



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

REGULAR MEETING MINUTES
December 7, 2017

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, December 7, 2017 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 19, 2017 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mayor Preston, Mr. Ammiano, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

Absent: Mr. Bazzurro, Ms. Jahn and Mr. Levy

Also Present: Frank Accisano, Esq., Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; Timothy P. White, Township Engineer and Danielle B. Sims, Administrative Officer.

There was the Pledge of Allegiance.

MINUTES:

Mr. Gatto asked if the meeting minutes from November 3, 2016 could be carried to next meeting. Confirmation to carry was given by Ms. Sims.

RESOLUTIONS:

Corrective Resolution for Preliminary and Final Major Site Plan # 300-1-16 and "D" Use Variance Application # 019-16

Lester Glen Chevy
AGK Chevy, LLC c/o Lester Glenn Auto Group
Block 70.05, Lot 14 – 3712 Route 9

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

Appeal of the Zoning Officer's Decision/Variance Application # 030-17

Archway Programs
Block 72.04 Lot 1 – 2 Lutea Terrace

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



**Minor Site Plan # 525-2-17 and Variance #017-17
Bank of America – Kiosk ATM
Block 85.11, Lot 17 – 510 West Main Street**

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

**Amended Major Subdivision # 869-1-17 and “D” Variance # 016-17
Robert Northfield – d/b/a Burlington Farms
Block 42, Lot 2, 2.01-2.11 Burlington Road**

Mr. Shortmeyer made a motion, and was seconded by Mr. Kash to approve the resolution. The motion passed with the following roll call vote: Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Asadi.

Resolution for O-17-16: An Ordinance Amending Ordinance No. O-17-3 to Amend the Number of Affordable Housing Units to be Constructed at Block 69.01, Lot 23

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

Resolution for O-17-17: An Ordinance Amending Chapter 190 (Land Use) Article XII (Zone Regulations), Section 190-140.4 (Planned Adult Community-Affordable Housing Overlay (PAC-AHO), Subsection A (Permitted Uses), of the Revised General Ordinances (Amending O-17-1)

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

Resolution for O-17-18: Ordinance Amending Chapter 190 (Land Use), Article XXII (Nonconforming Uses), Section 190-235 (Continuances) of the Revised General Ordinances

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

NEW APPLICATIONS:

**Minor Site Plan/Waiver of Site Plan Details # 699-6-17
Wal-Mart Real Estate Business Trust
Block 70, Lot 20.05 – 326 West Main Street**

Proposal to establish a grocery store pickup at the existing Walmart store. Improvements include façade sign, pick up door painting, adding several directional signs throughout the site and demarcating of parking spaces and signs for the proposed pickup spaces. It is also proposed to address compliance from the previous approval; including a revised truck access route with signage and installation of



removable bollards in front of the outdoor garden supplies display area along with other site improvements.

Mr. William Harrison, Esq. entered his appearance on behalf of 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. Harrison had no objection to the exhibits that were marked and Mr. Gatto read the review letters into record. The following witnesses were sworn: Greg DiBonna, Bohler Engineering, Yvonne Angello, Walmart Manager; Kate Keller; Tim White. Additional exhibits were marked.

Mr. Harrison confirmed that the truck access changes are at the request of the Township Engineer. Mr. Gatto stated that request does not change what was in the original resolution and is not necessary for discussion at the hearing. Mr. Accisano confirmed with Mr. Harrison that his client will satisfy Township Engineer as to Resolution Compliance.

Mr. Accisano explained that he originally anticipated making approval of grocery pick-up project condition to the resolution compliance. Mr. Gatto stated nothing has changed since prior approval and applicant must comply with prior resolution.

Mr. White explained as a result of the previously approved site plan, there were that were made to address resolution compliance which have also been included in this plan.

Mr. Harrison stated he was involved in the large addition and redoing signage for WalMart, not with the original building.

Mr. DiBona explained that they are proposing to convert 8 spaces in the rear near the loading dock into a pick-up area for online orders. There is an exterior service door that exists and there are 8 spaces that will remain the same size, but are proposing signage and pavement markings to become pick-up spaces. There will be signs on bollards to identify the spaces. Cross-walk markings are optional to Walmart. There is an ADA accessible ramp for service of the store existing in this area. Mr. DiBona described the pickup procedures. He explained that the shopper would order items online (grocery and other) and would be able to park in the spaces to pick up the merchandise. He stated that typically, you would text message that you are there to pick up an order. An associate would bring the merchandise to your car for you. This usually takes about 5 minutes from the time of arrival. Walmart would regulate the pick-up time to a one hour window. If there is overflow, there are other spaces in the same area that can be used, however Walmart, in general, has not experienced an issue with overflow.

Mr. White explained that there is a perpendicular cross walk that he would encourage to remain. Mr. DiBona explained that the parallel crosswalks is the Walmart optional cross-walk.

Mr. Gatto asked Ms. Keller and the Board if they took any exception to the sign remaining as "Pick-up" and not "Grocery pick-up" as suggested in the review letters. No one took exception to the "Pick-up" only sign.

Mr. DiBona explained that the proposed façade sign would be white lettering with gold spark. This is consistent with what is existing on the building today.

No parking or Fire Zone would be added along the curblin to the approval of the Township Engineer.



Mr. Gatto asked if the signs would be visible to the roadway. Mr. DiBona said no, but only to the parking lot. There would be signs on the site, all under eight (8) square feet.

Mr. DiBona explained that the yield striping in front of the Walmart will keep the yield striping directly align with the pick-up parking spaces.

Mr. White suggested the pedestrian crosswalk pylons. Mr. DiBona agreed to implement them.

Mr. Gatto asked if there were any questions from the public. No one appeared from the public. A motion to close the public hearing was made by Mayor Preston, seconded by Mr. Shortmeyer all in favor, aye. Mr. Shortmeyer moved that a positive resolution be prepared, seconded by Mr. Ammiano, all in favor, aye.

DISCUSSION:

Mr. Gatto reviewed the proposed date for the 2018 Reorganizational and Regular meeting – January 18, 2018 - 7:00 pm. There was a motion to approve to establish the dates for the Reorganization and Regular meeting made by Mr. Ammiano and was seconded by Mayor Preston. 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 7:47p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. Shortmeyer".

Robert H. Shortmeyer
Secretary