



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

**REGULAR MEETING AGENDA**  
**March 15, 2018**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, March 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.

**RESOLUTIONS:**

**Site Plan Waiver # 581-3-17 (Resolution carried from 3/1/18)**

**MEROLA TILE**

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

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

**Site Plan Waiver # 412-3-17 and Variance # 037-17 (Resolution carried from 3/1/18)**

**POETS SQUARE – ECOMEN SOLAR, LLC**

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

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

**Capital Project Review #772-1-18**

**Child Advocacy Center - Monmouth County Board of Chosen Freeholders**

**Block 41, Lots 11 and 11.01 – Kozloski Road**

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



**Planning Board Agenda  
March 15, 2018**

**Capital Project Review #710-1-18**

**BioTech High School - Monmouth County Board of Chosen Freeholders  
Block 41, Lots 11 and 11.01 – Kozloski Road**

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

**“D” Variance Application #031-17**

**Online Trading Company  
Juniper Plaza Associates, LTD  
Block 72 Lot 90.03-90.04 - 3499 Rt. 9 North**

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

**Preliminary and Final Major Site Plan and Variance Application #629-3-17**

**Online Trading Company  
Juniper Plaza Associates, LTD  
Block 72 Lot 90.03-90.04 - 3499 Rt. 9 North**

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

**NEW APPLICATIONS:**

**“D” Variance Application # 026-17**

**Preliminary and Final Major Site Plan and Variance # 840-1-17  
KDC Solar CSCP, LLC (Applicant)  
CentraState Medical Center, Inc. (Owner)  
Block 86, Lot 8, 8.03, & 11 – 901 West Main Street**

Construct automobile canopies with solar panels on the parking lot areas of CentraState Hospital. A use variance is required to permit the solar canopy use which is not permitted in the H-1 Zone.

**Conditional Use Variance # 015-17**

**Preliminary and Final Major Site Plan and Variance Application # 893-17  
Shake Shack (Project)  
Leemilt’s Petroleum (Applicant)  
Block 3, Lot 1 – 4431 Route 9 North**

Proposal for a 3,530 s.f. restaurant with associated site improvements; whereas restaurants are allowed by conditional use and this application does not meet all of the required conditions.

**Soil Removal/Fill Application # SR-01-18**

**Shake Shack (Project)  
Leemilt’s Petroleum (Applicant)  
Block 3, Lot 1 – 4431 Route 9 North**

Proposal to export approximately 1,000 c.y. from the site in conjunction with Site Plan # 893-17.

**DISCUSSION:**

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