

FREEHOLD BOROUGH PLANNING BOARD

MINUTES OF JULY 8, 2015

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, July 8th at 7:00 p.m. in the Council Room of the Municipal Building.

Ms. Sims stated that this meeting was provided in accordance with the Open Public Meeting Act, by providing a copy of the agenda to the official newspaper and posting same on the official bulletin board of the Municipal Building.

ROLL CALL

PRESENT	MR. GARRY JACKSON
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	MR. ADAM REICH
PRESENT	MS. DANIELLE SIMS
ABSENT	MS. MARJORIE GOETZ
ABSENT	MR. ROBERT OAKES
PRESENT	MR. WILLIAM BARRICELLI
ABSENT	MR. KEVIN LEWIS
ABSENT	MS. ANNETTE JORDAN
PRESENT	MS. JAMIE BENNETT
ABSENT	MR. CORNELIUS BEGLEY

Ms. Sims read Item No. 3 on the Agenda as follows:

Approval of Minutes from the meeting of May 27, 2015.

Mr. Reich made a motion to approve the minutes, Mr. Jackson seconded.

Roll Call:

Yes	6	Sims, Reich, Barricelli, Jackson, Bennett, Schnurr
No	0	
Abstain	0	
Disqualified	0	
Absent	5	Geotz, Jordan, Oakes, Lewis, Begley

Ms. Sims read Item No. 4 on the Agenda as follows:

Ms. Bennett recused herself and stepped down from the dais.

Corrective Resolution Approving Design Waivers for Signs.
Application Number PB-SP-13-016.
Applicant - Norkash, LLC - TRE Restaurant.
Location - 614 Park Avenue, Block 108, Lot 7.
Request - Changing the architectural design of signage.

Mr. Reich made a motion to approve the Resolution, Mr. Jackson seconded.

Roll Call:

Yes	5	Sims, Reich, Barricelli, Jackson, Schnurr
No	0	
Abstain	0	
Disqualified	1	Bennett
Absent	5	Geotz, Jordan, Oakes, Lewis, Begley

Ms. Sims read Item No. 5 on the Agenda as follows:

Application Number PB-SP-15-004.
Applicant - El Artica, LLC t/a Accurate Auto Body.
Location - 201 Throckmorton Street, Block 9, Lot 11.
Request - Preliminary and Final Site Plan Approval to
construct a new one story building, containing 2,880 square
feet at the rear of the property for auto body work. Also
proposed is the relocation of one of the garages and one shed
and the removal of a second shed.

Mr. Cucchiaro, Esq. noted he reviewed the affidavit of publication and notice of service and found it to be in conformity with MLUL in the State of NJ & local ordinances.

Mr. Cucchiaro, Esq. marked the following exhibits as follows:

- A-1 Land Use Application/Application Checklist dated 5/12/15.
- A-2 Color photo of front of property.
- A-3 Letter from Geller Sive & Company dated 5/13/15.
- A-4 W-9.
- A-5 Topographic Survey prepared by Seneca Survey Co., Inc. dated 1/8/04.
- A-6 Survey prepared by Seneca Survey Co., Inc. dated 1/8/04.
- A-7 Site Plan prepared by Geller Sive & Company dated 4/28/15 consisting of 6 sheets.
- A-8 Color photo of front of property dated 2/19/15.

- A-9 Color photo of yard area dated 7/8/15.
- A-10 Color photo of rear of property dated 7/8/15.
- A-11 Monmouth County Planning Board letter dated 5/26/15.

- B-1 Memo from Joseph Bellina to William Wentzien dated 5/15/15.
- B-2 Memo from Joseph Bellina to Richard Gartz dated 5/15/15.
- B-3 Engineering Review prepared by William T. Wentzien dated 6/18/15.
- B-4 Letter from Joseph Bellina to Greg Pesciotta, Esq., dated 6/11/15.
- B-5 Completeness Review prepared by William T. Wentzien dated 6/10/15.

Mr. Greg Pesciotta, Esq., stated he is representing the applicant.

Mr. Cucchiaro, Esq. swore in the following witnesses:

Mr. Arthur Schneider, applicant and owner of Accurate Auto Body.
Mr. Michael Geller, PE, Geller Sive & Company.

Mr. Pesciotta, Esq. asked Mr. Schneider to describe his business.

Mr. Schneider stated he has owned the business for 11 years and it was originally located at 30 Broad Street. It is a full service auto body facility and they service cars and small trucks. He is proposing to add a one story building at the rear of the property. This building will contain 3 frame machines and will also be used for storage. The hours of operation are from 7:00 AM - 5:00 PM, Monday through Friday and 7:00 AM - 12:00 PM on Saturdays.

