

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF FEBRUARY 13, 2019

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, February 13th 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. ADAM REICH
PRESENT	COUNCILMAN GEORGE SCHNURR

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

Approval of Minutes from Planning Board Reorganization Meeting January 9, 2019.

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

ROLL CALL

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

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

Approval of Minutes from Planning Board Meeting January 9, 2019.

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

ROLL CALL

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

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

Memorialize Resolution for St. Peter's Episcopal Church

Application Number: PB-SP-2018-012
Location: 33 Throckmorton – Block 36 Lots 28, 29 & 30 Zone B-2
Request: Preliminary and Final Site Plan with Variance Relief

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

ROLL CALL

Yes	4	Barricelli, Jackson, Reich & Councilman Schnurr
No	0	
Abstain	2	Ceppi, Geronimo
Disqualified	0	
Absent	1	Gibson

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

Applicant: County of Monmouth - Courthouse
Application Number PB-CR-2019-001
Location: 71 Monument Street
Zone: R-10
Request: Renovations of West Wing Security Vestibule

Mark Aikens, attorney for Monmouth County introduces Kurt Vierheilig, Architect

Mr. Cucchiaro – swears in Kurt Vierheilig, AIA, LEED AP BD+C, DMR Architects

Mr. Aikens – Mr. Vierheilig please orient and discuss the proposal for the Board;

Mr. Vierheilig – Sheet 4 phasing plan; we are proposing improvements to the stairs on the West side; removing existing ramp, canopy and stairs; adding a screening facility, handicap parking with temporary ADA ramp while under construction; we will be repairing the stairs to the boiler room; 3,500 square feet screening area on West side, solid fence along the perimeter; Rebuild East entrance stairs; this project will take approximately 14 (fourteen) months.

Sheet 2B – shows the vestibule area of 3,200 square feet with state of the art security;

Sheet 1 – lower level storage mechanical room, glass element building, entrance with columns; fencing 4 (four) feet high from building around to Court Street and back to building;

Mr. Aikens – introduces Robert W. Bucco, Jr., PE, EMC, CPWM, Director – Najarian Associates;

Mr. Bucco – Sheet 1 construction plan; all entrances and sidewalks will be to ADA standards; crash rated bollards to be installed & foundation as shown on T1; All entrances to be ADA compliant; the drainage will tie into existing drainage in parking lot; mature trees will remain; three (3) foot wide walk way to be installed; all safety measures will be taken while work is underway;

Mr. Reich – current drainage can handle new drainage; and ADA compliant on both West and East sides of the Courthouse;

Mr. Bucco – yes the existing drainage can handle the new; yes all work will be ADA compliant;

Councilman Schnurr – how many people can fit in the vestibule;

Mr. Vierheilig – the new vestibule can accommodate approximately 140 people; the amount of people coming entering and exiting for jury duty was taken into consideration;

Mr. Reich – the work equipment will be stored where during this construction;

Mr. Vierheilig – in the green area on sheet 4;

Mr. Geronimo – what are the work hours;

Mr. Vierheilig – 7:30a.m. to 4:30p.m.

Mr. Aikens – I have nothing further unless you want to hear from the County;

Mr. Reich – anyone from the Board; No; Thank you;

Mr. Aikens - Thank you;

Mr. Reich – we do not have any recommendations;

Mr. Reich – made a motion to approve;
Mr. Jackson – 2nd the motion;

All in favor – aye (All) – Opposed – none

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

Applicant: The Redeemed Christian Church God House of Glory

Application Number PB-UV-2018-019

Location: 32 Broad Street

Zone: B-1

Request: Use Variance

Mr. Cucchiaro – Mr. Chairman and Board members as you have heard before with a Use Variance, we are a combined Board here in the Borough and MLUL does not permit Class III or Class I to sit on any application for a Use Variance, a non permitted use in the zone; so Councilman Schnurr will have to step down from the dais as to statutory requirements and can not participate as a Board Member.

Vincent E. Halleran Jr., I represent the applicant, The Redeemed Christian Church God House of Glory looking to move to 32 Broad Street (old Broad Street School) I would like to call Ms. Ayanbola Elegbe;

Mr. Cucchiaro – swears in Ms. Ayanbola Elegbe – Church Administrator, currently in the Borough 10 years and operating at 38 South Street - upstairs – the old Freehold Glass location.

We have been operating at this location for approximately 10 years; as the businesses in town continue to grow, it becomes harder for the parishioners to find parking. 32 Broad Street will provide the space and parking to accommodate our parish and parishioners; parishioners won't have to drive around looking for a parking space.

