

## **FREEHOLD BOROUGH PLANNING BOARD**

### **MINUTES OF APRIL 24, 2019**

#### **MONTHLY MEETING**

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, April 24th 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**

|         |                           |
|---------|---------------------------|
| PRESENT | MR. WILLIAM BARRICELLI    |
| ABSENT  | MS. MICHELE GIBSON        |
| ABSENT  | 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 March 27, 2019.

Mr. Reich - any questions or comments;

Mr. Reich made a motion to approve the minutes, Mr. McCabe seconded.

#### **ROLL CALL**

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

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

Memorialize Resolution for The Redeemed Christian Church God House of Glory  
Application PB-UV-2018-019  
Location: 32 Broad Street - Block 35 Lot 15 - Zone B-1  
Request: Use Variance & Waiver of Site Plan

Mr. Reich – any questions or comments;

Mr. Barricelli made a motion to approve the Resolution, Mr. Ceppi seconded.

**ROLL CALL**

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

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

Memorialize Resolution for the Monmouth County Courthouse  
Application PB-CR-2019-001  
Location: 71 Monument Street – Block 4.02 Lot 2 - Zone R-10  
Request: Renovations of West Wing Security Vestibule

Mr. Reich – any questions or comments;

Mr. Barricelli made a motion to approve the Resolution, Mr. Ceppi seconded.

**ROLL CALL**

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

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

Memorialize Resolution for the Freehold Learning Center, Freehold Borough School District  
Application PB-CR-2019-003  
Location: 30 Dutch Lane Road – Block 49 Lots 8.05 & 9 - Zone R-10  
Request: New Emergency Generator and HVAC renovations

Mr. Reich – any questions or comments;

Councilman Schnurr made a motion to approve the Resolution, Mr. Reich seconded.

**ROLL CALL**

|              |   |                                    |
|--------------|---|------------------------------------|
| Yes          | 3 | McCabe, Councilman Schnurr & Reich |
| No           | 0 |                                    |
| Abstain      | 3 | Barricelli, Ceppi & Geronimo       |
| Disqualified | 0 |                                    |
| Absent       | 2 | Gibson & Jackson                   |

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

Memorialize Resolution for the Park Avenue ES/Intermediate School, Freehold Borough School District:  
Application PB-CR-2019-004:  
Location: 280 Park Avenue – Block 116 Lot 1 - Zone R-10  
Request: Construction of Garage and Storage Facility

Mr. Reich – any questions or comments;

Councilman Schnurr made a motion to approve the Resolution, Mr. McCabe seconded.

**ROLL CALL**

|              |   |                                    |
|--------------|---|------------------------------------|
| Yes          | 3 | McCabe, Councilman Schnurr & Reich |
| No           | 0 |                                    |
| Abstain      | 3 | Barricelli, Ceppi & Geronimo       |
| Disqualified | 0 |                                    |
| Absent       | 2 | Gibson & Jackson                   |

**Mr. Reich read Item No. 8 on the Agenda as follows:**

Memorialize Resolution for Just Jenny Corp:

Application PB-SP-2018-017:

Location: 31 East Main Street – Block 40 Lot 9.01 - Zone B-2 General Commercial (Freehold Center Core Redevelopment)

Request: Parking Variance & Waiver of Site Plan

Mr. Reich – any questions or comments;

Mr. Ceppi made a motion to approve the Resolution, Councilman Schnurr seconded.

**ROLL CALL**

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

Mr. Reich – before we go to item number 9 on the agenda will are going to go to the last item, No.10;

**Mr. Reich read Item No. 10 on the Agenda as follows:**

Application Number: PB-SD-2019-002

Applicant: OADDYB, LLC

Location: Hudson Street - Block 77 Lot 16 - Zone REC

Request: Minor Subdivision with Bulk Variance

We are going to table this application until the meeting of May 22, 2019 at 7:00pm; if anyone is here tonight it will not be heard, this will be without further notice;

John P. Miller, Esq. – correct Mr. Chairman – application PB-SD-2019-002, the matter will be carried as Chairman noted to May 22, 2019 at 7:00pm here at 51 West Main Street; any members of the public that are here for this application as the Chairman stated there will be no further notice, the notice you received prior to this meeting is your only notice;

Mr. Reich – Board members please retain your packages for the meeting;

**Mr. Reich read Item No. 9 on the Agenda as follows:**

Application Number: PB-CR-2019-005

Monmouth County Clerk's Building Capital Review Project

Location: 33 Mechanic Street - Block 62 Lot 35.03 - Zone B-2 General Commercial (Freehold Center Core Redevelopment)

