



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA December 1, 2016

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **December 1, 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 16, 2016**

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

RESOLUTIONS:

Amended Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details # 631-1-16
TD Bank, N.A.

Block 85.12, Lot 23 – 600 West Main Street

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

FIELD ADJUSTMENT CONSIDERATION:

Field Adjustment # 2 – Major Site Plan # 417-1-15
Irwin-Lincoln Mercury Company

Block 67, Lot 1

Proposal to remove the existing fabric canopy and install an 8' high prefab. metal canopy on the building over two existing doorways, which were not included as part of the original application/approvals.



**Planning Board Agenda
December 1, 2016**

NEW APPLICATIONS:

Minor Subdivision # 896-16

E. Brock LTD, LLC (Applicant)

E. Brock LTD, LLC and Michael Katerinis (Owners)

Block 91, Lots 22, 23, 24 and p/o 25

Proposal to subdivide 5.27 acres from existing Block 91, Lot 25 (owned by Katerinis) and the consolidation of the subdivided portion with existing Lots 22, 23 and 24, into one lot, currently owned by E. Brock LTD, LLC. No development is proposed at this time

Amended Preliminary and Final Major Site Plan # 679-2-16 and "D" Variance # 017-16

D & L Realty Associates, LLC

Block 69, Lot 47 – 341 West Main Street (Colonial Plaza)

Change of use in the P-1 zone. Proposal to convert the vacant pharmacy into a restaurant (Salad Works). No signs are proposed as part of this application

(See previous apvls: SP# 679-01, Var. #019-01, Var. # 004-13/SD# 888-13 and Var. # 004-13/SP# 679-1-13)

Amended Preliminary and Final Major Site Plan and Variance # 763-2-16

Ocean First Bank

Block 70, Lot 20.07 – 308 West Main Street (Freehold Marketplace)

Proposal to change (reface the existing) signs at the Ocean First Bank to a new corporate logo. Variances requested.

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

DISCUSSION:

- Sign and Exception Review Committee
- Ground Mounted Solar Arrays
- Set the date of Reorganization Meeting at 7:00 pm
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business.
- Adjournment.