



MIPB-R8482

December 18, 2025

Ms. Debi Yuro, Board Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (dyuro@middletownnj.org)

**Re: Varsity Gymnasium Air Conditioning
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Minor Site Plan
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced amended major site plan application, consisting of the following:

- Minor Site Plan titled “Christian Brothers Academy CBA Varsity Gym Air Conditioning” prepared by James A. Kennedy, P.E., of Kennedy Consulting Engineers, LLC, dated September 8, 2025, consisting of three (3) sheets.
- Architectural Plan titled “CBA Varsity Gym Air Conditioning” prepared by Eric L. Wagner, A.I.A., and Richard R. Kane, A.I.A., of Kellenyi Johnson Wagner, dated August 29, 2025, consisting of three (3) sheets.

Based on our review, we offer the Board the following comments and suggestions:

A. Project Description

The approximately 143-acre property currently contains the private Christian Brothers Academy boys’ high school along with associated athletic facilities and ancillary site improvements. The site is located in the Rural Estate Residence (R-220) Zone of the Township with frontage along Newman Springs Road (CR 520). The applicant received prior approval for various sports field improvements in 2021 which are currently under construction.

With this application, the applicant is proposing an HVAC unit in the rear of the existing varsity gymnasium, to the west of the faculty parking lot. The proposed HVAC unit will be ground mounted on a concrete pad surrounded by river stone and the existing sidewalk between the gymnasium and the intended work is to be removed and relocated. The unit will be screened by an 8’-0” high fence with privacy slats.

B. Design Waivers/Variances:

1. We defer to the Board Planner with respect to any variances or waivers.

C. Off-Site and Off-Tract Improvements

1. No off-site or off-tract improvements are proposed.



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D. Site Requirements/Layout

1. The applicant should clarify the height of the proposed HVAC unit. We note that as the unit is to be screened by an 8'-0" high chain link fence with privacy slats and the architectural elevation views indicate the unit will be slightly taller than the fence.
2. A construction detail shall be provided for the proposed fence.
3. We note that the existing sidewalk which is to be removed and relocated connects to the faculty parking lot to the east of the gymnasium. A note shall be added to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable.
4. Per Section 540-632.A.(1). of the Township Ordinance, screening of the HVAC unit shall consist of densely planted evergreen shrubs which shall grow to not less than five feet tall after one growing season. Currently no evergreen trees are proposed. The applicant shall provide the required screening or a design waiver will be required.
5. The applicant shall provide testimony on conformance with noise level standards set in Ordinance 540-528.C.(1).

E. Drainage/Grading

1. The project proposes minimal land disturbance and minimal increase in impervious coverage. No drainage-related improvements are proposed as part of this application. The applicant shall provide testimony regarding any anticipated drainage impacts for the project.

F. Landscaping and Lighting

1. The minor site plan indicates that all trees within the project area are to be protected and none will be removed. Should any trees require removal during construction, the applicant shall apply for a tree removal permit with the Township.
2. The applicant proposes no landscaping improvements as part of the proposed development.
3. The applicant proposes no lighting improvements as part of the proposed development.

G. Miscellaneous

1. The Applicant shall provide all information requested by the Board during the public hearing(s).
2. Approvals or letters of service or letters of no interest should be obtained from the following agencies, where applicable:
 - a. Fire Advisory Board.
 - b. All other agencies and departments having jurisdiction.



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If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER

GREGORY T. GITTO, P.E., C.M.E.
GROUP MANAGER

RRK:GTG:GMM:STF

cc: Amy Citrano, PP, AICP, Director of Planning, (acitrano@middletownnj.org)

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