

Freehold Township
Environmental Commission

MEETING MINUTES

Call to Order

The May 8, 2017 meeting of the Freehold Township Environmental Commission was called to order by Chairman Tom Moskal at 7:40pm. Board members present: Dave Puchalski, Anthony Ammiano and Tom Moskal.

The following statement was read by Mr. Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

The Commission discussed the following projects;

- A. Preliminary and Final Major Site Plan #886-16 and Variance # 021-16, M & M Realty Partners of Freehold, LLC, Block 80, Lot 3.

The Commission has the following concerns. (Please note that Commission Member Steve Leone reviewed this project, along with Commission Member Dave Puchalski at the April Meeting. These comments are inclusive of Mr. Leone's input.)

1. Generally, the proposed site development appears to be intensive with extremely limited opportunity to buffer residential properties to the rear, intensive on-site traffic patterns, tight truck turning radii, and minimal opportunities for landscaping.
2. Applicant to provide additional details regarding fill locations of proposed underground fuel storage.
3. Confirm compliance with any regulations regarding minimum distances of fuel storage tanks to adjacent storm water basins. (Tanks are in close proximity to basins proposed along route 9)
4. Truck turning radius drawing illustrates those radii crossing over opposing lanes or curbs. Please address how this is compliant or sound with regards to design.
5. We have concerns with the proximity of the newly proposed ingress/egress from/to Elton Adelphia Road and the exit from the existing off ramp. We believe this design may establish a potentially unsafe exchange. Please address the concern and need for this access point.
6. Confirm that all trash enclosures meet Township Ordinance.
7. Why is waiver No. 2 (Boundary of wooded area, within 200 ft. not mapped) being requested?
8. What is the nature of the business for the retail center that requires 24/7 hours of operation?
9. Given the tight access for trucks, why is there diesel fuel being sold on site? We believe this will only encourage heavier truck traffic on site.
10. Will maintenance plans be provided for the four grease traps proposed exiting to Juniper Road?

B. Preliminary and Final Major Site Plan #300-1-16 and Variance #019-16 Lester Glenn Chevy. Block 70.05, Lot 14.

The Commission has no further comments or concerns.

C. Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details # 771-1-16 and Variance # 024-16 C+DCH Nissan/Volkswagen Block 65.01 Lot 15-4039 and 401 Route 9 North.

The Commission has no further comments or concerns.

D. Preliminary and Final Major Site Plan #880-16 and “D” Variance # 027-16 AutoZone, NorthEast, LLC – Block 50, Lot 25 Route 9 North.

The Commission has no further comments or concerns.

The meeting was adjourned at 8:45 pm.

Tom Moskal
Chairman