

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

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PLANNING BOARD MEETING MINUTES JUNE 1, 2022

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 June 1, 2022.

Chairman Mercés 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 public has been notified that the Planning Board will meet on June 1, 2022, in Town Hall.

The Middletown Planning Board notified the Two River Times, the Independent and the Asbury Park Press on February 3, 2022. 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 Mercés, Vice-Chairman Rathjen, Mr. Berson, Mr. Rentschler, Mr. Schweizer, Mr. AmecAngelo, Ms. Eteson (arrived at 6:35 pm), Mr. Banasiak

Also present: James Gorman, Board Attorney; Greg Gitto, PE for Robert Keady, PE, Board Engineer; Amy H. Citrano, Director of Planning; Morgan Astorino, Assistant Planner; Erin Uriarte, Board Secretary

A salute to the flag followed.

The Board Secretary read the agenda.

APPROVAL OF MINUTES

Chairman Mercés advised the approval of minutes will be carried to the next meeting.

RESOLUTIONS

#2022-102 Andrew & Lauren Kaiser, 724-726 Kings Highway East, Block 835, Lots 15.01 & 15.02, Resolution Granting Minor Subdivision Approval – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. MERCÉS.

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

Roll Call:

Ayes: Mercus, Rathjen, Rentschler, Schweizer, AmecAngelo, Banasiak

Nays: None

#2022-103, Werner/Ciccone, 68 Ideal Avenue, Block 13, Lot 6, Resolution Granting Minor Subdivision Approval – MR. RATHJEN OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. MERCUS.

Roll Call:

Ayes: Mercus, Rathjen, Rentschler, Schweizer, AmecAngelo, Banasiak

Nays: None

ADMINISTRATIVE MATTERS

Payment of Vouchers – Mr. Rathjen advised that he has review the Payment of Vouchers and offered a motion to approve the Payment of Vouchers for June 1, 2022. This motion was seconded by Mr. Schweizer. All present members voted in favor by voice vote.

OLD BUSINESS

None

NEW BUSINESS

#2022-200, Target, 2105 Route 35, Block 596, Lot 1.01, Seeking Amended Major Site Plan Approval with Variances – Mr. Gorman advised the notices are in order and the Board has jurisdiction to hear this matter.

Amee Farrell, Esq. appeared on behalf of the applicant. She explained that her client proposes to reconfigure standard parking stalls as Drive-Up stalls through restriping, the addition of signage, stop controls, a pedestrian crosswalk, and supplemental lighting updates. Drive Up stalls are striped parking stalls that allow Applicant personnel to deliver merchandise ordered online directly to customer vehicles. The proposed reconfiguration involves restriping twelve existing Drive-Up stalls, fifteen standard stalls, and relocating two cart corrals into twenty-four new Drive-Up stalls. There are twenty-four single-sided post and panel directional signs proposed, one at the head of each stall. Additionally, one existing 12-foot high, solar-powered beacon is being relocated, and one new 12-foot high, solar-powered beacon is proposed. The intent of the proposed signage is to allow for easy identification for customers. Applicant employees will utilize an existing adjacent crosswalk and ramp when delivering orders to customers. A stop bar and sign are proposed on either side of the existing crosswalk to enhance user safety. Lastly, four single-fixture light poles are proposed within the Drive-Up stall area to provide enhanced visibility when these stalls are utilized during afternoon and evening hours.

Ben Mitsmenn was sworn in and accepted as the project engineer. He explained the location and surrounding uses of the existing Target building. Using the proposed site plan, he pointed out the area to be converted to drive-up shopping only, describing the changes to the parking area. This will not impact any ADA stalls or access points. There is existing signage related to drive-up shopping however this proposal will replace those signs and add a few additional signs. Two stop signs and stop bars are proposed to ensure team member safety. Signage will be

located at each stall to designate drive-up shopping parking. A six-foot station sign will be installed also and will be five square feet where three square feet is permitted. The existing 12-foot beacon will be relocated as well. No landscaping or grading changes are proposed.

Chairman Merces indicated concern with traffic flow and asked why they are putting this in the middle of the parking lot. Mr. Mittsmen replied that the location is related to the team member entry door. Mr. Merces advised there is a small portion of the parking lot adjacent to Route 35 that never has cars in it and suggested that be looked at. Mr. Mittsmen advised that location is far from where they process orders; Target is trying to minimize the wait time for shoppers.

Mr. Schweizer indicated concern with the congestion in the main parking area that seems to be caused by the existing drive-up parking.

Mr. Rentschler and Mr. Banasiak both indicated concern with pedestrian safety, given the high turnover of shop from home vehicles that was testified to.

Ms. Eteson advised she shopped at the store for about 35 minutes and felt that she should have to walk further than someone who isn't leaving their vehicle.

Ms. Farrell indicated she understands the Board concerns, however she is not in a position to agree to any changes without discussing it with Target Corporation.

Mr. Keady asked questions related to the parking count. There will be a net reduction of five spaces if the site plan is approved. Cart corrals will be relocated, no new ones will be installed.

Chairman Merces mentioned the on-going Code Enforcement issues, specifically the construction trailers and RV Camper. Ms. Farrell advised the trailers had been removed and they will look into the RV situation and have it removed.

Mr. Keady questioned lighting. All lighting is set to turn-off one hour after the store closes. The electric trenching information will be provided.

Ms. Citrano indicated concern with the overall parking reduction. Target had received a parking variance for 530 parking spaces and only 519 were installed. Mr. Mittsmen advised that there are 12 cart corrals existing and the installation of the 12 drive-up stalls took away another 4 spots.

Paul Ricci was sworn in and accepted as an expert Planner. Mr. Ricci reviewed the prior approval and while the variance relief sounds significant, it is in line with shopping center standards. Target is a nationally run operation, they know what they are doing and would not jeopardize employee or shopper safety. They would like the illuminated beacon to become a universal symbol for Target Shop From Home in an attempt to keep up with the changing times. The signage proposed will be directional and will help drivers identify the drive-up parking spaces. This is not a substantial deviation from the zone plan and can be granted with no impact on the neighbors. Even shifting the Drive-up parking to another location of the parking lot would not impact the zone plan.

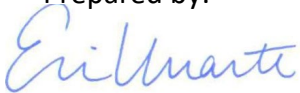
Mr. Berson asked if there are any plans for EV stations. Ms. Farrell explained that program is to be rolled out in the future but not as part of the Drive-Up Parking program.

Mr. Gorman announced this application is being carried to July 6, 2022 at 6:30 pm in the Main Meeting Room at 1 Kings Highway, Middletown, NJ. No further notice will be required.

ADJOURNMENT

MR. RATHJEN OFFERED A MOTION TO ADJOURN THE MEETING AT 7:37 PM, SECONDED BY MR. SCHWEIZER. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:



Erin Uriarte,
Board Secretary