

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF MARCH 27, 2019

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, March 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.

ROLL CALL

ABSENT	MR. WILLIAM BARRICELLI
PRESENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
PRESENT	MR. PAUL CEPPI
ABSENT	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 27, 2019.

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

ROLL CALL

Yes	4	Jackson, Ceppi, Councilman Schnurr & Reich
No	0	
Abstain	2	Gibson & McCabe
Disqualified	0	
Absent	2	Barricelli & Geronimo

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

Application Number: PB-CR-2019-003

Applicant: Freehold Learning Center, Freehold Borough School District

Location: 30 Dutch Road - Block 49 Lot 8.05 & 9 - Zone R-10

Request: HVAC Renovations & New Emergency Generator

Mr. Cucchiaro – Mr. Chair, before we begin, I say this for all these types of applications; this is a Capital Review, not a site plan application, the Board is not voting to approve or deny; the MLUL requires that a public entity is spending money on a Capital Project they are required to come before the Board to explain what they are doing; the Board is free to make comments or suggestions or recommendations;

Mr. Reich – does Mr. Ceppi need to recuse himself as he is on the Board of Education;

Mr. Cucchiaro – yes;

Ted Hopkins, architect for the Freehold Borough School district, we have 2 small plans to review with you for 2 schools;

Mr. Cucchiaro – swear in Mr. Hopkins – Mr. William Hopkins, I go by Ted;

Mr. Hopkins – we have 4 small projects, 2 inside and 2 outside for each school; Park Avenue Elementary School and Freehold Learning Center (FLC);

This is the plan for FLC, note the red dot which is for the emergency generator that we are providing in the scope to include panels and whatever is associated necessary means and is essentially for the pumps and heating system; if the electric goes out they can run the pumps and the school can at least be in a position it won't freeze; the generator you next to it is for lighting and other things that you would normally put on, refrigeration and so forth; the district has issues with freeze does not affect the building; it will be right next to the other generator, the lines will run across the road and will continue and tie in;

Mr. Jackson – is this natural gas;

Mr. Hopkins – yes;

Councilman Schnurr – when they do the testing – at my place of employment they test once a week;

Mr. Hopkins – once a month is required but is up to them; they do test the other one;

Mr. Joseph Howe – Business Administrator Freehold Borough School District; the custodial staff do test the generators on a weekly basis to maintain them to make sure they are running and every month for the life safety code for the fire inspector; they test during the day when the kids are in the building and it does not disrupt anything;

Mr. Reich – same fencing and bollard system that is there now;

Mr. Hopkins – the only thing we are not doing is the wall behind because of the grading; same enclosure and protection as the other one has;

Mr. Jackson – vehicle impact protection;

Mr. Hopkins – the bollards are there to protect, if a car was coming around it would protect it; it won't take on a 50 mph car;

Mr. Jackson – there is a high speed and a low speed – this is probably a low speed;

Mr. Reich – other Board members,

Ms. Gibson – no

Mr. McCabe – no

Mr. Reich – a motion to accept the application as presented;

Councilman Schnurr – I will move; Mr. Jackson – second the motion

ROLL CALL

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

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

Application Number: PB-CR-2019-004

Park Avenue ES/Intermediate School, Freehold Borough School District

Location: 280 Park Avenue - Block 116 Lot 1 - Zone R-10

Request: Garage Facility

Mr. Hopkins – this is also the newly built existing condition at Park Avenue Elementary; around the back is the newest addition which is the cafeteria extension; there are some new paved spaces and we are hoping to provide a pre-manufactured garage facility, strictly for the use of storage; that is always needed at every school I have ever been to; this is no different, this is a pre-manufactured steel building with a slightly gabled roof to shed water; the doors would open directly to the paving for ease of entry and exit; there would be a light and perhaps an outlet; anything that would be minimal needed to maintain that facility; the approximate size is 42 x 28; pretty small building, size of a two (2) car garage; this is no other grading needed, think of it as a concrete pad with a building on top of it; the run off would be on to grade as it is now, shedding the water to splash block and run it to the paving; there are some inlets on this side of the road that it would go to, like the rest of the building;

Mr. Reich – so just a maintenance building/garage;

Mr. Hopkins – I want to classify as less than a maintenance garage as more of a storage facility, small maintenance, mostly storage; I understand your questions and your point is noted;

Mr. Jackson – are you taking away any parking spaces;

Mr. Hopkins – no sir, that is the beauty of it; this is all grass, we are going to dump it on the edge and as we spoke with the maintenance people, if we need to get in and out during the day, we can put up a cone and they can easily get access to the road or the driveway or the parking space if they need to for that day; minimally impacted, it would be every day, it would be a cone placed in the parking space to get access; no parking space lost on a regular basis;

