

**FREEHOLD TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MINUTES  
AUGUST 6, 2015**

The Regular Meeting of the Planning Board was called to order by Chairman Gatto on Thursday, August 6, 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. Gatto, Mr. Shortmeyer and Mr. Coburn.

**Absent:** Mr. Bazzurro, Mr. Kash, Mr. Bruno and Mr. Kirk.

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

There was the Pledge of Allegiance.

**MINUTES:**

A motion to approve the minutes of the May 21, 2015 meeting was made by Mr. Shortmeyer, seconded by Mayor Cook and passed with the following roll call vote: Aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Shortmeyer and Mr. Coburn.

**RESOLUTION:**

Minor Subdivision #893-15  
County of Monmouth  
Youth Detention Center and John L. Montgomery Care Center  
Block 28, Lot 19 – Dutch Lane Road

The vote was carried because of a quorum.

**NEW APPLICATIONS:**

**Amended Preliminary & Final Major Site Plan #845-2-15  
3561 Route 9 Realities, LLC (Applicant/Owner)  
Block 72, Lot 96 – 3561 Route 9**

Amended Preliminary and Final Major Site Plan approval to permit an above ground storage tank, pump and back-up generator equipment.

Mr. Gatto stated the application will be carried to the September 3, 2015. Mr. Accisano said the applicant did provide notice for the hearing tonight which he reviewed. It was correct in form, published and served in a timely fashion so the board can take jurisdiction this evening and notify the public that no further notice will be given regarding the adjourned date. Mr. Gatto asked if anyone was here for this application and asked if they understood what they did. A motion to carry Application #845-2-15 3561 Route 9 Realities, LLC to the September 3, 2015

**Planning Board Minutes**  
**August 6, 2015**  
**Page 2**

meeting without further notice was made by Mr. Shortmeyer, seconded by Mr. Salkin and passed with the following roll call vote: aye: Mayor Cook, Mr. Salkin, Mr. Gatto, Mr. Shortmeyer and Mr. Coburn.

**Minor Site Plan with Waiver of Site Plan Detail #864-15**

**Joe Heible** (Applicant)

**Toys “R” Us, Inc.** (Owner)

**Block 69.01, Lot 18.091 – 600 Trotters Way**

Minor Site Plan with Waiver of Site Plan Detail approval for signage and façade improvements.

Steve Barcan, Esq. appeared on behalf of the applicant. Mr. Accisano said this application required notice because of the variances involved. 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 hear the application tonight as to the variances. Mr. Gatto asked if there was any objection to the exhibits marked. Mr. Barcan said no. Mr. Gatto read reports. Exhibits were presented and marked. The following witnesses were sworn: Raymond C. Liotta, Maser Consulting; Scott Douglas Wurl, Progressive Architects; Jason Loblanc, Toys “R” Us, Inc.; Timothy P. White, Township Engineer. Mr. Barcan said what they are going to describe is a new prototype sign approach by Toys “R” Us and this is the first one. The Toys “R” Us sign is staying and Babies “R” Us is coming down. They will describe the way the signs will be placed on the building, the canopy which says “hello” instead of entrance, the colors of the signs and bollards. Mr. Gatto said Toys “R” Us did meet with the sign committee and based on numerous factors the committee didn’t think there were any issues with the signs or bollards.

Douglas Wurl, Principle in the Architectural firm appeared his credentials were accepted. He is the principle in charge for the Toys “R” Us account and has been working with them since 1998. He is their prototype architect and architect of record for the rollout stores and specific projects they do. He referred to the proposed elevation and said it includes their new signage and merchandising strategy. Freehold is the location they picked for the first adaptation of this concept and then it will be carried throughout the chain throughout the United States. He described what is proposed (increase the area of store front within the current structural opening that is there, remove the existing Toys “R” Us and Babies “R” Us signs, replace the entrance doors and add an entrance canopy above the doors). Come back with the new Toys “R” Us sign which is larger in size than the existing sign but use the same colors omitting the Babies “R” Us tag line and add safety bollards along the façade for pedestrian safety. Mr. Barcan said the Toys “R” Us sign will appear to be floating in this glass façade with LED back lighting. Mr. Wurl said that is correct. He said the doors will be replaced in their existing location. The entrance will have a blue canopy with the word hello to identify the entrance. The bollards will have covers in the shape of different toy elements in a color matching the new façade. Mr. Barcan discussed the variances requested. Mr. Gatto said the sign committee had no objection to the word hello. He asked if there were any questions from the board. Mr. Coburn asked about the

