



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

**REGULAR MEETING MINUTES**  
**April 16, 2020**

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, April 16, 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."

Additionally noticed is the time, date and access details of this virtual 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 in accordance with the guidance promulgated by the Division of Local Government Services to conform with the executive order 107 issued by Governor Murphy.

**Present:** Mayor Preston, Mr. Ammiano, Mr. Bazzurro (by phone), Mr. Bruno (by phone), Mr. Gatto, Mr. Kash (by phone), Mr. Shortmeyer, Ms. Kurtz (by phone) and Mr. Levy.

**Absent:** Mr. Coburn, Mr. Asadi and Ms. Jahn.

**Also Present:** Roger McLaughlin, Esq.; Timothy White, Township Engineer; Kate Keller, Phillips Preiss Grygiel LLC, Consulting Township Planner; Todd Brown, Township Planner-Trainee

Chairman Gatto asked for a moment of silence for all who have been affected by the Corona virus pandemic, especially Freehold Township residents.

There was the Pledge of Allegiance.

**RESOLUTIONS:**

None.

**MINUTES:**

**Approval of Minutes:** April 5, 2018

Chairman Gatto made a motion, and seconded by Mr. Shortmeyer, to approve the minutes. All in favor who are eligible to vote, Aye.



## **NEW APPLICATIONS:**

### **Extension #4**

**Preliminary & Final Major Subdivision # 890-13**

**Preliminary & Final Major Site Plan # 849-13 (Phase 1 & 2)**

**Preliminary & Final Major Site Plan # 854-14**

**Land Bank Freehold, LLC (Owner)**

**Block 71, Lot 8 – 3390 Route 9**

Mr. Peter Licata, Esq. appeared on behalf of the applicant. Mr. Gatto explained this is an extension and asked if anyone had any comments. He then asked if there are there any questions from the public. Seeing none, Mr. Gatto requested a motion to be made to move the application. A motion to approve was made by Mr. Shortmeyer and seconded by Mr. Ammiano. All in favor, Aye.

## **DISCUSSION:**

**Master Plan: Housing Plan Element and Fair Share Plan (Chapter 8) Amendment**

**Master Plan: Land Use Plan Element (Chapter 7) Amendment**

**Master Plan: Population (Chapter 3) and Existing Land Use (Chapter 4) Amendments**

Mr. McLaughlin advised Chairman Gatto that all three Master Plan amendments are going to be carried to a future date.

**Resolution for O-20-7: An Ordinance Amending Chapter 190 (Land Use), Article XI (Zones and Schedule of Requirements) and Article XIII (Zoning Regulations) and Article XX (Affordable Housing Regulations)**

A motion was made by Mayor Preston and seconded by Mr. Shortmeyer, to find Ordinance O-20-7 as inconsistent with the Master Plan of the Township of Freehold. Mr. Gatto asked if there is any discussion. Seeing none, all in favor, Aye.

**Report of Area in Need of Redevelopment for the Freehold Mall**

**by Thomas Planning Associates, LLC**

**Block 50, Lot 25 - 3681 US Route 9**

Mr. Gatto introduced the agenda items and asked Andy Thomas, of Thomas Planning Associates, if he would like to add anything to what is already in the report. Mr. Thomas introduced himself and offered a summary of the report for the Board.

Mr. Gatto asked if there were any questions. Seeing none, Mr. Gatto asked if there were any questions from the public. Seeing no questions from the public, Mr. Gatto requested a motion to close the public hearing. A motion was made by Mayor Preston and seconded by Mr. Shortmeyer. All in favor, Aye.

Mr. Gatto requested a motion to accept the report as presented by Thomas Planning Associates. A motion was made by Mayor Preston and seconded by Mr. Shortmeyer. All in favor, Aye.



- Mr. Gatto advised all present that future Applications will be processed accordingly. The Applications that are not overly lengthy with regard to a public hearing will be heard, as discussed with Mr. McLaughlin. Mr. McLaughlin stated that the concept of trying to hold Planning Board and Board of Adjustment meetings, during this time of the Corona Virus shutdown, is difficult. The Land Use Office Bar and NJ DCA have discussed how meetings can effectively be done. A problem with having meetings during shutdown is that no one has come up with a way that the public can adequately participate and show exhibits in real time, for example. Mr. McLaughlin said no one is actually holding meetings at this time. After discussing this matter with Chairman Gatto, they feel until social distancing is not going to be necessary, meetings could be held once a month with a limited number of people in-person while still being available for the public. Mr. McLaughlin went on to say that we do not have any applications ready to be brought to a meeting and it looks like it will be slow for a while with regards to more applications being submitted.

Mr. Gatto asked if anyone had any questions about Mr. McLaughlin's comments. Mr. White said he spoke with Mr. McLaughlin about having the Capital Project heard in a meeting as a "dry run" using provisions made to hear meetings during Corona Virus. Mr. White asked Mr. McLaughlin if he had talked with Mr. Gatto about this and Mr. McLaughlin answered saying he has not yet. However, this would be a good application to use as a test as this is not a publicly noticed application.

#### **ADJOURNMENT:**

There being no further business, Meeting was concluded at 7:11 pm.

Respectfully Submitted,

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Robert H. Shortmeyer  
Secretary