



**Township of Freehold**  
OFFICE OF THE PLANNING BOARD  
One Municipal Plaza, Freehold, NJ 07728

**REGULAR MEETING MINUTES**  
**March 1, 2018**

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, March 1, 2018 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. Mr. Gatto read the Notice of the Open Public Meetings Law: "In accordance with the Open Public Meetings Law, (c.231.P.L. 1975), this meeting was announced by posting the notice on the bulletin board reserved for that purpose; by mailing such notice on January 24, 2018 to the official newspapers of the Township and by filing such notice with the Township Clerk."

**Present:** Mayor Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

**Absent:** Mr. Coburn, Ms. Jahn and Mr. Asadi.

**Also Present:** Frank Accisano, Esq.; Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; Timothy P. White, Township Engineer and Danielle B. Sims, Administrative Officer.

There was the Pledge of Allegiance.

**MINUTES:**

A motion to approve the minutes of the February 15, 2018 Regular Meeting was made by Mr. Preston and seconded by Mr. Kash and passed with the following roll call vote: Mr. Bruno, Mr. Kash, and Mr. Shortmeyer.

**RESOLUTIONS:**

**Variance Application # 021-17**

**KHAZEN, Mikhail and Yelena**

**Block 102, Lot 30, 30.01 (consolidated as Lot 30.02, to be revised to Lot 30) – 23 Francis Mill Rd.**

Mr. Shortmeyer made a motion, and was seconded by Mr. Kash to approve the resolution. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston, Mr. Shortmeyer and Ms. Kurtz.

**Site Plan Waiver # 581-3-17**

**MEROLA TILE**

**Block 49 Lot 46.02 – 235 Willowbrook Road**

The applicant's attorney requested some changes to the resolution and the matter was carried to the March 15, 2018 agenda.

**Site Plan Waiver # 737-2-17 and Variance # 033-17**

**WILLOWBROOK PARAGON MANTROSE, LLC**

**Willowbrook Paragon Signage**

**Block 72.11, Lots 1.01 & 1.02 and Block 72.12 Lots 1 & 2**



Mayor Ammiano made a motion, and was seconded by Mr. Preston to approve the resolution. The motion passed with the following roll call vote: Mayor Ammiano, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston, Mr. Shortmeyer and Ms. Kurtz.

**Site Plan Waiver # 412-3-17 and Variance # 037-17  
POETS SQUARE – ECOMEN SOLAR, LLC  
Block 42.04 Lot 1 – 1 Thoreau Drive**

The applicant requested to carry the resolution to allow his attorney time to review the resolution and the matter was carried to the March 15, 2018 agenda.

**NEW APPLICATIONS:**

**Capital Project Review #772-1-18  
Child Advocacy Center  
Monmouth County Board of Chosen Freeholders  
Block 41, Lots 11 and 11.01 – Kozloski Road**

Capital Project Review for a proposed emergency standby generator at the Child Advocacy Center. (See previous SP#772-07).

Mark Aikins, Esq. appeared on behalf of the applicant, County of Monmouth. He explained that the application is for an emergency standby generator at the County’s Child Advocacy Center. The following witnesses were sworn: Robert Molner, P.E., Stantec; Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; and Timothy P. White, Township Engineer.

Chairman Gatto acknowledged and thanked Joseph Ettore, Monmouth County Engineer, as a representative of the Monmouth County Planning Board, for the execution of the Route 537 roadway changes (at the on ramp from Route 33 to westbound Rt. 537).

Mr. Molner stated that the County is proposing a 60k Emergency Standby Generator, and a new concrete pad 6’ x 8’ with an automatic transfer switch with a relocated meter. There will be underground conduits to the unit. Mr. Molner said that they would consider screening the equipment, but they feel fencing would be more of an eyesore and would draw more attention to the unit.

Although this application is for a capital project and does not require public hearing, Mr. Gatto opened the application to the public, no one from the public came forward. Mr. Ammiano made a motion to authorize Mr. Accisano to prepare a positive resolution, which was seconded by Ms. Kurtz, all in favor, Aye.

**Capital Project Review #710-1-18  
BioTech High School  
Monmouth County Board of Chosen Freeholders  
Block 41, Lots 11 and 11.01 – Kozloski Road**

Capital Project Review for proposed Transfer Switch at the BioTech High School. (See previous SP#710-03).

Mark Aikins, Esq. appeared on behalf of the applicant, County of Monmouth. He explained that this is a capital project for a transfer switch to be mounted at the existing masonry wall at the Biotechnology High School. Mr. Gatto read the reports into the record. The following witnesses were sworn: Robert



Molner, P.E., Stantec; Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; and Timothy P. White, Township Engineer.

