



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

REGULAR MEETING AGENDA
September 15, 2022

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, September 15, 2022, 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 February 8, 2022 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 #009-22**
GALLOGLY, Christopher & Stacy
Block 42 Lot 2.08 – 7 Northfield Ct.

Members Eligible to vote: Mayor Fasano, Mr. Bazzurro, Mr. Bruno, Mr. Cook, Mr. Levy,
Mr. Shortmeyer, Mr. Pucci, Mr. Marion and Mr. Krok.

Major Site Plan Application **SP# 374-2-20**
Variance Application **VAR# 020-20**
Chesterfield Holding, LLC
Block 41.01, Lot 5.03 & Block 41, Lot 5.06 – 210 Harding Rd

Members Eligible to vote: Mayor Fasano, Mr. Bazzurro, Mr. Bruno, Mr. Cook, Mr. Levy,
Mr. Shortmeyer, Mr. Pucci, Mr. Marion and Mr. Krok.

Soil Removal/Fill Application **SR-02-22**
Chesterfield Holding, LLC
Block 41.01, Lot 5.03 & Block 41, Lot 5.06 – 210 Harding Rd
REF: Prelim. & Final Major Site Plan **SP# 374-2-20**
Variance Application **VAR# 020-20**

Members Eligible to vote: Mayor Fasano, Mr. Bazzurro, Mr. Bruno, Mr. Cook, Mr. Levy,
Mr. Shortmeyer, Mr. Pucci, Mr. Marion and Mr. Krok.



APPLICATIONS:

Variance Application **VAR# 008-22**
TETREAULT, Amy
Block 38.06, Lot 3 – 247 Burlington Road

The Applicant is requesting variance relief to construct an 18 foot expansion to an existing attached 2-car garage, where the maximum permitted is 2-car garage that cannot exceed a maximum of 576 square feet. The proposed garage addition is to be used as a woodworking workshop and tool storage. Additional relief being sought for an expansion of the pre-existing non-conforming driveway that is less than 5 feet from the side property line.

Minor Site Plan Application **SP# 912-21**
Variance Application **VAR# 030-21**
Y & Y Fuel, LLC
Block 70.10 Lot 2.03 – 60 Shanck Road

The Applicant is requesting site plan and variance relief approval for the rebranding of an existing gas station. Variance relief specifically required for a rebranding proposed color and size of signs, of which do not comply with the sign ordinance.

Variance Application **VAR# 012-22**
ANNETTA, Lori [“D” Variance]
Block 5, Lot 15 – 156 Waterworks Rd.

The applicant is seeking variance relief to construct a 1,935 sq. ft. addition to the existing single-family dwelling in the R-40 zone. The proposed addition is to include a 3-car garage and a 1-bedroom “cottage” dwelling unit for the owner’s parent. Relief is required for the additional “cottage” dwelling unit, when only single-family dwellings are permitted.

Preliminary & Final Major Site Plan Application **SP# 913-21**
Variance Application [“D” Variance] **VAR# 032-21**
Willow Brook Solar
Block 72 Lot 82 – 56 Willow Brook Rd

The Applicant is seeking site plan approval, and use variance relief, to construct a 3.74MWdc dual-use (solar + agriculture) facility in the southeast portion of on an existing farm in the R-40 Zone. Use variance relief is being sought as a solar facility is not a permitted use within the R-40 zone.

DISCUSSION:

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