



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA April 20, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **April 20, 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: April 6, 2017**
Members Eligible to vote: Mayor Preston, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Asadi and Ms. Kurtz.

RESOLUTIONS:

“C” Variance Application # 003-17
Angelo Spargioren
Block 85.04, Lot 14 – 52 Mulberry Lane

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

“C” Variance Application # 005-17
Fabio & Rose Apolito
Block 37.07, Lot 3 – 375 Stirrup Drive

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

Preliminary Major Site Plan # 890-17
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33



Planning Board Agenda April 6, 2017

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

NEW APPLICATIONS:

Sears and Roebuck

MS Portfolio, LLC (Owner)

Block 69.01, Lot 18.07 – 370 Route 9 – Unit 1100

Proposal for a Sears sign on the eastern elevation of the Freehold Raceway Mall.

Appeal of Zoning Officer's Decision and "D" Use Var. # 004-17 (SP# 295-2-17)

Broadway Associates, LLC (Abraham Opatut)

Colonial Foods, Inc.

Block 28.13, Lot 7.03

Applicant is appealing the Zoning Officer's Notice of Violation dated 1/4/17. They are alternately seeking a bifurcated "D" Use Variance for trucking and warehousing.

Preliminary and Final Major Site Plan #878-15 (Court Order - Remanded back to the Board)

New York SMSA Limited Partnership - d/b/a Verizon

Block 102, Lot 11 – 363 Monmouth Road

Preliminary and Final Major Site Plan # 784-1-16 with Bulk and "D" Var. #018-16

New York SMSA – dba Verizon Wireless (Must act by June 15, 2017)

Block 8, Lot 5 – 169 Robertsville Road

Proposal to construct a 128' monopole (including an 8' lightning rod), with twelve (12) antennas, four (4) equipment cabinets, one (1) power/telco cabinet, and a 30KW diesel generator on a 20' x 9'4" slab with a canopy. (See previous SP#784-07/Var.# 022-07)

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.