To: Honorable Chairman and Members of the Colts Neck Planning Board

From: Timothy Anfuso, P.P., Township Planner TA

RE: Colts Neck Community Church
Conditional Use Permit, Preliminary & Final Major Site Plan with Variances
PB739 – Block 33, Lot 21 – 249 Route 537

Date: August 7, 2020

The Planning Department has reviewed the Preliminary and Final Major Site Plan for Colts Neck Community Church prepared by Two River Engineering dated February 13, 2020 revised July 20, 2020. Staff offers the following comments.

Project Description

This is an application for Conditional Use Permit as well as Preliminary and Final Major Site Plan approval with variances. The applicant is proposing to construct a 22,557 s.f. place of worship. The facility will have a 400 seat sanctuary, a gathering area with warming kitchen and five classrooms for Sunday School purposes. The property will be serviced by a 175 stall parking lot access from County Route 537. The property is zoned A-1 Agricultural Residential and the proposed place of worship is a permitted conditional use.

Variances and Design Standard Waivers

This application involves three variances and four design standard waivers. A complete listing is attached.

Planning Department Comments and Recommendations

1. This application requires a variance to permit two signs (facade and freestanding) where only one sign is permitted. Testimony should be provided to justify this variance.

2. The freestanding sign requires a variance to permit 15 s.f. of sign area where 12 s.f. is the maximum permitted. Testimony should be provided to justify this variance.

3. It appears the façade sign will also require a variance for exceeding the 12 s.f. in area limitation. The exact dimensions of this sign should be provided on the Architectural Plans to determine the extent of this variance. In addition, notes should be added to the plans indicating the sign will be externally illuminated.

4. Design waivers are required to allow the detention basin within the 300' riparian buffer and as well as to not encumber the entire 300' riparian buffer in a conservation easement. The basin requires a Flood Hazard Permit by the NJDEP. If approved, I believe that it should be removed from the Conservation, Drainage, Open Space and Utility Right-of-Way easement. This is to make clear that the Township has no long term maintenance responsibilities for the basin. It should be noted that this basin is in a substantially similar location as the previously approved three lot subdivision for the Esposito application.

   Along the western side of the property the applicant is excluding an open field between the 150' Special Water Resource Protection Area and the 300' riparian buffer from the conservation easement. I believe this is to maintain a lawn area to practice outdoor religious assembly. I have no planning objections to this as long as the remaining conservation easement is not disturbed and is allowed to return to it's natural state.

5. A design waiver is required to permit a 20' foot buffer from an adjoining residential use where 30 feet is required. Testimony should be provided to justify this waiver.

6. A design waiver is required for not providing a landscape island separating rows of 10 or more parking stalls. This occurs in one location at the rear of the building.

7. The applicant should confirm that the classrooms will be used for Sunday classes or evening church related meetings and that the church will not rent any portion of the facility to outside organizations. This should be a condition of approval.

8. Pursuant to Section 102-119A2 the two center islands in the front and rear parking areas need four shrubs per ten stalls and each parking lot island needs four shrubs per island.

9. Shade Trees spaced at 50' intervals need to be provided on the outside edge of the front parking lot (§102-119A5).

10. The limits of the wooded areas along the northern and western boundaries should be shown on the Site Plan. A tree location and tree removal plan should be provided for the drainage system outfall structure to Mine Brook.

    A condition of approval should require that the Tree Save Plan shown on Sheet 4 of 5, Grading and Utility Plan be installed prior to any land disturbance.

11. The Site Investigation and Soil Sampling does not include a survey for buried drums, tanks or waste using ground penetrating radar or other techniques. Given the past history of the site, underground tanks may exist and I recommend the survey be performed.

12. The applicant should consider decorative stamped concrete sidewalks with a brick or paver design throughout the site.

13. The proposed colors and materials used for all exterior treatments of the building should be labeled on the Architectural Plans.

14. Deeds of all easements need to be submitted for review and approval.

15. The applicant will be required to obtain the following outside agency approvals:
    - Monmouth County Planning Board
    - Freehold Soil Conservation District
    - NJDEP "Flood Hazard Permit"
    - NJDEP Freshwater Wetlands "General Permit"

16. The applicant should comment on the status of the Shade Tree Commission, Board of Health, Fire Marshall, Environmental Commission and Architectural Review Committee's review and comment on this application.

17. Since this application involves a place of worship, a contribution to the Affordable Housing Fund will not be required.

cc: M. Steib, Esq.
G. Gerken, P.E.
S. Alfieri, Esq.
A.J. Garito, P.E.

VARIANCES AND DESIGN WAIVERS

Variance	Description
102-84H2	Proposed two signs (freestanding & façade) where only one is permitted
102-84H2	Proposed 15 s.f. freestanding sign where 12 s.f. is the maximum permitted
102-84H2	Proposed façade sign in excess of 12 s.f.

Design Standard Waiver	Description
102-69B	Proposed detention basin within the 300' riparian buffer
102-69B	Not preserving the entire 300 riparian buffer in a conservation easement
102-90A	Proposed 20' buffer along a residential property where 30' is required
102-119A2	Proposed 14 off-street parking stalls without a landscape island where 10 stalls are the maximum permitted