

TOWNSHIP OF MIDDLETOWN

Planning Board
1 Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman



AMY H. CITRANO, P.P., A.I.C.P.
Director of Planning

ERIN URIARTE
Board Secretary

Organized December 14, 1667
"Pride in Middletown"

Tel: (732) 615-2102
Fax: (732) 615-2103

PLANNING BOARD MEETING MINUTES JANUARY 4, 2023

A Regular Meeting of the Planning Board of the Township of Middletown was held in the main meeting room at Town Hall, One Kings Highway, Middletown, New Jersey, at 6:30 P.M. on January 4, 2023.

Chairman Mercus read a statement to advise the notice requirements provided for the Open Public Meetings Act have been satisfied. Pursuant to the Open Public Meetings Act and Laws of 1975, the public has been notified that the Planning Board will meet on January 4, 2023, in Town Hall.

The Middletown Planning Board notified the Two River Times, the Independent and the Asbury Park Press. Notice of the meeting was filed with the Township Clerk and posted in Town Hall. All notification for this meeting was given pursuant to the Open Public Meetings Act at least 48 hours prior to this meeting.

Roll call was taken with the following members present: Chairman Mercus, Vice-Chairman Rathjen, Mr. Berson, Mr. Rentschler, Mr. Colangelo, Mr. Schweizer, Mr. AmecAngelo, Ms. Eteson, Mr. Banasiak

Also present: James Gorman, Esq., Board Attorney; Robert Keady, PE, Board Engineer; Amy H. Citrano, Director of Planning; Morgan Astorino, Assistant Planner; Erin Uriarte, Board Secretary

A salute to the flag followed.

REORGANIZATION OF THE PLANNING BOARD –

Nomination of Chairman – Mr. Rathjen nominated David Mercus as Chairman of the Board, seconded by Mr. Schweizer. Seeing no further nominations, the following roll call was taken:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

Nomination of Vice-Chairman – Mr. Mercus nominated Carl Rathjen as Vice-Chairman of the Board, seconded by Mr. Schweizer. Seeing no further nominations, the following roll call was taken:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

Appointment of Planning Board Attorney – Mr. Rathjen offered a motion to appoint James Gorman, Esq. as Planning Board Attorney, seconded by Mr. Mercus.

Roll Call:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

Appointment of Planning Board Engineer – Mr. Schweizer offered a motion to appoint Rob Keady of T&M Associates, as Board Engineer, seconded by Mr. Rathjen.

Roll Call:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

Appointment of Board Secretary – Mr. Mercus offered a motion to appoint Erin Uriarte as Board Secretary, seconded by Mr. Schweizer.

Roll Call:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

The Board Secretary read the agenda.

APPROVAL OF MINUTES

MR. SCHWEIZER OFFERED A MOTION TO APPROVE THE MINUTES OF DECEMBER 7, 2022, SECONDED BY MR. RATHJEN. ALL PRESENT ELIGIBLE MEMBERS VOTED IN FAVOR BY VOICE VOTE.

RESOLUTIONS

#2022-201, NJ Titans Ice Hockey Club, Inc., 214 Harmony Road, Block 607, Lots 5 & 6, Seeking Major Site Plan Approval – Mr. Mercus advised this Resolution will be carried to the next hearing. Mr. Gorman added that he is waiting for Mr. Brodsky to review the draft.

Resolution Authorizing James H. Gorman, Esq. to Perform as Defense Attorney in the Matter of Bontempo v. Planning Board of Middletown – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. SCHWEIZER.

Roll Call:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

Resolution Adopting 2023 Meeting Dates & Designating Official Newspapers – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. SCHWEIZER.

Roll Call:

Ayes: Mercus, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

ADMINISTRATIVE MATTERS

Consistency Review – 100 Schultz Drive Redevelopment Plan – Francis Reiver, PP of DMR Architects, appeared to present the 100 Schultz Drive Redevelopment Plan. He explained the process to designate the area in need of redevelopment back in May 2022. This is a plan for one of the properties within that designated area and would represent the zoning for this property only. The existing 4-story office building will remain, however there are some site modifications that will be done as part of the conversion from an office-building to a veterinary hospital. He summarized the uses that have been contemplated for this area along with the bulk regulations that have been modified. Mr. Reiner referred to the goals, principals and objectives of the Master Plan and feels this Redevelopment Plan is consistent with the Master Plan.

Mr. Rathjen indicated he would like to see solar panels as an incentive to attract tenants.

Board members asked questions for clarification on bulk standards.

Chairman Merces asked if there is any concern with the dog run area becoming a nuisance to neighboring areas. Mr. Reiner explained there are no residential uses within proximity to this property, he doesn't see it becoming an issue.

MR. SCHWIEZER OFFERED A MOTION TO DEEM THE PLAN CONSISTENT WITH THE MASTER PLAN AND DIRECTING THE PLANNER TO ISSUE A MEMO TO THE TOWNSHIP COMMITTEE TO THAT EFFECT. THIS MOTION WAS SECONDED BY MR. AMECANGELO.

Roll Call:

Ayes: Merces, Rathjen, Berson, Rentschler, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

OLD BUSINESS

None

NEW BUSINESS

None

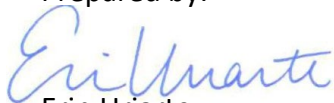
EXECUTIVE SESSION – MR. SCHWEIZER OFFERED A MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS LITIGATION, SECONDED BY MR. AMECANGELO. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

MR. SCHWEIZER OFFERED A MOTION TO RECONVENE INTO REGULAR SESSION AT 7:16 PM, SECONDED BY MR. BERSON. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

ADJOURNMENT

MR. SCHWEIZER OFFERED A MOTION TO ADJOURN THE MEETING AT 7:16 PM, SECONDED BY MR. COLANGELO. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:



Erin Uriarte,
Board Secretary