



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

REGULAR MEETING AGENDA
November 4, 2021

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, November 4, 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# 017-21**
PASHKEVITCH, Oleg & Elena
Block 102, Lot 54 – 419 Ely Harmony Road

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

Variance Application **VAR# 025-21**
WYATT, Robin
Block 42, Lot 25.01 – 11 Dressage Place

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

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

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



Ordinance 21-16: An Ordinance Amending Chapter 190 (Land Use), Article XI (Zones and Schedule Requirements), and Article XIII (Zoning Regulations) of the Revised General Ordinances

This Ordinance amends Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements, and Article XIII Zoning Regulations to rezone designated parcels from R-80 and R-E to the R-15 and R-E Zones on Elton Adelpia and Iron Bridge Roads and to add a zoning provision to §190-135 and Schedule C for new subdivisions on larger properties within the R-15 zone.

APPLICATIONS:

**Monmouth County – SCAT Building Addition
Capital Review Application
Block 43, Lot 16 – 250 Center Street**

SP# 807-3-21

Capital Project Review application for Monmouth County’s proposed 2 story addition and alterations to the existing SCAT Facility site and building.

**Preliminary and Final Major Site Plan
Variance Application
JB’s Diner**

**SP# 889-2-19
VAR# 012-19**

**John Bochis c/o Nancy and George Bochis (Applicant/Owner)
Block 90.01 Lot 1 & 2 – 205 Monmouth Road**

Applicant is seeking to reconstruct the former JB’s Diner on the same property as the former JB’s Diner. Specifically, the Applicant is proposing to construct a 2,100 sf restaurant and additional site improvements on the subject property. A “d(1)” use variance was previously granted on August 16, 2018, through a bi-furcated application, to permit the proposed use as a diner in the R-40 Residential zone, of is not a permitted use.

DISCUSSION:

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