

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF JUNE 28, 2023

MONTHLY MEETING Borough Planning Board was held on Wednesday, June 28, 2023 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
PRESENT	Mr. Michael McCabe
ABSENT	Mr. Michael Wildermuth
PRESENT	Ms. Shealyn M.S. Crombie
PRESENT	Ms. Caridad Argote-Freyre
PRESENT	Ms. Brianne Van Vorst
ABSENT	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 June 14, 2023.

Mr. McCabe made a motion to approve; Mr. Jackson seconded;

Yes	5	Barricelli, McCabe, Argote-Freyre and Jackson
No	0	
Abstain	3	Crombie, Van Vorst and Keelan
Absent	3	Ceppi, Wildermuth, Councilwoman Rogers and Mayor Kane

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

Memorialize Resolution for 2EMST LLC, located at 2 East Main Street, Block 62 Lot 1, Zone B-2

Ms. Argote-Freyre made a motion to approve; Mr. McCabe seconded;

Yes	5	Barricelli, McCabe, Argote-Freyre, Van Vorst and Keelan
No	0	
Abstain	2	Crombie and Jackson
Absent	4	Ceppi, Wildermuth, Councilwoman Rogers and Mayor Kane

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

Memorialize Resolution for Monmouth Wellness & Healing, d/b/a NJ Leaf, located at 546 Park Avenue, Block 110 Lot 10, Zone B2b

Mr. Keelan made a motion to approve; Ms. Crombie seconded;

Yes	6	Barricelli, McCabe, Crombie, Argote-Freyre, Van Vorst and Keelan
No	0	
Abstain	1	Jackson
Absent	4	Ceppi, Wildermuth, Councilwoman Rogers and Mayor Kane

Mr. Barricelli - Note for the record - Mayor Kane Arrived – 7:04pm

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

Application PB-UV-2023-002, Reliable Automotive, Location 610 Park Avenue, Block 110 Lot 9.04, Requesting a Use Variance with Preliminary and Final Site Plan approval;

Sal Alfieri, Esq., Cleary Giacobbe on behalf of the applicant; a use variance with site plan application to convert existing building on Park Avenue for use as auto parts; it is partially used as, and want to convert the entire building; the space to be absorbed was former CKO gym; Engineer and Planner to present as well as architect;

Mr. Cucchiaro – as a use variance the Class I and Class III can't sit for application and must step down; (Mayor & Council person)

Mr. Cucchiaro – swore in Joseph Kociuba, KBA Engineering Services, Manasquan, NJ - qualify as professional engineer and planner; licensed in both;

Mr. Alfieri – please orient the board with the property and how it was most recently used;

Mr. Kociuba – I have a few exhibits that were not provided prior to the meeting;

Mr. Cucchiaro – start with A-1

Exhibit A-1 – Aerial dated June 28, 2023

Site in question – 610 Park Avenue, most recently known as CKO, 1.8 acre lot, south side of Park Avenue; 146 ft wide 533 ft deep, existing 40 ft wide paved entrance off Rt 33, existing building on property; developed in late 60s' –

A-2 – Historical Aerial – 4 pages with 7 photos range from 1969 – 2012

Property developed in late 60s' you see page 1 has photo of 1969 building and 2012 building and you can see the expansion of the building in 1979; all bays developed prior to 1979 and been there for about 50 years – preexisting; building is 50 ft wide and 180 ft deep – 9200 sq. ft, one story with main entry facing out toward Rt 33, front yard set back of 54 ft, side yard set back of six inches, rear yard set back of 295 ft, all preexisting; the building has been for many years with no changes; surrounded by paved parking area; five parking stalls in front, Rt 33 side and along side of building with 26 stalls toward the west of building; in the rear is preexisting gravel area, was used for old repair uses that existed, and

continually used as outdoor storage; uses on site were Norwood Distributors (Auto Prats) in the 60s; Norwood Auto Parts, then Speedy Auto 2007 and there is a lease on file with the Borough of Freehold and CO was issued for same under a new name in 2012; auto repair on the site for some time; the front building eliminated that use as I stated earlier and was a kickboxing gym; the use variance requested is proposing the entire building use as auto repair the use is converting front area back to auto;

