



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

REGULAR MEETING AGENDA
May 18, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **May 18, 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: Special Meeting – January 26, 2017**
Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Mrs. Kurtz.

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
May 18, 2017**

**Minor Site Plan # 742-2-17
HOPE Lutheran Church
Block 84, Lot 1.01 – Elton Adelpia Road**

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

**“C” and “D” Variance Application # 008-17
Joseph Rossler
Block 37, Lot 3.16 – 16 Palomino Court**

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

CONTINUED APPLICATIONS:

**Preliminary and Final Major SD # 856-2-16 - Carried from 2/16/17
Fitzpatrick, John (Owner & Applicant)
Block 105, Lot 42 & 43**

Proposal to subdivide two existing lots into four new lots with two new homes being proposed. One of the lots was subject of a previous subdivision by the same applicant (SD# 856-04 & SD#854-1-06).

**Appeal of Zoning Officer’s Decision and “D” Use Var. # 004-17 - Carried from 4/20/17
Broadway Associates, LLC (Owner)
Colonial Foods, Inc. (Abraham Opatut)
Block 28.13, Lot 7.03**

Applicant is appealing the Zoning Officer’s Notice of Violation dated 1/4/17. They are alternately seeking a bifurcated “D” Use Variance for trucking and warehousing.

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.
- Adjournment.