

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF JUNE 28, 2017

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, June 28th 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
ABSENT	MS. JAMIE BENNETT
PRESENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
PRESENT	MS. ANNETTE JORDAN
PRESENT	MR. ADAM REICH
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	MS. ALICE MacCORMACK

Mr. Reich read Item No. 3 on the Agenda as follows:

Approval of Minutes from Meeting May 24, 2017 and June 14, 2017.

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

ROLL CALL

Yes	8	Barricelli, Begley, Gibson, Jackson, Jordan, Schnurr, MacCormack, Reich
No	0	
Abstain	2	Barricelli and MacCormack(5/24/17)
Disqualified	0	
Absent	1	Bennett

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

Freehold Borough Board of Education
280 Park Avenue, Freehold, NJ 07728

- A. Application Number: PB-CR-17-004
Applicant: Freehold Borough Board of Education
Location: Freehold Learning Center, Block 49 Lot 8.05 & 9
Request: Capital Review

- B. Application Number: PB-CR-2017-005
Applicant: Freehold Borough Board of Education
Location: Park Avenue and Freehold Intermediate Schools, Block 116 Lot 1
Request: Capital Review

Mr. Reich, Ms. Jordan and Councilman Schnurr recused themselves from the application. Mr. Barricelli, Vice-Chair, took over the meeting.

Mr. Cucchiaro explained the application is a capital review application from the Freehold Borough Board of Education. He explained the Municipal Land Use Law requires any government entity to come before the Planning Board when it is undertaking a capital improvement for a review. Mr. Cucchiaro detailed the role of the board is to listen to the application, propose improvements and listen to the public. He stated the board can make recommendations or comment on the improvements, but the board is not voting to approve or deny the application.

Mr. Dante Alfieri, attorney for the applicant reported the Board of Education is seeking a courtesy review for the capital improvements for two properties; Block 49, Lot 8.05 & 9 and Block 116, Lot 1. Mr. Alfieri stated the Board of Education did meet with the area residents two times and tried to take into account their concerns.

Mr. William B. Edwards, Edwards Engineering Group, gave his credentials and experience. Mr. Edwards was sworn in. Mr. Edwards explained the proposed capital improvements are being funded by the New Jersey School Development Authority which requires all design standards meet their Best Management Practices Designs for New Jersey schools. Mr. Edwards described the improvements to Park Avenue School, Block 116, Lot 1. He explained the proposed improvements which include:

- Repaving and reconstructing the driveway
- Entry vestibule will receive an addition and install a canopy over entrance with standard security bollards
- Addition of a gymnasium with new entry point
- Two driving lanes around the building and merging into single exit lane
- Addition of a receiving area and small kitchen area
- Enlarge parking lot on East side by 50 %
- Underground storm water management system in Eastern parking lot.

Mr. Wentzien asked if the storm water management system is totally enclosed.

Mr. Edwards reported it is totally enclosed and the discharge receiving point is going into the storm sewer system on site that exists. He added the drainage systems have been reviewed and approved by the Freehold Soil Conservation District, Monmouth County Engineering and Planning and is awaiting NJDEPSG permit for storm water discharge.

Mr. Edwards explained the improvements to site lighting by putting in LED energy efficient lighting and showed the lighting patters on the plans. Mr. Edwards reported the front entrance will have a small amount of landscaping and bollards installed.

Mr. Wentzien asked what the changes are to the access which requires the highway occupancy permit. Mr. Edwards responded they are repaving the driveway entrance and replacing some sidewalk, but the geometry of the entrance will remain the same.

The floor was opened to board questions.

Mr. Begley asked for confirmation of the location of the security bollards. Mr. Edwards explained they will be decorative bollards along the sidewalk of the front entrance. Mr. Edwards referred to the plan pointing out the new canopy and where the bollards will be placed. He added the bollards will provide an effective vehicle barrier against an impact.

Mr. Begley asked if the plans are adequate to handle busses if the school becomes a busing district. Mr. Joseph Howe, School Business Administrator, responded the New Jersey Administrative Code requires school districts bus elementary school children that live an excess of 2 miles from the school. As the Borough is only 1.9 sq miles, unless the code changes, there would be no requirement to provide busing on a regular basis. He added currently busing is provided for special needs, field trips or transporting students to offsite locations. Mr. Edwards reported the turning templates are set up for emergency vehicles and buses.

Mr. Alfieri reported Mr. Edwards would explain the capital improvements to the Freehold Learning Center, located at Block 49, Lots 8.05 & 9.

