



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

REGULAR MEETING MINUTES
November 3, 2016

The Regular Meeting of the Planning Board was called to order by Mr. Gatto on Thursday, November 3, 2016 at 7:00 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 14, 2016 to the official newspapers of the Township and by filing such notice with the Township Clerk."

Present: Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

Absent: Mr. Ammiano and Mr. Asadi.

Also Present: Francis Accisano, Esq., Board Attorney; Timothy P. White, Township Engineer; Danielle B. Sims, Administrative Officer.

There was the Pledge of Allegiance.

RESOLUTIONS:

Soil Removal/Fill Permit application # SR-06-16
Meridian Health Realty Corp (Applicant)
Vidal Realty, Inc. (Owner)
Block 69.05, Lot 35.03

Members Eligible to vote: Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Ms. Kurtz.

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

CARRIED APPLICATION:

Minor Site Plan with Waiver of Site Plan Detail #879-15 – REHEARING
(Carried from 10/6/16 and 10/20/16)
Primark US Corp. (Applicant)
MS Portfolio LLC (Owner)
Block 69.01, Lot 18.0 – Freehold Raceway Mall

Re-hearing for the approvals memorialized on February 4, 2016 (PB hearing date: January 21, 2016) for Minor Site Plan with Waiver of Site Plan Details for façade improvements, construction of a new emergency access door on the upper level, with a 24 sf pad and proposed new exterior signage for the



Primark store in the 2nd floor of the existing Sears store. This re-hearing is to discuss the Sears sign that remains on the façade of Primark.

Mr. Gatto announced that the Sears sign in question has been removed and the re-hearing has been dismissed.

Mt. Accisano stated that the Planning Board received a letter from Mr. Alfieri, Esq. (attorney stating that there is no intention to file suit against the Township and also that if Sears ever wants to put the sign or other signs back up, they would be required to appear before the Planning Board. The letter was marked into evidence as A-10 (settlement letter).

NEW APPLICATION:

Amended Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details # 631-1-16 TD Bank, N.A.

Block 85.12, Lot 23 – 600 West Main Street

Proposal to convert a teller drive thru lane to a drive thru ATM lane.

Josh Broderson, Esq. appeared on behalf of the applicant. Mr. Accisano stated he reviewed the proof of notice submitted by the applicant which was correct in form, published and served in a timely fashion, therefore, the Board has jurisdiction to conduct a public hearing. Mr. Broderson had no objection to the exhibits that were marked and Mr. Gatto read the review letters into record. Additional exhibits were marked into evidence.

The following witnesses were sworn: Peter Chandler, Engineer, Bohler Engineering; Timothy P. White, Township Engineer. Additional Exhibits were marked.

Peter Chandler described his qualifications as a professional licensed engineer for over fifteen years, and he was accepted by the Board as a professional engineer.

Mr. Broderson described the application as an existing bank at 600 West Main Street at the intersection of Redwood Lane. The bank site has four drive through lanes existing and is proposing to convert one of the drive thru lanes for a drive-up ATM and some other minor site improvements. There are no variances or design waivers requested as part of the application.

Mr. Chandler stated that the existing TD Bank is proposing to replace the outer most drive-through lane with a drive up ATM lane. Bollards are also proposed in the area of the handicap parking spaces on the southerly wall of the site for safety measures at the request of the bank. They would need to remove a portion of the concrete island where the proposed ATM would be located and would be replaced in kind after installation and four bollards will be installed to protect the drive up ATM. Mr. Chandler stated that the site circulation would not change as a result of the proposed improvements.

Mr. Gatto inquired why there is a need for the bollards near the handicap spaces. Mr. Chandler responded that this is an effort at all of their banks to prevent accidents into the building. Mr. Gatto inquired about the location of the armored car loading location and Mr. Chandler stated he believed it was done in front of the main entrance. Mr. Gatto asked if Mr. Chandler was aware of the proposed driveway on Redwood Lane for the recently approved CVS adjacent to this site or if he was aware of additional lanes being added to Redwood Lane. Mr. Chandler was not aware. Mr. Gatto stated that in his opinion, the circulation could become dangerous and recommended that the site circulation be right in from Redwood Lane and it would not affect any flow and the help visibility issue noted in Mr.



White's review letter. He also suggested that the entire site be converted to one-way circulation. This would make the site safe.

Mr. Broderson explained that this is a site that was reviewed and approved many years ago and that they are only looking to swap out the teller machine to the proposed ATM, the bank has indicated that they are not looking to change the site circulation. In his opinion, the proposal does not affect the circulation and the Township's traffic engineer didn't raise a similar concern in the review letter.

Mr. Gatto reiterated that this is a safer solution and feels that it is a reasonable request. Mr. White explained that by reducing the number of movements, you are removing the number of conflicts, which would make the site circulation much better. Mr. Bazzurro explained he has encountered issues while on the site and feels that this solution would help with the site safety.

Mr. Broderson explained that TD Bank takes no exception to installing the "stop bar" or stop sign at the end of the drive-through lanes as requested in the review letters by Mr. White and Mr. Phillips (Planner). The alternate solution offered by Mr. White of revising the site circulation was not something that the bank was interested in doing.

Mr. Chandler explained that the accessibility to the bank would be impacted without having free flowing circulation within the site. The proposed bollards are being installed nationwide to prevent a vehicle from driving into bank structures, and is not specific to this site.

Mr. Gatto asked if there were any questions from the public. A motion to close the public hearing was made by Mr. Shortmeyer, seconded by Mr. Cook, all in favor, aye.

Mr. Broderson summarized that this is a by-right application since there are no variances or waivers being requested and the application fully complies with the Township's Ordinances. He explained that reasonable conditions can be imposed by a Board as long as they can be reasonable or reasonably tied to an application and must be based on evidence that has been placed on the record. Mr. Broderson stated he appreciated the Board's safety concerns.

Mr. Bazzurro asked Mr. Chandler some questions about his recent site visit. Mr. Chandler confirmed that there appears to be a safety/limited visibility issue at the exit of the drive-through, however he explained that the "stop bar" as requested by Mr. White in his review letter would alleviate this issue.

Mr. Broderson responded to the comment in the review letter for installing a masonry dumpster enclosure. TD Bank produces very little garbage and would typically use "totters" and would not use a dumpster. Mr. Chandler explained that a smaller enclosure for "totters" would be provided where an existing concrete pad is. They are proposing an area with a natural barrier or with an enclosure. The Board took no exception to either option but would defer it to the approval of the Township Engineer. Mr. Chandler explained that TD Bank prefers a natural screening due to the nature of the business.

Mr. Gatto stated that there is no one there from the public and the public portion was closed. Mr. Shortmeyer moved that a positive resolution be prepared with all noted conditions, including the one-way site circulation, this was seconded by Mr. Bazzurro, all in favor, aye.

DISCUSSION:

Mr. Gatto asked about upcoming applications. Ms. Sims described the upcoming agendas.



ADJOURNMENT:

There being no further business, a motion was made to adjourn the meeting and passed unanimously.
The meeting concluded at 7:46 pm.

Respectfully Submitted,

Robert H. Shortmeyer, Secretary