

# 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 15, 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

#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**

#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.

**Decision due by May 15, 2019.**

### NEW BUSINESS

#2018-104, Frank Amodio, Jr.; Block 787 Lots 10, 13-15; located in the R-10 Residential Zone; Osborne Avenue. The application is seeking approval to subdivide existing lots containing a total area of +/- 26,894 square feet into two (2) new lots, Lot 13.01 and 15.01, for single family residential home. Proposed Lot 13.01 will contain 10,280 square feet and proposed lot 15.01 will contain 16,664 square feet.

**Decision due May 15, 2019**