

AGENDA
PLANNING BOARD
MEETING TIME 7:00 PM - MAIN MEETING ROOM
JANUARY 7, 2026

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES Class IV Member	MS. ROSEANN ETESON Class I/Mayor's Designee
MR. CARL RATHJEN Class IV Member	MR. JOHN RENTSCHLER Class II/Public Official Member
MR. KEVIN COLANGELO Class IV Member	MR. KEVIN SETTEMBRINO Class III/Township Committee Member
MR. STEVE SCHWEIZER Class IV Member	
MR. VLAD BERSON Class IV Member	MR. JAY BANASIAK Alternate #1
MR. JOSEPH AMECANGELO Class IV Member	MR. JAMES PISANO Alternate #2

3. SALUTE TO THE FLAG

4. READING OF AGENDA BY THE SECRETARY

5. APPROVAL OF MINUTES

Minutes to be posted to Township Website Upon Approval

6. APPROVAL OF RESOLUTIONS

None

7. ADMINISTRATIVE MATTERS

Request for Extension of Time #2019-201 – LaSalle, Lincroft, Inc. (Christian Brothers Academy), Block 1063, Lot 67.01, Newman Springs Road, R-220 Zone.

Master Plan Consistency Review of Ordinance 2026-3491 entitled "Ordinance Amending Chapter 540 Of The Code Of The Township Of Middletown Governing The Development Standards for Block 1045, Lots 2, 3, and 4 On The Township's Official Tax Maps"

8. OLD BUSINESS

None

9. NEW BUSINESS

9.I. #2025-206 – Christian Brothers Academy, 850 Newman Springs Road, Block 1063, Lot 67.01, Located In The R-220 Zone.

The applicant is seeking Minor Site Plan Approval to construct a 458.1 square feet accessory HVAC system with fencing and associated landscaping.

Documents:

[CBA PLANNERS TECHNICAL MEMO 122625.PDF](#)
[CBA_AIR CONDITIONER_1ST ENGINEERING REVIEW.PDF](#)
[CBA HVAC MINOR SITE PLAN RESUBMISSION_R122325S.PDF](#)
[CBA VARSITY GYM HVAC UNITS-082925.PDF](#)

9.II. #2025-400 – Milano Brothers Builders, LLC, Walada Avenue & Arlington Avenue, Block 158, Lot 1; Block 159, Lot 3; Block 122, Lot 122, Located In The R-7 Zone.

The applicant is seeking Preliminary & Final Major Subdivision Approval and Minimum Lot Frontage Variances where 75 feet is required, and 39.27 feet is proposed for New Lot 1; 64 feet is proposed for New Lot 2; 39.27 feet is proposed for New Lot 3; and 66.45 feet is proposed for New Lot 4.

Documents:

[WALADA AVENUE PLANNERS TECHNICAL MEMORANDUM.PDF](#)
[WALADA AVENUE T AND M REVIEW.PDF](#)
[WALADA AVENUE SUBDIVISION PLAN.PDF](#)

9.III. #2025-401 – Neuro-Inclusive Neighborhoods Of NJ 1, LLC, 911 Middletown-Lincroft Road, Block 990, Lot 57, Located In The R-30 Zone.

The applicant is seeking Preliminary & Final Major Subdivision to create eight (8) lots. Two (2) of the lots will contain single family homes each of which will be owned and occupied by six (6) individuals, each of whom have Intellectual and Developmental Disabilities.

Documents:

[911 MIDDLETOWN LINCROFT RD PLANNER TECH MEMO.PDF](#)
[911 MIDDLETOWN LINCROFT RD T AND M REVIEW LETTER.PDF](#)
[SUBDIVISION PLAN 911 MIDDLETOWN LINCROFT 12-18-2025.PDF](#)
[IDD CONCEPT_10-03-2025 LOT5 BOYS PLAT.PDF](#)
[IDD CONCEPT_10-03-2025 LOT6 GIRLS PLAT.PDF](#)
[WESTWIND HOME OPTION A_10-03-2025 PLAT.PDF](#)
[WESTWIND HOME OPTION B_10-03-2025 PLAT.PDF](#)
[WESTWIND HOME OPTION C_10-03-2025 PLAT.PDF](#)
[TREE MANAGEMENT PLAN \(1\).PDF](#)
[PRE DEVELOPMENT POND DRAINAGE AREA PLAN 12.22.25.PDF](#)

10. ADJOURNMENT