



## BOROUGH OF FREEHOLD

(Sent via email [Christopher.Hansell@Mail.House.Gov](mailto:Christopher.Hansell@Mail.House.Gov))

Hon. Chris Smith, M.C.  
2373 Rayburn House Office Building  
Washington, DC 20515

April 22, 2021

RE: Borough of Freehold / McGackin Triangle Parking Lot Project

Dear Congressman Smith,

Chris Hansell of your office was kind enough to discuss our McGackin Triangle Parking Lot Project with me this morning. Attached please find a project narrative, a draft budget and letters of support from several of the many affected local businesses. As I discussed with Chris, these small business owners were severely impacted by the pandemic and are only now starting to see signs of recovery. The borough has developed a parking management plan that, in the long term, we expect will address parking issues and enable our local businesses to recover and thrive. However, we could use some immediate relief and support to reconstruct this important, publicly-owned community asset to help these folks get back on their feet. Any assistance that you might obtain for us would be greatly appreciated by the community.

Thank you, in advance, for your kind assistance in this matter. Please let me know if you need anything further in this regard.

Yours, most sincerely,

A handwritten signature in blue ink, appearing to read "S. Gallo", is written over a light blue horizontal line.

Stephen J. Gallo  
Borough Administrator

cc. Mayor Kevin A. Kane  
Borough Council Members  
Jeff Friedman, Executive Director – Downtown Freehold Partnership

## **McGackin Triangle Parking Lot Renovation Project Borough of Freehold**

### **Project Description:**

The Borough of Freehold is requesting funding through the FY2022 Surface Transportation Member Designated Projects program to help complete the McGackin Triangle Parking Lot Renovation Project. This high-priority infrastructure improvement project will renovate a heavily-used public parking lot known as the McGackin Triangle Lot, located in the middle of Freehold's bustling downtown. The proposed project will restore the lot, which has become worn down and damaged over time, to a quality condition. In addition, the project will help to address the problem of limited downtown parking by adding additional parking spaces.

The scope of the proposed project includes a complete redesign and reconstruction of the parking lot pavement. This work will improve the parking lot for both drivers and pedestrians in the following ways:

- a) Provide for a revised circulation pattern, for a safe and adequate layout, utilizing current standards.
- b) Provide for a revised, and improved, access configuration into the parking lot off South Street (State Route 79).
- c) The result of a revised circulation layout will increase the number of proposed parking spaces by 13 spaces. (Existing 54 spaces, proposed 67 spaces). This would be much needed parking in a downtown commercial area.
- d) While providing for additional parking spaces, the improved parking lot will also provide additional green space. This will reduce stormwater runoff.
- e) The improvements will provide for replacement of existing and aging lights, with upgraded, low maintenance, LED lighting, which will provide for safer pedestrian access.
- f) An additional pedestrian access will be provided from South Street (State Route 79) into the parking lot, where none currently exists. This will provide for two separate means of pedestrian access to the parking lot area.
- g) Additional pedestrian pathways will be provided within the parking lot. This will result in a continuous pedestrian pathway from West Main Street to South Street (State Route 79), which does not currently take place. ADA compliant ramps and crosswalks will be provided throughout.
- h) Storm drainage improvements will also replace the existing system, which is in a state of needed repair.

The total estimated project cost is \$697,145.00. The Borough is requesting 80% of this cost, or \$557,716.00 in federal funding through the Surface Transportation Bill. If awarded, this funding will bring the Borough closer to accomplishing its overall parking management goals. The Borough is currently pursuing a parking management plan, but for a variety of reasons, including unexpected expenses as a result of the pandemic, it does not have the resources to refurbish this lot at this time. As a shovel-ready project, this funding would provide the missing piece needed to complete this important project in the near future.

## **McGackin Triangle Parking Lot Renovation Project Borough of Freehold**

### **Economic Impact:**

Due to the location of the McGackin Triangle Parking Lot in the middle of the Borough's business district, the proposed project has great potential to have a positive impact on the local economy. It is ideally located in downtown, as it is surrounded by three main streets, just steps away from several popular Borough businesses, and nearby to government buildings. Therefore, the lot is an important asset to the residents of Freehold Borough as well as those who come to the downtown to work, shop, dine, or utilize the services of the municipal or county offices. By improving the lot, the proposed project will benefit those who rely on it for convenient access to the many resources the downtown has to offer. It will also bring more people to the downtown, which will provide a significant benefit to the local businesses.

