



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

REGULAR MEETING AGENDA
March 2, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **March 2, 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 January 19, 2017 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: September 15, 2016**

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

Approval of Minutes: February 16, 2017

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

RESOLUTION:

Interpretation/Appeal of Zoning Officer’s Decision # 001-17
Open Minded, LLC – Ruthann Buccheri
Block 44, Lot 3 – 843 Route 33 East

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

BOARD PRESENTATION:

A presentation will be made to the Planning Board regarding the Monmouth County Route 537 Corridor Roadway Improvements.



**Planning Board Agenda
March 2, 2017**

NEW APPLICATIONS:

Amended Preliminary and Final Major Site Plan w/ Conditional Use # 701-5-16 and Variance # 020-16

Ray Catena – Mercedes

Block 4, Lot 44 – 4380-Route 9

Proposal for a site plan/conditional use permit for 3,000 gallon gasoline AST, a 1,000 gallon diesel AST with pumping equipment on a 613 s.f. concrete pad and a 50' high flagpole within the 100' setback.

“C” Variance Application # 002-17

Michael Coma

Block 105, Lot 29 – 371 Jackson Mills Road

Proposal for a 57'3" x 13'9" ground mounted solar array in the R-40 zone, a non-permitted accessory structure on a property with non-conforming lot width.

“C” Variance Application # 022-16

Laspisa, Louis

Block 104, Lot 34.09 – 187 Nomoco Road

Proposal to convert an existing wood balcony into a 170 s.f. addition to the rear of the house and to construct a one-story three (3) car garage and storage area on an undersized lot in the RE-zone. New bulk variances are being requested.

Preliminary and Final Major Site Plan # 883-16 and Variance # 025-16

AAA Club Alliance, Inc.

3478 Route 9 Automotive Realty, LLC

Block 71, Lot 14 – 3478 US Highway Route 9

Approval to retrofit and put an addition on the vacant car dealership and occupy it with a AAA facility to provide insurance and travel agency services and basic auto maintenance services in the CMX-3A zone. There is no proposed change for the portion of the property that is in the CMX-3 zone (currently a paved lot).

Soil Removal/Fill Application # SR-07-16

AAA Club Alliance, Inc.

3478 Route 9 Automotive Realty, LLC

Block 71, Lot 14 – 3478 US Highway Route 9

Proposal to import approximately 400 c.y. of fill onto site in conjunction with the site plan application.

DISCUSSION:

- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business.
- Adjournment.