



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

REGULAR MEETING AGENDA
September 23, 2021

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, September 23, 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.**
3. **Roll Call.**
4. **Pledge of Allegiance.**
5. **Meeting Minutes.**

August 6, 2020 Regular Meeting Minutes

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

September 17, 2020 Regular Meeting Minutes

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

RESOLUTIONS:

Variance Application

VAR# 018-21

AMOROSO, Michael

Block 97.06 Lot 1 – 361 Brandon Blvd

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

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

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



Amended Prelim. & Final Major Site Plan Application **SP# 657-1-21**
CONCRETE PROPERTIES, LLC

Block 49, Lot 46.031 – 245 Willow Brook Rd

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

Minor Site Plan Application **SP# 585-4-21**
Variance Application **VAR# 014-21**

Freehold Shopping Center - ALDI Inc.
ASPEN ROUTE 9

Block 50, Lot 25 – 3651-3691 Route 9 North

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

APPLICATIONS:

(to be carried to October 7, 2021)

Variance Application **VAR# 017-21**

PASHKEVITCH, Oleg & Elena
Block 102, Lot 54 – 419 Ely Harmony Road

The applicant is requesting variance relief to install a 16’ x 32’ in-ground pool and deck extension on the subject 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.

Soil Removal Permit **SR# 02-21**

500 Halls Mill Holdings LLC
(Ref. SP# 499-2-20 & VAR# 009-20)
Block 78.02 Lot 8.01 – 500 Halls Mill Rd

Applicant is proposing to import approximately 104,636 cubic yards of soil to subject site.

Application for Minor Site Plan **SP# 622-7-21**

LIVOTI’S OLD WORLD ITALIAN MARKET
Block 86, Lot 13 – 200 Mounts Corner Drive

Applicant is seeking site plan approval to install an emergency generator and loading ramp for “Pick Up” service in the rear of the existing building for the Livoti’s Old World Italian Market tenant, formerly Top Tomato and Acme grocery stores. The generator will be installed on a concrete pad and enclosed with fencing.

Preliminary & Final Major Site Plan **SP# 748-8-21**

CentraState Medical Center - Generator
Block 86, Lots 8, 8.01, 8.03 – 901 West Main Street

The applicant is proposing to install two (2) new 2mw/2.5mva generators, new switchgear and two (2) new transformers to provide power to the entire hospital, including all HVAC systems, in the event of an emergency.



Planning Board Agenda
September 23, 2021

DISCUSSION:

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