



MAYOR
Clare M. Farragher
TOWNSHIP COMMITTEE
Dorothy H. Avallone, Deputy Mayor
Arthur R. Kondrup
James M. Mayor
David P. Segal

TOWNSHIP OF **FREEHOLD** NEW JERSEY

MUNICIPAL PLAZA • SCHANCK ROAD, FREEHOLD, N.J. 07728-3099 • (201) 462-7900

January 14, 1985

Mr. Robert F. Kirwan, Chairman
Office of the Planning Board
Municipal Plaza - Schanck Road
Freehold, New Jersey 07728

Re: Freehold Electric Co., Inc.
Block 43, Lot 38 - Center Street
Plans Received ~~December 28, 1984~~

Feb 15

Dear Mr. Kirwan:

I have read and reviewed the plans for the expansion at the Freehold Electric Company.

Since there will not be any sanitary facilities at the proposed warehouse, and the existing septic system at the former dwelling will be utilized within acceptable limits, the Board of Health has no objection to this project.

If I may be of further assistance to you in this matter, please do not hesitate to contact me.

Very truly yours,

R. Chadwick Taylor
Health Officer



Abbington-Ney Associates

Consulting Engineers • Land Surveyors • Professional Planners

B of A

James P. Kovacs, P.E., L.S.
Henry J. Ney, P.E.
Peter R. Gallo, P.E.
Andre Groenhoff
Lawrence E. Kovacs, P.E.
Thomas Krakow, P.E.

Chester P. DiLorenzo, P.E.
Kevin P. McDonough
William T. Wentzlen, P.E.

December 14, 1984

423-84

RECEIVED

DEC 20 1984

FREEHOLD TOWNSHIP
PLANNING BOARD

FREEHOLD TOWNSHIP PLANNING BOARD
Municipal Plaza
Schanck Road
Freehold, N.J. 07728

Re: Freehold Electric Co., Inc.
Our File No. 5523

Dear Chairman and Members of the Board:

On behalf of the applicant, Freehold Electric Company, Inc., we are hereby requesting a waiver of the Environmental Impact Statement for the development of Lot 38, Block 43 in the Township of Freehold. Comprised of 4.69 acres, the site is located on the west side of Center Street adjacent to the Brockway Glass Company. At present, the site supports a 2-story frame dwelling having 2160 square feet and a 1-story block building and fenced gravel yard comprising 66,500 square feet.

The project will include construction of an 80 foot by 44 foot warehouse contiguous with the existing block building and a ten-space bituminous parking area adjacent to the frame dwelling. This residence is undergoing interior renovations for office use. Access to the office will be made by means of the bituminous driveway on Center Street. The warehouse will have a short driveway on the existing unnamed paved access to the east.

The project is considered an improvement of the existing facilities. The reasons for the waiver are the following:

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December 14, 1984

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1. GEOLOGY - As a result of the project, there will be no excessively deep excavations performed which would impact the foundation geology. Development will result in .09 acres or 2 percent impervious surfaces on the site. However, the underlying geology does not contain any significant water-bearing resources dependent on surface recharge which would be impacted by the improvement. Therefore, the project will have no significant impact with regard to geology.

2. SOILS - The Soil Conservation Service, U.S.D.A. identifies Collington fine sandy loams on the subject property. The Collington series consists of deep, well-drained upland sands formed in coastal plain sediments. These soils have good support capabilities as evidenced by the existing site development. Depths to seasonal high water are greater than six (6) feet below the surface. Evidencing the existing development, it is our opinion that the proposed project will have no significant impact with regard to soils.

3. TOPOGRAPHY - The area of the proposed work will require only minor regrading to implement the design. No extensive grading will be required.

4. HYDROLOGY - At present, surface runoff flows northward overland to an existing stream adjacent to the property. As a result of the project, impervious surfaces will be increased to .09 acres or 2 percent. However, this will not be of such magnitude as to significantly increase site runoff. Runoff will flow northerly overland allowing infiltration as well as filtration.

5. VEGETATION AND WILDLIFE - The site, as it exists is largely grassed. A number of mature maple, pine and gum trees surround the existing dwelling. Development will necessitate removal of two (2) gum trees and approximately 7,900 square feet of grassed area to implement the parking design adjacent to the dwelling. However, relative to the site as a whole, the project will effect no significant loss of vegetation. Due to the existing development, the expansion work will have no impact on area wildlife.

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6. NATURAL AESTHETIC FEATURES - At present, the site is limited in open area and related aesthetics. Neither do the surrounding properties exhibit especially aesthetic vistas or features. Development, then, will effect no loss of site or area aesthetics.

7. ENVIRONMENTALLY SENSITIVE AREAS - The area in question is presently developed and no environmentally sensitive area exists.

8. AIR AND WATER QUALITY - The project will provide warehouse and on-site parking for Freehold Electric Company, Inc. However, the expansion will not cause a significant increase in usage of the site. Further, the type of energy that will serve the project will be electricity. As a result, there will be no impact to area air quality. With regard to water quality, the increased impervious cover will not be so great as to negatively impact the quality of downstream areas.

9. ENVIRONMENTAL PROBLEMS - Presently, there are no existing significant environmental problems experienced at the site location. No environmental problems are anticipated as a result of the proposed construction.

10. SEWER/WATER

The existing Septic System handled the sewage from the existing residence of 5 bedrooms. The proposed office use will have 10 employees. We estimate the sewage flow to be 250 G.P.D. which is approximately one-half of the previous sewage flow. Therefore, this system is adequate. Water supply will utilize the existing well source.

