

AGENDA – AUGUST 22, 2022

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. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

5. ADMINISTRATIVE MATTERS

- Payment of Vouchers

6. RESOLUTIONS

- #2022-007, BSB Builders LLC, Block 119, Lot 13, South End Avenue, Granting Bulk Variance Approval
- #2022-003, Nicolissa, LLC, Block 942, Lots 70 & 72, 170-180 Highway 35, Granting Amended Preliminary and Final Major Site Plan Approval with Bulk & Use Variances

- #2022-005, Minkler, Block 873, Lot 130, 54 Chapel Hill Road, Granting Bulk Variance Approval
- #2022-002, Subhek Garg, Block 825, Lot 15, 2 VanNote Court, Acknowledging Withdrawal of Bulk Variance Application

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

7. OLD BUSINESS

- 7.I. #2022-008, Ignazio Giuffre, Block 885, Lot 15, 2 Brows Dock Road, Application For Bulk Variances

The applicant is seeking variances for the construction for various home improvements associated with the installation of an inground pool and construction of accessory structures. **THIS APPLICATION WILL NOT BE HEARD AND IS BEING CARRIED TO OCTOBER 24, 2022.**

Documents:

[GUIFFREE - PLANNING TECH MEMO 06.29.2022.PDF](#)
[2022-05-16 PLOT PLAN.PDF](#)
[ARCHITECTURALS 3.4.2022.PDF](#)
[SURVEY BY INSITE 1.12.22.PDF](#)

- 7.II. #2021-013, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Application For Pre-Existing Non-Conforming Use

The applicant seeks certification of a pre-existing non-conforming use of a 2-story building for a deli on the first floor and apartment on the second floor. **THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.**

Documents:

[PLANNING REVIEW 02.11.2022.PDF](#)
[21-08022 V5 ELEC SIGNED-MODEL.PDF](#)
[A-100-SEATING UP-DATE \(1\).PDF](#)
[HEARING EXHIBITS 06.27.2022.PDF](#)
[PROJECT NARRATIVE.PDF](#)
[PROPERTY SURVEY.PDF](#)
[SUNNYSIDE DELI - PLAN.PDF](#)

- 7.III. #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:

[SIROS - PLANNING TECH MEMO 12.03.2021.PDF](#)
[SIROS - PLANNING TECH MEMO ADDENDUM 122021.PDF](#)
[FULL PLAN.PDF](#)
[SURVEY WITH OFFSETS TO NEIGHBOR AND HEIGHT.PDF](#)

8. NEW BUSINESS

- 8.I. #2022-006, Mark And Aimee Melli, 15 Heath Parkway, Block 615, Lot 70, Application For Bulk Variances

The applicant is proposing to replace the existing wood deck with an all-season sunroom.

Documents:

[MELLI - PLANNING TECH MEMO 07.28.2022.PDF](#)

- 8.II. #2022-009, Devon Development, LLC, 18 Park Way, Block 779.02, Lot 42, 43 & 51, Application For Planning Variance

The applicant is proposing to construct a single-family residence. Variance relief required for lack of frontage on a roadway built to Township standards.

Documents:

[DEVON DEV - TECH MEMO 08.12.2022.PDF](#)
[DEVON DEV - REVISED PLANS.PDF](#)
[DEVON DEV - ZONING DENIAL.PDF](#)
[DEVON DEV - DEVELOPMENT APP.PDF](#)
[DEVON DEV - CERTIFICATE OF APPROPRIATENESS 03.17.2022.PDF](#)
[APPLICATION DOCS 06.03.2022.PDF](#)

9. EXECUTIVE SESSION
If Necessary

10. ADJOURNMENT