



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES

March 19, 2020

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, March 19, 2020 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 20, 2020 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Due to the impending worldwide pandemic, this meeting was made available to the public and Members of the Planning Board to participate via telephone. Additionally noticed was the time, date and access details of the meeting was provided in at least 48 hours in advance of the commencement of this meeting pursuant to the requirements of the Open Public Meetings Act, and same notice on all exterior doors of Town Hall, One Municipal Plaza, Freehold, NJ, 07728.

Present: Mayor Preston, Mr. Ammiano, Mr. Bazzurro (via phone), Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz (via phone) and Mr. Levy.

Absent: Mr. Bruno, Mr. Kash and Mr. Asadi

Also Present: Roger McLaughlin, Esq.; Timothy White, Township Engineer; Kate Keller, Phillips Preiss Grygiel LLC, Consulting Township Planner; Donna Butch, Administrative Officer

There was the Pledge of Allegiance.

MINUTES:

Approval of Minutes: January 16, 2020 – Re-Organization Meeting

Mr. Ammiano made a motion, and seconded by Mayor Preston, to approve the minutes. The motion passed with the following roll call vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer and Ms. Kurtz.

Approval of Minutes: January 16, 2020 – Regular Meeting

Mr. Ammiano made a motion, and seconded by Mayor Preston, to approve the minutes. The motion passed with the following roll call vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer and Ms. Kurtz.



RESOLUTIONS:

Appeal and Interpretation - VAR# 040-18

Round One – Freehold Raceway Mall (MS Portfolio LLC c/o Macerich Co)

Block 69.01, Lots 18.07 – 3710 Highway 9 Unit 1100

Mr. Shortmeyer made a motion, and was seconded by Ms. Jahn, to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Variance Application - VAR# 041-18 [“D” Variance]

Round One – Freehold Raceway Mall (MS Portfolio LLC c/o Macerich Co)

Block 69.01, Lots 18.07 – 3710 Highway 9 Unit 1100

Mr. Shortmeyer made a motion, and was seconded by Mr. Levy, to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

Variance Application - VAR# 022-19

Gaydos, John

Block 105, Lot 60.03 – 30 Love Lane

Mr. Ammiano made a motion, and was seconded by Mayor Preston, to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mayor Preston, Mr. Ammiano, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer and Mr. Levy.

Minor Site Plan # 257-1-19 and Variance # 011-19 [“D” Variance]

Carl’s Fencing (Pizzo Contracting)

Block 71 Lot 13 – 3468 Route 9

Ms. Jahn made a motion, and was seconded by Mr. Shortmeyer, to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer and Mr. Levy.

Preliminary and Final Major Site Plan App #425-4-20 and Var. #001-20 [“D” Variance]

Pond Road Associates LLC

ABC Grocery Store

Block 5, Lot 6 – 4331-4345 Route 9 North

Luke Pontier, Esq, with Day Pitney, on behalf of the Applicant, was present at the meeting via phone conference and thanked the Board and Professionals for holding this meeting in light of the COVID-19 pandemic, sacrificing being home with their families. He informed all present that he was on the phone with Mr. McLaughlin that day finalizing the resolution. Mr. Pontier asked Mr.



McLaughlin if all of the revisions regarding the lighting fixtures were incorporated into the final draft. Mr. McLaughlin confirmed all the revisions have been incorporated.

Mr. Shortmeyer made a motion, and was seconded by Mr. Levy, to approve the application and memorialize the resolution. The motion passed with the following roll call vote: Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer and Mr. Levy.

Freehold Township Committee Resolution R-20-49 - Authorizing the Planning Board to determine if Block 50, Lot 25 (Freehold Mall on Route 9) is a property in need of Redevelopment.

Mr. McLaughlin explained this resolution is presented at the request of the Township's Governing Body authorizing the Planning Board to determine if Block 50, Lot 25 (Freehold Mall on Route 9) is a property in need of redevelopment. The process is that the Board have their Professional Planning Consultants to investigate and develop a redevelopment study. After which, a presentation of the report would be given to illustrate their results and qualifying conditions for redevelopment. The Board would then hold a properly noticed public hearing for a determination to be made. Mr. McLaughlin had a resolution prepared to appoint Thomas Planning Associates to complete the study.

Mr. Gatto asked if there were any further discussion or questions. Seeing none, he requested a motion for a resolution to appoint Thomas Planning Associates to complete the redevelopment study of the Freehold Mall property at Block 50, Lot 25. Mr. Ammiano made a motion, and was seconded by Mayor Preston. The motion passed with the following roll call vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

FIELD ADJUSTMENT:

The Edge at Freehold

JSM at Eaton, LLC

Block 83, Lot 1.01 – 177 Elton-Adelphia Road

Mr. Timothy White, Township Engineer, informed the Board that he received a letter from the Applicant's Engineer, of Edgewood Properties, regarding the approved detached garages. The approved site plan included 5 detached garages, which containing 8 parking bays each. The Applicant is now requesting to decrease the size of the parking bays/garages from 11'-7" wide to 10'-7" wide and from 21'-5" deep to 19'-4" deep. It was later identified the vehicle door openings would also be reduced from 8'-0" wide to 7'-8" wide, specifically making the openings 4" smaller.

Mr. White said he discussed this with some Members of the Field Adjustment Committee and Mr. McLaughlin. All were in agreement the proposed changed would be considered diminimus. Mr. White suggested that the request be approved in accordance with the building code. A letter will be presented to the Board from Applicant acknowledging the narrower garage door opening.

A motion to approve the request for the noted garage size reductions was made by Mayor Preston, and seconded by Mr. Levy. All in favor, Aye.



NEW APPLICATIONS:

None.


DISCUSSION:

- Redevelopment Study and Master Plan Amendments will be on the next meeting.

ADJOURNMENT:

Mr. Gatto asked if there were any other questions or comments. Seeing none, the meeting was adjourned at 7:15 pm.

Respectfully Submitted,



Robert H. Shortmeyer
Secretary