Mr. Jackson – Mr. Wentzien any issues with the drainage part;

Mr. Wentzien – the drainage no; but your question regarding the parking spaces, there could be a space that can't be used;

Mr. Hopkins – it could be one (1) or two (2) depending on what they are doing but not on a regular basis; minimal disruption;

Mr. Wentzien – the plan I have is slightly different, it shows perpendicular parking and a different size building, showing 32 x 24; and shows you will have lighting and heating;

Mr. Hopkins – that was very early schematics, this is further developed and pretty final; yes there will be lighting and heating, 60 amps is what we are thinking;

Mr. Reich –any other questions from the Board;

Mr. Reich – Councilman another motion if you would – Councilman Schnurr - Motion made;

Ms. Gibson – seconded the motion as presented;

ROLL CALL

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

Mr. Hopkins – if I may, it would help us if a letter could be sent to the department to education or through Mr. Bellina to the DOE that will expedite our approval; if not I understand but if can be done it would be appreciated;

Mr. Cucchiaro – we typically adopt a resolution and can send a letter with the resolution to the Board of Education;

Mr. Hopkins – we greatly appreciate;

Mr. Reich –Thank you for coming;

Mr. Reich – Mr. Ceppi is back on the dais;

Mr. Reich – before we move on to item 6, did we receive the resolution;

Mr. Cucchiaro – we are still working on the resolution;

Mr. Reich – do you want to table;

Mr. Cucchiaro – yes Mr. Chairman;

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

We are going to table the Resolution of Memorializing the Resolution for The Redeemed Christian Church of God House of Glory to the next meeting;

Mr. Reich read Item No. 7 on the Agenda as follows:

Application Number: PB-SP-2018-017

Applicant: Just Jenny

Location: 31 East Main Street - Block 40 Lot 9.01 - Zone B-2 General

Request: Parking Variance and Waiver of Site Plan

Mr. Halleran – on behalf of the applicant; the only witness is the applicant;

Mr. Cucchiaro – swear in Justin Jordan;

Mr. Cucchiaro – Mr. Chair, I have pre marked several exhibits as follows:

- A-1 Planning Board Application, dated 9-4-2018
- A-2 Site Plan application, indicating Site Plan Waiver dated 9-4-2018
- A-3 Zoning Application dated 6- 11- 2018
- A-4 Zoning Determination dated 6-29-2018
- A-5 Architectural Plans most recent revision 10-1-2018
- A-6 Resolution of Mayor & Council acting as Redevelopment Entity for the Center Core Redevelopment Zone dated 1-23-2019
- A-7 Analysis of corner lot parking prepared by the applicant
- A-8 Ariel color photo
- A-9 Ariel color photo
- A-10 Ariel color photo
- A-11 Photo of frontage with Prudential sign
- B-1 Abbington Engineering Report dated 1-14-2019
- B-2 Abbington Engineering Report dated 2-12-2019
- B-3 Abbington Engineering Report dated 2-21-2019

Mr. Reich - Mr. Halleran you can begin;

Mr. Halleran – The application is 31 E Main Street, directly across from the American Hotel; store front involved is formally the Prudential Insurance company; Justin is here to describe what is being proposed; when we went before Mayor and Council they found, Councilwoman Shutzer surveyed herself finding there was sufficient parking and would comply with the downtown plan; Justin will you please let them know what you plan to do;

Mr. Jordan – Justin Jordan representing Just Jenny Corp, we are interested in bringing an upscale nail salon to Freehold Borough, 11 employees, open Monday – Sunday; Monday– Friday 9am to 7:30pm, Saturday 9:00am to 5:00pm and Sunday 10:00am to 4:00pm; there is a parking area that is a corner lot and relatively unused, we took photographs and time stamped; when I went before Mayor & Council I conveyed this to them as well; I have here if you want to view;

The supplies will be carted down the sidewalk past San Marzano and will come through the front, the only entrance to that part of the building;

Mr. Reich – what sort of supplies;

Mr. Jordan – hand truck items, nothing large, mostly repeated supplies; a polish, gels, acrylics, files that type of thing;

Mr. Cucchiaro – does that mean you don't anticipate any formal deliveries; owners or employees will get themselves and cart them in;

Mr. Jordan – yes; typically we will pick up supplies ourselves most of the time; there will be hand trucked items and those will be brought down the walk way that is outside of San Marzano;

Mr. Cucchiaro – Mr. Jordan based upon – you prepared the analysis of the corner lot parking that we marked as an exhibit;

Mr. Jordan – yes;

Mr. Cucchiaro – will you please go over the parking spaces in the lot and your general observations of the availability;

Mr. Jordan – there is a total of 38 parking spaces in the adjacent lot and our operating hours are based upon that usage; we viewed and photographed over a two (2) week time span; we noticed a majority of the time the parking was empty except for one trailer and we don't know who it belongs to; that was also documented by the young lady on the Board, Councilwoman Shutzer.

