

**FREEHOLD BOROUGH PLANNING BOARD**  
**MINUTES OF JULY 27, 2016**

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, July 27th 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.

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

ROLL CALL

PRESENT	MR. WILLIAM BARRICELLI
PRESENT	MR. CORNELIUS BEGLEY
PRESENT	MS. JAMIE BENNETT
PRESENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
ABSENT	MS. ANNETTE JORDAN
PRESENT	MR. ADAM REICH
ABSENT	COUNCILMAN GEORGE SCHNURR
ABSENT	MR. JEFF FRIEDMAN
ABSENT	MS. DANIELLE SIMS

Chairman Reich read Item 3 on the Agenda as follows:

Approval of Minutes from the meeting of July 13, 2016.

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

ROLL CALL

Yes	5	Barricelli, Begley, Bennett, Jackson, Reich
No	0	
Abstain	1	Gibson
Disqualified	0	
Absent	4	Friedman, Jordan, Schnurr, Sims

Chairman Reich moved ahead and read Item No. 5 on the Agenda as follows:

Resolution Approving Bulk Variance

Application Number PB-BV-2016-004

Applicant: Jessica Hodges

Location: 46 McDermott Street

Zone: R5

Request: Bulk Variance for the construction of a Porch.

Mr. Jackson questioned if the wording on Page 6, Item No. 5 “other government approvals” has been included in other resolutions.

Board Attorney, Mr. Ron Cucchiaro replied every resolution includes the wording whatever expert approvals are necessary. If other government approvals are necessary they have to get it.

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

ROLL CALL

Yes	5	Barricelli, Begley, Bennett, Jackson, Reich
No	0	
Abstain	1	Gibson
Disqualified	0	
Absent	4	Friedman, Jordan, Schnurr, Sims

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

Application Number PB-SP-2016-005  
Applicant: Macedonia Freehold Church  
Location: 163 Throckmorton Street, Block 7, Lot 33, 34, 35.05 & 35.06  
Request: Site Plan Approval – Pave Existing Gravel Parking Lot

Mr. Mark McGann, Attorney for the Applicant introduced himself and asked if Notice of Service was approved.

Mr. Ron Cucchiaro, Board Attorney identified the following exhibits:

- A-1: Complete Application, dated June 2, 2016
- A-2: Site Plan Application, dated March 16, 2016
- A-3: Copy of the Resolution Granting Conditional Use, dated December 14, 2005
- A-4: Amended Site Plan, dated October 12, 2015
- A-5: Drainage Study report, dated October 12, 2015
- A-6: Monmouth County Planning Board Continued Final Approval, dated April 21, 2016
- A-7: Freehold Soil Conservation District Project Exemption Letter, dated March 28, 2016
- A-8: Letter from Mr. McGann, dated July 21, 2016 with Affidavit of Publication, Proof of Service, Copy of Statutory Notice and List of Property Owners Within 200 Ft, and Proof of Certified Mailing.

Mr. Cucchiaro stated he reviewed all proofs and find them to be acceptable.

- B-1: Abbington Report, dated June 24, 2016
- B-2: Abbington Report, dated July 18, 2016
- B-3: Memo dated June 30, 2016 Regarding Completeness from Joseph Bellina

Mr. McGann reported the applicant has returned after 11 years. Previous site plan approval for a gravel parking lot was given in 2005. He stated a gravel parking lot can be troublesome, especially in

the winter with snow removal. The applicant would like to pave the parking lot and provide additional storm water drainage.

Mr. John Buletza, PE with Nelson Engineering Associates was sworn in as a witness for the applicant. He stated his credentials and experience.

The board accepted Mr. Buletza as a professional witness.

Mr. Buletza referred to Exhibit A4. He reported the property had received Site Plan approval for a gravel parking lot in 2005 consisting of curbing, 31 spaces and lighting in accordance with Borough Ordinance. A traffic study was completed and approval from the Monmouth County Planning Board and Freehold Soil Conservation Districts, which has been reaffirmed by those agencies.

Mr. Buletza reported the application is to pave the hard packed gravel parking lot and stripe the spaces. There were concerns about storm water, so an on-site storm water system which captures storm water run off at the Throckmorton Street intersection and percolates that water into the ground. The peak rate and run off for the 25 year storm does not exceed the post development condition with what is running off in the present condition. A trench drain is also added to the other driveway onto Avenue C, which was suggested by the Borough Engineer. Mr. Buletza reported the original lighting requirements have been installed by the applicant. The Borough Engineer also asked for seven trees that were originally approved, but not present, be replanted. The applicant agrees to comply. Mr. Buletza reported the property will be upgraded to be striped, have current ADA signage and barrier free markings. The pavement will be 3 inches of pavement on top of the existing gravel per the Engineer's request.

Mr. McGann asked if there are any changes to the site circulation, driveway locations or trash enclosure.

Mr. Buletza replied there are none.

Mr. McGann questioned if there is a gate on the garbage enclosure.

Mr. Buletza reported the gate is missing or in disrepair and needs to be fixed. It is noted as Item 6 on Mr. Wentzien's Engineering report.

Mr. William Wentzien, Borough Engineer stated his report included the enclosure and the gate. He added the vegetation growing in the gravel area should be eliminated and it should be noted on the plan so the contractor is aware it is to be done.

Mr. McGann asked about roof run off.

