

**FREEHOLD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MINUTES  
APRIL 16, 2015**

The Regular Meeting of the Planning Board was called to order by Mr. Gatto on Thursday, April 16, 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.

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

**Absent:** Ms. Howley

**Also Present:** Francis C. Accisano, Esq., Timothy P. White, Township Engineer, Paul Phillips, Planning Consultant and Nancy Torre, Administrative Officer.

There was the Pledge of Allegiance.

**MINUTES:**

A motion to approve the minutes of the March 19, 2015 meeting was made by Mayor Cook, seconded by Mr. Salkin and passed with the following roll call vote: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Bruno and Mr. Coburn.

**RESOLUTIONS:**

**Minor Site Plan #583-1-14  
Starbucks – c/o Soojian Brothers Construction, LLC (Applicant)  
(Commercial Net Lease Realty – Owner)  
Block 62, Lot 4 – 3981-3991 Route 9 North**

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

**NEW APPLICATIONS:**

**General Development Plan #804-1-14  
MACW Freehold, LLC (Owner/Applicant)  
(Bellemead GDP)  
Block 70.05, Lot 17**

William J. Mehr, Esq., Mehr, LaFrance & Williams appeared on behalf of the applicant. Mr. Accisano said he reviewed the proof of notice submitted by the applicant which is correct in form, published and served in a timely fashion, the board has jurisdiction to conduct a public hearing. Mr. Gatto asked if there was any objection to the exhibits marked. Mr. Mehr said no. Mr. Accisano explained what a GDP approval process is. Mr. Gatto stated that Freehold

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Raceway Mall was also a GDP. Mr. Gatto read reports. (Mr. Kash arrived at 7:10 p.m.). The following witnesses were sworn. Tawny Farmer, P.E., Stantec; Scott Kennel, McDonough & Rea Associates; Richard Reading, Richard B. Reading Associates; Paul Phillips, P.P., Planning Consultant; Timothy P. White, Township Engineer.

Exhibits were presented and marked. Mr. Gatto presented an exhibit from the planning board that was marked PB-1 (letter dated April 23, 2012 to Monmouth County) and asked if there was any objection. Mr. Mehr said no.

Tawny Farmer, P.E., Stantec Engineering appeared her credentials were accepted. She said the parcel is 77.34 acres, described its location and that it is currently farmed. The proposed development will be subdivided into four development lots totaling 86% of the land area, one conservation lot totaling 3% of the total land area and a right of way dedication in total 11% of the land area. The project is proposed to be developed in phases and referred to exhibits and described what is proposed. The residential parcel will be developed with four hundred multi family units. The neighborhood commercial could be Phase I or Phase II. She described the changes to the roadway and that all ramps for Route 537 will be installed in Phase I. She referred to the GDP plan and described lot by lot what is involved in the full development. The residential parcel lot 17.3 will be 400 multi-family units, 10% for low and moderate income households, maximum ninety units per building and 9.1% of the lot area will be devoted to the recreational facilities. Lot 17.01 on the east side of Trotters Way extension consists of 17.6 acres, 40,400 square foot community commercial retail, a 100 room hotel and a 40,000 square foot grocery. The neighborhood commercial section contains 33,500 square feet with each tenant not exceeding 4,500 square feet. There will be a bike pedestrian underpass between the residential and non-commercial section. Mr. Mehr asked about the parking. Ms. Farmer said parking will be provided on this lot for all retail. Lot 17.2 would be community commercial totaling 25.2 acres, 233,000 square feet and parking would be provided at 4.5 per thousand. Lot 17.4 is 3 acres, 15,000 square feet and parking would be 4.5 per thousand. Total commercial development is 361,900 with a maximum of 375,000. Lot 17.5 is 2 acres and noted as a conservation area. Mr. Mehr asked about specific professionals reports and she addressed them. Mr. Gatto asked Mr. Phillips if he had any comments. Mr. Phillips said he has no problem on the statement with regard to no need for community facilities plan, no problem with the deferral to site plan on the details to indicate they will meet the 5% either active or passive recreation requirement. He has no issue regarding the gas fueling station provided that at site its either a commitment to the wholesale club or they will show a separate building. He referred to page 11, item 3 of his report. He said Ms. Farmer responded to that but asked that her response be submitted as part of the GDP submission. There was a discussion regarding storm water and water and sewer. She said there are two options for the gas station, one a convenience store arrangement and the other an accessory use to a whole sale club. The plan is to actively farm until the land is acquired for development. Mr. Gatto asked if there were any questions from the board.

