

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF FEBRUARY 24, 2016

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, February 24th at 7:00 p.m. in the Council Room of the Municipal Building.

Mr. Reich 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.

Mr. Reich opened the meeting with a Salute to the Flag.

ROLL CALL

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

Mr. Reich read Item 3 on the Agenda as follows:

Approval of Minutes from the meeting of January 27, 2016.

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

Yes	6	Barricelli, Begley, Bennett, Jackson, Reich, Schnurr
No	0	
Abstain	0	
Disqualified	1	Sims
Absent	2	Goetz, Jordan

Mr. Reich read Item No. 4 on the Agenda as follows:

Resolution Granting Preliminary and Final Site Plan Approval.

Application Number PB-SP-2015-005.

Applicant – Exquisite Caterers, LLC. And DDYB, LLC.

Location – Hudson Street, Block 77, Lot 16.

Request – Preliminary and Final Site Plan to permit construction of an asphalt parking lot.

Mr. Cucchiaro reported on the revisions that were made to the Resolution.

1. Condition No. 22 now reads, “The existing fence which backs to 10 Hudson Street shall be supplemented with lace or fabrication in order to provide additional buffering subject to review and approval of the Board Engineer.”
2. Condition No. 23 reads, “Appropriate signage inside the parking lot as well as a marking on the driveway apron for the purpose of alerting pedestrians shall be included subject to review and approval of the Borough Engineer.”
3. Condition No. 24 reads, “The entity using the parking lot subject to the terms of this Resolution shall be responsible for all maintenance responsibilities.”

Mr. Reich opened Questions from the Board.

Councilman Schnurr questioned Special Condition #11, the lighting shall be turned off after the lot was closed.

Mr. Reich asked if there was an ordinance requiring lights to remain on from dusk until dawn.

Borough Administrator confirmed with the Code Office there is no ordinance dictating times required.

A discussion was had recapping the various options presented during the hearing. Councilman Schnurr suggested the lighting remain on throughout the night as they are in other parking lots within the Borough.

Mr. Cucchiaro suggested rewording Special Condition #11 to read lighting on the site shall be subject to review and recommendations of the Freehold Borough Police Department.

Mr. Bellina requested this point be incorporated into the Developer’s Agreement.

Councilman Schnurr made a motion to approve the Resolution, Ms. Bennett seconded.

Roll Call:

Yes	6	Barricelli, Begley, Bennett, Jackson, Reich, Schnurr
No	0	
Abstain	0	
Disqualified	1	Sims
Absent	2	Goetz, Jordan

Mr. Reich read Item 5 on the Agenda as follows:

5. Application Number PB-UV-2016-001
Applicant: Howard Klotzkin t/a Amazing Escape Room, LLC
Location: 77 West Main Street, Block 35, Lot 40
Request: Zoning Ordinance Interpretation/Use Variance.

Councilman Schnurr and Ms. Bennett recused themselves. The board was left with five members

Mr. Vince Halleran, representing the applicant, respectfully requested the matter be carried to the next meeting at which time a full board will be present.

Mr. Cucchiaro stated Application Number PB-UV-2016-001, Applicant: Howard Klotzkin t/a Amazing Escape Room, LLC, Location: 77 West Main Street, Block 35, Lot 40, Request: Zoning Ordinance Interpretation/Use Variance shall be carried over to the April 13, 2016 Planning Board Meeting. There will be no further notice to property owners. All submissions are on file in the Planning Board Department and can be viewed during regular business hours.

Mr. Justin Lubas of Giordano, Halleran & Ciesla on behalf of the First Baptist Church asked that the application be heard as soon as possible.

Ms. Bennett and Councilman Schnurr rejoined the board.

Mr. Bellina announced that Ms. Marjorie Goetz has not accepted the Mayor's reappointment. Mayor and Council will be filling Ms. Goetz's position and up to three alternate positions.

Mr. Reich reviewed the minutes from the Historic Preservation Committee meeting and explained the proposed changes to the application approval process. Changes were discussed to reduce the turnaround time for applicants to obtain approval.

Mr. Cucchiaro recommended the Borough Attorney be consulted on the proposed application process. Municipal Land Use Law, Section 110 allows delegation to the Chairperson of the Historic Preservation Committee to act in place of the commission.

No public comments.

Ms. Sims made a motion to close the public comments, seconded by Ms. Bennett. All in favor.

Mr. Begley made a motion adjourn, seconded by Ms. Sims. All in favor.

The meeting was adjourned at 7:33 PM.

Respectfully submitted,

Lynn Cannon