Mr. Edwards described the proposed changes to the school and property:

- No change to entrance driveway on Dutch Lane Road
- Receiving area for trash
- Added parking for support staff in the back
- Warming kitchen
- Provide better vehicle circulation for parents
- Improving parking lot, taking out main parking lot and reconfigure the cul de sac
- Provide new class space over existing parking lot
- Curb line will remain the same
- Drop off of Pre-K students and double drop off space for older students
- Handicap parking is being moved
- New play ground
- Drainage and wetlands approval

Mr. Wentzien asked about the drainage discharge points from the new basins. Mr. Edwards stated they will all go to the same discharge points and the DEP had reviewed the design and the county is currently reviewing.

Mr. Edwards detailed the changes to the South end of the site:

- Change existing walkway to a vehicle ingress.
 - Originally proposed as an egress, but after hearing from the residents, it was changed to an ingress only
 - Will have gates at both ends, open only during drop off and pick up times
- Split Rail fencing on property line Lot 13.05 to keep walkers on the sidewalk
- Above ground detention basins
- Added 4 ft berm along side of the driveway to block view of neighbors
- Small sewer pump station at north end of property
- LED lighting upgrades in all areas with light shields
 - No lighting proposed on new ingress because of the limited hours of operation

Mr. Wentzien asked if the existing pump station is remaining. Mr. Edwards explained it is. The new pump station has low flow and services a small area.

Mr. Wentzien stated the plans indicate lighting along the ingress. Mr. Edwards replied originally lighting was planned, but they have been taken off because of the limited use of the driveway and sidewalk. Mr. Joseph Howe added the gate will be open during arrival from 8:00 AM – 8:40 AM and dismissal from 2:50 PM – 3:30 PM. Mr. Barricelli asked if parents attending Back To School Night or teacher conferences, only Dutch Lane Road entrance would be open. Mr. Howe stated yes.

Mr. Wentzien requested testimony regarding two points in the Engineers Report. #6: Parking must be one space for each staff plus adequate space for visitors, buses and deliveries, noting there will be 90 staff. Mr. Cucchiaro asked if the number of parking spaces a function of the Administrative Code? Mr. Edwards replied the 166 spaces was based on what the school district said they would like to have. Mr. Edwards stated there is no standard in the Administrative Code. Mr. Edwards stated 166 spaces is more than adequate.

Mr. Wentzien asked if the proposed driveway meets all the criteria of Subsection D of the conditional use. Mr. Cucchiaro stated there is case law that rejects conditional use standards that are subjective. Mr. Edwards stated site distance is not an issue as it is an ingress and has no site triangles. He stated the driveway could be used by an emergency vehicle, which would have right of way. Mr. Edwards reported width of the lane satisfies the requirement.

Mr. Alfieri asked the anticipated volume of traffic. Mr. Edwards responded that was hard to determine because the larger student population is new and it is unknown how many families will be driving to the school. Mr. Alfieri confirmed the site will have two ingress points and the new driveway will only be used for drop off and pick up. Mr. Edwards confirmed and added the use of the driveways will depend on where the family is coming from.

Mr. Barricelli asked if there will be signage on the new driveway. Mr. Edwards stated the gates will be closed during the day and only open in the morning and afternoon. He stated only the McElwaine Drive entrance will be gated and signage with access hours can be posted.

Mr. Wentzien confirmed no deliveries or loading will be using the new entrance.

Mr. Wentzien asked if there were any landscaping plans on the berms. Mr. Edwards stated the district is not averse to adding landscaping if the neighbors desire, but there is nothing currently planned.

Mr. Begley asked if the new driveway will be used for Back To School Nights and other evening events. Mr. Edwards stated it will not be used and gates will be closed at both ends so parents know it is not open.

Mr. Baricelli asked why there are two drop off points at the school. Mr. Edwards explained the Board of Education felt it was advantageous to release students at the main entrance and at a door in the back area.

The floor was opened to Public Questions and Comments.

Shealyn Sullivan, 5 Jackson Terrace asked if the new entrance/exit was being created because the exit onto Dutch Lane Road was troublesome. Mr. Edwards stated yes. Ms. Sullivan stated that Dutch

Lane Road is still the only exit so there is no change. Mr. Edwards confirmed. Ms. Sullivan asked if the applicant knew the amount of traffic that comes down Jackson Terrace with high school and Learning Center traffic. Mr. Edwards said no and has no traffic information on the number of cars on Broadway either. Ms. Sullivan stated there are times she can't back out of her driveway because of the backed up traffic at Jackson Terrace and Broadway. She stated Jackson Terrace is a cut through street that everyone uses to get the court house and jail.