Mr. Buletza reported a recharge system in the back of the property was in the original design, opposite side of where the new recharge system is to be. This handles all the run off from the church and percolates into the ground. The system functions properly and the maintenance ports are added onto the plan.

Mr. McGann asked if any additional landscaping is required.

Mr. Buletza replied replacing seven missing trees will result in a significant increase in landscaping on the property. There is other vegetation on the property now, including buffers between the head on buffer spots and the residential properties.

Mr. Wentzien reported the question was raised because there are definite gaps in the curb-line.

Mr. McGann stated there are always issues on where to pile snow removed from the parking spaces, and the landscaping gets crushed. Mr. McGann suggested leaving some space for snow removal.

Mr. Reich agreed not every inch needed to be landscaped but attention needs to be paid to the head-on spots on the East and West side of the property. This would leave enough space for snow relocation.

Mr. Buletza reported there are no changes proposed for signage, but the existing signage will be added to the site plan.

Mr. McGann stated the gravel has been in place since 2005 and is considered impervious coverage. He asked what the total impervious coverage is for the location.

Mr. Buletza responded since 2005, the zoning ordinance has changed the coverage requirements. The applicant meets the requirements based on the previous impervious coverage rules of 40%. The existing lot coverage consisting of impervious surfaces and buildings is at 73.2% coverage. There is no change needed with the application.

Mr. Wentzien reported in 2005, impervious coverage consisted of only building coverage. The ordinance has changed and clarification was asked based on today's standard.

Mr. Reich asked if a waiver needs to be provided.

Mr. Cucchiaro stated it was existing prior to the enacting of the ordinance change, however the applicant gets more protection with variance relief. Mr. Cucchiaro suggested the applicant ask for a variance based on the existing condition.

Mr. McGann concluded the applicant testimony.

Mr. Wentzien confirmed the application does not have any fencing additions. He questioned the two parallel parking spaces next to the church which are indicated as concrete optional on the plans. These were original handicap spaces in the gravel parking lot. Mr. Wentzien asked for if the intent is to pave them or leave as concrete.

Mr. Buletza replied the option was left on the plan, but believes applicant will likely pave those spaces and stripe them with the rest of the parking lot.

Mr. Wentzien reported the seven trees are no longer there.

Mr. Buletza confirmed the trees will be replaced with same size and type of trees from original plans.

The floor was opened to Board Questions.

Ms. Bennett questioned the lighting. No lights are on the site plan or visible in any pictures.

Mr. Buletza reported the lights were all installed per the previous application. He added the applicant confirmed the lights were installed.

Mr. Wentzien confirmed the pole lights were installed.

Mr. Baricelli asked if any signage is needed for the entrance and exit.

Mr. Buletza responded a traffic analysis was completed by Monmouth County Planning Board in 2005. The only determination was that a large tree had to be removed to ensure safe site distance upon exit. Due to the proximity to Avenue C, a stop sign or stop bar was not recommended. There are no traffic control signs for the two entry ways and there have not been any problems.

Mr. Reich asked if curb stops are needed in the handicap spaces.

Mr. Wentzien replied they are not.

The floor was opened to public comments or questions.

There were none.

Mr. Begley made a motion to close the public portion, seconded by Mr. Jackson.

ROLL CALL

Yes	6	Barricelli, Begley, Bennett, Gibson, Jackson, Reich
No	0	
Abstain	0	
Disqualified	0	
Absent	4	Friedman, Jordan, Schnurr, Sims

Mr. Reich called for Board Discussion.

Mr. Begley wished the applicant good luck.

Mr. Jackson reported he has been to the church many times and knows the congregation has gone through a lot to get the church built. He added this is a great improvement and wished the applicant well.

Mr. Baricelli stated this is a long time coming and wished them well.

Ms. Gibson reported she hopes the improvements makes for a better time there.

Ms. Bennett reported she is ready to vote in favor.

Mr. Reich reported it is a great improvement for the church and property. All items that were mentioned will satisfy the engineer's requirements. The applicant was thanked for making the

changes to improve the design and make it last longer. Mr. Reich reported a positive Resolution for the application which includes a variance relief for the lot coverage as well as a waiver for the location names and widths of all streets within 200 feet of site plan as recommended by Mr. Wentzien's report.

A motion was made by Mr. Jackson to approve the application with the conditions discussed, seconded by Mr. Begley.

ROLL CALL

Yes	6	Barricelli, Begley, Bennett, Gibson, Jackson, Reich
No	0	
Abstain	0	
Disqualified	0	
Absent	4	Friedman, Jordan, Schnurr, Sims

Mr. Reich reviewed the minutes from the Historic Preservation Committee Meeting of July 25, 2016.

1. App. HP-2016-006 - Habitat for Humanity - 45 South Street (Request to install new signs)
2. App. HP-2016-007 - 30 East Main/Freehold LLC (Aarzu Indian Bistro) - 30 East Main Street (Request to install new sign)
3. App. HP-2016-008 HJB Associates (Picoso! Mexican Grill) - 13 West Main Street (Request to install new sign)
4. Old Business:
  1. Clock on 1 West Main Street
  2. Historic Business Signs (Open Discussion)
5. New Business:
  1. Battle of Monmouth signs (In process)

Mr. Begley made a motion to adjourn, seconded by Ms. Bennett

All in favor. Friedman, Jordan, Schnurr, Sims absent.

Meeting adjourned at 7:37 PM.

Respectfully submitted,

Lynn Cannon