

# PLANNING BOARD AGENDA

April 7, 2021

**MEETING TIME 6:30 PM – VIRTUAL MEETING through WebEx Event Center**

For instructions and link to join this meeting from your mobile device or computer please copy and paste the following URL into your browser: <https://tinyurl.com/mtown0407>

To call into the meeting, dial +1-408-418-9388.

Enter the event access code 179 404 2468 Passcode: 2020

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

None

7. ADMINISTRATIVE MATTERS

● **Payment of Vouchers**

8. OLD BUSINESS

- 8.I. #2019-402, RJJ Group LLC, Block 638, Los 192 & 194, 451 Kings Highway East/630 East Road, Application For Major Subdivision Approval

The applicant is proposing to subdivide two existing lots into eight lots containing seven single family homes.

Documents:

[REVISED PLAN EXHIBIT 04.07.2021.PDF](#)  
[EMAIL - REVISION EXHIBIT SUBMISSION.PDF](#)  
[PLANNING REVIEW 01.21.2021.PDF](#)  
[ENGINEERING REVIEW 01.28.21.PDF](#)  
[NAVY REVIEW LETTER.PDF](#)

EXHIBIT A-1 COLORED RENDERING\_SMALL.PDF  
SUBDIVISION PLAN SET.PDF  
ALTERNATE PLAN.PDF  
STORMWATER MANAGEMENT REPORT.PDF  
ENVIRONMENTAL SET.PDF  
CORRESPONDENCE - LETTER 011121\_URIASTE.PDF  
011121\_LETTER ATTACHMENTS.PDF  
NAVY SUBMISSION LETTER.PDF  
PROJECT NARRATIVE.PDF  
SERVICE PACKAGE SUBMISSION 1.28.21.PDF  
DENIAL LETTER 6.25.19.PDF  
DEVELOPMENT PERMIT APPLICATION SUBMISSION 6.18.19.PDF  
ENVIRONMENTAL IMPACT REPORT 092019.PDF  
MCPB 10.15.19.PDF

8.I.i. #2019-402, RJJ Group LLC - HEARING EXHIBITS

Documents:

ALTERNATE FARM HOUSE CONCEPT-ALT-1.PDF  
EMAIL - REVISION EXHIBIT SUBMISSION.PDF  
REVISED PLAN EXHIBIT 04.07.2021.PDF

8.II. #2020-401, NRZ Realty, Block 828, Lot 9.02, Mary Ellen Way, Application For Major Subdivision Approval With Variances

The applicant is proposing to subdivide the 5.61 acre property into three residential lots while maintaining an existing dwelling on one of the lots.

Documents:

1ST ENGINEERING REVIEW\_NRZ REALTY 01.06.2021.PDF  
NRZ REALTY - TOMSA COMMENTS.PDF  
PLANNING REVIEW 01.04.2021.PDF  
AFFIDAVIT OF PUBLICATION OF NOH 12.31.2021.PDF  
FULL NOTICE PACKET 1.06.2021.PDF  
SIGNED LTR WITH AFFIDAVIT FOR NOH 1.28.2021.PDF  
SHT10 - COMPACTION 12-20-19.PDF  
SHT13 - SUBDIVISION MAP.PDF  
SHTA1 - 200FT 12-20-19.PDF  
4 MARY ELLEN WAY\_MIDDLETOWN\_ARCHITECTURALS\_.PDF  
SHTA1 - 200FT 1-11-21 REV.PDF  
SITE EXHIBIT 1-11-21.PDF  
SLOPE EXHIBIT 1-11-21.PDF

9. NEW BUSINESS

9.I. #2020-105, Accurate Builders, Block 615, Lot 94, 1287 Highway 35, Application For Minor Subdivision Approval

The applicant is proposing to subdivide a previously approved, one-lot site plan into two lots.

Documents:

1ST ENGINEERING REVIEW.PDF  
PLANNING REVIEW 031221.PDF  
TOMSA REVIEW.PDF  
2016 TITLE REPORT.PDF  
2017-11-02 MEMORIALIZED RESOLUTION.PDF  
EXECUTED TWP APP PKG.PDF  
PRIOR ESMNTS.PDF  
PROJECT DESCRIPTION.PDF  
S225699014MS2-24X36 MINOR SUB PLAN.PDF

10. ADJOURNMENT

For any questions about the Agenda, or to make an appointment to review a file, please contact the [Board Secretary](#).