

PLANNING BOARD AGENDA

June 2, 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/mtownPB0602>

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

Enter the event access code 129 421 7430 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

- #2021-100, Dan Werner, Block 234, Lot 5, 21 Briarcliff Place – Resolution Granting Minor Subdivision Approval with Variances
- #2021-101, Tiger 623 Construction, Block 618, Lot 13, 1 Green Oak Blvd – Resolution Granting Minor Subdivision Approval with Variances
- Resolution Amending the Meeting Dates for 2020/2021

7. ADMINISTRATIVE MATTERS

- **Payment of Vouchers**

8. OLD BUSINESS

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

THIS APPLICATION WILL NOT BE HEARD & IS BEING CARRIED TO JULY 7, 2021 AT 6:30 PM. MEETING LINK TO BE POSTED ON THE PLANNING BOARD AGENDA PAGE OF THE TOWNSHIP WEBSITE www.middlestownnj.org AT LEAST 48 HOURS IN ADVANCE. PLEASE CONTACT THE [BOARD SECRETARY](#) FOR MORE INFORMATION.

Documents:

[1ST ENGINEERING REVIEW_NRZ REALTY 01.06.2021.PDF](#)
[PLANNING REVIEW 01.04.2021.PDF](#)
[SHT13 - SUBDIVISION MAP.PDF](#)

- 8.II. #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 seven lots containing five single family homes.

Documents:

[3RD ENGINEERING REVIEW_RJJ GROUP_REVISED.PDF](#)
[042021_SUBDIVISION PLANS.PDF](#)
[051321_COVER LETTER.PDF](#)
[LOW IMPACT DEVELOPMENT CHECKLIST.PDF](#)
[STORMWATER FACILITY OPERATIONS AND MAINTENANCE MANUAL.PDF](#)
[STORMWATER MANAGEMENT REPORT.PDF](#)
[TIER_A_ATTACHMENT_D_MAJOR_DEVELOPMENT_SUMMARY_FILL_IN.PDF](#)
[MONMOUTH COUNTY PARKS SYSTEM LETTER 01.29.2021.PDF](#)
[ALTERNATE FARM HOUSE CONCEPT-ALT-1.PDF](#)
[REVISED PLAN EXHIBIT 04.07.2021.PDF](#)
[NAVY REVIEW LETTER.PDF](#)
[EXHIBIT A-1 COLORED RENDERING_SMALL.PDF](#)
[SERVICE PACKAGE SUBMISSION 1.28.21.PDF](#)

- 8.II.i. #2019-402, RJJ Group LLC - PROFESSIONAL REPORTS

Documents:

[PLANNING REVIEW 05.24.2021.PDF](#)
[3RD ENGINEERING REVIEW_RJJ GROUP_REVISED.PDF](#)

- 8.II.ii. #2019-402, RJJ Group LLC - APPLICANT EXHIBIT

Documents:

[EX-1_EASEMENT EXHIBIT.PDF](#)

- 8.III. #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:

[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
1ST ENGINEERING REVIEW.PDF
PLANNING REVIEW 031221.PDF
TOMSA REVIEW.PDF
AFFIDAVIT - STAR LEDGER.PDF
AFFIDAVIT PACKAGE 3-31-21.PDF

9. NEW BUSINESS

- 9.I. #2021-102, Cedar Village Tax Lien LLC, 150 Monmouth Ave, Block 791, Lot 20, Application For Minor Subdivision With Variances

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

Documents:

MINOR SUBDIVISION PLAN.PDF
PROJECT NARRATIVE.PDF
ZONING DENIAL - FEE LETTER.PDF

10. ADJOURNMENT

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