



# Township of Freehold

## OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

### REGULAR MEETING AGENDA April 6, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **April 6, 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: March 16, 2017**

**Members Eligible to vote:** Mayor Preston, Mr. Ammiano, Mr. Gatto, Mr. Shortmeyer, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Coburn and Mr. Asadi.

#### **RESOLUTIONS:**

**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**

**Members Eligible to vote:** Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.

**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**

**Members Eligible to vote:** Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Bruno, Mr. Kirk, Mr. Asadi and Mrs. Kurtz.



**Planning Board Agenda  
April 6, 2017**

**“D” Use Variance Application (Bifurcated) # 006-17 - RESOLUTION OF DENIAL**  
**JAT Associates**  
**Infiniti of Freehold**  
**Block 80, Lots 6 & 7 – 3413-3415 Route 9**

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

**CONTINUED APPLICATIONS:**

**“C” Variance Application # 003-17**  
**Angelo Spargifiore**  
**Block 85.04, Lot 14 – 52 Mulberry Lane**  
Proposal for a one-story 3,331.46 sf addition to a house on a non-conforming lot (lot frontage).

**“C” Variance Application # 005-17**  
**Fabio & Rose Apolito**  
**Block 37.07, Lot 3 – 375 Stirrup Drive**  
Proposal to construct a 550 sf open pavilion with a 6’ x 6’ storage area.

**Preliminary Major Site Plan # 890-17**  
**PIRHL Acquisitions, LLC**  
**Wemrock Senior Living**  
**Block 69.01, Lot 23 – 168 Route 33**  
Proposal to construct a three-story senior housing building containing 67 dwelling Units (58 one-bedroom and 9 two-bedroom), 68 parking spaces and related site improvements.

**Site Plan with Waiver of Site Plan Detail # 585-2-16 and “D” Variance #014-16**  
**Freehold Shopping, LLC (Applicant/Owner) (CARRIED from 2/2/17)**  
**Block 50, Lot 25 – 3691 US Highway Route 9**  
Proposal to renovate the shopping mall façade and replace the former Freehold Music Center with an Aldi’s Supermarket.

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

**DISCUSSION:**

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

**CLOSED SESSION**

- Adjournment.