Jennifer Crombie, 5 Jackson Terrace asked if the original problem is cars making a left onto Dutch Lane Road, how this plan alleviates that. Mr. Edwards stated it doesn't. He stated the original plan was to make the new driveway an egress, but the residents were opposed. He added by offering another entrance, it may free up some of the traffic on Dutch Lane and make exiting easier.

Ms. Crombie stated at a previous resident's meeting it was reported the Dutch Lane driveway had enough room to be expanded, but it is not in the plans. Mr. Edwards replied adding a third plan for right turning traffic sends cars towards Freehold Township which is not where the school base is coming from and cars would want to cycle back to the Borough.

Mr. Barricelli asked if the planned driveway was changed from egress to ingress based on the meeting with the residents. Mr. Edwards replied yes.

Ms. Crombie asked if the Planning Board saw the letter from the concerned residents of McElwaine Drive and Jackson Terrace which offered alternative suggestions. She expressed the concerns of the residents and described how busy Jackson Terrace is with cars and walkers. Mr. Howe confirmed there will be an additional about 175 students and 20 staff members to Freehold Learning Center.

Ms. Crombie asked if there is any stipulation the school board cannot change the driveway to an exit. Mr. Cucchiaro explained the Planning Board cannot condition the application but asked Mr. Alfieri if the school board wanted to make that change, are they willing to come back to the Planning Board. Mr. Alfieri stated there are no plans to change the direction, but would return to the Planning Board if they wished to make that change.

Ms. Crombie asked if the Dutch Lane Road driveway could be widened to three lanes and allow cars to make the right turn. Mr. Alfieri stated testimony was presented the why the right turn was not being considered. Mr. Baricelli asked if there was enough room to make a right turn lane. Mr. Edwards stated there is enough land to add a third lane. He stated the applicants felt most traffic needs to turn left and by easing the cars entering on Dutch Lane Road, it would make the left hand exits a little easier.

Ms. Gibson confirmed there is an egress problem and the plan only address ingress not egress. Mr. Edwards stated that is correct. He explained how the original plan was to make the new driveway an egress but that was changed based on the neighbors concerns.

Mr. Jackson stated the light at Dutch Lane Road is not green long enough and asked if working with the police department to stop traffic to allow cars to exit the school was an option. He stated if he lived there he would have the same concerns.

Ms. Crombie stated the resident's letter suggested adding a police officer twice a day to alleviate the traffic. She explained the concerns of cars exiting onto McElwaine Drive and discussed the proposed

light at Jackson Terrace and 537. Ms. Crombie stated the entrance is better than exit and is concerned it may change into an exit.

Ms. Crombie asked about the additional pump station. Mr. Edwards explained it is underground and not visible. He pointed out on the plan exactly where it will be located.

Diane Buysse, 4 Jackson Terrace previously suggested making the Dutch Lane exit a right turn only because it could handle the traffic better than Jackson Terrace. She explained residents park on McElwaine Drive because they can not get out of their driveways due to traffic. Ms. Buysse said this will be a nightmare and invited the Board of Education come to her home to witness the amount of traffic and no one came. She explained traffic backs up on 537 and Broadway, horns are honking and cars will be stopped in the street because they can't make a left into McElwaine Drive. She stated many people park on McElwaine Drive including high school students. Mr. Jackson suggested approaching the Borough to make McElwaine Drive resident parking only. Ms. Buysse stated no matter who is parked there, cars will be stuck because they can not get onto Jackson Terrace. Ms. Buysse gave several examples of accidents on Jackson Terrace. Ms. Buysse does not feel these changes will move anything along.

Mr. Begley asked Ms. Buysse what she would like to see. Ms. Buysse stated she would like to see Dutch Lane Road be a right turn only and leave the walking path the way it is. She states the kids don't use the sidewalks as it is and more cars will make it more dangerous. Ms. Buysse stated the proposed light at 537 will only make the back up on Jackson Terrace worse. She stated she does not see this working at all.

Being no further comments, Mr. Begley made a motion to close Public Comments, seconded by Mr. Jackson.