Surrounding properties – 618 restaurant, paint store, Park Plaza shopping center with various mixed uses, most notably where bumper to bumper is located a vehicle wrap business, no auto repair, a similar business;

To the south, well buffered and open with a stream area and wetlands and we are not proposing any changes to the site at the rear; they provide a wooded buffer to any property to the south; southwest is Post and Coach apartments, 175 ft from gravel area, same on east side, buffer by 618 parking lot and residential there is town homes, Independent Square; very well buffered; closest residential area is 330 ft. and closed townhome is 250 ft away, substantial distance, wetlands and buffer making this a suitable location for what is proposed in my opinion; no specific character other than general commercial; zoning requirements for the zone, zero front yard setback, zero side yard and 100% coverage allowed, intended for more intense use in the area; compared to other commercial zone;

Applicant propose to continue the auto repair in back and extend to front, all auto repair; customer service parking in front, referring to site plan (in package) sheet 3, change of use plan showing lot 550 ft long, all development is at front of property, see five (5) parking stalls in front, with an ADA stall; proposals does not offer much in way of site plan improvements, use is existing, building existing we are reutilizing the site; improving as best we can, regard parking adding ADA stall, propose new fence remove chain link replace with vinyl offering privacy add a gate to allow access to gravel area for storage and gives buffer to neighboring properties; re-striping, 26 parking stalls along western line, proposing four (4) EV stations in front of building, east side of parking; the user intends to specialize in electric vehicles, will still work on non-electric but specialize in EV; sign to remain, protective bollards by rear wall to protect and albumin gate at rear; total of 35 parking spaces and with the four (4) EV spaces each counts as two (2) so we have 39 stalls; for required use only required to have 24;

Mr. Cucchiaro, Esq. – how are you coming up with required number of parking spaces;

Mr. Kociuba – parking requirement is specific to the use if permitted in any zone; that is the parking standard for the entire Borough; quantity is not specific to zone but to the use;

Mr. Cucchiaro – as a use variance, the ordinance assumes that the EV parking requirement is going to be used as permitted in the zone, the board has flexibility with what they want to see for parking here;

Mr. Kociuba – we demonstrate we comply with requirement; in my opinion we are over parked with 15 extra stalls, in my professional opinion I don't think there are any concerns for requirement; we have ample parking;

Other change proposed is lighting, old style wall pack on building – change to LED lighting, review letter indicates to provide to Borough Engineer for review and approval if approved tonight; Exhibit A-3 lighting plan last revised June 22, 2023; most important on plan are photos, wall pack exist today with spray light, light pollution; and LED proposed, down cast and night friendly; provides just as much light coverage and better than wall packs;

Drainage pattern will not change, all drains to the rear with wet lands behind the property and will flow just as it does today; no change to impervious coverage; the lot fully conforms with all bulk standards in the zone, it is a use variance for auto repair use;

Refuse area – anticipation for refuse is it will be behind the building in the storage area, on the concrete pad, we can place a dumpster there; historically always was there; not visible to the public and neighboring property has privacy fence and will fence of other side;

Mr. Alfieri – the engineer review dated April 18, 2023 have several pages technical comments, do you agree as a condition of approval that you will you address to his satisfaction;

Mr. Kociuba – yes, no issues with any;

Mr. Cucchiaro – was there any investigation into any historic contamination considering the age of the property and prior use;

Mr. Kociuba – I did not personally, the owner is here and can answer – same owner since 2005

Mr. Cucchiaro – please confirm and find out before your planner testimony, if there is a phase one and submit as a condition of approval;

Mr. Barricelli – any members of the public have questions on the testimony; hearing none;

