

AGENDA

PLANNING BOARD

MEETING TIME 6:30 PM - MAIN MEETING ROOM
NOVEMBER 10, 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

- o #2019-402, RJJ Group LLC, Block 638, Lots 192 & 194, 451 Kings Highway East, Resolution Granting Amended Major Subdivision Approval
- o #2021-106, Oceanside Builders LLC, Block 11, Lot 23, 66 Atlantic Avenue, Resolution Granting Minor Subdivision 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, Block 828, Lot 9.02, Mary Ellen Way, Application For Major Subdivision Approval With Variances

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:

[PB-NRZ REALTY.PDF](#)

[URIASTE_RRK_2ND ENGINEERING REVIEW_NRZ REALTY.PDF](#)

SHT1 - COVER 7-20-21.PDF
SHT2 - NOTES 12-20-19.PDF
SHT3 - EXIST 12-20-19.PDF
SHT4 - SITE 7-20-21.PDF
SHT5 - GRAD 7-20-21.PDF
SHT6 - UTILITY 7-20-21.PDF
SHT7 - LA 7-20-21.PDF
SHT8 - SCS 7-20-21.PDF
SHT9 - SCS DETAILS 12-20-19.PDF
SHT10 - COMPACTION 12-20-19.PDF
SHT11 - CONST DETAILS 12-20-19.PDF
SHT12 - CONST DETAILS 7-20-21.PDF
SHT13 - SUBDIVISION MAP.PDF
SHTA1 - 200FT 12-20-19.PDF
SHTA2 - LIGHT 7-20-21.PDF
4 MARY ELLEN WAY- TEST PIT REPORT.PDF
4 MARY ELLEN WAY- SUPPLEMENTAL TEST PIT REPORT.PDF
DA POST 7-20-21.PDF
DA PRE 12-20-19.PDF
STORMWATER REPORT 7-20-21.PDF

9. NEW BUSINESS

- 9.I. #2021-105, 79 Murphy Road LLC, Block 559, Lot 1, 79 Murphy Road, Application For Minor Subdivision
The applicant proposes to subdivide an existing, vacant 74,212 square foot lot into two new lots, each to contain a new single-family home.

Documents:

PB- 79 MURPHY RD.PDF
URIARTE_RRK_1ST ENGINEERING REVIEW_79 MURPHY ROAD.PDF
79 MURPHY - DENIAL WITH BACKUP.PDF
79 MURPHY MINOR SUB ENGINEERING 4-20-2021.PDF
79 MURPHY SUBDIVISION PLAT 4-20-2021.PDF
79 MURPHY SURVEY 3-8-2021.PDF
1331-20-0016.1 PLAN.PDF
1331-20-0016.1 PLAN_1.PDF
1331-20-0016.1 PLAN_2.PDF
1331-20-0016.1_FWW200001_4_1331-20-0016.1 FWW200001.PDF
200505 BOUNDARY SURVEY 8-11-2021.PDF
200505 BOUNDARY SURVEY 8-11-2021_1.PDF
200505 MINOR SUBDIVISION PLANS 8-11-2021.PDF
200505 MINOR SUBDIVISION PLANS 8-11-2021_1.PDF
200505 MINOR SUBDIVISION PLANS 8-11-2021_2.PDF
200505 SUBDIVISION PLAT 8-11-2021.PDF
200505 SUBDIVISION PLAT 8-11-2021_1.PDF
200505 SUBDIVISION PLAT 8-11-2021_2.PDF
200505 SUBDIVISION PLAT 8-11-2021_3.PDF
916644_LUP210001_30685414.PDF
COMPLETE 09.29.2021.PDF
COMPLETE COVER LETTER.PDF
INCOMPLETE 08.09.2021.PDF
MINOR SUBDIVISION CHECKLIST MIDDLETOWN NJ_MODIFIED_WITH CERTIFICATION.PDF
TAXES.PDF
WAIVER 79 MURPHY LLC.PDF

- 9.II. #2018-203, Seth Beller Trust (Wawa), Block 807, Lot 1.02, Application For Major Site Plan And Minor Subdivision With Variances

The applicant is seeking a major site plan and minor subdivision approval with variances for the construction of a 4,736 square foot Wawa convenience store and an associated gas station use.

Documents:

SETH BELLER TRUST_SECOND REVIEW 101821.PDF
SETH BELLER - ENGINEER REVIEW.PDF
SETH BELLER TRUST - SITE PLANS.PDF

10. ADJOURNMENT