



# Township of Freehold

## OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

### REGULAR MEETING MINUTES

#### April 18, 2019

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, April 18, 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 McMorro, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Mr. Asadi and Mr. Levy.

**Absent:** Ms. Kurtz.

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

There was the Pledge of Allegiance.

#### MINUTES:

**Approval of Minutes:** May 18, 2017

This matter was carried to the May 2, 2019 meeting.

#### FIELD ADJUSTMENT REVIEW:

##### Field Adjustment Request #1 (Vinyl Siding Color Substitution)

##### Amended Preliminary and Final Major Site Plan # 890-1-18

##### Wemrock Senior Living

##### PIRHL Acquisitions, LLC

##### Block 69.01, Lot 23 – 168 Route 33

Request to substitute the previously approved “Ivy Green” vinyl siding color on the building (currently under construction) with “Pacific Blue” vinyl siding color since the “Ivy Green” is no longer available.

Mr. White explained that the applicant has indicated that they were not able to get the previously approved “Ivy Green.” He had provided the color swashes to the Field Adjustment Committee

The Field Adjustment Committee recommended that the Planning Board approve the field adjustment request as described.

Mr. Kash made a motion to approve Field Adjustment #1 for Site Plan # 890-1-18, which was seconded by Mayor McMorro. The motion passed with the following roll call vote: Mayor McMorro, Mr. Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Asadi and Mr. Levy.



**NEW APPLICATION - TO TAKE JURISDICTION ONLY:**

**Site Plan Waiver Application # 364-2-19 and Variance # 009-19**  
**Platinum Auto Enterprises, LLC - Platinum Mitsubishi (Tenant)**  
**4020 Route 9 Realty (Owner)**  
**Block 67, Lot 2 – 4020 Route 9 South**

Proposal for façade renovations and a revised signage, with variance relief required. Proposed changes include painting a portion of the façade as a base area for signage, installing new façade signs and replacing the face on an existing double sided pylon sign.

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. Gatto stated that the matter will be carried in order for the applicant to go to TRC meeting and revise/resubmit plans. Mr. Accisano stated that the matter will be carried to May 2<sup>nd</sup>, 2019 at 7:00 pm, without any further notice. There was a vote to carry with all in favor.

**Ms. Jahn arrived to the hearing.**

**NEW APPLICATION:**

**Preliminary and Final Major Site Plan # 672-1-16 and Variance # 035-17**  
**HERITAGE 22 PROPERTIES LLC (Finesse Electric)**  
**Block 71.38, Lots 18 and 19 – 22-24 Jackson Mills Road**

The Applicant seeks to remove the existing single-family residence on Lot 1 and construct a new two-story 3,750 square foot office building in its place and to consolidate lots 18 and 19 in order to incorporate the existing improvements on Lot 19 with Lot 18. The consolidated site would be a professional office complex containing two similar office buildings (1 existing, 1 proposed) with shared signage, common driveway and parking areas and other shared site improvements.

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. Mr. Mehr had no objection to the sanitary sewer and water comments found in the Mott MacDonald review letter (P-3) and would be able to comply. The following witnesses were sworn: Marc Remo, Remo Engineering; Alan Zimble, Zimble Architects; Michael Fowler, PP, Michael T. Fowler and Associates; Kate Keller, Phillips, Preiss, Grygiel, Lehaney and Hughes, Township Planning Consultant; and Timothy P. White, Township Engineer. Additional exhibits were marked.

Marc Remo described his qualifications as a licensed engineer and the Board accepted his credentials as a Professional Engineer. Mr. Remo described the property, fronting on the west side of Jackson Mills Road, north of Jackson Mills Rd. with approximately 223 feet of frontage along Jackson Mills Rd. The area is 43,998 s.f., approximately 1.01 acres, as consolidated (Lots 18 & 19). Lot 18 has an existing dwelling, which has been converted into an office building, a shed, gravel driveway and a garage and they are proposing to consolidate the lot with adjacent lot 19. Lot 19 contains a storage garage, and asphalt parking lot and an office building. The site is within the CMX-3 zone and properties to the north, east and south are also zoned CMX-3. The rear (west) of the site backs up to a residential zone R-20, with existing homes. The Applicant is proposing to consolidate the two lots, remove all



improvements on Lot 18, and construct a 3,750 s.f. two-story office building (40' x 48.90') with associated driveway and parking areas. Mr. Remo stated that they are proposing 40 parking stalls, including 4 handicap spaces, with a 24' wide drive aisle (existing on lot 19) and will open to 29' at the rear of the site. There is a two-directional existing driveway to be widened to 30' to accommodate the new improvements. They anticipate minimal truck traffic. He described the proposed drainage improvements, stating there would be no adverse effects of the proposal. They are proposing LED decorative parking lot lights that will not shine onto the adjacent properties and shade trees along Jackson Mills Rd and other screening and foundation plantings as shown on the plan.

