



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

October 1, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, October 1, 2020, 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 17, 2020 to the official newspapers of the Township and by filing such notice with the Township Clerk.”

3. **Roll Call.**

4. **Pledge of Allegiance.**

5. **Meeting Minutes.**

March 19, 2020 Regular Meeting Minutes

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

April 16, 2020 Regular Meeting Minutes

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

May 7, 2020 Regular Meeting Minutes

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

June 4, 2020 Regular Meeting Minutes

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



**Planning Board Agenda
October 1, 2020**

RESOLUTIONS:

**Preliminary & Final Major Site Plan
Variance Application**

**SP# 364-3-20
VAR# 003-20**

**Platinum Auto Enterprises, LLC
Block 67 Lot 2 – 4020 Route 9 South**

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

APPLICATIONS:

(carried from 9/17/2020 meeting)

**Amended Preliminary & Final Major Site Plan
Variance Application**

**SP #824-5-20
VAR # 022-20**

**JSM at Eaton, LLC – The Edge at Freehold
Block 83 Lot 1.01 – 177 Elton Adelphia Rd**

Application for amended preliminary and final major site plan approval to construct a 210 s.f. freestanding walk-in cooler as a subordinate and customarily incidental accessory use directly behind a commercial business.

Variance Application

VAR# 016-20

**CAVALLARO, Richard & Susan
Block 42.17 Lot 5 – 31 Scarlet Dr**

Application requesting bulk variance relief to construct a pool cabana structure, when this type of accessory structure is not a permitted accessory use.

**Preliminary and Final Major Subdivision
Variance Application**

**SD# 900-19
VAR# 010-19**

**Pollock, Thomas (Lot 38.05) and
Robert & Kristy Loff (Lot 38.06)
B 97 L 38.05 – 350 Brandon Boulevard
B 97 L 38.06 – 178 Jackson Mills Rd.**

Proposal for a lot line modification, taking approximately 4.42 acres from Block 97, Lot 38.06 and appending it to Block 97, Lot 38.05; leaving Lot 38.06 with approximately 37.51 acres and Lot 38.05 with approximately 38.05 acres. No improvements are proposed as part of this subdivision. Lot 38.06 currently operates with a use variance under Variance # 003-16.

**Minor Site Plan Application
Variance Application**

**SP# 525-3-19
VAR# 019-19**

**Bank of America
Block 85.11 Lot 17 – 510 West Main Street**

Application for minor site plan approval to install a free-standing ATM kiosk in Lane 3 of an existing drive-thru. The application proposes no change to the existing Bank use and also proposes minor lighting upgrades.



**Planning Board Agenda
October 1, 2020**

(carried from 8/6/2020 meeting)

Minor Site Plan Application

SP# 825-1-19

Variance Application

VAR# 013-19

Freehold Car Connection INC – DBA Raceway KIA of Freehold (Applicant)

AC Realty (Owner)

Block 67, Lot 5 – 4044 Route 9

Upgrade to existing KIA automobile dealership. The upgrades include new site lighting to address the site's poor illumination for both safety and automobile purposes; new façade and freestanding signs to replace and upgrade the existing signs and a new auto display area to better display vehicles.

DISCUSSION:

- Authorize Francis C. Accisano, Esquire to defend the Planning Board in the matter of the appeal of Brad Moini, now pending in the Appellate Division of the Superior Court under Docket # A003427-19.
- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment