

**FREEHOLD BOROUGH PLANNING BOARD**  
**MINUTES OF MAY 10, 2017**

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, May 10<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
PRESENT	MR. CORNELIUS BEGLEY
PRESENT	MS. JAMIE BENNETT
ABSENT	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 April 12, 2017.

Ms. Jordan corrected Pg 3, 4<sup>th</sup> paragraph; change Ms. Jackson to Ms. Jordan.

Mr. Begley made a motion to approve the minutes as amended, Mr. Jackson seconded.

ROLL CALL

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

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

Extension of Final Major Subdivision Approval

Application Number: PB-SD-13-006

Applicant: Del Ray Holdings, LLC

Location: Orchard Street, Block 85 Lot 14

Zone: REC

Request: Preliminary and Final Major Subdivision Approval

Mr. Gerald Sonnenblick of Sonnenblick, Parker and Selvers, Attorney for applicant. Mr. Sonnenblick stated the Board previously granted approval on this application on May 27, 2015 and explained his client has been getting resolution compliance with the outside agencies. He reported approvals have been received from Freehold Soil Conservation, Monmouth County Planning Board, Manasquan Regional River Sewerage Authority, a waiver from the State for a sewer connection, DEP Wetlands and a Flood Hazard Verification. Mr. Sonnenblick stated there are a few more issues being addressed which has delayed filing the map including a mix up with the Borough Tax Assessor.

Mr. Sonnenblick reported an extension is being sought under the Extension Act, which allows for three one-year extensions on the Resolution which currently has a deadline of June 30, 2017. He stated there have been no zoning changes and he anticipates everything will have been filed and completed by the expiration of the extension of the Final Approval of June 30, 2018.

Board Attorney, Mr. John Miller, suggested getting an idea of needs to be completed.

Mr. Sonnenblick stated they are working on the Home Owners Association who is responsible for maintaining the Open Space, finalize payment to MRRSA and a few little pieces of business. Mr. Sonnenblick stated the applicant does not have any problems in seeking any approvals received previously, they are all still in effect. He stated nothing has changed since the applicant last appeared except the work has been done and most approvals were received in 2015 and going into 2016.

Mr. Miller stated Mr. Sonnenblick has provided statements that many of the approvals have been received and what still needs to be addressed. He explained the Extension Act was originally established to ensure that any subsequent zoning changes were not in effect for the original approval. He stated that is not the case here and it is obvious the applicant merely needs more time.

Mr. Reich opened the floor to Board questions. There were none.

Mr. Begley made a motion to grant a one year extension, seconded by Councilman Schnurr.

ROLL CALL

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

Mr. Sonnenblick thanked the Board. Mr. Miller stated the extension will run from June 30, 2017 to June 30, 2018.

A discussion followed regarding upcoming applications and completing applications in a timely manner.

Mr. Begley made a motion to adjourn, seconded by Mr. Jackson. All in favor.

Meeting adjourned at 7:16 PM.

Respectfully submitted,

Lynn Cannon