



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

REGULAR MEETING MINUTES
February 3, 2022

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, February 3, 2022 at 7:17 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 13, 2022 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mayor Fasano, Mr. Bruno, Mr. Coburn, Mr. Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz, Mr. Levy and Mr. Pucci.

Absent: Mr. Bazzurro and Ms. Jahn

Also Present: Roger McLaughlin, Esq.; Timothy P. White, Twp. Engineer; Kate Keller, Phillips Preiss Planners; Todd Brown, Twp. Assistant Planner; Donna A. Butch, Administrative Officer

There was the Pledge of Allegiance.

MINUTES:

Approval of Minutes: October 1, 2020

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

Approval of Minutes: November 5, 2020

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

NEW APPLICATIONS:

(carried from January 20, 2022 Meeting)

Soil Removal / Fill Application

SR# 04-21

RDM Group, LLC

Block 79, Lot 4 – 550 Halls Mill Road

REF. SP# 526-1-20 / Var# 005-20

The applicant is proposing to import approximately 38,145 cubic yards of fill to the site.
(Reference SP# 526-1-20 and Var# 005-20)



Mr. Jared Pape, Esq. introduced himself as counsel for the applicant.

Mr. Gatto stated that exhibits A1 through A7 are administrative and technical in nature and asked Mr. Pape if he had any objection to those exhibits being marked into the record. Mr. Pape had no objection.

Mr. Gatto read Mr. White's report. Mr. Gatto asked Mr. Pape if the applicant will be able to comply with the comments in Mr. White's report. Mr. Pape confirmed, they will comply.

Mr. Gatto asked if there were any questions from the Board and/or the public. Seeing none, Mr. Gatto asked for a motion to close the public hearing. Mr. Shortmeyer made a motion to close the hearing and was seconded by Mr. Cook. Mr. Shortmeyer made a motion for a positive resolution and was seconded by Mr. Kash.

Preliminary & Final Major Subdivision

SD# 677-1-21

Three Brooks Freehold, LLC – “The Brooks at Freehold”

Block 72, Lot 88 – 161 Three Brooks Road

Application proposal to subdivide an existing 22.36-acre parcel into a 65 lot residential community. Applicant proposes to create 63 residential lots and 2 lots to remain as open space with a stormwater management basin, with additional respective site improvements.

Soil Removal / Fill Application

SR# 03-21

Three Brooks Freehold, LLC – “The Brooks at Freehold”

Block 72, Lot 88 – 161 Three Brooks Road

The applicant is proposing to export approximately 8,256 cubic yards of soil from the site. (Reference SD# 677-1-21)

Mr. Sal Alfieri, Esq. introduced himself on behalf of the applicant.

Mr. Gatto asked if both this application and the next for the Soil Removal application can be heard together. Mr. Alfieri had no objection.

Mr. McLaughlin stated he reviewed the affidavit of publication and proof of notice submitted by the applicant and found them to be correct in form, published and served in a timely fashion so the Board has jurisdiction to conduct a public meeting.

Mr. Gatto advised Mr. Alfieri that exhibits A-1 through A-28 are administrative and technical in nature and would he have any objection to these being marked into the record.

Mr. Alfieri had no objection to the exhibits that were marked. Mr. Gatto read the professionals reports into the record.

Mr. Gatto asked Mr. Alfieri if his client will be able to comply with Mr. White's comments 1 through 5. Mr. Alfieri confirmed with an exception for #2. Mr. Alfieri asked Mr. White to confirm that the applicant is dedicating a part of the property and the applicant will not be responsible for the drainage improvements. Mr. White explained that coordination with the town and the county is still being finalized, however, as long as the improvements are shown on the present plans, he is satisfied.



Mr. Gatto finished reading Mr. White's report and said that testimony will be given later in the meeting regarding comment #6 for this report.

Mr. Gatto read the remainder of the reports and asked Mr. Alfieri if the applicant will be able to comply with all the comments in the professionals' reports. Mr. Alfieri confirmed the applicant will comply.

Mr. Gatto stated at this time the Board would hear the soil application and asked Mr. Alfieri if he had any objection to Mr. White's soil report. Mr. Alfieri had no objection.

The following witnesses were sworn in by Mr. Shortmeyer: David Fischer with K. Hovnanian Homes, 110 Fieldcrest Avenue, Edison NJ; Stuart Challoner, Challoner & Associates, 201 Main St., Toms River NJ 08753; Kate Keller, Phillips Preiss Planners, Township Planning Consultant; Timothy P. White, Township Engineer.

Exhibits presented by the applicant's attorney to be marked into evidence:

- A-29 Aerial View of Proposed Site, board
- A-29a Color Handout of Exhibits A-29, A-30, A-31, A-32, A-33, 5 pgs.
- A-30 Color Rendering of Site Plan, board
- A-31 Color Rendering of Single Family Homes, board
- A-32 Color Rendering of Affordable Homes, board
- A-33 Color Rendering of Sign, board

Mr. Fischer, Vice President of Governmental Affairs, K. Hovnanian in the state of NJ. His company is the contract purchaser of the subject's property.

