



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

November 5, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, November 5, 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.**

RESOLUTIONS:

Amended Resolution Granting Minor Subdivision Approval SD# 901-20
North Jersey Network of Churches / Lisa & Taylor Applegate
Block 67 Lots 28 & 31 – Route 33 West

Members Eligible to vote: Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Mr. Kash,
Mr. Shortmeyer, and Mr. Levy.

Amended Preliminary & Final Major Site Plan SP# 824-5-20
Variance Application VAR# 022-20
JSM at Eaton, LLC – The Edge at Freehold
Block 83 Lot 1.01 – 177 Elton Adelphia Rd

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

Variance Application VAR# 016-20
CAVALLARO, Richard & Susan
Block 42.17 Lot 5 – 31 Scarlet Dr

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



**Planning Board Agenda
November 5, 2020**

**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.**

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

**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**

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

**Resolution for O-20-14: An Ordinance Amending Chapter 190 (Land Use), Article XI
(Zone and Schedule of Requirements), and Article XIII, Zone Regulations**

The purposes of this Ordinance are to rezone Lots 4.02 and Lot 6 of Block 5 from CMX-10 Corporate Multi-Use Development to B-10 Highway Development; and to amend the requirements in the Village Center Zone to reduce the percentage of retail space that shall be comprised of stores with a minimum of 60,000 square feet from 90% to 85%, reduce the minimum size for 10% of retail stores to 3,000 square feet and 5% of retail stores to 1,500 square feet, establish conditional use standards for restaurant uses, and permit drive-thru restaurants and certain personal service uses.

APPLICATIONS:

Variance Application

VAR# 019-20

**DEMONTE, Martin & Theresa
Block 93.08 Lot 3 – 315 Valley View Circle**

The Applicant is proposing to build a 400 sq ft outdoor pavilion in the rear of the property where the allowed maximum size is 192 sq ft.

Amended Preliminary & Major Site Plan Application

SP# 283-5-20

**Cusa Realty II, LLC
Block 49 Lot 46.01 – 225 Willowbrook Road**

Application to permit improvements to modify an existing multi-tenant warehouse/manufacturing/office building. Proposed two (2) phased site improvements to include: construct a parking area with concrete ramp, loading docks, and detention basin in rear yard.



**Planning Board Agenda
November 5, 2020**

(carried from 8/6/2020 and 10/1/2020 meetings)

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:

- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment