

FREEHOLD BOROUGH PLANNING BOARD

MINUTES OF JULY 13, 2022

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, July 13, 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
PRESENT	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
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 8, 2022.

Michael Wildermuth made a motion to approve the minutes, Mr. Jackson.

Yes	5	Barricelli, Wildermuth, Councilwoman Rogers, Jackson and Keelan
No	0	
Abstain	5	Ceppi, Crombie, Argote-Freyre, Van Vorst and Mayor Kane
Absent	1	McCabe

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

Memorialize Resolution for Ronko Developers Inc., Application PB-BV-2022-005, Block 61, Lot 16, Zone R-4, Center Street; Requesting Bulk Variance;

Councilwoman Rogers made a motion to approve the resolution, Michael Wildermuth seconded.

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

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

Proposed 26-28 Court Street / 2-6 Broad Street Redevelopment Plan, Block 36 Lots 5 (5.01), 6 (6.01), 7 and 9 (9.01) prepared by Pennoni, revised June 6, 2022.

Stephen J. Gallo, Business Administrator with Matthew Wanamaker, Pennoni the Planner for project; this project was started a few years ago, study done and declared area in need of redevelopment; now ready to move forward with a plan designate a developer; the plan provided, is straight forward and simple; takes an area of town with older buildings in disrepair with proposed new uses compatible with previous plans and studies; Mr. Wanamaker will answer any questions you have, we'll take any recommendations back to council and codify for final report and then designate a developer as long as they propose a project with the approved plan; we look forward to your input and successful project;

Mr. Cucchiaro – before we do, at this point in the process, as Mr. Gallo stated this is already designated as an area of redevelopment; we are not here to determine if the site qualifies or not; the decision has been made, we are at part 2; redevelopment plan, like other land use ordinances the local redevelopment and housing authority requires the plan be referred to this board; our principle function is to determine if substantially consist with the Master Plan; we can make other recommendations but principally we have to find whether it is substantially consistent or not; sworn testimony from the planner with consistency and the board will vote; there is no public portion for the public to comment, that will happen at the council meeting; more formal process for the public hearing;

Mr. Cucchiaro – swore in Mathew Wanamaker, professional planner with Pennoni; You are the planner that participated in preparing this document;

Mr. Wanamaker – quick overview, the properties are located at the corner of Broad Street and Court Street; Block 36 Lots 5, 6, 7 and 9 – see the aerial with structures on the left and right; the description of the site from the master plan is for residential neighborhood adjacent to walking downtown; these photos are to show the character of what could be built; things to look at, masonry brick, thicker walls, specific details, pedestrian scale, close to the street, entrances on main sidewalk and some porches; general idea of the character that could be built; the program we are looking at is a five (5) story building; containing 27 total brownstone styles, townhomes and apartments with five covered parking spaces, 32 surface parking spaces and is permitted use; second building is a two story court house with side parking space, also permitted use; approximate look will be similar to new rise apartment building, masonry and brick with other material; individual entrances with secondary entrances inside; the court house will be easily recognizable as a court house with traditional styles also with modern systems;

How will this come together; We looked back at the Downtown Freehold Vision Plan 2018 and some goals are keeping with connectivity with downtown and surrounding neighborhood; entrepreneurship for growth and new development in an area underutilized; high quality housing, new type of housing in the downtown area; it is transit oriented, bus service nearby; it is inclusive introducing a new building type;

Moving forward looking at the 2019 Freehold Center Core Rehabilitation Plan goals, revitalize, strengthen neighborhoods, economic development opportunities, housing options and mix of land use options and very walkable; we pulled two quotes which are relevant for consistency “downtown district will build on what is currently working on while expanding opportunities for more mixed use along downtowns most active streets” also for secondary roads, which this is considered “new infill townhomes that will create smooth transition to bustling downtown streets to nearby neighborhoods” this is a great opportunity to create exactly that; looking at the principles from the plan of what has been achieved, mention of ample sidewalks, meets expectation of high quality pedestrian access, entrances close to the sidewalk, plans for continuous street wall; preserving the character of the downtown, architecturally with form keeps in line; other principles in

the plan not as relevant but show surface parking minimized, shared parking option with a less parking than people would like to see but in the location it is perfectly appropriate; Rehabilitation is not applicable to this site; Parking, permitted parking on the street, shared parking does impact the site and parking around the bus station; Any questions;

Mr. Cucchiaro – is there required affordable housing set aside for residential;

Mr. Gallo – yes, it is in the plan – must comply with state requirement and the towns Fair Share Housing Plan;

Mr. Cucchiaro – it will be substantially consistent with our Master Plans housing element to what the testimony was, Mr. Chairman;

With regard to the location, close to bus stop we also say it is transit village, under the state plan as another reason why it promotes the objectives in the Master Plan;

Mr. Gallo – we are pursuing the Transit Village designation; that State has particular requirements and we are very close and this certainly will be within the influence;

Mr. Cucchiaro – overall State policy this is certainly a piece of property that the state is looking for development like it is being proposed;

Ms. Van Vorst – when this moves forward will the designs go before the HPC; 4.2 I, building materials, I caught dominant materials and not more than 1 additional material; it is hard to build a building with only that limit of materials, I would suggest maybe 4 or 5 materials but limiting color usage in some way so it does not look like Disney;

