

# AGENDA

## PLANNING BOARD

MEETING TIME 6:30 PM - MAIN MEETING ROOM  
OCTOBER 6, 2021

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 #2021-104, 12 Blossom Cove LLC, Block 1043, Lot 45, 12 Blossom Cove Rd – Resolution Granting Minor Subdivision Approval

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

7. ADMINISTRATIVE MATTERS

- **Payment of Vouchers**
- **Capital Review - Veteran's Housing, Leonardville Road**
- **Request for an Extension - #2020-101, Donna King, Block 279, Lot 5, 29 Broadway**

Documents:

[VETERANS HOUSING PLANNING MEMO 092721.PDF](#)  
[DMR ARCHITECT - VETERANS HSG PB SUBMISSION 09.27.21.PDF](#)

8. OLD BUSINESS

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

THIS APPLICATION WILL NOT BE HEARD – CARRIED TO NOVEMBER 10, 2021

- 8.II. #2021-102, Cedar Village Tax Lien LLC, Block 791, Lot 20, 150 Monmouth Avenue, Application For Minor Subdivision With Variances

The applicant is proposing a two lot subdivision.

Documents:

FIRE ADVISORY REVIEW 08.29.2021.PDF  
PLANNING REVIEW 052421.PDF  
1ST ENGINEERING REVIEW\_CEDAR VILLAGE MINOR SUB\_150 MONMOUTH AVENUE.PDF  
PROJECT NARRATIVE.PDF  
MINOR SUBDIVISION PLAN.PDF  
ZONING DENIAL - FEE LETTER.PDF  
NOTICE PACKET 05.24.2021.PDF  
CEDAR VILLAGE - AFFIDAVIT OF SERVICE.PDF

9. NEW BUSINESS

- 9.I. #2021-106, Oceanside Builders LLC, Block 11, Lot 23, 66 Atlantic Avenue, Application For Minor Subdivision  
The applicant is seeking to subdivide vacant property into two lots

Documents:

PLANNING REVIEW 09.27.2021.PDF  
ENGINEERING - 1ST ENGINEERING REVIEW\_66 ATLANTIC AVENUE (002).PDF  
MINOR SUBDIVISION PLAN 9-22-21.PDF  
REQUESTED DOCS.PDF  
ZONING DENIAL - DEV PERMIT APP.PDF

- 9.II. #2019-402, RJJ Group LLC, Block 638, Lots 192 & 194, 451 Kings Highway East, Application For Amended Major Subdivision Approval

The applicant seeks amended preliminary and final major subdivision approval to permit the subdivision of the existing property in four lots.

Documents:

ENGINEERING - AMENDED 1ST ENGINEERING REVIEW\_RJJ GROUP (002).PDF  
PLANNING REVIEW 09.27.2021.PDF  
AMENDED RJJ GROUP SUBDIVISION\_4 LOTS.PDF  
PROJECT NARRATIVE.PDF

10. ADJOURNMENT

For questions regarding the Agenda, please contact the [Board Secretary](#).