



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES

September 19, 2019

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, September 19, 2019 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. Mr. Gatto read the Notice of the Open Public Meetings Law: "In accordance with the Open Public Meetings Law, (c.231.P.L. 1975), this meeting was announced by posting the notice on the bulletin board reserved for that purpose; by mailing such notice on January 18, 2019 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mayor McMorro, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer.

Absent: Mr. Asadi, Ms. Kurtz and Mr. Levy.

Also Present: Frank Accisano, Esq.; Todd Brown, Planner-Trainee; and Donna Butch, Administrative Officer.

There was the Pledge of Allegiance.

MINUTES:

Approval of Minutes: September 5, 2019

Mayor McMorro made a motion, and was seconded by Mr. Bazzurro to approve the minutes. The motion passed with the following roll call vote Mayor McMorro, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer.

RESOLUTIONS:

Variance # 020-19

Chater, Hussam (Estate of Mamoun Chater)

Block 42, Lots 11.12, 11.13, 11.14 – 42 Hunt Road

Mr. Shortmeyer made a motion, and was seconded by Mr. Kash to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mayor McMorro, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer.

NEW APPLICATIONS:

Variance Application # 014-19

Bannan, Michael & Cynthia

Block 4, Lot 7.02 – 16 Old Monmouth Road

Proposing to install a 12' x 24' shed with garage door, while maintaining an existing 16' x 8' shed on same property within the R-40 zone. Land Use code permits only a single toolshed or similar storage building not to exceed 192 sq ft in building area.



Mr. Michael Bannan appeared as the applicant. Mr. Accisano stated he reviewed the proof of notice submitted by the applicant which was correct in form, published and served in a timely fashion so the Board has jurisdiction to conduct a public hearing. Mr. Accisano explained that the variance application process is very technical in nature and asked if the applicant was comfortable representing themselves in this matter. Mr. Bannan had no objection to the exhibits that were marked and Mr. Gatto read the review letters into record. Mr. Bannan stated that one of his 2 sheds will be replaced with a 12' x 24' shed to store lawn mowers.

Mr. Gatto opened the application to the public.

Mr. Anton Schwerthoffer of 20 Old Monmouth Rd appeared and was sworn in. Mr. Schwerthoffer inquired why another shed was needed and would it be as large as a garage. Mr. Bannan reiterated the size of the new shed, that one existing shed is being removed, and what the new shed's use would be. Mr. Schwerthoffer was satisfied with the answers.

Mr. Ammiano made a motion to authorize Mr. Accisano to prepare a positive resolution, which was seconded by Ms. Jahn. All in favor, Aye.

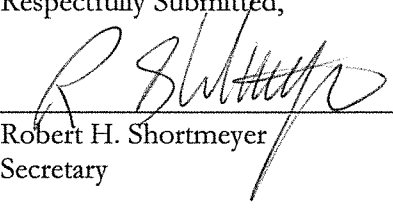
DISCUSSION:

- Mr. Brown reviewed the upcoming agenda items.

ADJOURNMENT:

There being no further business, Mr. Gatto adjourned the meeting. The meeting concluded at 7:10 p.m.

Respectfully Submitted,



Robert H. Shortmeyer
Secretary