

**FREEHOLD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MINUTES  
JUNE 18, 2015**

The Regular Meeting of the Planning Board was called to order by Vice Chairman Robert Kash on Thursday, June 18, 2015 at 7:15 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. Kash arrived at 7:14 p.m.).

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

**Absent:** Mr. Bazzurro, Mr. Gatto and Mr. Kirk.

**Also Present:** Roger McLaughlin, Esq., Timothy P. White, Township Engineer and Nancy Torre, Administrative Officer.

There was the Pledge of Allegiance.

**NEW APPLICATION:**

**Minor Subdivision #893-15**

**County of Monmouth**

**Youth Detention Center and John L. Montgomery Care Center**

**Block 28, Lot 19 – Dutch Lane Road**

Minor Subdivision approval to subdivide Block 28, Lot 19 to create a separate lot for each facility.

Jeffrey Beekman, Esq., Beekman Law Firm Special County Counsel appeared on behalf of the County of Monmouth. Mr. Kash asked if there was any objection to the exhibits marked. Mr. Beekman said he has no issue. He said he would like to bring to the board's attention that the descriptions for the utility easements related to JCP&L are not going to be part of the final plan. The reason is JCP&L sent them a proposed agreement, he believes was submitted to Mr. White from the County. There won't be an actual description but it will indicate a twenty foot wide easement. Mr. Kash asked Mr. White if he's okay with that. Mr. White said yes. Mr. Kash referred to reports. Mr. White said he had two comments very basic first comment says if the board is inclined to approve the application he recommends it be perfected by filing of the map. The second comment relates to the easements Mr. Beekman just referenced. He said initially he thought they were all private but understands now that one is actually an easement to the Township. If the board is inclined to approve the subdivision he requests that he review it with the Township Attorney before it gets recorded. Mr. Kash continued to read the reports.

The following witnesses were sworn: Kevin Nugent, P.E., Monmouth County; Steven Edwards, Land Surveyor, Monmouth County; Timothy White, Township Engineer.

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Mr. Beekman asked Mr. Edwards to explain the plan what is existing on the property and what is proposed.

Steven Edwards appeared his credentials were accepted. He said basically what is existing is one large lot with two buildings. One was a former detention center and the other a nursing home. They are splitting them up and adding some easements where it's public property now but potentially won't be so they have to make sure that happens before they finalize this and that is what the easements are for. Mr. Beekman said both of these facilities function in different capacities, is that correct. Mr. Edwards said yes that is correct. Mr. Beekman said you're splitting it somewhere down the middle. From the standpoint of the application itself there was a representation about the descriptions for JCP&L. It is your understanding that the descriptions are going to be removed from the final plan and just show a twenty foot wide easement for those JCP&L easements. Mr. Edwards said yes, it will be a no referencing the agreement once it's finalized. Mr. Beekman asked if he had any objection to the plan being filed by map as indicated by Mr. White. Mr. Edwards said not at all he prefers that. Mr. Beekman said in respect to the planning letter there is a comment about storm drainage system. Mr. Edwards referred to exhibit P-3 and described it. Mr. Beekman said with respect to the setback issue the 42.7' on Lot 19.01 that is an existing condition and you're not proposed any changes to that condition. Mr. Edwards said not to his knowledge. Mr. Beekman said the County also has an easement over the Henry Hudson Trail into the back. Mr. Edwards said he believes that is a lease. Mr. Beekman said that's correct, it's a lease but that is a New Jersey Transit right-of-way. Mr. Edwards said yes. Mr. Beekman said so the nearest residential lots are further that fifty feet. Mr. Edwards said yes. Mr. Beekman asked if he has anything else to add. Mr. Edwards said he doesn't think so. Mr. Kash 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. Salkin, all in favor aye. Mr. Shortmeyer moved that a positive resolution be prepared, seconded by Mayor Cook, all in favor aye.

Mr. Kash asked the board if they had the supplement regarding the resolutions.

**RESOLUTIONS:**

**Preliminary & Final Major Subdivision #890-13**  
**K. Hovnanian Shore Acquisitions, LLC (Applicant)**  
Land Bank Freehold, LLC (Owner)  
**Block 71, Lot 8 – 3390 Route 9**

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. Salkin, Mr. Kash, Mr. Shortmeyer and Mr. Coburn.

**Preliminary & Final Major Site Plan #854-14**  
**K. Hovnanian Shore Acquisitions, LLC (Applicant)**  
Land Bank Freehold, LLC (Owner)  
**Block 71, Lot 8 – 3390 Route 9**

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

**Preliminary & Final Major Site Plan #849-13**  
**Land Bank Freehold, LLC (Applicant/Owner)**  
**Block 71, Lot 8 – 3390 Route 9**

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. Salkin, Mr. Kash, Mr. Shortmeyer and Mr. Coburn.

**Amended Preliminary & Final Major Site Plan #824-1-15**  
**JSM at Eaton, LLC – “The Edge @ Freehold” (Owner/Applicant)**  
**Block 83, Lot 1.01– Route 9 and Elton Adelphia Road**

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. Kash, Mr. Shortmeyer and Mr. Bruno.

Mr. Kash asked if there were any applications ready for the next meeting. Ms. Torre said no. A motion to cancel the July 16, 2015 meeting was made by Mr. Shortmeyer, 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 7:30 p.m.

Respectfully Submitted,

Robert H. Shortmeyer  
Secretary