

**FREEHOLD TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING/REGULAR MEETING
MINUTES
JANUARY 15, 2015**

The Reorganization Meeting and Regular Meeting of the Planning Board was called to order by Mr. Gatto on Thursday, January 15, 2015 at 7:00 p.m. at the Freehold Township Municipal Building, One Municipal Plaza, Freehold, New Jersey. He read the Notice of the Open Public Meetings Law.

Mr. Accisano administered Oaths of Office to the following Board members: Mr. Ammiano, Mr. Salkin, Mr. Shortmeyer, Mr. Bruno and Mr. Coburn.

There was the Pledge of Allegiance.

On motion of Mr. Kash, seconded by Mr. Salkin, Mr. Accisano was appointed temporary chairman. All in favor, Aye.

Present: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Absent: Mr. Bazzurro, Ms. Howley

Also Present: Francis C. Accisano, Esq., Timothy P. White, Township Engineer and Nancy Torre, Administrative Officer.

REORGANIZATION MEETING:

Election of Chairman

On motion of Mr. Shortmeyer, seconded by Mr. Kash, Richard Gatto was nominated as Chairman of the Freehold Township Planning Board for 2015. Mr. Accisano asked if there were any other nominations. A motion to close nominations was made by Mr. Shortmeyer, seconded by Mr. Salkin all in favor, aye. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Election of Vice Chairman

On motion of Mr. Shortmeyer, seconded by Mr. Salkin, Robert Kash was nominated as Vice Chairman of the Freehold Township Planning Board for 2015. There were no other nominations Mr. Gatto said nominations are closed. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

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Election of Secretary

On motion of Mr. Salkin, seconded by Mr. Kash, Robert Shortmeyer was nominated as Secretary of the Freehold Township Planning Board for 2015. There were no other nominations Mr. Gatto said nominations are closed. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Adoption of the Rules, Regulations and Procedures

A motion was made by Mr. Shortmeyer, seconded by Mr. Salkin that the Planning Board adopt the Rules, Regulations and Procedures as presently drawn for 2015. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Establishment of 2015 Meeting Dates

A motion was made by Mr. Shortmeyer, seconded by Mayor Cook that the Planning Board conducts the meetings as specified by the Chairman starting at 7:00 p.m. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Appointment of Board Attorney

Mr. Salkin nominated Mr. Accisano, seconded by Mr. Shortmeyer, to serve as Board Attorney for 2015. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Appointment of Planning Consultants

Mr. Salkin nominated Thomas A. Thomas of Thomas Planning Consultants, LLC and Paul A. Phillips of Phillips Preiss Grygiel, LLC, seconded by Mr. Shortmeyer, to serve as Planning Consultants for 2015. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Appointment of Engineer

Mr. Salkin nominated Timothy P. White, PE, seconded by Mr. Shortmeyer, to serve as Planning Board Engineer for 2015. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

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Designation of the Newspapers

Mayor Cook made a motion, seconded by Mr. Kash, to designate the Asbury Park Press and the News-Transcript to serve as the Official Newspapers of the Planning Board for 2015. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Committee Appointments

Mayor Cook made a motion, seconded by Mr. Kash, to accept the committee appointments for the Planning Board for 2015. The following members voted in the affirmative: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Mr. Gatto said if anyone has a problem with the committee schedule please let him know.

Mr. Accisano thanked the board for the reappointment and said it is a pleasure to represent them.

A motion to close the reorganization portion of the meeting was made by Mr. Shortmeyer, seconded by Mr. Salkin, all in favor aye.

REGULAR MEETING:

Mr. Gatto called the January 15, 2015 Regular Meeting of the Planning Board to order. He read the Notice of the Open Public Meetings Law.

Present: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Absent: Mr. Bazzurro and Ms. Howley

Also Present: Francis C. Accisano, Esq., Timothy P. White, Township Engineer and Nancy Torre, Administrative Officer.

Minutes:

A motion to approve the minutes of the December 4, 2014 meeting was made by Mr. Shortmeyer, seconded by Mayor Cook and passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno and Mr. Kirk.

Resolutions:

Preliminary & Final Major Site Plan with Waiver of Site Plan Detail #179-2-14
Bloom Energy (Applicant)
AT&T Corp. (Owner)
Block 69.01, Lot 53.01 – 175 West Main Street

Mayor Cook made a motion, seconded by Mr. Kash to approve the resolution. The motion passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno and Mr. Kirk.

Preliminary & Final Major Site Plan #850-14 (Block 86, Lot 2.08)
1151 West Main Street, LLC – The New Jersey Jewish Home for
Rehabilitation and Care (Applicant)
Center State II, LLC/Thomson Reuters (Owner)

Mr. Shortmeyer made a motion, seconded by Mr. Kirk to approve the resolution. The motion passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno and Mr. Kirk.

Amended Preliminary & Final Major Site Plan #694-2-14 (Block 86, Lot 2.09)
Center State Professional Park, LLC (Applicant)
Pond View Condominium Association, Inc. (Owner)

Mr. Shortmeyer made a motion, seconded by Mayor Cook to approve the resolution. The motion passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno and Mr. Kirk.

Mr. White arrived at 7:12 p.m.

Preliminary & Final Major Site Plan with Waiver of Site Plan Detail #699-4-14
Walmart Stores, Inc. (Applicant/Owner)
Block 70, Lot 20.05 – 326 West Main Street

Mayor Cook made a motion, seconded by Mr. Shortmeyer to approve the resolution. The motion passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno and Mr. Kirk.

Amended Preliminary & Final Major Site Plan #702-4-14
Asbury Avenue Partners – “Freehold Business Park East”
Block 42, Lot 26.012 – Asbury Avenue

Mayor Cook made a motion, seconded by Mr. Shortmeyer to approve the resolution. The motion passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno and Mr. Kirk.

Field Adjustment:

Mr. White said this is regarding Ken’s Auto Body on Crow Hill Road. After the certificate of occupancy was issued in 2013, the owner decided to pave his entire lot which he has the option to do. In the process and at my suggestion at the time of the certificate of occupancy he widened the driveway and slightly widened the parking lot. He explained at the driveway location it came out five to ten feet and in the parking lot along the same curb line about five feet. He thinks it is minor in nature and a good idea as it opened the ingress and egress and site circulation is improved too. He recommends the board act on that and call it a field adjustment. Mr. Gatto asked if there were any questions or comments. A motion to approve the field adjustment was made by Mr. Shortmeyer, seconded by Mr. Kash and passed with the following roll call vote: Aye: Mayor Cook, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Coburn.

Mr. Gatto asked if there were any applications ready for the next meeting. Mr. White said nothing is ready at this time. A motion to cancel the February 5, 2015 meeting was made by Mr. Kash, seconded by Mayor Cook all in favor aye.

Adjournment:

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 7:16 p.m.

Respectfully Submitted,

Robert H. Shortmeyer
Secretary