				Maximum Lot Coverage (%)			Maximum Floor Area Ratio <sup>8, 22</sup>	Maximum Building Height <sup>2</sup>		Minimum Yard Depths (in feet)						Minimum Width Buffer Zone (in feet)	Min. Size of Principal Bldg. (in sq. ft.) Building Area	Scenic Corridor Buffer
				Width at Building Line		Frontage <sup>18</sup>	Depth	All Bldgs.	Access. Bldgs.	All Imperv. Surf.				Principal Bldgs			Accessory Buildings					
		Interior Lot <sup>1</sup>	Corner Lot <sup>1</sup>	Interior Lot	Corner Lot									Interior Lot	Corner Lot	All Bldgs.	Access. Bldgs.	All Imperv. Surf.	Front Yard			
R	-	5 acres	5 acres	300	300	300	400	20	-	40	0.20	35	2	100	35	35	35	35	35	1,000	50	
R-40/P <sup>6</sup>	-	40,000	40,000	200	200	125	200	20	5	60	0.20	35	2	65	30	50	10	10	50	200,000	35	
RMZ-1	-	50 acres	50 acres	500	500	500	500	25 <sup>7</sup>	5 <sup>7</sup>	65 <sup>7</sup>	0.30 <sup>7</sup>	75 <sup>11</sup>	3	150	150	150	50 <sup>12</sup>	50 <sup>12</sup>	50	75,000 <sup>9</sup>	- <sup>10</sup>	
RMZ-2	-	8 acres	8 acres	300	300	300	200	20 <sup>7</sup>	5 <sup>7</sup>	65 <sup>7</sup>	0.20 <sup>7</sup>	50 <sup>11</sup>	2	75 <sup>12</sup>	50 <sup>12</sup>	50 <sup>12</sup>	50 <sup>12</sup>	50 <sup>12</sup>	50	6,000	-	
RMZ-2A	-	8 acres	8 acres	300	300	300	200	15 <sup>7</sup>	5 <sup>7</sup>	60 <sup>7</sup>	0.15 <sup>7</sup>	50 <sup>11</sup>	5	100 <sup>12</sup>	100 <sup>12</sup>	75 <sup>12</sup>	50 <sup>12</sup>	50 <sup>12</sup>	50			
RMZ-3	-	3 acres	3 acres	300	300	300	300	20	-	65	0.20	50 <sup>11</sup>	2	50 <sup>12</sup>	20 <sup>12</sup>	50 <sup>12</sup>	-	-	50			
VC	-	10 acres	10 acres	500	500	500	1,000	20	-	60	0.18 <sup>16</sup>	35	2 <sup>16</sup>	-	-	-	-	-	50			
HMUD											(See § 190-147.)											
PUD-1											(See § 190-140.1.)											

