

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

Tel: (732) 615-2102
Fax: (732) 615-2103

PLANNING BOARD MEETING MINUTES FEBRUARY 20, 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: Chairman Deus, Mr. Rathjen, Mr. Colangelo, Mr. Wilton, Mr. Mercedes, Committeewoman Snell

Also present: James Gorman, Esq., Board Attorney; Robert Keady, Board Engineer, Sanyogita Chavan, Board Planner

A salute to the flag followed.

#2018-204 Fairview Crematory, Block 865, Lot 136; located in the R-22 Zone. Applicant is seeking minor site plan and conditional use approval for the construction of a 1,500 square foot building to be used as a crematorium within an existing cemetery. Mr. Gorman noted this application is being carried to March 20, 2019 with no further notice. Several members of the public questioned the hearing process. Mr. Gorman advised that the Board can only listen to testimony regarding scheduled applications, this application is being carried therefore it cannot be discussed this evening. Several members of the public spoke up to indicate upset with the

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

application being carried. Mr. Gorman reminded the Public the applicant is not here therefore the Board will not be discussing this case.

PUBLIC COMMENT – Chairman Deus opened the meeting to members of the public for non-Agenda items.

Several members of the public asked questions regarding Fairview Crematory and were advised the Board will not discuss any pending applications.

ADMINISTRATIVE MATTERS

Payment of Vouchers – Mr. Rathjen advised that he has reviewed the Payment of Vouchers, which totals \$17,240.01.

MR. RATHJEN OFFERED A MOTION TO APPROVE THE PAYMENT OF VOUCHERS FOR FEBRUARY 20, 2019, SECONDED BY CHAIRMAN DEUS. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

RESOLUTIONS

#2017-102 Jack Development LLC – Granting an Extension of Time – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION GRANTING AN EXENSION OF TIME, SECONDED BY MR. DEUS.

Ayes: Mr. Deus, Mr. Rathjen, Mr. Mercus, Committeewoman Snell

Nays: None

OLD BUSINESS

Capital Project Review Monmouth County Park System Capital Project Review for Maintenance Building at Deep Cut Gardens – Paul Gleitz introduced himself as the Principal Planner for the Monmouth County Park System. He explained the Capital Review process under the Municipal Land Use Law. The site was last review for a pole barn project in 2015. The proposed maintenance building will be utilized by both Deep Cut Gardens and Tatum Park. The combination of the maintenance parks and relocation of maintenance equipment will open up the existing building for programs and classes. Mr. Gleitz submitted photos of the newly installed pole barn and noted that the new building will be located behind that. The gravel driveway will remain. He noted the current site conditions and various buffers that will create minimal impact to Red Hill Road. He explained the floor plan of the new building as well as the renovation of the old cottage building that will be used for classrooms and programs.

Ms. Chavan indicated she will send a letter acknowledging the Capital Review was done.

#2019-101 Township of Middletown; Block 815, Lots 1.01, 6 and 7; 1 Kings Highway; located in the Municipal Complex Redevelopment Area. The township is seeking to subdivide lot 1.01 located within the Municipal Complex Redevelopment Area into three (3) lots.

Chad Warnken appeared as Special Counsel for the Township of Middletown. Josh Sewald was sworn in and accepted as an expert Planner and Engineer. The subdivision plan was designed under his supervision. Lot B will consist of approximately 7.153 acres. Lot B conforms to the 5-acre minimum lot size set forth in the Municipal Complex Redevelopment Plan. Lots A and C will be out-parcels containing approximately 1.964 acres and approximately 1.131 acres, respectively. The out-parcels conform to the Municipal Complex Redevelopment Plan, which requires a minimum lot size of 0.75 acres for the out-parcels. All of the poles and striping will remain the same, they are simply changing the lot lines.

Chairman Deus opened the meeting for members of the public however none appeared. The public portion was closed.

Mr. Gorman read the draft Resolution, noting the corrections that have been made. He added that the Township is exempt from site plan approval but not minor subdivision approval.

MR. RATHJEN OFFERED A MOTION TO APPROVE THE MINOR SUBDIVISION, SECONDED BY MR. WILTON.

Roll Call:

AYES: Deus, Colangelo, Merces, Rathjen, Snell, Wilton

NAYS: None

ABSTAIN: None

ABSENT: Brey, Crupi, Czaplicki

Capital Project Review – Township of Middletown Redevelopment of Town Hall Complex as per the Municipal Complex Redevelopment Plan – Chad Warnken appeared as Special Counsel for the Township of Middletown and advised they are here for Capital Review for the Middletown Municipal Complex. He reviewed the proposal noting new structures, curb cuts, a pad site and removal of current structures which will allow for construction of a New Town Hall. Anthony Mercantante, Township Administrator, stated that they are proceeding with a new municipal complex and he is here to discuss the layout and features. The design will bring an improvement of services to the residents of the Township. Mr. Mercantante described the current layout of the site. The current building is inadequate for many reasons, most notably energy efficiency. Rather than renovate the current main Town Hall building, because of the inability to temporarily relocate the Police Department, they have decided to utilize the elevated area towards the back on the Municipal Complex closer to the cell tower area. They will stay in the main Town Hall complex and the Johnson Gill Annex employees will be relocated to Croydon Hall while construction of the new Town Hall takes place. The building on Penelope Lane is adjacent to a Historic Cemetery so the appearance of the building being in a historic area is a core component although it is not finalized yet. He noted the impound area that exists will be relocated to an area on Route 36 which will also hold towed vehicles to generate revenue for the Township. Another way to offset the cost is to create two pad sites that the Town can either sell or lease. This will bring the scattered municipal offices to one central location therefore creating a central cashier area to handle collection of all payments. A central purchasing department will be added to service all departments. The Police Department design was discussed, noting the addition of a women's locker room, an upgraded sally port and several other upgrades to meet State requirements. A shared service agreement was worked out with Brookdale to provide a boxing facility to relocation of the Police Boxing Facility. Parking design was discussed. All existing curb cuts and access points will remain. Penelope Lane was looked at to be a possible one way however because of the existing EMS services on Penelope it was decided a two-way is best. The whole process is estimated to take approximately 18 months to two years. A private developer will enter into a Redevelopment Agreement with the Township Committee for the construction of Town Hall. Once Croydon Hall is vacated it will be turned into a Community Center.

