

**PLANNING BOARD**  
**MEETING TIME 7:00 PM - MAIN MEETING ROOM**  
**FEBRUARY 4, 2026**

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES  Class IV Member	MR. PAUL SABELLA  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

#2025-206 - Christian Brothers Academy, 850 Newman Springs Road, Block 1063, Lot 67.01, located in the R-220 Zone.

7. ADMINISTRATIVE MATTERS

Master Plan Consistency Review of an Ordinance Amending Chapter 540 Of The Code Of The Township Of Middletown Governing The Development Standards for Block 811, Lots 97 On The Township's Official Tax Maps

8. OLD BUSINESS

None

## 9. NEW BUSINESS

- 9.I. #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. (This application was originally scheduled for the January 7, 2026 Planning Board Meeting and was carried to the February 4, 2026 meeting).

- 9.II. #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. (This application was originally scheduled for the January 7, 2026 Planning Board Meeting and was carried to the February 4, 2026 meeting.)

- 9.III. #2025-204 - Gerilyn & David 877-885 Main Street LLC, Block 499, Lot 2 Located In The B-1 Zone.

The applicant seeks a waiver of minor site plan approval for interior renovations to an existing mixed-use building.

Documents:

[MAHLOF INTERIOR RENOVATION PLANS.PDF](#)  
[SURVEY 877 MAIN ST.PDF](#)  
[TECH MEMO.PDF](#)

## 10. ADJOURNMENT