## NOTES:

- <sup>1</sup> All lots shall provide a minimum developable lot area suitable for the purpose or purposes for the proposed use. Minimum developable lot area shall not include lands which are within an existing one-hundred-year floodplain, lands which have slopes of 25% or greater, which have a seasonable high-water table of 24 inches or less, or are classified as freshwater wetlands by NJDEP or U.S. Army Corps of Engineers, and freshwater wetland transition areas. Lands with existing slopes of 15% to 24.9% shall not exceed 25% of the developable lot area. Lands with existing slopes of 10% or greater shall not exceed 50% of the minimum developable lot area. Lots within the R-80 or R-60 Zoning Districts shall provide a contiguous developable lot area for residential and nonfarm uses equivalent to or greater than the required minimum lot area for an R-40 forty-thousand-square-foot lot. Lots within the R-E, R-R, R-R/PAC (when developed under the R-R regulations) and R-120 zoning districts shall provide a contiguous minimum developable lot area for residential and nonfarm uses equivalent to or greater than 80,000 square feet.
- No development of buildings or structures shall be permitted on existing slopes of 12% or greater. Steep slope areas shall conform with the general zoning provisions of § 190-124, Steep slope requirements. All development shall be designed to minimize disturbance of development sites to the greatest extent practicable.
- <sup>2</sup> See § 190-104, Height requirements.
- <sup>3</sup> One hundred feet minimum from roads classified as primary or secondary arterial roads in the Master Plan of the Township of Freehold.
- <sup>4</sup> See § 190-145D for lot areas within approved shopping centers.
- <sup>5</sup> No side or rear yard required where necessary to build adjacent to a rail siding.
- <sup>6</sup> Requirements for office uses shall conform with the requirements of the P-2 Zone. Residential uses shall conform with the requirements of the R-40 Zone.
- <sup>7</sup> In all RMZ Zones, parking garages shall not be counted as structures for floor area ratio. For maximum area lot coverage computations and for impervious coverage computations, they shall be computed only at the contiguous "as-built" grade levels. The maximum height of a parking garage shall be 30 feet and not more than three stories except for a parking garage located on the west side of the principal mall structure which shall not exceed 50 feet and four stories in height, provided that vehicles on the top deck shall not extend above the height of the adjacent principal mall structure and shall be screened from sight lines from the intersections of Winners Circle and Trotters Way and Raceway Mall Drive east of the mall when viewed to the west.
- <sup>8</sup> Where as part of the planned development of property for nonresidential use, an individual lot or lots are utilized for detention/retention basins, open space or other uses for the common benefit of the planned development, then the floor area which would have been generated and permitted, except for the use of such lots for the common benefit, may be transferred and added to other lot(s) in the development.
- <sup>9</sup> For offices only in the RMZ-2 Zone, each detached building shall have a minimum of 20,000 square feet of gross leasable floor area except for municipal, governmental and other public facilities, public utility installations and structures, and passenger bus stations for which there is no minimum size of building. The maximum combined floor area of all office buildings shall not exceed 100,000 gross leasable square feet in the RMZ-2 area southwest of Winners Circle. Office buildings shall be a maximum of three stories and 40 feet in height above grade with the grade to be determined upon the average final grade within a two-hundred-foot radius of the building or buildings. Office buildings may be built into the grade within the site development area in a "shelved" design with multilevel entrances; such buildings shall be a maximum of four stories and 50 feet in height measured from the elevation of the lowest floor to the highest point of the roof for flat roofs, and to the mean between eaves and ridge for gable, hip and gambrel roofs. Roof parapets of not greater than five feet may be permitted to screen mechanical equipment on buildings with flat roofs, which parapet shall not be utilized in the maximum height computation.
- <sup>10</sup> In the RMZ-2A Zone, the minimum size of a hotel shall contain a minimum of 100 rooms designed in accordance with state codes and may include restaurant facilities and ancillary service facilities such as a guest service shop for sale of newspapers, books, personal hygiene items, souvenirs and similar types of articles, exercise and pool facilities. The ancillary facilities shall not exceed 10 % of the gross leasable floor area. A hotel may include conference, convention and/or banquet facilities.
- <sup>11</sup> In the RMZ-1, RMZ-2 and RMZ-2A Zones, maximum height in feet includes penthouses or similar structures, parapets, HVAC and other equipment installed on roofs.
- <sup>12</sup> In the RMZ Zones, all yard setbacks shall be 100 feet along public roadways. In the RMZ-2 and RMZ-2A Zones, lots may front on either public roads or mall loop roads, access roads or connecting roads which are designed and constructed in accordance with Article IX (§ 190-70) et seq.) and Article X (§ 190-86 et seq.) of this chapter and on which a Title 39 agreement will be entered into with the Township when the roadway is completed.
- <sup>13</sup> Commercial development in the LI-3 Zone shall be restricted to planned commercial development in accordance with § 190-203, Planned commercial development.
- <sup>14</sup> In all RMZ Zones, no loading areas shall face any public street, mall loop or access roads.
- <sup>15</sup> Minimum planted buffer shall be: 50 feet abutting a residential zone; 25 feet abutting a nonresidential zone.
- <sup>16</sup> Gross floor area of buildings in the VC Zone shall not exceed 300,000 square feet of office buildings and 300,000 square feet of commercial shopping center development.
- <sup>17</sup> All development within R-60, R-80 and R-120 Zones within the Lake Topanemus Watershed Conservation District shall also conform to special zoning requirements and site development regulations specified in § 190-143, Lake Topanemus Watershed Conservation District.
- <sup>18</sup> Minimum lot frontage on a cul-de-sac or street with a curved alignment having an outside radius of 500 feet or less may be reduced to not less than 75% of the required lot frontage.
- <sup>19</sup> The minimum yard dimension shall be 250 feet where a principal building is located adjacent to a residential zone district.
- <sup>20</sup> The minimum yard dimension shall be 125 feet where an accessory use or building is located adjacent to a residential zone district.
- <sup>21</sup> The minimum width of a buffer and landscape area shall be 100 feet adjacent to a residential zone district. Within the buffer, a six-foot high berm, with landscape screening shall be provided to screen the building, parking areas and loading area to the greatest extent practicable.
- <sup>22</sup> The density for residential development and the floor area ratios for residential and nonresidential development shall be based upon the minimum developable lot area as established in Footnote 1 and excluding other critical areas as defined in this chapter.
- <sup>23</sup> The maximum building height for hotels and conference centers only in the CMX-2 and CMX-4 Zones shall be 55 feet and 5 stories.
- <sup>24</sup> The maximum floor area ratio for motor vehicle showrooms, offices and mechanical repair and maintenance service facilities within the CMX-3/A Zone shall be 0.25.

