

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

ERIN URIARTE
Board Secretary

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AGENDA

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

MAY 1, 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

MR. VLAD BERSON
Alternate #1

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

ADMINISTRATIVE MATTERS

Payment of Vouchers

OLD BUSINESS

#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.

#2019-211 American Properties at Middletown, LLC; Block 600, Lots 34, 35.01 & 35.02 (Middletown Township), Block 51, Lot 14 (Holmdel Township); Taylor Lane and Highway 35; Located in the RMF-3 Zone District; Applicant is seeking amendments to the Preliminary and Final Major Subdivision and Site Plan Approval granted by this Board in 2015 to subdivide an existing 31.01 existing tract at Taylor Lane and Highway 35 into two (2) residential tracts, and construct a mix of market rate and affordable residential units in the Residential Multifamily (RMF-3) Zone. The current application proposes 176 units (140 market rate, 36 affordable units). Twenty-five (25) buildings for 140 townhomes, and two (2) buildings for 35 affordable units.

Decision due by June 5, 2019

NEW BUSINESS

#2018-212, Toll NJ XII,LP/Middletown Walk; Block 825, Lots 53, 55, 64, 66, 67, 76-78 and Lots 54, 70 and 81; located in the Circus Liquors Redevelopment Area; Kings Highway East Applicant is requesting preliminary and final major subdivision and major site plan in accordance with the Circus Liquors Redevelopment Plan. The applicant is proposing to subdivide the Residential Tract, known as Block 825, Lot 55.01, into two (2) separate parcels known as Block 825, Lot 53.01 and Block 825, Lot 53.02. The site plan application proposes the phased development of 350 residential units on the Residential Tract, consisting of 280 market rate townhomes on Lot 53.01 in the Townhouse District and 70 COAH units within three multi-family buildings on Lot 53.02 in the Multi-Family District.

Decision due June 5, 2019