Our local businesses in particular have taken a hard hit as a result of stay-at-home orders and the economic shutdown amid the COVID-19 pandemic. Therefore, this project is particularly important at this time as the downtown continues to re-open its doors and move closer to business as usual. Businesses located near the lot rely on it for their own employee parking as well as customer parking. Therefore, this project has wide support among the local business owners, as evidenced by the attached letters of support.

By improving this centrally-located lot, the project promises to bring more people to the downtown to enjoy its businesses, restaurants, events, cultural programming, and so much more. After the severe economic consequences of the pandemic, which hurt local residents and businesses alike, the Borough needs a project like this that will help restore the health of the local economy.



April 22, 2021  
1315.001.026

Stephen J. Gallo, MS, ARM, Borough Administrator  
Borough of Freehold  
51 West Main Street  
Freehold, NJ 07728

**RE: TRIANGLE PARKING LOT - PARKING LOT IMPROVEMENTS  
BLOCK 71, LOT 29  
BOROUGH OF FREEHOLD, MONMOUTH COUNTY, NEW JERSEY**

Dear Mr Gallo:

Triangle Parking Lot Design and Reconstruction

Site Description

The parking lot is located on Block 71, Lot 29, and currently contains 54 Parking spaces. Vehicular access is provided from South Street (State Route 79), and pedestrian access is provided from West Main Street.

Project Description

The proposed project will provide much needed improvements, along with associated benefits, to the existing commercial community which surrounds the parking lot.

1. Provide for a complete redesign and reconstruction of the parking lot pavement. The existing pavement is in a very deteriorated condition, which has been maintained as best through continued pavement patching efforts.
2. With the redesign and reconstruction of the parking and new walkways, the proposed improvement project will provide for the following:
  - a. Provide for a revised circulation pattern, for a safe and adequate layout, utilizing current standards.
  - b. Provide for a revised, and improved, access configuration into the parking lot off South Street (State Route 79).
  - c. The result of a revised circulation layout will increase the number of proposed parking spaces by 13 spaces. (Existing 54 spaces, proposed 67 spaces). This would be much needed parking in a downtown commercial area.
  - d. While providing for additional parking spaces, the improved parking lot will also provide additional green space. This will reduce stormwater runoff.

- e. The improvements will provide for replacement of existing and aging lights, with upgraded, low maintenance, LED lighting, which will provide for safer pedestrian access.
- f. An additional pedestrian access will be provided from South Street (State Route 79) into the parking lot, where none currently exists. This will provide for 2 separate means of pedestrian access to the parking lot area.
- g. Additional pedestrian pathways will be provided within the parking lot. The result being a continuous pedestrian pathway from West Main Street to South Street (State Route 79), which does not currently take place. ADA compliant ramps and crosswalks will be provided throughout
- h. Storm drainage improvements will also replace the existing system, which is in a state of needed repair.

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

Very truly yours,

**ABBINGTON ENGINEERING, LLC**



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

cc: Stephen Kiselick, C.L.A.