If you look at the layout –

Mr. Cucchiaro – we don't have this plan; Mr. Halleran please mark as A-8

A-8 – Main Level Plan – Bach & Clark dated 10-26-2018

Ms. Elegbe – we are leasing space in the basement, left side and center, 5,000 square feet;

Operating Sundays 11:00am to 1:30pm; someone will be there at approximately 9:30 to prepare for services; Tuesday – evenings; and Friday evenings – 1 Friday a month;

This location has the space for services, a class room for our kids, office space for the Pastor and myself; I have a full time job as does the Pastor; we will not be coming in every day and will not be holding services every day; 100 people maximum for the office space, worship space and bathrooms;

There is a realtor on the first floor; our space is downstairs only; we are proposing to put restrooms downstairs;

Mr. Reich – will you hold celebrations or other large gatherings

Ms. Elegbe – no we don't do that, we haven't in the past and don't plan to;

Mr. Geronimo – you will only operate on Sundays, Tuesdays and Fridays;

Ms. Elegbe – that is correct – each Sunday and Tuesday evening and 1 Friday a month;

Mr. Halleran – they don't want to be restricted to those times only;

Mr. Cucchiaro – if you don't want to be restricted then you need to specify the days you want;

Mr. Jackson – will you have a kitchen;

Mr. Reich – if we approve we will tailor it to your desires and needs requested and how you wish to proceed;

Mr. Barricelli – how long is your lease, 5 years? And can you continue with expansion;

Mr. Ceppi – if they expand, will they have to come back to the Board;

Mr. Cucchiaro – yes;

Ms. Elegbe – Sunday is our busiest day;

Mr. Reich – open to public comments to Ms. Elegbe; seeing none;

Mr. Jackson – made a motion to close public comments;

Mr. Barricelli – 2nd the motion to close public comments;

All in favor, Aye (all); Opposed – none;

Mr. Halleran calls up the owner of the 32 Broad Street, Michael Behar, owner and President of 15 Hardy Street Corp.

Mr. Halleran – Mr. Behar can you describe the building;

Mr. Behar – the building is 7,500 square feet; U configuration; former school; the church will be leasing the lower level; the building was previously approved for a school but never materialized; with respect to the area being residential, there is an automotive repair shop on the corner, a Jewish center across the street, bank next door – all within a 100 feet of the property; A realtor is leasing space and moving in shortly;

The building has been a challenge since acquisition; the church is a good fit and allows for the parking; the other side of the basement is vacant, maybe the church will eventually take; the plan is to occupy the rest of the space with other professionals;

Mr. Cucchiaro – you mentioned the other side, what could it be used for, storage?

Mr. Behar – it could, I have told the church if they want to use for storage they can until I lease the space;

Mr. Cucchiaro – it they are using for storage is that part of the application;

Mr. Behar – no, I plan to lease the space to other professionals; the church would be best suited to take the rest of the space but that is not the plan now;

Mr. Jackson – you enter from the rear of the building;

Mr. Behar – that is correct, there are 3 entrances in the rear of the building;

Mr. Wentzien – who is currently in the parking lot and how many spots are occupied;

Mr. Behar – Nissan; they called me up last Friday and ask if they could store cars on my lot; I said they could but I then got a call from Julissa from the Code office advising this was not allowed;

Mr. Cucchiaro – called for a brief recess – 8:00pm;

Mr. Reich – we are back on the record – 8:08pm;

Mr. Halleran – Mr. Behar is not my client, this does not affect my client;

Mr. Cucchiaro – this would adversely affect your client;

Mr. Reich – do you have potential clients/tenants and how would they fit in the space in the basement with the church;

Mr. Behar – yes; we could make suites or separate spaces;

Mr. Reich – the lower level would be the last to rent but the church would be the best fit;

Mr. Reich – any other questions

Mr. Jackson – Mr. Wentzien did you get your question answered;

Mr. Wentzien – partly; how many spots on site, when I went it was not easy to count but came up with 70 parking spaces;

Mr. Behar – there are 80 spots on site;

Mr. Reich – any questions from the public for Mr. Behar; seeing none – close public comments;

Mr. Jackson – I make a motion to close public comments;

Mr. Ceppi – 2nd the motion to close;

All in favor – Aye (all) – Opposed – none;

Mr. Halleran – Next, Architect - Greg Clark - Bach & Clark of Long Valley NJ

Mr. Clark - The applicant will be occupying a portion of the lower level; there are 2 entrances on either end and a 3rd in the middle of the building; they want to add 2 bathrooms, ADA compliant; office space for the Pastor; there will be a handicap lift on the West side, 21 foot handicap ramp; there will be 2 delineated handicap parking spaces and stripping will be new;

Mr. Reich – the handicap parking will be near the ramp, correct;

Mr. Clark – correct;

Mr. Geronimo – will there be bollards;

Mr. Clark – yes, and will be to code as per the D.O.T.; that is the emphasis of the testimony;

Mr. Reich – no other improvements, will there be a sign;

