

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF MARCH 23, 2022

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, March 23, 2022 at 7:00 p.m. in the Council Room of the Municipal Building.

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
ABSENT	Mr. Paul Ceppi
ABSENT	Mr. Michael McCabe
PRESENT	Mr. Michael Wildermuth
ABSENT	Ms. Shealyn M.S. Crombie
PRESENT	Ms. Caridad Argote-Freyre
PRESENT	Ms. Brianne Van Vorst
PRESENT	Councilwoman Margaret Rogers
PRESENT	Mr. Garry Jackson
PRESENT	Mr. James Keelan
PRESENT	Mayor Kevin A. Kane

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

Approval of Minutes from Planning Board Meeting March 9, 2022.

Mr. Wildermuth made a motion to approve the minutes, Councilwoman Rogers seconded.

Yes	8	Barricelli, Wildermuth, Argote-Freyre, Van Vorst, Councilwoman Rogers, Jackson, Keelan and Mayor Kane
No	0	
Abstain	0	
Absent	3	Ceppi, McCabe and Crombie

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

Memorialize Resolution for Monmouth Wellness & Healing, d/b/a NJ Leaf, Application PB-SP-2022-001, Block 110, Lot 10, Zone B2B, 546 Park Avenue requesting Preliminary and Final Major Site Plan with Ancillary Variance Relief;

Councilwoman Rogers made a motion to approve; Ms. Argote-Freyre seconded;

Yes	6	Barricelli, Wildermuth, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane
No	0	
Abstain	2	Jackson & Keelan

Absent 3 Ceppi, McCabe and Crombie

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

Memorialize Resolution for FR Park Racing LP, Freehold Raceway, Block 105 Lot 2 Zone SRO, 130 Park Avenue requesting Bulk Variance approval;

Mr. Wildermuth, Mr. Cucchiaro I recall discussion at great length retro fitting with LED lighting to match; I recall that being a specific condition;

Mr. Cucchiaro – we can vote to memorialize with the condition;

Ms. Van Vorst made a motion to approve with the specific condition as stated; Ms. Argote-Freyre seconded;

Yes 6 Barricelli, Wildermuth, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane

No 0

Abstain 2 Jackson & Keelan

Absent 3 Ceppi, McCabe and Crombie e, requesting Bulk Variance approval;

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

Application Number: PB-SD-2021-011, Applicant: Colts Pride LLC, Location: 18 Lloyd Street Block 74 Lot 1.01 & 15 Zone: R-5, Request: Minor Subdivision with Preliminary and Final Site Plan Approval – Carried from January 26, 2022 and March 9, 2022

Vincent E. Halleran Jr., Esq. representing the applicant, two witnesses, the applicant Walter Gil De Rubio and the architect Patrick Lesbirel;

Patrick Lesbirel – sworn in; BA from NJ Institute of Technology; practicing professional, license in good standing;

Mr. Cucchiaro – mark exhibit – A-1 (later advised this should be A-8)

Mr. Lesbirel – this is color rendering front elevation – as proposed looking for final approval on this application; this is the final updated, fully to scale, drawn correctly; we were originally hired to do a mock up – this is actual drawing, spent time; we proposed stone siding base of building, vinyl siding, located windows as consistent with the façade and four dormers on the top; roof can be replaced, or stay the same – an adaptive reuse project; adapt and reuse the existing warehouse; better for the community and more conducive to the environment; Sheet A-1 of the drawings, the majority of the existing façade intact; added four dormers to the top roof line; new windows, vinyl siding, stone to give embellishment to existing structure; rear façade existing, storage space expanded on existing building now conducive symmetrical elevation influence the overall appearance; the side elevation, propose flat to allow for wall space, interior furniture – also don't require additional window space;

Plans have not changed much from three years ago, when seeking bifurcated approval; 2 units per floor, 2 floors; units are 954 sq. ft., ground floor fully ADA compliant per code; unfinished mechanical space, not in original drawing, we chose to infill the wall as needed space to facilitate the living space; all

meets NJ light air code;

Second floor plan, 1,300 and 1,400 sq. ft. units, all comply to code and NJ light are code; this is not a three story structure but a 2 ½ story structure;

Anthony Maltese (Borough Engineer) – you removed the side entry doors to the utility/electrical room;

Mr. Lesbirel – correct, utilities low grade, there is a side access; sheet A0-2, unfinished basement all, see all utilities;

Ms. Van Vorst – sheet A-2, bedrooms on the first floor open to the hallway;

Mr. Lesbirel – there are four walls; living room open concept;

Ms. Van Vorst – there a missing architectural details, shutters on the elevation, mason raised trim, doors, side lights; if removed architectural features and interior walls in every bedroom, why can't you put windows on the sidewalls;

Mr. Lesbirel – this is an old building, it is constructional challenging, to put new windows we may have to reframe the entire structure;

Ms. Van Vorst – the bottom of the first floor is not masonry;

Mr. Gil De Rubio – it is masonry;

Mr. Lesbirel – drawing A0-2 – windows, that is where we propose furniture; we meet construction codes and meet all requirements;

Ms. Van Vorst – other rational for removing other decorative elements is why;

Mr. Lesbirel – feasibility and financial constraint;

Mr. Maltese – existing building windows?