## ENGINEER'S ESTIMATE



PROJECT NAME: Triangle Parking Lot at South Street

DATE: April 22, 2021

MUNICIPALITY: Freehold Borough

PROJECT NO. 1315.001.026

PREPARED BY: MAZ

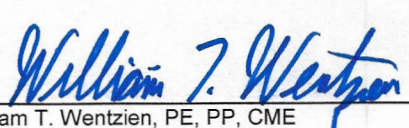
REVIEWED BY: SRK

ITEM NO	DESCRIPTION	APPROX. QTY	UNIT	UNIT PRICE	TOTAL
1	CONCRETE WASHOUT SYSTEM	100%	L.S.	\$ 1,000.00	\$ 1,000.00
2	CONSTRUCTION SIGNS	200	S.F.	\$ 10.00	\$ 2,000.00
3	DRUM	50	UNITS	\$ 50.00	\$ 2,500.00
4	TRAFFIC DIRECTOR, FLAGGER	80	M.H.	\$ 75.00	\$ 6,000.00
5	ASPHALT PRICE ADJUSTMENT	100%	L.S.	\$ 1,500.00	\$ 1,500.00
6	FUEL PRICE ADJUSTMENT	100%	L.S.	\$ 1,000.00	\$ 1,000.00
7	CLEARING SITE	100%	L.S.	\$ 45,000.00	\$ 45,000.00
8	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	420	TONS	\$ 110.00	\$ 46,200.00
9	HOT MIX ASPHALT PAVEMENT REPAIR	2,900	S.Y.	\$ 45.00	\$ 130,500.00
10	6' FENCING	350	L.F.	\$ 45.00	\$ 15,750.00
11	CONCRETE DRIVEWAY, REINFORCED, 6" THICK	165	S.Y.	\$ 70.00	\$ 11,550.00
12	CONCRETE PAD REINFORCED, 6" THICK	105	S.Y.	\$ 70.00	\$ 7,350.00
13	CONCRETE SIDEWALK, 6" THICK	450	S.Y.	\$ 60.00	\$ 27,000.00
14	DETECTABLE WARNING SURFACES	10	S.Y.	\$ 400.00	\$ 4,000.00
15	8" X 18" CONCRETE VERTICAL CURB	1,450	L.F.	\$ 30.00	\$ 43,500.00
16	TRAFFIC STRIPES	1,180	L.F.	\$ 1.50	\$ 1,770.00
17	TRAFFIC MARKINGS	350	S.F.	\$ 5.00	\$ 1,750.00
18	REGULATORY & WARNING SIGNS	50	S.F.	\$ 60.00	\$ 3,000.00
19	STAMPED HOT MIX ASPHALT CROSSWALK/IMPRINTED AGGREGATE REINFORCED PREFORMED THERMOPLASTIC SURFACE	40	S.Y.	\$ 175.00	\$ 7,000.00
20	RECONSTRUCT STORM DRAINAGE INLET	3	UNITS	\$ 5,500.00	\$ 16,500.00
21	RESET WATER METER/VALVE BOX	6	UNITS	\$ 500.00	\$ 3,000.00
22	RESET WATER VALVE	6	UNITS	\$ 400.00	\$ 2,400.00
23	RESET MANHOLE, SANITARY SEWER USING EX. CASTING	4	UNITS	\$ 500.00	\$ 2,000.00
24	RESET GAS VALVE BOX	6	UNITS	\$ 500.00	\$ 3,000.00
25	TREE REMOVAL, 24" TO 36" DIAMETER	6	UNITS	\$ 3,000.00	\$ 18,000.00
26	TOPSOILING, 6" THICK	100	S.Y.	\$ 10.00	\$ 1,000.00
27	LANDSCAPING	100%	L.S.	\$ 55,000.00	\$ 55,000.00
28	SODDING	100	S.Y.	\$ 20.00	\$ 2,000.00
29	TRASH ENCLOSURES	4	UNITS	\$ 10,000.00	\$ 40,000.00
30	BENCHES	8	UNITS	\$ 2,400.00	\$ 19,200.00
31	TRASH RECEPTACLES	6	UNITS	\$ 1,800.00	\$ 10,800.00
32	PARKING LOT LIGHT FIXTURES	8	UNITS	\$ 6,000.00	\$ 48,000.00
33	WALKWAY BOLLARD LIGHTING	10	UNITS	\$ 2,500.00	\$ 25,000.00
34	TYPE 'B' INLET	5	UNITS	\$ 5,500.00	\$ 27,500.00
35	18" R.C.P. PIPE, CLASS IV	350	L.F.	\$ 80.00	\$ 28,000.00
36	6" P.V.C. ROOF DRAINS / CLEANOUTS	275	L.F.	\$ 45.00	\$ 12,375.00
37	SOIL EROSION AND SEDIMENT CONTROL	100%	L.S.	\$ 25,000.00	\$ 25,000.00

**Total Estimated Cost \$ 697,145.00**

Notes:

- The quantities enumerated above are approximate and intended for budgeting purposes only. The actual quantities constructed as part of this project may differ.
- The unit prices utilized in this estimate are based upon prices bid for work similar in nature and magnitude, by qualified contractors in the prevailing project area.
- Unit prices are based upon certain published sources, including the NJDOT Bid Price Index, as well as non-published sources.

  
 William T. Wentzien, PE, PP, CME  
 Office of the Borough Engineer

# 36 Main Street Freehold LLC

107 Monmouth Rd Ste 102 West Long Branch NJ 07764

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The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

04/10/2021

RE: FY2022 Surface Transportation Member Designated Projects Request

Dear Representative Smith:

As the owner of 36 Main Street Freehold LLC, a real estate investment company located in downtown Freehold Borough, I firmly support the Borough of Freehold's FY2022 Surface Transportation Member Designated Projects Funding request for the Triangle Parking Lot Renovation Project. This proposed project will renovate a heavily used public parking lot located in the middle of downtown between three of the Borough's main streets. The proposed project will restore the lot that has become worn down and damaged over time. In addition, it will help to address the problem of limited downtown parking by adding parking spaces.