Mr. Jackson – motion to close public portion of questions; Ms. Crombie seconded;

Yes 7 Barricelli, McCabe, Crombie, Argote-Freyre, Van Vorst, Jackson and Keelan

No 0

Abstain 1 Mayor Kane

Absent 3 Ceppi, Wildermuth and Councilwoman Rogers

Gregory Clark – sworn in; Bach & Clark LLC, licensed architect since 2001, appeared before this board several times;

Mr. Alfieri – not a lot of architectural information, will you summarize for the board;

Mr. Clark – existing exhibit, EX-1 dated December 4, 2022 title proposed building plans / proposed use changes; as Mr. Kociuba stated we have no building changes on the exterior, recently painted, no site changes aside other than what was described by site engineer, circulation is the same, exterior doors same, do window updates; the only change is interior, creating a customer service area, from front with an office for owner; currently 9,202 square foot, foot print, existing for automotive is 4,200, proposing 5,000 square foot for change of use, so entire building will be proposed use;

Mr. Alfieri – free standing sign, any changes;

Mr. Clark – free standing sign, will need permit for updated lettering, back lit box sign and remain in current form as will the building mounted sign; Exhibit A-4, undated – we can pass around for you to review;

Mr. Cucchiaro – current form, does it comply with general lighting requirements and general sign requirements;

Mr. Clark – believe it does;

Mr. Alfieri – that is all from the architect;

Mr. Barricelli – board any questions for Mr. Clark;

Mr. Barricelli - public questions; hearing none

Mr. Jackson – motion to close public portion of questions; Mr. McCabe seconded;

Yes 7 Barricelli, McCabe, Crombie, Argote-Freyre, Van Vorst, Jackson and Keelan

No 0

Abstain 1 Mayor Kane

Absent 3 Ceppi, Wildermuth and Councilwoman Rogers

Mr. Alfieri – call Mr. Kociuba back as the Planner;

Mr. Kociuba – spoke with client and he does have Phase I and there are no objections and will be part of condition if approved;

Mr. Alfieri – Use Variance – D Variance and proofs are required and laid foundation for proofs, will you now summarize and place legal justification on the record;

Mr. Kociuba – B2-B zone, proposed use of auto repair not permitted, is only permitted in commercial manufacturing district (CM) noted as auto repair body shop, this application requires use variance and can be granted if applicant can demonstrate if use is inherently beneficial or special reasons exist to justify specifically for use variance the special reason promotion of general welfare is special reason that most embodies the granting of use variance and found promotes the general welfare of the site particularly suitable for that use; as indicated in my testimony in my opinion the application for the site is particularly suitable for this use and therefore you can grant the proposed use variance as promotes the general welfare; reviewing the site specifically we looked at surrounding area and quality of site and appropriateness of the use; permitted uses in the zone included substantial amount of retail uses, food stores, liquor stores, flower stores, apparel stores; services establishments – beauty shops, laundry cleaners, shore repair, business professional offices, restaurants, auto parking, a lot of commercial type uses in the zone and in my opinion some that are more intensive in use and high traffic generators; surrounding area is mixed commercial uses, B2-B zone is located along Rt. 33 and the north is the CM zone, Nestle facility is there, the intention for the CM zone is more intense use of industrial uses and repair facilities which are appropriate in the locations; in my opinion this site is also appropriate for the proposed use; substantially distant from any residents, buffered from residents, the surround area allows for the proposed use and historically has existed on the site; the site is very large 1.8 acres, the zone only requires 5,000 square feet, a unique lot in the zone; also 25000 feet deep, allows for back secluded area and benefit for the proposed use making it suitable; located on a state highway with intense commercial uses surrounding it; existing layout is set up for auto repair; secluded location and distinct of overhead doors being on side and distance from Rt. 33 make this particularly suitable for proposed use; looking at the ordinance, permitted use in the CM zone and no conditional requirements in that zone, looks for wide lot, 200 feet wide this is 150 feet wide preexisting with ample buffering and the CM zone would look for a large 1 acre, this property is 1.8 acres; we meet the characteristics for the CM in this location; the building is set back off the highway, making it particularly suitable for the moto vehicle repair use; the history of the lot makes it suitable; it also promotes other purposes in the zoning, found that section 2 of the MLUL, promotes general welfare, provides sufficient space in appropriate location for variety of uses, promotes visual environment; the applicant, is cleaning up and had recently painted the building, put a nicer fence being a good neighbor and promote the look of the site; promotes the utilization of the energy source with the intent being an EV repair facility as well as gas powering which is certainly a needed use; there are not many currently and certainly promotes; the master plan and reexamination reports for the Borough and there are no specific discussion about Auto Repair Shops other than the 2005 reexamination report, recommended to add to the CM zone; discussion about commercial corridors

