

**Borough of Freehold  
Planning Board  
Agenda No. 23-11  
June 28, 2023**

The Freehold Borough Planning Board will hold a meeting on Wednesday, June 28, 2023 at 7:00 PM in Borough Hall, Council Chambers, 30 Mechanic Street, Freehold, New Jersey.

1. Call to order and statement of compliance. Adequate notice of this meeting has been provided by posting a copy of public meeting dates on the municipal bulletin board and by sending a copy to the Asbury Park Press and the News Transcript and filing a copy with the Municipal Clerk.
2. Roll call of members and consultants.

**Mr. Kevin A. Kane, Mayor  
Mr. William Barricelli, Class IV Member  
Mr. Paul Ceppi, Class IV Member  
Mr. Michael McCabe, Class IV Member  
Mr. Michael Wildermuth, IV Member  
Ms. Shealyn M.S. Crombie, IV Member  
Ms. Caridad Argote-Freyre, IV Member  
Ms. Brianne Van Vorst, Class II Member  
Ms. Margaret Rogers, Class III Member  
Mr. Garry Jackson, Alternate Member I  
Mr. James Keelan, Alternate Member II  
Mr. Ronald D. Cucchiaro, Esq., Board Attorney  
Mr. Anthony Maltese, PE, PLS, PP, CME, Board Engineer**

3. Approval of Minutes from the Meeting of June 14, 2023. (See Attachment I)
4. Memorialize Resolution for Application No. PB-SP-2023-001, Applicant 2EMST LLC, Location 2 East Main Street, Block 62, Lot 1. (See Attachment II)
5. Memorialize Resolution for Application NO. PB-BV-2023-009, Applicant Monmouth Wellness & Healing, d/b/a NJ Leaf, 546 Park Avenue, Block 110 Lot 10. (See Attachment III)
6. Application Number: PB-UV-2023-002  
Applicant: Reliable Automotive Equipment, Inc.  
Location: 610 Park Avenue - Block 110/Lot 9.04 Zone B-2  
Request: Use Variance with Preliminary and Final Site Plan Approval (See Attachment IV)

**Borough of Freehold  
Planning Board  
Agenda No. 23-11  
June 28, 2023  
Page 2 of 2**

7. Application Number: PB-SP-2023-005  
Applicant: Soho Ramen LLC  
Location: 21 West Main Street - Block 36/Lot 25 Zone B-2  
Request: Waiver of Site Plan Approval with Permitted  
Change of Use (See Attachment V)
8. Resolution No. 136-23 of The Council of the Borough of  
Freehold Authorizing the Planning Board to undertake a  
Preliminary Investigation to determine whether Block 36,  
Lot 27 constitutes an Area In Need of Redevelopment with  
powers of eminent domain pursuant to the Local  
Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.  
(See Attachment VI)
9. Adjourn.

\*All backup material in regards to the agenda can be viewed in the Land Use  
office and on our website <https://www.freeholdboroughnj.gov/boards/planning>

*Dominica R. Napolitano*

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Planning Board Secretary  
June 23, 2023