



Township of Freehold
OFFICE OF THE PLANNING BOARD
One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES
February 4, 2016

The Regular Meeting of the Planning Board was called to order by Mr. Gatto on Thursday, February 4, 2016 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. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash (arrived late), Mr. Shortmeyer, Mr. Coburn (arrived late), Mr. Asadi and Ms. Kurtz.

Absent: Mr. Bruno and Mr. Kirk.

Also Present: Francis C. Accisano, Esq., Nancy Torre, Administrative Officer and Danielle Sims.

There was the Pledge of Allegiance.
Mr. Coburn arrived to the meeting.

MINUTES:

A motion to approve the minutes of the December 2, 2015 meeting was made by Mr. Shortmeyer, seconded by Mr. Cook and passed with the following roll call vote: Aye: Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash and Mr. Shortmeyer.

The vote on the minutes of November 5, 2015 and December 3, 2015 were carried for lack of quorum. Mr. Kash listened to the tapes of November 5, 2015.

RESOLUTIONS:

Mr. Asadi was seated for Mr. Bruno and Ms. Kurtz was seated for Mr. Kirk.

Minor Site Plan with Waiver of Site Plan Detail #879-15

Primark US Corp. (Applicant)

MS Portfolio LLC (Owner)

Block 69.01, Lot 18.0

Mr. Ammiano made a motion, seconded by Mr. Cook to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Cook, Mr. Gatto, Mr. Shortmeyer, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

Preliminary & Final Major Subdivision #850-2-15

CentraState Medical Center, Inc. (Applicant/Owner)

Block 86, Lot 4.01 – 901 West Main Street

Mr. Ammiano made a motion, seconded by Mr. Cook to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Cook, Mr. Gatto, Mr. Shortmeyer, Mr. Coburn, Mr. Asadi and Ms. Kurtz.



“C” Variance Application #15-15

Glenn Wells and Nancy Kletke-Wells (Contract Purchaser)
Block 108, Lot 3.05 – 189 Ely Harmony Road

Mr. Ammiano made a motion, seconded by Mr. Shortmeyer to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Cook, Mr. Gatto, Mr. Shortmeyer, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

“C” Variance Application #18-15

Jodi Guagliardo
Block 71.08, Lot 4 – 24 Hampton Drive

Mr. Ammiano made a motion, seconded by Mr. Cook to approve the resolution. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Cook, Mr. Gatto, Mr. Shortmeyer, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

NEW APPLICATIONS:

Amended Preliminary and Final Major Site Plan #851-1-15
3571 Route 9 Realities, LLC (Applicant/Owner)
Block 72, Lot 97.02 – 3571 Route 9

Mr. Accisano noted that there is a problem with the notice for this application and that the applicant will be re-noticing for the meeting of February 18th, 2016 and that the Board cannot act on the application at this time.

Mr. Kash arrived to the meeting.

“C” Variance Application #19-15

Roy and Bonnie Tucciarone (Applicant/Owner)
Block 105, Lot 56.02 - 402 Georgia Road

“C” Variance approval for minimum lot area and lot width to construct a new one-story single family dwelling approximately 3,000 sq. ft. with driveway access off of Love Lane on an existing wooded property in the R-E zone. The property previously developed with 2-story frame dwelling, garage and pool which have been demolished.

William J. Mehr, Esq., Mehr, LaFrance and Williams appeared on behalf of the applicant. Mr. Accisano said 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. Gatto asked if there was any objection to the exhibits marked. Mr. Mehr said no. Mr. Gatto read reports. The following witnesses were sworn: Bonnie Tucciarone, Applicant. Exhibits were presented and marked.

Mr. Mehr offered a history of his clients purchasing property and described the poor conditions of the house that existed on it. Subsequently, the applicant obtained demo permits and removed the structures on the lot. The applicant would like to construct a 3,000 sf single story house on the lot that



would have a driveway to Love Lane (previously on Georgia Rd.) which is now in a variance situation. The reason they need to go before the Board is the R-E zone is 10 acre minimum and this lot is 3 acres deficient (approximately 7.05 acres) and 360' width where 500' is required. Mr. Mehr described the surrounding lots and stated that any attempt to get more property from neighboring lots would make the other lots even more non-conforming.

Mr. Mehr stated that the applicant will be able to comply with all of the comments in the reports.

Mr. Gatto asked if there were any questions from the Board. Mr. Gatto asked if there were any questions from the public.

A motion to close the public hearing was made by Mr. Shortmeyer, seconded by Mr. Bazzurro, all in favor, aye. Mr. Ammiano moved that a positive resolution be prepared, seconded by Mr. Kash, all in favor, aye.

DISCUSSION:

Mr. Gatto asked about upcoming applications. Ms. Sims described the upcoming meeting agenda.

Mr. Gatto noted that the Board has secured the services of a new RF consultant for the upcoming NYSMSA Verizon application.

ADJOURNMENT:

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 7:54 p.m.

Respectfully Submitted,

Robert H. Shortmeyer
Secretary