That is why we decided on the particular operating hours; especially on the weekends to ensure there is adequate parking for both employees and customers;

Mr. Cucchiaro – Mr. Halleran I know you applied for waiver of site plan and parking variance; the Abington report picks up one (1) additional relief which is the loading area; the testimony in which the applicant receives deliveries would be the testimony why a loading area is not necessary for this particular use;

Mr. Jordan – correct; the side where San Marzano is located in the parking lot is where we will cart down the side walk to the store;

Mr. Wentzien – I just want to clarify for the record the latest disposition as related to chairs and employees when it was in front of the Redevelopment entity the resulting was up to 11 customers and 7 employees; I am reconfirming that for the record, I thought your opening line was 11 employees and 7 customers;

Mr. Jordan – I stand corrected; 7 employees and up to 11 customers;

Mr. Wentzien – that is the calculation before the Council;

Mr. Cucchiaro – the request for waiver of site plan, there are no exterior physical improvements that are being proposed;

Mr. Jordan – no, not at all;

Mr. Cucchiaro – do you propose any signage for the site;

Mr. Jordan – yes, we have several proof sheets with various options, with regard to style and color;

Mr. Cucchiaro – the site is located within the Historic Preservation district (HPC)

Mr. Halleran – we know an HPC application needs to be filed;

Mr. Cucchiaro – my concern is that it will comply with ordinance requirements;

Mr. Jordan – we had Sign O Rama is in touch with HPC to make sure the specs are actually correct; so what ever By-Laws are stated the sign company will adhere to; we have submitted four (4) different proofs to make sure we have options if for some reason one of them is not what is required;

Councilman Schnurr – Our approval will be contingent upon the sign being reviewed by the HPC;

Mr. Halleran – yes; exactly;

Councilman Schnurr – I would be okay with that;

Mr. Ceppi – I recall when the sandwich shop came before us there was conversation about having uniformity with the signs as they are changed in to make sure there is some connectivity there;

Mr. Reich – yes, a recommendation to the HPC as the new businesses go in to try to have similarity; Planters and things were talked about; keep that in mind and work with the property owner;

Mr. Reich – my question – there is one (1) vacant spot in the building; per the calculations will there be adequate parking still in the area with this vacancy; we are maxing out this lot are we;

Mr. Wentzien – the increase in demand of the site is 18; the new use needs 24 for the entire building it is 18;

Mr. Reich – assuming that is satisfied in the lot now, do we know if a business goes into that empty space if we will have enough parking;

Mr. Wentzien – we have no way of knowing that;

Mr. Reich – Mr. Jordan do you have anything else to present;

Mr. Reich – Board members;

Ms. Gibson – I do not;

Mr. McCabe – my question was regarding parking – it was answered;

Mr. Jackson – no, not now;

Mr. Ceppi – is this your first establishment;

Mr. Jordan – this is going to be the flagship location; we have plans for the future to roll out more salons, but this is the first;

Councilman Schnurr – I have already seen this but I will tell the Board but at the same meeting Just Jenny was heard we actually denied someone else; Councilwoman Shutzer went through a very elaborate time of day, how many cars were there, she took up a good 10 minutes to go through everything – she did a great job for the applicant; I am fairly convinced based on the

applicants testimony but also Councilwoman Shutzer's homework that there is more than enough parking; also the one thing the applicant didn't really talk about is even though there are 20 chairs in the salon that no more than 10 will be utilized at any one time;

Mr. Jordan – the way it works is when the patrons come in they typically get one or the other done, so they move from station to station; so if a woman comes in for a gel manicure, she will get the manicure, then go to the drying station, then they will go the pedicure station; you are not utilizing both sections at the same time;

Mr. Reich – with seven (7) employees it would be hard to manage more than 10 customers;

Mr. Jordan – on some occasions, as a marketing strategy some patrons prefer to have their waiting area as the pedicure station because they are so comfortable; a lot of the chairs come with massage technology rather than sitting in a hard chair;

Mr. Jackson – most of the patrons are by appointment;

Mr. Jordan – yes but we accept walk-ins; but the majority of our clientele will be by appointments; typically people don't want to wait, they want to get in and get out; they want to enjoy the experience but not wait a long time; we push for the appointments, it is less stress for the employees; everything is categorized; we know how much time it takes for each appointment;

