

BOROUGH OF FREEHOLD
30 MECHANIC STREET
FREEHOLD, NEW JERSEY 07728

LAND USE DEPARTMENT APPLICATION CHECKLIST

Applicant's Name: MINERVA GROUP LLC

Trade Name: _____

Applicant's Address: c/o Salvatore Alfieri, Esq., 955 State Route 34, Suite 200, Matawan, NJ 07747

Block: 9 Lot(s): 13.01 Zone: C-M

Name of Project: Change of Use for Cannabis Business at 191 Throckmorton St.

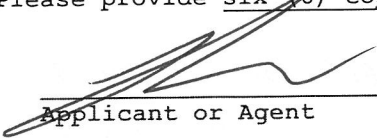
The following must be submitted in order for your application to be deemed complete.

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			X			
2. Application for Planning Board	X					
3. Site Plan Application	X					
4. Site Plan (only folded plans will be accepted). *			X			
5. Site Plan Detail Checklist - Completed	X					
6. Fee Schedule with W-9 (Escrow & application fees must be in separate checks).	X					
7. Tax Certification	X					
8. Photograph of Existing Conditions	X					
9. Affidavit of Service	X					
10. Exhibit List	X					
11. List of Professionals To Testify	X					
12. Signed Checklist	X					

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".

Date

5/20/25


Applicant or Agent

To Be Completed by Borough:

Date: _____

Checked By: _____

BOROUGH OF FREEHOLD
30 MECHANIC 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: _____	Application No. _____
Planning Board: _____	Application Fee: _____
Scheduled for Completeness: _____	_____
Scheduled for Hearing: _____	_____

1. SUBJECT PROPERTY (ATTACH PHOTO) :

Location:	191 THROCKMORTON ST		
Tax Map:	Page <u>10</u>	Block <u>9</u>	Lot (s) <u>13.01</u>
	Page _____	Block _____	Lot (s) _____
Dimensions:	Frontage <u>80</u>	Depth <u>175</u>	Total Area <u>0.321 ACRES</u>

2. APPLICANT:

Name: MINERVA GROUP LLC

Corporate Name (s) : _____

Address: c/o Salvatore Alfieri, Esq., 955 State Route 34, Suite 200, Matawan, NJ 07747

Telephone 7325837474

Applicant is a Corporation xxx 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
PAVEL KAPELNIKOV	49 Hedgerow Ln Manalapan NJ 07726	100%

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

Owner's Name: RANDY BAILEY

Address: 191 THROCKMORTON ST, FREEHOLD, NJ

Telephone No.: (732) 522-3071

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 XX 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:

6.	Applicant's Attorney:	Salvatore Alfieri, Esq. (Cleary Giacobbe Alfieri Jacobs, LLC)	
	Address:	955 Route 34, Suite 200, Matawan, NJ 07747	
	Telephone No.:	7325837474	Fax No.: _____
	Email:	salfieri@cgajlaw.com	

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

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:

_____ Minor Subdivision Approval: Do you have knowledge of any previous subdivision applications affecting any portion of the subject premises?

9 Yes _____ No _____ 13.01

Total area of Tract: _____

Area of each proposed lot: _____

_____ 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:

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: _____

XXX

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

Applicant seeks site plan waiver for the change of use on the subject property. Applicant seeks to operate a cannabis manufacturing, wholesale, and distribution business within the existing building, which is permitted in the Commercial Manufacturing Zone. The only modifications proposed will be the internal floor layout for the proposed new cannabis business.

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).

XXX Variance Relief - Hardship (N.J.S.40:55D-70c(1)).

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:

Ordinance 18.56-pre-existing nonconforming bulk standards, including deficient lot area, lot width, sideyard setbacks,
rear yard setbacks, and exceeding lot coverage.

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

Applicant seeks site plan waiver for the change of use on the subject property. Applicant seeks to operate a cannabis
manufacturing, whole, and distribution business within the existing building, which is permitted in the Commercial
Manufacturing Zone. The only modifications proposed will be the internal floor layout for the proposed new cannabis business.

