FREEHOLD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MINUTES
NOVEMBER 5, 2015

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, November 5, 2015 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. He read the Notice of the Open Public Meetings Law.

Present: Mr. Ammiano, Mr. Salkin, Mr. Gatto, Mr. Bruno and Mr. Kirk.

Absent: Mayor Cook, Mr. Bazzurro, Mr. Kash, Mr. Shortmeyer and Mr. Coburn.

Also Present: Francis C. Accisano, Esq., Timothy P. White, Township Engineer, Andrew Thomas, Planning Consultant and Nancy Torre, Administrative Officer.

There was the Pledge of Allegiance.

RESOLUTIONS:

Amended Preliminary & Final Major Site Plan #845-2-15
3561 Route 9 Realties, LLC (Applicant/Owner)
Block 72, Lot 96 – 3561 Route 9

Mr. Sonnenblick said there is a minor change to the resolution and explained. Mr. Accisano said as long as they satisfy the Environmental Commission he believes that will be sufficient for the board's purposes. He said they are amending condition number one and read it. Mr. Ammiano said he sits on the Environmental Commission and believes as long as everything on that list is incorporated in this resolution, he doesn't know if they need another meeting with the commission unless there were other issues raised after. Mr. Gatto said they need to get a clean letter from the Environmental Commission.

Mr. Ammiano made a motion, seconded by Mr. Salkin to approve the resolution as amended. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Salkin, Mr. Gatto, Mr. Bruno and Mr. Kirk.

Minor Subdivision and Variance #892-15
Lavdrim Bauta (Owner/Applicant)
Block 36.01, Lots 5 and 5.1

Mr. Ammiano made a motion, seconded by Mr. Salkin to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Salkin, Mr. Gatto, Mr. Bruno and Mr. Kirk.

SUPPLEMENTAL RESOLUTION:

Minor Site Plan with Waiver of Site Plan Detail and Variance #659-1-15
4 Paragon Realty, L.L.C. (Applicant/Owner)
Block 72.12, Lot 2– 4 Paragon Way

Mr. Accisano explained this is a supplemental resolution to confirm a condition that was on the record when the hearing was conducted, regarding the number of panels they can have on the monument sign that maximum number is four and that is all this resolution confirms.

Mr. Salkin made a motion, seconded by Mr. Bruno to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Salkin, Mr. Gatto, Mr. Bruno and Mr. Kirk.

NEW APPLICATION:

Final Major Site Plan Phase I #759-1-15
Freehold Ventures, LLC (Owner/Applicant)
Block 86, Lot 5– 1075 West Main Street
Final Major Site Plan Phase I approval to construct four buildings (Office Building 25,000 sq. ft., Bank 3,000 sq. ft., Child Care Center 10,000 sq. ft. and Medical Supply Store 9,600 sq. ft.).

Mr. Accisano said before we proceed there are two items he apprized Mr. Sonnenblick and Mr. Gatto of. First, when the resolution of Preliminary Site Plan approval was adopted there was a condition that required that prior to the application for Final Site Plan approval an agreement had to be reached with CentraState Medical Center regarding the margin road construction. He understands from Mr. Sonnenblick that has been entered it has not been signed by the applicant. However, the condition also required the form of that agreement be reviewed by the Township Attorney, himself and Mr. White and that has not been done. He suggests that the board, if it's amenable, modify the condition of the Preliminary approval to allow them to proceed in the absence of that agreement being in place with the understanding that assuming the board approves this application, there will be no construction or permits issued until this agreement issue is resolved. Second, pertains to Mr. Phillips report that indicates that there are variances required in conjunction with certain signs. He said since variances are required if the applicant is going to proceed with those signs in place, then we don't have jurisdiction this evening. Mr. Sonnenblick said for the purposes of this meeting they are going to meet all conditions regarding signage. With regard to the way finding signs they will have some testimony on that which is something different than the actual signs because of the nature of this application which the architect will speak to. Mr. Accisano said the signs will conform or if they do not you have to come another time. Mr. Gatto said even if they conform, you're here on an application the signs are part of the checklist you have to come back with the signs. Mr. Accisano said on that basis he recommends the board can proceed.

Gerald N. Sonnenblick, Esq., Sonnenblick, Parker and Selvers appeared on behalf of the applicant. The following witnesses were sworn: Lorali Totten, P.E. Crest Engineering Associates; Ricardo Perez, Architect, Perez Associates; Scott Kennel, McDonough and Rea Associates; and Timothy P. White, Township Engineer.

