

AGENDA

PLANNING BOARD

MEETING TIME 6:30 PM - MAIN MEETING ROOM
DECEMBER 1, 2021

MR. DAVID MERCES Class IV Member	MR. VLAD BERSON Class I/Mayor's Designee
MR. CARL RATHJEN Class IV Member	MR. JOHN RENTSCHLER Class II/Public Official Member
MR. KEVIN COLANGELO Class IV Member	MR. KEVIN SETTEMBRINO Class III/Township Committee Member
MR. STEVE SCHWEIZER Class IV Member	
MS. ROSEANN ETESON Class IV Member	MR. JAY BANASIAK Alternate #1
MR. JOSEPH AMECANGELO Class IV Member	Alternate #2

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES

MR. VLAD BERSON

Class IV Member

Class I/Mayor's Designee

MR. CARL RATHJEN

MR. JOHN RENTSCHLER

Class IV Member

Class II/Public Official Member

MR. KEVIN COLANGELO

MR. KEVIN SETTEMBRINO

Class IV Member

Class III/Township Committee Member

MR. STEVE SCHWEIZER

Class IV Member

MR. JAY BANASIAK

MS. ROSEANN ETESON

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

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- #2020-401, NRZ REALTY LLC, Block 828, Lot 9.02, Mary Ellen Way – Resolution Granting Major Subdivision Approval with Variances

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

7. ADMINISTRATIVE MATTERS

- Payment of Vouchers
- Extension of Approval - #2019-202, Lifetime Fitness, Half Mile Road, Preliminary & Final Site Plan Approval granted December 4, 2019
- Extension of Approval - #2021-100, Dan Werner, Briarcliff Place, Minor Subdivision Approval granted June 2, 2021
- Capital Review – Monmouth County Vocational School District – High Technology High School – HVAC Project

8. OLD BUSINESS

8.I. #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](#)
[SETH BELLER - GARBAGE TRUCK AND FIRE TRUCK TURNING.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](#)

10. ADJOURNMENT

