

# TOWNSHIP OF MIDDLETOWN

Planning Board  
One Kings Highway  
Middletown, NJ 07748-2504

DAVID MERCES  
Chairman



Organized December 14, 1667  
"Pride in Middletown"

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Director of Planning

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## PLANNING BOARD MEETING MINUTES APRIL 6, 2022

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 April 6, 2022.

Chairman Mercés 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 April 6, 2022, in Town Hall.

The Middletown Planning Board notified the Two River Times, the Independent and the Asbury Park Press on February 3, 2022. 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 Mercés, Vice-Chairman Rathjen, Committeeman Settembrino, Mr. Berson, Mr. Rentschler, Mr. Colangelo, Mr. Schweizer, Mr. AmecAngelo, Ms. Eteson, Mr. Banasiak

Also present: James Gorman, Board Attorney; Greg Gitto, PE for 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.

Chairman Mercés welcomed everyone to the new Municipal Building and thanked Mayor Perry and Committee members for making it happen.

The Board Secretary read the agenda.

### **APPROVAL OF MINUTES**

MR. RATHJEN OFFERED A MOTION TO APPROVE THE MINUTES OF MARCH 2, 2022, SECONDED BY MR. SCHWEIZER.

Roll Call:

Ayes: Mercés, Rathjen, Colangelo, Schweizer, Eteson, Banasiak

Nays: None

### **RESOLUTIONS**

**#2021-107, TMA Kalian LLC, 59 Oakland Avenue, Block 698, Lot 12, Resolution Denying Minor Subdivision** – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. SCHWEIZER.

Roll Call:

Ayes: Mercés, Rathjen, Colangelo, Schweizer, AmecAngelo, Eteson, Banasiak

Nays: None

### **Many Neighborhoods. One Middletown!**

Belford ◊ Chapel Hill ◊ Fairview ◊ Harmony ◊ Leonardo ◊ Lincroft ◊ Locust ◊ Middletown Village  
Monmouth Hills ◊ Navesink ◊ New Monmouth ◊ North Middletown ◊ Nut Swamp ◊ Oak Hill ◊ Port Monmouth ◊ River Plaza

**#2020-100, Lesko Management, Block 1027, Lot 2, 63 Carpenter Street, Resolution Acknowledging Withdrawal of Minor Subdivision Application** – Mr. Gorman advised this application was heard virtually and withdrawn on the record back in 2021, however the Resolution was never memorialized.

MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. SCHWEIZER.

Roll Call:

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

Nays: None

### **ADMINISTRATIVE MATTERS**

**Payment of Vouchers** – Mr. Rathjen advised that he has review the Payment of Vouchers and offered a motion to approve the Payment of Vouchers for April 6, 2022. This motion was seconded by Mr. Schweizer. All present members voted in favor by voice vote.

**Capital Review – Deep Cut Park** – Mr. Gorman explained the Board’s role for a Capital Review. This is a courtesy review for another public entity.

Paul Gleitz, PP, Principal Planner for the Monmouth County Parks System, appeared before the Board and advised that the Park System has adopted a Master Plan for Deep Cut Park about 8 to 10 years ago. Several projects have been done to implement the plan and this is the latest project. They are converting the old gardener’s cottage to a program space and volunteer gathering area. A new Courtyard area will be added along with exterior and interior renovations to the building. They will also be improving the garage doors and windows. A gazebo will be installed to serve as an Information Booth. The Park System hopes to begin construction over the summer.

Board members thanked Mr. Gleitz for his presentation and indicated they have no comments.

**Capital Review – Swimming River Park** – Mr. Gleitz advised this property is commonly known as the former Chris’ Deli site, located along West Front Street. There is some environmental remediation of the site being done currently and the County is proposing to install improvements associated with parking, boat ramps, a trail system, and new bulkheads. There will be a living shoreline with some dredging to the channel. The remedial area is generally located under the proposed parking area. The contract for this park has already been awarded and they hope to be starting construction soon. Mr. Gleitz added that there is a Bald Eagle nest and feeding area in the area, which creates some scheduling limitations.

Mr. Berson questioned the possibility of Electric Vehicle charging stations. Mr. Gleitz advised they are only required for commercial projects, but the County is looking into it for the future.

Mr. Rathjen asked if there will be a flagpole. Mr. Gleitz advised it will likely be placed in a memorial garden area.

Mr. Colangelo questioned the timing of the traffic light. Mr. Gleitz advised they meet quarterly with the County’s Traffic Engineer.

### **OLD BUSINESS**

None

**NEW BUSINESS**

**#2021-108, Richard Jennings Builder, LLC, 34 York Avenue, Block 250, Lot 9, Application for Minor Subdivision Approval** – Mr. Gorman advised the notices are in order and the Board has jurisdiction to hear this matter.

Michael Steib, Esq., appeared on behalf of the applicant, Richard Jennings. The property is located in the Port Monmouth section of Middletown, in the R-7 zone. The lot is a through lot with frontage on Michigan and York Avenues. This is the only through lot in the area. The neighborhood is basically set up in a grid format, which can be seen by looking at the tax map. The lot frontage and the lot circle diameter are existing and will not be changed. The applicant lives in the home, which faces Michigan and proposes a new home to be built facing York. A variance is required for the proposed lot area and a waiver is requested for a front-facing garage. This design would provide for two parking spaces in the garage and two parking spaces on the driveway. If the Board is not in favor of granting the waiver, the garage will be eliminated altogether. The proposed home will meet the setbacks and height requirement and will be similar in style to other homes in the area. Regarding the Planner's report, there are no sidewalks in the area therefore the applicant is seeking a waiver and will provide a contribution in lieu. Street trees will be provided. The applicant will comply with building height. A concrete driveway is shown on the plans and will comply with the five-foot setback requirement. The applicant will comply any additional comments contained the Planner's report and the report issued by T&M Associates.

Richard Jennings was sworn in as the property owner and applicant. He advised this is a 50 foot by 200-foot lot with a bungalow to rear of the property, which was removed upon purchased and a new home was built. All lots in the area are 100 feet deep therefore he feels this proposal fits well within the neighborhood. Grading was done at the time of construction to ensure no run-off to the neighboring properties.

An architectural elevation plan, prepared by Maxine Giordano, was marked as Exhibit A-1.

Chairman Mercus opened the hearing to members of the public for questions only for Mr. Jennings however none were received.

Andrew Janiw, PP, was sworn in and accepted as an expert Planner. An aerial exhibit of the area was marked as Exhibit A-2. A list of properties and property configurations was marked as Exhibit A-3. A series of photos was marked as Exhibit A-4. Mr. Janiw feels this application meetings the criteria for C2 Hardship variance relief. The construction of a new home will fill a gap in the streetscape. The proposal is consistent with the layout of the neighborhood and is consistent with the Master Plan.

Chairman Mercus opened the hearing to members of the public.

Armin Lieberum, 32 York Avenue, was sworn in and stated that he has watched this property get cleaned up from condemned to what it is now, which a new, lovely home. He further indicated he is in favor of the application.

Seeing no further comments from the public, Chairman Mercus closed the public hearing.

MR. RATHJEN OFFERED A MOTION TO APPROVE THE APPLICATION, SECONDED BY MR. SCHWEIZER.

MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. SCHWEIZER.

Roll Call:

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

Nays: None

**ADJOURNMENT**

MR. RATHJEN OFFERED A MOTION TO ADJOURN THE MEETING AT 7:40 PM, SECONDED BY MR. SCHWEIZER. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:



Erin Uriarte,  
Board Secretary