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Scott Kennell appeared his credentials were accepted. He has been working on this project since 2009. As part of the GDP application his office prepared a Traffic Planning Study dated September 26, 2014. The study took into consideration the land use development plan before you tonight with four hundred apartments, one hundred room hotel and approximately 362,000 square feet of retail which includes the restaurants. The analysis was conducted in two phases based on the Phase I improvements and Phase II the full build out of infrastructure and development of the remaining lots on the tract. Traffic counts conducted by his office in 2010 and 2013 as well as data collected by Monmouth County. In order to determine how much traffic would be generated by the development they consulted trip generation data published by the Institute of Transportation Engineers and develop traffic projections. They focused on two critical peak hours the weekday p.m. and saturday midday. There is traffic activity generated by the site during the morning peak hour but given the nature of the uses and the area with other retail opportunities, the weekday p.m. and saturday mid day are the critical hours for analysis. The traffic report submitted discussed pass by credits which is traffic that is siphoned off the adjacent roadways. Other credits not taken into consideration which makes this a conservative analysis is link diverted trips which are retail trips already in the area on the roadways. Based on Institute of Transportation data that could be in the range of twenty-five to forty percent of traffic to be generated by this site. There is also an internal component that should be taken into consideration and that is with the four hundred apartments being internal trips to other retail uses. Also internal trips between the hotel and retail as well as the restaurants. Other internal credits that were not taken into consideration to perform your worst case conservative analysis. When they have their traffic estimates its necessary to determine how that traffic is assigned to the area roadway network. This site is ideally located since it has access to many arterial roadways. They take into consideration existing traffic patterns, roadway network the location of population and employment centers, other shopping opportunities. He described the access movement under the phases, level of service and improvements. A discussion followed. Mr. Mehr said with Phase I is there any benefits to this road going through to relieve traffic on Route 537. Mr. Kennel said yes, it provides alternate means. Mr. Gatto referred to exhibit PB-1 and said if the board goes forward with the GDP those issues will be sensitive to the board at the time of site plans and they will reserve on that. Mr. Kennell said they will comply with the County and State requirements as far doing more detailed studies. Mr. Gatto said they are jurisdictional issues for the County and State that he raised but should reflect they are issues for the board. Mr. Kennell also described the onsite circulation and parking. He said the roadway improvements that have been detailed on the GDP and concept plans provide excellent access to the Bellemead tract as well as enhancing the roadway network and circulation for the area roadways by having this connection from Route 537 to Route 9. It also has a secondary benefit at such time that the Route 9 and Route 537 interchange is improved by providing an alternate means to route traffic during that construction period. The Trotters Way extension provides an opportunity to remove site trips and existing traffic from the Route 537 and Route 9 interchange by providing a more direct access to and from Route 9. The full build condition of this development and with the improvements identified, will provide an overall service D which is consistent with what the intersection is operating today. The GDP plan provides for a comprehensive sidewalk system to serve the pedestrians throughout the development to and from the commercial and residential uses. The conceptual site design provide for positive vehicle

circulation. Mr. Mehr said he wants to confirm they are in agreement with Mr. Feranda's reports of April 9, 2015. Mr. Kennell said that is correct. Mr. Gatto asked if there were any questions from the board. Mr. Coburn said regarding the underpass for bikes is there any provision for them to walk over. Mr. Kennell said the Phase II circulation plan indicates there are sidewalks and pedestrians connections from the residential to the commercial. A discussion followed regarding sidewalks.