Mr. Gatto asked if there was any objection to the exhibits marked. Mr. Sonnenblick said no. Mr. Gatto read the reports. Exhibits were presented and marked.

Lorali Totten, P.E. Crest Engineering Associates appeared her credentials were accepted. She said they are here for Phase I final and referred to exhibit P-32 and described it. She explained the interconnections and that the entrance drive has been realigned so it lines up directly across from Sentinel Drive where the proposed intersection is. Since preliminary approval the main drive pushes all the way back to the rear where there is a new hospital drive that's half on this property and half on property owned by the hospital. The other change required is the interconnection with Pond View to the left of this property as well as IJS Properties.

Scott Kennel, P.E., Traffic Expert, McDonough and Rea appeared his credentials were accepted. Mr. Sonnenblick asked if he had concern with reports from a traffic standpoint. Mr. Kennel said the focus from a traffic standpoint is the traffic signal proposed for the main access opposite Sentinel onto Route 537. His firm has done a traffic signal warrant analysis and determined the traffic signal be warranted with the Phase I buildout and the traffic generated by the other uses with the interconnections. That document has been submitted to Monmouth County. A preliminary traffic signal plan for the new four way intersections has been submitted to Monmouth County as well. He has no issue with the comments in the Shropshire report but under circulation clarified reference to the daycare center drop off area. A discussion followed regarding parking. Mr. Gatto asked if there were any questions for this witness from the board or public. No public was present. Mr. Sonnenblick said it should also be noted that the Pond View folks are trying to get county to let them keep the light. Mr. Gatto said for the record the light will be removed as reports indicate. A brief discussion followed. Mr. Accisano said as long as we're satisfied that the installation of the light at their entrance and Sentinel will adequately serve their project and the other two projects that are intertwined with them.

Ricardo Perez, Architect, Perez Associates appeared his credentials were accepted. He referred to exhibits and described them. He described the buildings and they will have the same materials. They are over in square footage on the monument sign the reason is they have more tenants than anticipated. Mr. Gatto asked if it is on Route 537. Mr. Perez said yes. Mr. Gatto said they are not conducive to having ten tenants especially on Route 537. They prefer to see the name and address and would be more amenable granting relief inside. When you come back for signage you may as well come back with a new monument sign. Mr. Perez described the way fairing signs. Mr. Gatto reminded them to resubmit for the lighting. Ms. Totten referred to comments in reports and discussed them.

Mr. Gatto asked if there were any other questions. A motion to close the public hearing was made by Mr. Bruno, seconded by Mr. Ammiano, all in favor aye. Mr. Ammiano moved that a positive resolution be prepared, seconded by Mr. Salkin, all in favor aye.

MASTER PLAN REVIEW:

Amendments to Freehold Township Master Plan Land Use Plan Element (Chapter 7)

Andrew Thomas, P.P. explained this is the Grossman property a vacant parcel approximately 45 acres on the north side of Route 33 west of Route 9. The property is adjacent to and overlooks the Monmouth Battleground and there are some wetlands on the west side of the site. This part of Route 33 primarily has residential uses. The board is familiar with this property because there was an approval granted for offices but it was never perfected. The proposal here is to revise the Land Use Plan Element for the property from CMX-3 to PAC-4 zone which is a planned adult community. The units would be for sale units and affordable housing units would be provided either on tract or off tract. As part of that there is a sewer extension to be brought to the site. The proposal of age restricted residential units would be compatible from a planning perspective with the surrounding adjacent neighborhood and uses. This is a simple revision to the Land Use Plan Element at this point and explained the next step. Mr. White has a concept plan that was prepared. Mr. Gatto said this went through many master plan reviews and complimented the applicant for addressing the concerns of the area and master plan committee. Mr. Thomas said from a planning perspective it conforms to the surrounding area and neighborhood. Mr. White said from an engineering standpoint there is much less impact, less impervious surface, traffic is reduced, less impact on the township and surrounding area. Mr. Gatto asked if there were any questions or comments from the board or public. No one wished to speak. A motion to close the public hearing was made by Mr. Salkin seconded by Mr. Bruno, all in favor, aye. Mr. Ammiano made a motion, seconded by Mr. Bruno to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Salkin, Mr. Gatto, Mr. Bruno and Mr. Kirk.

There was a discussion regarding upcoming meetings.

Adjournment:

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 8:14 p.m.

Respectfully Submitted,

Robert H. Shortmeyer
Secretary