

TOWNSHIP OF MIDDLETOWN
ZONING BOARD OF ADJUSTMENT
AGENDA – JULY 24, 2023
MEETING TIME: 7:00 PM
Main Meeting Room

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. JAMES HINCKLEY

MS. ROBERTA

SHERIDAN

Seat III

Alternate I

MRS. CATHERINE ROGERS

MR. CHRISTOPHER

BARVELS

Seat IV

Alternate II

MR. ANDREW BANE

MR. STEVEN

SHANKER

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RESOLUTIONS

- #2023-019, HazaBell of Northeast, Block 605, Lots 62 & 63, 1580 Route 35, Denying Application for Conditional Use Variance
- #2023-011, Jeffrey Jansen, Block 1, Lot 7, 109 Seabreeze Avenue, Granting Bulk Variance Approval
- #2022-021, William & Maria Hemberger, Block 644, Lot 2, 120 Evergreen Terrace, Granting Bulk Variance Approval
- #2022-020, New Monmouth 35, LLC, Block 811, Lot 2, 1040-1090 Highway 35,

Granting Bulk Variance Approval

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

5. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

6. ADMINISTRATIVE MATTERS

None

7. OLD BUSINESS

7.I. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Appeal Of The Zoning Officer's Decision

The applicant has requested the Zoning Board hear and decide an appeal of the Zoning Officer's decision that Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking is required.

Documents:

[ALMOST HOME - APPEAL TECH MEMO 11.22.2022.PDF](#)
[ALMOST HOME - FLOOR PLAN.PDF](#)
[ALMOST HOME - ZO APPEAL 10.12.2022.PDF](#)
[SURVEY.PDF](#)
[ZONING DENIAL.PDF](#)

7.II. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Application For Use Variance

The applicant is seeking Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking to expand the existing business to include tables and seating for 18 patrons while maintaining the residence on the second floor.

Documents:

[ALMOST HOME - USE TECH REVIEW 11.22.2022.PDF](#)
[ALMOST HOME - FIRE REVIEW - NO COMMENT.PDF](#)
[ALMOST HOME - HEALTH REVIEW 03.30.2023.PDF](#)
[ALMOST HOME - FLOOR PLAN.PDF](#)
[SURVEY.PDF](#)
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)

8. NEW BUSINESS

8.I. #2023-003, Adam Wasserman, Block 1048.01, Lot 33, 1 Davenport Drive, Application For Bulk Variance

The applicant is proposing to construct a home addition; variance relief required for lot coverage.

Documents:

PLANNING TECH MEMO 07.14.2023.PDF
PROJECT NARRATIVE.PDF
PLOT_GRADING_VARIANCE PLAN DATED 2.16.23, LAST REVISED
3.21.23.PDF
DEV PERMIT APP- DENIAL.PDF

9. EXECUTIVE SESSION
If Necessary

10. ADJOURNMENT