

FREEHOLD BOROUGH PLANNING BOARD

MINUTES OF FEBRUARY 27, 2019

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, February 27th at 7:00 p.m. in the Council Room of the Municipal Building.

Chairman Reich stated that this meeting was provided in accordance with the Open Public Meeting Act, by providing a copy of the agenda to the official newspaper and posting same on the official bulletin board of the Municipal Building.

Chairman Reich opened the meeting which was a continuation from the reorganization meeting - no Salute to the Flag.

ROLL CALL

PRESENT	MR. WILLIAM BARRICELLI
ABSENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
PRESENT	MR. PAUL CEPPI
PRESENT	MR. JOSE GERONIMO
PRESENT	MR. MICHAEL McCABE
PRESENT	MR. ADAM REICH
PRESENT	COUNCILMAN GEORGE SCHNURR

Mr. Reich read Item No. 3 on the Agenda as follows:

Approval of Minutes from Planning Board Meeting February 13, 2019.

Mr. Barricelli made a motion to approve the minutes, Mr. Jackson seconded.

ROLL CALL

Yes	5	Barricelli, Jackson, Ceppi, Geronimo, Councilman Schnurr & Reich
No	0	
Abstain	1	McCabe
Disqualified	0	
Absent	1	Gibson

Mr. Reich read Item No. 4 on the Agenda as follows:

Memorialize Resolution for Donald W. Schaffner

Application Number: PB-BV-2018-018

Location: 31 Monmouth Avenue - Block 21 Lot 32 - Zone R-4

Request: Bulk Variance Relief (Fence)

Mr. Cucchiaro – Mr. Chairman, I received an email from Mr. Asadi regarding the discussion during the hearing that the applicant would utilize a lattice; Mr. Asadi thinks the Board eventually decided against it; My notes do not indicate the Board decided against it;

Mr. Reich – I recall at the end, we ask him to ask his contractor if he could replace the top foot or so of the fencing to a lattice system so it would still keep the height of the

fence and the view from the dog and would be such an over bearing stockade fence along the street side;

Mr. Cucchiaro – the condition currently reads, the fencing shall utilize a lattice, subject to review and approval of the Board Engineer – does that sound accurate;

Mr. Reich – obviously not the entire fence, just the upper foot or so;

Mr. Ceppi – I recall it being a recommendation not a requirement, if not feasible to do then he wouldn't;

Mr. Reich – you are right, it was a recommendation;

Mr. Cucchiaro – Mr. Asadi or his client has already determined it is not feasible;

I will modify the resolution so that it is a recommendation; other than that no comments;

Mr. Reich – ok; would someone like to move the Resolution as modified;

Mr. Ceppi made a motion to approve the minutes, Mr. Geronimo seconded.

ROLL CALL

Yes	5	Barricelli, Jackson, Ceppi, and Geronimo & Reich
No	0	
Abstain	2	McCabe & Councilman Schnurr
Disqualified	0	
Absent	1	Gibson

Mr. Reich read Item No. 5 on the Agenda as follows:

Review Ordinance

Ordinance # 2019/4

Amending and Supplementing Chapter 18.07.010

Freehold Center Core Redevelopment Plan Report to the Governing Body

Mr. Cucchiaro – Mr. Chair, we have new members and I would like to a brief overview for what our role in this; once the Governing Body adopts a land use ordinance it is required to be referred to the Planning Board for review to determine whether it is substantially consistent with the Municipal Master Plan; the issue for us to determine is that whether we dislike it or like it but that is consistent with the Municipal Master Plan and if you have any recommendations;

Mr. Reich – before you go on – I would like the record to show Mr. McCabe has joined the dais; welcome, we will hear all about you at the end of the meeting;

Mr. Reich – Mr. Cucchiaro do you want to give a brief overview or have Councilman Schnurr, of what change this ordinance is performing on our Master Plan;

Councilman Schnurr – I can tell you what it is; the auto body place behind the Market Yard and Hudson; they want to make an addition so all the vehicles would be under the roof; that would take cars they are currently parking in the Market Yard, (a few from time

to time, not many) moving everything inside; there will be a solid opaque fencing around; remember auto bodies are not permitted uses within the zone; it is an expansion of a non-conforming use, so they had to make it nice and that is what they are doing;