Ms. Elegbe – yes, we will have a sign;

Mr. Behar – a professional type sign to comply with HPC located on the front lawn, near the entrance;

Mr. Ceppi – will there be a sign in the rear of the building;

Mr. Clark – any signage will be in compliance; no signage in the rear of the building;

Mr. Barricelli – is there exterior lighting;

Mr. Behar – perimeter lighting on all sides of the building and lights in the parking lot;

Mr. Reich – Mr. Clark anything else;

Mr. Wentzien – we will need copies of all work on the exterior;

Mr. Reich – any questions from the Board for Mr. Clark;

Mr. Reich – any questions from the public for Mr. Clark; seeing none;

Mr. Jackson – made a motion to close public comments;

Mr. Barricelli – 2nd the motion to close;

All in favor – Aye (all); Opposed – none;

Mr. Halleran – Next – Planner, Barbara Ehlen, Beacon Planning;

The applicant will be occupying 5,000 square feet of the building; there is a transitional area that acts as a buffer; in accordance with the Master Plan; the church is compatible hours with the area; the church is seen as inherently beneficial by the Court; presumptively a positive criteria;

Negative criteria – helps with general welfare; I don't see any negative impact; required 25 parking spaces, leaving a balance of 50 spaces; they won't have a conflict with the professionals because the busiest day for the church is Sunday and professional businesses usually run Monday – Friday 9am to 5pm; Refuse receptacle in place;

There is no impairment; no detriments; enough parking; public health and safety; ideal shared space – compatible hours; C-1 hardship and they are not proposing to expand;

Mr. Reich – Board any questions;

Mr. Geronimo – how will they dispose of trash;

Mr. Ehlen – the receptacles are already in place;

Mr. Behar – there are 2 containers – garbage and recycling;

Mr. Reich – Mr. Wentzien do you have any comments; Board members;

Ms. Ehlen – Please see Ariel Exhibit of May 24, 2018

Mr. Cucchiaro – Please mark as A-9 – Ariel Exhibit Google earth– dated May 24, 2018;

Mr. Reich – the other church is located in the B-1 zone;

Mr Reich – any questions from the public for Ms. Ehlen; seeing none;

Mr. Jackson – made a motion to close public comments;

Mr. Barricelli – 2nd the motion to close;

All in favor – Aye (all); Opposed – none;

Mr. Reich – any public comments or questions – seeing none;

Mr. Jackson – made a motion to close public comments;

Mr. Barricelli – 2nd the motion to close;

ROLL CALL

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

Mr. Cucchiaro – I agree with the Planner, is seen as inherently beneficial by the Court – presumptively is positive; Also, Counsel there are only five (5) members to vote, do you want to wait for a 6th member to review the meeting.

Mr. Halleran – no thank you, I did already discuss with my client and we will proceed.

Mr. Ceppi – when was a church on the lower level;

Mr. Behar – prior to my acquisition in 2012;

Mr. Ceppi – where are the parishioners from;

Ms. Elegbe – our parishioners are local;

Mr. Reich – Board members to comment

Mr. Ceppi – no major concerns – we discussed the ramp, sign, bollards; I don't see any true detriment; no issues;

Mr. Geronimo – I don't see any true detriment, we can work out the quirks and seems beneficial to have;

Mr. Jackson – I agree, don't see any detriment to the church; if we vote for a positive resolution is should be for what they are asking for;

Mr. Barricelli – I concur with Mr. Jackson; Also the use variance goes with the land;

Mr. Cucchiaro – yes, must stay within the parameters or they could go to professional and abandon the use;

Mr. Barricelli – I'm ready to vote yes;

Mr. Reich – I agree it is beneficial, parking is good for all; also a buffer from the residential – noise is buffered from residents; the site plan is to come before the engineer; sign and exterior need Historic Preservation Commission (HPC) review; resolution for 5,000 square feet; None conforming use of vehicles must be taken care of – cars must go; existing variance, no additional property; positive approval;

Mr. Cucchiaro – any signage to be approved by HPC; Use Variance for 5,000 square feet only; site plan must be provided to the Borough Engineer; any exterior changes must be approved and reviewed by the Borough Engineer; you would be required to come back before the Board

Mr. Reich – would any like to put forth a motion;

Mr. Jackson made a motion to approve as stated by Mr. Cucchiaro; Mr. Geronimo seconded the motion;

ROLL CALL

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

Mr. Reich – thank you gentlemen;

Mr. Reich – Mr. Bellina anything for February 27, 2019;

Mr. Bellina – nothing right now but don't take it off the calendar yet;

Mr. Jackson made a motion to adjourn, seconded by Mr. Barricelli. All in favor, Aye; None Opposed. Meeting adjourned at 8:57 PM.

Respectfully submitted,

Dominica R. Napolitano