

**TOWN OF MIDDLESEX**  
**PLANNING BOARD**

Minutes

Wednesday, January 20, 2021 - 7 pm

Board Members present: Board Members: Martin DeVinney, Chair, Terry Mott, Gordon Stringer;  
Dawn Kane – Code Enforcement Officer

Public Present: Bruce St. Lawrence, Rocco Venezia of Venezia & Associates

Agenda: Virtual Meeting called to order at 7:10 pm

Site Plan Reviews –

1. App. #120120-SPR/Richard & Lynn Lersch, represented by Rocco Venezia of Venezia & Assoc. for Site Plan Review for Minor Subdivision of vacant land at 867 S. Lake Rd, Tax ID # 21.02-1-1.1 (LR & LDR)

Dawn Kane, CEO summarized the application stating all three lots in the subdivision were in compliance with Area Requirements per Local Zoning with road frontage South Lake and View Board Roads. She introduced the Lersch’s agent, Rocco Venezia to present the application.

Rocco stated Lot 1 would become 2.546 acres, Lot 2 would become 35.001 acres and Lot #3 would become 7.609 acres after subdivision. The Lersch’s were selling of Lot #2 to a contiguous neighbor, Lot 1 & 3 would be retained by the family.

Bruce St. Lawrence made an inquiry about lack of map representation for a driveway running east of the property line and what acreage was included in Lot 1. Rocco stated the driveway was not represented on the map as it was not part of the parcel designated as Lot 2; however, he could provide an overlay aerial mapping of the driveway if required. He further explained that the acreage provided on Lot 1 was correct.

CEO Kane provided further detail to the board about the driveway in relation to the proposed subdivision.

Board Member Stringer inquired about the subdivision’s configuration which was explained by Code Officer Kane.

Without further discussion, Chairman DeVinney entertained a motion to approve the subdivision contingent on an overlay map depicting extra detail although it did not have an impact on the property being subdivided. Terry Mott made the motion which was seconded by Gordy Stringer. The motion so carried with the following:

Roll Call Vote:

Marty DeVinney	aye	Gordon Stringer	aye
Terry Mott	aye	Lynn Lersch	abstain

Draft Planning Board minutes from October 7, 2020 were reviewed by the Planning Board. Gordy Stringer made a motion to approve as submitted. Terry Mott provided a second. The motion so carried all with the following:

Roll Call Vote:

Marty DeVinney	aye	Gordon Stringer	aye
Terry Mott	aye	Lynn Lersch	aye

Draft Planning Board minutes from December 2, 2020 were reviewed by the Planning Board. Gordy Stringer made a motion to approve as submitted. Terry Mott provided a second. The motion so carried with the following:

Roll Call Vote:

Marty DeVinney	aye	Gordon Stringer	aye
Terry Mott	aye	Lynn Lersch	aye

Without further discussion, Chairman DeVinney entertained a motion to adjourn the Planning Board Meeting. The motion to adjourn was offered by Board Member Stringer and a second provided by Board Member Mott. The motion so carried with all Board Members present voting in favor. None opposed.

Meeting adjourned at 7:36pm

Next meeting – February 3, 2021

Draft Minutes submitted by L. Lersch

Minutes approved on February 3, 2021