



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

REGULAR MEETING AGENDA
May 4, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **May 4, 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** (carried from 4/20/17 agenda)
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 – **Corrected Resolution**

Angelo Spargioli

Block 85.04, Lot 14 – 52 Mulberry Lane

Resolution memorialized on April 20, 2017 is being corrected to clarify the size of the proposed house (Board findings # 1 and # 2).

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

Amended Preliminary and Final Site Plan w/ Waiver of Site Plan Details # 758-3-17

Sears and Roebuck

MS Portfolio, LLC (Owner)

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

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



**Planning Board Agenda
May 4, 2017**

**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**

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

NEW APPLICATIONS:

Minor Site Plan # 742-2-17

HOPE Lutheran Church

Block 84, Lot 1.01 – Elton Adelphia Road

Proposal for a 12' x 56' classroom trailer for the Hope Christian School.

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

AAA Club Alliance, Inc. (Carried - Must act by May 4th, 2017)

3478 Route 9 Automotive Realty, LLC

Block 71, Lot 14 – 3478 US Highway Route 9

Approval to retrofit and put an addition on the vacant car dealership and occupy it with a AAA facility to provide insurance and travel agency services and basic auto maintenance services in the CMX-3A zone. The application and resolution were carried to allow the applicant to address the outstanding architectural and sign design comments as expressed by the Board at the March 2, 2017 public hearing.

“C” and “D” Variance Application # 008-17

Joseph Rossler

Block 37, Lot 3.16 – 16 Palomino Court

Proposal for an addition to a single family home. Bulk variance request for impervious coverage and “D” variance for Floor Area Ratio (FAR) over the maximums permitted.

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.