

# MONMOUTH COUNTY PLANNING BOARD

FREEHOLD · NEW JERSEY

JAMES GIANNELL  
Chairman



JOSEPH BARRIS, PP, AICP, CFM  
Director of Planning

## MINUTES

### Monmouth County Areawide Quality Management Plan Amendment Review Committee

Wednesday, May 1, 2024  
Planning Board Conference Room &  
via WebEx Web Conference

---

#### 1. CALL TO ORDER

Vice-Chairwoman Lori Ann Davidson called the meeting to order at 11:05 AM.

#### 2. OPEN PUBLIC MEETING COMPLIANCE STATEMENT

Counsel Aikins read the compliance statement.

#### 3. ARC PREAMBLE

Counsel Aikins read the Amendment Review Committee Preamble

#### 4. ROLL CALL-ATTENDANCE

Members Present Lori Ann Davidson, Joseph Barris, Charles Casagrande  
(virtual)

Members Absent James C. Schatzle (excused), Joseph Ettore (excused)

Alternates Present Judy Martinelly, Michael Nei

Staff Present Amber Mallm, Harriet Honigfeld, Nailah Pile, Victor Furmanec

Counsel Present Mark R. Aikins, Esq.

Public Present Tung-To Lam, Bohler Engineering; Christine Cofone, CCG;  
Jeromie Lange, Active Acquisitions; Peter Howell, Dynamic  
Earth; Zoe Ferguson, Lieberman, Blecher & Sinkevich, P.C.;  
Carlos Rodrigues, Design Solutions LLC; James Cosgrove,  
One Water Consulting; Mayor Thomas Fritts, Borough of  
Allentown; Craig Gianetti, Esq., Law Firm of Day Pitney; Brad  
Hertzog, Dynamic Earth (virtually)

#### 5. STAFF REPORT – Amendment Review Committee Active Projects

Ms. Mallm reported on the active projects for the Amendment Review Committee (ARC) per table distributed in Committee members' packets.

#### 6. Minutes of Wednesday, February 7, 2024

Charles Casagrande motioned to accept the Minutes of February 7, 2024. Seconded by Judy Martinelly, the minutes were adopted by affirmative voice vote. Michael Nei was not present on February 7, 2024, and abstained.

**7. New Business**

None.

**8. Old Business**

**A. Old York Road Warehouse[s] Site Specific Amendment B 26, Lot 1, 2 & 3 Upper Freehold Township**

At 11:12 AM Vice-Chair Davidson excused herself from the discussion and Counsel Aikins served as Chair Pro-Tem.

Ms. Mallm reported on the Old York Road Warehouse[s] Site-Specific Amendment application.

Counsel Aikins, serving as Chair Pro-Tem, asked the Committee if there were any questions. There were none. Counsel Aikins then opened the floor to the public for comments.

- Ms. Zoe Ferguson introduced herself as representing the Borough of Allentown. Ms. Ferguson commented that Allentown is directly adjacent to the proposed site. Ms. Ferguson also stated that she forwarded a report prepared by Carlos Rodrigues to the Committee in February. Ms. Ferguson commented that there are inconsistencies with the State Plan, local zoning Ordinances, and the Monmouth County Master Plan regarding the Old York Road Warehouse[s] application.
- Carlos Rodrigues, Professional Planner representing the Borough of Allentown, stated he didn't hear any mention of his report during the ARC staff report. Mr. Rodrigues summarized comments from his report and stated there are inconsistencies with the Old York Warehouses proposal and the State Development and Redevelopment Plan, various planning documents adopted by the Planning Board, the [Upper Freehold] Municipal Master Plan and the New Jersey Department of Transportation (NJDOT) sponsored plans for Scenic Byways. Mr. Rodrigues provided his professional opinion and stated the Old York Road proposal violates the entire framework. Mr. Rodrigues doesn't agree with the permitted use of the proposed site and urged the ARC committee and staff to read his report.
- James "Jim" Cosgrove NJ Licensed Professional Engineer, and Consultant to the Borough of Allentown, stated that he issued a letter dated February 14, 2024, which details engineering issues and environmental impacts of the Old York proposal. Mr. Cosgrove commented that the residents of Allentown have concerns about increased groundwater levels and the potential impact the rising levels will cause. Mr. Cosgrove did not go over the technical aspects of his letter as he is aware that those comments are directed to and should be addressed by the New Jersey Department of Environmental Protection (NJDEP). Mr. Cosgrove

continued to state his concern about the location of the wastewater disposal field. Mr. Cosgrove believes the disposal field is uncomfortably close to the homes of Allentown residents. Mr. Cosgrove believes more analysis needs to be done for groundwater and stormwater discharge and there is not enough information for the committee to make a determination.

- Mayor Thomas Fritts of Allentown Borough stated that the Borough is the third largest Historic District in New Jersey. Mayor Fritts commented that the proposed site jeopardizes New Jersey Scenic Byway's Viewshed Protection criteria. Mayor Fritts commented that Allentown Borough currently experiences flooding issues and is concerned about the direct impact the Old York Warehouses may further impose.
- Craig Gianetti of Day Pitney, representing the applicant, stated that he disagreed with the previous comments. Mr. Gianetti maintained that the applicant has provided documentation to support consistency with local zoning and plans, the County Master Plan, and the State Plan. Mr. Gianetti stated Upper Freehold agrees with the permitted use of the proposed site. Mr. Gianetti further commented that the proposed site is currently vacant farmland. Also, the applicant is responsible for designing the Stormwater Management Plan in accordance with NJDEP standards. Mr. Gianetti completed his comments stating that all the issues are being addressed as the application goes through review processes of the NJDEP, County, and municipality.

Counsel Aikins, Chair Pro-Tem, asked if there was anyone else from the public that would like to comment. There was none.

Counsel Aikins asked the Committee if there were any questions for the ARC/Planning Staff. There were none.

Counsel Aikins called for any action from the Committee.

Joseph Barris made a motion to recommend the Old York Road Warehouse[s] Site Application be referred to the Planning Board for approval. Judy Martinelly seconded the motion which was followed by a roll call vote. The decision carried unanimously.

At 11:41 AM Counsel Aikins turned the meeting back over to Vice-Chair Davidson.

## **9. Comments from the Public**

None.

## **10. Adjournment**

Judy Martinelly motioned, and Joseph Barris seconded, adjournment of the meeting. By affirmation, all were in favor, and the meeting was adjourned at 11:42 AM.