



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES February 7, 2019

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, February 7, 2019 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 18, 2019 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mayor McMorrow, Mr. Ammiano, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz, Mr. Asadi and Mr. Levy.

Absent: Mr. Bazzurro.

Also Present: Frank Accisano, Esq.; Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; Matthew J. Bryant, Assistant Township Engineer; and Danielle B. Sims, Administrative Officer; Lester Preston, Committeeman (to be sworn in & minutes).

There was the Pledge of Allegiance.

Mr. Accisano administered the oaths of office for:

- Lester Preston – Mayor's Designee, Alt. (1 year)
- Jason Levy – Alternate #3 (1 year)

MINUTES:

Approval of Minutes: April 20, 2017 (carried from 12/20/18 & 1/17/19 meetings)

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

Approval of Minutes: October 5, 2017 (carried from 1/17/19 meeting)

Mr. Shortmeyer made a motion, and was seconded by Mr. Bruno to approve the minutes. The motion passed with the following roll call vote: Mr. Bruno, Mr. Coburn, Ms. Jahn, Mr. Kash, Mr. Preston and Mr. Shortmeyer.

Approval of Minutes: January 17, 2019 (Regular Meeting)

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

Approval of Minutes: January 17, 2019 (Reorganization Meeting)

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



Mr. Preston (Mayor’s appointee) left the meeting as the Mayor was in attendance.

RESOLUTIONS:

Corrective Resolution – Establishing Schedule of Meeting Dates for 2019 and Date for Reorganization and First Meeting of 2020

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

**Capital Project Review Application # 904-18
Freehold Township Board of Education – C. Richard Applegate School
Freehold Township School District
Block 8, Lot 1.01 – 47 Jeanne Brennan Drive**

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

**Capital Project Review Application # 905-18
Freehold Township Board of Education – Dwight D. Eisenhower Middle School
Freehold Township School District
Block 38, Lot 11.03 – 279 Burlington Road**

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

**Minor Site Plan #283-4-18
Cusa Realty, LLC
Block 49 Lot 46.01 – 225 Willowbrook Road**

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

**Minor Subdivision # 897-18 and Variance Application # 016-18
Visanthi Dunphey – Dunphey Subdivision
Block 108, Lots 20/25 – 97 Ely Harmony Road**

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

CARRIED APPLICATION:

**Took jurisdiction on 12/20/18 and carried to 1/17/19 & 2/7/19 without further notice
Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details #783-1-18
and Variance Application #004-18
DCH – BMW of Freehold
DCH Investments, Inc. (New Jersey)
Block 5, Lots 19.04 (Previously 19.01 & 21.02) 4225 Route 9**



Application for a proposed building addition of 1,048 sf (total of 28,274 sf), façade renovations and sign appeal for an existing BMW car dealership.

Mr. Ammiano had a conflict with the applicant and recused himself from this application. He left the meeting for the evening.

William J. Mehr, Esq. appeared for the applicant. Mr. Accisano stated that the Board previously took jurisdiction on this application and was eligible to hear the application. 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: Daniel W. Busch, PE, PP, Maser Consulting; Robert Fleishman, General Manager of BMW Freehold; Kate Keller, Phillips Preiss and Grygiel, Township Planning Consultant; and Matthew J. Bryant, Assistant Township Engineer. Additional exhibits were marked.

Mr. Mehr stated that they take no objection to addressing the site maintenance items included in Mr. White's review letter.

Daniel Busch described his qualifications as a New Jersey licensed Planner and Engineer and the Board accepted him as a professional. The existing building is approximately 27,000 s.f., mostly single story which is used for showroom sales and service areas and there is a 10,000 s.f. auxiliary building in the rear which is only for service. No change in access is proposed. They are proposing a new vestibule and new car delivery area, a new staff lunchroom at the rear of the main building, squaring off the front left corner and a new canopy. There is a reduction of a few parking stalls with the front vestibule addition. The proposed directional signs are all existing, except the "Exit" directional sign will be relocated to a new island due to the conflict with the building addition. The other signs, freestanding and façade are to be replaced in kind except the BMW façade sign will be smaller. No additional signs are proposed as a part of this application. Mr. Mehr noted that they originally had additional signs proposed; however after meeting with the Sign Review Sub-Committee, they have removed the additional signs proposed.

Mr. Busch stated that the site has over 300 spaces on the site. They also rent parking spaces from the commuter lot off site for the employees. Customer Service is a pick-up and drop off. Mr. Mehr agreed that they would maintain 75 parking spaces for customer parking and that number of required ADA spaces would still fall within the range of three ADA parking spaces required. If any additional spaces are needed, they would work with the Township Engineer or have to come back to the Board. If the employee parking is relocated back to the dealership site, the applicant agreed to maintain 75 parking spaces for customer and employee parking at all times.

Other than the ADA parking spaces, Mr. Busch stated that they will be able to comply with the other comments in Mr. White's review letter. Mr. Gatto asked if the Applicant comes back in the future for anything, if they would add some additional architectural accents to the building, such as bump outs

The applicant stated that they will use the colors from the Township's color palette, or colors similar to the Township's color palette. Four colors are still proposed, however they are the same colors as existing signs.

Mr. Gatto opened the application to the public. There was no one from the public who came forward. A motion to close the public portion was made by Mr. Shortmeyer and was seconded by Mr. Kash. Mr. Kash made a motion to authorize Mr. Accisano to prepare a positive resolution, which was seconded by Ms. Jahn, all in favor, Aye.



DISCUSSION:

Request to Withdraw Application:

Bifurcated Use Variance Application # 010-18 (Ref. # 439-2-18)
Kaplan Companies – Self Storage Building
Block 86, Lot 12.01 – 200 Village Center Drive (Rt. 537)

Mr. Gatto explained that the applicant sent a request to withdraw their application (via email dated January 15, 2019).

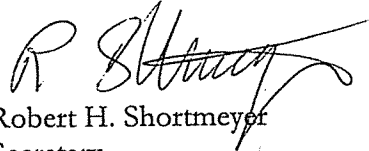
Mr. Shortmeyer made a motion to accept the request to withdraw the application and was seconded by Mayor McMorrow. The motion passed with the following roll call vote: Mayor McMorrow, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz, Mr. Asadi and Mr. Levy.

Mr. Gatto reviewed the upcoming agenda items.

ADJOURNMENT:

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 7:36 p.m.

Respectfully Submitted,



Robert H. Shortmeyer
Secretary