



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

REGULAR MEETING AGENDA
February 20, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, February 20, 2020, 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 17, 2020 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: November 7, 2019

Members Eligible to vote: Mr. Ammiano, Mr. Bruno, Mr. Coburn, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

RESOLUTIONS:

Resolution for O-20-5: An Ordinance Amending and Supplementing Chapter 190 (Land Use), Article II (Planning Board), Section 190-15 (Additional Voting Restrictions on Certain Members), of the Revised General Ordinances

Ordinance revises the Land Use Ordinance to address a technical change with respect to the treatment of applications under N.J.S.A 40:55D-70(d).

Appeal and Interpretation - VAR# 040-18

**Round One – Freehold Raceway Mall (MS Portfolio LLC c/o Macerich Co)
Block 69.01, Lots 18.07 – 3710 Highway 9 Unit 1100**

Members Eligible to Vote: Mr. Brazzurro, Mr. Bruno, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.



**Planning Board Agenda
February 20, 2020**

**Variance Application - VAR# 041-18 ["D" Variance]
Round One – Freehold Raceway Mall (MS Portfolio LLC c/o Macerich Co)
Block 69.01, Lots 18.07 – 3710 Highway 9 Unit 1100**

Members Eligible to Vote: Mr. Brazzuro, Mr. Bruno, Mr. Gatto, Ms. Jahn, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

NEW APPLICATIONS:

**Variance Application - VAR# 022-19
Gaydos, John
Block 105, Lot 60.03 – 30 Love Lane**

Applicant seeking variance relief for existing structure and 3 sheds, when only 1 shed is permitted in the Rural-Environmental (R-E) zone.

**Minor Site Plan # 257-1-19 and Variance # 011-19 ["D" Variance]
Carl's Fencing (Pizzo Contracting)
Block 71 Lot 13 – 3468 Route 9**

Applicant proposes to continue the previous non-permitted use (Mr. Fence). Applicant also seeking approval for outdoor storage and display area with minor site improvements and signage.

**Preliminary and Final Major Site Plan App #425-4-20 and Variance #001-20 ["D" Variance]
Pond Road Associates LLC
ABC Grocery Store
Block 5, Lot 6 – 4331-4345 Route 9 North**

Application for preliminary and major site plan and associated variance relief for a grocery store approximately 12,558 sq ft. Seeking use variance for proposed retail and/or flex warehouse space approximately 5,442 sq ft. Application to be within existing building footprint.

DISCUSSION:

- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment