



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING MINUTES

March 16, 2023

The Regular Meeting of the Planning Board was called to order by Chairman Levy on Thursday, March 16, 2023 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. Mr. Levy 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, 2023 to the official newspapers of the Township and by filing such notice with the Township Clerk.”

Present: Mayor Walker, Mr. Barbieri, Mr. Bazzurro, Mr. Bruno, Mr. Levy, Mr. Shortmeyer, Mr. Pucci, and Mr. Krok.

Absent: Mr. Coburn, Ms. Fasano, Ms. Kurtz and Mr. Marion.

Also Present: Roger McLaughlin, Esq.; Timothy P. White, PE, Twp. Engineer; Kate Keller, PP, Phillips Preiss Planners and Donna A. Butch, Administrative Officer

There was the Pledge of Allegiance.

Mr. Levy announced the upcoming retirement of Timothy P. White as Township Engineer. After serving Freehold Township for almost 30 years, Mr. Levy recognized Mr. White’s dedication to the Township during that time. Specifically, Mr. Levy noted Mr. White first served as the Assistant Engineer from 1995 to 2004, returning to Freehold Township in 2006 to serve as the Director of Public Works. Mr. White served as the Township Engineer from 2011 to the current date. Mr. White would be missed. On behalf of the Planning Board, Mr. Levy wished Mr. White well as he seeks new endeavors.

Mr. Shortmeyer shared with the Board his relationship with Mr. White during their time and tenure while serving the Township together. Mr. Shortmeyer appreciated Mr. White’s patience in answering Mr. Shortmeyer’s questions, no matter how trivial. Mr. Shortmeyer thanked Mr. White for his time and service to the Township.

RESOLUTIONS:

**Amend. Prelim. & Final Major Site Plan Application
Variance Application
LIDL U.S. Operations, LLC
Block 69.01, Lot 18.02 – 91 Trotters Way**

**SP# 542-3-22
VAR# 014-22**

Mr. Shortmeyer made a motion, and was seconded by Mr. Bazzurro, to memorialize the positive resolution. The motion passed with following roll call vote: Mayor Walker, Mr. Barbieri, Mr. Bazzurro, Mr. Bruno, Mr. Levy, Mr. Shortmeyer and Mr. Pucci.



Resolution for O-23-3: An Ordinance Amending Chapter 190 (Land Use), Article I (General Provisions), Section 190-3 (Definitions) of the Revised General Ordinances

Mr. Bazzurro made a motion, and was seconded by Mr Shortmeyer, to approve the resolution. The motion passed with the following roll call vote: Mayor Walker, Mr. Barbieri, Mr. Bazzurro, Mr. Bruno, Mr. Levy, Mr. Shortmeyer, Mr. Pucci and Mr. Krok.

NEW APPLICATIONS:

Amended. Preliminary & Final Major Site Plan Application	SP# 439-3-22
Variance Application	VAR# 016-22
["D" Variance]	
Lady Chebli, LLC	
Block 86, Lot 12 – 92 Village Center Dr.	

The Applicant is seeking use variance relief to operate a permanent makeup salon in an existing tenant space, located on the 2nd floor of the Raintree Shopping Center. A permanent makeup salon is not a permitted use in the B-10 zone.

Mr. Licata, Esq., introduced himself to the Board on behalf of the Applicant.

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 had jurisdiction to conduct a public hearing for this application.

The following witnesses were sworn in by Mr. Shortmeyer: Mona El-Chebli, Applicant & Owner of Lady Chebli, LLC; Robert Sive, PE, PP, CME, of Geller Sive & Company, LLC; John Taikina, P.P., of All Things Planning & Development, LLC; Kate Keller, PP, Township Consulting Planner; and Timothy P. White, PE, Township Engineer.

Mr. Levy advised Mr. Licata that Exhibits A-1 through A-14 were administrative and technical in nature and would he have any objection to these exhibits being marked into the record. Mr. Licata had no objection.

Mr. Levy reviewed the professional reports into the record.

Mr. Levy asked Mr. Licata if the Applicant would comply with comments 1 and 2 of Mr. White’s report (Exhibit P-1). Mr. Licata said they can stipulate to these comments. Mr. White said the remaining comments in his report would be handled between the Engineering Department, Code Enforcement and the Property Owner as the Applicant is only a Tenant of the shopping center.

