

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF FEBRUARY 23, 2022

MONTHLY MEETING

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

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

Application Number: PB-BV-2022-002, Applicant: FR Park Racing LP
Location: 130 Park Avenue, Block 105 Lot 2 Zone: SRO
Request: Bulk Variance Approval

Richard Sciria, Esq. - Hanlon Nieman & Wright PC, representing the applicant;

Application is to put addition on existing sign by FR Park Racking for variance approval to add wording; property already contains sign a that have Freehold Raceway; seeking variance to add '& Sportsbook'; the existing sign under Borough ordiance15.16.030c.14 does not constitute approved proto type sign; requiring variance approval; two witnesses to testify, managing member of Freehold Raceway and sign contractor; we did submit specifications and color rendering of the sign;

Howard Bruno – manager of Freehold Raceway; sworn in;

Mr. Sciria – who owns the property

Mr. Bruno – FR Park Racing LP

Mr. Sciria – are you the managing member and have the authority to act on behalf of FR Park Racing;

Mr. Bruno – yes to both;

Mr. Sciria – describe the property and why you are seeking to change the sign;

Mr. Bruno – Freehold Raceway offers live racing 10 months out of the year, start late August and continue through end of May; offer simulcasting year round. 2018 State of NJ approved sports wagering at casinos and race tracks; Freehold Raceway through Parks operation opened September 2020 with retail operation and since, Division of Gaming, over sees sports wagering and casino, they recommended we add ‘& Sportsbook’ to our existing highway sign to advertise what we offer; it will be better representation and good advertizing; our two owners, Greenwood Racking and Penn National Gaming are both in favor of adding the wording;

Mr. Sciria – you will agree to comply with any requirements for installation of the sign;

Mr. Bruno – appreciate your consideration;

Mr. Barricelli – you stated gaming commission recommended the addition to sign;

Mr. Bruno – yes, they did not require but each time they came they would say they recommend we update the sign;

Mr. Barricelli – any questions;

Councilwoman Rogers – will it be a lighted sign and have any effect on the homes in the area;

Mr. Bruno – currently our application does not request lit sign, existing sign is lit; we may request later;

Councilwoman Rogers – would it be brighter or more intrusive than it is now;

Mr. Bruno – no

Mr. Barricelli – curiosity, anything else planned for the exterior of the building;

Mr. Bruno – no re-facing, maybe power washing and light fixtures; nothing major;

Mr. Sciria – next witness – Ramachandran – sworn in;

Mr. Ramachandran – own sign company, take from concept to completion; we design, look at requirements for the town and make the design accordingly;

Mr. Sciria – you provided information regarding the sign for this application; please describe the sign;

Mr. Ramachandran – hired by applicant to create the addition to the sign; we looked at a number of variables that best fit the sign, site survey, matched sign with existing sign, depth, length keeping in proportion with other sign; has a raceway in the back, where all cables go; designed to be either lit or not; fabricated aluminum signs, 5 inches deep; if lighting inside, become lit;

Mr. Sciria – are you asking the Board for the option; if lit will it have an effect on existing;

Mr. Ramachandra – correct; no, it will be a little brighter and have LED lights; I don’t know the age of existing but may not be LED, new lights will last longer;

Mr. Sciria – did you review the Board engineering report;

Mr. Ramachandra – yes, it is standard procedure for requirements, almost all towns require;

Mr. Sciria – do you have anything else to add;

Mr. Ramachandra – fabricated aluminum sign with option to be lit or not lit;

Mr. Cucchiaro – do you happen to know the foot candle requirements for the sign;

Mr. Ramachandra – I do not but will look into and make sure it complies;

Mr. Barricelli – they should make the request to be lit or not and that is all;

Mr. Sciria – we request it be lit and will comply with all ordinance / code conditions;

Councilwoman Rogers – different than what is on the plan, says no LED requested; now requesting LED;

Mr. Barricelli – they are on the record as requesting;

Mr. Sciria – revisions were made after plans submitted; will comply with all requirements, it makes sense to be lit;

Councilwoman Rogers – I go back to my questions, although not residential area there are homes in that area, want to make sure any additional lighting is not intruding on their quality of life; we do not want bright lights shining onto homes; are the lights on all the time;

Mr. Bruno – on a timer, shut off around midnight;

Ms. Van Vorst – I know your signs well, always wonderful, will this sign match pretty closely;

Mr. Ramachandra – there will be a difference, this is white, new but we will try to clean up the current sign; I don't have an issue with lighting but if doing we should replace all the lighting with LED;

Ms. Argote-Freyre – great suggestion; I also mimic Margaret's concern with lighting intruding on homes;

Mayor Kane – I grew up here, frequent the track often, we have had a few meetings with Mr. Bruno trying to work with him, to get more people to go to the track and this addition makes sense to add; think it is a great idea;

Ms. Crombie – I drive past a lot, always have to stop when people walk across; not concerned about light, as long as we can clean up, power washing and plant some hostas all the way down the building that would be great;

Mr. Wildermuth – I support application with same conditions mentioned, looks appealing, should match up with LED, makes more accurate and that is what a sign should do; recommended by gaming enforcement; I support and will comply with Borough ordinance;

Ms. Crombie – made a motion to approve with conditions; Ms. Argote-Freyre seconded the motion;

Yes	7	Barricelli, Wildermuth, Crombie, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane
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No	0	
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Abstain	0	
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Absent	4	McCabe, Ceppi, Jackson & Keelan
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Mr. Sciria – thank you

Mr. Barricelli – Councilwoman Rogers anything to offer;

Councilwoman Rogers – moving forward with redevelopment recommendations with one change;

Mayor Kane – nothing, all development is progressing nicely;

Mr. Barricelli – motion to adjourn

Councilwoman Rogers made a motion to adjourn, Ms. Crombie seconded;

All in favor, aye (all) – nay (none)

Meeting adjourned at 7:20 PM.

Respectfully submitted,

Dominica R. Napolitano