With its location just steps away from 36 Main Street Freehold LLC, the Triangle Lot is extremely important to my business as it provides convenient parking for both employees and patrons. Having nearby, quality public parking options has a significant impact on the amount of business we receive. By improving the lot and adding parking spaces, this project has great potential to benefit the entire downtown business community.

Considering the hard hit the business community has taken as a result of the pandemic and economic shutdown, this project would be a welcome change to business owners such as myself. Thank you for your time and consideration of the Borough's application.

Sincerely,



Boris Volshteyn  
CEO, 36 Main Street Freehold LLC



The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

April 9, 2021

RE: FY2022 Surface Transportation Member Designated Projects Request

Dear Representative Smith:

As the owner of Aurum Events, a catering hall located in downtown Freehold Borough, I firmly support the Borough of Freehold's FY2022 Surface Transportation Member Designated Projects request for the Triangle Parking Lot Renovation Project. This proposed project will renovate a heavily used public parking lot located in the middle of downtown between three of the Borough's main streets. The proposed project will restore the lot that has become worn down and damaged over time. In addition, it will help to address the problem of limited downtown parking by adding parking spaces.

With its location just steps away from Aurum Events, the Triangle Lot is extremely important to my business as it provides convenient parking for both employees and patrons. Having nearby, quality public parking options has a significant impact on the amount of business we receive. By improving the lot and adding parking spaces, this project has great potential to benefit the entire downtown business community.

Considering the hard hit the business community has taken as a result of the pandemic and economic shutdown, this project would be a welcome change to business owners such as myself. Thank you for your time and consideration of the Borough's application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Esquenazi', is written over a blue circular stamp.

David Esquenazi  
Owner- Aurum Events





The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

April 9<sup>th</sup>, 2021

RE: FY2022 Surface Transportation Member Designated Projects Request

Dear Representative Smith:

As the owner of Artís Brewery, a brewery located in downtown Freehold Borough, I firmly support the Borough of Freehold's FY2022 Surface Transportation Member Designated Projects request for the Triangle Parking Lot Renovation Project. This proposed project will renovate a heavily used public parking lot located in the middle of downtown between three of the Borough's main streets. The proposed project will restore the lot that has become worn down and damaged over time. In addition, it will help to address the problem of limited downtown parking by adding parking spaces.

With its location just steps away from Artís, the Triangle Lot is extremely important to my business as it provides convenient parking for both employees and patrons. Having nearby, quality public parking options has a significant impact on the amount of business we receive. By improving the lot and adding parking spaces, this project has great potential to benefit the entire downtown business community.

Considering the hard hit the business community has taken as a result of the pandemic and economic shutdown, this project would be a welcome change to business owners such as myself. Thank you for your time and consideration of the Borough's application.

Sincerely,

David Esquenazi  
Owner- Artís

# CHÄR-KÖL

The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

April 9<sup>th</sup>, 2021

RE: FY2022 Surface Transportation Member Designated Projects Request

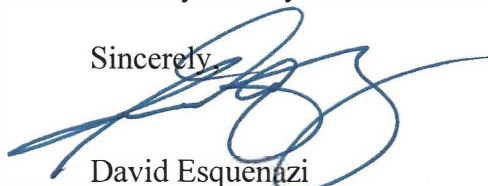
To Whom It May Concern:

As the owner of Chär-Köl, a restaurant located in downtown Freehold Borough, I firmly support the Borough of Freehold's FY2022 Surface Transportation Member Designated Projects request for the Triangle Parking Lot Renovation Project. This proposed project will renovate a heavily used public parking lot located in the middle of downtown between three of the Borough's main streets. The proposed project will restore the lot that has become worn down and damaged over time. In addition, it will help to address the problem of limited downtown parking by adding parking spaces.

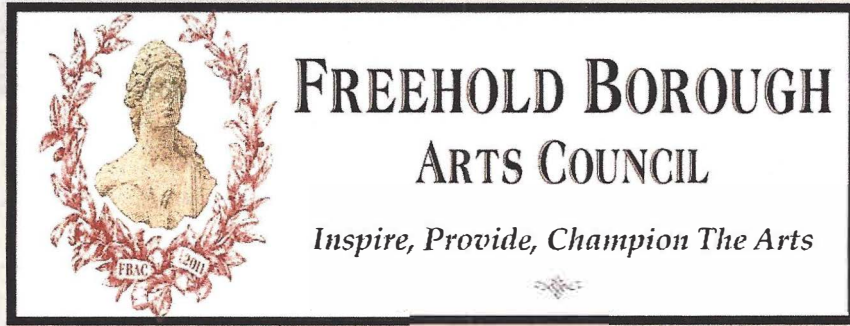
With its location just steps away from Chär-Köl, the Triangle Lot is extremely important to my business as it provides convenient parking for both employees and patrons. Having nearby, quality public parking options has a significant impact on the amount of business we receive. By improving the lot and adding parking spaces, this project has great potential to benefit the entire downtown business community.

