



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

**REGULAR MEETING AGENDA**  
**November 9, 2017**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, November 9, 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 July 24, 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: November 3, 3016**  
**Members Eligible to vote:** Mr. Bazzurro, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno and Ms. Kurtz.

**RESOLUTIONS:**

**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)**

**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)**

**Soil Removal Application # SR-08-16**  
**JDN Real Estate – Freehold, LP**  
**Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)**

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



**Planning Board Agenda  
November 9, 2017**

**Preliminary and Final Major Site Plan # 771-1-16 and Var. # 024-16  
DCH Investments, Inc. - Nissan/Volkswagen  
Block 65.01, Lot 15 – 4039 and 4041 Route 9 North**

**Members Eligible to vote:** Mayor Preston, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Ms. Jahn, Mr. Coburn and Ms. Kurtz.

**Soil Removal/Fill Permit Application # SR-01-17  
DCH Investments, Inc. - Nissan/Volkswagen  
Block 65.01, Lot 15 – 4039 and 4041 Route 9**

**Members Eligible to vote:** Mayor Preston, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Ms. Jahn, Mr. Coburn and Ms. Kurtz.

**Corrective Resolution for Preliminary and Final Major Site Plan # 300-1-16 and  
“D” Use Variance Application # 019-16**

**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. Coburn and Mrs. Kurtz.

**NEW APPLICATIONS:**

**Appeal of the Zoning Officer’s Decision/Variance Application # 030-17  
Archway Programs  
Block 72.04 Lot 1 – 2 Lutea Terrace**

Appeal of the Freehold Township Zoning Officer's decision regarding the need for lot area and lot depth variances, and alternately, for the approval of these bulk variances. Proposal to install ramps and walkways to support a single-family group home use on the property pursuant to NJSA 40:55D-66.1.

**Preliminary and Final Major Site Plan # 525-2-17 and Variance #017-17  
Bank of America – Kiosk ATM  
Block 85.11, Lot 17 – 510 West Main Street**

Proposal to upgrade the drive-thru ATM at the existing bank to a Kiosk ATM.

**Zoning Interpretation/Amended Major Subdivision # 869-1-17 and “D” Variance # 016-17  
Robert Northfield – d/b/a Burlington Farms  
Block 42, Lot 2, 2.01-2.11 Burlington Road**

Interpretation of FAR, and alternately, amended major subdivision and variance relief request for regrading and FAR relief on five (5) of the lots previously subdivided under Application # 869-06.

**DISCUSSION:**

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