

**FREEHOLD BOROUGH PLANNING BOARD**  
**MINUTES OF SEPTEMBER 14, 2016**

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, September 14<sup>th</sup> 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
ABSENT	MR. CORNELIUS BEGLEY
PRESENT	MS. JAMIE BENNETT
PRESENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
PRESENT	MS. ANNETTE JORDAN
PRESENT	MR. ADAM REICH
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	MR. JEFF FRIEDMAN
PRESENT	MS. DANIELLE SIMS

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

Approval of Minutes from the meeting of August 24, 2016.

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

ROLL CALL

Yes	8	Barricelli, Bennett, Jackson, Jordan, Schnurr, Sims, Friedman, Reich
No	0	
Abstain	1	Gibson
Disqualified	0	
Absent	1	Begley

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

Application Number PB-UV-2016-006

Applicant: Amazing Escape Room

Location: 2 Monmouth Avenue, Block 34, Lot 36.02

Councilman Schnurr recused himself from application and stepped down.

Mr. Vince Halleran, Freehold, attorney for the applicant introduced Mr. Howard Klotzkin and affirmed he is under oath.

Board Attorney, Ron Cucchiaro listed all exhibits provided since the last meeting:

- A-11: Abbington Report Dated September 13, 2016
- A-12: Abbington Report Date September 2, 2016
- A-13: As Built Survey Dated August 13, 2016
- A-14: Site Plan Dated September 9, 2016
- A-15: Package of 7 Color Photos from Mr. Klotzkin
- A-16: Color Photo of Left Side of Building with Gate Closed
- A-17: Color Photo of Gate
- A-18: Color Photo of Open Gate
- A-19: Lighting Cut Sheets – Flip Light (2 pages)
- A-20: Metal Light Cut Sheets
- A-21: Site Plan Dated September 6, 2016

Mr. Howard Klotzkin, announced he has provided an updated Site Plan and is no longer seeking parking in the rear of the building.

Mr. Steven Munn, PE was introduced and sworn in. The Board accepted Mr. Munn. Mr. Munn explained the parking on the Site Plan and reviewed the spaces with Borough Engineer William Wentzien. After having two different Site Plans available, it was determined the Site Plan of 9/6 would be used. It was confirmed a total of 56 spaces are available and a waiver for 9 spaces is required.

Mr. Wentzien reviewed his recommendations:

1. 56 parking spaces on plan. 3 are handicap, one is van accessible and needs to have an eight ft isle. The relocated space should be stripped and have handicap signage. Applicant agreed to comply.
2. The refuse storage area is for all three buildings and proper space is available for circulation of refuse vehicle. Mr. Munn confirmed. Mr. Klotzkin confirmed trash pick up would be at 7:00 AM so no vehicles will be parked near dumpster at pick up time.
3. All existing lights indicated on the plan. Mr. Munn confirmed existing lights are indicated on plan and are proposing three additional lights. Board stated they are comfortable with Mr. Wentzien approving the proposed lighting.
4. No existing landscaping is shown except for hedges near entrance. Mr. Munn reported there is landscaping present, but not noted on plan. No additional landscaping proposed.
5. A larger scale Site Plan containing the dimension width of concrete walk at the front entrance to ensure it is handicap accessible (7.5 ft wide). Mr. Munn agreed to comply.
6. Asphalt walkway extends to existing platform and there is discrepancy between the Architectural Plan and Site Plan. Clarification is needed. Mr. Klotzkin stated he prefers a 12ft walkway to accommodate a snow plow. He stated the platform is being replaced with a 10 ft platform. Mr. Wentzien stated the plan will need to be amended to see the new grading which shows confirmation of the max 2% cross load. Mr. Klotzkin agreed.
7. Existing fence that meets back end of front storage container. Mr. Wentzien asked if it is remaining as it is. Mr. Klotzkin stated yes. Accessibility arrangements are in place.

8. Grading datum utilized for the existing and proposed grades should be indicated and a benchmark should be provided. Mr. Munn agreed to comply.
9. Cross slope near new handicap space exceeds the minimum required so there will need to be an adjustment to the grade. Mr. Munn reported he looked at the site and questions the 2.56%, but will double check. He stated the maximum 2% will not be exceeded.
10. Front walkway grading reflecting existing shots. Mr. Munn reported they are all existing and meet ADA requirements.
11. Lighting was reviewed. Confirmation is needed that security lighting will be installed since the building is in rear on the lot. Mr. Reich stated the plan shows a light wall pack on the North West side of Station C.

Mr. Cucchiaro stated there is not a sign detail submitted with the plans. He asked to confirm what the sign proposals are.

1. Trailer will be painted white and have Amazing Escape Room sign painted on one side.
2. Above front door, 144 in. x 56 in., with halo lighting
3. Plastic sign on rear of building of 144 in. x 24 in.
4. 10 in. x 72 in plastic sign on the corner of the building
5. 4 backlit panels on the existing pylon sign. Each panel is 12 in x 72 in. Two sides of pylon, 8 panels in total.
6. 10 ft x 10 in vinyl sign on the caboose

Mr. Friedman asked if the lettering on the pylon signs will match existing signs. Mr. Klotzkin confirmed they will match.

