

Freehold Township
Environmental Commission

MEETING MINUTES

Call to Order

The February 10, 2020 meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. Board members present: Dave Puchalski, Brian Dougherty, Steve Leone, and Tom Moskal.

The following statement was read by Chairman Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

The Commission reviewed;
Preliminary and Final Major Site Plan (SP# 452-1-9) Carl's Self Storage Block 80 Lots 37 & 38 – 3475 Route 9

Variance Application – Carl's Self Storage (VAR# 027-19) Block 80 Lots 37 & 38 – 3475 Route 9

Minor Site Plan (SP# 452-2-19) A&M Plaza Block 80, Lot 38 – N/N Three Brooks Road

Upon review the Commission has the following concerns;

1. We would like confirmation that the applicant plans to keep existing growth in the buffer areas.
2. Additional landscaping is suggested throughout the site, especially along the Three Brooks roadway.
3. The Commission is concerned the proposed stormwater basin will be constructed immediately adjacent to the southern property line. We are also concerned there is insufficient clearance to plant a landscaping buffer that is not located on the berm of the retention area.
4. We are concerned about the lack of the required parking spaces.
5. We are concerned the proposed tree removal (254 trees to be removed) is not sufficiently balanced with the 35 proposed replacement trees.
6. We are also concerned with the height and general appearance of the larger garage building, including the lighting fixtures which do not appear to comply with the township ordinance. The proposed garage building will be approximately 10 to 12 feet taller than any building within 2,000 feet of the property. (Google Earth Ground Level View.)

The meeting was adjourned at 8:05 pm.

Tom Moskal
Chairman