



# Township of Freehold

## OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

### REGULAR MEETING MINUTES November 12, 2020

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, November 12, 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 22, 2020 to the official newspapers of the Township and by filing such notice with the Township Clerk."

**Present:** Mr. Ammiano, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, and Mr. Levy.

**Absent:** Mayor Preston, Mr. Bazzurro, Mr. Coburn, Ms. Jahn, Ms. Kurtz and Mr. Asadi

**Also Present:** Timothy P. White, Twp. Engineer; Roger McLaughlin, Esq.; Kate Keller, Phillips, Preiss, Grygiel; and Donna A. Butch, Administrative Officer.

There was the Pledge of Allegiance.

Mr. Gatto announced the Township Committee will be leaving before the last application on the agenda is heard because it is a "D" Variance.

Before hearing the applications, Mr. Gatto wanted to thank Frank Accisano on behalf of Robert McGirr, past Chairman, himself and the Freehold Township Planning Board for his 40 years of service to Freehold Township. Mr. Gatto read aloud an elaborate history of Mr. Accisano's career, personal accomplishments and his volunteer efforts with Freehold Township.

#### RESOLUTIONS:

##### Variance Application

**VAR# 019-20**

##### **DEMONTE, Martin & Theresa**

##### **Block 93.08, Lot 3 – 315 Valley View Circle**

Mr. Ammiano 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. Ammiano, Mr. Bruno, Mr. Gatto, Mr. Shortmeyer and Mr. Levy.

##### Amended Preliminary & Major Site Plan Application

**SP# 283-5-20**

##### **Cusa Realty II, LLC**

##### **Block 49, Lot 46.01 – 225 Willow Brook Road**

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



**NEW APPLICATIONS:**

**Variance Application**

**VAR# 026-20**

**BLATA, Dhurata**

**Block 36.01, Lot 9 – 40 Topaz Dr**

Applicant is proposing to build a 400 sq ft (20' x 20') pavilion in the rear yard, where the maximum allowed is 192 sq.ft.

Ms. Dhurata Blata appeared as the applicant and introduced herself to the Board.

Mr. McLaughlin 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 meeting. Mr. McLaughlin explained that variance applications can be technical in nature and asked Ms. Blata if she was comfortable representing herself in this matter. Ms. Blata understood and wished to represent herself.

The following witnesses were sworn in: Mr. Gazmend Blata and Ms. Dhurata Blata as the applicants; Ms. Kate Keller, Phillips Preiss Grygiel Planners, Township Consulting Planner; and Mr. Timothy White, Township Engineer.

Ms. Blata had no objection to exhibits A-1 through A-8 being marked into the record. Mr. Gatto read the professional review letters into the record.

While reading Ms. Keller's Planning report (P-3), Mr. Gatto stopped and asked if the relief for this variance were granted, would it pose any negative impact on the neighbors. Ms. Blata stated it would not have any negative impact. Ms. Blata also confirmed the material used on the pavilion would complement their home.

Mr. Gatto asked Mr. White and Ms. Keller if they had any further concerns or questions. They were satisfied with the information given.

(Mr. Kash arrived at 7:10)

Mr. Gatto opened the application to the public. Seeing none, motion to close this application was made by Mr. Shortmeyer and seconded by Mr. Ammiano. All in favor, Aye.

A motion to move the application for a positive resolution was made by Mr. Shortmeyer and seconded by Mr. Ammiano. All in favor, Aye.

**Preliminary and Final Major Site Plan**

**SP# 526-1-20**

**Variance Application**

**VAR# 005-20**

**RDM Group, LLC**

**Block 79 L 4 – 550 Halls Mill Road**

The applicant proposes to construct a 141,140 sf warehouse to be used for shipping and receiving with associated office space, and no on-site assembly or manufacturing. Site improvements include driveways, sidewalks, utilities and drainage.



Mr. Kenneth Pape, Esq., introduced himself on behalf of the applicant.

Mr. McLaughlin stated that he reviewed the proof of notice and affidavit of publication and the Board had jurisdiction to hear the application.

Mr. Pape had no objections to Exhibits A-1 through A-26 being marked into the record.

Mr. Gatto read the professional reports into the record.

While reading Mr. White's report, Mr. Gatto asked if they would meet the requirements of Township Ordinance referenced in #5. Mr. Pape advised the Board that they are proposing a trash compactor, rather than a trash enclosure, which will require a variance.