is maintained and not impacting the state highway; my opinion is the proposed use will not have a substantial traffic impact on the highway, the use has existed there; 2011 reexamination report noted it was recommended to have motor vehicle service stations as conditional use in the B2-B zone; auto type uses recommended;

lastly looking at the negative criteria, any substantial deterrents to the public good or any substantial impairment to the intent and purpose for the planning zoning ordinance; when looking at the public good, use is compatible with the area, corridor has mixed use, surrounded by large parking areas with buildings with overhead doors, other auto repair – speed auto care was previously located here, moved down the street to Freehold Twsp.; there are similar type uses in the area, next door Bumper to Bumper audio repair and an automotive auto wrapping both similar type business; there is no reduction in open air light or space, building exists and site exists, there are no changes to that; as I testified, there is no substantial traffic impact, especially when compared to other retail stores, restaurants all of which could have higher traffic generation than what is proposed; no substantial detriment created by noise or odor, this type of use has been at this location since the 60s’ a secluded location which is what makes this site appropriate for this use; the board can grant the variance as requested;

Ms. Argote-Freyre – no traffic impact, is there a plan to add employees;

Mr. Kociuba – ten employees at the site, auto related businesses existed there, with one or two but will have ample parking;

Mr. Cucchiaro – the question is will that be no more than ten employees, agree to a condition;

Mr. Alfieri – also for the record, hours are 8:00am – 5:00pm Mon-Fri, 8:00am – noon Sat, closed Sunday

Mr. Barricelli – are there any parking agreements with neighboring properties;

Mr. Kociuba – anticipate 10, at most 15, we have 15 extra stalls for parking;

Mr. Alfieri – no agreements;

Ms. Argote-Freyre – additional landscaping;

Mr. Kociuba – most of the site is paved, the landscape in front will be cleaned up and remain as it exists; See the photo here (Exhibit A-5 dated June 26) – DOT does not allow landscape near the street;

Mr. Cucchiaro – any DOT requirements needed;

Mr. Kociuba – letter of No Interest from DOT

Ms. Crombie – can there be greenery at the signage;

Mr. Kociuba – we can add a planter;

Ms. Van Vorst – parking requirement is for the use of business, parked and remain until worked on;

Mr. Maltese – goes by the bays, how many bays;

Mr. Jackson – engineering review – trash enclosure;

Mr. Maltese – said in the rear;

Mr. Jackson – sidewalk on Park Avenue;

Mr. Maltese – said they will comply with all in the letter;

Mr. Barricelli – any other board members;

Mr. Barricelli – any public members any questions; hearing none

Mr. Jackson motion to close public questions; Mr. Keelan seconded;

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

Mr. Barricelli – any public members any comments; hearing none

Mr. Keelan motion to close public comments; Mr. Jackson seconded;

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

Mr. Alfieri, that concludes our presentation; we request the board grant our application, this is a great reuse of an existing building; the use there for many years/decades and agree to comply with all in the engineering report; will comply with Phase I and provide landscaping in signage area and front of building;

Mr. Barricelli – board deliberations;

