



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

REGULAR MEETING AGENDA
July 20, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **July 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: July 6, 2017**
Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Mr. Bruno.

RESOLUTIONS:

Resolution Adopting “The 2016 Annual Report of the Planning Board of the Township of Freehold Pursuant to NJSA 40:55D-70.1”

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

“D” Use Variance Application - Resolution carried from 7/6/17 agenda

Lester Glen Chevy

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

Block 70.05, Lot 14 – 3712 Route 9

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

Preliminary and Final Major Site Plan # 300-1-16 - Resolution carried from 7/6/17 agenda

Lester Glen Chevy

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

Block 70.05, Lot 14 – 3712 Route 9

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



**Planning Board Agenda
July 20, 2017**

Site Plan Waiver and Variance #889-16

JB's Diner

John Bochis (Owner)

CSMRL, LLC (Applicant)

Block 90.01, Lots 1 and 2 – 205 Monmouth Road

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Mr. Bruno.

NEW APPLICATIONS:

Carried from May 18, 2017 Planning Board meeting without further notice:

Amended Preliminary & Final Major SP w/ Waiver of SP Details # 631-2-17

TD Bank, N/A

Block 85.12, Lot 23 – 600 West Main Street Request to excise the condition of the previous approval (SP#631-1-16) in regards to reconfiguring the existing two-way on-site circulation to only allow one-way counter-clockwise circulation.

Preliminary & Final Major Site Plan # 859-14 (Phase II)

Conditional Use "D" and Bulk Variance Application # 029-16

Cracker Barrel Old Country Store, Inc.

Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)

Phase II proposal to construct a 10,396 s.f. Cracker Barrel Old Country Store/Restaurant with a pylon sign and one façade sign on a portion of the Freehold Marketplace Shopping Center. Phase I has been filed by the landlord, JDN, to complete the site clearing and rough grading work. Phase II has been filed by Cracker Barrel for final grading through project completion (Conditional Use-D3 and bulk).

Preliminary and Final Major Site Plan # 859-14 (Phase I)

JDN Real Estate – Freehold, LP

Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)

Phase I has been filed by the landlord, JDN, to complete the site clearing and rough grading work in advance of Phase II of Site Plan #859-14, for a proposed Cracker Barrel. Phase II application has been filed by Cracker Barrel for final grading through project completion.

Soil Removal Application # SR-08-16

JDN Real Estate – Freehold, LP (Rcvd. 12-21-16, Dist. 12/27/16, Reviews Due 1/10/16)

Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)

Proposal for a Soil Removal permit to export approximately 14,500 c.y. of excess fill in conjunction with Site Plan # 859-14 (Phase I).

DISCUSSION:

- Ordinance O-17-08: FAR definition (basements/cellar), reviewed at previous hearing, has been withdrawn by the Township Committee. No further action is required by the Planning Board.
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business.
- Adjournment.