*Township of Freehold, NJ**Friday, February 13, 2015*

## Chapter 190. Land Use

### Article XIII. Zone Regulations

#### § 190-144. Commercial Zone B-2.

A. Permitted uses:

- (1) General business activities, including such activities as retail sales, offices and banks, eating and drinking establishments and personal services.
- (2) Building material supply and sales, including such activities as lumber yards, mason materials, storage and sales, plumbing and electrical service and sales and similar storage and wholesale and retail sales designed to supply and service construction and building activities.
- (3) Contractors' shops and offices.
- (4) Small repair and machine shops generally employing fewer than 10 persons; and custom shops primarily engaged in the production of articles or products to be sold at retail on the premises.
- (5) Commercial laundries and dry cleaners, provided that any commercial laundry shall be connected with a public sewage disposal system.
- (6) Extension and commercial schools.
- (7) Animal hospitals and shelters.
- (8) Public utility garages and storage facilities.
- (9) Printing shops.
- (10) Public utility installations.
- (11) Automotive repair and maintenance (NAICS 8111).  
[Added 12-27-2011 by Ord. No. O-11-32]

B. Permitted accessory uses.

- (1) Storage sheds, except that lumber storage sheds shall be considered as a principal use.
- (2) Garage facilities.
- (3) Signs.
- (4) Fences.

C. Area, yard and building requirements: as specified in **Schedule C** at the end of this chapter.



D. Uses permitted subject to issuance of a conditional use permit:

- (1) Gasoline filling stations.
- (2) Planned commercial development in accordance with § **190-203**.  
[Amended 8-28-2012 by Ord. No. O-12-18; 2-26-2013 by Ord. No. O-13-5]
- (3) Gasoline filling station with a convenience store per § **190-197.1**.  
[Added 2-26-2013 by Ord. No. O-13-5]

*Township of Freehold, NJ**Tuesday, February 3, 2015*

## Chapter 190. Land Use

### Article XIX. Conditional Use Permits

#### § 190-197.1. Gasoline filling stations with convenience stores.

[Added 2-26-2013 by Ord. No. O-13-5]

Gasoline filling stations with a convenience store, provided that the following standards are met, together with any applicable requirements of this chapter:

- A. The minimum site area shall be three acres.
- B. The minimum street frontage shall be 300 feet. On corner lots, the street frontage on the primary roadway shall be 300 feet and on the secondary roadway the street frontage shall be 200 feet.
- C. No pits, racks, or lifts shall be permitted out of doors, nor shall any repair work be performed out of doors.
- D. Gasoline pumps shall be located at least 50 feet from any property line.
- E. All fuel, oil, or similar volatile substances shall be stored as per National Fire Prevention Association standards.
- F. No ingress or egress drives shall be located closer than 50 feet to any street intersection nor closer than 30 feet to any other drive on the same site or any other property. Such ingress and egress drives shall have a width of at least 20 feet but not more than 30 feet.
- G. No paved area, other than an ingress or egress drive, may be located within 10 feet of any property line.
- H. All unpaved areas of the site shall be graded and planted with grass, shrubs, trees or other suitable landscaping material.
- I. No building shall be erected nearer than 100 feet to any street line, and no structure including canopies shall be erected nearer than 50 feet to any front, side or rear property line.
- J. Illumination shall be such that no direct glare from the lights shall fall upon adjoining streets or properties.
- K. The sale, rental or lease of new or used vehicles shall be prohibited.
- L. There shall be no drive-through facilities associated with the convenience store.
- M. Outdoor solid waste disposal containers and dumpsters shall be contained within masonry structures with the same fascia material as the convenience store or gas station building.

- N. Accessory goods for sale may be displayed on the pump islands and the building island only. The outside storage of oil cans and/or antifreeze and similar products may be displayed on the respective islands, if provided for in a suitable metal stand or rack.
- O. Convenience stores shall be permitted, provided that:
  - (1) They contain not less than 2,000 square feet and not more than 5,000 square feet of gross floor area;
  - (2) Parking space is provided for each 100 square feet of floor area devoted to the convenience store.
  - (3) Parking and pedestrian circulation for the handicapped shall conform with the Americans with Disabilities Act; and
  - (4) The location and access to the convenience store does not impede or interfere with vehicular and pedestrian circulation to and from fuel pumps.

*Township of Freehold, NJ  
Wednesday, February 11, 2015*

## Chapter 190. Land Use

### Article XIV. Off-Street Parking, Loading and Unloading Requirements

#### § 190-163. Minimum parking spaces.

[Amended 3-25-2003 by Ord. No. O-03-6; 9-25-2007 by Ord. No. O-07-25; 3-17-2009 by Ord. No. O-09-4]