Mr. Remo described the truck turning movements for the site. The existing trash enclosure will be removed and a new one constructed to allow from cross access. Mr. Gatto inquired why they would not be providing a loading spot for the (example: FedEx) truck, suggesting that by eliminating two parking spots, it may allow for a loading spot. Mr. White agreed that since there is an excess in provided parking, it would be a good idea. They will satisfy Mr. White's concerns in his review letters. The old well will be closed out, by a licensed well driller as part of the demolition at the site and will satisfy all requirements of the Health Department in this regard. The applicant agreed to provide confirmation that there are no heritage trees and will identify all the trees on site. Mr. Mehr confirmed that they are not proposing any new signage and will use the existing signage on the site. By converting the two spaces to create a double space, loading space, they can comply with the size requirements in one location. The applicant stated that they will provide brick pavers on end spaces to comply with the parking space size requirements in all other locations. Ms. Keller clarified that this would eliminate the need for relief for parking space sizes. Mr. Mehr confirmed that they will be able to comply with the technical comments in the Board's Traffic Consultant's review letter. Mr. Mehr stated that the Applicant has not experienced traffic issues entering/exiting the site and does not anticipate the proposed office building to affect this.

Ms. Jahn inquired if the parking spaces will adequately service the building. Mr. Remo stated that the proposed use is for office use, not medical and they are following the parking ordinance requirements. Ms. Keller confirmed Mr. Remo's explanation.

Mr. Alan Zimble has previous been accepted as a professional licensed architect and was again accepted by the Board. He described the proposed building design. The purpose is to make the site look like a uniform office park and suggested that they designed the proposed building to be the twin of the existing building. Mr. Zimble referenced the existing office building and described the proposed building design (A-23 and A-24). Mr. Zimble stated that he could add the cornice/molding and address the other comments made by the Board's Architectural Consultant, as suggested, but it would not match the existing adjacent building. He suggested that he can add wrought iron fencing around the window to match the existing, adjacent building. The Board took no exception to matching the existing design; however, Mr. Ammiano preferred to have the wrought iron "Romeo & Juliet" fencing removed from the existing building and not carried to the proposed building. Mr. Zimble stated that the mechanicals will be ground mounted at the rear of the building and will be screened by landscaping. Mr. Zimble stated that the lighting fixtures will be more traditional and will match the lighting on the existing building. The Board took no exception to the proposed design to match the existing building on the site, noting the described revisions.

Michael Fowler described his qualifications as a licensed Professional Planner and the Board accepted his qualifications. Mr. Fowler described the requested variance relief. Ms. Keller did not take any exception to the explanation on the requested relief and stated the responses were appropriate. The design plan, according to Mr. Fowler, meets the intent of the ordinance. The trash enclosure location is proposed in this area in order to accommodate emergency access, creating the need for setback relief.



Ms. Keller confirmed that this is a reasonable request. A larger building would be oversized to the lot size and would create the need for an FAR variance. The minimum building size cannot be reasonably met due to the lot size. Aesthetically, a larger building would not be appropriate, the Board agreed. The lot size is required to be three acres; where approximately one acre, as consolidated, exists. Mr. Fowler explained that the proposed building is proportionate to the site, slightly smaller than the existing building. Even with the consolidation of the two lots leaves the site deficient in size and the applicant provided proof that there was no additional property available and there was no one interested in purchasing the subject site. He stated that there are no negative impacts with the proposed application.

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. Ammiano. Mr. Ammiano made a motion to authorize Mr. Accisano to prepare a positive resolution with the conditions noted on record, which was seconded by Mr. Kash, all Board members in favor, Aye.

**RESOLUTION:**

**Preliminary and Final Major Site Plan # 793-3-17 and Variance # 023-17**  
**75 Bannard Realty (Applicant/Owner)**  
**75 Bannard Realty - d/b/a Hyundai of Freehold (Project)**  
**Block 65.01, Lot 16 – 4075 Route 9**

Mr. Gatto noted that he was disqualified from this matter. Mr. Accisano stated that there were some minor changes made to the drafted resolution and described the changes. The revised draft was provided to the Board for consideration. Mr. Kash made a motion to memorialize both the Amended Preliminary Major Site Plan with variance and Final Major Site Plan resolutions (as revised) together, which was seconded by Mr. Shortmeyer. The motion passed with the following roll call vote: Mr. Bazzurro, Mr. Coburn, Ms. Jahn, Mr. Kash and Mr. Levy.

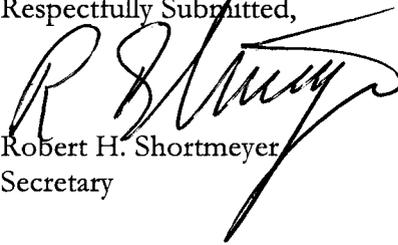
**DISCUSSION:**

Mr. White and Ms. Sims reviewed the upcoming agenda.

**ADJOURNMENT:**

There being no further business, Mr. Gatto adjourned the meeting. The meeting concluded at 8:14 p.m.

Respectfully Submitted,



Robert H. Shortmeyer  
Secretary