

AGENDA
PLANNING BOARD
MEETING TIME 6:30 PM - MAIN MEETING ROOM
FEBRUARY 2, 2022

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]-->

- o #2021-102, Cedar Village Tax Lien LLC, Block 791, Lot 20, 150 Monmouth Avenue, Resolution Granting Minor Subdivision with Variances

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

7. ADMINISTRATIVE MATTERS

- Payment of Vouchers

8. OLD BUSINESS

- 8.I. PB#2019-107, Majansky (Formerly: Barbeiri/Adamo), 142 New Monmouth Road, Block 630, Lot 25, Application For Minor Subdivision
Applicant is seeking to subdivide an existing lot containing a total area of approximately 43,488 square feet into two new lots.

Documents:

19-1286-01R1 SUBDIVISION.PDF
191127 EXHIBIT - UNDERSIZED LOTS.PDF
1ST ENGINEERING REVIEW_02.25.2020.PDF
HEALTH DEPT 01.13.2020.PDF
PLANNING REVIEW 02.11.20.PDF
TOMSA 01.17.2020.PDF
BOUNDARY TREE LOCATION SURVEY.PDF
PLANNING REIVEW 01.24.2022.PDF
URIARTE_RRK_2ND ENGINEERING REVIEW_BARBIERI ADAMO_MINOR SUBDIVISION.PDF
HEALTH DEPT 01.13.2020.PDF
MCPB 2.8.2021.PDF
01-SUBDIVISION.PDF

- 8.II. #2018-203, Seth Beller Trust, Block 807, Lot 1.02, 1230 Highway 35, Application For Major Site Plan And Minor Subdivision Approval With Variances

The applicant is seeking to construct a Wawa convenience store and an associated gas station use.

Documents:

SETH BELLER TRUST_SECOND REVIEW 101821.PDF
3RD ENGINEERING REVIEW_SETH BELLER AMENDED APPLICATION.PDF
SETH BELLER TRUST - SITE PLANS.PDF
SETH BELLER - GARBAGE TRUCK AND FIRE TRUCK TURNING.PDF
PLANNING BOARD 12-1-21 CONDENSED.PDF
TRANSCRIPT OF PROCEEDING 11-10-21 CONDENSED.PDF
TRAFFIC IMPACT ANALYSIS - WAWA.PDF
TAFFIC REPORT.PDF
O-1 FAY EXHIBIT.PDF
O-2 DUNN PHOTO.PDF
O-3 DUNN PHOTO.PDF
06010-SD-2018 SUBDIVISION PLAT L1.02 DATED 11-7-18 REVISED 12-19-19 SIGNED 12-20-19.PDF

9. NEW BUSINESS
10. ADJOURNMENT