Mr. Lesbirel – it did – challenging to keep; need the space for furniture;

Ms. Van Vorst – there are two other interior walls;

Mr. Lesbirel – we think reasonable and meet code;

Councilwoman Rogers – dormer windows part of loft; and previous drawing had shutters and window sizes changes;

Mr. Lesbirel – correct; that drawing was a mock up; the shutters didn't allow to be in line with dormers and the window sizes may have changed – that was a draft this is final;

Mr. Barricelli – what does the loft do for the square footage of the loft;

Mr. Lesbirel – jumps from 964 to 1,300 sq. ft., just a bonus area – recreation area not a bedroom;

Mr. Barricelli – any other board members; Anthony are satisfied;

Mr. Maltese – architecturally yes, nothing for the architect - I have questions for the applicant,

Mr. Cucchiaro – Walter Gil De Rubio - reminder you remain under oath

Mr. Maltese – what was decided on the fencing, access to the garage and neighboring property;

Mr. Gil De Rubio – I would like to have access to garage, figure the garage wall as a barrier, keeping the door there, allowing me access through the parking lot; I want to place snow blowers anything I need to maintain the property;

Mr. Maltese – you still need an access easement, if this changes ownership there will be an issue in the future

Mr. Cucchiaro – to be clear, the garage cannot be accessed from the lot it is on; is an easement necessary to access the garage;

Mr. Halleran – if he needs an easement he will create one, we agree;

Mr. Gil De Rubio - If I have to close off, then I go to McDermott Street;

Mr. Maltese – is there a reason the site plans were not updated;

Mr. Gil De Rubio – I spoke with Rob Sive yesterday, said all was submitted; is there an issue ot have access from the side, I need it;

Mr. Cucchiaro – the plan we have, you would need to go on to the other property to access the garage; Are you asking to access the garage from the other property;

Mr. Barricelli – this was a concern at the last meeting and should have been cleaned up;

Mr. Jackson – does this affect where the fence begins and ends;

Mr. Maltese – correct and we don't have a clear picture;

Mr. Halleran – break – 7:30pm
Return 7:37pm

Mr. Lesbirel – unless requested by the board, no proposal to do fencing on site; we have commercial property and residential property therefore requesting design waiver for fence; easement is needed as we have full basement and can store equipment there;

Mr. Maltese – single family dwelling on lot 15.01 and apartment building, definitely request fencing be installed along shared property line with the two (2) lots, privacy fence;

Mr. Lesbirel – agreed;

Mr. Wildermuth – is a vegetation design waiver request needed as well;

Mr. Maltese – they are planting, they have a landscape plan

Mr. Lesbirel – yes;

Mr. Maltese – lot 2, fencing should run along as well; corner lot single family, parking lot – need fencing;

Board deliberations

Ms. Van Vorst – overall support application, good project, hammered out items, not thrilled with removal of architectural stuff, removed a lot of features; the housing stock in this town in general are 50 years or more and 50 years or older tend to have windows on all four (4) sides, need for light and air at certain times; not having that is a clear step away from that neighborhood; all applications should be reviewed on their own merit, it opens door for future development to exclude windows; don't think good precedent to start; don't think anyone said I want less light or air, think furniture is moveable and willing to support application but need at least one more window per room on both sides – bedrooms and living rooms, not too much to ask;

Mr. Barricelli – no precedent, review each application on own merit;

Councilwoman Rogers – I don't see issue with no windows in the bedroom, I can understand; put thought into what we said at the previous meeting; I am pleased with changes and final product;

Mr. Keelan – final project looks good; okay with the windows;

Mr. Maltese – request replacement of lead pipes;

Mr. Lesbirel – yes, I will strongly advise my client to replace any lead pipes;

Ms. Argote-Freyre – major issues resolved, privacy fence, full landscape plan, not happy with window issue but not sure what to do;

Mayor Kane – see both sides regarding windows; like the project and great adaptive reuse; great things in this area, across the street a new County Park going in; I am in favor;

Mr. Wildermuth – generally I am in favor; one disappointing, and will be seen quite a bit, we lost window treatments, plain looking, looked better the first go around; we mentioned you didn't need stone in rear but the shutters were nice touch;

Mr. Barricelli – support the application as proposed; took a long time, use variance you got two (2) years ago, two meetings and this didn't require two meetings; important for this area and a nice enhancement to the area;

Mr. Barricelli – will someone make a motion for this application;

Mr. Keelan – made a motion to approve; Councilwoman Rogers seconded;

Yes	7	Barricelli, Wildermuth, Argote-Freyre, Councilwoman Rogers, Jackson, Keelan and Mayor Kane
No	1	Van Vorst
Abstain	0	
Absent	3	Ceppi, McCabe and Crombie

Mr. Halleran – thank you

Mr. Barricelli – Councilwoman Rogers anything to offer;

Councilwoman Rogers – nothing at this time;

Mayor Kane – things are good and very busy; taking first steps for our public safety facility/complex tomorrow; need to purchase property and sell what we own; creative redevelopment process, adaptive reuse of the firehouse will be written about extensively, many excited people;

Mr. Barricelli – motion to adjourn

Mr. Wildermuth made a motion to adjourn, Mr. Keelan seconded;

All in favor, aye (all) – nay (none)

Meeting adjourned at 7:56 PM.

Respectfully submitted,

Dominica R. Napolitano