

PLANNING BOARD
MEETING TIME 6:30 PM - MAIN MEETING ROOM
September 6, 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

- o #2022- 106, Rosina Landi, 4 Old Colonial Road, Block 591, Lots 15, Denying Minor Subdivision Approval with Variances
- o Appointment of Debra Yuro as Board Secretary

7. ADMINISTRATIVE MATTERS

- Request for Extension of Time – #2022-102 - Kaiser Minor Subdivision (Mountain Hill School), Block 835, Lot 15.01 & 15.0, granted June 1, 2022.

- Planning Board Conformance Review of Ordinance 2023-3387 Amending The Port of Belford Redevelopment Plan Within The Port Of Belford Redevelopment Plan Area.

- Planning Board Conformance Review of Ordinance Amending The Circus Liquors Redevelopment Plan Amendment.

8. OLD BUSINESS

9. NEW BUSINESS

- 9.I. #2021-400, 66 Moore Street Corp, Hillside Avenue, Block 460 & 461, Lots 2-5/7-10, Application For Major Subdivision With Variances

The applicant proposes to subdivide eight existing lots into four building lots for single-family homes. Variance relief is required for construction along an unimproved roadway, lot area and lot frontage

Documents:

[66 MOORE 6 13 23 PROJECT NARRATIVE.PDF](#)
[66 MOORE 7 25 23 T AND M REVIEW LETTER.PDF](#)
[500 CENTRAL AVE PLANNERS TECHNICAL MEMORANDUM.PDF](#)
[66 MOORE MORGAN ENGINEERING 5 2 23 SUBDIVISION PLANS.PDF](#)

9.II. #2023-400, 500 Central AH, LLC, 500 Central Avenue, Block 720, Lot 4. Application For Major Subdivision With Variances

The applicant proposed to subdivide the lot into five building lots for single-family homes. Variance relief is required for Lot Frontage for Lot 4.05 to permit the construction of buildings that front upon a street not improved to Township Standards, and a 50' wide planted buffer along the Hillside frontage shall be provided, or a variance is required. **Application will not be heard and will be carried to the October 4, 2023 meeting.**

Documents:

[500 CENTRAL AVE PLANNERS TECHNICAL MEMORANDUM.PDF](#)
[500 CENTRAL T AND M REVIEW.PDF](#)

10. ADJOURNMENT