



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

REGULAR MEETING AGENDA
May 3, 2018

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, May 3, 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:

Soil Removal/Fill Application # SR-03-18
First Hartford Realty Corporation –Freehold Realty Associates
CVS Pharmacy
Block 85.12, Lot 25 – West Main Street

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

Supplemental Site Plan Approval and Var. # 007-18 (Signage Approval: Site Plan # 300-1-16)
Lester Glenn Chevy
AGK Chevy c/o Lester Glenn Auto Group
Block 70.05, Lot 14 – 3712 Route 9

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

Preliminary and Final Major Site Plan # 295-3-17 and “D” Var. # 002-18
Broadway Associates, LLC
Block 28.13, Lot 7.03 – 400 Broadway

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



**Planning Board Agenda
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**Capital Project Review Application # 897-18
Freehold Borough Lake Topanemus Pedestrian Bridge
Block 10 Lot 1.01/2 – Pond Road**

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

**Supplemental Site Plan Approval and Var. # 008-18 – (Signage Approval: Site Plan # 771-1-16)
DCH Investments, Inc. - Nissan
Block 65.01, Lot 15 – 4039 and 4041 Route 9 North**

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

**Amended Preliminary and Final Major Site Plan # 890-1-18
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33**

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

**Soil Removal/Fill Application # SR-02-18
PIRHL Acquisitions, LLC
Wemrock Senior Living
Block 69.01, Lot 23 – 168 Route 33**

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

**Preliminary and Final Major Site Plan # 840-1-17 and “D” Variance # 026-17
KDC SOLAR (CentraState Medical Center)
Block 86, Lot 8, 8.03, & 11 – 901 West Main Street**

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

NEW APPLICATIONS:

**Preliminary and Final Major Site Plan # 893-17 and “D” Variance #015-17
Shake Shack (Project) (Carried from 3/15/18 without further notice to 5/3/18)
Leemilt’s Petroleum (Owner)
Block 3, Lot 1 – 4431 Route 9 North**

Proposal for an approximately 3,500 s.f. restaurant with associated site improvements; restaurants are permitted as a conditional use and this application does not meet all of the required conditions.

**Soil Removal/Fill Application # SR-01-18
Shake Shack (Carried from 3/15/18 without further notice to 5/3/18)
Leemilt’s Petroleum
Block 3, Lot 1 – 4431 Route 9 North**

Proposal to export approximately 1,000 c.y. of soil from the site in conjunction with site plan approval.



Planning Board Agenda
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Preliminary and Final Major Site Plan # 894-17 and “D” Variance # 011-17
Freehold Skin Clinic & Cancer Center (Project) (Must Act by 5/18/18)
Centurion Real Estate Holding II, LLC (Applicant)

Block 52, Lot 3 – 145 Moreau Avenue

Proposal to remove/demo an existing garage structure and construct an addition (approximately 1,320 square feet) to the existing building on the property. A use variance is being sought to allow for a second floor apartment in the existing building for part-time use by a doctor who lives outside the area.

DISCUSSION:

- Field Adjustment Committee:

FIELD ADJUSTMENT REQUEST #1 for Site Plan # 300-1-16

Lester Glenn Chevy

AGK Chevy, LLC

Block 70.05, Lot 14 – 3712 Route 9

Request to substitute the previously approved reinforced concrete retention wall along the northern property line adjacent to the cemetery with a driven sheet pile wall.

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