

**ZONING BOARD OF ADJUSTMENT  
MIDDLETOWN TOWNSHIP  
AGENDA – January 25, 2021**

MEETING TIME 7:00 PM – VIRTUAL MEETING through WebEx Event Center

*For instructions and link to join this meeting from your mobile device or computer please copy and paste the following URL into your browser: <https://tinyurl.com/mtownzb0125>*

*To call into the meeting, dial +1-408-418-9388.  
Event Number/ Access Code: 179 868 5051 - Passcode: 2020*

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE	MR. JOSEPH ZACCARDO
Seat I	Seat VI
MS. CHANTAL BOUW	MR. MARTIN TRUSCOTT
Seat II	Seat VII
MR. JAMES HINCKLEY	MR. WILLIAM HIBELL
Seat III	Alternate I
VACANT	MS. ROBERTA SHERIDAN
Seat IV	Alternate II
MR. ANDREW BANE	MR. JAMES BRUNCATI
Seat V	Alternate IV

3. SALUTE TO THE FLAG

4. RE-ORGANIZATION OF THE BOARD

- Election of the Chairman
- Election of the Vice Chairman
- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Conflict Board Engineer
- Appointment of Board Secretary

5. RESOLUTIONS

- **#2020-009, Fortunato, Block 825, Lot 17, 33 Verrazano Drive** – Resolution Approving Bulk Variances
- **#2019-011, Meulensteen, Block 795, Lot 5.02, Red Hill Road** – Resolution Granting Extension of Time
- **Resolution Adopting 2021/2022 Meeting Dates**

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

6. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

7. ADMINISTRATIVE MATTERS

- Payment of Vouchers

8. OLD BUSINESS

8.I. #2020-010, G. Logan Construction, Block 63, Lot 7, 748 Monmouth Parkway, Application For Interpretation Of An Ordinance And Bulk Variance Approval

The applicant is seeking an interpretation of Section 540-708 to permit the applicant to complete the construction of a single family dwelling. The applicant is also proposing to reconstruct a 1-story single family residential dwelling.

Documents:

[PLANNING REVIEW 120220.PDF](#)  
[NARRATIVE.PDF](#)  
[748 MONMOUTH PARKWAY MIDDLETOWN LOGAN VARIANCE SET 10 13 20.PDF](#)  
[EMAIL - J. GALE 748 MONMOUTH PARKWAY.PDF](#)  
[PHOTOS - 748 MONMOUTH PARKWAY LOGAN FOUNDATION CONST.PDF](#)  
[RAMIREZ REPORT WITH ATTACHMENTS.PDF](#)  
[748 MONMOUTH PARKWAY SURVEY 12182019 SS.PDF](#)  
[ZONING DENIAL - SWO NOTICE.PDF](#)  
[748 MONMOUTH PARKWAY MIDDLETOWN - PERMIT DRAWINGS REV 3 - 2 17 20.PDF](#)  
[PERMITS 1.PDF](#)  
[PERMITS 2.PDF](#)  
[STOP CONSTRUCTION ORDER.PDF](#)  
[ZONING APPLICATION.PDF](#)  
[10-27-20 PLOT PLAN.PDF](#)

9. NEW BUSINESS

9.I. #2020-003, General Plumbing Supply, Block 204 & 205, Lot 1, 170 Highway 36, Application For Major Site Plan With Bulk And D Variances

The applicant seeks to demolish the commercial GPS structure along with the appurtenant parking and construct a new, one story commercial GPS building to include warehouse and office use and associated parking.

Documents:

[ENGINEER REVIEW\\_HODER 9.2.20.PDF](#)  
[2020-003 GPS PLANNING REVIEW 10.29.20.PDF](#)  
[PROJECT NARRATIVE.PDF](#)  
[2020-003 GPS PLANNING REVIEW 10.29.20.PDF](#)  
[ENGINEER REVIEW\\_HODER 9.2.20.PDF](#)  
[GPS.PDF](#)  
[SHIHAR COVER LETTER AND NARRATIVE 7.13.20.PDF](#)  
[BORING LOG.PDF](#)  
[SIGNED DEVELOPMENT PERMIT DENIAL.PDF](#)  
[FREEHOL SOIL CERTIFICATION.PDF](#)  
[HEALTH.PDF](#)  
[TOMSA.PDF](#)  
[GPS ARCHITECTURAL SUBMISSION PB-1 6-26-20.PDF](#)  
[GPS ARCHITECTURAL SUBMISSION PB-2 6-26-20.PDF](#)

GPS MIDDLETOWN R.PDF

9.I.i. #2020-003, GPS - ADDITIONAL HEARING EXHIBITS

Documents:

DSCN2014.JPG

DSCN2021.JPG

DSCN2026.JPG

DSCN2034.JPG

GPS ARCHITECTURAL SUBMISSION PB-1 6-26-20.PDF

GPS ARCHITECTURAL SUBMISSION PB-2 6-26-20.PDF

GPS MIDDLETOWN R.PDF

10. ADJOURNMENT

For any questions regarding the Agenda, please contact the [Board Secretary](#).