



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

REGULAR MEETING AGENDA
June 17, 2021

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, June 17, 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:

Variance Application **VAR# 001-21**
WELLS, Glenn
Block 112, Lot 6 – 75 Siloam Rd
Members Eligible to vote: Mayor Cook, Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Kash,
Mr. Preston, Mr. Shortmeyer, Mr. Levy, Mr. Pucci

Variance Application **VAR# 003-21**
CARR, Rodney
Block 105, Lot 30 – 377 Jackson Mills Rd
Members Eligible to vote: Mayor Cook, Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Kash,
Mr. Preston, Mr. Shortmeyer, Mr. Levy, Mr. Pucci

Variance Application **VAR# 008-21**
INSELBERG, Scott & Rachel
Block 72, Lot 4 – 2 Willow Brook Rd
Members Eligible to vote: Mayor Cook, Mr. Bruno, Mr. Coburn, Mr. Gatto, Mr. Kash,
Mr. Preston, Mr. Shortmeyer, Mr. Levy, Mr. Pucci



Amended Preliminary & Final Major Site Plan Application **SP# 823-1-20**
Variance Application **["D" Variance]** **VAR# 018-20**

JUNCTION ESTATES, LLC [Owner]

Block 4, Lot 46.01 – 4412 Route 9

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

Resolution for O-21-10: An Ordinance Amending Chapter 190 (Land Use), Article XI (Zones and Schedule of Requirements) of the Revised General Ordinances

The purpose of this Ordinance is to update certain zoning and land use requirements related to Freehold Township's RMZ-1 and RMZ-2 Regional Mall Zones by amending Chapter 190, Land Use, Article XI, Zones and Schedules of Requirements; Article XIII, Zone Regulations; Article XIV, Off-Street Parking, Loading and Unloading Requirements; and Article XVII, Signs, to update definitions for new and existing uses; eliminate the RMZ-2A Zone and rezone said properties to RMZ-1 and RMZ-2; permit certain new principal, accessory, and conditional uses in the RMZ-1 Zone and RMZ-2 Zones; establish site development standards related to pad sites in the RMZ-1 Zone; amend the parking requirements for shopping centers in the RMZ-1 and RMZ-2 Zones; and amend permitted signage in the RMZ-1 and RMZ-2 zones.

Resolution for O-21-11: An Ordinance Amending Chapter 190 (Land Use), Article XII (General Zoning Provisions), Section 190-117 (Prohibition of Uses) and Chapter 190 (Land Use), Article XIII (Zone Regulations), Section 190-149 (Hospital Zone H-1) of the Revised General Ordinances

This Ordinance repeals and replaces certain provisions of Chapter 190 (Land Use), Article XII (General Zoning Provisions), Section 190-117 (Prohibition of Uses) of the Revised General Ordinances of the Township of Freehold which were rendered void by the adoption of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act. This Ordinance prohibits various classes of cannabis establishments within the Township in accordance with the municipal authority granted by the Act, but permits medical cannabis dispensaries in the H-1 zone.