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):

Applicant seeks site plan waiver for the change of use on the subject property. Applicant seeks to operate a cannabis manufacturing, wholesale, and distribution business within the existing building, which is permitted in the Commercial Manufacturing Zone. The only modifications proposed will be the internal floor layout for the proposed new cannabis business.

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? ☐ 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

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

10% CASH AND 90% SURETY BOND

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

AGENCY	YES	NO	DATE PLANS SUBMITTED
Manasquan Regional Sewer Authority		x	N/A-no proposed modification to existing building and site
Monmouth County Health Dept.		x	see above
Monmouth County Planning Bd.		x	see above
Freehold Soil Conservation District		x	see above
NJ Dept. of Environmental Protection		x	see above
Sewer Extension Permit		x	see above
Sanitary Sewer Connection Permit		x	see above
Stream Encroachment Permit		x	see above
Wetlands Permit		x	see above
Potable Water Construction Permit		x	see above
Other (Please note.)		x	see above
NJ Department of Transportation		x	see above
NJ Natural Gas Co.		x	see above
JCP&L		x	see above
Other (Please note.)			

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).

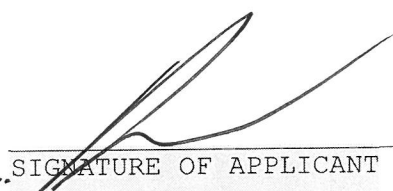
25. List all Maps, Reports, and other materials accompanying the application. (Attach additional pages as required for complete listing).

<u>QUANTITY</u>	<u>DESCRIPTION OF ITEM</u>
18	Survey
18	Resolution for Cannabis License

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.

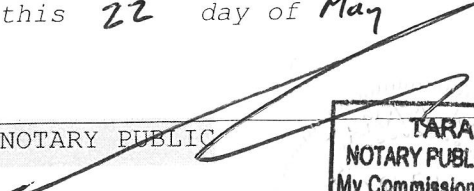
Sworn and subscribed before me
this 20 day of May 2025


NOTARY PUBLIC Diana Bogomolnik, Esq. ATTORNEY AT LAW STATE OF NEW JERSEY


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 22 day of May, 2025


NOTARY PUBLIC TARA A. KUBIN SIGNATURE OF OWNER

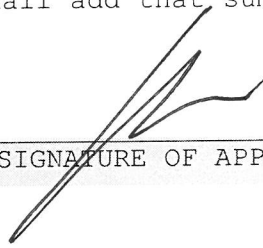
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/25/2025

28. I understand that the sum of \$ 4,500.00 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.

DATE

5/20/25

SIGNATURE OF APPLICANT



BOROUGH OF FREEHOLD
30 MECHANIC STREET
FREEHOLD, N.J. 07728

LAND USE DEPARTMENT SITE PLAN APPLICATION

____ MAJOR

XXX REQUEST FOR WAIVER

Applicant's Name: MINERVA GROUP LLC

Trade Name: _____

Applicant's Address: c/o Salvatore Alfieri, Esq., 955 State Route 34, Suite 200, Matawan, NJ 07747

Block: 9 Lot(s): 13.01

Name of Project: _____

Street Address: 191 THROCKMORTON ST

1. Proposed Use of Area: Cannabis manufacturing, wholesale, and distribution

2. Area of Entire Tract: 0.321 ACRES

3. Dimensions of Existing Structures on Lot:
variable

4. Parking Stalls: Number existing _____ Number proposed _____

5. Total number of employees: _____

6. Number of Dwelling Units if applicable: n/a

7. Number of Seating Facilities: n/a

8. Reason for Waiver if applicable: _____

Applicant seeks site plan waiver for the change of use on the subject property. Applicant seeks to operate a cannabis manufacturing, wholesale, and distribution business within the existing building, which is permitted in the Commercial Manufacturing Zone. The only modifications proposed will be the internal floor layout for the proposed new cannabis business.

