



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

**REGULAR MEETING AGENDA**  
**December 6, 2018**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, December 6, 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: April 20, 2017  
**Members Eligible to vote:** Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Shortmeyer and Ms. Kurtz.
6. Meeting scheduled for December 13, 2018 – Authorization to cancel meeting and add an additional regular meeting on December 20, 2018.

**RESOLUTIONS:**

**Request for Certificate of Non-Conformity: Land Use Application #033-18 (DENIAL)**  
**Chadwick Square Shopping Center**  
**Block 80, Lot 5 – 3333 Route 9 N**

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

**Appeal of a Zoning Officer’s Determination Application #020-18 (DENIAL)**  
**Moini, Brad**  
**Block 8 Lot 5 – 169 Robertsville Road**

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

\* certified listened to tapes & reviewed exhibits



**Planning Board Agenda  
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**NEW APPLICATIONS:**

**Fourth Amended Preliminary and Final Major Site Plan # 824-4-18**

**JSM at Eaton – The Edge**

**Block 83, Lots 1.01 – Route 9 and Elton Adelpia Road**

Proposal to amend the Pool Cabana/Site Maintenance Building to a two-story building and other minor site improvement amendments. The Applicant is also seeking approval from the Board to recognize the plan is now prepared by EP Design, whereas the previously approved plan was prepared by Bohler Engineering.

**Preliminary and Final Major Site Plan (Phase I) and Variance # 021-16**

**Preliminary Major Site Plan (Phase II) # 886-16**

**“Elton Plaza”**

**M& M Realty Partners at Freehold, LLC (fka Freehold Crossing, Inc.)**

**Block 80, Lot 3 – 3301 Route 9**

Proposal to construct five (5) retail buildings (totaling  $\pm$  40,609 sf) and 264 parking spaces with driveway access from Route 9 and Elton Adelpia Rd. (CR 524).

**Phase I** (Preliminary & Final Site Plan) would consist of: **Building 2** (WaWa Fueling Station with Convenience Store – 5,051 s.f.), **Building 3** (Multi-Tenant Retail Center – 13,600 s.f.), and

**Building 5** (Chick-fil-A w/drive-thru – 5,150 s.f.).

**Phase II** (Preliminary Site Plan only) would consist of: **Building 1** (Retail w/ drive-thru – 14,724 s.f.) and **Building 4** (Fast-food restaurant w/ drive-thru – 2,084 s.f.).

**Variance Application # 038-18**

**Scalli, John and Maria**

**Block 1.04, Lots 17.01 – 20 Colonial Court**

Bulk variance (“C”) relief and floor area ratio (“D”) variance relief to construct a two-story addition to the existing home measuring 797+/- square feet and to maintain an existing shed which would require setback variance relief.

**Amended Preliminary and Final Major Site Plan # 840-2-18 and Variance # 042-18**

**KDC Solar CSCP LLC**

**Block 86 Lots 8, 8.03, 11**

Request to excise/modify specific condition #5 of previous Planning Board resolution of approval # 840-1-17; whereas the Applicant was granted approval to construct automobile canopies with solar panels over parking lot areas of CentraState Hospital.

**Amended Preliminary & Final Major Site Plan # 748-6-18 and Variance # 043-18**

**New Cingular Wireless PCS, LLC (AT&T)**

**Block 86, Lots 8 & 8.03 - 901 West Main Street**

Request to excise specific condition #1 of previous Planning Board resolution of approval #748-5-18; whereas the Applicant was granted approval for a telecom facility on the hospital’s rooftop. The condition requested to be excised is regarding the ability to obtain construction permits prior to certain items being addressed by the property owner, CentraState Medical Center (“hospital”), as further described in Planning Board resolution # 840-1-17.



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**CLOSED SESSION:**

- Litigation – Leemilt’s Petroleum (Shake Shack) v. Freehold Township Planning Board
- Litigation – T-Mobile Northeast, LLC v. Freehold Township Planning Board

**DISCUSSION:**

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