



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

REGULAR MEETING MINUTES
January 16, 2020

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, January 16, 2020 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 18, 2019 to the official newspapers of the Township and by filing such notice with the Township Clerk."

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

Absent: Mr. Levy

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

There was the Pledge of Allegiance.

MINUTES:

Approval of Minutes: December 12, 2019

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

RESOLUTIONS:

Resolution for O-20-1: An Ordinance Amending Chapter 190 (Land Use), Article VII (Land Subdivision Procedures), Section 190-52 (Performance Guarantees as Condition to Final Approval) of the Revised General Ordinances

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

**NEW APPLICATIONS:****Variance Application VAR# 026-19****Bellomo, Anthony & Robin**

Block 28.15, Lot 11 – 11 Great Bridge Rd

Applicant seeking variance relief to build an oversized 288 sf (18' x 16") pavilion when 192 sf (16' x 12") is the maximum permitted in a Residential zone. Also, to erect a 54" aluminum fence in the front yard of the house, when only a 36" high fence is permitted.

Mr. Anthony and Mrs. Robin Bellomo appeared as the applicant. Mr. McLaughlin 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 meeting. Mr. McLaughlin explained that variance applications can be technical in nature and received an affirmative confirmation that applicant was comfortable representing themselves in this matter. The applicants stated their names and sworn in along with Timothy White, Twp Engineer and Kate, Keller, Twp Planning Consultant.

The applicant had no objection to the exhibits marked being added to the record. The professional reports were read by Mr. Gatto.

Mr. Gatto asked Mr. and Mrs. Bellomo if the pavilion they are proposing to build will impact their neighbors in a negative way. Mr. Bellomo confirmed it will not have a negative impact on their neighbors and will use similar materials to match the existing home on the property.

Mr. Gatto asked Mr. and Mrs. Bellomo why they cannot comply with the 25' front yard setback for the proposed 54" aluminum fence. Mr. Bellomo explained that because of the odd shape of their property, they would lose a lot of open recreational space in their yard, like playing ball with their children. Ms. Keller had no objection and agreed that their property is an odd shape and poses an issue for the applicant.

Mr. Bellomo presented a color picture of the fence being proposed, which was presented to the board and marked as exhibit A-10.

Mr. White reminded Mr. and Mrs. Bellomo the noted 13'-6" measurement for the new fence is from the front property line, which is approximately 1'-0" off the sidewalk.

Mr. Gatto opened the application to the public. Seeing none, public comment was closed. A motion to approve the application was made by Mr. Shortmeyer and seconded by Mr. Ammiano. All in favor, Aye.

Preliminary and Final Major Site Plan SP#748-7-19 VAR#001-19**CentraState Medical Center – Cardiac Cath/IR Building Expansion****Block 86, Lots 8 & 8.03 – 901 West Main Street**

Seeking site plan approval and variance relief to build a one story 8,790 sf addition on the North side of the existing hospital building to upgrade and consolidate the existing cardiac catheter laboratory and treatment center. Variance relief requested for building materials proposed on roof to shield mechanical units.

Before the application was heard, Ms. Jahn and Mr. Kash excused themselves due to having a conflict with the applicant.



Martin Pflager, Esq. appeared on behalf of the applicant. Mr. McLaughlin 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 meeting. The applicant had no objection to the exhibits that were marked. Mr. Gatto read the review letters into the record.

Mr. Gatto read the professional letter P-2 from Mr. White. Mr. Pflager confirmed that they will be able to comply with Mr. White's comments and conditions for issuance of a CO.

Mr. Gatto read the professional letter P-3 from Ms. Keller. Mr. Gatto asked Ms. Keller that the word "Phase" being used by the applicant should be omitted and Ms. Keller agreed. During the review process, Ms. Keller said that "Phase 2, 3 and so on" refers to future projects. Mr. Gatto clarified the omission of "Phase" and the applicant agreed.

Upon inquiry by Mr. Gatto, Mr. White and Ms. Keller confirmed the Cross-Access Easement has been completed. Mr. Pflager presented a copy of the document to the Mr. Gatto at Mr. McLaughlin's request, of which was marked as Exhibit A-21.

The following witnesses were sworn in: Scott Kennel with McDonough & Rea Associates, (Applicant's Traffic Consultant); Eric Rundstrom, Remington & Vernick Engineers (Applicant's Engineer); Suzanne Brown, NK Architects (Applicant's Architect); Tom Scott, Chief Operating Officer for CentraState; Kate Keller, Township Planning Consultant; Timothy P. White, Township Engineer.

