



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA September 7, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, September 7, 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. Swearing in of new Board member: Margaret Jahn, Class II (replacing Ron Kirk)
4. Roll Call.
5. Pledge of Allegiance.
6. **Approval of Minutes: August 17, 2017**
Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Coburn and Mr. Asadi.

RESOLUTIONS:

Resolution for O-17-10: Ordinance Amending Chapter 190 (Land Use), Article II (Planning Board), Section 190-14 (Membership) – Alternate Members

This ordinance designates the Township Committee to appoint additional Alternate Members to the Planning Board, as well as amends the terms and order in which Alternate Members vote.

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

Preliminary and Final Major Subdivision # 856-2-16 Fitzpatrick, John Block 105, Lot 42 & 43 RESOLUTION OF DENIAL

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



**Planning Board Agenda
September 7, 2017**

“C” Variance # 019-17

Jodi Mazzara

Block 105, Lot 60.06 – 31 Love Lane

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

Site Plan # 711-03 - Field Adjustment # 1

Village Partnership, LLC - Village Commons

Block 70, Lot 21 – Route 537 & Schlectweg Way

Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Coburn, and Mr. Asadi.

MISCELLANEOUS BOARD ACTION:

Request to withdraw application without prejudice:

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

Applicant has filed a letter dated August 23, 2017, requesting to withdraw the application without prejudice for the 128’ monopole with associated site improvements.

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

NEW APPLICATIONS:

Capital Review Project – Site Plan # 807-2-17

Monmouth County – Heavy Equipment Maintenance Building (HEMB)

Block 43, Lot 16.01 – 250 Center Street

Proposal for a 220’ x 120’ maintenance building for heavy equipment with six (6) double length bays within the existing Public Works yard on Center Street (intersection of Kozloski Road).

“C” Variance # 020-17

Tom Garcia – Trinity Solar

Block 105, Lot 60.07 – 21 Love Lane

Proposed Roof and Ground Mounted Solar Panels – variance relief from Ordinance 190-123 whereas, grounded mounted arrays are non-permitted accessory structures

“C” Variance # 022-17

Gerard and Shamica Joseph

Block 71.07, Lot 11 – 220 Stonehurst Boulevard

Proposal for an oversized shed (20.5’ x 23.5’) on an existing concrete pad where a smaller shed previously existed, but was in disrepair and was removed. Electricity currently exists at pad.



**Planning Board Agenda
September 7, 2017**

Carried from 7/20/17 and 8/17/17 Planning Board meetings without further notice:

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).

Carried from 7/20/17 and 8/17/17 Planning Board meetings without further notice:

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.

Carried from 7/20/17 and 8/17/17 Planning Board meetings without further notice:

Soil Removal Application # SR-08-16

JDN Real Estate – Freehold, LP

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:

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