Mr. Reich – this does not affect other businesses;

Councilman Schnurr – yes it does;

Mr. Cucchiaro – if you go to page 2 of the Resolution, as Councilman Schnurr was saying it was a prohibited use, they have now made it a Conditional Use; if you go 1-12 an applicant has to satisfy all those conditions in order to be a permitted use; if 1 or more of those conditions are not satisfied then they would need a D3 Conditional Use Variance and have to come to the Board for variance relief, it would be a D variance;

Mr. Reich – does this apply to existing businesses;

Mr. Cucchiaro – all businesses; if you are existing now and are permitted you can continue to exist; but if you want to expand they would have to come before the Board;

Councilman Schnurr – Mr. Chairman, 1-12 is a big lift, it will be hard to satisfy all of them;

Mr. Reich – this will allow the auto body shop to build their covered storage area; will this come before us;

Mr. Bellina – yes, for site plan; very soon from what we understand;

Mr. Reich – any questions from the Board members;

Mr. Barricelli – Councilman Schnurr, #8 of the list, how is quality of design to be determined; what does it mean;

Councilman Schnurr – beauty is in the eye of the beholder; Kerry Higgins, Borough Attorney, had much correspondence with the attorney for the applicant about the conditions; it does look nice from every angle;

Mr. Cucchiaro – it is a good question; when dealing with conditional uses an applicant should be able to determine from the start whether he has satisfied them or not and it is less problematic here because we are a combined board; if you satisfy all the conditions you're a Planning Board application if you don't you're a Zoning Board; for us it changes – if the Board wants to make a recommendation that it be quantified a little better or more clear so that it is understood at the beginning of the process whether they comply or not;

Mr. Barricelli – I assume that we would be deciding if the design was of quality or not;

Mr. Cucchiaro – conditional uses are not supposed to be subjective, they are supposed to be very definitive standards that anyone would be able to tell at the beginning of a hearing;

Mr. Reich – this applies to the Freehold Center Core Redevelopment Plan Area, which is governed by the Historic Preservation Commission (HPC) which has design standards for

exteriors of buildings; so technically speaking an application for any sort of exterior change in the HPC zone or the FCCR Zone would have to satisfy an HPC application for design standards before they would be able to come to us for any other site plan or what ever it may be;

Mr. Cucchiaro – we can make the recommendation that Council looks at if it wishes to revise or modify the way it reads;

Mr. Reich – all of us up here would have a different opinion of quality architecture and at least with HPC there is some sort of standard;

Mr. Cucchiaro – other than that, Bill do you find anything that may need to be reviewed;

Mr. Wentzien – no everything else looks good to me;

Mr. Cucchiaro – then we would be looking for a motion that is substantially consistent with the Master Plan, also with the recommendation that item #8 be revised to be more specific; and further that the Governing Body may wish to take a look at the HPC design standards, to bring more clarity to it; if someone would like to make a motion;

Mr. Reich – I will make the motion; Mr. Jackson seconded;

ROLL CALL

Yes	7	Barricelli, Jackson, Ceppi, Geronimo, McCabe, Councilman & Reich
No	0	
Abstain	0	
Disqualified	0	
Absent	1	Gibson

Mr. Reich read Item No. 6 on the Agenda as follows:

The Group Melvin Design

Project Consultants for the New Jersey Transportation Planning Authority;

Mr. Cucchiaro – Mr. Chairman before they get started I would like to lay out some ground rules of what we can and can not do tonight; there are some statutory limits to what we can do; Group Melvin is here and give you a broad overview of some of the exciting things they have been doing for the Borough which are not going to be coming to the Planning Board for further action; however the specifics of what they are talking about we really can't go into because they all require public hearings with public notice; we can talk about what they have been doing, what they have been preparing and what the Board is going to be looking at in the near future; we can't really delve into the nitty gritty of it because it all has public notice and public hearing requirements; if I find we are delving into so something that requires notice I will bring back on track;

Joe Bellina – I would like to introduce Adam Teczaa and Julie Cprek, out of Camden, they are part of the NJTPA project for the better part of three (3) to four (4) years maybe a bit before; with that I will ask Adam and Julie to step up, thank you for coming;