Mr. Alfieri presented Mr. William Hopkins, FVHD Architects and he was sworn in. Mr. Hopkins described the additions to Park Avenue explaining the three reasons for this project was to house additional students, create capital projects and take care of security issues. Mr. Hopkins gave details on the new gym, library, vestibule and additional classrooms. He also explained the reasons and plans for the expanded cafeteria and kitchen. Mr. Hopkins explained the changes will make 3rd to 8th grade more comfortable and provide resource rooms.

Mr. Begley asked if these changes encompass the school's leadership vision for what is needed or are pieces missing. Superintendent Rocco Tomazic responded these changes reflect exactly what was put out in the referendums. He admitted the changes address minimal needs and are not adequate. He explained after the budget was voted down two times, bonds would only be considered for what was in the referendum. He explained the buildings will be at 1589 student capacity and there are currently 1714 students enrolled. Mr. Tomazic explained the new addition is structurally designed to build a second floor which would provide the five additional classrooms needed to meet capacity.

Mr. Cucchiaro asked if the words "through and efficient" were used because of a Constitutional obligation to provide a thorough and efficient education. Mr. Tomazic responded yes and the state has a formula to determine how much space is needed to educate the number of students. The Board of Education's argument in court was if a thorough and efficient education is not being provided, then the students are being deprived of a Constitutional right.

Mr. Hopkins described the plans and existing conditions at the Freehold Learning Center. Mr. Hopkins described the best areas for the additions based on how the building sits on the property and explained the provision made for future stair towers if needed. He described the additional classrooms, small kitchen, cafeteria and bathrooms. Mr. Hopkins explained a second door and barrier at the main entrance to direct people to the office.

Mr. Barricelli asked if the open classrooms will remain open style. Mr. Hopkins replied yes, for now.

The floor was opened to Public Questions and Comments.

Ms. Diane Buysee, 4 Jackson Terrace asked if the Planning Board would hear about the plans to remove the playground and open grass area at the Learning Center. Mr. Edwards responded his pervious testimony covered the playground. He reviewed the plan again and pointed out all of the playground areas. He explained the loss of open space was due to the need for storm water management and pointed on the plan where open space will remain.

As there were no further comments or questions, Mr. Begley made a motion to close the Public Portion, seconded by Mr. Jackson. All in favor

Mr. Cucchiaro reminded the Board and public under the statute that controls the Board, the application can not be approved or denied. He stated the Board is unrestricted in the comments and recommendations that can be placed in the Resolution. Mr. Cucchiaro stated the agreements made by the applicant; signage on new driveway and coming before the Board if the desire to change the driveway from ingress to egress. Mr. Cucchiaro stated the Board can make any recommendations or comments.

Ms. Gibson stated the new drop off pattern does not make sense. She does not believe the 2nd ingress will add to the flow and she is concerned there were no traffic studies completed. Ms. Gibson thinks there will be issues in the future and there should be safety signage for the drop off areas. She expressed a concern for the kids near the driveways and stated traffic will be backed up at all locations.

Mr. Begley suggested making some of the streets in question permit parking only. Mr. Begley suggested police be present at drop off and pick up to control traffic and alleviate some of the safety issues.

Mr. Jackson asked the applicant reconsider making a third lane at the Dutch Lane Road exit for right hand turns. He stated now would be the time to do it.

Ms. MacCormick agreed the biggest problem is the exit onto Dutch Lane Road and feels a right turn lane should be added. She suggested the applicant reconsider adding the right turn lane.

Mr. Barricelli recommended a third lane be added to the Dutch Lane Road driveway to accommodate a right turn only lane.

A discussion was had regarding the Board's recommendations for the Learning Center. Mr. Cucchiaro confirmed the Board feels skeptical that the ingress is needed at all and thinks the addition of the third lane for increased access onto Dutch Lane Road would be a better fix. The Board agreed.

Ms. Gibson made a motion to include previous agreed to stipulations and the following recommendations; eliminate ingress, right turn lane and traffic safety officers, seconded by Ms. MacCormick.

ROLL CALL

Yes	5	Barricelli, Begley, Gibson, Jackson, MacCormack,
No	0	
Abstain	3	Jordan, Reich, Schnurr
Disqualified	0	
Absent	1	Bennett

Mr. Cucchiaro reminded the audience of the limited power the Board has and explained as much as they may want to require certain things; the law does not permit it.

Mr. Begley made a motion to adjourn, seconded by Ms. Gibson. All in Favor

Meeting adjourned at 8:37 PM.

Respectfully submitted,

Joseph B. Bellina