Although this application is for a capital project and does not require public hearing, Mr. Gatto opened the application to the public, no one from the public came forward. Mr. Shortmeyer made a motion to authorize Mr. Accisano to prepare a positive resolution, which was seconded by Mr. Kash, all in favor, Aye.

**Preliminary and Final Major Site Plan #629-3-17 and “D” Var. #031-17**

**Online Trading Company**

**Juniper Plaza Associates, LTD**

**Block 72 Lot 90.03-90.04 - 3499 Rt. 9 North**

Site Plan and variance approval to allow the Online Trading Academy of Freehold to utilize 6,000 square feet of existing office space at the Juniper Plaza Business Park. There are no changes proposed to either the building exterior or the parking areas.

Mayor Ammiano and Mr. Preston are disqualified from hearing this application as it is a “D” Variance and they both left the building for the evening. Ms. Kurtz and Mr. Levy were seated for this matter.

William J. Mehr, Esq. appeared for the applicant. Mr. Accisano stated he reviewed the proof of notice submitted by the applicant which was correct in form, published and served in a timely fashion so the Board has jurisdiction to conduct a public hearing. Mr. Mehr had no objection to the exhibits that were marked and Mr. Gatto read the review letters into record. The following witnesses were sworn: Lorali Totten, PE, Crest Engineering; Leila Wilson, Online Trading Company; Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; and Timothy P. White, Township Engineer. Additional Exhibits were marked.

Leila Wilson, franchise owner of Online Trading described the proposed use. In 1980, Online Trading Company had 180 daily traders, one of the largest at the time. They offer daily trading training sessions. In 2001, they switched their focus to be an education facility. They have state of the art facilities with 42 franchise locations around the world. They teach all different types of trading. Ms. Wilson currently has one other location in Ridgefield, NJ. The classes run 9-5 and half day classes. There are 8-10 students in most classes. The maximum people in the tenant space would be permitted would be 41, including 5 teachers/administration people. There is no intention to have up to 70 people plus employees. This number is a clerical mistake on the submission documents.

Lorali Totten, P.E., PP was recognized by the Board as being previously qualified and was accepted by the Board. She described the proposed site location on northbound Route 9 in the CMX-10 zone, within an existing vacant tenant space in the office building. She clarified that Audi does not lease any parking spaces on this property as questioned in one of the review letters. Regarding the professional comment about the privacy fence repair would like to meet with Mr. White in the field to address. They would remediate to the satisfaction of the Township Engineer. Ms. Totten addressed the comment in the review letter regarding the lack of dumpster enclosures. She offered that a “couple” of the dumpsters will be relocated to the rear within the partially screened area. She stated that there are underground utilities that may be affected if they would install footings for masonry enclosures. She offered to fence in the dumpsters with a chain link fence. The DOT owns the green area along the roadway and have no right to install any landscaping along the frontage.



Ms. Totten explained that they do not receive a lot of deliveries, simple office trash and paper deliveries are typical and the tenant space has a rear door for access to the rear dumpsters.

Ms. Totten evaluated the parking counts she had done on a recent Monday at 11:00 am. At 2:00 pm 87 open spaces were available, whereas the most they would ever require with the proposed use would be 41 parking spaces.

Kate Keller explained that Ms. Totten has addressed all the comments, but needs to enter proofs for the use.

Ms. Totten explained that in her opinion, there would be no substantial detriment to the public good or to the Zone Plan. It is part of a mixed use building. The appearance of the building will not change as a result of this use. There is adequate parking and circulation within an existing parking and no substantial impact on the intent of the zone plan. This is an emerging use and was not likely considered when the zoning regulations were put in place. It is an outgrowth of a brokerage and runs similarly to an office. There would not be inconsistent with the intent of the zoning ordinance. This proposal promotes use and is complimentary and compatible with the existing uses within the area and within the building. In her opinion, the use is an outgrowth of a permitted use in this zone. In her opinion, the use can be granted without any substantial detriment to the public and is compatible with the other uses within the building.

Mr. White explained that the maintenance items as referenced in the review letter should be done prior to the issuance of a c/o. Mr Mehr asked if the applicant can get their c/o and that they are not abandoning the site. Mr. White suggested that they be granted a 120 day TCO in order to address the site maintenance issues.

Mr. Gatto opened the application to the public and no one came forward. A motion to close the public portion was made by Mr. Shortmeyer and was seconded by Mr. Bazzurro. Mr. Kash made a motion to authorize Mr. Accisano to prepare a positive resolution, subject to the conditions put on record, which was seconded by Mr. Shortmeyer, all in favor, Aye.

#### **DISCUSSION:**

Mr. Gatto reviewed the upcoming agenda items.

Mr. White acknowledged Jeffrey Kneler who passed away, who was a long-time developer in town.

#### **ADJOURNMENT:**

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 7:49 p.m.

Respectfully Submitted,

Robert H. Shortmeyer  
Secretary