<b>Use</b>	<b>Minimum Number of Spaces</b>	<b>Per</b>
Single or multifamily dwellings		Per New Jersey Site Improvement Standards (N.J.A.C. 5:21)
Mobile homes		Per New Jersey Site Improvement Standards (N.J.A.C. 5:21)
Auditoriums, houses of worship, theaters, stadia, community centers, union halls, and similar places of assembly	1	4 seats or for every 4 persons who may be legally admitted, whichever is maximum
Automobile service stations	2	Plus 1 per 200 square feet of floor area
Banks, financial and business offices and professional offices	1	For each and every 200 square feet gross floor area on first floor plus 1 per 300 gross square feet on any additional floors
Barber- and beauty shops	1 1/2	Barber or beauty chair, plus 1 per employee
Bowling alleys	5	Alley
Cemeteries	1	400 square feet of gross floor area for office
Drive-in restaurants, car-hops	1	Every 3 customer tables or booths, plus 1 for every 2 counter seats, plus 1 for every 2 employees
Health clubs	1	100 square feet, plus 1 per employee
Hospitals	1	4 beds, plus 1 per 2 employees and staff on maximum shift
Hotels, motels, rooming houses and boardinghouses	1	Sleeping or dwelling unit, plus 1 per employee, plus parking for any ancillary use based on the standards of this section
Industrial or manufacturing establishments	1 1/2	Every employee on maximum shift
Laundromats	1	2 washing machines

Use	Minimum Number of Spaces	Per
Life care facilities		
Nursing home	1	4 beds, plus 1 per employee for maximum shift
Congregate care/assisted life	1	3 beds, plus 1 per employee for largest shift
Individual living/personal care	1	2 beds, plus 1 per employee
Manufacturing	1	300 square feet
Mixed-use industrial/flex-office	1	Every 1.5 employees on the maximum shift for manufacturing area, plus 1 for every 5,000 square feet for storage area, plus 1 per 200 square feet of office area
Motor vehicle sales and service	1	200 square feet of floor area
Restaurants, luncheonettes cafeterias, bars, diners, nightclubs and taverns	1	2 persons allowed within the maximum occupancy load established by fire, building or health codes
Retail and service stores, except as otherwise specified	1	125 square feet of floor area
Retail furniture and appliance	1	300 square feet of floor area
Supermarkets, convenience stores and self-service food stores	2	100 square feet of floor area for the first 10,000 square feet, plus 1.5 per 1,000 square feet for the floor area greater than 10,000 square feet (storage areas and food preparation and processing areas may be excluded)
Swim clubs	1	2 memberships
Veterinarian/veterinarian hospitals	6	Doctor or examination room, whichever is greater
Warehouse	1	5,000 square feet

**NOTE:** When and wherever any of the uses above are so combined or commingled in such a manner so as to constitute a shopping center, shopping plaza or other combination of commercial, office, industrial or other facilities, the following parking requirements shall apply, in lieu of those stated heretofore:

Use	Number of Spaces
Shopping center containing more than 10,000 square feet but less than 100,000 square feet of gross leasable floor area	5.5 per 1,000 square feet of gross leasable floor area between 10,000 square feet and 100,000 square feet when the center includes a convenience store; centers which do not include a convenience store and/or supermarket shall provide a minimum of 5.0 parking spaces per 1,000 square feet of gross leasable floor area
Shopping center containing greater than 100,000 square feet and up to 350,000 square feet of gross leasable floor area	5.5 per 1,000 square feet of gross leasable floor area for the first 10,000 to 100,000 square feet, plus 5.0 per 1,000 square feet for gross leasable area between 100,000 and 350,000 square feet; centers which do not include a convenience store and/or supermarket shall provide a minimum of 5.0 parking spaces per 1,000 square feet of gross leasable floor area

Use	Number of Spaces
Shopping center containing greater than 350,000 square feet of gross leasable floor area	4.5 per 1,000 square feet of gross leasable floor area <sup>(1)</sup>
Other	As specified by the Planning Board based upon recognized national parking standards, including Urban Land Institute, Parking Generation by Institute of Traffic Engineers or other nationally recognized parking standards

**NOTES:**

A parking management plan (PMP) shall be submitted and approved by the reviewing board which details peak day parking requirements and plans for employee off-site, remote or peripheral area parking; shuttle bus service for employees and/or customers; valet parking for customers; shared parking with non-shopping-center facilities, including commuter parking facilities; and other planned programs for reducing peak-period parking requirements at the designated customer parking areas.





Township of Freehold, NJ  
Wednesday, February 11, 2015

## Chapter 190. Land Use

### Article XVII. Signs

#### § 190-179. Signs permitted in Highway Development B-2 and B-10, Hospital H-1, Corporate Multi-Use CMX-2, CMX-3 and CMX-3/A, Professional Office P-1 and P-2 and office uses in the R-40/P Residential/Professional Zone.