Mr. Gatto asked if the applicant will be able to comply with all the requirements set forth in the Township Engineer report (P-2) and the Mott MacDonald report (P-5) regarding the sanitary sewer. Mr. Pape confirmed they will comply with all the conditions.

Mr. Gatto asked if the applicant will be able to comply with the drainage specifications mentioned in the T & M report (P-6). Mr. Pape confirmed they will comply.

Mr. Gatto asked if the applicant can comply with landscaping comments regarding heritage trees. Mr. Pape confirmed they will comply.

Mr. Gatto asked if the applicant can comply with the comments made in the Shropshire traffic report (P-7). Mr. Pape confirmed they will comply.

Mr. Gatto asked if the applicant intends to have trailer parking. Mr. Pape said there will be no trailer parking.

Mr. Gatto asked Mr. Pape if there would be a traffic testimony at this meeting. Mr. Pape said no traffic testimony, as he felt the comments made were minimal and the applicant would stand by the traffic study that was presented by the applicant. The applicant is working with Monmouth County and the road improvements the County has planned and Mr. White suggested that these comments be deferred to the County. Mr. Gatto stated the applicant should understand that any approval from the Freehold Township Planning Board would be subject to the County's approval also. Mr. Pape agreed.

All the reports were read. Mr. Gatto asked if there were any exhibits to be marked and any witnesses to be sworn in.

Mr. Shortmeyer marked the following exhibits: A-27 Aerial with Property Outlined in Red; A-28 Color Rendering of the Landscape Plan; A-29 Lighting Exhibit; and A-30 Architect Rendering of Elevations.

The following witnesses were sworn in by Mr. Shortmeyer: Mark Genivsieski, Maser Consulting; Ray Liotta, Maser Consulting; Steven Radosti, Perez & Radosti Architects; Michele Brinhoff, Maser Consulting; Kate Keller, Phillips Preiss Grygiel Planners, Township Consulting Planner; and Timothy White, Township Engineer.

Mr. Genivsieski introduced himself to the Board and gave his education and experience as a civil engineer. He was accepted by the Board.



Mr. Genivieski described the location and characteristics of the proposed property, referring to Exhibit A-27. He then described A-28 explaining the proposed changes, including the warehouse and parking areas and roadway improvements. All the applications for the NJDEP have been submitted and the improvements include NJDEP requirements.

Mr. Genivieski explained plans for the berms of the stormwater basin were originally designed to have landscaping planted, but have since been removed from inside the basin. Mr. White explained that it is not a good idea to have vegetation in the basin for better maintenance of the basin.

Mr. Gatto asked about Mr. White's comment concerning sidewalks. Mr. White suggested a waiver be granted, in addition, Mr. Pape added that the applicant agrees to sidewalk contribution. These conditions were accepted by the Board and the applicant.

Mr. Pape called his next witness, Mr. Radosti, RA, to discuss the architectural details of the proposed building. He was accepted by the Board.

Mr. Radosti explained that the design of the proposed building was meant to compliment the neighboring project at 558 Halls Mill Rd, which is also his client. He went on to describe all the details of the façade, including dimensions, materials and lighting.

Mr. Liotta, PP was introduced and accepted by the Board as a witness.

Mr. Liotta described the proposed lighting fixtures. Mr. Gatto asked Mr. White and Ms. Keller if they had any concerns or questions and neither had any further issues.

Mr. Liotta referenced Exhibit A-28, berm plantings. Plantings were moved off the berms to provide better stormwater management. Plantings will be consistent with the Township Ordinance.

Ms. Keller stated the benefits will outweigh the detriment on this property in granting the variance relief the applicant has requested.

Ms. Keller questioned why they propose metal on the rear of the building, when metal is not an approved material. Mr. Liotta testified the material meet the requirements of the ordinance, it is color coordinated and will have no impact on the adjacent property owners. Ms. Keller was satisfied with Mr. Liotta's testimony.

Mr. Ammiano asked what type of truck traffic could be anticipated. Mr. Pape responded by saying tractor trailers and/or box trucks pulling into the loading docks.

Mr. Gatto asked if there was anything else from the Board and/or the public. Seeing none, motion to close this application was made by Mr. Kash and seconded by Mr. Shortmeyer. All in favor, Aye.

A motion to move the application for a positive resolution was made by Mr. Ammiano and seconded by Mr. Kash. All in favor, Aye.



