

AGENDA – FEBRUARY 28, 2022

MEETING TIME: 7:00 PM

Main Meeting Room

1. OPENING STATEMENT

2. 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 & III
MRS. CATHERINE ROGERS Seat IV	MS. ROBERTA SHERIDAN Alternate II
MR. ANDREW BANE Seat V	MR. JAMES BRUNCATI Alternate IV

3. SALUTE TO THE FLAG

4. PUBLIC COMMENT

For General Questions unrelated to any Board Applications

5. RESOLUTIONS

- o #2021-017, Daniel & Nicole Nagle, Block 840.01, Lot 12, 669 Locust Point Road,
Resolution Granting Bulk Variance Approval

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

6. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

7. ADMINISTRATIVE MATTERS

- Payment of Vouchers

8. OLD BUSINESS

9. NEW BUSINESS

- 9.I. #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.

Documents:

[ARAVICH PLANS.PDF](#)
[ENGINEERING REVIEW 12.20.PDF](#)
[PLANNING TECH MEMO_ARAVICH 112921.PDF](#)
[INITIAL SUBMISSION 09.23.2021.PDF](#)

- 9.II. #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.

Documents:

[SIRIOS - PLANNING TECH MEMO 12.03.2021.PDF](#)
[SIRIOS - PLANNING TECH MEMO ADDENDUM 122021.PDF](#)
[FULL PLAN.PDF](#)
[OUTSIDE AGENCY APPROVALS.PDF](#)

- 9.III. #2021-108, Edward Trujillo, Block 561, Lot 2, 9 Raphael Place, Application For Bulk Variance
Applicant is seeking a side yard setback variance to construct a 2-story addition.

Documents:

[PLANNING TECH MEMO 21022.PDF](#)

- 9.IV. #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.

Documents:

[PLANNING REVIEW 02.11.2022.PDF](#)
[PROJECT NARRATIVE.PDF](#)
[PROPERTY SURVEY.PDF](#)
[SUNNYSIDE DELI - PLAN.PDF](#)

10. EXECUTIVE SESSION

If Necessary

11. ADJOURNMENT