

**AGENDA**  
**PLANNING BOARD**  
**MEETING TIME 6:30 PM - MAIN MEETING ROOM**  
**JANUARY 5, 2022**

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. REORGANIZATION OF THE PLANNING BOARD

1. Nomination of Chairman
2. Nomination of Vice-Chairman
3. Executive Session – If Necessary
4. PROFESSIONAL SERVICE APPOINTMENTS

- Appointment of Planning Board Attorney
- Appointment of Planning Board Engineer & Planning Board Conflict Engineer
- Appointment of Board Secretary

5. Close Re-Organization Meeting
6. Proceed with the Regular Order of Business

5. READING OF AGENDA BY THE SECRETARY

6. APPROVAL OF MINUTES

Minutes to be posted to Township Website Upon Approval

7. APPROVAL OF RESOLUTIONS

- <!--[if !supportLists]-->• <!--[endif]--># 2020-401, NRZ REALTY LLC, Block 828, Lot 9.02, Mary Ellen Way – Resolution Granting Major Subdivision Approval with Variances
- <!--[if !supportLists]-->• <!--[endif]--># 2021-105, 79 Murphy Road LLC, Block 559, Lot 1, 79 Murphy Road – Resolution Granting Minor Subdivision Approval

<!--[if !supportLists]-->• <!--[endif]-->Resolution Adopting 2022 Meeting Dates &  
Designating Official Newspapers

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

8. ADMINISTRATIVE MATTERS

- Payment of Vouchers
- Extension of Approval - #2021-101, Tiger 623 Construction, 1 Green Oak Blvd, Minor Subdivision Approval granted June 2, 2021
- Extension of Approval - #2021-103, East Coast Construction/Warren Apel, 231 Bray Ave, Minor Subdivision Approval granted January 13, 2021

9. OLD BUSINESS

9.I. #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](#)  
[FIRE ADVISORY REVIEW 08.29.2021.PDF](#)  
[MINOR SUBDIVISION PLAN.PDF](#)  
[PROJECT NARRATIVE.PDF](#)

10. NEW BUSINESS

11. ADJOURNMENT