FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF SEPTEMBER 12, 2018

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, September 12th at 7:00 p.m. in the Council Room of the Municipal Building.

Chairman 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.

ROLL CALL

PRESENT	MR. WILLIAM BARRICELLI
PRESENT	MR. CORNELIUS BEGLEY
ABSENT	MS. JAMIE BENNETT
PRESENT	MR. PAUL CEPPI
ABSENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
PRESENT	MS. ANNETTE JORDAN
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	MR. ADAM REICH

Mr. Reich – good evening, Mr. Mayor, do you want to go first;

Mayor, Nolan Higgins - No thank you:

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

Approval of Minutes from the Planning Board Meeting of July 25, 2018.

Mr. Reich – any questions or comments:

Mr. Jackson – I have a correction, page 18, next to my name – comments the word adversity of apartments, it should read diversity of apartments; although either word could work but it should be diversity;

Mr. Reich – anything else; can we get a motion as amended;

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

ROLL CALL

Yes	5	Begley, Ceppi, Jackson, Jordan & Reich
No	0	
Abstain	2	Barricelli & Councilman Schnurr
Disqualified	0	
Absent	2	Bennett & Gibson

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

Approval of Minutes from the Planning Board Meeting of August 8, 2018.

Mr. Reich – any questions or comments:

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

ROLL CALL

Yes	5	Begley, Ceppi, Jackson, Jordan & Reich
No	0	
Abstain	2	Barricelli & Councilman Schnurr
Disqualified	0	
Absent	2	Bennett & Gibson

Mr. Reich read Item No. 5 on the Agenda as follows:

Memorialize Resolution for Sustainable Resource Group
Application Number: PB-UV-2018-009
Location: 61 Institute Street – Block 93 Lots 1, 1.01 & 1.03 – Zone C-M
Request: Variance Relief

Mr. Reich – any questions or comments:

Councilman Schnurr – this was a Use Variance and I am unable to vote on this; I have a question about what is written; on the minutes items #2 & #11 talk about 28 parking spaces, stripping and how many handicap spots; and on the specific conditions it doesn't talk about the 28 spots; it just says the applicant shall repair existing parking lot and stripe the existing 9 parking spaces; it looks like a discrepancy or an omission;

Mr. Reich – the minutes – what page;

Councilman Schnurr – it reads variance and items;

Mr. Reich – read aloud the minutes, item #2; on the conditions in the resolution we don't talk about that;

Councilman Schnurr – the conditions reads – the applicant shall repair existing parking lot and restripe the existing 9 parking spaces; it does talk about on page 4, item #7 it does get into some detail about the 28 spots; so I am not sure how you want to handle.

Mr. Wentzien – in the minutes, page 6 at the bottom where it reads "Mr. Cattani – our testimony of records is that we can comply with 28 parking spaces and we will show them on the plan and will identify 19 stalls as land banked" that agrees with my notes, my notes say they had to formally stripe 9 but they had to show they had the ability for provisions to bank or that 19 could be accommodated on the property without formally delineating but the space is there; that is they way my notes read and that is how this pages agrees with that;

Councilman Schnurr –so having a specific condition that says the applicant shall repair existing parking lot and restripe the existing 9 parking spaces – I was here during the meeting, it is more than enough

Mr. Wentzien – it would need a little more; my direct notes say, the plan should show that 28 spaces could fit with the banking and with the striping; it is usually done with little dash lines, showing there is enough space to fit, if they had to accommodate some massive thing and that was to just to comply with zoning requirement for parking;

Councilman Schnurr – so I guess the questions is, is the Board okay with #7 specific conditions as is;

Mr. Reich – the Resolution #9 says the applicant will provide the two handicap parking stalls with appropriate signage, submit a truck circulation plan, topographical data and a compliant grading plan; I don't think they will need more than 9;

Ms. Jordan – I am perfectly fine with the way the Resolution reads;

Mr. Begley – looking at the Resolution, do we think there will be 28 striped parking spaces;

Mr. Reich – no what they offered is to stripe 9 but show on the plans submitted to the engineer that they could expand to 28 if needed; the resolution states all they have to do is stripe 9;

Mr. Jackson – I think they testified they would have 2 to 3 employees at any given time;

Mr. Begley – the minutes though #2, say 28 parking spaces be stripped to show they can fit on the property;

Mr. Wentzien – the word banking does not mean you are going to formally stripe the property; it means they will put lines on the plan to show that they could fit; purely to show concurrence with the parking ordinance; their testimony is that they don't need 28

but there is enough expansive room on the property to do it; do the minutes need to be adjusted so they have the same language;

Mr. Miller – I have a recommendation to change the condition and my recommendation is for Condition #7 – where the applicant shall land bank 19 parking spaces and repair the existing parking lot and restripe the existing 9 parking spaces; I think that does reflect the testimony; the applicant is required under the ordinance to have 28 parking spaces, he testified and Bill can confirm this for us; the testimony as I Understand is that they agreed to the 19 land bank so they could get to they 28; and they also agreed that the 9 parking spaces would be restriped and keep the parking lot clean; to match up with the minutes and keeping with testimony I offer that as an addition;

Mr. Reich – can we approve the amended resolution tonight; have you modify and send it out for review;

Mr. Miller – absolutely

Mr. Reich – and it coincides with the minutes;

Mr. Miller – yes, you can approve the resolution as amended;

Mr. Begley – I make a motion to approve the Resolution as amended;

Ms. Jordan – I second the motion;

ROLL CALL

Yes	5	Begley, Ceppi, Jackson, Jordan & Reich
No	0	
Abstain	2	Barricelli & Councilman Schnurr
Disqualified	0	
Absent	2	Bennett & Gibson

Mr. Reich – thank you Mr. Miller;

Mr. Miller – one more thing, I realize the resolution was submitted to the Board a little later than the Board is used to seeing, I appreciate the Boards understanding and patience during this process;

Mr. Reich - Mr. Bellina anything coming up on the calendar;

Mr. Bellina – bulk variance for a home on Jackson Street; also an issue with the sign for the new VNA place on Park Avenue, old Foodtown; they are coming in for a Use Variance to do something with the sign; they should both be ready to go for the next meeting;

Mr. Reich – didn't' the sign come up during the application for the VNA – something about how it is a shared sign with the other property;

Mr. Bellina – yes, it is a condition of the approval to have it rectified for his CO and he will be looking to get the CO sometime November or early December;

The only other thing is a body shop in the Market Yard parking lot; we had a brief discussion a while ago and now seems to want to move forward quickly; wants to double the existing building so he can keep the cars being worked on inside and remove from the public area; they are going to be meeting with us soon to discuss, we don't have an application yet but I know they want to move forward;

Mr. Reich – this is the auto shop behind Higgins Funeral Home;

Mr. Bellina – correct;

Mr. Reich – ok; and so we have two for the next meeting;

Mr. Reich – anything from the Board, engineer, attorney; Mayor;

Mayor Higgins – thank you for your service;

Mr. Begley made a motion to adjourn, seconded by Ms. Jordan. All in favor, Aye (everyone), no one opposed.

Meeting adjourned at 7:17 PM.

Respectfully submitted,

Joseph B. Bellina