



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

REGULAR MEETING AGENDA
October 18, 2018

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, October 18, 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: June 15, 2017
Members Eligible to vote: Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Shortmeyer and Ms. Kurtz.

RESOLUTIONS:

Appeal of a Zoning Officer’s Decision Application # 028-18
T-Mobile Northeast, LLC
Block 8, Lot 5 – 169 Robertsville Road

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

Amended Preliminary and Final Major Site Plan w/ Waiver of Site Plan Details # 795-2-18
and Variance #036-18

Renaissance at Schanck – I-Play America
Sylvia DeAngelo – Lot 2 (Owner)
PMGB, LLC GB Ltd. – Lot 2.02 (Owner)
Portman G.B. Associates. GBLTD – Lot 3 (Owner)

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



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Site Plan Waiver # 581-3-17

MEROLA TILE

Block 49 Lot 46.02 – 235 Willowbrook Road

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

Variance Application # 037-18

Tajfel, Julie

Block 97, Lot 13.10 – 19 Russel Road

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

NEW APPLICATIONS:

Variance Application #024-18

Keelen, Austin and Katie

Block 9, Lot 9 – 1 Topanemus Lane

Proposal to construct an attached covered front porch to an existing residence, which would extend 12' from the residence along the length of home. The proposed porch would encroach into the required front yard setback area.

Final Major Subdivision – Phase II #895-1-18

Amended Preliminary and Final Major Site Plan # 884-1-18

Regency at Freehold - Toll

Block 67, Lots 21 – Route 33

Proposal to increase the size of the approved clubhouse building from 3,450 sf to 4,335 sf, change orientation of the pool area, increase the pool deck area by 1,140 sf, modify the driveway directly in front of the clubhouse entrance adding pavers to facilitate access to clubhouse entrance and adding a guardhouse (unmanned) to the second entrance island. Also, requesting Final Major Subdivision approval for Phase II.

Land Use Application #033-18

Chadwick Square Shopping Center

Block 80, Lot 5 – 3333 Route 9 N

Request for a Certificate of Non-Conformity for an existing multi-tenant shopping center as approved by the Planning Board under Site Plan # 435-85 on September 5, 1985, to assure continued use and occupancy for uses as permitted in the B-1 Zone, as zoned prior to the zone change to CMX-3 Zone.

Land Use Application #034-18

Barclay Square

Block 71.38, Lot 10 – 3338 Route 9 South

Request for a Certificate of Non-Conformity for an existing multi-tenant shopping center as approved by the Planning Board under Site Plan # 501-88 on November 3, 1988, to assure continued use and occupancy for uses as permitted in the B-1 Zone, as zoned prior to the zone change to CMX-3 Zone.



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Variance Application # 009-18

Balciunas, Gerardas & Balciuniene, Lina

Block 101, Lot 44 – 466 Ely Harmony Road

Proposal to demolish the existing single family residence and to construct a new 3,798 s.f. single family residence with an attached garage on an undersized lot and may require “D” variance relief for FAR and for use to permit commercial storage on the property. Applicant is also seeking to retain the 1,638 s.f. existing garage and shed, but would be removing the other existing garage (1,138 s.f.), and to provide new septic system and well. Several bulk variances are requested.

DISCUSSION:

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