



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

**REGULAR MEETING AGENDA**  
**June 1, 2017**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **June 1, 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 (carried from 5/18/17)**  
**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:**

**Appeal of Zoning Officer’s Decision and “D” Use Var. # 004-17**

**Broadway Associates, LLC (Owner)**

**Colonial Foods, Inc. (Abraham Opatut)**

**Block 28.13, Lot 7.03**

Denial of Appeal from Zoning Officer’s Decision and Alternate Approval for Bifurcated Use Variance.

**Members Eligible to vote:** Mr. Gatto, Mr. Shortmeyer, Mr. Kirk, Mr. Coburn and Mrs. Kurtz.

**NEW APPLICATION:**

**“C” Variance Application # 012-17**

**Fred Schweighardt**

**Block 42.17, Lot 2 – 177 Pin Oak Road**

Proposal to construct a 4’ waterfall/slide going into pool and a 12’ x 16’ pavilion on paver patio.



**Planning Board Agenda  
June 1, 2017**

**CONTINUED APPLICATIONS:**

**Carried from 1/26/17 and 3/16/17 – MUST ACT OR GET TIME EXTENSION**

**Preliminary & Final Major Subdivision #894-15**

**MACW Freehold, LLC**

The applicant is seeking preliminary and final major subdivision approval in order to subdivide existing Block 70.05, Lot 17 into five new lots (in conjunction with SP# 868-15)

**Preliminary & Final Major Site Plan #868-15**

**MACW Freehold, LLC**

Block 70.05, Lot 17

Preliminary and final major site plan approval in order to construct site improvement infrastructure necessary to support Phase 1 of a new mixed use development on the subject property (commonly known as the Bellemead Tract).

**Preliminary & Final Major Site Plan #869-15**

**Freemall Associates, LLC**

**Block 69.01, Lot 18.02**

Modifications to existing parking lot to accommodate site plan applications associated with Bellemead GDP. (i.e. Jug handle at Route 537/Trotter's Way northeast corner).

**Preliminary & Final Major Site Plan #870-15**

**Roseland Freehold, LLC**

Residential component of the Phase I Development of MACW for 400 luxury residential apartments. The proposed residential development is located on the 20.9± acre (future lot 17.03) at the southern corner of the 77.3± acre Bellemead Tract. The proposed development consists of six (6) four-story residential buildings containing a total of 400 individual residential units, an approximate 10,000 s.f. clubhouse, a three-story parking structure, nine (9) single level free-standing garages, and all associated site infrastructure.

**Soil Fill Application # SR-05-16**

**Roseland Freehold, LLC – Liberty House**

Proposal to import approximately 3,000 c.y. of fill to the Roseland Property site

**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.