Mr. Licata asked Ms. El-Chebli to explain how her application’s proposal would be different from a traditional tattoo parlor. Ms. El-Chebli began by noting how traditional tattooing goes through 7 layers of skin, where her permanent cosmetics process only goes through the top 2 layers of skin. In addition, the tools to be used in this application have a safety control that will not allow the skin to be penetrated more than 2 layers. Her clients typically consist of patients with alopecia, hyperpigmentation around the lips, breast reconstructive surgery, scar camouflage for burn victims and/or post-partum.



Mr. Levy asked Ms. El-Chebli to provide the hours her business would operate. Ms. El-Chebli responded her private practice would be open from 10 am to 5 pm, Monday through Saturday, and by appointment only. Each client would only be in the office for 1.5 to 2 hours and each technician would only have a maximum of 3 clients per day.

Mr. Levy asked Ms. El-Chebli, if there would be any other outside agency requirements that must be met. Ms. El-Chebli confirmed she would be required to be AAM board certified for the hyperpigmentation, of which she and any of the technicians would maintain required licensure. The only inspection required would be from the Health Department.

Mr. Licata asked Ms. El-Chebli if there would be any medical waste produced from her office if the Board would act favorably on the proposed new use. Ms. El-Chebli confirmed her practice would have additional sharps, of which a sharps container for disposal would be provided and disposed of at a specific sharp approved disposal location.

Mr. Levy asked Ms. Keller if she had any comments. Ms. Keller said she was satisfied with the testimony given.

Mr. Levy asked Mr. White if he had any comments. Mr. White had no further comments.

Mr. Licata introduced Mr. John Taikina, who provided his experience and credentials as a licensed Professional Planner for the Applicant. Mr. Taikina was accepted by the Board to provide testimony as a Professional Planner.

Mr. Taikina provided a description of the property and the proposed business type. Mr. Taikina noted that he believed the proposed use would be much closer to a medical use, than a cosmetic use such as a traditional tattoo parlor, especially because it was currently located in the B-10 Zone. Mr. Taikina further explained that the proposed tenant space was appropriate for this use and provides ample parking. Finally, Mr. Taikina provided the positive reasons for the proposed use, of which outweighs any potential detriments. Mr. Taikina further noted that he felt there were none.

Mr. Levy opened the hearing to the public and Board for any questions. Seeing none, Mr. Shortmeyer made a motion, seconded by Mr. Bazzurro, to close the public portion of the hearing. All in favor.

Mr. Bazzurro made a motion, seconded by Mr. Shortmeyer, for a positive resolution. All in favor.

(Carried to 4/20/2023 Meeting)

**Amended Prelim. & Final Major Site Plan Application
Variance Application
M&M REALTY PARTNERS-ELTON PLAZA
Block 80, Lot 3 – 3301 Route 9**

**SP# 886-2-22
VAR# 013-22**

The Applicant is seeking amended site plan approval, with variance, to construct a mobile pick-up window to a previously approved 12,600 sf retail building and addition corresponding site improvements and drive-thru lane. Variance relief required for proposed signage containing non-permitted colors.



Mr. McLaughlin noted to all attending Public and Board members that this application was being carried to the April 20, 2023, Planning Board meeting and that there would not be an additional notice to be provided.

DISCUSSION:

Mr. Levy summarized applications proposed to be heard during the next Planning Board meeting, scheduled on 4/20/2023.

Mr. Levy reiterated his genuine appreciation for Tim White's many years of service with Freehold Township.

Mayor Walker said he was grateful he could attend this meeting to say goodbye to Mr. White for his three decades of dedication to Freehold Township. Mayor Walker said Mr. White has been a personal help and friend to him when he became a Township Committee Member. Mayor Walker further noted that Mr. White never sought out a pat on the back. Mayor Walker further added that Mr. White's ability to remember so many historical facts about Freehold Township, and his ability to assist the public so graciously, were very much appreciated. Mayor Walker noted all of Mr. White's efforts did not go unnoticed. On behalf of the entire Township Committee, Mayor Walker congratulated Mr. White on his retirement and wished him the best as he starts his next chapter of life.

Mr. Bruno added that Mr. White did a great job and was an excellent guy.

ADJOURNMENT:

There being no further business, Mr. Levy adjourned the meeting at 7:40 pm.

Respectfully Submitted,

Robert H. Shortmeyer
Secretary