



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

**REGULAR MEETING AGENDA**  
**July 6, 2017**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, **July 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.

**RESOLUTIONS:**

**Resolution for O-17-8: Ordinance Amending Chapter 190 (Land Use), Article I (General Provisions) Section 190-3 (Definitions) - Defining “Floor Area”**

The Township Ordinance would amend Chapter 190 – Land Use, to amend the definition of Floor Area, Gross Habitable – to treat cellars and basements as excludable for calculating gross habitable floor area (FAR).

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

**One year extension of “D” Variance and Final Major Site Plan # 767-07  
Magellan NYC West Main, LLC - Onyx Medical Complex (f/k/a Medical Freehold, LLC)  
Block 69.05, Lot 36.01 – 303 West Main Street**

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

**“C” Variance Application # 022-16 - SUPPLEMENTAL RESOLUTION**

**Laspisa, Louis  
Block 104, Lot 34.09 – 187 Nomoco Road**

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



**Planning Board Agenda  
July 6, 2017**

**“D” Use Variance Application**

**Lester Glen Chevy**

**AGK Chevy, LLC c/o Lester Glenn Auto Group (Owner/Applicant)**

**Block 70.05, Lot 14 – 3712 Route 9**

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

**Preliminary and Final Major Site Plan # 300-1-16**

**Lester Glen Chevy**

**AGK Chevy, LLC c/o Lester Glenn Auto Group (Owner/Applicant)**

**Block 70.05, Lot 14 – 3712 Route 9**

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

**Site Plan with Waiver of Site Plan Detail # 585-2-16 and “D” Variance #014-16**

**Freehold Shopping, LLC (Applicant/Owner)**

**Block 50, Lot 25 – 3691 US Highway Route 9**

**Members Eligible to vote:** Mr. Bazzurro (certified listened to tapes), Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, Mr. Coburn and Mrs. Kurtz.

**NEW APPLICATION:**

**Site Plan Waiver and Variance #889-16**

**JB’s Diner**

John Bochis (Owner)

Cupertino Herrera - CSMRL, LLC (Applicant)

**Block 90.01, Lots 1 and 2 – 205 Monmouth Road**

The Applicant is planning to repair/restore the approximately 2,264 s.f. diner, partially destroyed by fire damage located at the intersection of CR 537 and CR 524 under the Township’s Restoration Ordinance (§190-239), allowing the diner to be rebuilt on the same footprint, without any increase in size. Site Plan Waiver approval and Variance relief is being sought for façade renovations. No signs are proposed, but applicant would maintain the existing ground mounted sign along Route 537.

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.