



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

REGULAR MEETING AGENDA
August 5, 2021

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, August 5, 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# 015-21**
CAMACHO, Leonel
Block 28 Lot 8.25 – 7 Opatut Way
Members Eligible to vote: Mayor Cook, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston,
Mr. Shortmeyer, Ms. Kurtz, Mr. Levy, Mr. Pucci

Soil Removal Permit **SR# 01-21**
Wasatch Storage Partners, LLC
Block 69, Lots 36.04, 36.05, 36.06 and 36.07 – Gibson Place
REF. SP# 907-1-20 and VAR # 002-20
Members Eligible to vote: Mayor Cook, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston,
Mr. Shortmeyer, Ms. Kurtz, Mr. Levy, Mr. Pucci

Amended Preliminary & Final Major Subdivision **SD# 759-1-20**
Variance Application **VAR# 029-20**
Generation Pines, LLC
Block 32.06, Lot 7 – 383 East Freehold Road
Members Eligible to vote: Mayor Cook, Mr. Bruno, Mr. Gatto, Mr. Kash, Mr. Preston,
Mr. Shortmeyer, Ms. Kurtz, Mr. Levy, Mr. Pucci



Resolution for O-21-14: An Ordinance Amending Chapter 190 (Land Use), Article XIII (Zone Regulations), Section 190-138.1 (HD-2 High Density Zone), Section 190-142.2 (MU-1 Mixed Use Overlay-1), Section 190-142.3 (MU-2 Mixed Use Overlay-2), Section 190-142.4 (MU-3 Mixed Use Overlay-3), and repealing and replacing Section 190-140.1 (PUD-1 Planned Unit Development Zone) of the Revised Gneral Ordinances

This Ordinance amends Chapter 190, Land Use, Article XIII, Zone Regulations for (1) minor revisions to: Section 190-138.1 HD-2 High Density Zone; Section 190-142.2 MU-1 Mixed Use Overlay-1; Section 190-142.3 MU-2 Mixed Use Overlay-2; Section 190-142.4 MU-3 Mixed Use Overlay-3; and (2) to repeal and replace in its entirety Section 190-140.1 PUD-1 Planned Unit Development Zone.

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

APPLICATIONS:

Variance Application **VAR# 018-21**
AMOROSO, Michael
Block 97.06 Lot 1 – 361 Brandon Blvd

The applicant is requesting variance relief to build a cabana/pool house which is to include a bathroom, shower and bar sink.

(to be carried to September 2, 2021)

Variance Application **VAR# 017-21**
PASHKEVITCH, Oleg and Elena
Block 102, Lot 54 – 419 Ely Harmony Rd

The applicant is requesting variance relief to install a 16' x 32' in-ground pool and deck extension on their lot. The existing lot is a non-conforming undersized lot in the Rural-Environmental (R-E) zone. The proposed pool will exceed the permitted impervious coverage and located within the required front and rear yard setbacks.

Minor Site Plan Application **SP# 525-4-21**
Variance Application **VAR# 009-21**
BANK OF AMERICA
Block 85.11, Lot 17 – 510 West Main Street

The applicant is proposing to replace the existing pylon sign which contains non-permitted sign colors.

Amended Prelim. & Final Major Site Plan Application **SP# 657-1-21**
Concrete Properties, LLC
Block 49, Lot 46.031 – 245 Willow Brook Rd

Applicant seeking amended approval for refreshing architectural façade plans for Phase 1 only (Lot 46.031) of the previously approved three (3) phased Technology and Business Park of Freehold (SP# 657-99).



**Planning Board Agenda
August 5, 2021**

**Minor Site Plan Application
Variance Application
Freehold Shopping Center - ALDI Inc.
ASPEN ROUTE 9
Block 50, Lot 25 – 3651-3691 Route 9 North**

**SP# 585-4-21
VAR# 014-21**

Application for to permit an Aldi, Inc. to occupy 21,606 sf of existing building and façade improvements for the entire shopping center. Variance relief sought for proposed exterior signs that do not comply with various sign regulations.

DISCUSSION:

- **TC Resolution R-21-163** – Authorizing the Unified Planning Board to determine if Block 91, Lots 51, 52, 53 & 54 and Block 92, Lots 25 & 41 is an area of property in need of redevelopment.
- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment