

TOWNSHIP OF MIDDLETOWN

Planning Board
One Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman



Organized December 14, 1667
"Pride in Middletown"

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

ERIN URIARTE
Planning Board Secretary

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PLANNING BOARD MEETING MINUTES MARCH 22, 2023

A Special 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 March 22, 2023. Chairman Merces read a statement to advise the notice requirements provided for the Open Public Meetings Act have been satisfied. Pursuant to the Open Public Meetings Act and Laws of 1975, the Middletown Planning Board notified the Two River Times on March 7, 2023, and published notice in the Asbury Park Press on March 12, 2023. Notice of the meeting was filed with the Township Clerk and posted in Town Hall. All notification for this meeting 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 Merces, Vice-Chairman Rathjen, Committeeman Settembrino, Mr. Berson, Mr. Rentschler, Mr. Colangelo, Mr. Schweizer, Mr. AmecAngelo, Ms. Eteson, Mr. Banasiak

Also present: James Gorman, Board Attorney; Robert Keady, PE, Board Engineer; Amy H. Citrano, Director of Planning; Erin Uriarte, Board Secretary

A salute to the flag followed.

Ms. Uriarte read the agenda for the record.

APPROVAL OF MINUTES

March 1, 2023 – Mr. Rathjen offered a motion to approve the minutes, seconded by Mr. Schweizer. All present eligible members voted in favor by voice vote.

RESOLUTIONS

None

ADMINISTRATIVE MATTERS

Public Hearing – Master Plan Reexamination and Amendments to the Housing Plan Element and Open Space, Recreation and Conservation Plan Element of the Master Plan – Mr. Gorman explained that he has confirmed notice is in order to conduct this public hearing.

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

Amy Citrano, PP, ACIP was sworn in as the Township Planner. Ms. Citrano explained the Municipal Land Use Law requires municipalities to conduct a review every 10 years. The last reexam was done in 2014 so they are approaching the 10-year mark. Noting the problems and objectives mentioned in the 2014 report, Ms. Citrano gave an update as to whether the items remain valid or have been addressed. She further explained the recommendations of the Reexamination report which ultimately lead to the specific element amendments that will be discussed.

Ms. Citrano summarized the amendments to the Housing Plan Element noting that much has happened since the 2008 Housing Plan was adopted which has resulted in the Township of Middletown running one of the most diverse and successful Affordable Housing programs in the State of New Jersey.

Ms. Citrano summarized the amendments to the Open Space, Recreation and Conservation Element of the Master Plan noting the ongoing and completed projects being done throughout the town as well as properties that have been newly identified for potential open space or recreation sites.

Chairman Mercus opened the hearing to members of the public who wish to speak or ask questions, however none were received.

Mr. Gorman advised that he has drafted a Resolution for this matter and read same into the record.

MR. SCHWEIZER OFFERED A MOTION TO ADOPT THE 2023 MASTER PLAN REEXAMINATION REPORT AND AMENDED HOUSING MASTER PLAN ELEMENT AND OPEN SPACE, RECREATION AND CONSERVATION MASTER PLAN ELEMENT, SECONDED BY MR. RATHJEN.

Roll Call:

Ayes: MERCUS, RATHJEN, SETTEMBRINO, BERSON, RENTSCHLER, COLANGELO, SCHWEIZER, AMECANGELO, ETESON

Nays: NONE

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

MR. SCHWEIZER OFFERED A MOTION TO ADJOURN THE MEETING AT 7:43 PM, SECONDED BY MR. BANASIAK. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:



Erin Uriarte,
Board Secretary