



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

REGULAR MEETING AGENDA
July 19, 2018

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, July 19, 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: November 9, 2017**
Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Asadi and Mr. Levy.

RESOLUTIONS:

Minor Site Plan Application # 582-4-18
Chef's International – Moore's Tavern
Block 85.11, Lot 21 – 402 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 (Alternate: Mr. Levy).

Minor Site Plan # 609-3-18 and Variance Application # 003-18
Tommy's Tavern and Tap (Project)
Tommy's at Freehold, LLC (Applicant)
Majestic Empire Holdings, LLC (Owner)
Block 71, Lot 18 – 3492 Route 9

Members Eligible to vote: Mayor Ammiano, Mr. Bazzurro, Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Kash, Mr. Preston Mr. Shortmeyer and Ms. Kurtz (Alternates: Mr. Asadi & Mr. Levy).



**Planning Board Agenda
July 19, 2018**

NEW APPLICATIONS:

**Variance Application # 017-18
Polverino, Samuel and Cheryl
Block 19, Lots 59 – 124 Cannon Road**

Proposed front porch addition within the pre-existing non-conforming front yard setback.

**Supplemental Request to amend resolution for:
Amended Preliminary and Final Major Site Plan # 824-2-16
The Edge at Freehold – JSM at Eaton, LLC
Block 83, Lot 1.01**

Proposal to amend resolution # 824-2-16 to increase the size of the clubhouse in Building #1 from 3,669 s.f. to 4,700 s.f.; whereas 3,669 s.f. was previously reviewed and approved by the Board. The increase would occur within the same footprint of the approved building, using space previously allocated for retail space.

**Preliminary and Final Major Site Plan # 852-14 and Var.# 039-17 (To take jurisdiction only)
First Hartford Realty Corporation –Freehold Realty Associates
Block 85.12, Lot 25 – West Main Street**

Supplemental site plan application for signage at the previously approved CVS.

CARRIED APPLICATION:

**Bifurcated Use Variance Application # 010-18 (Ref. # 439-2-18) (Took jurisdiction on 5/17/18,
Carried to 7/19/18 without further notice. To be rescheduled to a later date with re-notice.)**

**Raintree Associates
Kaplan Companies – Self Storage Building
Block 86, Lot 12.01 – 200 Village Center Drive (Rt. 537)**

Proposal for use and FAR variance relief to permit a two story self-storage facility containing 86,756 square feet – use is not permitted in the B-10 zone. The variance request is for the self-storage use and for the FAR variance relief only. All other relief will be requested under site plan approval subject to Board approval for the “D” Variances.

DISCUSSION:

- **Request to correct a resolution 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**
The original approval expired on June 17, 2017 and there was a one-year extension granted by the Board, extending the approvals to June 17, 2018. On June 7, 2018, the Board approved a resolution to grant a second, one-year extension of the approvals to the applicant. This resolution stated that the extension was through June 16, 2019. The applicant is requesting to correct the resolution to be extended through June 17, 2019.
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing
- Old/New Business
- Adjournment