

# TOWNSHIP OF MIDDLETOWN

## Zoning Board of Adjustment and Appeals

One Kings Highway  
Middletown, NJ 07748-2504

JAMES HINCKLEY  
Chairman



AMY H. CITRANO, P.P., A.I.C.P.  
Director of Planning

ERIN URIARTE  
Secretary

Organized December 14, 1667  
"Pride in Middletown"

Tel: (732) 615-2102

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## AGENDA – JANUARY 24, 2022

**MEETING TIME: 7:00 PM**

**Main Meeting Room**

### OPENING STATEMENT BY THE CHAIR

#### ROLL CALL:

MR. EMIL WREDE  
Seat I

MR. WILLIAM HIBELL  
Seat VI

MS. CHANTAL BOUW  
Seat II

MR. MARTIN TRUSCOTT  
Seat VII

MR. JAMES HINCKLEY  
Seat III

VACANT  
Alternate I & Alternate III

VACANT  
Seat IV

MS. ROBERTA SHERIDAN  
Alternate II

MR. ANDREW BANE  
Seat V

MR. JAMES BRUNCATI  
Alternate IV

### SALUTE TO THE FLAG

#### RE-ORGANIZATION OF THE BOARD

- Election of the Chairman
- Election of the Vice Chairman
- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Conflict Board Engineer
- Appointment of Board Secretary

**MINUTES** –November 22, 2021; December 13, 2021

#### APPROVAL OF RESOLUTIONS

- Resolution adopting Meeting Dates & Designating Official Newspapers for 2022

#### ADMINISTRATIVE MATTERS

- Payment of Vouchers

**Many Neighborhoods. One Middletown!**

Belford ◊ Chapel Hill ◊ Fairview ◊ Harmony ◊ Leonardo ◊ Lincroft ◊ Locust ◊ Middletown Village  
Monmouth Hills ◊ Navesink ◊ New Monmouth ◊ North Middletown ◊ Nut Swamp ◊ Oak Hill ◊ Port Monmouth ◊ River Plaza

**OLD BUSINESS**

None

**NEW BUSINESS**

**#2021-015, Kenneth & Lauren Aravich, Block 962, Lot 14, 385 Highway 35, Application for Use Variance and Minor Site Plan Approval** – The applicant is seeking approval to convert a portion of an existing detached commercial garage to a medical office and maintain an existing single family detached dwelling in the Business (B-3) Zone.

**#2021-016, Adam & Marisha Sirios, 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.

**#2021-107, TMA Kalian LLC, Block 698, Lot 12, 59 Oakland Ave, Application for Minor Subdivision Approval** – The applicant proposes to subdivide an undeveloped, wooded lot into two new lots, known each to contain a new single-family home. The applicant proposes to extend a paper street, known as Oakland Avenue, as a 20' wide driveway to serve both lots. – **THIS APPLICATION WILL NOT BE HEARD DUE TO A JURISDICTIONAL ISSUE – WILL BE TRANSFERRED TO THE PLANNING BOARD**

**EXECUTIVE SESSION** – If Necessary

**ADJOURNMENT**