



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

REGULAR MEETING AGENDA
August 6, 2020

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, August 6, 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. **Minutes**

February 6, 2020 Regular Meeting

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

February 20, 2020 Regular Meeting

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

RESOLUTIONS:

Variance Application

VAR# 004-20

QUADREL, Steven & Teresa

Block 105 Lot 40.10 – 14 Winding Woods Way

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.



**Planning Board Agenda
August 6, 2020**

Minor Subdivision Application **SD# 901-20**
West Monmouth Baptist Church – Applegate, Taylor (Scott & Lisa)
Block 67, Lot 28 & 31 – Route 33 West

Members Eligible to vote: Mayor Preston, Mr. Ammiano, Mr. Bazzurro, Mr. Coburn, Mr. Gatto, Mr. Kash, Mr. Shortmeyer, Ms. Kurtz and Mr. Levy.

APPLICATIONS:

(carried from 7/9/2020 meeting)

Variance Application **VAR# 011-20**
JOCZ, Edmund Jr.
Block 71.07, Lot 12 – 152 Old Post Road

Applicant proposing to construct an attached 1,070 sf 3-car garage directly behind an existing attached garage. The existing attached garage is to be converted to living space. The proposed garage exceeds the allowed square footage of 864 sf.

(carried from 7/9/2020 meeting)

Variance Application **VAR# 012-20**
FRONC, Janina
Block 105, Lot 14 – 343 Jackson Mills Road

Application requesting variance relief to maintain a detached 18' x 24' private garage, in addition to a current attached private garage, where only one private garage is permitted.

(carried from 7/9/2020 meeting)

Variance Application **VAR# 013-20**
BRUCE, William M.
Block 97, Lot 32 – 202 Jackson Mills Rd

Application requesting variance relief to install an in-ground pool, concrete patio surround and future driveway, resulting in a total 9.5% total lot coverage when 5% is permitted.

Variance Application **VAR# 017-20**
INCE, Linda
Block 96, Lot 47.01 – 403 Georgia Rd.

The applicant is requesting variance relief to construct a 2' by 15' kitchen addition and enclose the existing Bilco door basement entrance located on the rear of the home on an under-sized lot. Proposed additions would result in 9.9% lot coverage, when 5% is permitted, and encroach in the side and rear setbacks in the R-E zone.



**Planning Board Agenda
August 6, 2020**

**Preliminary and Final Major Site Plan
Mediplex Holdings LLC
Block 85.36, Lots 8 & 9 – 670 West Main Street**

**SP# 908-20
VAR# 014-20**

Construct a 2-story medical office building consisting of 10,072 sf with parking and related site improvements. Applicant seeks variances for lot size, width and depth, due to existing lot dimensions.

**Minor Site Plan Application
Variance Application**

**SP# 825-1-19
VAR# 013-19**

**Freehold Car Connection INC – DBA Raceway KIA of Freehold (Applicant)
AC Realty (Owner)
Block 67, Lot 5 – 4044 Route 9**

Upgrade to existing KIA automobile dealership. The upgrades include new site lighting to address the site's poor illumination for both safety and automobile purposes; new façade and freestanding signs to replace and upgrade the existing signs and a new auto display area to better display vehicles.

DISCUSSION:

- M&M Realty – Elton Plaza [Blk 80, Lot 3 – 3301 Route 9] – Proposed Retaining Wall Field Adjustment
- Recommendation(s) from the Technical Review Committee
- Old/New Business
- Adjournment