

TOWNSHIP OF MIDDLETOWN

Planning Board
3 Penelope Lane
Middletown, NJ 07748-2504

JOHN DEUS
Chairman



Organized December 14, 1667
"Pride in Middletown"

SANYOGITA S. CHAVAN, P.P., A.I.C.P.
Director of Planning

Planning Board Secretary

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PLANNING BOARD MEETING MINUTES February 6, 2019

A Regular Meeting of the Planning Board of the Township of Middletown was held in the main meeting room at Town Hall, One Kings Highway, Middletown, New Jersey, at 6:30 P.M. on February 6, 2019.

The notice requirements provided for the Open Public Meetings Act have been satisfied. Notice of this meeting was properly given by transmission to the Independent, the Star Ledger and the Two River Times and by posting at the Middletown Township Municipal Building and filing with the Township Clerk on November 15, 2018.

All notification was given pursuant to the Open Public Meetings Act at least 48 hours prior to this meeting.

Roll call was taken with the following members present: Messrs. Howie Brey, Kevin Colangelo, Paul Crupi, John Deus, David Merces, Carl Rathjen and Committeewoman Patricia Snell. Also present: James Gorman, board attorney, Robert Keady, board engineer, Sanyogita Chavan and Thomas Incorvaia, board planners.

A salute to the flag followed.

APPROVAL OF MINUTES

Motion was made by Mr. Rathjen to approve the minutes of the December 5, 2018 Planning Board meeting. Motion was seconded by Mr. Colangelo and approved with an all in favor vote. Motion was made by Mr. Rathjen to approve the minutes of the January 9, 2019 Planning Board meeting. Motion was seconded by Mr. Deus and approved with an all in favor vote.

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

RESOLUTIONS

Motion was made by Mr. Deus to approve the resolution for #2018-401, Shadow Lane LLC, which was an approval for an amended major subdivision approval. Motion was seconded by Mr. Rathjen and approved with a roll call vote.

Ayes: Mr. Brey, Mr. Colangelo, Mr. Crupi, Mr. Deus, Mr. Mercedes, Mr. Rathjen, Ms. Snell
Nays: None

Motion was made by Mr. Deus to approve the resolution to appoint Robert Keady Jr., T&M Associates, Planning Board Engineer. Motion was seconded by Mr. Rathjen and approved with a roll call vote.

Ayes: Mr. Brey, Mr. Colangelo, Mr. Crupi, Mr. Deus, Mr. Mercedes, Mr. Rathjen, Ms. Snell
Nays: None

Motion was made by Mr. Deus to approve the resolution to appoint David Hoder, Hoder Associates, as the Planning Board Conflict Engineer. Motion was seconded by Mr. Rathjen and approved with a roll call vote.

Ayes: Mr. Brey, Mr. Colangelo, Mr. Crupi, Mr. Deus, Mr. Mercedes, Mr. Rathjen, Ms. Snell
Nays: None

Motion was made to open the meeting to the public for non-agenda items. None appearing the public portion was closed.

ADMINISTRATIVE MATTERS

Payment of Vouchers

There were no payments scheduled at this time.

OLD BUSINESS

#2018-100 Archer Management; Block 615, Lot 81; 207 Harmony Road; located in the B-3 Zone. Applicant is seeking approval to subdivide the existing Lot 81 containing a total area of +/- 10.258 into two (2) new commercial lots, Lots 81.01 and 81.02 and one undeveloped lot, 81.03.

This application was carried without further notice to the March 6, 2019 Planning Board meeting.

#2016-403 Block 1002 Lot 75 LLC, Block 1002, Lot 75; 824 Nutswamp Road; located in the R-30 Zone.

Applicant is seeking amended site plan approval to reduce the number of proposed lots to six (6), each containing one single family home. This iteration has an access road from Nutswamp Road, on a "stalk" for proposed Lot 75.02 of ten (10) feet of frontage along Nutswamp Road. Additionally, Lot 75.02 will require variance relief from lot area; 30,975.73 square feet is being proposed, while 34,000 square feet is required. All of the proposed lots, 75.01-75.06 will require variance relief for circle diameter.

This application was carried without further notice to the March 20, 2019 Planning Board meeting.

#2017-104- Jack Development; Block 698, Lot 22; 144 Chestnut Avenue; Located in the R-10 Zone; is seeking an extension of time of the minor subdivision approval granted by resolution of the Planning Board dated January 10, 2018. The applicant was granted an extension of time on October 3, 2018 to perfect the subdivision until January 28, 2019. The applicant is seeking a further extension of the time to perfect the subdivision be granted to July 20, 2019. Motion was made by Mr. Brey to grant extension of time and seconded by Mr. Rathjen with an all in favor vote.

NEW BUSINESS

2018-203 Seth Beller Trust; Block 807, Lot 1.02; 1230 Highway 35; Located in the B-3 Zone Applicant is seeking major site plan approval, minor subdivision approval and variance relief from the front yard setback. Applicant seeks to create two (2) building lots and construction of a 5,585 square foot convenience store with gas station.

The applicant's attorney, Donna Jennings appeared and offered testimony in support of the application.

Ms. Jennings presented the following witnesses: Andrew Comi, a licensed engineer and Kristen Ritz, a Wawa project engineer who has been with Wawa for ten (10) years. Mr. Liston appeared in support of two objectors.

The applicant's engineer described the site and its vicinity. Mr. Deus asked questions about whether the existing bank an WAWA will be on the same lot. Ms. Jennings said it is similar to the current Friendly's. Mr. Deus then asked questions about the parking. Ms. Jennings said that they were overparked on the site. Mr. Gorman asked how the parking easement and access easement were established with the adjacent site? Ms. Jennings said that this was established for the Friendly's as they needed the parking spaces.

The applicant provided testimony on the operation of the site including; trash pick-up, hours of operation, truck circulation and deliveries.

The applicant addressed the signage on site and withdrew the proposed monument sign on the adjacent lot along New Monmouth Road.

The Board members expressed concerns over the architectural details of the canopy and types of vehicular traffic that Wawa would serve. The members also discussed the number of deliveries and how often the tanks are filled.

Mr. Liston cross-examined both Mr. Comi and Ms. Ritz. Residents within the vicinity of the proposed application also appeared to question the applicant's witnesses.

The application was carried to the March 6, 2019 meeting without further notice.

Motion was made to adjourn the meeting. Motion was seconded and approved with an all in favor vote.

The meeting adjourned at 10:24 pm.

ADJOURNMENT

Prepared by:

A handwritten signature in black ink, reading "Sanyogita Chavan". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Sanyogita S. Chavan, PP, AICP
Director of Planning, Acting Board Secretary

Tmi/SC