**Preliminary and Final Major Site Plan Application  
Variance Application**

**SP# 907-1-20  
VAR# 002-20**

**Wasatch Storage Partners, LLC**

**Block 69, Lots 36.04, 36.05, 36.06 and 36.07 – 100 & 105 Gibson Place**

The applicant is seeking site plan approval to construct a 96,100 sq ft, storage facility, with 1,000 sq ft complimentary office space, and 60 outdoor parking storage spaces for recreational vehicles in the northwest areas of the site, on a 13.21 acre property. A self-storage use is not permitted in the Corporate Multi-use Zone District (CMX-2), of which the applicant obtained “use” variance approval in December 2019.

Mr. Gatto announced Mr. Ammiano was stepping down as a Township Committeeman, this application is associated with a “D” Variance.

Ms. Jennifer Krimko, Esq. introduced herself to the Board on behalf of the applicant.

Mr. McLaughlin stated that he reviewed the proof of notice and affidavit of publication and the Board had jurisdiction to hear the application.

Ms. Krimko had no objections to Exhibits A-1 through A-23 being marked into the record.

Mr. Gatto read the professional reports into the record. Ms. Krimko confirmed the applicant will comply with all the comments made by the professionals.

The following exhibit was marked as follows by Mr. Shortmeyer: A-24 Colored Aerial Rendering of Site Plan.

The following witnesses were sworn in by Mr. Shortmeyer: David Boesch, Project Manager and Landscape Architect; Stanley Lance Heal, Architect; Kate Keller, Phillips Preiss Grygiel Planners, Township Consulting Planner; and Timothy White, Township Engineer.

Ms. Krimko stated most of the comments made in the professional reports are addressed in the conditions of the previously approved Use Variance and will apply to the testimony given at this hearing for the Site Plan.

Ms. Krimko asked Mr. Boesch to come up to testify on behalf of the applicant as the project manager and landscape architect. Mr. Boesch described the geographic characteristics and zone requirements of the property and the proposed improvements of the property. Mr. Boesch described revisions made to the decreased size of the building area and parking/lane designs. Mr. White was satisfied with this testimony.

Ms. Krimko discussed the sign colors for the Board which were previously discussed in a sign meeting. Mr. Gatto was in agreement with the conditions for the chosen color.

Mr. Boesch gave testimony about the size of the signs, the locations and the proposed metal canopy. Ms. Keller was satisfied with the testimony on these items.

Mr. Gatto asked for testimony about the parking. Mr. Boesch explained that more than required parking spaces will be provided. Mr. Gatto asked Ms. Keller if she was satisfied with the conditions put forth regarding parking, Ms. Keller confirmed she was satisfied.



Mr. Gatto asked Mr. White if all the comments were addressed. Mr. White was satisfied. Ms. Krimko confirmed she had nothing further to add.

Mr. Gatto asked if there was anything else from the Board and/or the public. Seeing none, motion to close this application was made by Mr. Shortmeyer and seconded by Mr. Levy. All in favor, Aye.

A motion to move the application for a positive resolution was made by Mr. Kash and seconded by Mr. Shortmeyer. All in favor, Aye.

**Minor Site Plan Application  
Variance Application ["D" Variance]  
Abundant Life, Church of God  
Block 38, Lot 4 – 115 Colts Neck Rd**

**SP# 637-2-19  
VAR# 025-20**

The applicant is seeking approval for the following building and site improvements: 1.) convert 741 sq. ft. of existing storage space into classrooms on the 2<sup>nd</sup> floor; 2.) construct a 12 ft x 16 ft (192 sf) shed to southeast of the church building; 3.) install HVAC equipment on a 10 ft x 18 ft (180 sq ft) concrete pad to southeast of the church building; 4.) install a back-up generator on a 7 ft x 12 ft (84 sf) concrete pad to southeast of the church building. A house of worship is a conditional use in the R-40 zone, of which approvals for non-conformities were obtained in March 1999 and October 2006 (building expansion).

Mr. Steven W. Kornas, Esq. introduced himself on behalf of the applicant.

Mr. McLaughlin stated that he reviewed the proof of notice and affidavit of publication and the Board had jurisdiction to hear the application.

Mr. Kornas had no objections to Exhibits A-1 through A-11 being marked into the record.

