

TOWNSHIP OF MIDDLETOWN

Planning Board
One Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman



Organized December 14, 1667
"Pride in Middletown"

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

ERIN URIARTE
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PLANNING BOARD MEETING MINUTES MAY 3, 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 May 3 2023. Chairman Merces 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 Middletown Planning Board notified the Two River Times, and the Asbury Park Press on January 12, 2023. 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 Merces, Vice-Chairman Rathjen, Mr. Berson, Mr. Rentschler, Mr. Colangelo, Mr. Schweizer, 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; Erin Uriarte, Board Secretary

A salute to the flag followed.

Ms. Uriarte read the agenda for the record.

APPROVAL OF MINUTES

April 5, 2023 – Mr. Berson offered a motion to approve the minutes, seconded by Mr. Schweizer. All present eligible members voted in favor by voice vote.

RESOLUTIONS

#2022-105, Stefano Sacco, 611 Monmouth Avenue, Block 29, Lot 8 , Denying Application Minor Subdivision with Variances – Discussion was held regarding who would be eligible to vote. Mr. Gorman explained the motion to approve failed, so only those Board members who voted "no" may vote on the Resolution.

MR. BERSON OFFERED A MOTION TO ADOPT THE RESOLUTION SECONDED BY MR. RENTSCHLER.

Roll Call:

Ayes: Merces, Berson, Rentschler, Schweizer, 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

#2022-202, Charlies at Lincroft, 700 Newman Springs Road, Block 1062, Lot 14.03, Denying Amended Site Plan Application – MR. RATHJEN OFFERED A MOTION TO ADOPT THE RESOLUTION, SECONDED BY MR. RENTSCHLER.

Roll Call:

Ayes: Mercedes, Rathjen, Rentschler, Schweizer, Eteson, Banasiak

Nays: None

ADMINISTRATIVE MATTERS

None

OLD BUSINESS

#2022-106, Rosina Landi, 4 Old Colonial Road, Block 591, Lots 15, Seeking Minor Subdivision Approval with Variances – This application was carried to June 7, 2023, at the request of the applicant. No further notice will be required.

NEW BUSINESS

#2023-101, TMA Kalian LLC, 59 Oakland Avenue, Block 698, Lot 12, Application for Minor Subdivision – Mr. Gorman explained that notice was not required, however the applicant provided notice and it is in order; the Board has jurisdiction to hear this matter.

Rick Brodsky, Esq., appeared on behalf of the applicant. He added that the applicant provided notice in an effort to be a good neighbor. They have already received Township approval for the single-family home and access road that are currently under construction. This evening they are seeking approval for an additional building lot.

Chris Bednarski, PE, was sworn in and accepted as an expert Engineer. Mr. Bednarski described the existing property, noting the Township approvals that are currently in place for the single-family home and the roadway. The subject property is an oversized lot and there is no variance relief required. The property is not in a flood zone, however there are some wetlands and wetland buffer areas that render a portion of the site unusable; the applicant has agreed to place that area in a conservation easement. The proposed lot can handle construction of a new home with no variance relief required. The applicant is proposing a payment in lieu of sidewalk construction.

Ms. Citrano advised that the engineering department has asked that we start enforcing the ordinance requirement for a visual delineation of the conservation easement, such as a split rail fence or vegetation. Mr. Schweizer advised that he feels it is an unnecessary cost to the applicant since the conservation easement is a recorded deed. Ms. Citrano explained that people clear the easement area claiming they did not know, the visual border will help to prevent that from happening. Board members indicated they did not agree to the visual border. Ms. Citrano asked that Architectural drawings be submitted for Planning review, prior to construction of the new home to ensure there is no front-facing garage and to confirm compliant building height. The applicant agreed.

Chairman Mercedes opened the hearing to members of the public for questions.

John O'Shaughnessy advised he lives behind the subject property and asked several questions related to drainage. His property is higher than the subject property and will not be affected.

Seeing no further questions, Chairman Mercus opened the hearing to members of the public who wish to make a comment. None were received.

MR. BERSON OFFERED A MOTION TO APPROVE THE APPLICATION, SECONDED BY MR. RENTSCHLER.

Roll Call:

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

Nays: None

ADJOURNMENT

MR. SCHWEIZER OFFERED A MOTION TO ADJOURN THE MEETING AT 7:03 PM, SECONDED BY MR. RENTSCHLER. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:



Erin Uriarte,
Board Secretary