[Amended 12-8-2009 by Ord. No. O-09-32; 2-22-2011 by Ord. No. O-11-3]

- A. Subject to the following limitations, all signs permitted in §§ **190-177** and **190-178** shall be permitted in this section.
- B. Notwithstanding any other provision in this chapter and in furtherance of the goals of § **190-114** of this chapter, the following restrictions, limitations and conditions shall apply to signs in these zones:
  - (1) Each sign in the enumerated zones shall be of a general design and shall contain lettering appropriate to and visually compatible with the architectural style of the building to which it is affixed or which it services.
  - (2) The placement of signs shall be appropriate to and visually compatible with the architectural style and architectural elements of the buildings.
  - (3) The colors of backgrounds and letters on signs shall be appropriate to and visually compatible with colors used on the building.
- C. In addition to the signs permitted under Subsection **A** hereof, the following sign or signs shall also be permitted:
  - (1) Wall signs. Each business or commercial use may have one or more illuminated flat signs displayed on the face of the building or space which it occupies. The aforesaid sign shall advertise only the business and product occupying the space. If the property is located on a corner lot, such signs shall be permitted on the sides of the building facing each street.
    - (a) Size. The permitted size of wall signs shall be based on a percentage of the wall areas computed by the length times the height in the geometric figures which determine the actual area. The wall length shall be the building, or that portion occupied. The height of the wall for computing purposes shall not exceed 15 feet for one-story structures or 25 feet for two- or more story structures. One wall shall be the front wall; other walls shall be figured on the basis of one-half of the percent allowable given the front wall.

#### Wall Signs: Allowable Size

##### Square Footage

0 to 3,500

##### Percent Allowable

7.5

**Wall Signs: Allowable Size**

<b>Square Footage</b>	<b>Percent Allowable</b>
3,500 to 4,500	8.0
4,500 to 5,500	8.5

- (b) Maximum allowable size. The maximum allowable size of a wall sign shall not exceed 495 square feet.
  - (c) No wall sign shall be mounted at a distance measured perpendicular to said wall face greater than 24 inches.
  - (d) No wall sign shall cover wholly or partially any required wall opening.
- (2) Freestanding signs.
- (a) Each business or commercial use may display one freestanding, illuminated sign, provided that such business is not part of a planned center of three or more units. Such sign shall advertise only the business or use occupying the space. The size of the sign face or faces shall be determined by the linear dimension of the side of the lot facing the street or highway in accordance with the following table:

**CHART A**

<b>Frontage (feet)</b>	<b>Type of Sign</b>	<b>Maximum Size (square feet)</b>
Up to 50	One single-faced	32
	One double-faced	32 for each face
Up to 100	One single-faced	32
	One double-faced	32 for each face
Up to 200	One single-faced	96
	One double-faced	96 for each face
Up to 300	One single-faced	144
	One double-faced	100 for each face
Up to 400	One single-faced	160
	One double-faced	160 for each face
400 and over	One single-faced	200 maximum
	One double-faced	200 for each face maximum

- (b) Freestanding signs shall comply with the minimum side and corner yard setbacks of the applicable zoning district as an accessory structure but in no event shall a sign be closer than 15 feet to any lot line or building line.
  - (c) All freestanding signs shall be located at least five feet from all buildings.
  - (d) Signs shall not exceed the following heights; provided, however, that when freestanding signs are placed in raised decorative planters not exceeding four feet, the height shall be measured from the height of the planter structure:
    - [1] Route 9: 30 feet.
    - [2] Route 537 and Route 33: 20 feet.
    - [3] Route 79 and all other streets: 10 feet.
- (3) Real estate signs. Two single-faced, freestanding, nonilluminated temporary real estate signs shall be permitted, which signs shall not exceed 32 square feet of surface area for each sign; in lieu thereof, there shall be permitted one double-faced sign which shall not exceed 32 square

feet of surface area for each face. The sign or signs shall pertain only to the sale, lease or rental of the property on which it is located. Lots having a frontage of 400 feet or greater may display two single-faced signs which shall not exceed an area of 64 square feet each; or, in lieu thereof, one double-faced sign, each face of which shall not exceed 64 square feet in surface area. No such sign shall be closer than 15 feet to any lot line.





CONDITIONAL USE: GASOLINE WITH CONVENIENCE STORE		REQUIRED	PROPOSED
	DESCRIPTION		
Min.	LOT AREA	3 ACRES	1,349,854 SF (30.99 AC)
Min.	FRONTAGE	300 FT	223 FT (V)
Min.	GASOLINE PUMP SETBACK	50 FT	112 FT
	DRIVEWAY WIDTH	MIN. 20 FT, MAX. 30 FT	36 FT (V)
Min.	PAVEMENT SETBACK	10 FT	122 FT
Min.	CANOPY SETBACK	50 FT	102 FT
Min.	STREET TO BUILDING SETBACK	100 FT	221 FT
Min.	GROSS FLOOR AREA	2,000 SF-5,000 SF	5,585 SF (V)
	PARKING SPACES	1/100 SF	56 SPACES

**Office Locations:**

■ Red Bank, NJ	■ Albany, NY
■ Clinton, NJ	■ Chestnut Ridge, NY
■ Hamilton, NJ	■ Newburgh, NY
■ Marmora, NJ	■ Hawthorne, NY
■ Mt. Arlington, NJ	■ Bethlehem, PA
■ Mt. Laurel, NJ	■ Exton, PA
■ Sterling, VA	■ Tampa, FL
■ Albuquerque, NM	