Mr. Schneider stated he currently has 10 employees and he will not be adding additional employees. Deliveries are made by small vans and trucks which unload in the front of the building and that will not be changing. There will be no change in lighting, which consists of 2 lights on the lot for security and there will be no change in parking.

Ms. Sims asked for questions of this witness.

Ms. Bennett asked what the bays in the front of the building would be used for.

Mr. Schneider replied cars will be brought to the rear building for framing and they brought back up to the main/front building for painting.

Mr. Wentzien asked if there would be water/sewer in the new rear building.

Mr. Schneider replied no, there will be no bathroom in the building. He would like to have a water valve for a garden hose.

Mr. Wentzien asked if there would be any changes to the existing building.

Mr. Schneider replied no.

Mr. Barricelli asked if there is a sprinkler system in the front building or in the new proposed building.

Mr. Schneider stated no, he's been inspected every year and was told the only requirement was to have fire extinguishers in each building.

Mr. Pesciotta, Esq. asked Mr. Geller to go over the site plans.

Mr. Geller handed out exhibits A-8, A-9, A-10, which were photos of the property. He stated this property is located on Block 9, Lot 11, at 201 Throckmorton Street and it is in the C-M Commercial Manufacturing Zone. The total area of the property is 43,560 square feet. The site presently contains a one story commercial building functioning as an auto body shop. The building is approximately 6,770 square feet. The site also contains 2 garage buildings and 1 shed in the rear of the site.

Mr. Geller stated the applicant is requesting Preliminary and Final Site Plan Approval to construct a new one story building, approximately 2,880 square feet at the rear of the property for framing work.

Mr. Geller listed the various existing variances and proposed variances. There are 6 parking spaces in the front of the building used exclusively for customers and 10 parking spaces in the rear of the building for employee parking. The applicant is not requesting any changes for parking and what is existing is adequate. There are no changes to the fencing, signage, lighting, landscaping or grading and drainage.

Mr. Geller stated the new building would be a prefabricated, steel sided and steel roofed structure. The existing paved driveway has a width of approximately 20 feet. The plans show approximately 5 feet of the driveway encroach on Lot 10, which is Beacon Metal.

Ms. Sims asked for questions from the board.

Ms. Sims asked if there was an agreement with Beacon Metal regarding this easement.

Mr. Pesciotta, Esq., stated he represented the applicant when he purchased the property and he will look to see if there was an agreement.

Mr. Jackson asked how first responders would get to the rear building. He would like the driveway striped and marked as a fire lane.

Mr. Geller replied that would be done.

Mr. Reich asked if an emergency exit could be put in the rear building.

Mr. Schneider agreed to add the emergency exit.

Ms. Sims asked if there was a limit of structures in the C-M zone.

Mr. Wentzien explained that there is only a limit on structures in residential zones.

Ms. Sims asked for questions or comments from the public.

There was none.

Ms. Sims asked for comments from the board.

Mr. Jackson stated he was glad to see the improvements being made to the building and he was fine with it, as long as the fire lane was added.

Ms. Bennett stated she was happy to see investment in this area and was in favor of the application.

Mr. Barricelli stated the applicant did a nice presentation and the existing building is very attractive and he is in favor of this.

Councilman Schnurr stated he was concerned about the rear set back of the property but because it backs up to JCP&L he is fine with this application.

Mr. Reich stated he sees no negative and this is a good use of the property. He is very happy the applicant agreed to add the fire lane and rear access door.

Ms. Sims stated she has no issues and the applicant has met all of the requirements for proving need for the variances. She agreed with the fire lane and asked if there is an agreement regarding the easement with Beacon Metal, she would like it submitted.

Mr. Barricelli made a motion to approve the Resolution, Councilman Schnurr seconded.

Roll Call:

Yes	6	Sims, Reich, Barricelli, Jackson, Schnurr, Bennett
No	0	
Abstain	0	
Disqualified	0	
Absent	5	Geotz, Jordan, Oakes, Lewis, Begley

Ms. Sims asked for questions or comments from the public.

There was none.

Ms. Sims asked for questions or comments from the board.

Mr. Reich stated attached with the agenda are the Historic Preservation meeting notes from June 29, 2015. The first application was for Amazing Escape Room, 77 West Main Street; they were requesting to install a new freestanding sign. Mr. Reich stated that this business was quite unique and will be used as a team building exercise. The idea is for a group to go in and figure a way to escape the building. He stated the other applications could be read at the board's pleasure.

Ms. Sims made a motion to close the meeting with All in Favor and Ms. Geotz, Ms. Jordan, Mr. Oakes, Mr. Begley and Mr. Lewis absent.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Antoinette Jones