



Township of Freehold

OFFICE OF THE ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

May 8, 2023

The Freehold Township Environmental Commission will hold a Regular Meeting on Monday, May 8, 2023, at 7:30 p.m. 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 a notice on the bulletin board reserved for that purpose, by mailing such notice on January 12, 2023 to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk.”
3. **Roll Call.**
4. **Pledge of Allegiance.**

APPLICATIONS TO BE REVIEWED:

**Preliminary & Final Major Subdivision
A&B ASSOCIATES LLC
Block 91, Lots 7 & 7.01 – 227 Monmouth Rd
Review # 2**

SD# 904-22

The Applicant is seeking approval to subdivide an existing 15.72 acre lot to create eleven (11) residential detached single-family lots and one (1) open space/basin lot. All lots conform to the existing R-40 zoning requirements.

**Preliminary and Final Major Subdivision Application
Preliminary and Final Major Site Plan Application
Variance Application
Conditional Use Permit**

SD# 773-1-22

SP# 917-22

VAR# 017-22

**MARK FREEHOLD, LLC - WAWA
Block 101, Lots 13 & 13.02 – 275 Monmouth Road
Review # 2**

The Applicant is seeking site plan approval, with variance relief, to construct a 4,736 square foot WAWA convenience store, fuel station and respective site improvements. A Gasoline filling station with a convenience store is a permitted conditional use in the Commercial Zone (B-2). The Applicant seeks subdivision approval to consolidate existing Lots 13 and 13.02, then re-subdivide into two (2) lots to accommodate the proposed site improvements. Variance relief is requested for signage compliance.



Environmental Commission Agenda
May 8, 2023

Prelim. & Final Major Site Plan Application
Variance Application **["D" Variance]**
FREEHOLD COLLISION
Block 80, Lot 4 – 3411 Route 9
Review # 2

SP# 915-22
VAR# 004-22

The applicant is seeking site plan approval to construct a detached 9,968 sf building behind an existing building and various site improvements that includes a landscaped berm along the rear property line to the existing residential homes, located in the CMX-3 zone. Use variance relief is also being sought for an “expanding on a non-conforming use” and to permit a wholesale dealer license use to sell used cars on the premises.

ADJOURNMENT