Mr. Jackson – I will vote in favor, continued use same as prior, different business, good section of town and good service;

Ms. Argote-Freyre – service EV is positive and necessary;

Ms. Crombie – agree, suitable and cleaning up area – I’ll vote in favor

Mr. Keelan – all good

Ms. Van Vorst – all good;

Mr. Barricelli – area needs enhancement, the board recognized that a few years ago; I also will vote in favor;

Mr. Alfieri – clarify the sidewalk on the state highway will need DOT approval, we agree to apply for the DOT permit and will install if they allow;

Mr. Keelan made a motion to approve the application, Mr. McCabe seconded;

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

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

Application PB-SP-2023-005, Soho Ramen, LLC, Location 21 West Main Street, Block 36 Lot 25, Waiver of Site Plan approval with permitted change of use;

Jessica Sweet, Esq. – Sweet and Bennett, this application is for change of approved use and waiver of site plan review for property located at 21 West Main Street, existing ground floor store front, formerly occupied by Investor Savings Bank; this application was already reviewed by the Redevelopment Entity on May 15, adopted a resolution approving the proposed change of use and acknowledging the parking requirements are equivalent to the grandfathered parking spaces that were formerly allocated to the Investor Savings Bank, recognizing there was no increase in parking required for the site; we also presented to the Historic Preservation Commission on June 26, this past Monday for approval of the proposed sign and approval exterior modification to allow for proposed duct work along the northwestern façade of the building; also approved subject to condition to lighting being removed to not conflict with the new signage; now we are here tonight before you to request waiver of site plan approval, ordinance section 16.24.010d, on the ground of change in use will not affect traffic circulation, drainage facility use, relation to the building, site, planting buffer or lighting; aside from the exterior duct work we are not proposing any changes to the exterior of the building or the site itself, no changes to any parking; there is no parking provided; our parking is equivalent to the FCCRPA; I have Frank D. Mileto, AIA, architect who prepared the plan and will testify, describe the proposed changes and answer the questions raised by Mr. Maltese, Borough Engineer in his report of June 19, 2023;

Frank D. Mileto – Sworn in – 14 Beaver Brooke Drive, Long Valley NJ – Architect since 1974, also licensed planner since 1976, maintaining both licenses;

Ms. Sweet – please describe the proposed interior plans for the project – looking at sheet A-1, plans already submitted;

Mr. Mileto – sheet A-1 demolition plan showing portions of the interior to be altered to accommodate the new use; removal of non-bearing partitions which is mainly for the kitchen, tea bar and dining area; there will be two means of egress, front and rear; including walk in boxes, existing restrooms; the exhaust needs to be vented, there are residential apartments on the upper levels so we need to vent exterior to bring in fresh air to this point in the kitchen, in the corner at a window there are no other windows in the area or above so this will not interfere with the apartments above; the vent goes up to the roof, across the roof to the center and exhausted as far from the area as possible not to affect the area;

Ms. Sweet – the survey prepared prior was reviewed by you and added details and there is no encroachment to the neighboring property;

Mr. Mileto – that is correct; and the vent will be painted the same color as building to blend; the exhaust will be on the roof and not visible from the street; the architecture is beautiful, nice building;

Ms. Sweet – did you review the June 19, 2023 letter prepared by Mr. Maltese, specifically the sanitary sewer lines, are there any accommodations that are required to be made for the change of use;

Mr. Mileto – no changes needed – anything needed is in house only; state of the art grease trap to keep the sewer clean and will be maintained in house; required by building code;

Ms. Sweet – any service line containing lead will need to be replaced from the building to the main; have you reviewed the building history obtained by the property owner; I need to mark into evidence, printed on May 9, 2023 as well as plumbing sub code permit issued on March 28, 2008;

Mr. Cucchiaro – A-1 Permit History – A-2 Plumbing Sub Code permit

Ms. Sweet – Mr. Mileto describe to the board, does the permit indicate exterior water main line was replaced in 2008;

