



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

**REGULAR MEETING AGENDA**  
**February 15, 2018**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, February 15, 2018, 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 22, 2018 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: December 1, 2016**

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

**RESOLUTIONS:**

**Resolution for O-18-2: An Ordinance Amending Chapter 190 (Land Use) Article XIII (Zone Regulations), Section 190-140.4 Planned Adult Community-Affordable Housing Overlay (PAC-AHO) of the Revised General Ordinances (Amending O-17-1 and O-17-17)**

This ordinance would revise the mix of affordable units.

**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.

**Resolution for O-18-3: Ordinance Amending Chapter 190 (Land Use), Section 190-158 (Regional Mall Zones RMZ-1, RMZ-2, RMZ-2A and RMZ-3) of the Revised General Ordinances**

This ordinance would establish a regulatory process for kiosks/vendor displays in malls.

**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.

**Variance Application #036-17**  
**Benjamin and Jennifer Stover**  
**Block 101 Lot 52.10 – 60 Partners Lane**

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



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**Site Plan Waiver Application # 268-2-17**

**Mavis Discount Tire Rebranding (Project)**

**Somerset Tire Services, Inc. d/b/a Mavis Discount Tire (Applicant)**

**Block 65, Lots 12 & 12.01 – 4011 Route 9**

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

**Preliminary and Final Major Site Plan # 881-16 and Use/Bulk Variances # 026-16**

**Freehold American, Inc. - d/b/a Freehold Towing (Applicant)**

**Block 6, Lots 21 and 22 – 243 Throckmorton Street**

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

**NEW APPLICATIONS:**

**Variance Application # 021-17**

**KHAZEN, Mikhail and Yelena**

**Block 102, Lot 30, 30.01 (consolidated as Lot 30.02) – 23 Francis Mill Road**

Proposed construction of an oversized, two (2) car detached garage. The proposed garage will be located within the front yard and exceeds the permitted garage size.

**Site Plan Waiver # 581-3-17**

**MEROLA TILE**

**Block 49 Lot 46.02 – 235 Willowbrook Road**

Proposed change of permitted use from newspaper production and maintenance use (formerly used by the Asbury Park Press), to warehouse use with office area, which is permitted in the M-1 Industrial Zone, for a Merola Tile company.

**Site Plan Waiver # 737-2-17 and Variance # 033-17 - Carried without further notice from 1/18/18**

**WILLOWBROOK PARAGON MANTROSE, LLC**

**Willowbrook Paragon Signage**

**Block 72.11, Lots 1.01 & 1.02 and Block 72.12 Lots 1 & 2**

Applicant proposes to replace/reface and install signs throughout the business complex with the exception of two (2) existing freestanding signs on Willowbrook Road and ten (10) existing signs on Paragon Way and inside the complex (all 12 to remain as existing) and to reface six (6) additional existing signs with new signage. Applicant also proposes to erect twenty-nine (29) additional signs along Willowbrook Road, Paragon Way and within the complex. The total number of proposed signs (include those existing and to remain) would be 47 signs. Applicant seeks permission to exceed the maximum number of signs and relief from a condition from a previous approval by the Planning Board (See also previous resolution #659-1-15 and supplemental resolutions).

**Site Plan Waiver # 412-3-17 and Variance # 037-17**

**POETS SQUARE SOLAR**

**Block 42.04 Lot 1 – 1 Thoreau Drive**

Proposed work is to install a roof mounted solar system on existing roofs within the Poet's Square commercial complex. The proposed roof mounted solar panels would be visible from roadways and parking areas.



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**DISCUSSION:**

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