



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

December 3, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, December 3, 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:

Variance Application

VAR# 026-20

BLATA, Dhurata

Block 36.01 - Lot 9 – 40 Topaz Dr

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

Preliminary and Final Major Site Plan

SP# 526-1-20

Variance Application

VAR# 005-20

RDM Group, LLC

Block 79 - Lot 4 – 550 Halls Mill Road

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

Preliminary and Final Major Site Plan Application

SP# 907-1-20

Variance Application

VAR# 002-20

Wasatch Storage Partners, LLC

Block 69 - Lots 36.04, 36.05, 36.06 and 36.07 – 100 & 105 Gibson Place

Members Eligible to vote: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Mr Levy.



**Planning Board Agenda
December 3, 2020**

**Minor Site Plan Application
Variance Application ["D" Variance]
Abundant Life, Church of God
Block 38 - Lot 4 – 115 Colts Neck Rd**

**SP# 637-2-19
VAR# 025-20**

Members Eligible to vote: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Mr Levy.

**Variance Application ["D" Variance]
POLLOCK, William
Block 97 - Lot 38.02 – 362 Brandon Blvd.**

VAR #024-20

Members Eligible to vote: Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Shortmeyer and Mr Levy.

APPLICATIONS:

**Amended Preliminary & Final Major Site Plan Application
Variance Application
500 Halls Mill Holdings LLC
Block 78.02 - Lots 8 & 8.01 – 500 Halls Mill Rd**

**SP# 499-2-20
VAR# 009-20**

Applicant is seeking site plan approval to demolish an existing manufacturing facility and construct a 206,642 sq ft warehouse building. Bulk variance relief sought for proposed: Scenic Corridor Buffer deficiency, chain-link trash enclosure, and metal panel building materials.

**Amend. Preliminary & Final Major Site Plan
Variance Application
Renaissance at Schanck Road II, LLC
Block 70 - Lots 2, 2.02 & 3 – 3616 Route 9 (rear)**

**SP #795-3-20
VAR #027-20**

The Applicant is proposing to vacate the previously approved free-standing building approval (SP# 795-08) to use the vacant front part of the parking lot for parking cars from car dealerships.

(carried from 8/6/2020, 10/1/2020 and 11/5/2020 meetings)

**Minor Site Plan Application
Variance Application
Freehold Car Connection INC – DBA Raceway KIA of Freehold (Applicant)
AC Realty (Owner)
Block 67 - Lot 5 – 4044 Route 9**

**SP# 825-1-19
VAR# 013-19**

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