Mr. Teczaa – thank you for having us; we appreciate you have chairs and we don't have to stand the entire time;

We are going to give a broad overview of the work we did with NJTPA and the structure of how that might develop going forward; one of the great things you have hear, a lot of planning momentum and planning history we did, we were fortunate to not have had to start from scratch; you are familiar with the 1980 Master Plan that laid the foundation for the idea of revitalize Downtown Core; there have been a number of amendments to that Master Plan;

Starting in 2016 you had a Downtown Vision Report created by some residents in the Borough that help to get the ball moving on a bigger effort; I applaud you all on taking small steps along the way to build momentum towards things, getting the ULI TAP report, and bringing them in and ultimately culminating the NJTPA project;

NJTPA is the regional metropolitan planning authority; they manage and schedule a lot of the transportation projects in the region; one of the programs they have is they assist local municipalities with local transportation and general land use planning and that is what we have been brought in to do; That is going to be the big overview of the project;

I didn't introduce Julie, she has been introgrual in the project and you will continue to see her as well;

Freehold was one of three different municipalities that all followed a very similar path; the idea is to lay the foundation for changes that will come forward and also to give you regulatory documents that you could adopt with relatively minor changes;

You have in front of you the Downtown Freehold Vision Plan Executive Summary, the actual document is about 300 pages with appendices and everything else; this gives you the top highlights;

Page 4 – the study area was centered around the bus station; we looked about 1/3 of a mile around that – 5 to 10 minute walk for most people; the scope was originally to look at the existing Freehold Center Core boundary but when we came in, we realized we need to expand that boundary out; you can see the outline in orange; the two focus areas are the immediately around were we are right now and what is called Courthouse Square (as listed on Google Maps); those were the study areas for that; we looked at both the zoning code and the Downtown Freehold Rehabilitation Plan Center Core Plan; that was our real focus of our regulatory analysis and updates;

Hand over to Julie to talk about top level existing conditions;

Ms. Cprek – we worked with two other firms Fitzgerald & Halliday and Phillips Preiss Grygiel to conduct the land use regulatory analysis and a market analysis and a mobility piece as well; looking at the 1/3 mile study area; 1st we took the goals from the Vision Report and vetted them publicly and found that most people generally felt the vision felt right to them and on track with what they wanted to see happen in this area; we had a good starting point and lens to look at the rest of the work;

Next – the Center Core Plan and the HPC ordinance, the two competing documents that govern a lot of the decisions that get made around this area; they are an added burden on

property owners and developers; a little confusion and seem to overlap, the regulations are kind of tough to meet and not sure how to meet them;

There are two different focus areas, another thing we brought to the public and ask where they see the potential for large scale redevelopment; the area around the bus station and the Courthouse Square area; that fit with what we did with the land use on the market side;

The market analysis shows a demand for apartments fro modern amenities is actually increasing in Freehold Borough; the market analysis found there is a demand for maybe 100 new units; new construction, modern amenities; not the rehab properties that the Borough is currently in the position to offer; another market finding was the retail market really should capitalize on locally surveying unique and experiential retail – fitness boutiques, specialty grocery, places where people go to get something they can't just buy on Amazon;

The mobility analysis was a major piece; the bus station was a big focus on this; going in the Borough want to focus on to use for Transit Village designation; Transit Village is a program that NJDOT offers; you get priority points when you start to do transit development; the bus station has a very high level of service; the quality doesn't match the level of service;

We ask people to describe how they felt taking the bus or how they felt being around the area; they say it's not attractive, not comfortable, not where to sit and wait for the bus, shelter is limited and not convenient; the drive isle is dangerous to walk through;

The other big problem is everyone said you need to look at the parking; We found in our analysis, SHI put together a quick over view of supply and usage; the bigger problem here is the perception that there is no where to park is more the problem than the actual number of parking spots; perhaps better parking management is the solution;

Finally, the public ask for a larger public open space; the space in front of Hall of Records is nice, a good size but in no means a big open green space to have concerts and other events;

