



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA October 20, 2016

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **October 20, 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, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Mr. Asadi.

Approval of Minutes: August 4, 2016

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

RESOLUTIONS:

Resolution for O-16-15: Ordinance Amending and Supplementing Chapter 190, Section 190-3 “Definitions”, Defining “Hotel/Motel”

The Township Ordinance would amend Chapter 190 – Land Use, to define “Hotel/Motel” within the Township Municipal Codebook.

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

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

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



**Planning Board Agenda
October 20, 2016**

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

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

“D” Variance # 013-16
Legend Hollow at Freehold, LLC
Yellowbrook Property Co. (Applicant & Owner)
Block 86.01, Lot 20 – Gully Road

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

Final Major Subdivision # 891-1-16
Legend Hollow at Freehold, LLC
Yellowbrook Property Co. (Applicant & Owner)
Block 86.01, Lot 20 – Gully Road

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

Soil Removal/Fill Application # SR-04-16
Legend Hollow at Freehold, LLC
Yellowbrook Property Co. (Applicant & Owner)
Block 86.01, Lot 20 – Gully Road

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

NEW APPLICATIONS:

Soil Removal/Fill Permit application # SR-06-16
Meridian Health Realty Corp (Applicant)
Vidal Realty, Inc (Owner)
Block 69.05, Lot 35.03

Soil Removal Permit application to remove approximately 2,155 cy of soil from the existing site.

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

Re-hearing for the approvals memorialized on February 4, 2016 (PB hearing date: January 21, 2016) for 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 2nd floor of the existing Sears store.



**Planning Board Agenda
October 20, 2016**

Preliminary & Final Major Site Plan and Variance #865-15

Freehold Marketplace Hotel, LLC – Marriot TownePlace Suites (Applicant)

JDN Real Estate – Freehold, L.P. (Owner)

Block 70, Lots 20.06 & 20.07 – 310 West Main Street (Freehold Marketplace)

Preliminary & Final Major Site Plan and bulk variance approval to construct and operate a 104 room Marriott TownePlace Suites Hotel, with associated site work and signs variance request.

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.