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REV	DATE	DRAWN BY	DESCRIPTION
1	11/11/11	1	1
2	11/11/11	2	2
3	11/11/11	3	3
4	11/11/11	4	4
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6	11/11/11	6	6
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97	11/11/11	97	97
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99	11/11/11	99	99
100	11/11/11	100	100

CONCEPT PLAN  
FOR  
DeLUCIA  
COMMERCIAL  
DEVELOPMENT

BLOCK 101  
LOTS 13, 13.02, & 14  
TOWNSHIP OF FREEHOLD  
MONMOUTH COUNTY  
NEW JERSEY



**RED BANK OFFICE**  
Corporate Headquarters  
331 Newman Springs Road  
Suite 203  
Red Bank, NJ 07701  
Phone: 732.383.1950  
Fax: 732.383.1984

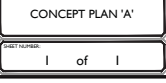
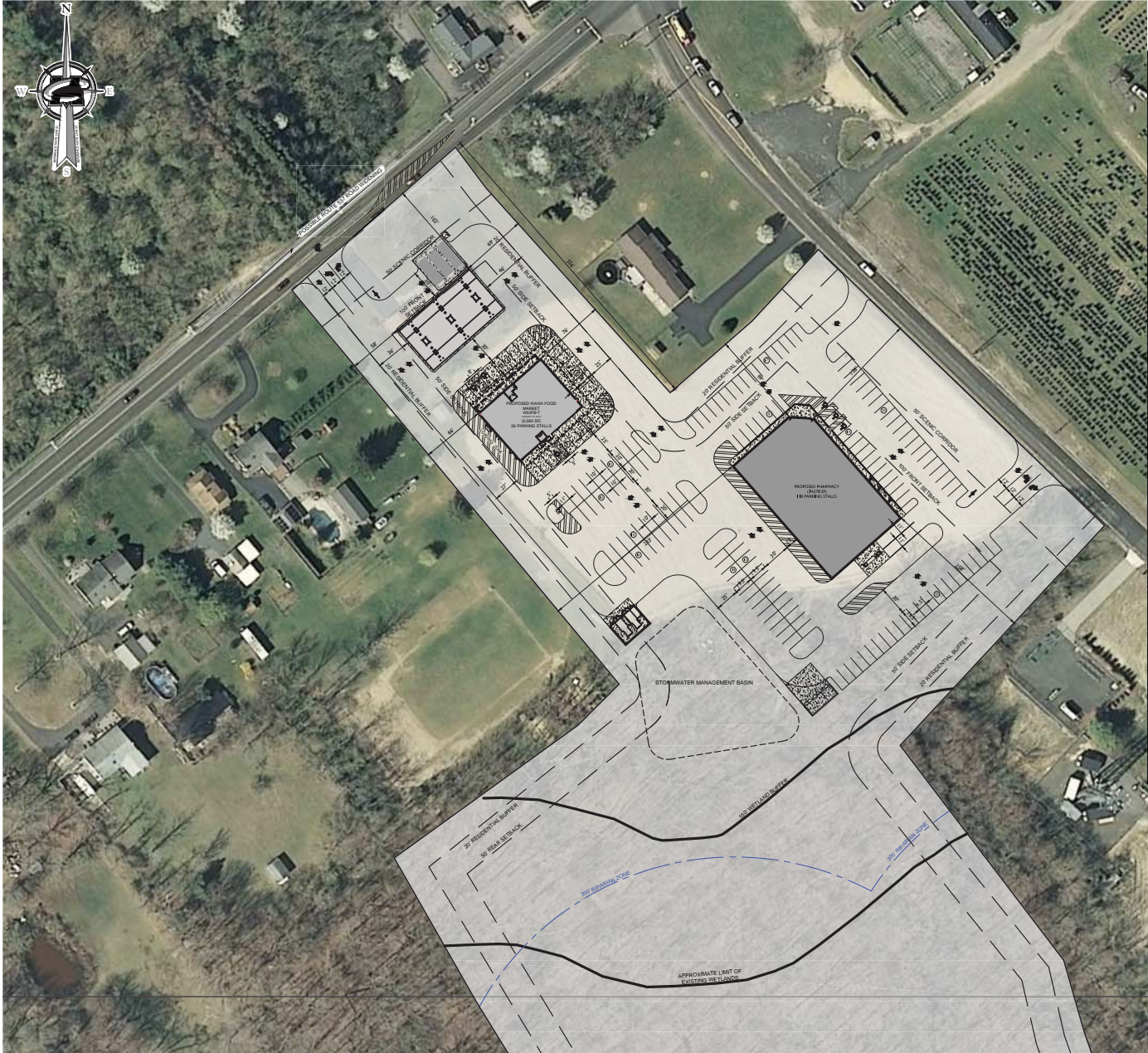
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AS SHOWN	2/16/15	MBRW	PBL
PROJECT NUMBER:		DRAWING NAME:	
14002461A		C-CNPT	