Mr. Mileto – correct, all was replaced and up to code;

Ms. Sweet – nothing further from Mr. Mileto at this time;

Mr. Barricelli – board members any questions;

Mr. Barricelli – public questions

Linda Caristo, 23 W Main Street, I own 23 W Main Street, I am concerned about the vents; will the vents interfere with the customers, we have customers of all ages, young and older with the municipal parking in the rear;

Mr. Mileto – the vent will go all the way to the roof to the center of the building and no chance of the vapors being in the way of customers or your property;

Ms. Caristo - also the parking you mentioned a waiver on the parking spaces, can you be specific on that;

Ms. Sweet – the parking, the site is 100% the building coverage and pursuant to the Borough FCCRPA, change in use and the parking requirement is to not exceed the parking requirement of the prior use, there is no additional parking requirement for the use; the bank parking was 10 spaces and the restaurant based on the number of seats is also 10 spaces;

Ms. Caristo – my building has 10 spaces and that is my property, are you refereeing to that area you;

Ms. Sweet – no, the ordinance requires for the use; we are not using your parking;

Mr. Barricelli – any other members of the public with questions; hearing none;

Mr. Jackson made a motion to close public questions; Ms. Crombie seconded;

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

Ms. Sweet – does the board want to hear from Mr. Mileto regarding the sign, as we have received approval from the Historic Preservation Commission;

Mr. Barricelli – yes please;

Ms. Sweet – Mr. Mileto with regard to the sign, sheet M-1, will you describe the sign in detail;

Mr. Mileto – building sign, 36 x 120 black background and lettering is halo lighting – back lit with LED lights, start of the art; complies fully;

Ms. Sweet – the overall sign is 3 ft by 10 feet and complies with the borough code and FCCRPA, correct;

Mr. Mileto - correct

Mr. Barricelli – Brianne, the HPC reviewed:

Ms. Van Vorst – we did and found the sign to be compliant; there is building lighting which would interfere with the sign lighting and we ask them to remove one and they decided to remove the building lighting which is preexisting and go with the pre-lit sign and also promised to restore any holes that will become of removal of lights;

Mr. Cucchiaro – that approval will be a condition of any approval that may be granted tonight;

Mr. Barricelli - thank you – any questions from the board;

Mr. Barricelli – any questions from the public; hearing none;

Mr. Jackson made a motion to close public questions; Ms. Argote-Freyre seconded;

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

Ms. Sweet – Kevin Liu the operations manager, can address questions regarding the operation of the business;

Kevin Liu – sworn in; Owner and run the business;

Ms. Sweet – hours of operation are 11am – 9:30pm, correct and what days;

Mr. Liu – we will close either Monday or Tuesday or open 7 days; still in discussion;

Ms. Sweet – truck size of delivery, when and how;

Mr. Liu – use of back door, and delivery by SUV for supplies, no traffic / no big trucks; delivery would be once weekly; picking up from Costco or Restaurant Supply;

Ms. Sweet – trash collection was arranged with Downtown Freehold correct pick up by Freehold Cartage;

Mr. Liu – correct;

Ms. Sweet – to clarify, no big trucks for deliveries, all deliveries will be with small personal SUV; there are 32 seats and up to 3 employees at a time and no off-site parking arrangements that you have;

Mr. Liu – correct;

Mr. Barricelli – board questions;

Mr. Jackson – seats in the restaurant;

Mr. Liu – 32 seats;

Mr. Jackson – the letter from Downtown reads 24 seats, they are very specific, not sure why;

Ms. Sweet – initially less seating was proposed, then we were made aware the parking requirement was less and were able to increase; Mr. Menahem can answer;

Mr. Keelan – 3 employees, no waiter service at the table; will you have delivery;

Mr. Liu – yes, no wait staff; maybe Door Dash or Uber Eats;

Mr. Barricelli – is this your first enterprise;

