

**AGENDA**  
**PLANNING BOARD**  
**MEETING TIME 6:30 PM - MAIN MEETING ROOM**  
**FEBRUARY 1, 2023**

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES

MR. VLAD BERSON

Class IV Member  
MR. CARL RATHJEN

Class I/Mayor's Designee  
MR. JOHN RENTSCHLER

Class IV Member  
MR. KEVIN COLANGELO

Class II/Public Official Member  
MR. KEVIN SETTEMBRINO

Class IV Member  
MR. STEVE SCHWEIZER

Class III/Township Committee Member

Class IV Member  
MS. ROSEANN ETESON

MR. JAY BANASIAK  
Alternate #1

Class IV Member  
MR. JOSEPH AMECANGELO

Class IV Member

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

<!--[if !supportLists]-->• <!--[endif]-->#2022-201, NJ Titans Ice Hockey Club, Inc., 214 Harmony Road, Block 607, Lots 5 & 6, Seeking Major Site Plan Approval

**Resolutions are available upon adoption, by request. Please contact the [BOARD SECRETARY](#).**

7. ADMINISTRATIVE MATTERS

None

8. OLD BUSINESS

- 8.I. #2022-104, Bontempo, 129 Magnolia Lane, Block 460, Lots 7, 8, 9 & 10, Whispering Woods Hearing  
Minor Subdivision granted November 2, 2022

Documents:

[BONTEMPO - SUBDIVISION PLAN.PDF](#)  
[RESOLUTION PB2022-104 129 MAGNOLIA LANE.PDF](#)

9. NEW BUSINESS

- 9.I. #2023-100, Tartara, 911 Navesink River Road, Block 840, Lots 69.02 & 69.03, Seeking Minor Subdivision  
Approval With Variances

The applicant is proposing a lot-line adjustment, to allow for the construction of a 2-story single

family residence and backyard amenities.

Documents:

911 NRR - PLANNING TECH MEMO 01.23.2023.PDF  
911 NRR - ENGINEER REVIEW 01.23.2023.PDF  
911A\_CRITICAL AREAS\_STEEP SLOPES EXHIBIT.PDF  
ARCHITECTURALS 11.28.22.PDF  
SUBDIVISION MAP 911 NAVESINK RIVER ROAD.PDF  
SUBDIVISION PLANS FOR ZONING DENIAL SUBMISSION.PDF

10. ADJOURNMENT