Request: Garage Facility

Mr. Miller – 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. Mark Aikins – serving as special counsel for the County of Monmouth; this is a Capital Review Project and pursuant to the MLUL – this project involves the County Clerks Building 33 Mechanic Street; we have an ariel view which the engineer will cover as well as the plans to review; the purpose is to provide emergency generator for operations at the Clerk's office; the proposed generator is to be landscaped and buffered appropriately as well; I ask that Counsel swear in Mr. Faccas who is our engineer; the County Engineer was anticipated to be here this evening, he has an emergency matter to attend to so he will not be joining us but Michael Burke and John Bustarda from his office are available should there be the need for questions and answers;

Mr. Miller – swears in Mr. David Faccas, Stantec;

Mr. Aikins – Mr. Faccas – do you possess any licenses in the State of New Jersey;

Mr. Faccas – yes, 3 licenses in the State of New Jersey – 1. Professional Engineering license; 2. Electrical Contractor license; 3. Mechanical Contractor license; tonight I present with the Professional Engineering license;

Mr. Aikins – have you given testimony before Planning and Zoning Boards previously in your career;

Mr. Faccas – I have;

Mr. Reich – your credentials are accepted by the Board;

Mr. Aikins – thank you; Mr. Faccas taking a look at the site, tell us what we are looking at from the County perspective, please.

Mr. Faccas – the Monmouth County Clerks office, located at 33 Mechanic Street, currently has no emergency back up; Stantec was retained by a formal RFP process as the consultant to prepare plans and specifications for the County to bid; we determined a 200 AW is adequate to supply full back up power to the facility; the generator will be placed in this corner here and wiring through the building with automatic transfers where the Central Jersey tie in is over here.

Mr. Aikins – are there further and specific plans that have been developed with this matter;

Mr. Faccas – yes, Stantec has prepared a set of plans, signed and sealed by me and signed by the Board of Chosen Freeholders; consisting of a set of nine (9) sheet bid documents as per the book specifications as advertised on the public advertisement process. The bids are scheduled to come in on May 1, 2019;

Mr. Aikins – what do these plans show;

Mr. Faccas – the plans show the details, location of work being performed; standard details; general specifications so the work is preformed as per code; general specifications requirements for the contractors performance on the contract; and overall picture of the work;

Mr. Aikins – what sheet are you on for the Boards benefit;

Mr. Faccas – sheet 5 of 9, drawing E-100;

Mr. Aikins – what does that depict;

Mr. Faccas – this is the area of work, showing new shrubs going in around the new generator; shows route of wiring going through the attic of the building; and the tie in and location of the new automatic transfer switch.

Mr. Aikins – how will the generator be fueled;

Mr. Faccas – the generator will be fueled by natural gas; a new dedicated gas meter and will be installed by NJNG and installed by the lowest bidder;

Mr. Aikins – is the sight currently served by natural gas;

Mr. Faccas – yes, natural gas heating for the building; there is an existing service here;

Mr. Aikins – I heard you say the plans depict a landscape buffer and around the perimeter as well; please explain to the Board;

Mr. Faccas – we are going to plant Nelly Stevens Holly Evergreen tree to shield the generator from the street;

Mr. Aikins – how high are the plants proposed to be;

Mr. Faccas – four and one half (4 ½) feet and grow to a height of at least ten (10) feet;

Mr. Aikins – is it your testimony that the unit will be fully buffered as they mature;

Mr. Faccas – yes and they are pretty fast growers;

Mr. Aikins – what is the height of the generator proposed;

Mr. Faccas – about seven (7) feet, 85 inches;

Mr. Aikins – there is another improvement on the other side of the building, the transfer switch; will you review with the Board;

Mr. Faccas – the generator will go here, the conduit enters the building and goes up through the mechanical room and makes it way to the attic, we run the conduit across the entire length of the building, go back out through the mechanical rooms and down to the transfer switch;

On this side of the building, there is a meter we are going to remove, put in an automatic transfer switch, bring the feed down into the transfer switch so in the event you loose Central Jersey Power, the transfer switch will tell the generator to start by control wiring and will come up to speed in voltage and transfer into emergency mode and power up the building.

