

TOWNSHIP OF MIDDLETOWN
Zoning Board of Adjustment and Appeals
AGENDA – JUNE 26, 2023

MEETING TIME: 7:00 PM - Main Meeting Room

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. JAMES HINCKLEY

MS. ROBERTA

SHERIDAN

Seat III

Alternate I

MRS. CATHERINE ROGERS

MR. CHRISTOPHER

BARVELS

Seat IV

Alternate II

MR. ANDREW BANE

MR. STEVEN

SHANKER

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RESOLUTIONS

- #2023-019, HazaBell of Northeast, Block 605, Lots 62 & 63, 1580 Route 35, Denying Application for Conditional Use Variance
- #2023-002, Bethany & Michael Smilovitch, Block 883, Lot 9, 589 Navesink River Road, Granting Bulk Variance Approval

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

5. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

6. ADMINISTRATIVE MATTERS

None

7. OLD BUSINESS

7.I. #2023-011, Jeffrey Jansen, Block 1, Lot 7, 109 Seabreeze Avenue, Application For Bulk Variances

The applicant is proposing to construct a single-family home on a flag lot.

Variance relief is required for coverage and setbacks.

Documents:

[109 SEABREEZE REV1-A1.PDF](#)
[109 SEABREEZE REV1-A2.PDF](#)
[109 SEABREEZE REV1-A3.PDF](#)
[109 SEABREEZE REV1-A4.PDF](#)
[JANSEN - TECH MEMO 06.15.2023.PDF](#)
[GRADING APPROVAL 07.01.2022.PDF](#)
[PROJECT NARRATIVE.PDF](#)
[JANSEN - TECH MEMO 04.17.2023.PDF](#)
[JANSEN - SCANNED ARCH PLANS.PDF](#)

7.II. #2022-021, William & Maria Hemberger, Block 644, Lot 2, 120 Evergreen Terrace, Application For Bulk Variances

The applicant is seeking setback and coverage variances related to a home addition.

Documents:

[HEMBERGER - PLANS SCANNED.PDF](#)
[HEMBERGER - TECH MEMO 03.15.2023.PDF](#)

7.III. #2022-020, New Monmouth 35, LLC, Block 811, Lot 2, 1040-1090 Highway 35, Application For Bulk Variances

The applicant is proposing to remove two freestanding signs and install one, freestanding sign that is 25' in height and contains 405 square feet in sign area, along with additional site improvements proposed within the parking lot.

Documents:

[NEW MONMOUTH 35 - REVISED TECH MEMO 06.15.2023.PDF](#)
[NEW MONMOUTH 35 - REVISED PLAN.PDF](#)
[NEW MONMOUTH 35 LLC - SITE PLANS.PDF](#)
[NEW MONMOUTH 35 - PLANNING TECH MEMO 03.15.2023.PDF](#)
[DENIAL - BOTTLE KING.PDF](#)

8. NEW BUSINESS

9. EXECUTIVE SESSION

If Necessary

10. ADJOURNMENT