Mr. Teczaa – Public out reach – I saw some of you out there; we had a lot of people participate at the events; we had stake holder meetings, surveys that people responded to and a great thing about that is we are able to test the Vision Plan put out and the concepts behind it; also looking at what the people thought about the potential opportunities here in Freehold Borough; as Julie said, most people thought the bus station area is not only attractive but not safe; lack of parking is a perception issue, something people due feel is important; the public space is key, people want to see more retail and keep the existing character preserved but the new development fit within the context to compliment that updating; People would like to see Freehold take advantage of things like the Henry Hudson Trail, just outside the grasp of Downtown Freehold and try to bring in an integrated into the Downtown was seen as really critical; based on of that we started to build recommendations which were also vetted and discussed;

Page 9 - Making improvements at the bus station; long term suggested improvements; focusing on organizing the space, rationalizing the space, making it safer to board and exit the buses and cut through; you have high service going through this area, it deserves

a high quality infrastructure to service and needs the high quality infrastructure to service; there are about 2,000 people a day that pass through that bus station; a lot of people moving in and out of the area; another thing is to make this a gateway into Downtown Freehold; with that many people passing through, that is a lot of eyes and you want them to say 'hey, I should stop off and have a drink or get dinner'; that is how you shift people away from driving and parking in your downtown; open up parking spaces;

Ms. Cprek – the other piece is building off the bus station, what we call the transit gateway focus area; we see a lot of potential for redevelopment in this area; not just improving the bus station but potentially adding residential units, office space; there is enough land here, if you start to regularize some of the disconnected parking lots, there is enough room to put in parking, new residential and all the taxi spots and car share needs for the bus operation and a decent size public open space; we have put together a color rendering of the opens space concept of what it might look like on page 10; what we would call the Borough Green;

Mr. Reich – this doesn't reside anywhere yet, over lay in town like the rendering of the bus station and the Courthouse square concept?

Ms. Cprek – no we have just put together concepts to show the development potential; when you look at what is here it can sometimes hard to envision what can be; if you have images to show you can persuade potential interested developers, they can start to visualize how it can work;

Mr. Tecza – this would be located in the back; what is in the picture now labeled HUB, the idea would be to repurpose the existing Fire Annex as a building; in the full Vision Plan, there are site plans that show – suggested layout, not a final but to show that you could fit the parking, fit the size of green, fit the development in this area, reconfigured in a different way but it is feasible; it could pass the "smell test" or "back of the napkin test";

Ms. Cprek – the other big part of this concept, if you look at multi parcel redevelopment, regularizing that drive isle in the bus station, bringing it down to one or two lanes, makes for easier pedestrian connections;

Mr. Tecza – there are a lot of traffic calming measures so the buses aren't coming through at 25 mph, slowing down as driving; adds to safety; people are walking all directions and cars are coming and going as well – asking for an accident;

Mr. Tecza – Courthouse Square – page 11 the coloring rendering is looking sit right outside the American Hotel looking across the street; you can see the mid block crossing, you can take back using a covered walk way going all the way back to Lafayette Square parking; this is a way to open up parking; many residents said they don't park there because it is far away an feels unsafe; this is a reason why people will circle the market yard lot until they find a space or they end up leaving the area; this is a good strategy to unlock a lot of parking with out investing an enormous amount of money; it is critical to understand it is about \$32,000.00 (thirty-two thousand dollars) space to build when you amortize over 10 years it is a lot to add on the rental unit; it is real money to build but an easy way to get a big win for not a lot of money;

Looking at development that would compliment and add character of Main Street is adding the upper levels that are set back from the bottom three stories as shown in the color rendering page 11; it is a simple way of mirroring the heights that are already on Main Street; giving parity and making sure there is dialog across the way and at the same time giving people balconies they people can sit on nice days, looking over Main Street; adding an attractive development to the area; as Julie said the target said they are looking for a modern apartment or a modern condo unit here; not a rehab of an existing structure;

Mr. Reich – is the vision for this concept to have a multi layer mixed use; retail first floor, professional office second floor and then residential; In the Vision Plan, there was talk of trying to turn the transit village into a live and work kind of place; the millennial age group is looking for easy access into the city but also access to places they can work within walking distance to where they live;

Mr. Tecza – good question; the way we thought was retail on the ground floor and residential on the upper floors; that does not exclude mixed use zones; this is where people can have offices in other buildings; working in the area; it gets complicated when you have retail, office and residential from a financing standpoint in those buildings;

