

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

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AGENDA

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

March 20, 2019

MR. JOHN DEUS
Class IV Member

MR. HOWARD BREY
Class I/Mayor's Designee

MR. CARL RATHJEN
Class IV Member

MR. PAUL CRUPI
Class II/Public Official Member

MR. KEVIN COLANGELO
Class IV Member

MRS. PATRICIA SNELL
Class III/Township Committee Member

MR. FRANK WILTON
Class IV Member

MR. ALEX CZAPLICKI
Alternate #2

MR. DAVID MERCES
Class IV Member

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 – February 6, 2019
6. APPROVAL OF RESOLUTIONS – None
7. OPEN MEETING TO THE PUBLIC FOR NON-AGENDA ITEMS

ADMINISTRATIVE MATTERS

Payment of Vouchers

OLD BUSINESS

#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: The application will not be heard and is carried to April 17, 2019.

Decision due by April 17, 2019.

#2018-103 Golden Rule Property Solutions, LLC; Block 618, Lot 14; located in the R-22 Zone; 1275 Green Oak Boulevard. Applicant is proposing to subdivide the property into two separate lots; subdivision requires a variance for insufficient lot frontage.

Decision due by May 15, 2019.

#2018-204 Fairview Crematory; Block 865, Lot 136; located in the R-22 Zone. Applicant is seeking minor site plan and conditional use approval for the construction of a 1,500 square foot building to be used as a crematorium within an existing cemetery.

Decision due March 20, 2019.

The application will be not be heard on March 20, 2019 and there is no new hearing date set. New notice will be provided if and when the Planning Board will be required to hear it.

NEW BUSINESS

#2019-200, Village 35, LP; Block 825, Lots 53-57, 58-68, 69.01, 72-79 & 81; located in the Circus Liquors Redevelopment Area; 761-853 Route 35. Applicant is requesting preliminary and final major subdivision and major site plan in accordance with the Circus Liquors Redevelopment Plan. The applicant is seeking to subdivide the Commercial Tract, known as Block 825, Lot 55.01, into four (4) separate parcels known as Block 825, Lot 55.02; Block 825.02, Lot 1; Block 825.01, Lot 58.02; and Block 825.01, Lot 58.01. The applicant is seeking site plan approval to construct seven (7) buildings totaling 341,000 square feet of commercial development.

Decision due May 15, 2019