SHEET TITLE:

CONCEPT PLAN 'A'

SHEET NUMBER: 1 of 1





ZONING ORDINANCE CRITIQUE (CONCEPT 'A')			
PROJECT/MUNICIPALITY :			
BLOCK & LOT #'S :		BLOCK 101, LOT 13	
ZONE :		B-2 COMMERCIAL ZONE	
EXISTING USE :		RESIDENTIAL AND ACTIVE FARMLAND	
PROPOSED USE :		COMMERCIAL	
PERMITTED USE :		RETAIL SALES - PRINCIPALLY PERMITTED USE	
		GAS STATION W/ CONVENIENCE STORE - CONDITIONALLY PERMITTED USE	
		§ 190-197.1. GAS STATION WITH C-STORES	
A.		COMPLIES	
B.		DOES NOT COMPLY - PRINCIPAL ROAD FRONTAGE < 300 FT	
C.		COMPLIES	
D.		COMPLIES	
E.		COMPLIES	
F.		DOES NOT COMPLY - DRIVEWAY WIDTHS > 30 FT FOR LEFT TURNS OUT	
G.		COMPLIES	
H.		COMPLIES	
I.		COMPLIES	
J.		COMPLIES	
K.		COMPLIES	
L.		COMPLIES	
M.		COMPLIES	
N.		COMPLIES	
O.1		DOES NOT COMPLY - BUILDING GFA > 5,000 SF BASED ON PROTOTYPE PROPOSED	
O.2		COMPLIES	
O.3		COMPLIES	
O.4		COMPLIES	
<u>DESCRIPTION</u>		<u>REQUIRED</u>	<u>PROPOSED</u>
Min.	LOT AREA	20,000 SF	1,349,854 SF (30.99 AC)
Min.	LOT DEPTH	150 FT	336 FT
Min.	LOT WIDTH	100 FT	221 FT
Min.	FRONTAGE	100 FT	223 FT
Min.	FRONT SETBACK	40 FT	102 FT
Min.	SIDE SETBACK (ONE)	20 FT	58 FT
Min.	SIDE SETBACK (BOTH)		
Min.	REAR SETBACK	20 FT	235 FT
Max.	FLOOR AREA RATIO (FAR)	20%	1.49%
Max.	BUILDING G.F.A.		
Max.	BUILDING HEIGHT	30 FT	TBD
	BUILDING STORIES	2	1
Max.	BLDG. COVERAGE	20%	1.49%
Max.	IMPERVIOUS COVERAGE	65%	10%
Min.	WIDTH BUFFER ZONE	20 FT	20 FT
<b>SIGNAGE</b>			
BUILDING			
	NUMBER	1/FRONTAGE/USE	TBD
	AREA	BASED ON WALL SF	TBD
	0 TO 3,500 SF OF WALL	7.5% OF WALL	TBD
	HEIGHT	WALL HEIGHT	TBD
	PROJECTION	2 FT	TBD
FREESTANDING - PRIMARY			
	NUMBER	1/USE	1/USE (2 TOTAL)
	AREA	BASED ON FRONTAGE	
	UP TO 300' FRONTAGE	SINGLE-FACED=144 SF	TBD
		DOUBLE-FACED=100 SF EACH	
	400' AND OVER	SINGLE-FACED=200 SF MAX	TBD
		DOUBLE-FACED=200 SF EACH MAX	
	HEIGHT	N/A	TBD
	SETBACK	15'	50 FT
<b>OFF STREET PARKING</b>			
NUMBER			
	GAS STATION & C-STORE	1/100 SF	
		5585 X (1/100)=56	
	RETAIL	1/125 SF	
		14578 X (1/125)=117	
	TOTAL	173 SPACES	174 SPACES
	SIZE	9.5'x19'	9.5'x19'
<b>OFF STREET LOADING</b>			
	NUMBER	2,500 TO 10,000 SF = 1	
		10,000 TO 25,000 SF = 2	
	TOTAL	3	3
	SIZE	12'x45'x14'	12'x45'x14'



	<b>CONDITIONAL USE: GASOLINE WITH CONVENIENCE STORE</b>					
	<b>DESCRIPTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>			
Min.	LOT AREA	3 ACRES	1,349,854 SF (30.99 AC)			
Min.	FRONTAGE	300 FT	223 FT	(V)		
Min.	GASOLINE PUMP SETBACK	50 FT	112 FT			
	DRIVEWAY WIDTH	MIN. 20 FT, MAX. 30 FT	36 FT	(V)		
Min.	PAVEMENT SETBACK	10 FT	20 FT			
Min.	CANOPY SETBACK	50 FT	102 FT			
Min.	STREET TO BUILDING SETBACK	100 FT	221 FT			
Max.	GROSS FLOOR AREA	2,000 SF-5,000 SF	5,585 SF	(V)		
	PARKING SPACES	1/100 SF	56 SPACES			