Mr. Reich – I was curious because this is on the main street and typically speaking in our town the main street consists of retail, professional offices and some upper floor apartments here and there – I didn't know if keeping more towards the thread of what is existing where business want to be located on the main street or off of a paseo to the parking spaces;

Mr. Tecza – there is potential for offices, my suggestion is the real critical thing is to get people to live downtown; that will be a key step, that will drive a lot of this going forward; the value of leaving the retail on the ground floor, it continues to bring a mix of uses and continues the existing patter and keeps an active street front along that side of the street; the key is going to be, can you get people to live down town; that will then balance out the activity throughout the day; right now during the day it is really active, because the people coming to work and do things throughout the day and at night it really starts to wane a little bit; if you can get more people down here it makes it much easier for a business to support themselves long term because they can rely on 2 different markets; it is when you are so heavily weighted on your daily office market that it can be difficult to sustain in a business in Downtown Freehold; we also think once people are living down here it will attract people to want to work here and will be self fulfilling;

Mr. Tecza –I like to mention is the Henry Hudson Trail; there has been a lot of work by the County on this and will continue going forward; one of the things is to propose a short term and long term strategies to connect the trail into Downtown Freehold; best thing you can be on a trail like this is at the end of the trail; you are just out of reach at being at the end of the trail; you want people to bike in have a burger, coffee maybe get a tire fixed or buy a bottle of water; then turn and go the other direction; now people are just turning around and going back the other direction; that offers another opportunity for recreational users, people visiting on a recreation day and on the weekend it is a higher volume;

Mr. Tecza – we talked a little about parking; most of the recommendations are focused on addressing things around signage, making sure that people know where they can park; monetizing the valuable parking you have to incentives people to use the parking that is

less desirable; managing your parking more effectively; we think effective management of the parking and using shared parking strategies can have an opportunity to open a lot of parking resources and reduce the perception that there is not any parking here; you have the infrastructure here, we don't think the infrastructure is being fully utilized; the advantage is your talking about a significant small and more feasible investment than building a larger structure or building new parking lots – it is a more effective way of getting more out of what you have;

Mr. Cucchiaro – is this similar to what Hoboken is doing now;

Mr. Tecza – on a smaller scale; one thing you need to deal with is that you have all these parking lots and no one knows when they can park in there, how to park there, where they can get to, that alone would make a huge difference; if you could classify your lots into, these are the 3 hour lots, 2 hour lot, this is our 2 hour lot to park in after 9am – 5pm; big colorful signs, you can tell your friends to meet me in Freehold and follow the green signs to the green parking lot; that will speed things up a lot; those simple things make a big difference; then you can start to work with people, new development comes in and how can we start building shared lots and how can we start leveraging all of these resources that we already have;

Councilman Schnurr – you are absolutely right about the parking; the only time I ever go to the Market Yard is on a Saturday morning when I'm getting a hair cut; other than that, I know where to park; I'll go by San Marzano or the Lafayette lot if it is the evening; I know that a lot of people in town know that but a lot of people coming to the American Hotel event or other places don't know and you get this looping effect as people go searching for parking; I think the signage in place is absolutely necessary;

Mr. Tecza – page 17 recommendations where you could have paid parking; people respond to incentives; it is amazing how \$0.50 or \$1.00, I'm not parking there, I'll walk the couple of blocks but otherwise you would circle which then opens up the spot for someone that needs it; they want to run in and get this done and is willing to pay; that is how you maximize those assets; there are also recommendations for bike and pedestrian improvements that we think are important; you are in a situation where you have very limited roadway width and we didn't find a lot of opportunities where it is clear to bring in bike lanes and connect to a larger system; except for the recommendations for the Henry Hudson Trail and we think that is a priority;

Councilman Schnurr – the County is redoing the Stavola Lot; Joe can you mention, our new members might not be aware;

Mr. Bellina – the Stavola parking lot is currently leased to Arium located in the Market Yard; the lot will be subdivided and sold to building property owners and they will come here for the subdivision; The County is under contract for the remaining land, the Park System that is, to make that into a County Park in Freehold Borough;