Richard Reading, Economic Analyst and Consultant appeared his credentials were accepted. He prepared a Fiscal Impact Analysis dated September 30, 2014. It's a study that utilizes an input output model developed by the Center for Urban Policy Research.. The analysis examines economic base and fiscal structure of Freehold Township utilizing information they obtain from the Township Clerk, Tax Assessor and Board of Education of the two school districts along with the review current historical trends of this data. The initial Fiscal Impact Analysis back in September evaluated a project with 361, 900 square feet of commercial space, one hundred room hotel and at that time 360 housing units. Since the date of that study an additional forty units have been added to the plan all of which are affordable housing units. The effect of that increased housing component was addressed in an affordable housing supplement dated March 11, 2015. The residential component of the development contains 360 market units and forty affordable units. The market units are a mixture of one, two and three bedroom units with rents ranging from \$1,851.00 to \$2,550 a month. The affordable units have a bedroom mix and pricing required by the current regulations of the Council on Affordable Housing. He gave estimated values, assessments, costs and number of school children. Mr. Accisano said one of the standards they have to meet is satisfying the board that there is adequate common open space and that there is a program for the maintenance and conservation of the same. The only common open space referred to was in the area of Route 9. Ms. Farmer pointed out the conservation area and that it is two acres and the only common open space. Mr. Accisano asked if the residents have access to it. Ms. Farmer said yes. Mr. Accisano asked about maintenance. Ms. Farmer said little maintenance initially eventually self maintaining. Mr. Accisano asked what will be done to protect the occupants and public during construction. Ms. Farmer said roadway construction will be phased to the point all access is maintained. Mr. Gatto asked if there were any questions from the board or public. No one wished to speak. A motion to close the public hearing was made by Mr. Shortmeyer, seconded by Mr. Kash, all in favor aye. Mr. Accisano wanted to remind the board if they elect to approve this. The process is very general in nature intended to provide flexibility both for the town and developer as the project proceeds but they are considering this in a general way. It is important they understand they are not approving a site plan it's an overall general development view of what is proposed to be developed on that site. If they decide to approve they are asked from a standpoint of general feasibility that this project can be built and won't have an unreasonably adverse impact in the area which it is proposed to be established. With the understanding as this proceeds formal site plan and subdivision plans have to be submitted and reviewed by our staff, consultants and you. Nothing happens until those site plans are approved with the understanding that issues are identified then which could frustrate proper development or effect the general welfare it is entirely possible that a site plan or subdivision application could be denied. He said so we are not specific yet that is his point. However, if they can make those determinations that it's not going to have an unreasonably adverse impact and based on the testimony of the witnesses tonight that the other elements regarding open space, traffic, utilities that the system they're going to have to develop will protect the residents and public they you would be in a position to entertain this positively to vote for a positive resolution. He said again it's general not specific you're

basically voting on general feasibility. Mr. Salkin said to add to that this GDP was done at the request of the governing body because this piece of property is the face of Freehold Township and they have been extremely protective over what was going to happen here because this has been a beautiful field. They wanted to make sure that whatever goes there will be something we all can live with. Mr. Gatto asked if there were any comments. A motion for a positive resolution was made by Mr. Shortmeyer, seconded by Mr. Bazzurro, all in favor aye. Mr. Gatto thanked them for the presentation.

**Capital Project Review Application #862-15**  
**Township of Freehold – Public Works Department**  
**Block 84, Lots 3.01 and 3.02 – 66 Jackson Mills Road**  
Capital Project Review approval for fuel system upgrades.

Mr. White said Capital Project Review requires Planning Board approval. He referred to the exhibit and described it. The existing facility is in disrepair for a number of years. They will remove the two ten thousand gallon underground storage tanks (one diesel one gas) and replacing them with two eight thousand gallon above ground storage tanks (one diesel one gas) closer to the property line to service both the board of education and the public works facility. On the public works facility side they will install a 30' x 32' canopy the same size as the existing one. The project involves some soil remediation and hope the ongoing soil remediation as a result of this project is completed in the next couple of years. Existing underground facilities will be relocated. Mr. Gatto asked if it will effect the recycling center. Mr. White said no they will relocate the access. Mr. Gatto asked if there were any questions from the board or public. A motion to close the public hearing was made by Mr. Salkin, seconded by Mayor Cook, all in favor aye. A motion for a positive resolution was made by Mr. Salkin, seconded by Mr. Kash, all in favor aye.

**Preliminary & Final Major Site Plan with Waiver of Site Plan Detail #652-3-14**  
**ADS Properties, LLC – Phase II**  
**Block 80, Lot 11 – 3425 Route 9 North**

Amended Preliminary and Final Major Site Plan with Waiver of Site Plan Detail and Variance approval for the use of the existing vacant 5,400 sq. ft. building as a day care facility for special needs children.

Gerald N. Sonnenblick, Esq. appeared on behalf of the applicant. Mr. Accisano said he reviewed the proof of notice submitted by the applicant which is correct in form, published and served in a timely fashion so the board has jurisdiction to conduct a public hearing. Mr. Gatto asked if there was any objection to the exhibits marked. Mr. Sonnenblick said no. Mr. Gatto read reports. The following witnesses were sworn Ricki Teichman; Justin Yost, Maser Consulting; Nick Adamo, Owner of Property; John Jahr, P.P.; Timothy P. White, Township Engineer.

Ricki Teichman appeared and said she worked with children for six years.

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Mr. Gatto asked if there were any other questions. There were none. A motion to

close the public hearing was made by Mr. Salkin, seconded by Mr. Kash, all in favor aye. Mayor Cook moved that a positive resolution be prepared, seconded by Mr. Salkin, all in favor aye.

Mr. Gatto asked if there were any applications ready for the next meeting. Mr. White said the GDP for Bellemead and a capital project.

**Adjournment:**

There being no further business, a motion was made to adjourn the meeting and passed unanimously. The meeting concluded at 10:05 p.m.

Respectfully Submitted,

Robert H. Shortmeyer  
Secretary