

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF APRIL 26, 2023

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, April 26, 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
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 April 12, 2023.

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

Yes	6	Ceppi, Wildermuth, Argote-Freyre, Jackson, Keelan and Mayor Kane
No	0	
Abstain	3	Barricelli, Van Vorst and Councilwoman Rogers
Absent	2	McCabe and Crombie

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

Memorialize Resolution for 146 Freehold LLC, Application PB-UV-2022-011, Location 146 South Street, Block 103, Lot 15, Zone B-2.

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

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

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

Capital Review Project, County of Monmouth Park System Extension of Henry Hudson Trail, East Main Street to Center Street, Pedestrian Bridge.

Mr. Cucchiaro – Mr. Chairman this is a Capital Review under Section 31 under the MLUL, there is no approval or denial; they are required to come to the Planning Board, you can provide comments but not a formal hearing and we will adopt a resolution;

Paul Gleitz, Principal Park Planner for Monmouth County Park System; I have appeared before this board a few years ago when we bought the 18 acres in town subdivided from parking lot; again I am hear under Section 31, Capital Review and hope there are two more follow ups with this improvement;

Before you tonight is an extension of the trail south from current down to Center Street where we will install a prefabricated pedestrian bridge, cross over Center Street and enter into the property we call HUB Site; this is the 18 acres we purchased to allow us to create a new ending point for the Henry Hudson Trail; we are discussion extending the Henry Hudson Trail all the way to Farmingdale and from there we could connect to Manasquan Reservoir Allaire State Park and existing bike path extending all the way to Manasquan; a long term vision is for Henry Hudson Trail go from Sandy Hook all the way around to Manasquan; this is a small part of that, an important part of that - a link; we have received permission from NJ Transit, extended our lease from NJ Transit to include this new section, vegetation clearing in preparation and paving to match the remainder of the Henry Hudson Trail, this will be impervious pavement; we have our DEP permits; we will put out to bid, expecting to close bid process and receive bids by next month and begin construction later in the year; we are continuing trail south to Center Street, pedestrian bridge over Center Street and proceed down to site; we have replaced fencing along the area, clean up and County Shade Tree has done some trimming as well; we are doing initial work to clean and beautify the site; that is the sum of our project, any questions / comments;

Councilwoman Rogers – where is the pedestrian bridge going;

Mr. Gleitz – over Center Street where the trail comes in behind the Rug Mill; there is a wall there now and we will add support peers behind; so we are not using that structure at all; the bridge is prefabricated in four sections bolted together; we don't expect Center Street to be closed more than one working day;

Councilwoman Rogers – the appearance of the bridge will fit in;

Mr. Gleitz – it is a steel truss railway bridge but pedestrian bridge and much smaller and lighter; go to last page of package sent, there is an illustration showing elevation;

Councilwoman Rogers – will it go behind the strip mall over there;

Mr. Gleitz – yes, that is County property and will run in the property;

Mr. Barricelli – none of this project interferes with anyone's personal property;

Mr. Gleitz – it is all on NJ Transit property that is part of that right away that we have a lease for; the north portion, the County owns;

Mr. Barricelli – was it considered to decorate this bridge with a patriotic theme or county sign or welcome to Freehold; this is a residential zone;

Mr. Gleitz – I can bring it back to the group, we didn't add a lot of extras; I am sure if there are maybe temporary signage I can request; I will bring back;

Ms. Argote-Freyre – this is exciting; with respect to the pedestrian bridge, how high is it from center point;

Mr. Gleitz – 17 ½ feet; that was reviewed by County and Borough engineering to make sure it has adequate clearings for garbage trucks, fire trucks any emergency vehicle; no limitations, 17 ½ feet is pretty big;

Mr. Wildermuth – our public works yard is down the street on Center Street;

Mr. Gleitz – yes, the County also has their facility down there and they have reviewed the plan;

Mr. Wildermuth – when this segment opens where are access points;

Mr. Gleitz – that is why we created the temporary parking, first stage of access there and again access at any of the crossing;

Mr. Wildermuth – I go on Henry Hudson Trail often, are you concerned at all with not having access points between Rt. 537 and terminus there about safety with the secluded, no illumination; I know it is not open at night;

Mr. Gleitz – our parks are open dawn to dusk and we have 20 miles of the Henry Hudson Trail, through all kinds of neighborhoods; there is a lot of traffic, we are always concerned about safety and this opened up visibility will be there, local police can access that area and our rangers patrol that area; if anything there will be more eyes there now and after completed than would be if just going through the woods; no illumination at this time; we are looking to contact tot the Matawan Aberdeen train station; looking at new design phases for a new bridge; if transit is involved they may illuminate; this section, no plans for illumination;

Mr. Cucchiaro – if the board wishes, when drafting a resolution we can request the county look into illumination;

Mr. Wildermuth – I would like to see foot candles of some type; in Marlboro and Freehold Township. it is sparsely populated there, low density and isolated in the evening; I see potential issue in this area;

Mayor Kane – we have been talking for the past three years about this and some may have mentioned we are going to do major improvements to Liberty Street Park and we are talking about taking the extension through the park, to the county fair grounds and to Farmingdale and Howell, creating a five mile loop around the Center Street area; there may be some access points down the road; we are not in serious talks but a discussion;

Mr. Gleitz – this is the first time we have had a significant property in the County Seat, this 18 acres is really going to be nice;

Councilwoman Rogers – when this phase is finished how long before the next phase;

Mr. Gleitz – our last budget has design and engineering funds for this site; still planning and gathering input; maybe about two or three years;

Mr. Cucchiaro – when drafting the resolution I can recommend that there be continued attention to illumination and general safety issues and create additional access points;

Mr. Cucchiaro – we don't need to vote, I will have a resolution for the next meeting;

Mr. Barricelli – public question;

Carl Steinberg – Main Street, Freehold; I would like to recommend that the board insist on a wood rustic sign like they have in other parks, rather than metal sign with county logo;

Mr. Gleitz – when we have the project complete we will put a hard wood sign when we get to that point; thank you for the comment and happy you like the other county park signs;

Barry Fisher - your planned park is next to the parking lot, old Stavola lot, correct;

Mr. Gleitz – yes we purchased;

Mr. Fisher – I am happy you are doing, glad you're cleaning up;

Mayor Kane – Carl to your point with all the history and knowledge in this town, you will be excited about the ideas they have and what they want to do with that park; there will be great things happening; Thank you;

Mr. Barricelli – Item #6

Mr. Cucchiaro – applicants attorney, Sal Alfieri, Esq. is required to appear before the governing body for this application as they are in the redevelopment area so he requested this application be carried to May 24, 2023 and I will make the announcement;

Application # PB-SP-2023-001 – 2EMST, LLC will be carried to May 24, 2023 meeting; that meeting is a live meeting, begins at 7:00pm here in the meeting room at town hall and there will be no further notice to property owners; if you received notice of that this application you will not receive another one in the mail; the application is on file in Dominica's office and available for inspection during office hours; again there will be no further notice;

Mr. Barricelli – Margaret, anything from Council;

Councilwoman Rogers – I defer to Mayor Kane;

Mayor Kane – we held a presentation the other day at the American Hotel for developers regarding redevelopment, we had about 17 developers (35 people) attend; we put out an RFP and they are due to us by May 17, 2023;

Mr. Barricelli – anyone else; motion to adjourn

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

Meeting adjourned at 7:32PM.

Respectfully submitted,

Dominica R. Napolitano