Councilman Schnurr – it's the property off to the right, gravel plant at this point; The County is going to buy all of that and make it a County Park; the County does a great job with their parks; it will look really nice when all said and done an the Henry Hudson Trail is going to go through that;

Mr. Reich – what is the general idea of prioritizing these recommendations, is it the Henry Hudson Trail and the parking finding;

Mr. Cucchiaro – Mr. Chairman if I can stop you there, that is something we would speak substantively about at a public hearing;

Mr. Tecza – the key thing is to understand the deliverables that actually came out of this process; one of the key deliverables is a full report Downtown Vision Plan, we have recommended that it eventually be adopted as a Master Plan Element and that would require your action because you all owners of the Master Plan;

Mr. Cucchiaro – that is not generally some point in time, that is coming soon; that is what I was talking about when I said there will be a role for this Board to play; this will be substantive and we will be getting into issues in much greater detail and a lot of these seats will be full because this impacts a lot of their lives; a proposed Master Plan Amendment will be coming soon; we will also getting into more interactive than just listening; things you want, things you love, things you want eliminated, that is the time we can get into that; tonight was valuable instead of just laying it on you, this way you know what is coming down, why its coming and a little bit of what are in the documents;

The Governing Body, the Borough Council has also adopted a Resolution directing the Planning Board to conduct a preliminary investigation into this area, to find if it satisfies the criteria to be deemed an area in need of redevelopment; which is a critical designation to move down the redevelopment process; that is also a notice for public hearing and you may even have more people that is a really big deal for property owners and others; the preliminary investigation report is nearing completion but understanding what is being looked at and what the goals are, what the properties are was a good way to accept that report; that is coming soon and will be a public hearing; The body is about to jump into the deep end of the pool in terms of planning and redevelopment; again that is why we thought it was critical;

Mr. Reich – the goal of this is to set the ground work of foundation work so that a developer comes in to start a project in one of these areas the boundaries are already set as to what the town / community wants to see and gives them to tools to work with so they are not coming with no idea;

Mr. Cucchiaro – it is that and a remedy of what you heard at the beginning; when we have an application here you will often times see there are three zone that are over lapped on top of each other with standards that are easy to understand but conflict with others and some standards we just don't understand and other issues; this will remedy that in this area at least and create and defined vision for how this is going to develop but you can't start at the end of the process; you have to lay the ground work, define our goals and objectives, define the area that will be the subject of the redevelopment; then ultimately went the redevelopment plan introduced, that will come here as well and go through a similar process as we did at the beginning of the hearing to determine if that redevelopment plan is now reflective of the master plan amendments we have made;

Mr. Geronimo – thank you for the Executive Summary; is the full report final and available in pdf format;

Mr. Tecza – you will be given a draft of that soon;

Mr. Cucchiaro – Joe it is not exactly ready at this point;

Mr. Bellina – no

Mr. Tecza – Its important to understand, there are different layers of documents that go with this and understanding each one is going to be critical; the Vision Plan, is a plan that just makes plans on going forward and it could be adopted as a Downtown element if this Board wants to do that; then there were three draft regulatory documents; one of the best things you got is most grants only pay for the plan; the grant paid for you to get three documents that the Council could adopt; there are two redevelopment plans, one for this area and one for the Courthouse Square area;

Mr. Cucchiaro – it is also important for the Board to understand that those documents are not in the final form;

Mr. Tecza – correct, very draft pieces; but they get you a lot further down the road than you would have ever gotten there through the planning process;

The third thing, technically also called a Redevelopment Plan but it is covering the rehabilitation area; you have a Center Core Area covered by the Freehold Center Core Revitalization Plan; we suggested you expand that boundary and adopt a new plan that results a lot of the issues around; not just confusion but one of the requirements for a developer was to build a parking garage and to provide a public open space; when you market test, no one will be willing to pay for;

We suggest that you use redevelopment areas and redevelopment plans to specifically talk about very specific areas where that can happen; shift the rehabilitation plan to focus rehabilitation and smaller new construction; it gives a lot of question, a hybrid form base code; talks about the third dimension and how the building forms itself; not just the setbacks on the ground; a key thing is to emphasize that any new rehabilitation or new construction that happen in the downtown compliments the existing fabric and still permit people to build using modern construction techniques; doesn't make people build "Disney Lands"; you don't want to cheapen what you already have, you want to build things that compliment; those are the documents that are out there and will eventually make it to you;