Mr. Gallo – yes it will go before HPC; we have no objection to your suggestions;

Mayor Kane – we spoke about 4.1 – 5 story building, 10,000 sq. ft., 27 brownstone style townhomes; from a meeting or other discussion I have a number of 12,000 sq. ft.;

Mr. Gallo – the project is in design and these are parameters but once we designate a developer and they come up with actual architectural plan, there may be variance from a very specific number; it may be wise to allow;

Mayor Kane – can we put, 5 story, up to 12,000 sq. ft. and no more than 30 brownstone style townhomes;

Mr. Gallo – no objections;

Mayor Kane – the number of floors, it reads sets back at the fourth floor; is that four stories up and the fifth is set back, where is it set back; the wording should be amended;

Mr. Wanamaker – it should read set back above the fourth floor;

Ms. Van Vorst – so presumably the point is, that it looks like a four story building from the ground even though small set back;

Councilwoman Rogers – the Courthouse, will that be the Municipal Court house moving there;

Mr. Gallo – my understanding is the tenant would be Chancery Division of Monmouth County Court; Chancery is not intensive in terms of people that go there; the County is interested in moving Chancery out of the Hall of Records, go across the street; they will provide parking for the people going to Chancery and employees in the existing parking lots where they park now; the one parking spot is for the judge;

Councilwoman Rogers – that was my concern and question, will there be enough parking;

Mr. Wildermuth – maybe getting ahead but the picture with sample buildings, that is what we are looking for, go forward two slides, that does not feel like the other two; what about this design makes it brownstone, the term 27 brownstones is there; this does not seem like brownstones, please educate me;

Mr. Wanamaker – rather than building individual buildings this is most economical, being built all as one; the material masonry brick all together as well as they vertical and horizontal bending to break up larger building to what appears to be smaller buildings; the bay is part of and the entry way with some landscaping also subject to approval;

Mr. Gallo – the classic feature of brownstone is the stairway up to the main entrance and the stoop where people gather; the proposed elevation has all those features but expect it translates into color elevation we will have a feel of the brownstone look;

Mr. Barricelli – how did you arrive at the parking numbers, reduced to 32;

Mr. Gallo – the number of parking spaces is what can be squeezed into this property; there isn't anywhere else to put parking; it is limited, ideally we prefer more and don't know where to put; if you look at a project and say we want more parking we take out the first floor and then the economic viability of the building is in question; I think this is a balance of what can be built, financed to be profitable and also stretches the need for parking requirements; there is a least one for each unit

Mr. Cucchiaro – there was probably some thought to the close proximity to the bus station; you may not necessarily need as many parking spaces as other locations;

Mr. Wanamaker – we found in other downtown locations close to transit, if you don't provide parking, the people attracted are the ones who don't need it;

Mr. Barricelli – using that same argument, I know we don't look at setting a precedent but couldn't the next developer of the next site say the same thing?

Mr. Gallo – they can ask for whatever they want and electively through this process the community will say what they are willing to accept;

Mr. Barricelli – so we are willing to reach an agreement on that;

Mr. Gallo – yes and it is not precedence;

Ms. Argote-Freyre – will you please give the breakdown of townhomes verse apartments;

Mr. Gallo – six – two bedroom duplexes, one - three bedroom duplex, two - studios, twelve - one bedrooms, six to eight – two bedrooms and one – penthouse apartment;

Mr. Keenan – does the Courthouse become County property or will it be ratable;

Mr. Cucchiaro – it won't be a ratable, it will be a lease but not with the taxes; that is not a land use issue for us; with the County involved, the County will abide by the design guidelines in the building plan;

Mr. Gallo – my understanding is the building will be built and have had discussions with design and what is proposed is agreed upon; the administrative office of the courts has to review, we talk about moving the municipal court here and they are sticklers about what needs to be and the equipment required and security; it will be very safe;

Mr. Cucchiaro – Mr. Chair if no other questions, it would be a motion to find that the draft plan is substantially consistent with the Master Plan and making the recommendations that were placed on the record here tonight;

Mr. Barricelli – any other questions from the Board;

Mr. Barricelli – anyone want to make a motion;

Ms. Van Vorst – made a motion to approve; Ms. Crombie seconded;

Mr. Barricelli – recommendations placed on the record - Mayor Kane you stated up to 5 stories, no more than 12,000 sq. ft.; go before HPC and list up to 5 materials including glass and limiting color;

Yes	10	Barricelli, Ceppi, Wildermuth, Crombie, Argote-Freyre, Van Vorst Councilwoman Rogers, Jackson, Keelan and Mayor Kane
No	0	
Abstain	0	
Absent	1	McCabe

Mr. Gallo – Mr. Chairman, on behalf of the Borough we thank you and all the members for your faithful service and involvement in the project moving forward;

Mr. Barricelli – anyone have anything before we adjourn;

Mayor Kane – thank you all, hope all enjoying summer and happy to see this project moving forward;

Councilwoman Rogers – ditto of what Mayor Kane stated;

Councilwoman Rogers made a motion to adjourn, Mr. Ceppi seconded;

All in favor, aye (all) – nay (none)

Meeting adjourned at 7:31 PM.

Respectfully submitted,

Dominica R. Napolitano