Considering the hard hit the business community has taken as a result of the pandemic and economic shutdown, this project would be a welcome change to business owners such as myself. Thank you for your time and consideration of the Borough's application.

Sincerely,



David Esquenazi  
Owner- Chär-Köl



The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

April 12, 2021

RE: FY2022 Surface Transportation Member Designated Projects Request

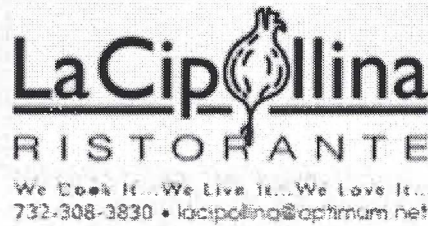
Dear Representative Smith:

On behalf of the Freehold Borough Arts Council (FBAC), I would like to express my support for the Borough of Freehold's FY2022 Surface Transportation Member Designated Projects request for the Triangle Parking Lot Renovation Project.

The FBAC is a registered non-profit with a mission to inspire, provide, and champion the arts to build a greater cultural community. As a result of the pandemic and resulting economic shutdown, there has far less engagement in the local arts and culture scene in downtown Freehold, where the Triangle Parking Lot is located. By improving the lot and adding parking spaces, this project will help bring more people to the downtown to enjoy the arts and cultural programming offered here. This will be especially important as the downtown continues to reopen in the aftermath of the pandemic and programming increases.

I am confident that this project will have a significant positive impact on the local arts and cultural community. I sincerely thank you for your time and consideration of the Borough's application.  
Sincerely,

  
Jeffrey Friedman  
Board President



The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

April 9, 2021

RE: FY2022 Surface Transportation Member Designated Projects Request

Dear Representative Smith:

As the owner of La Cipollina, a restaurant located in downtown Freehold Borough, I firmly support the Borough of Freehold's FY2022 Surface Transportation Member Designated Projects request for the Triangle Parking Lot Renovation Project. This proposed project will renovate a heavily used public parking lot located in the middle of downtown between three of the Borough's main streets. The proposed project will restore the lot that has become worn down and damaged over time. In addition, it will help to address the problem of limited downtown parking by adding parking spaces.

With its location just steps away from La Cipollina, the Triangle Lot is extremely important to my business as it provides convenient parking for both employees and patrons. Having nearby, quality public parking options has a significant impact on the amount of business we receive. By improving the lot and adding parking spaces, this project has great potential to benefit the entire downtown business community.

Considering the hard hit the business community has taken as a result of the pandemic and economic shutdown, this project would be a welcome change to business owners such as myself. Thank you for your time and consideration of the Borough's application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Braica', is written over a horizontal line.

Anthony Braica  
Owner- La Cipollina



“Service Above Self”

The Honorable Chris Smith  
Monmouth County Constituent Services Center  
112 Village Center Drive, Second Floor  
Raintree Shopping Center  
Freehold, NJ 07728

April 9, 2021

RE: FY2022 Surface Transportation Member Designated Projects Request

Dear Representative Smith:

On behalf of the Rotary Club of Freehold, I would like to express my support for the Borough of Freehold’s FY2022 Surface Transportation Member Designated Projects request for the Triangle Parking Lot Renovation Project.

Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves.

Solving real problems takes real commitment and vision. For more than 110 years, Rotary's people of action have used their passion, energy, and intelligence to take action on sustainable projects. From literacy and peace to water and health, we are always working to better our world, and we stay committed to the end. By improving the lot and adding parking spaces, this project will help bring more people to the downtown to enjoy the businesses restaurants, events, cultural programming and so much more that we offer here in Downtown Freehold. This will be especially important as the downtown continues to reopen in the aftermath of the pandemic and programming increases.

I am confident that this project will have a significant positive impact on the local arts and cultural community. I sincerely thank you for your time and consideration of the Borough’s application.

Yours in Service,

A handwritten signature in black ink, appearing to read "Rev. Jonathan Elsensohn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rev. Jonathan Elsensohn  
President, Freehold Rotary Club  
PO Box 3 Freehold, NJ 07728  
freeholdrotaryclub@gmail.com