

# AGENDA – April 26, 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/mtownZB426>

To call into the meeting, dial +1-408-418-9388.  
Event Number/ Access Code: 129 191 7323 - 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. PUBLIC COMMENT

For General Questions unrelated to any Board Applications

## 5. RESOLUTIONS

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- #2021-101, D'Allessandro, 500 Locust Point Road, Block 840, Lot 53, Resolution Granting Approval of Bulk Variances

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

## 6. APPROVAL OF MINUTES

- March 22, 2021

To Be Posted on Township Website Upon Approval

7. ADMINISTRATIVE MATTERS

- Payment of Vouchers

8. OLD BUSINESS

8.I. #2020-003, General Plumbing Supply, Blocks 204 & 205, Lot 1, 170 Highway 36, Application For Major Site Plan And "D" Variance Approval

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:

[PLANNING REVIEW 03.24.21.PDF](#)  
[ENGINEER REVIEW 03.22.2021.PDF](#)  
[GPS PERMIT APPLICATION AND DENIAL.PDF](#)  
[PROJECT NARRATIVE.PDF](#)  
[150808 ZBA 1ST ENGINEERS REVIEW 9.2.2020 - RESPONSE.PDF](#)  
[2020-003 GPS 1ST PLANNING REVIEW 10.29.2020 - RESPONSE.PDF](#)  
[HEALTH DEPT APPROVAL 7.31.2020.PDF](#)  
[MCPB APPROVAL.PDF](#)  
[FREEHOLD SOIL - DEP.PDF](#)  
[TURNING MOVEMENT PLAN 3-11-2021 - ALL SHEETS.PDF](#)  
[REVISED SITE PLANS 04 3-11-2021 ALL SHEETS.PDF](#)  
[NOTICE PACKET.PDF](#)  
[ATTORNEY AFFIDAVIT OF PUBLICATION NOTICE OF HEARING.PDF](#)  
[BORING LOG.PDF](#)  
[GPS MIDDLETOWN - 24 X 36 PLANNING BOARD SUBMISSION PB-1 3-12-21.PDF](#)  
[GPS MIDDLETOWN - 24 X 36 PLANNING BOARD SUBMISSION PB-2 3-12-21.PDF](#)  
[GPS ARCHITECTURAL SUBMISSION PB-1 6-26-20.PDF](#)  
[GPS ARCHITECTURAL SUBMISSION PB-2 6-26-20.PDF](#)  
[GPS MIDDLETOWN R.PDF](#)  
[GPS.PDF](#)  
[PHOTO - SIDE PARKING LOT.PDF](#)  
[PHOTO - EXTERIOR FRONT.PDF](#)  
[PHOTO - EXTERIOR SIDE VINEYARD.PDF](#)  
[PHOTO - EXTERIOR.PDF](#)

9. NEW BUSINESS

9.I. #2021-102, Michael & Kelli Earle, Block 1043, Lot 70, 546 Navesink River Road, Application For Bulk & D Variances

The applicant is proposing to convert unfinished storage space into two bedrooms while maintaining the existing one-story accessory building, which triggers variances for Floor Area Ratio and Building Coverage.

Documents:

[PLANNING REVIEW 03.26.2021.PDF](#)  
[REVISED ARCHITECTURALS FULL SET 4.7.21.PDF](#)  
[REVISED PLANS FULL SET DW SMITH ASSOCIATES.PDF](#)  
[LETTER AND ADDITIONAL DOCS TO BD SECY 4.12.21.PDF](#)  
[MIDDLETOWN TAX MAP SHT 186\\_00.PDF](#)

9.I.i. #2021-002, EARLE - PHOTO EXHIBITS

Documents:

IMG\_4456.PDF  
IMG\_4454.PDF  
IMG\_4458.PDF

10. EXECUTIVE SESSION  
If Necessary

11. ADJOURNMENT

For any questions, please reach out to the [Board Secretary](#).