**Planning Board Minutes**  
**August 6, 2015**  
**Page 3**

wall. Mr. Gatto asked if they can comply with the two issues in Mr. Whites report. Mr. Wurl said yes. Mr. White asked if they intend to modify the curb of the sidewalk in the front of the building. Mr. Wurl said there won't be any modification as far as the location, size or dimensions but any disturbance that the new store front were to cause would be replaced with new concrete. Mr. Salkin said he knows this is a little unusual for our sign ordinance but he thinks this is creative and fresh looking. It's an improvement and thinks they should get whatever waivers they need to make this happen.

Ray Liotta, P.P. appeared his credentials were accepted. He described the variances being requested. He said the hardship to the denial of this request would be a request for them to not comply with their standard branding international trademark look. They are actually improving the circumstance by reducing the number of colors from five to four, eliminating a sign; the sign colors are similar which the ordinance allows. This new sign helps this brand and international business to maintain itself. In his opinion the negative criteria is satisfied because in terms of the colors proposed are similar to what is permitted in the ordinance so that is not an issue. The store is in the RMZ-2 zone so it is in the correct place. He looked at the signs of other retailers in the complex and they all have signs of similar colors. In terms of the decorative bollards they are a safety issue with respect to helping secure the sidewalk from car traffic. Mr. Gatto asked if there are any questions from the board or public. There were none. A motion to close the public hearing was made by Mr. Shortmeyer, seconded by Mayor Cook, all in favor aye. Mr. Salkin moved that a positive resolution be prepared, seconded by Mayor Cook, all in favor aye.

**Capital Project Review #308-2-15**

**Freehold Township Schools**

**Block 70, Lots 24, 26 & 27 – 384 West Main Street**

Capital Project Review approval to install a new standby backup generator at the Administration Building.

Douglas Kovats, Esq. appeared on behalf of the Freehold Township Board of Education.

Mr. Gatto asked if there was any objection to the exhibits marked. Mr. Kovats said no. Mr. Gatto read the report. An exhibit were presented and marked. The following witnesses were sworn: John Veisz, President; Brian Boyle, School Business Administrator Freehold Township; Timothy P. White, Township Engineer.

Mr. Kovats asked Mr. Boyle to describe what the Board of Education intends to do. Brian Boyle said they currently have a generator in their basement but it doesn't have the capacity for their current needs. They have their server room in the building that has high level HVAC equipment to keep it cooled down. When they have an electric outage they have the problem of the HVAC and servers go down and the concern is when the power comes back on

**Planning Board Minutes**  
**August 6, 2015**  
**Page 4**

sometimes you have the jolt of electricity causing problems to your servers. He said that is one of the major reasons and also for other safety and health reasons in case of an electricity outage. That is the purpose of putting in a new generator. Mr. Kovats asked if they would be decommissioning the old generator when the new one is put in. Mr. Boyle said that is his understanding. He described where it would be located. Mr. Gatto asked him to address Mr. White's issues. There was a brief discussion. Mr. Kovats said they are not opposed to doing it and will meet with Mr. White. They will comply with any permitting required. Mayor Cook asked if this is a natural gas generator. Mr. Gatto asked if there were any questions from the public. No one wished to speak. A motion to close the public portion 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. Gatto said there is a supplement to the agenda regarding a technical correction in the resolution at the request of the applicant regarding Application #652-3-14 ADS Properties, LLC – Phase II. Mr. Accisano said he submitted a resolution and thinks it should be done by a vote of the board since it does involve the use. He said Mr. Phillips reviewed the application and confirmed that the refinement and how their operation is being described is consistent with our ordinance and everything else that the board imposed in terms of conditions will be complied with. We are just clarifying what the use in the building is going to be. 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. Gatto, Mr. Shortmeyer and Mr. Coburn.

Mr. Gatto said as there are no applications ready for the August 20, 2015 meeting, he entertained a motion to cancel the meeting. Mayor Cook made a motion to cancel the August 20, 2015 meeting, seconded by Mr. Shortmeyer, 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