

AGENDA – JANUARY 23, 2023

MEETING TIME: 7:00 PM

Main Meeting Room

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. JAMES HINCKLEY

MS. ROBERTA

SHERIDAN

Seat III

Alternate I

MRS. CATHERINE ROGERS

MR. CHRISTOPHER

BARVELS

Seat IV

Alternate II

MR. ANDREW BANE

MR. STEVEN

SHANKER

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RE-ORGANIZATION OF THE BOARD

- Election of the Chairman
- Election of the Vice Chairman
- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Conflict Board Engineer
- Appointment of Board Secretary

5. RESOLUTIONS

- #2022-015, Brixmor Middletown Plaza LLC, Block 615, Lots 84, 86, 87, 88, 90& 92 – Granting Approval for Bulk Variances for Signage

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

6. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

7. ADMINISTRATIVE MATTERS

8. OLD BUSINESS

- 8.I. #2022-008, Ignazio Giuffre, Block 885, Lot 15, 2 Browns Dock Road, Application For Bulk Variances

The applicant is proposing construction of a cabana and associated back yard improvements. Variance relief is required for setback, lot coverage and cabana size.

Documents:

[GUIFFREE - PLANNING TECH MEMO 10.13.2022.PDF](#)
[10.7.22_GUIFFRE_ZONING_SUBMISSION 2 ARCHITECTURALS.PDF](#)
[2022-05-16 PLOT PLAN.PDF](#)
[2022-10-24 RENDERING.PDF](#)
[2022-10-24 RENDERING2.PDF](#)
[2022-10-24 RENDERING3.PDF](#)
[SURVEY BY INSITE 1.12.22.PDF](#)
[GUIFFREE - PLANNING TECH MEMO 06.29.2022.PDF](#)
[2022-01-18 PLOT PLAN.PDF](#)
[ARCHITECTURALS 3.4.2022.PDF](#)
[2022-10-05 PLOT PLAN.PDF](#)

9. NEW BUSINESS

- 9.I. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, Appeal Of The Zoning Officer's Decision

The applicant has requested the Zoning Board hear and decide an appeal of the Zoning Officer's decision that Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking is required.

Documents:

[ALMOST HOME - APPEAL TECH MEMO 11.22.2022.PDF](#)
[ALMOST HOME - ZO APPEAL 10.12.2022.PDF](#)
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)

- 9.II. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, Application For Use Variance

The applicant is seeking Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking to expand the existing business to include tables and seating for 18 patrons while maintaining the residence on the second floor.

Documents:

[ALMOST HOME - USE TECH REVIEW 11.22.2022.PDF](#)
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)

9.III. #2022-022, JLV Holdings, LLC, Block 488, Lot 1, 4.01 & 4.02, 550 Highway 36,
Application For Minor Subdivision And Major Site Plan Approval

The applicant is seeking a lot line adjustment to allow for site improvements on the commercial lot. Variance relief is required for the reduction of lot area for the residential uses.

Documents:

[JLV - PLANNING TECH MEMO 01.12.2022.PDF](#)
[JLV - ENGINEERING TECH MEMO 01.11.2022.PDF](#)
[22024-SD SUBDIVISION PLAT DATED 9-30-22 REVISED 1-5-23 SIGNED 1-6-23.PDF](#)
[20230109_JLV HOLDINGS SMW.PDF](#)
[MCDRC EXEMPTION FROM APPROVAL 1.9.23.PDF](#)
[PARKING EXHIBIT.PDF](#)
[SITE PLANS_JLV_HOLDINGSREDUCED SIZE.PDF](#)

10. EXECUTIVE SESSION
If Necessary

11. ADJOURNMENT