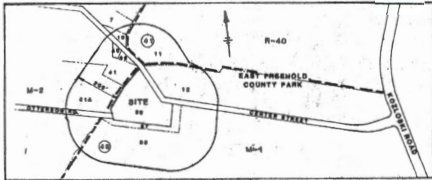
For the above reasons mentioned, it is hereby requested that a waiver be granted for the preparation of an Environmental Impact Statement for the proposed Freehold Electric Company Project.

Sincerely,



THOMAS KRAKOW, P.E.

TK/sm



KEY MAP
1"=80'

INDUSTRIAL ZONE M-1 REQUIREMENTS

REQUIRED	PROVIDED
LOT AREA	8 AC
WIDTH AT BUILDING LINE	360'
FRONTAGE	360'
DEPTH	360'
SIDE YARD SETBACK	100'
REAR YARD SETBACK	50'
BLDG. SIZE	30000 SQ. FT.

* FINANCE REQUIRED

PLANT MATERIALS

8 OR QUERCUS RUBRA 850 GALS 2 1/2" x 8" CAL. 18'-19" 8 AS
 17 OR ALNUS GLABRA 'CONVEXA' 800VEX LEAFED JAP. HOLLY 18'-19" 8 BAL. CONT.

NOTES:

1. A STABILIZED SUBBASE IS TO BE INSTALLED IN ALL PAVING AND ROADWAY AREAS WITHIN 15 DAYS FOLLOWING SUBGRADE UTILITY INSTALLATION.
2. EXISTING WELLING HAS 5 BEDROOMS (1100 S.F.), ESTIMATED FLOW AT 100 GPM - 800 GPD. PROPOSED OFFICE USE 10 EMPLOYEES 5 PS GPD - 250 GPD. THEREFORE THE EXISTING FLOW IS 800 OF THE EXISTING FLOW. APPLICANT INTENDS TO USE THE SEPTIC SYSTEM UNTIL SUCH TIME THAT A SEWAGE TREATMENT PLANT BECOMES AVAILABLE.
3. SEWAGE TREATMENT PLANT FROM "DEBON CREEK INTERCEPTION, MANASSAH" UNDER REGIONAL BOARD AUTHORITY, PLAN & PROFILE, Q/A 177-05 TO 205-04.
4. SURROUNDING SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED FOR GEORGE A. ALBERT, JR., FREEHOLD, N.J. BY J. J. J. AS PREPARED BY ARBONSON-NEV ASSOCIATES, DATED 10-3-84.



BLOCK 41
CONSTRUCT 80' CRUSHED STONE APRON
1 1/2" x 2" CRUSHED STONE, 1'-0" THICK

PROPERTY OWNERS WITHIN 200'

- BLOCK 41**
- LOT 7: BOND OF FREEHOLD, N.J. 07728
 - LOT 10: TOWNSHIP OF FREEHOLD, N.J. 07728
 - LOT 11: COUNTY OF MONMOUTH, N.J. 07728
- BLOCK 42**
- LOT 25: BROADWAY BLVD. CO., 1200 WOOD AVE. 19001
 - LOT 27: TOWNSHIP OF FREEHOLD, N.J. 07728
 - LOT 29: LAMBE REALTY, INC., 75 WEST PARK DRIVE, FREEHOLD, N.J. 07728
 - LOT 31: 16 BRIDGE ST., WEST LIME HARBOR, N.J. 07728
 - LOT 32: 16 BRIDGE ST., WEST LIME HARBOR, N.J. 07728

I SUBMIT TO THE PLANNING BOARD WITH THIS PLAN WITH THE PLANNING BOARD, AND I AGREE TO THE PLANNING BOARD'S DECISION.

TOWNSHIP ENGINEER: [Signature] DATE: [Date]

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER: [Signature] DATE: [Date]

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, (IF IMPROVEMENTS INSTALLED).

TOWNSHIP ENGINEER: [Signature] DATE: [Date]

(IF BOND POSTED)

TOWNSHIP ENGINEER: [Signature] DATE: [Date]

BUILDING PERMIT ISSUED

APPROVED BY THE PLANNING BOARD FOR THE PLANNING BOARD

PRELIMINARY

(UNAPPROVED)

#423-84

RECEIVED

FEB 13 1985

FREEHOLD TOWNSHIP PLANNING BOARD

OWNER
LAMB REALTY CO.
9 WEST PARK DR.
FREEHOLD, N.J. 07728

APPLICANT
FREEHOLD ELECTRIC CO., INC.
P.O. BOX 418
FREEHOLD, N.J. 07728

5. RECORD NUMBER	6. PLANNING BOARD	7. PLAN NO.	8. SHEET NO.	9. TOTAL SHEETS	10. DATE
11. PRELIMINARY AND FINAL SITE PLAN	12. LOT 38, BLOCK 43	13. FREEHOLD ELECTRIC CO., INC.	14. SITUATED IN	15. FREEHOLD TOWNSHIP, MONMOUTH COUNTY, N.J.	16. DATE: 12/12/84
17. ABINGTON - NEV ASSOCIATES					18. SCALE: 1" = 40'
19. CONSULTING ENGINEERS, LAND SURVEYORS, PROFESSIONAL PLANNERS					20. SHEET NO. 1 OF 2
21. THOMAS KRACOW					22. MRH/CDL/TK
23. PROFESSIONAL ENGINEER					24. DATE: FEB 13 1985
25. LICENSE NO. 22308					26. 157 42

FW 2-21-85

804/11/85