Board Members asked questions regarding parking, the sizes of the pad sites and permitted uses of the pad sites. Mr. Mercantante reviewed the potential uses, noting drive thru uses would be prohibited.

Chairman Deus asked about timing for the pad site and was advised that once the subdivision is perfected, the developer will work to find tenants for the pad sites.

Mr. Gorman advised that Ms. Chavan will issue a memo to the Township Committee with any recommendations the Board may have or noting that there were no recommendations.

Mr. Rathjen asked about a historic display area. Mr. Mercantante advised there will be an area in the lobby that will contain some local historic pieces. Committeewoman Snell noted that she likes the feature of having a centralized location for all Township offices.

#2018-103 Golden Rule Property Solutions, LLC Block 618, Lot 14; located in the R-22 Zone; 1275 Green Oak Boulevard. Applicant is proposing to subdivide the property into two separate lots; subdivision requires a variance for insufficient lot frontage.

Richard Sciria appeared on behalf of the applicant. He advised the applicant is seeking a minor subdivision and will be demolishing the home and constructing two separate dwellings. A variance is required for lot frontage and a waiver is required for a flag lot.

A minor subdivision plan was marked as Exhibit A-1. A map of the lot frontages was marked as Exhibit A-2.

Lawrence Clark was sworn in as the property owner. He described the property location and summarized the proposal. He presented several photos of the existing property, describing each.

Andrew Stockton was sworn in and accepted as an expert engineer. He offered testimony regarding the current conditions of the property, noting the varied species of trees and summarized the proposal for minor subdivision. The back lot of the cul-de-sac will have the flag lot designation with a small frontage adjacent to the entrance to the cul-de-sac. A variance is required for lot frontage for all of the lots however there are two lots that are still significantly larger than what the zone requires. Granting this variance will not impose any detriment on the zone plan. He reviewed the purposes of the MLUL that will be enhanced by granting the requested relief. Discussion was held regarding the driveway connections to McBride. Parking meets the requirements of the RSIS. The applicant will comply with all comments in the Board Professionals' review letters. The plans will be updated at the time of Resolution Compliance to show the individual grade and design of the driveways. In terms of sidewalks, the applicant will install or make the contribution at the Board's discretion. They are short by one shade tree which requires a waiver however there is an area of the property that will remain heavily wooded. Some trees were proposed to be taken down so the applicant will be installing additional trees throughout the subdivision; this will be added to the plan. The applicant will comply with all outside agency approvals. The applicant will also be addressing stormwater at the time of grading plan however there are two seepage pits to be installed. A discussion was held regarding the existing stone driveway and proposed driveway designs. An easement will be recorded at the time of subdivision in order to preserve the driveway on lot 13. A discussion was held regarding sidewalks, the Board agreed it would be best to build the sidewalks on one side and have a contribution for the area adjacent to lot 13.

Chairman Deus opened the meeting to the public for questions of Mr. Stockton however no questions were received. Chairman Deus opened the hearing to the public for comments from the public.

MEMBER OF PUBLIC, owner of lot 1, offered comments regarding stormwater run-off and flooding. He asked that the subdivision be denied. Mr. Sciria explained that runoff will be addressed at the time of the grading plan, however the requirement will be to make the situation better.

Mr. Keady advised that the Board can make soil-testing a condition of approval because without proper results, a seepage pit would not work. There does sound like there are groundwater issues in the area, not necessarily caused by this property, but if the Board wants to see the DEP calculations as a condition of approval, they can do so.

Mr. Rathjen stated that the drainage issues existed for over 30 years.

MEMBER OF THE PUBLIC stated that they have spent a lot of time to address the water issues as they exist, he would hate to see new issues arise post development.

A discussion was held regarding possible solutions to the drainage issues. Mr. Gorman expressed concern with imposing certain conditions on a new owner that aren't always disclosed during the selling process. There is also a 190 day timeframe that would apply to meeting these conditions of approval.

Thomas Valenti, Historical Preservation Committee, expressed concern with demolition of the existing home. He asked that an archeological survey be conducted as a condition of approval to learn about what is in the ground before they dig. Mr. Sciria advised the historic designation was removed by the Landmark Commission in 2018. An email regarding same was discussed.

Kristen Nobert was sworn in and advised she does work for the County on various archeological issues. Ms. Nobert offered comments related to the existing structure and the need for an archeological survey on the property. She offered to conduct a dig at no cost however anything that is found will be kept by her noting that it would be mostly debris used to piece together historical information. An archeological survey will be submitted after the dig is conducted. Mr. Sciria advised that he would have to consult with his client.

Discussion was held and the applicant agreed to come back at a future date in order to address the concerns expressed this evening.

Mr. Gorman announced this application is being carried to March 20, 2019 at 6:30 pm with no further notice required.

ADJOURNMENT

CHAIRMAN DEUS OFFEED A MOTION TO ADJOURN THE MEETING AT 9:30 PM, SECONDED BY MR. COLANGELO. ALL PRESENT MEMBERS VOTED IN FAVOR.

Prepared by:

Erin Uriarte,
Board Secretary