Mr. Fischer described each of the exhibits listed above.

Mr. Fischer addressed comments made in Kate Keller's Planner report, P-2. He stated that they intend to comply with all the comments and requirements from the state for affordable housing. Ms. Keller confirmed she is satisfied with Mr. Fischer's testimony.

Mr. Gatto asked for the record, when would construction trailers arrive to begin work at the site. Mr. Fischer confirmed they will comply with the Township's ordinances.

Mr. Fischer addressed comments in Steve Leone, Spiezle Architecture. Mr. Fischer stated that they have color palettes for all the materials for the proposed structures. Mr. Gatto asked Ms. Keller if she feels the applicant's colors comply with Township standards. Ms. Keller confirmed that the colors would be acceptable. Mr. Gatto asked if there were any questions from the Board regarding the colors. The Board had no questions.

Mr. Gatto asked Mr. Fischer if they will be able to comply with building height and Mr. Fischer confirmed they would comply. In addition, Mr. Gatto asked Mr. Fischer if they would comply with utility companies' meters with regard to placement of landscaping. Mr. Fischer confirmed that landscape plantings would be done in compliance with the meters to be installed. Mr. Fischer noted that utility meters are not shown on current plans due to the fact they do not know yet where utility companies will place their meters. Mr. Gatto this will be completed to the Township Engineer's satisfaction. Mr. Fischer agreed with Mr. Gatto.



Ms. Keller asked that the color sample handout be marked as an exhibit. The (4) page handout was marked as: A-34 Color Handout of Proposed Material & Color Samples.

Mr. Gatto asked for the next witness. Stuart Challoner, introduced himself to the Board and gave his credentials as a licensed engineer and planner. Mr. Gatto accepted Mr. Challoner's appearance before the Board.

Mr. Challoner explained that the sidewalk waiver and the applicant is agreeable to make a contribution towards sidewalk improvements. Mr. White was satisfied with this agreement. Mr. Gatto asked if there were any questions from the Board regarding the sidewalk waiver. There were no questions from the Board.

Mr. Challoner continued his testimony regarding an existing tree line buffer between the applicant's property and (6) existing homes on Three Brooks Rd. Mr. Challoner stated they wish to keep this buffer, and will work with the Township Engineer to his specifications for supplemental plantings and the possibility of temporary fencing.

Mr. Gatto asked Mr. Challoner about the proposed driveways not lining up. Mr. White had no objection to the proposed design of the driveways. All other traffic comments were addressed and there were no objections.

Mr. Alfieri addressed the monument sign at this time. Mr. Challoner referred to exhibit A-33 for explanation. Ms. Keller confirmed for the Board that the town is requesting that the sign be taken out of the stormwater basin and the utility easements and a variance may be required. Mr. Gatto asked Mr. Challoner if he sees any detriment to the public if the variance is granted. Mr. Challoner said he saw no detriment. Ms. Keller agreed that the sign is appropriate.

Mr. Gatto asked if there any further comments or questions for the Board. Seeing none, the meeting was opened to the public for comments.

Mr. Vincent Giglio, resident at 2 Lenape Trail, introduced himself to the Board. Mr. Giglio was sworn in by Mr. Shortmeyer.

Mr. Giglio stated his concern of how this proposed development will impact his property and neighborhood. He objects to any bulk variances. Mr. Gatto stated that (2) variances were requested and neither are "bulk" and both are related to signs.

Mr. Giglio raised his concern about the traffic that will be generated by the new development relative to the Three Brooks Road bridge. Mr. Cook advised Mr. Giglio that Three Brooks Road and the bridge are going to be widened in the very near future and will alleviate the traffic concern he expressed.

Mr. McLaughlin advised Mr. Giglio that going forward, if he has any questions or concerns, he can stop in to see Mr. White or Mr. Brown in the Township Engineering/Planning Department to look at plans and/or discuss the application.

Mr. Gatto asked if there were any further questions. Seeing none, Mr. Gatto asked for a motion for the public meeting to be closed. Mr. Kash made a motion to close the public meeting and Mr. Shortmeyer seconded the motion. All in favor, Aye.



Mr. Gatto asked for a motion to approve both the site plan and soil removal applications with a positive resolution. Mr. Kash made a motion for positive resolutions on both applications and was seconded by Mr. Levy.

DISCUSSION:

- Mr. Gatto confirmed applications to be on the next agenda.
- Mr. Gatto advised Mayor Fasano that one of the application on the next PB meeting agenda is a "D" variance, as she is a Township Committee member and would not be permitted to sit for that meeting.

ADJOURNMENT:

There being no further business, Meeting was concluded at 8:10 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. Shortmeyer", is written over a horizontal line.

Robert H. Shortmeyer
Secretary