

January 7, 2026

Ms. Fiona Trigg, Zoning Board Secretary  
Township of Middletown Zoning Board  
One Kings Highway  
Middletown, NJ 07748

Re: 20 Park Way Variance  
Alexander & Jenifer Rossano  
Block 779.02, Lot 48.01  
Variance Plan Application  
Technical Review # 1  
MTZB# 2025-30  
HACE # MTZ-034

Dear Board Members:

Our office is in receipt of a Variance Plan for the re-construction of two decks, a walkway, a retaining wall and regrading of a back yard on Park Way in The Monmouth Hills section of Middletown. The project is in the Water Witch Club Historic District and the R-45 Residential Zone. The site has about 95 feet of frontage on Park Way and the lot contains 25,725 sf of land. This office has reviewed the following documents relative to the above referenced application:

- Variance Plan and Steep Slope Plan 1, 20 Park Way, Block 779.02, Lot 48.01 for Alexander & Jennifer Rossano, Township of Middletown prepared by KBA Engineering Services, dated 6/9/2025, two sheets.
- Architectural Plans, Rossano Residence, prepared by Anthony Condouris, Architect, dated 7/11/25, 2 sheets.
- Zoning Submission with letter from the applicant dated September 19, 2025 with photographs.

A) Technical Review

- 1) The applicant is specifically proposing the following:
  - a) Replace 133 sf wooden deck off bedroom with a 133 sf fiberglass deck and enclose the area below the deck for a tool shed.
  - b) Replace 408 sf wooden deck off living room with a 657 sf fiberglass deck.
  - c) Replace 229 sf rear walkway and retaining wall below deck.
  - d) Regrade 560 sf of backyard area into a landscaped naturalized patio.
  - e) Demolish existing 120 sf detached shed.
- 2) We defer all zoning comments to the Township Planner.

- 3) Section 540-1001 Stormwater Management - The proposed project does not disturb enough land to be considered a "Major Development". No stormwater report is needed. Stormwater from the proposed decks will be captured with gutters and directed to a storm infiltration basin.
- a) The text talks about infiltration basins and the plan shows a rain garden. *This discrepancy should be explained.*
  - b) A full detail of the swale and rain garden should be provided. *Both the swale capacity and the rain garden capacity should be doubled with a 2 times factor of safety.*
- 4) The property contains steep slopes as contained in Ordinance Section 540-636 (Slope Regulations). It is the purpose of these regulations that construction of steep slopes which result in erosion and drainage problems shall be avoided wherever possible.
- a) For the purpose of this section, construction shall be defined as any disturbance of land including, but not limited to, buildings, streets, paving, grading, excavation, fill, swimming pools, parking areas, and stripping of vegetation. The applicant is proposing to disturb areas at the rear of the home to build a retaining wall and naturalized patio. *Details of these items should be provided. Also, methods of restoration and erosion control should be provided for these areas and the shed removal.*
  - b) A slope map should be prepared. *This has been done and is acceptable.*
  - c) Most of the lot is above 15% in slope. The areas that are being disturbed in this application are in the 10% to 15% range. Up to 30 % of the 10% to 15% slope areas can be disturbed and the applicant is proposing 27 % which is in accordance with the ordinance.
  - d) About a quarter of the infiltration basin is in the greater than 15% zone. We request the applicant move this area West to remove it out of the steep area. If it is not fully removed, a partial waiver will need to be *granted by the Board from the slope ordinance.*
  - e) A grading plan with all elevations and contours should be submitted to the Township at a later date.
- 5) The location of gutter / leaders should be shown on the plan and be run to the street if possible.
- If you have any questions or require additional information, please do not hesitate to call my office.

Very truly yours,

HODER ASSOCIATES



DAVID J HODER, P.E., PP, C.M.E.  
ZONING BOARD ENGINEER

Cc: Any Citrano, P.P., —Township Planning Office  
Ted Maloney, P.E.,P.P., — Township Engineer-Director of Public Works  
Greg Vella, Esq. - Zoning Board Attorney  
Joseph Kociuba, applicants Engineer  
Anthony Condouris, applicants Arch.  
Jenifer Rossano, Applicant