

## FREEHOLD BOROUGH PLANNING BOARD

### MINUTES OF NOVEMBER 10, 2020

#### MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Tuesday, November 10, 2020 at 7:00 p.m. remotely in accordance with the New Jersey State Emergency Declaration.

Chairman Barricelli 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
PRESENT	Mr. Paul Ceppi
ABSENT	Mr. Michael McCabe
PRESENT	Mr. Michael Wildermuth
PRESENT	Mr. Garry Jackson
PRESENT	Ms. Shealyn M.S. Crombie
PRESENT	Ms. Caridad Argote-Freyre
ABSENT	Councilwoman Margaret Rogers
PRESENT	Ms. Brianne Kozlowski

#### **Mr. Barricelli read Item No. 3 on the Agenda as follows:**

##### Approval of Minutes from Planning Board Meeting October 28, 2020

Mr. Wildermuth made a motion to approve the minutes, Ms. Crombie seconded.

Yes	7	Barricelli, Ceppi, Wildermuth, Jackson, Crombie, Argot-Freyre and Kozlowski
No	0	
Abstain	0	
Absent	2	McCabe & Councilwoman Rogers

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

Application Number: PB-UV-2020-005

Applicant: Broadway Family Health Care / 13 Broadway Realty LLC

Location: 13 Broadway - Block 42 Lots 10 - Zone: B-1

Request: Use Variance & Preliminary and Final Site Plan

Carried from October 28, 2020

Vincent E. Halleran Jr., Esq –representing applicant, 13 Broadway Realty LLC / Broadway Family Health Care; I have had a conversation with Ron Cucchiaro, Esq Board Attorney and the applicants engineer needs more time to get some items sorted out; we are asking to carry this to the next meeting date;

Mr. Barricelli – Mr. Miller is this appropriate;

John P. Miller, Esq. – it is the applicants right to request the application be carried, therefore, Application PB-UV-2020-005 Applicant is Broadway Family Health Care, scheduled to be heard this evening, will be carried to the Boards next meeting Wednesday, December 9, 2020 at 7:00pm which will be a remote meeting all documents will be on the towns website for review; additional document submitted 48 hours in advance; no further notice to property owners; if you are a member of the public and received a written notice for this matter, you will not receive another notice, this is your notice that this application is being carried to the next meeting date; if anyone

should wish to review the documents or any part of the application, they can view on-line and also contact Dominica Napolitano to inspect the application and any documents therein;

Mr. Barricelli – thank you;

Mr. Barricelli – Brianne, anything with HPC we should know about;

Ms. Kozlowski – spoke with Dominica earlier about reviewing applications prior to use approval; it doesn't make sense for HPC to approve prior; better process for everyone if HPC is not involved until the use is established; at our last meeting we approved, made recommendations for aluminum coated ramp rather than plastic, not only in terms of design but in strength, powder coated will survive better over time than PVC; we spoke about windows, but it will be a separate application, if approved by Board, they will need to go back to HPC for windows; Greg Clark suggested repair rather than replace; to be clear to the Planning Board knows, we will most always suggest that, that is better for preservation; it is not specific to this application; depending on how this application moves forward, we are in a unique position to understand the design intent of the Center Core Rehab standards, this building is in the historic district and has been stripped of most architectural detail over the last century, this is an opportunity to reinstate and ask for design intent; this is a suggestions and not something the HPC has recommended at this point;

Mr. Barricelli – Dominica anything;

Ms. Napolitano – nothing;

Mr. Barricelli – any board members have comments or motion to adjourn;

Mr. Jackson made a motion to adjourn; seconded by Ms. Crombie;

All in favor; Aye (all) – Nay (none)

Mr. Barricelli – thank you all for coming tonight.

Meeting adjourned at 7:11 PM.

Respectfully submitted,

Dominica R. Napolitano