

# TOWNSHIP OF MIDDLETOWN

Planning Board  
3 Penelope Lane  
Middletown, NJ 07748-2504

JOHN DEUS  
Chairman



Organized December 14, 1667  
"Pride in Middletown"

SANYOGITA S. CHAVAN, P.P., A.I.C.P.  
Director of Planning

GLORIA M. TARTARO  
Planning Board Secretary

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## AGENDA

MIDDLETOWN TOWNSHIP PLANNING BOARD  
MEETING TIME 6:30 P.M.  
MAIN MEETING ROOM

February 6, 2019

MR. JOHN DEUS  
Class IV Member

MR. CARL RATHJEN  
Class IV Member

MR. KEVIN COLANGELO  
Class IV Member

MR. FRANK WILTON  
Class IV Member

MR. DAVID MERCES  
Class IV Member

MR. HOWARD BREY  
Class I/Mayor's Designee

MR. PAUL CRUPI  
Class II/Public Official Member

MRS. PATRICIA SNELL  
Class III/Township Committee Member

MR. ALEX CZAPLICKI  
Alternate #2

## AGENDA FOR REGULAR MEETING OF THE PLANNING BOARD

1. CALL MEETING TO ORDER
2. OPENING STATEMENT BY THE CHAIRMAN
3. SALUTE TO THE FLAG
4. READING OF THE AGENDA BY THE SECRETARY
5. APPROVAL OF MINUTES – December 5, 2018 and January 9, 2019
6. APPROVAL OF RESOLUTIONS – Shadow Lane, LLC, Planning Board Engineer, Planning Board Conflict Engineer
7. OPEN MEETING TO THE PUBLIC FOR NON-AGENDA ITEMS

### SUB-COMMITTEE APPOINTMENTS

1. Appointment of Land Use Committee  
4 Members
2. Appointment of Master Plan Committee  
4 Members
3. Appointment of Affordable Housing Committee  
4 Members
4. Appointment of Economic Development/Redevelopment Committee  
4 Members
5. Proceed with the Regular Order of Business

### ADMINISTRATIVE MATTERS

Payment of Vouchers

### OLD BUSINESS

#2018-100 – Archer Management; Block 615, Lot 81; 207 Harmony Road; Located in the B-3 Zone; Applicant is seeking approval to subdivide existing Lot 81 containing a total area of +/- 10.258 acres into two (2) new commercial lots, Lots 81.01 and 81.02, and one undeveloped lot, 81.03.

**Notice to Residents: Public hearing carried to March 6, 2019.**

Decision due by March 6, 2019.

#2016-403 – Block 1002, Lot 75, LLC; Block 1002, Lot 75; 824 Nut Swamp Road; Located in the R-30 Zone; Applicant is seeking amended site plan approval to reduce the number of proposed lots to six (6), each containing one single family home. This iteration has an access road from Nut Swamp road, on a “stalk” for proposed Lot 75.02 of ten (10) feet of frontage along Nut Swamp Road. Additionally, Lot 75.02 will require variance relief from lot area; 30,975.73 square feet is being proposed, while 34,000 square feet is required. All of the proposed lots, 75.01-75.06 will require variance relief for circle diameter.

This application is an amended site plan for a previously approved subdivision of a tract containing +/- 6.2 acres into seven (7) lots, of which six (6) lots would contain single family residential homes. The applicant also proposes a new roadway and cul-de-sac to provide access to the proposed lots along with stormwater management infrastructure.

Public Hearing.

**Notice to Residents: Public hearing carried to March 20, 2019.**

Decision due by March 20, 2019.

#2017-102 – Jack Development, LLC; Block 698, Lot 22; 144 Chestnut Avenue; Located in the R-10 Zone; Applicant is seeking a one-year extension of the minor subdivision approval with variances granted by Resolution of the Planning Board dated October 3, 2018.

NEW BUSINESS

#2018-203 Seth Beller Trust; Major site plan, minor subdivision and front setback variance to permit subdivision of lot, creating two building lots and construction of a 5,585 s/ft. convenience store with gas station.

Decision due by March 20, 2019.

