



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

REGULAR MEETING AGENDA
June 7, 2018

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, June 7, 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:

**Request for a Second 1-year extension – “D” Variance and Final Major Site Plan # 767-07
Magellan NYC West Main, LLC - Onyx Medical Complex (f/k/a Medical Freehold, LLC)
Block 69.05, Lot 36.01 – 303 West Main Street**

Members Eligible to vote: Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash and Mr. Shortmeyer (Ms. Kurtz, Alt.1; Mr. Asadi, Alt.2; Mr. Levy, Alt.3).

**Request for a Second 1-year extension – Preliminary and Final Major Site Plan # 849-13
Land Bank Freehold, LLC
Block 71, Lot 8**

A request for a Second-1yr Extension of Time for approvals for Commercial North/Phase I: Bldg.1- 2,000 sf Taco Bell with drive-thru, Bldg.2 - 8,000 sf restaurant, Bldg. 3- 8,000 sf restaurant. Approvals for Commercial South/Phase II: one or more commercial buildings containing 10,800 sf for Buildings 4 through 7 (see also: Subdivision # 890-13/Site Plan # 854-14).

Members Eligible to vote: Mayor Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Preston and Mr. Shortmeyer (Ms. Kurtz, Alt.1; Mr. Asadi, Alt.2; Mr. Levy, Alt.3).

**Request for a Second 1-year extension – Preliminary and Final Major Site Plan # 854-14
Land Bank Freehold, LLC as successor to K. Hovnanian Shore Acquisitions, LLC
Block 71, Lot 8**

A request for a Second-1yr. Extension of Time for site plan approval for the Community Center for the Residential Element of the Land Bank site (see SD# 890-13).

Members Eligible to vote: Mayor Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Preston and Mr. Shortmeyer (Ms. Kurtz, Alt.1; Mr. Asadi, Alt.2; Mr. Levy, Alt.3).



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**Request for a Second 1-year extension – Preliminary and Final Major Subdivision # 890-13
Land Bank Freehold, LLC as successor to K. Hovnanian Shore Acquisitions, LLC
Block 71, Lot 8**

A request for a Second-1yr. Extension of Time for subdivision approvals for the creation of 117 lots (113 for residences, 3 for open space and one to be developed with a community center).

Members Eligible to vote: Mayor Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Preston and Mr. Shortmeyer (Ms. Kurtz, Alt.1; Mr. Asadi, Alt.2; Mr. Levy, Alt.3).

Amended Preliminary and Final Major Site Plan # 300-2-18 (“D” Variance)

**Lester Glen Chevy
AGK Chevy, LLC
Block 70.05, Lot 14 – 3712 Route 9**

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

Variance Application #006-18 (“C” and “D”)

**Caracappa, Michael/Suzanne
Block 85.56 Lot 20 – 62 Harvard Oval**

Members Eligible to vote: Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash and Mr. Shortmeyer (Ms. Kurtz, Alt.1).

“D” Variance # 011-17 and Preliminary and Final Major Site Plan # 894-17

**Freehold Skin Clinic & Cancer Center
Centurion Real Estate Holding II, LLC
Block 52, Lot 3 – 145 Moreau Avenue**

Members Eligible to vote: Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash and Mr. Shortmeyer (Ms. Kurtz, Alt.1).

NEW APPLICATIONS:

“C” Variance Application # 012-18

**Searby, William and Susan
Block 72, Lot 24 - 51 Koenig Lane**

Proposed two-car detached garage with a 12’ wide driveway, fronting on the (unnamed) road for Wynnefield Park. The garage would measure 24’ x 32’ (768 s.f.) whereas 24’ x 24’ is permitted and 20’ high with a loft (294 s.f.), whereas 16’ height is permitted.

CONTINUED 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 & 6/7/18)
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.



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Soil Removal/Fill Application # SR-01-18

Shake Shack (Carried from 3/15/18 without further notice to 5/3/18 & 6/7/18)

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.

DISCUSSION:

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