



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

REGULAR MEETING AGENDA
June 15, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **June 15, 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: June 1, 2017**
Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Gatto, Mr. Shortmeyer, Mr. Kirk, Mr. Coburn, Mr. Asadi and Mrs. Kurtz.

RESOLUTIONS:

“C” Variance Application # 012-17
Fred Schweighardt
Block 42.17, Lot 2 – 177 Pin Oak Road

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro (certified-listened to tapes), Mr. Gatto, Mr. Shortmeyer, Mr. Kirk, Mr. Bruno (certified-listened to tapes), Mr. Coburn, Mr. Asadi and Mrs. Kurtz.

Appeal of Zoning Officer’s Decision and “D” Use Var. # 004-17
Broadway Associates, LLC (Owner)
Colonial Foods, Inc. (Abraham Opatut)
Block 28.13, Lot 7.03

(Denial of Appeal from Zoning Officer’s Decision and Alternate Approval for Bifurcated Use Variance.) The applicant re-noticed to ask the Board to consider some alternate conditions.

Members Eligible to vote: Mr. Gatto, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Mrs. Kurtz.



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**Preliminary & Final Major Subdivision #894-15
MACW Freehold, LLC
Block 70.05, Lot 17**

**Preliminary & Final Major Site Plan #868-15
MACW Freehold, LLC
Block 70.05, Lot 17**

**Preliminary & Final Major Site Plan #869-15
Freemall Associates, LLC
Block 69.01, Lot 18.02**

**Preliminary & Final Major Site Plan #870-15
Roseland Freehold, LLC
Block 70.05, Lot 17 (proposed Lot 17.03)**

**Soil Fill Application # SR-05-16
Roseland Freehold, LLC – Liberty House
Block 70.05, Lot 17 (proposed Lot 17.03)**

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro (certified-listened to tapes), Mr. Gatto, Mr. Shortmeyer, Mr. Bruno (certified-listened to tapes), Mr. Kirk, Mr. Coburn and Mrs. Kurtz.

NEW APPLICATION:

**Preliminary and Final Major Site Plan # 300-1-16 and “D” Variance Application Var. # 019-16
Lester Glen Chevy**

AGK Chevy, LLC c/o Lester Glenn Auto Group (Owner/Applicant)

Block 70.05, Lot 14 – 3712 Route 9

Proposal to demolish the existing former Chevrolet car dealership and rebuild a new 25,731 sf Chevy dealership with associated site improvements. (See previous SP# 300-77 and 057-69)

Carried without further notice from 4/20 17 – Extension of Time to Act through July 20, 2017

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

New York SMSA – dba Verizon Wireless

Block 8, Lot 5 – 169 Robertsville Road

Proposal to construct a 128’ cellular monopole (including an 8’ lightening 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. (Previous applications applied for this site SP#784-07/Var.# 022-07 and “D” Var. # 036-03-Denied)

Carried without further notice from 2/2/17, 2/16/17 & 4/6/17 – Must Act or get Extension

Site Plan with Waiver of Site Plan Detail # 585-2-16 and “D” Variance #014-16

Freehold Shopping, LLC (Applicant/Owner)

Block 50, Lot 25 – 3691 US Highway Route 9

Proposal to renovate the shopping mall façade and replace the former Freehold Music Center with an Aldi’s Supermarket.

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



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DISCUSSION:

- **“C” Variance Application # 022-16**
Laspisa, Louis
Block 104, Lot 34.09 – 187 Nomoco Road
Resolution of approval dated March 16, 2017 – impervious coverage calculation (may require a corrective resolution)
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business.
- Adjournment.