

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF FEBRUARY 8, 2023

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, February 8, 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
PRESENT	Mr. Paul Ceppi
ABSENT	Mr. Michael McCabe
PRESENT	Mr. Michael Wildermuth
ABSENT	Ms. Shealyn M.S. Crombie
PRESENT	Ms. Caridad Argote-Freyre
ABSENT	Ms. Brianne Van Vorst
PRESENT	Councilwoman Margaret Rogers
PRESENT	Mr. Garry Jackson
ABSENT	Mr. James Keelan
PRESENT	Mayor Kevin A. Kane

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

Approval of Reorganization Minutes from Planning Board Meeting January 25, 2023.

Councilwoman Rogers made a motion to approve the minutes,

Mr. Jackson – I have a comment - page 7 at the top – Mr. Gallo stated multimillion dollar project...; my notes state in his statement Mr. Gallo stated a specific monetary number of tax revenue that would be generated; Dominica will you listen to the recording and add what Mr. Gallo stated specifically;

Ms. Napolitano –Yes, I will;

Mr. Barricelli – any other discussion – do we have a second; Mr. Ceppi seconded

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

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

Memorialize Resolution for Resolution No. 51-23 Redevelopment Plan Entitled "Downtown Freehold: Hometown Redevelopment Phase I Block 35 Redevelopment Plan" Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Mr. Barricelli – when I was preparing for the meeting tonight, I was thinking about, although I had reservations, remembering Ron’s charge to us, very simple; to determine if this is consistent with the Master Plan; so I will hold my questions and comments until the time of a proposed plan in the form of an application; anyone have a motion to approve the resolution;

Mr. Jackson – I have an observation also; there was a lot of discussion at the meeting about parking and Anthony had done some quick calculations; in the resolution item #3, “The Board recommends requiring a parking study as part of any Redevelopment Agreement”; I think it would be helpful if that also includes some language that indicates the department study would ensure compliance with the New Jersey Residential Site Improvement Standards which is what they said they would comply with in the plan; that would eliminate any question about what the parking studies intent is;

Mr. Cucchiaro – I will add that;

Mr. Barricelli – any other observations before we make a motion to approve the resolution;

Mr. Barricelli – can I get a motion please;

Mr. Ceppi – made a motion to approve the resolution with the added change by Mr. Jackson; Councilwoman Rogers seconded;

Mr. Barricelli – any discussion on resolution – hearing none;

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

Mr. Barricelli – Councilwoman Rogers any update on anything;

Councilwoman Rogers – nothing at this time;

Mr. Barricelli – Mayor Kane anything;

Mayor Kane – all good;

Mr. Barricelli – Dominica, anything for the next meeting;

Ms. Napolitano – February 22, 2023 – full application;

Mr. Ceppi – Mr. Chairman in similar situations like this, we are here for 6 minutes, is there any consideration to have a call in option; I came in from Trenton, sure others may have come from other locations, second / third meeting this week and would be nice to see family; not necessarily video but telephonic approval this evening I think would have been appropriate; depending on the agenda or overall consideration;

Mr. Cucchiaro – you can do but have to make a verbatim recording; the verbatim recording is easier with video recording, it is the highest quality and clearest; you need to figure out with enough time to let

the public know and provide notice; the public to access; as long as we know a week or so before we can make it happen;

Mr. Jackson – would it be just as easy to move what we did tonight to the next meeting;

Mr. Cucchiaro – some has to do with the governing body, them having their second reading for the redevelopment plan, they need our input prior to that;

Mr. Ceppi – I respect the aspect to meeting time to do just that, just generally speaking;

Mr. Cucchiaro – we can make it happen but for purposes for getting out to the public with correct notice and verbatim recording – need to figure out in advance;

Mr. Barricelli – just observation, I found that zoom was unfair to the public; they didn't know how to participate; tonight, we didn't know if there would be a crowd, there should have been a crowd; that is another problem, especially with redevelopment;

Councilwoman Rogers – I think with meetings like this, approval of minutes and memorializing a resolution, I think that is the point Paul is making; no application to review, makes easier to have remote meeting; if an application we need to be in person;

Mr. Barricelli - yes

Mr. Jackson made the motion to approve the resolution, Mr. Ceppi seconded; All in favor – aye (all), nay (none);

Meeting adjourned at 7:10PM.

Respectfully submitted,

Dominica R. Napolitano