

**FREEHOLD BOROUGH PLANNING BOARD  
REORGANIZATION  
MINUTES OF JANUARY 11, 2017**

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, January 11th at 6:45 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 called for the Pledge of Allegiance.

Mr. Reich stated the following appointments; Ms. Annette Jordan as Class IV Member for a four year term, Ms. Jamie Bennett as a Class IV Member for a four year term, Ms. Alice MacCormack as Alternate #1 for a one year term and Mr. Garry Jackson as a Class II Member for a one year term.

Mayor Higgins thanked the board members for their service. He administered the Oath of Office to Board Members Annette Jordan, Jamie Bennett, Alice MacCormack and Garry Jackson.

ROLL CALL

PRESENT	Mr. William Barricelli
ABSENT	Mr. Cornelius Begley
PRESENT	Ms. Jamie Bennett
PRESENT	Ms. Michelle Gibson
PRESENT	Mr. Garry Jackson
PRESENT	Ms. Annette Jordan
PRESENT	Councilman Schnurr
PRESENT	Ms. Alice MacCormack
PRESENT	Mr. Adam Reich

Board Attorney Mr. Ron Cucchiaro read Item No. 6A on the Agenda as follows:

Reorganization for 2017 - Election of Chairperson

Mr. Barricelli made a motion to elect Adam Reich, seconded by Ms. Bennett.

No Discussion.

Roll Call:

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

Mr. Reich thanked the board.

Mr. Reich read Item 6B on the Agenda as follows:

Reorganization for 2017 – Election of Vice Chairperson

Mr. Reich nominated Mr. Barricelli, seconded by Mr. Jackson.

No discussion.

Roll Call:

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

Mr. Reich read Item 6C on the Agenda as follows:

Reorganization for 2017 – Appointment of Planning Board Secretary

Mr. Reich made a motion to appoint Mr. Joe Bellina, seconded by Mr. Barricelli.

No discussion.

Roll Call:

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

Mr. Reich read Item 6D on the Agenda as follows:

Reorganization for 2017 - Resolution Establishing Meeting Schedule

Ms. Bennett made a motion to approve 2017 meeting schedule, seconded by Mr. Jackson

No discussion.

Roll Call:

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

Mr. Reich read item 6E on the Agenda as follows:

Reorganization for 2017 – Resolution Appointing Planning Board Attorney

Mr. Jackson made a motion to authorize a contract with Ronald D. Cucchiaro of Weiner Law Group, LLP, seconded by Ms. Gibson.

No discussion.

Roll Call:

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

Mr. Reich read item 6F on the Agenda as follows:

Reorganization for 2017 – Resolution Appointing Planning Board Engineer

Mr. Barricelli made a motion to appoint a contract to William T. Wentzien of Abbington Engineering, LLC, seconded by Ms. Gibson.

No discussion.

Roll Call:

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

Mr. Reich read Item 7 on the Agenda as follows:

Any and all matters relating to the above

Mr. Reich stated a review of all Resolutions heard by the board in 2016 has been requested. He explained this allows the board to make any recommendations to Mayor and Council regarding zoning ordinances.

Councilman Schnurr announced that a similar review was completed in 2010 and suggested that review be sent to the current board for their review. He explained some of the points such as an informal review, parking waivers, RPO District and R-5 Garages were a few of the items detailed in the 2010 report.

Attorney Ron Cucchiaro reported any new members need to complete the educational requirement under New Jersey Land Use law. The next date is April 22<sup>nd</sup> at the Monmouth County Fire Academy. Mr. Cucchiaro stated the requirement must be fulfilled within 18 months of appointment.

Mr. Cucchiaro asked when the Master Plan was last re-examined by the Planning Board.

Councilman Schnurr stated it was adopted April 13, 2011.

Mr. Reich stated the workshop will be at the scheduled January 25<sup>th</sup> meeting. A packet of all of the Resolutions and Minutes will be provided as well as the 2010 report from Accisano Law. Mr. Reich asked the board review the resolutions and note any items that need to be further discussed or make recommendations to change an ordinance.

Mr. Cucchiaro stated the information should be distributed through the Planning Board Office and not sent over anyone's personal email. Mr. Cucchiaro also suggested the board look at the variances that were granted and decide if these items are isolated or may come up again. He explained that granting the same variance multiple times is akin to the board engaging in legislation.

Ms. Bennett stated the board should also look at the interpretations they have been asked to rule on. She said especially in regards to the West Main Street corridor.

Mr. Cucchiaro explained the Open Public Meetings Act and discussions on email sent to a quorum is technically a meeting. That violates the Open Public Meetings Act because it is an electrical meeting that was not properly noticed. Mr. Cucchiaro cautioned members from emailing each other with material substance.

There being no further business, Councilman Schnurr made a motion adjourn, seconded by Mr. Barricelli. All in Favor.

Meeting Adjourned at 7:11 PM.

Respectfully submitted,

Lynn Cannon