Date: 5/20/25 Applicant or Agent: _____

BOROUGH OF FREEHOLD
30 MECHANIC STREET
FREEHOLD, N.J. 07728

LAND USE DEPARTMENT TAX CERTIFICATION

Applicant's Name: MINERVA GROUP LLC

Trade Name: _____

Applicant's Address: c/o Salvatore Alfieri, Esq., 955 State Route 34, Suite 200, Matawan, NJ 07747

Owner's Name: RANDY BAILEY

Address: 191 THROCKMORTON ST, FREEHOLD, NJ

Block: 9 Lot(s): 13.01

Physical Address: 191 THROCKMORTON ST, FREEHOLD, NJ

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

<u>QUARTER</u>	FOR YEAR _____	FOR YEAR _____
1.	_____	_____
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 _____	FOR YEAR _____
1.	_____	_____
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: _____ Tax Collector: _____

NOTICE OF HEARING ON APPEAL OR APPLICATION FOR PUBLICATION

*A copy of this notice must accompany your affidavit of service.

TO: TBD

Owner(s) of Premises: TBD

PLEASE TAKE NOTICE that the undersigned has filed an appeal or application for development with the Planning Board.

The nature of the matter; (provide description of proposed work and use for property and include variances or waivers requested):
Applicant seeks site plan waiver for the change of use on the subject property. Applicant seeks to operate a cannabis manufacturing, wholesale, and distribution business within the existing building, which is permitted in the Commercial Manufacturing Zone. The only modifications proposed will be the internal floor layout for the proposed new cannabis business.

The specific section(s) of the Freehold Borough ordinances from which relief is being requested are:
Ordinance 18.56-pre-existing nonconforming bulk standards, including deficient lot area, lot width, sideyard setbacks, rear yard setbacks, and exceeding lot coverage.

The applicant will also seek any other variances or waivers which the Planning Board deems necessary.

The proposed development is located at 191 THROCKMORTON ST, FREEHOLD, NJ and designated as Block 9 Lot(s) 13.01 on the Freehold Borough Tax Map, and this notice is sent to you as an owner in the immediate vicinity.

A public hearing has been set for TBD, at 7:00 p.m. in the Freehold Borough Municipal Building, 30 Mechanic Street Freehold, New Jersey 07728, and when the case is called, you may appear either in person or by an agent or attorney, and present any objections you have to the granting of relief sought in the petition.

Any maps, papers or other documentation for which approval is sought are available for public inspection between the hours of 8:30 a.m. - 4:30 p.m. at the office of the Administrative Officer of the Land Use Department at the Freehold Borough Municipal Building, 30 Mechanic Street, Freehold New Jersey 07728.

This notice is sent to you by the applicant.

~~APPLICANT~~

Note: This form is provided to the applicant as a courtesy. You should not rely on its legal validity. The Freehold Borough Planning urges you to retain an attorney to assist you in the preparation of your application and all required notice documentation.

NOTICE OF HEARING ON APPEAL OR APPLICATION
A COPY OF THIS NOTICE MUST ACCOMPANY YOUR AFFIDAVIT OF SERVICE

17

BOROUGH OF FREEHOLD
30 MECHANIC STREET
FREEHOLD N.J. 07728

LAND USE DEPARTMENT EXHIBIT LISTING

PROJECT NAME: _____

APPLICATION NUMBER: _____

DATE OF HEARING: _____

APPLICANT'S EXHIBITS

EXHIBIT NO.	DESCRIPTION OF EXHIBIT
A-1	
A-2	
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
30 MECHANIC STREET
FREEHOLD NEW JERSEY 07728