Mr. Jackson – for parking it makes for more predictability;

Mr. Jordan – Mr. Jackson in this particular business however the vast majority of clients that come in are not walk ins; we don't want to turn away anyone but we want to control the people we are servicing; if we had an influx because we are new, we would try to schedule appointments for later times or other days when time is available; we may even offer a discount if we couldn't take them and had to schedule for another day; Example, we are completely booked for that day and five (5) people walk in and 2 ½ hour wait, most people will not want to wait, we will send them to the receptionist and try to book them for another date;

Mr. Reich – a couple of questions about the architectural plans – this unit is adjacent to the hall way in the back of the front portion of the building; questions about the plans; they are both called existing plan – is the space completely ADA accessible;

Mr. Cucchiaro – are you able to answer that question;

Mr. Reich – whether you can answer, there are handicap accessible bathrooms in here, the front door is existing and the side door; but your putting a vestibule in and is 8 x 8;

Mr. Jordan – I didn't understand, yes that is correct and the bathrooms will be handicap accessible;

Mr. Reich – the door ways will be the proper width and will comply

Mr. Jordan – yes, everything will comply completely; the bathrooms are already handicap accessible; we are simply going to modernize;

Mr. Reich – your putting in a new wall here, separating the front space from the back space, with an opening; and what are these rooms here;

Mr. Jordan – we are knocking down the wall so you can see through, creating an arch way; the rooms are – room 1 is an office area, room 2 a waxing room, the room next to the vestibule is so we can have climate control; the door we want to put in will be similar to a hospital door, more than wide enough for handicap accessible; and the other room is a server room, a small room for employees to be able to take a break; and the final room is a utility room, hot water heater, electrical panel, washer and dryer; and a 2 bathrooms and a kitchen area for employees;

Mr. Reich – let me look at Mr. Wentzien's report; signage, our approval will be contingent upon HPC review and approval;

Mr. Cucchiaro – they have already said they will comply with all dimensional requirements with the ordinance;

Mr. Reich – minimum side yard set back is an existing condition, we talked about the parking, parking waiver cost goes into effect with this; loading area not required because it is hand trucked or carted down the sidewalk;

Mr. Wentzien – no fencing, correct – just clarifying;

Mr. Jordan – correct – no fence;

Mr. Reich – Mr. Halleran anything else;

Mr. Halleran – nothing further;

Mr. Reich – anything from the public regarding this matter; seeing none, all in favor of closing public comments;

Ms. Gibson made a motion to close public comments; Mr. Jackson seconded the motion;

Mr. Reich – any other comments from the Board before we make a motion;

Councilman Schnurr – I want to mention, this required a change to our Core Redevelopment ordinance and we take that very seriously; there was a lot of time spent by the Council vetting the application in regards to parking and we felt confident the business model they had wouldn't cause problems for us down the line;

Mr. Cucchiaro – Mr. Chairman in terms of the motion that the applicant would be looking for tonight would be a motion to waive site plan approval and also grant ancillary relief for parking and loading subject to all the conditions placed on the record;

Mr. Reich – I would like to make a motion to approve the application based on Mr. Cucchiaro's statements;

Ms. Gibson – also based on the signage being approved by HPC;

Mr. Wentzien – if I could add one more thing, my report, page four (4), item six (6) was the contribution to the Municipal parking capital improvements;

Mr. Reich – we have the 3 variances, ancillary, parking loading, approval of sign by HPC and the parking contribution;

Ms. Gibson – I second your motion as stated;

ROLL CALL

Yes	6	Gibson, Jackson, Ceppi, McCabe, Councilman Schnurr & Reich
No	0	
Abstain	0	
Disqualified	0	
Absent	2	Barricelli & Geronimo

Ms. Gibson – looking forward to it; Sunday is a big deal; Good luck;

Mr. Jackson – when do you plan to open;

Mr. Jordan – about 180 days – summer;

Mr. Reich – anything coming up on the agenda for the next meeting;

Mr. Bellina – we do not;

Mr. Reich – we are looking at the second meeting in April;

Mr. Bellina – we are;

Mr. Reich – do we want to cancel the April 10th tonight;

Mr. Cucchiaro – you can leave it open if you want;

Mr. Jackson – the school – do they need the resolution before the second meeting in April;

Mr. Cucchiaro – they did not give us a time frame; just said it would help them;

Mr. Reich – we definitely have items for an agenda for April 24, 2019;

Mr. Bellina – we do;

Ms. Gibson made a motion to adjourn, seconded by Councilman Schnurr. All in favor, Aye; None Opposed. Meeting adjourned at 7:45 PM.

Respectfully submitted,

Dominica R. Napolitano