Mr. Liu – no, we have a Soho Ramen in Pennsylvania and Flushing Queens – business for 30 years

Mr. Barricelli – any further question from the board; any questions from the public for Mr. Liu; hearing none;

Mr. Keelan made a motion to close public questions; Mr. Jackson seconded;

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

Ms. Sweet – Mr. Menahem, owner 21 West Main; sworn in;

Ms. Sweet – you own the building and will you address the Downtown Freehold refuse;

Mr. Menahem – yes, I am the owner; I spoke with Jeffrey, downtown alliance and explained we would use the dumpster shared with CVS and the amount of garbage deposited based on seating is what you pay; each business pays based on customers and pays a different price;

Mr. Cucchiaro - Mr. Chairman, I recommend if approved it will be a condition that the refuse will be accommodated and a new letter will be required;

Ms. Sweet – address letter of off-site parking;

Mr. Menahem – no parking at the building or off site;

Ms. Sweet – nothing further;

Mr. Barricelli – any further question from the board; any questions from the public for Mr. Menahem; hearing none;

Ms. Argote-Freyre made a motion to close public questions; Mr. McCabe seconded;

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

Mr. Barricelli – public comments on this application;

Ms. Linda Caristo – heard them say the prior bank had parking and I don't want the new tenant to think they have parking, the parking there are my 10 spots for 23 West Main Street;

Mr. Cucchiaro – the testimony was the bank did not have any on-site parking, the requirement was ten (10) and they had zero (0) and the requirement for the new business is ten (10) and they have zero (0); they stated numerous times they will not use your parking;

Ms. Van Vorst made a motion to close public comments; Ms. Crombie seconded;

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

Ms. Sweet – that concludes my presentation and ask the board to approve, we have complied with the ordinance in all respects, good for the downtown freehold, we will go back to the downtown for the approval of increase in number for the refuse and request your approval;

Ms. Van Vorst – inclined to support, and HPC is happy;

Ms. Argote-Freyre – all good;

Mr. Keelan – good

Mr. McCabe – all good;

Ms. Argote-Freyre made a motion to approve the application with conditions as stated during the meeting; Ms. Van Vorst seconded;

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

Mr. Barricelli – Resolution #136-23 Mayor & Council Prelim Investigation Block 36, Lot 27 Area In Need of Redevelopment with Eminent Domain;

Mr. Cucchiaro – Mr. Chair nothing new we can do tonight; we have received the resolution from the Governing Body directing this board to conduct a preliminary investigation, we have done this several times, this is only one lot, some have had multiple lots, it will be noticed public hearing that will happen here, noticed in the newspaper twice with notice to go out; we will need to coordinate with administration and have a plan put together, a preliminary investigation to present to the board;

Mayor Kane – this is an exciting project and look forward to it; last night at the council meeting in Belmar voted to lease to Circle of Friends, a group that helps special needs when they age out of school and doing a pop-up café on the beach; this group here will be similar with a three (3) story building housing and a café on ground floor;

Mr. Cucchiaro – this resolution though we are not identifying the use, we are only identifying the site as to whether it satisfies the elements necessary in an area of need of redevelopment; then we can review a plan that will come to this board as a land use application; this portion of the process is looking at the land to see if it complies with the criteria statute;

Mr. Barricelli – anyone else; Mayor can you advise if we are getting paid parking;

Mayor Kane – yes, we are implementing a parking management system; will be similar to other towns; the survey was complete, kiosks are being prepared, trying to work through some things with the county; the target date was July 1, there is an education process; there are long term plans ahead and this is the first step;

Mr. Barricelli – every application has a parking issue; we should wait until December to ask Mayor and Council to review but we may need to review the ordinance;

Mr. Barricelli – anyone else; motion to adjourn

Mr. Keelan made the motion to adjourn, Ms. Van Vorst seconded; All in favor – aye (all), nay (none);

Meeting adjourned at 8:43PM.

Respectfully submitted,

Dominica R. Napolitano