

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

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

- Payment of Vouchers

7. OLD BUSINESS

7.I. #2022-002, Subhek Garg, Block 825, Lot 15, 2 VanNote Court, Application For Bulk Variances

THIS APPLICATION HAS BEEN WITHDRAWN

7.II. #2021-016, Adam & Marisha Sirois, Block 770, Lot 4, 24 Witches Lane, Application For Planning & Bulk Variances

The applicant is proposing to build an addition to an existing single-family dwelling in the Monmouth Hills section.

Documents:

[SIRIOS - PLANNING TECH MEMO 12.03.2021.PDF](#)
[SIRIOS - PLANNING TECH MEMO ADDENDUM 122021.PDF](#)
[24 WITCHES SUPPLEMENTAL ZONING PACKET.PDF](#)
[CAMPBELL MINUTES 2.PDF](#)
[CAMPBELL MINUTES.PDF](#)
[FULL PLAN.PDF](#)
[SURVEY WITH OFFSETS TO NEIGHBOR AND HEIGHT.PDF](#)

- 7.II.i. #2022-003, Nicolissa, LLC, Block 942, Lots 70 & 72, 170-180 Highway 35, Application For Amended Preliminary And Final Major Site Plan Approval With Bulk & Use Variances

The applicant is seeking approval for the expansion of a nonconforming use, along with a reconfiguration of the parking lot and improvements to the outdoor seating and valet area.

Documents:

[NICOLISSA - PLANNING MEMO 06.15.2022.PDF](#)
[NICOLISSA - ENGINEERING MEMO 06.20.2022.PDF](#)
[2021-11-05 SITE PLANS\[FIRM_7460481V1\].PDF](#)
[REVISED 2022-03-21 SITE PLANS.PDF](#)
[SURVEY BY DPK CONSULTING REV 11.3.21.PDF](#)
[RESOLUTION - NICOLISSA 2004.PDF](#)

8. NEW BUSINESS

- 8.I. #2022-007, BSB Builders LLC, Block 119, Lot 13, South End Avenue, Application For Bulk Variance

The applicant is seeking variance relief from minimum side yard setback, maximum total lot coverage, and minimum first floor area to construct a single-family home.

Documents:

[PLANNING TECH MEMO 07.15.2022.PDF](#)
[SOUTH END PLANS.PDF](#)
[SOUTH END AVENUE PLOT PLAN.PDF](#)
[SERVICE PACKAGE.PDF](#)
[BOUNDARY SURVEY.PDF](#)

9. EXECUTIVE SESSION

If Necessary

10. ADJOURNMENT