Mr. Gatto read the professional reports into the record. Mr. Kornas confirmed the applicant will comply with all the comments made by the professionals.

The following witnesses were sworn in by Mr. Shortmeyer: Pastor Chris Fraley, Sr. Pastor of Abundant Life Church of God; Richard DiFolco, PE, JKR Engineering; Kate Keller, Phillips Preiss Grygiel Planners, Township Consulting Planner; and Timothy White, Township Engineer.

Mr. Kornas asked Pastor Fraley, to explain for the Board, why the generator in question was before the Board. Pastor Fraley stated that the generator was part of the original construction of the church, but was not technically approved, which was an oversight on the part of the church.

Mr. Gatto asked if the generator be discussed after the proposed classrooms. The new classrooms will not create increased activity. Ms. Keller asked if the applicant can confirm that the conditions of the previous resolutions are still in effect. Pastor Fraley confirmed the conditions are being upheld. Ms. Keller was satisfied. Mr. White asked if the applicant had applied for permits. Pastor Fraley confirmed that they have applied for permits and will apply for anything new that will require a permit.



Mr. Gatto asked Mr. White and Mr. DiFolco if either of them had anything further to add, neither of them had any further comments.

Mr. Gatto asked if there was anything else from the Board and/or the public. Seeing none, motion to close this application was made by Mr. Shortmeyer and seconded by Mr. Kash. All in favor, Aye.

A motion to move the application for a positive resolution was made by Mr. Kash and seconded by Mr. Shortmeyer. All in favor, Aye.

**Variance Application ["D" Variance]  
POLLOCK, William  
Block 97, Lot 38.02 – 362 Brandon Blvd.**

**VAR #024-20**

The applicant proposes to construct a 1,000 sf one-story addition on the north side of existing single-family home. Applicant seeking variance relief for the FAR exceeding 21.78%, when 12% is permitted, and a lot coverage of 27.12%, when 25% is permitted.

Mr. Richard Stone, Esq. introduced himself on behalf of the applicant.

Mr. McLaughlin stated that he reviewed the proof of notice and affidavit of publication and the Board had jurisdiction to hear the application.

Mr. Stone had no objections to Exhibits A-1 through A-8 being marked into the record.

Mr. Gatto read the professional reports into the record. Mr. Stone confirmed the applicant will comply with all the comments made by the professionals.

The following witnesses were sworn in by Mr. Shortmeyer: Chester DiLorenzo, PE, Midstate Engineering; Kate Keller, Phillips Preiss Grygiel Planners, Township Consulting Planner; and Timothy White, Township Engineer.

Mr. DiLorenzo gave his credentials and was accepted by the Board.

Mr. DiLorenzo described the property's lot description and characteristics and a brief description of the proposed improvements.

Mr. Gatto said it would be a condition to have prior permits closed prior to signing of the final plans.

Mr. Gatto asked if this would be two residences and Mr. DiLorenzo confirmed it is only one residence and will remain as one residence.

Mr. Gatto asked if a landscaping plan was proposed. Mr. DiLorenzo said he would supply one if requested.

Mr. Gatto asked Mr. DiLorenzo if the proposed addition would have materials complimentary to the existing home. Mr. DiLorenzo confirmed the materials would match.



Mr. DiLorenzo explained for the Board the reason the applicant is requesting the variance relief is to provide space for their young family members to play.

Mr. Gatto asked Mr. DiLorenzo if he sees any detriment to the public good if this variance was granted. Mr. DiLorenzo said he believes there is no detriment to any neighboring property owners.

Ms. Keller asked for clarification regarding the floor area ratio. Mr. DiLorenzo confirmed that the application meets all setback requirements.

Mr. Gatto asked Mr. White and Mr. Stone if either of them had anything further to add. There were no further comments.

Mr. Gatto asked if there was anything else from the Board and/or the public. Seeing none, motion to close this application was made by Mr. Shortmeyer and seconded by Mr. Kash. All in favor, Aye.

A motion to move the application for a positive resolution was made by Mr. Shortmeyer and seconded by Mr. Kash. All in favor, Aye.

**DISCUSSION:**

Happy Thanksgiving. Next meeting to be December 3, 2020.

Mr. Gatto gave a brief list of upcoming applications.

**ADJOURNMENT:**

There being no further business, the Chairman adjourned the meeting at 9:25 pm.

Respectfully Submitted,

  
Robert Shortmeyer, Board Secretary