

**AGENDA**  
**PLANNING BOARD**  
**MEETING TIME 6:30 PM - MAIN MEETING ROOM**  
**SEPTEMBER 7, 2022**

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

- #2022-101, 9 Dakota Ave, LLC, Block 176, Lot 1, Granting Minor Subdivision Approval with Variances

**Resolutions are available upon adoption, by request. Please contact the [BOARD SECRETARY](#).**

7. ADMINISTRATIVE MATTERS

- Payment of Vouchers
- Extension Request – Cedar Village Minor Subdivision

8. OLD BUSINESS

- 8.I. #2022-200, Target, 2105 Route 35, Block 596, Lot 1.01, Seeking Amended Major Site Plan Approval With Variances

The applicant requires amended major site plan approval to convert a portion of the existing parking lot stalls from standard parking stalls to “drive up” stalls. Variances are required for parking and signage.

Documents:

TARGET PLANNING REVIEW 08.26.2022.PDF  
TARGET 2ND ENGINEERING REVIEW\_TARGET DRIVE UP EXPANSION.PDF  
RESOLUTION - TARGET SITE PLAN APPROVAL.PDF  
TARGET PARKING - DEVELOPMENT PERMIT APPLICATION\_SIGNED.PDF  
TARGET PARKING - DRIVEUP EXPANSION CD\_SIGNED.PDF  
TARGET PARKING - DRIVEUP EXPANSION REVISED.PDF  
TARGET PARKING - PROJECT NARRATIVE.PDF  
TARGET PARKING - ZONING DENIAL.PDF

## 9. NEW BUSINESS

- 9.I. #2022-104, Gustavo Bontempo, 129 Magnolia Lane, Block 605, Lot 28, Seeking Minor Subdivision Approval  
The applicant is seeking to split one lot into two. No variance relief is required.

### Documents:

BONTEMPO - PLANNING MEMO 08.26.2022.PDF  
BONTEMPO - ENGINEER REPORT 08.24.2022.PDF  
BONTEMPO - DEV APP - DENIAL.PDF  
BONTEMPO - LOI.PDF  
BONTEMPO - SUBDIVISION PLAN.PDF

- 9.II. #2022-201, NJ Titans Ice Hockey Club, Inc., 214 Harmony Road, Block 607, Lots 5 & 6, Seeking Major Site Plan Approval

The applicant is seeking site plan approval on improvements related to the multiple uses on the site. ***THIS APPLICATION WILL NOT BE HEARD – CARRIED TO NOVEMBER 2, 2022***

### Documents:

NJ TITANS - PLANNING REVIEW 06.24.2022.PDF  
NJ TITANS - ENGINEERING REVIEW 06.28.2022.PDF  
2066\_PROJECT NARRATIVE.PDF  
2066\_SD04-REV-C-1.00.PDF  
ADDITIONAL DOCUMENT SUBMISSION 3.23.22.PDF  
CABANA 1 STAIR - 10-29-20.PDF  
CABANA 1\_10-29-20.PDF  
CABANA 3 C-1.00 REVISED 7.12.21.PDF  
CABANA 3 C-1.10 REVISED 7.12.21.PDF  
CABANA 4 RENOVATION - 11-3-20.PDF  
CABANA PROTOTYPE RENOVATION 4-5\_11-3-20.PDF  
FINAL AS BUILT SURVEY REVISED DATE 3.17.22.PDF  
ZONING OFFICER DENIAL.PDF

## 10. ADJOURNMENT