LAND USE DEPARTMENT APPLICATION WITNESS LIST

PROJECT NAME: _____

APPLICATION NUMBER: _____

DATE OF HEARING: _____

1. Name: _____

Field of Expertise: _____

Address: _____

Telephone No.: _____ Fax No.: _____

2. Name: _____

Field of Expertise: _____

Address: _____

Telephone No.: _____ Fax No.: _____

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: MINERVA GROUP LLC

BLOCK: 9 LOT: 13.01

TRADING AS: _____

SITE ADDRESS: 191 THROCKMORTON ST

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>w-change of use</u>	_____
2. Name and address of applicant.	<u>w-change of use</u>	_____
2. Name and address of owner of the land.	<u>w-change of use</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>w-change of use</u>	_____
5. Key Map.	<u>w-change of use</u>	_____
6. A date, scale and north arrow on each sheet of the site plan.	<u>w-change of use</u>	_____
7. The zoning district or districts in which the lot or lots are located.	<u>w-change of use</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>n/a</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>n/a</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>n/a</u>	_____

BLOCK 9 LOT 13.01

	Information <u>Provided</u>	Staff <u>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>	<u> </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>	<u> </u>
15. The location and size of proposed loading berths.	<u> </u>	<u> </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>X</u>	<u> </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>X</u>	<u> </u>
18. Description of interior traffic circulation.	<u>N/A</u>	<u> </u>
19. The location, type, and size of all exterior lighting of parking, loading and driveway areas.	<u> </u>	<u> </u>
20. The location and identification of proposed open spaces, parks, or other recreation areas.	<u>N/A</u>	<u> </u>
21. The location and design of buffer areas and screening devices to be maintained.	<u>N/A</u>	<u> </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>W</u>	<u> </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>W</u>	<u> </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> </u>	<u> </u>

	Information <u>Provided</u>	Staff <u>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>W</u>	<u> </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>N/A</u>	<u> </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>	<u> </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> </u>	<u> </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>	<u> </u>
30. Site Plan Scale not smaller than 1" = 50', and not larger than 1" = 10'	<u>X</u>	<u> </u>
31. Submission has been made to the County Planning Board, and their comments/approval are attached to the site plan.	<u>N/A</u>	<u> </u>
32. The location of and disposal process for all refuse and recyclable materials.	<u> </u>	<u> </u>
33. Compliance with Handicap Regulations.	<u> </u>	<u> </u>
34. Signature block for Chairperson, Secretary, and Borough Engineer and signature block for County Planning Board if applicable.	<u> </u>	<u> </u>
PLEASE NOTE: Underneath the title of engineer, there should be listed "Anthony Maltese, P.E., P.L.S., P.P., C.M.E., New J License No. 27799".	<u> </u>	<u> </u>
35. If determined to be a "major" site plan, the names of owners of record of adjacent property within 200 ft.	<u>X</u>	<u> </u>

PREPARED BY: Catherine Kim, Esq., Attorney for Applicant

DATE: _____

OWNER/AGENTS APPROVED: _____

DATE: 5/20/25

REVIEWED BY: _____

DATE: _____

NAME OF APPLICANT: MINERVA GROUP LLC

BLOCK 9

LOT 13.01

ADDRESS: 191 THROCKMORTON ST, FREEHOLD, NJ

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	_____	_____
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	_____	_____
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	<u>250.00</u>	_____
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	_____	_____
b. Other	\$ 300.00	<u>300.00</u>	_____
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	_____	_____

	<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	<u>200.00</u>	<u> </u>
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	<u> </u>	<u> </u>
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	<u> </u>	<u> </u>
2. Major Subdivision and site plans	\$ 400.00	<u> </u>	<u> </u>
3. Other applications for development (Soil removal, etc.)	\$ 100.00	<u> </u>	<u> </u>
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.			

BLOCK 9LOT 13.01

	<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>750.00</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	_____	_____
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	<u>2,000.00</u>	_____
2,000 - 20,000 sq. ft.	4,000.00	_____	_____
20,000+ sq. ft.	8,500.00	_____	_____
VARIANCE - USE/BULK	2,500.00	<u>2,500.00</u>	_____
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>4,500.00</u>	_____

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