

**FREEHOLD BOROUGH PLANNING BOARD**  
**MINUTES OF AUGUST 12, 2015**

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, August 12<sup>th</sup> 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 July 8, 2015.

Mr. Reich made a motion to approve the minutes, Ms. Bennett 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:

Resolution Granting Preliminary and Final Site Plan Approval.  
Application Number PB-SP-15-004.  
Applicant - El Artica, LLC t/a Accurate Auto Body.  
Owners - Arthur & Elisa Schneider.  
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. Barricelli made a motion to approve the Resolution, Councilman Schnurr seconded.

Roll Call:

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

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

There was none.

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

Ms. Bennett stated that Mr. Bellina asked her to talk to the board briefly about the ULI Tap Report and what the next steps were. They are in the process of finalizing the report. They've made some very insightful findings and determined that rather than presenting us with a redevelopment project that they thought would work downtown, they instead came up with the idea of developing a process by which the community at large could decide on a project they would like to see downtown. The first step in doing that process is to conduct a visioning session with the stakeholders that appeared in the small groups during the TAP process. They are going to do this at the Presbyterian Church on Main Street on Thursday, October 1, 2015 from 6:00 PM - 9:00 PM. They will expand the stakeholder list to include the entire planning board and all the council members.

Mr. Barricelli asked if this was only a downtown plan.

Ms. Bennett replied those were the questions we asked ULI to address. We started with a much broader area, but the focus had to be narrowed down so they decided to address downtown issues first. ULI is going to stay involved with the Borough; they want to turn the Borough into a pilot program for small towns across New Jersey. The idea is that we can replicate that process as other land use issues arise.

Ms. Bennett stated we have industrial properties, large properties, and the racetrack and we can implement this same process on our own again and hopefully have consensus from the beginning that will create momentum to get the projects off the ground.

Ms. Sims asked if this would have to be implemented into the master plan.

Ms. Bennett replied it would go into a redevelopment plan.

Mr. Cucchiaro, Esq., stated when you adopt a redevelopment plan it's done by ordinance and it is referred to the planning board the same way that an ordinance is and the planning board has to look at it to make a determination as to whether it is substantially consistent with the master plan.

Councilman Schnurr stated as it relates to things like the racetrack, or when you go down Route 33 from the area south to the Freehold Township border, or any of these open pockets of land. We are looking at this as a precursor to a master plan review.

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

There being no further business, the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Antoinette Jones