

**AGENDA**  
**PLANNING BOARD**  
**MEETING TIME 6:30 PM - MAIN MEETING ROOM**  
**JANUARY 7, 2026**

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES  Class IV Member	MS. ROSEANN ETESON  Class I/Mayor's Designee
MR. CARL RATHJEN  Class IV Member	MR. JOHN RENTSCHLER  Class II/Public Official Member
MR. KEVIN COLANGELO  Class IV Member	MR. KEVIN SETTEMBRINO  Class III/Township Committee Member
MR. STEVE SCHWEIZER  Class IV Member	
MR. VLAD BERSON  Class IV Member	MR. JAY BANASIAK Alternate #1
MR. JOSEPH AMECANGELO  Class IV Member	MR. JAMES PISANO  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

**None**

7. ADMINISTRATIVE MATTERS

Request for Extension of Time #2019-201 – LaSalle, Lincroft, Inc. (Christian Brothers Academy), Block 1063, Lot 67.01, Newman Springs Road, R-220 Zone.

8. OLD BUSINESS

None

9. NEW BUSINESS

9.I. #2025-400 – Milano Brothers Builders, LLC, Walada Avenue & Arlington Avenue, Block 158, Lot 1; Block 159, Lot 3; Block 122, Lot 122, Located In The R-7 Zone.

The applicant is seeking Preliminary & Final Major Subdivision Approval and Minimum Lot Frontage Variances where 75 feet is required, and 39.27 feet is proposed for New Lot 1; 64 feet is proposed for New Lot 2; 39.27 feet is proposed for New Lot 3; and 66.45 feet is proposed for New Lot 4.

Documents:

[WALDA AVENUE PLANNERS TECHNICAL MEMORANDUM.PDF](#)  
[WALADA AVENUE T AND M REVIEW.PDF](#)  
[WALADA AVENUE SUBDIVISION PLAN.PDF](#)

10. ADJOURNMENT