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

- A-21 – Recorded Cross Access
- A-22 – Color Architecturals
- A-23 – Site Plan
- A-24 – Color Renderings of Expansion
- A-25 – Color Renderings of High Voltage Yard & Fence
- A-26 – East Entrance Driveway Improvements

Mr. Scott, Chief Operating Officer for CentraState, described the equipment for the proposed Cath Lab as aging and in need of constant repair/upgrades, which led to the need for expansion to accommodate new equipment. The proposed addition would allow CentraState to have no down time, when a renovation of the existing facility would result in 3-4 month down time. Not directly related to the addition, CentraState will be completing the prior approved upgrading and replacement of the hospital's exterior electrical equipment within the switch yard-part.

Eric Rundstrom, a licensed Professional Engineer, gave a brief overview of the project while using the new Exhibit display boards. Specific testimony given regarding:

- Attempt to minimize new impervious coverage
- Minimize loss to parking spaces [only lost 5]
- Minimize the impact to existing stormwater utilities on the site (2 inlets to be relocated and 2 new inlets were added)
- The existing driveway will be a one way only entrance
- There will be no impact on the loading area, where the PET unit was located
- Have received approvals from Freehold Soil Conservation District

Mr. Rundstrom stated that a design waiver to use 12" HTP pipe in the grass area is being requested. Mr. White confirmed, as long as it is in the grass area, he has no objection.



Suzanne Brown, a licensed architect, gave a brief overview of the project's architectural plans. Ms. Brown pointed out that the sill height for the storefront has been raised to comply with the ordinance and no longer need the variance relief. Mr. Gatto responded that this revision addresses one issue and the other is to have screening. Mr. Gatto asked why they chose metal panels for screening. Ms. Brown answered that rooftop units require adequate air circulation in and around. The proposed perforated metal screen will prevent the equipment from being seen.

Scott Kennel, Traffic Consultant, gave a brief overview of the project relating to traffic, parking and circulation. Mr. Kennel stated that loss of 5 spaces in the physicians parking lot will not negatively impact the hospital. Access onto the ring road, previously closed by a chain, has been revised to allow ingress and egress thru a gate, to be the primary access to the physicians parking lot. Access to the west will be exit only and will be able to accommodate emergency fire vehicles. There will be no additional employees as a result of this expansion project which would require more parking spaces.

Mr. Gatto opened the application to the public for comments. Seeing none, public comment was closed.

Mr. Rundstrom and Mr. Kennel went over the hospital's east entrance (closest to The Manor) which has been modified to provide better circulation control and cross access. The applicant has met with County DOT about the re-stripping of Route 537, the 2 lane entry, the modification of the first island in the middle of the eastern entrance, and the removal of the second island in the eastern entrance. All proposed modifications will provide a better circulation for the emergency room and access to The Manor.

Mr. Gatto asked about lighting in the area, and the stairways, and access leading to the parking lot and providing a sidewalk. The applicant confirmed the ADA ramp has been brought up to code, and stairs leading from the lot have been addressed.

The applicant added that they are modifying the circulation of the old daycare center area so the employees can only exit the site using the ring road in a counter clockwise direction. This will reduce the amount of traffic for improved emergency room circulation.

Mr. Gatto opened the application to the public. Seeing none, a motion was moved by Mr. Shortmeyer, and seconded by Mayor Preston, to close public comment.

A motion was made to approve the application by Mr. Ammiano, and seconded by Mayor Preston. All in favor, Aye.

Mr. Gatto opened the meeting to the applicant, who gave an update of future development and master plan.

Mr. Scott gave a brief summary of recently completed projects, which included: (1) the new interactive website for recommended patient parking for patients with appointments, directing where and how to enter the hospital; (2) the provision of the cross-access easement that connects the hospital with the Raintree property; (3) the road that will continue from the hospital ring road to Gravel Hill Rd; (4) filling potholes, repairing cracks in pavement and sidewalks, repair broken curbs, removed temporary traffic control devices; and (5) milling and paving where solar panels were installed.



DISCUSSION:

- Chairman Gatto asked if anyone on the Board wanted to make a motion to go into executive session to discuss pending litigation. The Board was satisfied with not going into Executive Session.
- Mayor Preston inquired if the largest fire trucks, of all 3 fire companies that respond to the hospital, are being used for forming calculations. Mr. White confirmed that the Township Traffic Consultant (Shropshire Associates, LLC) does use the largest truck for traffic analysis.
- Mr. Gatto confirmed who will be on the next agenda.

ADJOURNMENT:

There being no further business, Meeting was concluded at 8:33 pm.

Respectfully Submitted,

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

Robert H. Shortmeyer
Secretary