

**AGENDA**  
**PLANNING BOARD**  
**MEETING TIME 6:30 PM - MAIN MEETING ROOM**  
**MAY 3, 2023**

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES

MR. VLAD BERSON

Class IV Member  
MR. CARL RATHJEN

Class I/Mayor's Designee  
MR. JOHN RENTSCHLER

Class IV Member  
MR. KEVIN COLANGELO

Class II/Public Official Member  
MR. KEVIN SETTEMBRINO

Class IV Member  
MR. STEVE SCHWEIZER

Class III/Township Committee Member

Class IV Member  
MS. ROSEANN ETESON

MR. JAY BANASIAK  
Alternate #1

Class IV Member  
MR. JOSEPH AMECANGELO

Class IV Member

Alternate #2

3. SALUTE TO THE FLAG

4. READING OF AGENDA BY THE SECRETARY

5. APPROVAL OF MINUTES

Minutes to be posted to Township Website Upon Approval

6. APPROVAL OF RESOLUTIONS

- o #2022-105, Stefano Sacco, 611 Monmouth Avenue, Block 29, Lot 8 , Denying Minor Subdivision Application
- o #2022-202, Charlies at Lincroft, 700 Newman Springs Road, Block 1062, Lot 14.03, Denying Amended Site Plan Application

7. ADMINISTRATIVE MATTERS

8. OLD BUSINESS

- 8.I. #2022-106, Rosina Landi, 4 Old Colonial Road, Block 591, Lots 15, Seeking Minor Subdivision Approval With Variances

The applicant is proposing to subdivide the existing lot into two lots for the construction of a new single-family home. Variance relief is required for construction on an unimproved roadway, lot coverage and lot frontage.

Documents:

[LANDI - PLANNING REVIEW 04.21.2023.PDF](#)  
[LANDI - ENGINEERING REVIEW 04.20.2023.PDF](#)  
[LANDI - FIRE ADVISORY COMMENTS 04.25.2023.PDF](#)  
[8881SH1R4-LANDI.PDF](#)  
[8881SH2R2-LANDI.PDF](#)

9. NEW BUSINESS

9.I. #2023-101, TMA Kalian LLC, 59 Oakland Avenue, Block 698, Lot 12, Application For Minor Subdivision

The applicant proposes to subdivide existing lot into two new, conforming lots, each to contain a single-family home.

Documents:

[59 OAKLAND - PLANNING TECH MEMO 04.20.2023.PDF](#)

[59 OAKLAND - ENGINEERING REVIEW 04.20.2023.PDF](#)

[59 OAKLAND - DPW ROAD APPROVAL 04.13.2023.PDF](#)

[DENIAL - 59 OAKLAND .PDF](#)

[230310 R0 SUBDIVISION PLAT.PDF](#)

[TOPOGRAPHIC AND UTILITY SURVEY.PDF](#)

10. ADJOURNMENT