

**AGENDA**  
**PLANNING BOARD**  
**MEETING TIME 6:30 PM - MAIN MEETING ROOM**  
**APRIL 5, 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

7. ADMINISTRATIVE MATTERS

8. OLD BUSINESS

9. NEW BUSINESS

9.I. #2022-105, Stefano Sacco, 611 Monmouth Avenue, Block 29, Lot 8 , Seeking Minor Subdivision Approval With Variances

The applicant is seeking approval to subdivide the existing lot into two lots. Variances are required for lot area, frontage and minimum circle diameter.

Documents:

[SACCO - PLANNING MEMO 03.27.2023.PDF](#)  
[SACCO - ENGINEER REPORT 03.24.2023.PDF](#)  
[SACCO - APPLICATION DENIAL.PDF](#)  
[SACCO - APPLICATION.PDF](#)  
[SACCO - MINOR SUB PLAN.PDF](#)

9.II. #2022-202, Charlie's At Lincroft, 700 Newman Springs Road, Block 1062, Lot 14.03, Seeking Amended Site Plan Approval

The applicant seeks amended site plan approval and variance relief to restrict parking within the shared parking lot of a strip mall.

Documents:

CHARLIES TECH MEMO 11.22.2022.PDF  
CHARLIES ENGINEER REVIEW 01.23.2023.PDF  
CHARLIES - 071422\_AMENDED SITE PLAN.PDF  
CHARLIES - DMJ ATLATIC PIER MIDDLETOWN LETTER TO ERIN URIATE.PDF  
CHARLIES - SURVEY\_92087-C ASBUILT LOTS 14.02-15 DATED 5-24-22 SIGNED 6-3-22.PDF

10. ADJOURNMENT