



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

REGULAR MEETING AGENDA
January 18, 2018

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, January 18, 2018, immediately following the Planning Board Reorganization Meeting, 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 December 13, 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.

Approval of Minutes: October 20, 2016

Members Eligible to vote: Mr. Ammiano, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno, Mr. Asadi and Ms. Kurtz.

RESOLUTIONS:

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

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

REQUEST FOR EXTENSION OF APPROVALS:

Request for One Year Extension of Final Major Site Plan # 770-07
I.J.S. Properties, LLC
Block 86, Lots 5.02 – 1043 West Main Street

Preliminary and Final Major Site Plan approval dated February 18, 2010 which was memorialized on June 24, 2010. Request for one year extension of said approval.

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



**Planning Board Agenda
January 18, 2018**

NEW APPLICATIONS:

**Site Plan Waiver Application #737-2-17 and Variance #033-17 (To take jurisdiction only)
Willowbrook Paragon Signage**

Block 72.11, Lot 1.01/1.02 and Block 72.12 Lot 1/2

Applicant seeks to remove the existing signs throughout the business complex with the exception of two (2) existing freestanding signs on Willowbrook Road. Applicant proposes to erect 23 additional signs along Paragon Way and Willowbrook Road, which exceeds the maximum permitted signs. Applicant is also seeking relief from a previous Planning Board condition of approval to permit these additional signs, whereas the proposal is exceeding the number of signs where relief was previously granted (See also resolution #659-1-15 and supplemental resolutions).

Variance Application # 034-17

Malysa, John (Jack) and Delores

Block 85.29 Lot 11 - 116 Havens Mill Road

Applicant seeks approval of a detached 16 x 24 workshop/over-sized shed. Applicant is requesting relief for the size of the proposed shed structure and for having a second shed on the property.

Minor Site Plan with Waiver of Site Plan Detail #879-1-17

Primark US Corp. (Applicant)

MS Portfolio LLC (Owner)

Block 69.01, Lot 18.07 –3710 US Highway 9 (Freehold Raceway Mall)

Proposal to decrease the square footage of the Primark leased store area from 66,656 s.f. to 50,555 s.f. The existing front entranceway would be relocated, the existing sign above the existing entryway would be removed and a second existing front façade sign would be relocated to above the relocated entryway.

DISCUSSION:

- Discuss yearend report and recommendations to be included in draft report for Board consideration
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business
- Adjournment.