



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

REGULAR MEETING AGENDA
November 10, 2022

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, November 10, 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# 007-22

REED, GREGORY

Block 97, Lot 14 – 141 Stone Hill Road

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

Extension of Time

Minor Subdivision & Variance

SD# 902-21

Bernstein-Broder Properties

VAR# 011-21

Block 97.09 Lot 50 – Jackson Mills Rd

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

Preliminary & Final Major Site Plan Application

SP #295-4-22

WATER TECH CORP

Block 28.13 Lot 7.03 – 400 Broadway

REF: Bi-furcated “D” Var# 004-21

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



**Minor Site Plan Application
Variance Application
Y & Y Fuel, LLC
Block 70.10, Lot 2.03 – 60 Shanck Road**

**SP# 912-21
VAR# 030-21**

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

APPLICATIONS:

**Variance Application
BUCHER, Josh
Block 31.011, Lot 9 – 21 Green Springs Way**

VAR # 011-22

The Applicant is seeking variance relief to construct concrete patio/walkway and in-ground pool which would increase the impervious coverage to 38.5%, where 30% is maximum permitted in the LTW-40/R-25 zone.

**Variance Application
SCHERER, Scott
Block 30.12, Lot 10 – 147 Pleasant Knoll Way**

VAR# 015-22

The Applicant is requesting relief to construct a 606 sq. ft. addition on the first floor of the home, to contain a bedroom, bathroom, walk-in closet and sitting area. Variance relief is required for: (1) front yard setback of 27.94' where 50' is required; (2) 31.92% impervious coverage, where 25% is the maximum permitted; and, (3) floor area ratio (FAR) increase to 0.17, where 0.12 is the maximum permitted.

**Extension of Time # 1
Preliminary Major Site Plan Application
PIRHL at Jackson Mills Road
PHIRL Developers, LLC
Block 83, Lot 9 – 55 Jackson Mills Rd**

SP# 910-21

The Applicant is requesting an extension for preliminary site plan approval granted in 2021 to build 4 residential buildings, consisting of 60 rental units (1, 2 & 3 bedroom options), with passive recreational amenities, on 17.44 acres. A portion of the project is to be reserved for low income housing.

**Amended Preliminary and Final Major Site Plan Application
Wasatch Storage Partners, LLC
Block 69, Lot 36.04 (formerly Lots 36.04, 36.05, 36.06 and 36.07)**

SP# 907-2-22

The Applicant proposes to amend the previously approved 110,000 sq ft self-storage facility with a phasing component to postpone construction of Buildings B & F.



Planning Board Agenda
November 10, 2022

DISCUSSION:

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