



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

REGULAR MEETING AGENDA
January 16, 2025

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, January 16, 2025, 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 24, 2024 to the official newspapers of the Township and by filing such notice with the Township Clerk.”
3. **Roll Call.**
4. **Pledge of Allegiance.**

RESOLUTIONS:

None

APPLICATIONS:

Capital Project Review **SP# 807-4-24**
County of Monmouth
Emergency Power Generation Systems
Block 43, Lots 16, 16.01 & 18.01 – 240-250 Center Street

The Applicant is seeking Capital Project Review approval to install emergency generators, and respective utility improvements, to the existing Monmouth County owned and operated complex.

Capital Project Review **SP# 556-2-24**
Freehold Fire Company District #1 - Digital Sign
Freehold Independent Fire Co.
Block 71.27, Lot 11 – 330 Stillwells Corner Road

The Applicant is seeking Capital Project Review approval to upgrade the existing analog monument sign with a digital sign.



**Planning Board Agenda
January 16, 2025**

**Amended Preliminary & Final Major Site Plan App.
Variance Application ["D" Variance]
Utterly Chocolate, LLC dba "Desserts Unlimited"
D&L Realty Associates, LLC
Block 69, Lot 47 – 321-351 W. Main Street**

**SP# 679-4-24
VAR# 021-24**

The Applicant is seeking amended preliminary and final major site plan approval, with "D" use and "C" bulk variance relief, to permit Utterly Chocolate, LLC to occupy 1,190 sq ft of an existing shopping center, located in the Professional (P-1) zone. "D" use variance relief is required as an ice cream and chocolate shop is not a permitted use in the P-1 zone. "C" bulk variance relief is required for a proposed non-conforming façade sign for the subject tenant. No site improvements are proposed to the existing shopping center.

DISCUSSION:

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