



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA January 19, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **January 19, 2017** 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 December 29, 2016 to the official newspapers of the Township and by filing such notice with the Township Clerk.”

3. Roll Call.
4. Pledge of Allegiance.
5. **Approval of Minutes: July 7, 2016**
Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

RESOLUTIONS:

Resolution for O-17-1: Ordinance Amending Chapter 190, Land Use, Article XI, Zones and Schedule of Requirements (PAC-AHO)

The Township Ordinance would amend Chapter 190 – Land Use, to permit the development of multi-family age restricted affordable rental housing units on Lot 23 in Block 69.01 to Planned Adult Community-Affordable Housing Overlay (PAC-AHO).

Members Eligible to vote: Mr. Ammiano, Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

Minor Subdivision # 896-16

E. Brock LTD, LLC (Applicant)

E. Brock LTD, LLC and Michael Katerinis (Owners)

Block 91, Lots 22, 23, 24 and p/o 25

Members Eligible to vote: Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn, Mr. Asadi and Ms. Kurtz.



**Planning Board Agenda
January 19, 2017**

“D” Variance Application # 017-16

D & L Realty Associates, LLC

Block 69, Lot 47 – 341 West Main Street (Colonial Plaza)

The applicant has submitted the proposed signs for SaladWorks to comply with condition #1 of the proposed resolution. The sign has been reviewed by the Zoning Officer and found to be in compliance with the Township Sign Ordinance. As such, the applicant has requested that the Board consider this condition satisfied.

Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

Amended Preliminary and Final Major Site Plan # 679-2-16

D & L Realty Associates, LLC

Block 69, Lot 47 – 341 West Main Street (Colonial Plaza)

Members Eligible to vote: Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn, Mr. Asadi and Ms. Kurtz.

Amended Preliminary and Final Major Site Plan and Variance # 763-2-16

Ocean First Bank

Block 70, Lot 20.07 – 308 West Main Street (Freehold Marketplace)

Members Eligible to vote: Mr. Cook, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Ms. Kurtz.

NEW APPLICATIONS:

Variance Application #016-16

Amanda Santopietro

Block 72, Lot 89.03 – 1 Mohawk Trail

Request to amend conditions from previously granted subdivision/variance for Tedrow Subdivision # 764-94 including size of house to be 2,900 sf where 2,400 sf was approved, relocating the driveway from the approved south side to the north side of the property, amending architectural style to a colonial design vs the federal style approved and from providing the breezeway as noted in the resolution.

Amended Preliminary and Final Major Site Plan # 824-2-16

The Edge at Freehold – JSM at Eaton, LLC

Block 83, Lot 1.01

Proposal to amend site plan to shift a building #2 10' to accommodate outdoor restaurant seating, change elevation to buildings 1 and 2, add retaining walls behind buildings 1 and 2, amend the pool location and layout, recalculated parking values to accommodate restaurant, revise grading for ADA compliance, add sanitary cleanouts near each building, amend utility profiles, reduce the slope of the pipe from B-inlet to headwall # 7, and to shift the water main tie near basin # 2 approximately 25' to the east.



**Planning Board Agenda
January 19, 2017**

Preliminary Major Subdivision Phase I and Final Major Subdivision Phase II # 895-16

Preliminary and Final Major Site Plan # 884-16

The Regency at Freehold (fka: Parkside at Freehold)

Toll Brothers (Applicant)

WG Freehold, LLC (Owner)

Block 67, Lot 21 – Route 33 Business

Proposal for Construction of a 3,450 sf clubhouse and amenities with 24 parking spaces and 102 single family age-restricted detached homes.

Soil Removal/Soil Fill Application # SR-02-16

The Regency at Freehold (fka: Parkside at Freehold)

Toll Brothers (Applicant)

WG Freehold, LLC (Owner)

Block 67, Lot 21 – Route 33 Business

Proposal to import approximately 3,000 c.y. of fill to the site in conjunction with Site Plan # 884-16 and Subdivision # 895-16.

Reports received by the Board related to these matters are provided with this agenda to the Board members.

DISCUSSION:

- Sign Ordinance – Frank Accisano to discuss
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business.
- Adjournment.