



Township of Freehold

OFFICE OF THE ENVIRONMENTAL COMMISSION

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

September 11, 2023

The Freehold Township Environmental Commission will hold a Regular Meeting on Monday, September 11, 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 and Final Major Site Plan Application

SP# 750-1-23

Preliminary and Final Major Subdivision Application

SD# 652-3-23

Variance Application

VAR# 009-23

8-10 PARAGON, LLC

Block 72.11, Lots 1.05 & 1.06 – 8-10 Paragon Way

The Applicant is seeking site plan approval, with variance relief, to construct a 70,280 square foot warehouse, along with respective site improvements which includes 79 parking spaces, 23 loading spaces & 2 drive in ramps. Variance relief is required for: 1) exceeding maximum building height of 38.5 ft, when 35 ft is permitted; and, 2) grading and clearing within the Scenic Corridor required landscaped buffer. The Applicant proposes to consolidate the existing two (2) lots to a single lot totaling 10.1 acre lot, located within the Light Industrial Zone (LI-3).



**Environmental Commission Agenda
September 11, 2023**

Prelim. & Final Major Site Plan Application	SP# 911-1-23
Prelim. & Final Major Subdivision Application	SD# 894-1-23
Variance Application	VAR# 008-23
M&M at Main Street Freehold, LLC	
Blk 70.05, Lots 10 & 17; Blk 50, Lot 25; Blk 69.01, Lot 18.02;	
US Route 9 & W. Main St. (County Route 537)	

The Applicant is seeking site plan and subdivision approval to construct a mixed-use center consisting of 75,233 sf of commercial/retail (consisting of 40,420 sf retail, 1,728 sf quick serve restaurant, 20,000 sf of mixed-use retail and 5,585 sf convenience store with gas), 660 residential units (consisting of 90 single-family homes, 256 townhomes, 274 apartments and 40 mixed-use apartments). Site improvements proposed include: public right-of-way extension of Trotters Way from US Route 9 to W. Main Street (County Route 537), Route 9 and Route 537 intersection improvements for the proposed Trotters Way extension, stormwater, parking and circulation, clubhouse and amenities and various respected improvements. Variance relief is being sought for a deficiency of required off-street parking.

ADJOURNMENT