



Township of Freehold

OFFICE OF THE PLANNING BOARD

One Municipal Plaza, Freehold, NJ 07728

REGULAR MEETING AGENDA

August 3, 2017

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, August 3, 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: July 20, 2017**
Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Mr. Kirk, Mr. Bruno and Mr. Coburn.

RESOLUTIONS:

Request for a 1-year extension – Preliminary and Final Major Site Plan # 849-13 **Land Bank Freehold, LLC** **Block 71, Lot 8**

A request for an Extension of Time for approvals for Commercial North/Phase I: Bldg.1-2,000 sf Taco Bell with drive-thru, Bldg.2- 8,000 sf restaurant, Bldg. 3- 8,000 sf restaurant. Approvals for Commercial South/Phase II: one or more commercial buildings containing 10,800 sf for Buildings 4 through 7. An access drive will be provided to access both commercial portions and the residential element at the rear of the site (see Subdivision # 890-13/Site Plan # 854-14).

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 Mrs. Kurtz.

Request for a 1-year extension – Preliminary and Final Major Site Plan # 854-14 **K. Hovnanian Shore Acquisitions, LLC** **Block 71, Lot 8**

A request for an Extension of Time for site plan approval for the Community Center for the Residential Element of the Land Bank site (see SD# 890-13).

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 Mrs. Kurtz.



**Planning Board Agenda
August 3, 2017**

**Request for a 1-year extension – Preliminary and Final Major Subdivision # 890-13
K. Hovnanian Shore Acquisitions, LLC
Block 71, Lot 8**

A request for an Extension of Time for subdivision approvals for the creation of 117 lots (113 for residences, 3 for open space and one to be developed with a community center).

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 Mrs. Kurtz.

**Amended Preliminary & Final Major SP w/ Waiver of SP Details # 631-2-17
TD Bank, N/A
Block 85.12, Lot 23 – 600 West Main Street**

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

NEW APPLICATION:

**Minor Site Plan # 496-1-17 and Variance # 009-17
Seaview Orthopedic MRI Suite
Patriots Professional Park Condo Association
Block 70, Lot 34.02 – 222 Schanck Road**

Proposal for minor exterior alterations to create an MRI suite, including: adding a new exterior door and concrete walk on north elevation of existing building, installing a chiller unit on a 4' x 10' concrete pad with three additional condensers each of 3' x 3' pads on west side of building. There would be a total of 104.5 s.f. of additional impervious coverage, increasing the lot coverage from 62.60% to 62.68%, where 50% is permitted.

DISCUSSION:

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