



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA March 16, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **March 16, 2017** 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 19, 2017 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: October 6, 2016**

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

Approval of Minutes: March 2, 2017

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Ms. Kurtz.

RESOLUTIONS:

Variance Application and Conditional Use # 020-16

Ray Catena – Mercedes

Block 4, Lot 44 – 4380-Route 9

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.

Amended Preliminary and Final Major Site Plan w/ Conditional Use # 701-5-16

Ray Catena – Mercedes

Block 4, Lot 44 – 4380-Route 9

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.



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“C” Variance Application # 002-17

Michael Coma

Block 105, Lot 29 – 371 Jackson Mills Road

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.

“C” Variance Application # 022-16

Laspisa, Louis

Block 104, Lot 34.09 – 187 Nomoco Road

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.

Preliminary and Final Major Site Plan # 883-16 and Variance # 025-16

AAA Club Alliance, Inc.

3478 Route 9 Automotive Realty, LLC

Block 71, Lot 14 – 3478 US Highway Route 9

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.

Soil Removal/Fill Application # SR-07-16

AAA Club Alliance, Inc.

3478 Route 9 Automotive Realty, LLC

Block 71, Lot 14 – 3478 US Highway Route 9

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.

NEW APPLICATION:

“D” Use Variance Application (Bifurcated) # 006-17

JAT Associates (Applicant/Contract Purchaser)

Infiniti of Freehold (Project Name)

Block 80, Lots 6 & 7 – 3413-3415 Route 9

Bifurcated Use Variance for an automobile dealership (approximately 25,224 sf) in the CMX-3 zone with 263 parking spaces and related site improvements.

CONTINUED APPLICATIONS:

Preliminary & Final Major Site Plan and Variances #868-15

MACW Freehold, LLC – Phase I

Block 70.05, Lot 17

Site plan approval in order to construct site improvement infrastructure necessary to support Phase 1 of a new mixed use development on the subject property (formerly known as the Bellemead Tract).



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Preliminary & Final Major Subdivision #894-15

MACW Freehold, LLC (Applicant/Owner)

Block 70.05, Lot 17

The applicant is seeking preliminary and final major subdivision approval in order to subdivide existing Block 70.05, Lot 17 into five new lots (in conjunction with SP# 868-15)

Preliminary & Final Major Site Plan #869-15

Freemall Associates, LLC (Applicant/Owner)

Block 69.01, Lot 18.02

Modifications to existing parking lot to accommodate site plan applications associated with Bellemead General Development Plan (GDP). (Jug handle at Route 537/Trotter's Way northeast corner).

Preliminary & Final Major Site Plan #870-15

Liberty House (Project name)

Roseland Freehold, LLC (Applicant)

MACW Freehold, LLC (Owner)

Block 70.05, Lot 17 (proposed Lot 17.03)

Residential component of the Phase I Development of MACW for 400 luxury residential apartments. The proposed residential development is located on the 20.9± acre (future lot 17.03) at the southern corner of the 77.3± acre Bellemead Tract. The proposed development consists of six (6) four-story residential buildings containing a total of 400 individual residential units, an approximate 10,000 s.f. clubhouse, a three-story parking structure, nine (9) single level free-standing garages, and all associated site infrastructure.

Soil Fill Application # SR-05-16

Roseland Freehold, LLC (Applicant)

MACW Freehold, LLC (Owner)

Block 70.05, Lot 17 (proposed Lot 17.03)

Proposal to import approximately 3,000 c.y. of fill to the Roseland Property site in conjunction with SP# 870-15, Roseland Freehold, LLC.

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

DISCUSSION:

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