Mr. Cucchiaro – you don't need them all to begin the process; this is the beginning of the process; the Executive Summary which you have is the beginning, summarizing to lay the planning ground work; also the preliminary research that doesn't speak to uses but to the property; those are the two documents we will receive and get through;

Mr. Tecza – we will also be working with you on some form of Master Plan Reexamination;

Mr. Barricelli – Regarding the Transit Village concept, did you reject that there will ever be passenger rail service going through Freehold;

Mr. Tecza – we did not reject; everything we are doing is certainly highly supported by passenger rail service, we are not counting on passenger rail service; things change and

shift quickly; if passenger rail service came to Freehold, it would only make what we are proposing stronger;

Mr. Cucchiaro – we will get the Board the documents as they come out and then providing public notice; the Melvin Group will be coming back to perform for a larger audience; it will be much more interactive;

Mr. Geronimo – I think when we get to the public meetings it is really important that the public understands the mission because a lot of times the reaction is why are we changing the existing towns;

Mr. Cucchiaro – a lot of times, they understand they just don't agree with;

Mr. Tecza – I was very serious when I said there was a lot of foundation work, we didn't get to everyone and the minute you propose a master plan element everyone wakes up; I do think there is an advantage to say, you have laid a lot of the foundation work; we are not trying to fundamentally change the character of Freehold; this is about making something good, better; building on your strengths and pushing it forward and not trying to bend the curve or shift it in any way; I hope that is the message that gets out;

We look forward to your comments; we believe in our office that thought and collaboration always make things better; we are happy to hear and listen to your comments;

Mr. Reich – Adam and Julie, thank you for your time and look forward to working with you in the future; hopefully this is the start of a lot of great things to come into our town;

Mr. Reich – Mr. Cucchiaro anything else we need to be aware of;

Mr. Reich – Mr. Bellina anything coming up;

Mr. Bellina – two weeks coming we don't have anything, and application Just Jenny, nail salon is scheduled for March 27, 2019;

Mr. Reich – Michael is a new member and we have discussed if we found an open meeting to have a refresher course; I know Jose and Michael have to take the land use education program; do we need to wait until after the training;

Mr. Cucchiaro – we can do before or after; there are 10 questions on the test and the entire training is geared toward those 10 questions so you can pass; we can do it now or we can do it later;

Mr. Reich – my concern is that we are going to start getting into these documents and are meetings are going to be stacked and we won't have an opportunity to have a discussion for 45 minutes to refresh on things such as the positive and negative criteria when making the variance decision;

Mr. Geronimo – is there a way to receive electronically;

Mr. Cucchiaro – I go from an outline and there are books; NJPO puts out a book which is for people that just join and goes through the process;

Mr. Bellina – we can look into and get one for all members; it is excellent tool;

Mr. Reich – I would just like to do sooner than later so we can all be on the same page;

Mr. Bellina – One more thing they do, there are many distinctions as to what redevelopment is and what rehabilitation is; Paul, I'm sure you are familiar with in your line of work but they will have some Saturday, they will stage a seminar at a place such as the Hotel or somewhere local and will discuss rehabilitation and redevelopment and will lay a good foundation for all that can attend; it will be Julie and Adam and maybe Bob Melvin; as soon as that is determined Dominica will notify you immediately;

Mr. Reich – we will leave the next meeting open for now;

Mr. Reich – Mike welcome, want to tell us a little about yourself;

Mr. McCabe – I live on Stokes and have lived here about 3 years; I work in the plumbing; I worked for Robbie's Plumbing from my teens to my early twenties;

Councilman Schnurr – we try to keep a balance of different people and professions; we have architects, real estate agents – we have needed someone with a trade; when the Mayor mentioned your name, I was happy to welcome you;

Mr. Reich – Mike welcome and look forward to working with you;

Mr. Jackson made a motion to adjourn, seconded by Mr. Barricelli. All in favor, Aye; None Opposed. Meeting adjourned at 8:11 PM.

Respectfully submitted,

Dominica R. Napolitano