



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

REGULAR MEETING AGENDA
December 7, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, December 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. Roll Call.
4. Pledge of Allegiance.
5. **Approval of Minutes: November 3, 2016**
Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno and Ms. Kurtz.

RESOLUTIONS:

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
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.

Appeal of the Zoning Officer’s Decision/Variance Application # 030-17

Archway Programs
Block 72.04 Lot 1 – 2 Lutea Terrace

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

Minor Site Plan # 525-2-17 and Variance #017-17

Bank of America – Kiosk ATM
Block 85.11, Lot 17 – 510 West Main Street

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



**Planning Board Agenda
December 7, 2017**

**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**

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

Resolution for O-17-16: An Ordinance Amending Ordinance No. O-17-3 to Amend the Number of Affordable Housing Units to be Constructed at Block 69.01, Lot 23

This ordinance would amend the number of dwelling units referenced in Ordinance No. 0-17-3 and to authorize the Township to execute a revised PILOT Agreement with PIRHL.

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

Resolution for O-17-17: An Ordinance Amending Chapter 190 (Land Use) Article XII (Zone Regulations), Section 190-140.4 (Planned Adult Community-Affordable Housing Overlay (PAC-AHO), Subsection A (Permitted Uses), of the Revised General Ordinances (Amending O-17-1)

This ordinance would amend the maximum number of dwelling units per acre and the maximum height of a multi-family structure to four stories in the PAC-AHO Zone.

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

Resolution for O-17-18: Ordinance Amending Chapter 190 (Land Use), Article XXII (Nonconforming Uses), Section 190-235 (Continuances) of the Revised General Ordinances

This ordinance would allow owners of nonconforming single family structures to make additions without applying for a variance, so long as the planned addition does not exacerbate an existing nonconforming condition, nor create a new nonconforming condition.

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

NEW APPLICATIONS:

Minor Site Plan/Waiver of Site Plan Details # 699-6-17

**Wal-Mart Real Estate Business Trust
Block 70, Lot 20.05 – 326 West Main Street**

Proposal to establish a grocery store pickup at the existing Walmart store. Improvements include façade sign, pick up door painting, adding several directional signs throughout the site and demarcating of parking spaces and signs for the proposed pickup spaces. It is also proposed to address compliance from the previous approval; including a revised truck access route with signage and installation of removable bollards in front of the outdoor garden supplies display area along with other site improvements.

DISCUSSION:

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