ZONING ORDINANCE CRITIQUE (CONCEPT 'B')				
PROJECT/MUNICIPALITY :				
BLOCK & LOT #'S :		BLOCK 101, LOT 13		
ZONE :		B-2 COMMERCIAL ZONE		
EXISTING USE :		RESIDENTIAL AND ACTIVE FARMLAND		
PROPOSED USE :		COMMERCIAL		
PERMITTED USE :		RETAIL SALES - PRINCIPALLY PERMITTED USE		
		GAS STATION W/ CONVENIENCE STORE - CONDITIONALLY PERMITTED USE		
		§ 190-197.1. GAS STATION WITH C-STORES		
		A.	COMPLIES	
		B.	COMPLIES	
		C.	COMPLIES	
		D.	COMPLIES	
		E.	COMPLIES	
		F.	COMPLIES	
		G.	COMPLIES	
		H.	COMPLIES	
		I.	COMPLIES	
		J.	COMPLIES	
		K.	COMPLIES	
		L.	COMPLIES	
		M.	COMPLIES	
		N.	COMPLIES	
		O.1	COMPLIES	
		O.2	COMPLIES	
		O.3	COMPLIES	
		O.4	COMPLIES	
<u>DESCRIPTION</u>		<u>REQUIRED</u>	<u>PROPOSED</u>	
Min.	LOT AREA	20,000 SF	1,416,902 SF (32.53 AC)	
Min.	LOT DEPTH	150 FT	308 FT	
Min.	LOT WIDTH	100 FT	526 FT	
Min.	FRONTAGE	100 FT	410 FT	
Min.	FRONT SETBACK	40 FT	104 FT	
Min.	SIDE SETBACK (ONE)	20 FT	137 FT	
Min.	REAR SETBACK	20 FT	77 FT	
Max.	FLOOR AREA RATIO (FAR)	20%	2.29%	
Max.	BUILDING G.F.A.			
Max.	BUILDING HEIGHT	30 FT	TBD	
	BUILDING STORIES	2	1	
Max.	BLDG. COVERAGE	20%	2.29%	
Max.	IMPERVIOUS COVERAGE	65%	13%	
Min.	WIDTH BUFFER ZONE	20 FT	20 FT	
<b>SIGNAGE</b>				
BUILDING				
	NUMBER	1/FRONTAGE/USE	TBD	
	AREA	BASED ON WALL SF	TBD	
	0 TO 3,500 SF OF WALL	7.5% OF WALL	TBD	
	HEIGHT	WALL HEIGHT	TBD	
	PROJECTION	2 FT	TBD	
FREESTANDING - PRIMARY				
	NUMBER	1/USE	1/USE (2 TOTAL)	
	AREA	BASED ON FRONTAGE		
	UP TO 300' FRONTAGE	SINGLE-FACED=144 SF	TBD	
		DOUBLE-FACED=100 SF EACH		
	400' AND OVER	SINGLE-FACED=200 SF MAX	TBD	
		DOUBLE-FACED=200 SF EACH MAX		
	HEIGHT	N/A	TBD	
	SETBACK	15' FROM LOT OR BUILDING LINE	50 FT	
<b>OFF STREET PARKING</b>				
	NUMBER	BASED ON USE		
	GAS STATION & CONVENIENCE STORE	1/100 SF		
		5000 X (1/100)=50		
	RETAIL	1/125 SF		
		14578 X (1/125)=117		
		12887 X (1/125)=103		
	TOTAL	270 SPACES	188 SPACES	(V)
	SIZE	9.5'x19'	9.5'x19' (MIN.)	(V)
<b>OFF STREET LOADING</b>				
	NUMBER	2,500 TO 10,000 SF = 1		
		10,000 TO 25,000 SF = 2		
	TOTAL	5	5	
	SIZE	12'x45'x14'	12'x45'x14'	

	<b>CONDITIONAL USE: GASOLINE WITH CONVENIENCE STORE</b>						
	<b><u>DESCRIPTION</u></b>	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>				
Min.	LOT AREA	<b>3 ACRES</b>	<b>1,416,902 SF (32.53 AC)</b>				
Min.	FRONTAGE	<b>300 FT</b>	<b>410 FT</b>				
Min.	GASOLINE PUMP SETBACK	<b>50 FT</b>	<b>105 FT</b>				
	DRIVEWAY WIDTH	<b>MIN. 20 FT, MAX. 30 FT</b>	<b>30 FT</b>				
Min.	PAVEMENT SETBACK	<b>10 FT</b>	<b>20 FT</b>				
Min.	CANOPY SETBACK	<b>50 FT</b>	<b>99 FT</b>				
Min.	STREET TO BUILDING SETBACK	<b>100 FT</b>	<b>104 FT</b>				
Max.	GROSS FLOOR AREA	<b>2,000 SF-5,000 SF</b>	<b>5,000 SF</b>				
	PARKING SPACES	<b>1/100 SF</b>	<b>50 SPACES</b>				