

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
Planning Board Secretary

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PLANNING BOARD MEETING MINUTES MAY 4, 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 May 4, 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 May 4, 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, 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.

The Board Secretary read the agenda.

APPROVAL OF MINUTES

MR. RATHJEN OFFERED A MOTION TO APPROVE THE MINUTES OF APRIL 6, 2022, SECONDED BY MR. SCHWEIZER.

Roll Call:

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

Nays: None

RESOLUTIONS

#2021-108, Richard Jennings Builder, LLC, 34 York Avenue, Block 250, Lot 9, Application for Minor Subdivision Approval – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. SCHWEIZER.

Roll Call:

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

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

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 May 4, 2022. This motion was seconded by Mr. Schweizer. All present members voted in favor by voice vote.

Exit 109 Redevelopment Investigation – Chairman Merces advised that the Township Committee recently adopted a Resolution requestion the Planning Board to conduct a Redevelopment Investigation.

Frances Reiner, Licensed Landscape Architect and Professional Planner, of DMR Architects presented his report entitled “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment for Block 1086, Lots 29-30 / Block 1089, Lots 1-2 / Block 1131, Lots 30-32,” dated April 2022; and presented the findings of the report, noting that all parcels meet criteria “B.”

MR. SCHWEIZER OFFERED A MOTION TO DETERMINE THAT THE PARCELS MEETG THE CRITERIA FOR REDEVELOPMENT, SECONDED BY MS. ETESON.

Roll Call:

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

Nays: None

OLD BUSINESS

None

NEW BUSINESS

#2022-102 Andrew & Lauren Kaiser, 724-726 Kings Highway East, Block 835, Lots 15.01 & 15.02, Application for Minor Subdivision – Mr. Gorman advised the Board has jurisdiction to hear this matter; public notice was not required in accordance with the requirements of the Municipal Land Use Law.

Andrew Kaiser was sworn in as the property owner and applicant. Mr. Kaiser explained he is seeking a lot line adjustment between existing Lots 15.01 and 15.02 to convey approximately 8,046 s.f. from Lot 15.02 to Lot 15.01. Existing Lot 15.01 will now be identified as Lot 15.03, with 228,050 s.f. and existing Lot 15.02 will now be identified as Lot 15.04, with 265,768 s.f. The new lots are conforming. The properties do not have street frontage. The access is from Kings Highway East by an easement. No new improvements are proposed. The existing home will remain on new Lot 15.04 and Mountain Hill School will remain on new lot 15.03.

Chairman Merces opened the hearing to members of the public, however none appeared.

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

Roll Call:

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

Nays: None

#2022-103, Werner/Ciccone, 68 Ideal Avenue, Block 13, Lot 6, Application for Minor Subdivision – Mr. Gorman advised the notices are in order and the Board has jurisdiction to hear this matter.

Ronald Werner was sworn in as the property owner and applicant. Mr. Werner described the property location and advised they are seeking to subdivide the approximately .23-acre lot into two new lots, proposed Lots 6.01 and 6.02. Proposed Lot 6.01 and proposed Lot 6.02 will each have 5,000 s.f. with 50 ft. of frontage on Ideal Avenue. An existing single-family house and stone driveway will remain on proposed Lot 6.01. No new construction is proposed for proposed Lot 6.02 at this time. Both lots will comply with all bulk requirements, except for a side-yard setback variance for the existing home. The existing house will be raised to conform to current flood elevation requirements. The lots will be consistent with the general pattern of development in the area. The benefits of granting the variances substantially outweigh the detriments. A design waiver is being requested for the side-entry garage requirement.

Chairman Mercus opened the hearing to members of the public, however none appeared.

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

Roll Call:

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

Nays: None

ADJOURNMENT

MR. RATHJEN OFFERED A MOTION TO ADJOURN THE MEETING AT 8:40 PM, SECONDED BY MR. SCHWEIZER. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:



Erin Uriarte,
Board Secretary