Mr. Aikins – going back to the generator, is there any sound attenuation that comes with the generator;

Mr. Faccas – the generator is specified with a critical sound attenuated enclosure and silencer;

Mr. Aikins – this is not a diesel engine;

Mr. Faccas – it is natural gas, so it will not be a noisy as a diesel engine typically is, it is pretty quite;

Mr. Aikins – in your estimation as the consulting engineer what is the critical path; start to finish approximately for this project;

Mr. Faccas – with the equipment is was determined to be six (6) months but with all the equipment we anticipate nine (9) months;

Mr. Aikins – I have no further questions of Mr. Faccas at this time;

Mr. Reich – how long is the generator expected to run for;

Mr. Faccas – until New Jersey Natural Gas runs out of fuel;

Mr. Barricelli – does this generator go on once a week;

Mr. Faccas – the DEP has regulations, you are required to manually exercise; you can set for automatic exercising however the code, NJ State requires you check the air quality before testing a generator; we recommend it be done manually;

Mr. Barricelli – how often will that be;

Mr. Faccas – code requires generators be exercised monthly;

Mr. Geronimo – who is it done by;

Mr. Faccas – buildings and grounds staff of the County;

Mr. Reich – are the JCP&L meters being moved to the front;

Mr. Faccas – correct, the JCP&L meter is here, as a result of this work, we have to install a transfer switch; shown here is the JCP&L here and relocate to the transformer;

Mr. Reich – so it will sit forward of the transformer;

Mr. Faccas – correct;

Councilman Schnurr – what were the factors of putting the generator at one side of the building and the transfer switch on the opposite side;

Mr. Faccas – the gas is on this side of the building and the electric is here; so our meter and distribution panel is on this side – however the only real estate they had for the generator was on this side;

Councilman Schnurr – can you go back to your first page where you had the ariel view; do you know if the generator will be within 200 feet of a resident; we don't have an ordinance in town for that, I would just like to know; where I work there is one;

Mr. Faccas & Mr. Wentzien – 360 feet to Hudson; and over 400 ft to the houses behind Hudson;

Councilman Schnurr – there is something to make it quieter;

Mr. Faccas – it is natural gas and is in a sound attenuated enclosure and silencer;

Mr. Wentzien – is it meant to be at least at the quiet levels of the property line for sound;

Mr. Geronimo – I was going to ask if you had what the output of decibels is; but sounds like it is quiet;

Mr. Geronimo – the landscaping, you said the height is 4 ½ feet what about heat resistance from the generator;

Mr. Faccas – the Nelly Stevens Holly is a very hardy tree and can withstand a lot of abuse;

Mr. Reich – anything else;

Mr. Aikins – nothing more;

Mr. Reich – anything from the Board; anyone to give a motion to accept as presented;

Mr. Miller – the Board does not have jurisdiction to accept testimony or any jurisdiction to approve or deny the project; the Board does have the jurisdiction to make no binding comments on the application; that would be the vote, should the Board have any comments to include in the resolution, there would be a motion to approve, should the Board not have any comments then that would be a motion as well; The motion is based upon comments;

Mr. Reich – we do not have any comments, so a motion to accept the application without any comments;

Mr. Miller – Dominica (Dominica Napolitano), the ariel was it provided with the application and does it need to be marked as an exhibit;

Mr. Aikins – it was not provided and we later added it as an exhibit;

Mr. Miller – that is acceptable I just want to have marked as an exhibit; is this A-2 after the application;

Ms. Napolitano – the Application (Letter dated March 25, 2019) would be A-1, Plans A-2 and the Ariel A-3;

Mr. Aikins – we can send you a copy via email or send a full size version;

Ms. Napolitano – an email version is perfect;

Mr. Reich –any other questions from the Board;

Mr. Reich made a motion to approve as presented with no recommendations; Councilman Schnurr seconded the motion presented;

ROLL CALL

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

Mr. Reich – thank you;

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

Mrs. Napolitano – no, but I wouldn't cancel yet;

Mr. Reich – ok, we will wait until closer to the date and Joe will cancel;

Mr. Geronimo – did we ever figure out anything regarding training that we discussed, seems that may be a good time;

Mr. Reich – did you two (Geronimo & McCabe) do your training session;

Mr. Geronimo – Mr. McCabe – yes;

Mr. Reich – any new members that you know of;

Ms. Napolitano – not that I am aware of;

Mr. Reich – if nothing pops up on the agenda, maybe we can reserve May 8, 2019 as an in house training session; doesn't have to be long;

Councilman Schnurr – what happen with the application for the Stavola lot – item 9 on the agenda;

Mr. Reich – the attorneys needed to work out some issues; something to do with an easement;



Mr. Geronimo – when do we plan to or did we already schedule the Master Plan Review, is that on the books for this year;

Councilman Schnurr – they are not coming back for a bit;

Mr. Reich – if your speaking about Group Melvin, I think they are still working out some of the items that have to come before us; my guess would be summer time or fall;

Mr. Reich – anything further, motion to close;

Mr. Ceppi made a motion to adjourn, seconded by Mr. Geronimo. All in favor, Aye; Opposed - None. Meeting adjourned at 7:29 PM.

Respectfully submitted,

Dominica R. Napolitano