



**Township of Freehold**  
OFFICE OF THE PLANNING BOARD  
One Municipal Plaza, Freehold, NJ 07728

**REGULAR MEETING AGENDA**  
**October 6, 2016**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **October 6, 2016** at 7:00 p.m. in the Municipal Building, One Municipal Plaza, Freehold, New Jersey to consider the following. Formal action may be taken.

1. Call meeting to order.
2. Notice of Open Public Meetings Law.

**“In accordance with the Open Public Meetings Law, (c.231.P.L. 1975), this meeting was announced by posting the notice on the bulletin board reserved for that purpose; by mailing such notice on January 8, 2016 to the official newspapers of the Township and by filing such notice with the Township Clerk.”**

3. Roll Call.
4. Pledge of Allegiance.
5. Approval of Minutes: June 2, 2016

**Members Eligible to vote:** Mr. Ammiano, Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

**RESOLUTIONS:**

**“C” Variance App. # 009-16**  
**Grewal, Vaneet and Daljinder Kaur**  
**Block 30, Lot 8.03 – 366 East Freehold Road**

**Members Eligible to vote:** Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Asadi.

**“C” Variance Application # 011-16**  
**Pashkevitch, Oleg & Elena**  
**Block 102, Lot 54 – 419 Ely Harmony Road**

**Members Eligible to vote:** Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Asadi.

**Amended Minor Site Plan and Variance # 698-1-16**  
**Pediatric Health Care**  
**Pediatric Health, PA**  
**Block 70, Lot 28.01 – 470 Stillwells Corner Road**



**Planning Board Agenda  
October 6, 2016**

**Members Eligible to vote:** Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk and Mr. Asadi.

**NEW APPLICATIONS:**

**Minor Subdivision and Variance # 766-1-16  
3541 Route 9 Realities, LLC and Sun National Bank  
Block 72, Lots 90 and 90.02**

Proposal to Subdivide (change boundary/lot line) between two properties-See previous SD # 766-94

**Minor Site Plan with Waiver of Site Plan Detail #879-15 - REHEARING**

**Primark US Corp.** (Applicant)

**MS Portfolio LLC** (Owner)

**Block 69.01, Lot 18.0 – Freehold Raceway Mall**

Review the approvals memorialized on February 4, 2016 (PB hearing date: January 21, 2016) for the Minor Site Plan with Waiver of Site Plan Details for façade improvements, construction of a new emergency access door on the upper level, with a 24 sf pad and proposed new exterior signage for the Primark store in the 2<sup>nd</sup> floor of the existing Sears store.

**Minor Site Plan w/ Waiver of Site Plan Details and Variance# 888-16**

**Bloom Energy – Energy Servers**

**Freemall Associates, LLC**

**Block 69.01, Lot 18.01 – 3710 Route 9**

Bloom Energy (fuel cells) proposed as an accessory use to the Freehold Raceway Mall (variance for non-permitted accessory use). Fuel cells are fueled by natural gas and convert the natural gas and water into electricity.

**Variance Interpretation #013-16**

**Final Major SD and “D” Variance # 891-1-16**

**Soil Removal/Fill Application # SR-04-16**

**Legend Hollow at Freehold, LLC**

**Yellowbrook Property Co.** (Applicant & Owner)

**Block 86.01, Lot 20 – Gully Road**

Interpretation for FAR. Final Subdivision approval for a 10 lot subdivision (9 residential lots and 1 detention basin lot). Also requesting a “D” variance for FAR and Soil Removal/Fill permit application. See previous approval for SD # 891-14 and bifurcated use variance #008-14.

**Reports received by the Board related to these matters are provided with this agenda to the Board members.**

**DISCUSSION:**

- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business.
- Adjournment.