

AGENDA
PLANNING BOARD
MEETING TIME 6:30 PM - MAIN MEETING ROOM
August 4, 2021

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

- #2021-103, Werner/Cicccone, Block 224, Lot 32, 25 Mercer Avenue – Resolution Granting Minor Subdivision Approval
- #2018-210, Dela Salle Hall, Block 1063, Lot 67.01, 810 Newman Springs Road – Resolution Granting Minor Site Plan Approval

Resolutions are available upon adoption, by request. Please contact the [BOARD SECRETARY](#).

7. ADMINISTRATIVE MATTERS

- **Payment of Vouchers**

8. OLD BUSINESS

8.I. #2020-401, NRZ Realty, Mary Ellen Way, Application For Major Subdivision Approval With Variances

THIS APPLICATION WILL NOT BE HEARD - CARRIED TO OCTOBER 6, 2021 - The applicant is proposing to subdivide the 5.61 acre property into three residential lots while maintaining an existing dwelling on one of the lots.

Documents:

1ST ENGINEERING REVIEW_NRZ REALTY 01.06.2021.PDF
PLANNING REVIEW 01.04.2021.PDF
SHT13 - SUBDIVISION MAP.PDF

8.II. #2020-100, Lesko Management, Block 1027, Lot 2, 63 Carpenter Street, Application For Minor Subdivision With Variances

The applicant is seeking approval to subdivide an existing 12,500 square foot lot into two lots, with a new home proposed on the newly created lot.

Documents:

REVISED MINOR SUBDIVISION PLAN FR SOME 072021.PDF
REVISED MINOR SUBDIVISION PLAT FR YORKANIS 072021.PDF
DEVELOPMENT PERMIT APPLICATION PACKAGE.PDF
ENGINEERING REVIEW 02.05.2021.PDF
PLANNING REVIEW 083120.PDF
A-10 PROPOSED LOT - PHOTO 2.PDF
A-9 PROPOSED LOT - PHOTO 1.PDF
A-8 PHOTO - EXISTING HOME.PDF
A-7 AERIAL PHOTO.PDF
A-6 PARCEL STUDY.PDF
A-5 SHEET C-600.PDF
A-2 MINOR SUBDIVISION PLAN - S.O.M.E. - 4220.PDF
A-1 SUBDIVISION PLAN REVISED TO 060320.PDF

8.II.i. #2020-100, Lesko Management - REVIEW LETTERS

Documents:

ENGINEERING REVIEW 07.28.2021.PDF
PLANNING REVIEW 072721.PDF

9. NEW BUSINESS

9.I. #2024-104, 12 Blossom Cove LLC, Block 1043, Lot 45, 12 Blossom Cove Road, Application For Minor Site Plan Approval

The applicant is requesting to subdivide an existing corner property into two lots. No new construction is proposed at this time.

Documents:

PLANNING REVIEW 072021.PDF
ENGINEER REVIEW REVISED 07.22.2021.PDF
ENGINEER REVIEW 07.19.2021.PDF
12BLOSSOMCOVEROAD-SUBDIVISIONPLAN-JULY2021 FOR SUBMISSION.PDF
C. SURMONTE SUBMITTALLETTER TO E. URIARTE 7.5.21 FOR SUBMISSION.PDF
LETTER TO BD SECY RE ADDITIONAL DOCS 7.7.21.PDF
PROJECT NARRATIVE FOR SUBMISSION.PDF
ZONING DENIAL 3.12.21 AND DPA 3.3.21 FOR SUBMISSION.PDF
TOMSA COMMENTS 07.16.2021.PDF

9.II. #2021-102, Cedar Village Tax Lien LLC, Block 791, Lot 20, 150 Monmouth Avenue, Application For Minor Subdivision With Variances

The applicant is proposing a two lot subdivision.

Documents:

PLANNING REVIEW 052421.PDF
1ST ENGINEERING REVIEW_CEDAR VILLAGE MINOR SUB_150 MONMOUTH AVENUE.PDF
MINOR SUBDIVISION PLAN.PDF
NOTICE PACKET 05.24.2021.PDF
PROJECT NARRATIVE.PDF
ZONING DENIAL - FEE LETTER.PDF

10. ADJOURNMENT

For questions regarding the Agenda, please contact the [Board Secretary](#).

