

**TOWNSHIP OF MIDDLETOWN
PLANNING BOARD**

IN THE MATTER OF THE ADOPTION OF THE 2025 MASTER PLAN

RESOLUTION ADOPTING THE 2025 MASTER PLAN

Middletown Township
Monmouth County, New Jersey
Date of Hearing: December 3, 2025
Date of Action: December 3, 2025
Date of Resolution: December 16, 2025

WHEREAS, the Planning Board of the Township of Middletown is authorized pursuant to N.J.S.A. 40:55D-28 to adopt and amend a Master Plan for the development of the Township; and

WHEREAS, the Planning Board undertook a comprehensive review of the Township's existing Master Plan and determined that an adoption of an updated Master Plan was necessary to provide guidance for the future development, conservation and redevelopment of the lands within the Township; and

WHEREAS, in order to promote transparency, and without any legal obligation to do so, the Planning Board conducted a number of public information session to gather input from the community in connection with drafting the 2025 Master Plan; and

WHEREAS, many members of the public attended the public information sessions; and

WHEREAS, the public was afforded an opportunity to review the Master Plan prior to the public hearing; and

WHEREAS, with the assistance of its professional planner and other consultants, the Planning Board prepared the 2025 Master Plan, which includes, but is not limited to, the following elements, as required or permitted by the Municipal Land Use Law:

1. Land Use Plan Element

2. Circulation Plan Element
3. Utility Service Plan Element
4. Community Facilities Plan Element
5. Open Space, Recreation and Conservation Plan Element
6. Historic Preservation Plan Element
7. Economic Development Plan Element
8. Green Buildings and Environmental Sustainability Plan Element
9. Climate Change Hazard Vulnerability Assessment Plan Element
10. Municipal Stormwater Management Plan Element
11. Hazard Vulnerability Analysis

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Planning Board provided notice of the proposed Master Plan and of the public hearing thereon to the Monmouth County Planning Board, all adjoining municipalities and to Naval Weapons Station Earle; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on the proposed Master Plan on December 3, 2025, at which time interested members of the public were afforded an opportunity to be heard; and

WHEREAS, at the public hearing the 2025 Master Plan was marked into evidence; and

WHEREAS, at the public hearing, testimony was provided by Susan Favate, PP AICP, of BFJ Planning; and

WHEREAS, following the public hearing and deliberation, the Planning Board finds that the Master Plan is consistent with the goals and objectives of the Municipal Land Use Law and promotes the health, safety, morals and general welfare of the Township and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Middletown as follows:

1. The Planning Board hereby adopts the 2025 Master Plan of the Township of Middletown pursuant to N.J.S.A. 40:55D-28.
2. A copy of the adopted Master Plan shall be filed with the Township Clerk and shall be made available for public inspection during normal business hours.
3. Copies of the adopted Master Plan shall be transmitted to the Township Committee, the Monmouth County Planning Board, and such other entities as may be required by law.
4. This Resolution shall take effect immediately upon its adoption.

ON MOTION BY Roseann Eteson and seconded by

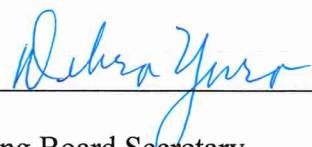
Vlad Berson the application is approved based upon the following vote:

AYES: Merces, Rathjen, Berson, Rentschler, Colangelo, AmecAngelo, Eteson

NAYS: None

ABSTAIN: None

ABSENT: Banasiak, Pisano



Planning Board Secretary

I, Debra Yuro, Secretary of the Township of Middletown Planning Board do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board on this 16th day of December 2025.



Planning Board Secretary