



YOUR GOALS. OUR MISSION.

MIPB-R8540

January 10, 2022

Ms. Erin Uriarte, Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (euriarte@middletownnj.org)

**Re: Barbieri / Adamo Residence
142 New Monmouth Road (CR-50)
Block 630, Lot 25
Minor Subdivision Plan
Second Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced minor subdivision application, consisting of the following:

- Minor Subdivision Plan prepared by Patrick R. Ward, P.E., P.P., of InSite Engineering, LLC, dated October 3, 2019, **revised through August 25, 2021**, consisting of one (1) sheet.
- Boundary and Tree Location Survey prepared by Justin J. Hedges, P.L.S., of InSite Engineering, LLC, dated December 6, 2019, consisting of one (1) sheet.
- Undersized Lots Exhibit prepared by Patrick R. Ward, P.E., P.P., of InSite Engineering, LLC, dated November 27, 2019, consisting of one (1) sheet.
- Zoning Denial letter, dated October 15, 2019.
- Project Narrative (undated).
- **Monmouth County Planning Board Letter of Conditional Approval, dated September 27, 2021.**

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

A. Project Description

The applicant is seeking approval to subdivide a 1.0 +/- acre parcel containing existing Lot 25 into two (2) new lots. The existing lot consists of a 2.5 story frame dwelling, wooden deck, masonry garage, and gravel driveway along New Monmouth Road (CR-50). The existing structure is proposed to remain on proposed Lot 25.02. The applicant is also proposing remove some of the existing gravel driveway area to reduce impervious coverage. No new construction is proposed on proposed Lot 25.01 at this time. The property is located within the R-22 Zone.

B. Off-Site and Off-Tract Improvements

1. The applicant has not proposed any utility connections for the new dwelling within New Monmouth Road. The applicant shall be advised that detailed utility information will be required at the time of the grading plan review, prior to any new construction. **Continuing comment.**
2. We note that sidewalk currently exists along the entire property frontage; however, portions of the sidewalk are not in satisfactory condition. A note shall be added to the plans indicating that sidewalk along the property frontages shall be repaired or replaced to the satisfaction of the Township Engineer. **Addressed.**



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3. We defer further review of any improvements within New Monmouth Road (CR-50) to the Monmouth County Planning Board. **Continuing comment. The applicant received conditional approval from Monmouth County Planning Board.**

C. Site Requirements/Layout

1. No new improvements are currently proposed at this time. **Continuing comment.**
2. Section 540-612.E of the Ordinance requires driveways to be at minimum five (5) feet from the property line, whereas one (1) foot is proposed. Therefore, either the plans shall be revised, or a design waiver will be required. **Addressed.**

D. Drainage/Grading

1. The applicant does not propose any new grading or drainage structures with this application. The applicant shall be advised that a detailed grading plan will be required prior to any new construction. **Continuing comment.**
2. Section 540-612 requires driveways to be paved where the applicant is proposing to maintain the existing gravel. The plans should be revised or a design waiver will be required. **Partially addressed. The applicant has revised the plan to note paved asphalt driveway on proposed Lot 25.02. The applicant shall indicate same on proposed Lot 25.01.**

E. Lighting and Landscaping

1. The applicant shall plant one tree for every thirty (30) feet of lot frontage in accordance to Section 540-645.C of the Ordinance. Based on a lot frontage of 87.5 ft., three (3) trees are required. The plans shall be revised, or a design waiver will be required. **Addressed.**
2. Section 540-622.B.6 of the Ordinance requires ten (10) additional trees to be planted per acre in single-family subdivisions. Based on a total lot area of approximately 0.5 acres per lot, the applicant shall plant five (5) additional trees on each of the proposed new lots or a design waiver will be required. **Not addressed.**
3. A note shall be added to the plans indicating that areas where the gravel driveway is proposed to be removed shall be restored with lawn. **Not addressed.**
4. No new lighting is proposed with this application. **Continuing comment.**

F. Miscellaneous

1. The plans indicate the subdivision will be perfected by deed. Therefore, the deeds and metes and bounds descriptions will be required to be submitted for review and approval by the Board Engineer and the Board Attorney. **Continuing comment.**



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2. The proposed lot numbering shall be confirmed with the Township Tax Assessor. **Continuing comment.**
3. The applicant shall be aware that any damages to the existing pavement due to the proposed construction shall be repaired or replaced to the satisfaction of the Township's Engineer. A note shall be added to the plans indicating same. **The property fronts on a county road; therefore, we defer to Monmouth County Planning Board.**
4. We defer further review to the Fire Official. **Continuing comment.**
5. The applicant shall add a note to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable. **Not addressed.**
6. Approvals or letters of service should be obtained from the following agencies: **Continuing comment.**
 - New Jersey Department of Transportation
 - Freehold Soil Conservation District
 - Township of Middletown Sewerage Authority (TOMSA)
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon
 - All other agencies and departments having jurisdiction.

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

Very truly yours,

T&M ASSOCIATES

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

RRK:GTG:DV:lkc