Mr. Cucchiaro asked Mr. Klotzkin to submit a detailed list of signs to him and update the site plan with same.

Mr. Wentzien expressed concern over access to the rear storage container once the ramp is installed. The 12ft walkway will impede any vehicles entering. Mr. Klotzkin stated that will be worked out with the landlord.

Mr. Reich opened the floor to board questions.

Mr. Jackson asked how many customers there would be at one time. Mr. Klotzkin answered there would be no more than 60 customers and 6 staff.

Mr. Barricellia asked where the employees would be parking. Mr. Klotzkin stated they would be encouraged to park as far away from the building as possible.

Mr. Reich asked should the parking lot around the new handicap space be striped. Mr. Wentzien responded it can be. Mr. Reich stated it makes sense from the bottom of the van accessible striping to the corner of the concrete walk and back to the asphalt paving. It makes it very clear that is a handicap area.

Mr. Reich asked if there will be vehicle access from the North West side of the building to the storage area. Mr. Klotzkin stated it is accessible by driving over the paved walkway, but is under the assumption it won't happen based on the directional signage and owner stating it is not necessary.

Mr. Wentzien stated it is important because the paving as designed will not support the weight of a vehicle. Mr. Reich suggested changing to a more robust cross section for the asphalt paving to allow vehicle traffic and consider pedestrian protection. Owner, Mr. Carl Steinberg added there may be times when a truck may be needed so adding a few inches to the paving would be a good idea. Mr. Halleran stated the applicant would upgrade the blacktop to 4 inches.

Mr. Reich expressed a concern for the pedestrian protection in the walkway and asked if bollards are needed. Mr. Wentzien suggested maintaining the minimum width of a 5 ft. clear and from the far edge of the ramp, project with a line of bollards parallel to the building. Mr. Steinberg testified his business ends approximately 4:30 PM and the applicant's business is mostly from 5:00 PM. He does not feel there is a conflict with his access to the storage unit and Mr. Klotzkin guests. Mr. Steinberg stated he would curtail his traffic so no further approval is needed. Mr. Friedman confirmed the 12 ft walkway was requested so a snowplow could clear the area.

Mr. Klotzkin announced he would pave the walkway 9 ft as it is in on the plan, thereby not requiring bollards. Mr. Wentzien stated scaled is 9 ft with a brand new platform constructed. No bollards are needed. Paving upgrade is still required.

Mr. Reich questioned the plans that show a door between challenge room 3C and challenge room 6B. Mr. Klotzkin stated the door is there, but sealed. Guests return through 3A to exit.

Mr. Reich stated the plans show an area that is open to above in front of the bathrooms. He asked if that is remaining. Mr. Klotzkin responded that will remain open to above. The stairs are not located near the bathrooms and are not enclosed.

The floor was opened to public comments.

There being none, Mr. Jackson made a motion to close the public portion, seconded by Ms. Jordan.

#### ROLL CALL

Yes	8	Barricelli, Bennett, Gibson, Jackson, Jordan, Sims, Friedman, Reich
No	0	
Abstain	1	Schnurr
Disqualified	0	
Absent	1	Begley

Ms. Sims asked to review the previous conditions. Mr. Cucchiaro explained most of the previous conditions have been addressed through the Engineer's report. Mr. Cucchiaro stated the applicant must revise the plan to depict everything that was discussed tonight and give the updated plan to Mr. Wentzien for his review.

Mr. Reich gave a brief recap of the points that need to be addressed:

1. Relocated handicap parking space 8 ft wide with an 8 ft wide hatch to be van accessible. There will be signage denoting van accessible.
2. Trash pick up will be 7:00 AM to not conflict with near by parking spaces.
3. Borough Engineer will decide if additional lights are needed and intensity of existing lights are adequate for travel and security.

4. A hatched handicap accessible zone between the van accessible handicap parking space, the existing concrete wall and the new asphalt paving.
5. The asphalt paving will be upgraded to allow for vehicular traffic.
6. Paving slope shots will be confirmed and modified if needed in order to allow for maximum cross slope of 2%.
7. Applicant will provide Mr. Cucchiaro list of signs with dimensions and locations. Sign details will be added to the Site Plan.
8. Confirm there is only one trash enclosure in front of Station C.
9. Currently 56 parking spaces on the site, a waiver is needed for nine parking spots.

Mr. Barricelli made a motion for Use Variance Relief with Preliminary and Final Site Plan Approval with all stipulations that were placed on the record, seconded by Ms. Bennett.

ROLL CALL

Yes	7	Barricelli, Bennett, Jackson, Jordan, Sims, Friedman, Reich
No	0	
Abstain	2	Gibson, Schnurr
Disqualified	0	
Absent	1	Begley

Ms. Sims made a motion to adjourn, seconded by Ms. Jordan. All in Favor.

Meeting adjourned at 8:22 PM.

Respectfully submitted,

Lynn Cannon