



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

REGULAR MEETING AGENDA

April 1, 2021

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, April 1, 2021, 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, 2021 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 Preliminary and Final Major Site Plan
Variance Application
Freehold Marketplace (Elton Plaza)
M&M Realty Partners at Freehold, LLC
Block 80, Lot 3 – 3301 Route 9**

**SP# 886-1-20
VAR# 006-20**

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

**Variance Application
DRUM, John
Block 38.06, Lot 9 – 9 Circle Terrace**

VAR# 033-20

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

**Variance Application
NOTARO, Dominic
Block 28 Lot 8.27 – 3 Opatut Way**

VAR #034-20

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



**Planning Board Agenda
April 1, 2021**

Variance Application **VAR #035-20**
THOMANN, Mark & Mary
Block 30.11, Lot 16 – 44 Country View Drive

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

APPLICATIONS:

Capital Project Review Application **SP# 909-21**
Freehold Township School District
Marshall W. Errickson Elementary School
Block 84, Lot 9 & 10 – 271 Elton Adelpia Road

The Freehold Township School District is proposing to repave and modify the existing parking lot at the Marshall W. Errickson Elementary School.

Minor Site Plan Application **SP# 663-4-20**
Saker Properties of Freehold
Block 42, Lot 27.01 – 301 Commerce Drive

The applicant is seeking approval to relocate doors, reconfigure of stair installations and an addition of roof top units top units.

Minor Site Plan Application **SP# 758-6-20**
Variance Application **VAR# 031-20**
Electrify America
Block 69.01 Lot 18.01 – 3710 Route 9

The applicant proposes to install (4) fast electric vehicle charging stations with associated equipment in the southeast corner of the Freehold Raceway Mall Parking Lot.

Preliminary and Final Major Site Plan **SP# 452-1-19**
Variance Application **VAR# 027-19** **["D" Variance]**
Conditional Use Application
Carl's Self-Storage, LLC
Block 80, Lots 37 & 38 – 3475 Route 9

Amended Preliminary and Final Major Site Plan **SP# 452-2-19**
A&M Plaza, LLC
Block 80, Lots 38 – N/N Three Brooks Road

Applicant proposing a 21,000 sf self-storage warehouse facility and 450 sf manager's office on Lot 37 (to the rear of the existing A&M Plaza strip center). Only proposed change to the existing A&M Plaza shopping center is relocation of access driveway and parking area which crosses over the Lot 37/38 property line. Variance relief requested for bulk and conditional use purposes.



Planning Board Agenda
April 1, 2021

Soil Removal Permit

SR#02-20

Carl's Self-Storage, LLC (Applicant)

A&M Plaza, LLC (Owner)

Block 80, Lots 37 & 38 – 3475 Route 9

In conjunction with SP# 452-1-19, the applicant is proposing to import 985 cubic yards of soil. The soil is to be stored and used to the rear of the existing A&M Plaza on Lot 37.

DISCUSSION:

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