



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

REGULAR MEETING MINUTES
August 4, 2016

The Regular Meeting of the Planning Board was called to order by Mr. Gatto on Thursday, August 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. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

Absent: Mr. Cook and Mr. Asadi.

Also Present: Frank Accisano, Esq. and Danielle B. Sims, Administrative Officer.

There was the Pledge of Allegiance.

MINUTES:

A motion to approve the minutes of the February 18, 2016 meeting was made by Mr. Shortmeyer, seconded by Mr. Bazzurro and passed with the following roll call vote: Aye: Mr. Bazzurro, Mr. Gatto (with the exception of the Verizon application), Mr. Shortmeyer, Mr. Bruno, Mr. Kirk (eligible-listened to tapes), Mr. Coburn (eligible-listened to tapes) and Ms. Kurtz.

RESOLUTIONS:

Master Plan Amendment (prepared June 2016):

Recommendation to Township Committee to amend Block 80, Lot 3 from the CMX-10 zone to the HMUD zone (Highway Mixed Use Development Zone).

Mr. Shortmeyer made a motion, seconded by Mr. Ammiano to approve the resolution.

Mr. Philip Solomon of 37 Juniper Drive appeared and stated he was concerned about this change as he lives directly behind this lot. He has lived there since 1978 and there are many vacant stores already along Route 9. Mr. Gatto explained that this was evaluated at the request of the new property owner in an attempt to being able to develop the property. Any proposed development would still be required to go through the review process and have a public hearing, and those within 200 feet of the property would be noticed for this hearing. The motion passed with the following roll call vote: Aye: Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

Resolution for O-16-10: Zoning Map Amendment & amending zone requirements in HMUD zone.

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



Resolution for O-16-11: Above Ground Storage Tanks – conditional use for CMX-3/A zone.

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

“C” Variance Application # 002-16

Linda S. Condon

Block 102, Lot 5 – 343 Monmouth Road

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

Preliminary and Final Major Site Plan and Variances # 882-16

Meridian Health Realty Corp.

Vidal Realty, Inc.

Block 69.05, Lot 35.03 – 315 West Main Street

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

Use Variance Application #017-15

New York SMSA Limited Partnership d/b/a Verizon Wireless

Block 102, Lot 11 – 363 Monmouth Road

At the request of Lynn Dunn, applicant’s attorney, this matter was carried to September 1, 2016. An extension of time to act would be provided by Ms. Dunn to this affect.

Preliminary and Final Major Site Plan #878-15

New York SMSA Limited Partnership d/b/a Verizon Wireless

Block 102, Lot 11 – 363 Monmouth Road

At the request of Lynn Dunn, applicant’s attorney, this matter was carried to September 1, 2016. An extension of time to act would be provided by Ms. Dunn to this affect.

NEW APPLICATIONS:

No new applications were heard.

DISCUSSION:

Mr. Gatto explained that there is a concern with the approvals given to Primark in regards to the signs. There is a Sears sign still located on the Primark façade. The Board authorized the Chairman to send a letter to Pasquale Popolizio, Zoning Officer, on behalf of the Planning Board in regards to the signs.

Mr. Gatto asked about upcoming applications. Ms. Sims stated that there was nothing ready for the August 18, 2016 agenda and discussed the items that would be ready for the September 1, 2016 agenda.



Mr. Accisano stated he would have a conflict with one of the applications and Mr. Gatto may also. Mr. Gatto asked Ms. Sims to have Roger McLaughlin, Esq. attend the September 1, 2016 meeting as the Board's attorney. A motion to cancel the August 18, 2016 meeting was made by Shortmeyer and seconded by Mr. Ammiano, all in favor, Aye.

ADJOURNMENT:

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 7:11 p.m.

Respectfully Submitted,

Robert H. Shortmeyer
Secretary