

DEPARTMENT OF INSPECTIONS
THE TOWNSHIP OF MIDDLETOWN

1 Kings Highway
Middletown, New Jersey 07748

JOSEPH KACHINSKY
Construction Official



Tel: (732) 615-2004
Fax: (732) 671-2576

Organized December 14, 1667
"Pride in Middletown"

DENIAL OF DEVELOPMENT PERMIT

February 7, 2020

Bernard Shihar, Esq.
Convery, Convery & Shihar
32 Main Street
Edison, NJ 08837

TOWNSHIP OF MIDDLETOWN

JUL 28 2020

PLANNING DEPARTMENT

: RE: DP #20-02-06
170 Highway 36
Block 204, Lot 1
Block 205, Lot 1

Please be advised that the above referenced Application for Development to permit the demolition of the existing structures, including a plumbing supply building and a dwelling for the purpose of construction of a new commercial plumbing supply building (offices and warehouse) has been reviewed for compliance with the Township of Middletown Zoning Ordinance. The property is located in the B-2 zone.

The following approvals will be necessary:

#540-401C	Major site plan approval
#540-921A2	Front setback: 50' is required, 5.8' is proposed
#540-921A2	Side setback: 15' is required, 12.2' is proposed
#540-921A2	Street side setback: 25' is required, 4.9' is proposed
#540-921A2	Rear yard setback: 50' is required, 10' is proposed
#540-921B3	Maximum floor area ratio: 25% is permitted, 32% is proposed

The application will require any additional waivers/variances found necessary by the Township Planner.

To proceed with an application to the Zoning Board of Adjustment, please contact the Erin Uriarte, at 732-615-2102. Should you have any questions, feel free to contact me at 732-615-2278.

Sincerely,

COPY

Marianne Dunn
Zoning Officer

Cc: Planning Department

TOWNSHIP OF MIDDLETOWN APPLICATION FOR DEVELOPMENT PERMIT

20-2-6

FP

DETAILED INSTRUCTIONS/INFORMATION IS ON THE REVERSE SIDE OF THE APPLICATION

PROPERTY INFORMATION: Block 204 Lot 1 Zone B-2 Block 205 Lot(s) 1 Zone B-2

PROPERTY ADDRESS: 170 Rt. 36

1. The undersigned applies to the Township of Middletown for an application for a development permit to commence the following activity: (Describe in detail the proposed development, include height, location proposed use, etc.). If the application is for an addition, describe the purpose (ex:bedroom). If the application involves a change of use of the property, a separate narrative is suggested. Demolition of existing General Plumbing Supply building and frame dwelling and construction of new 1-story General Plumbing Supply building

Current use of the property (ex: single family, if multiple uses, list all): SF house, Plumbing Supply building

2. Is the property located on a corner lot or does more than one street about the property? Yes X No
If yes, name of street(s) Rt. 36, Vineyard Ave., Thompson Ave.

3. Does the property contain any easements, right-of-way, or other restrictions? Yes X No Explain Sewer easement

4. Is the property located in a historic zone? Yes No X If Yes, approval from the Landmarks Commission must be submitted with this permit.

5. Is the property located in the 100 year floodplain? Yes X No (If yes, a floodplain encroachment permit is required and NJ DEP Flood Hazard Permit)

6. Does this application involve any grading or fill being added or removed? Yes X No If yes, Quantity Balanced

7. Is the property located on an unimproved or private road? Yes No X

8. Has this proposed work received approval from the Planning Board or Board of Adjustment for a variance/site plan/subdivision? Yes No X Date of Approval If yes, attach a copy of the Board of Resolution of Approval.

9. Is the property situated within 50' of the following: ponds, streams, brooks, marshes, rivers, lakes, bogs, ditches, creeks, swamps, etc. or other low lying areas; or is the property located within 500' of the mean high water line or any area regulated by the Department of Environmental Protection? Yes No X Explain
If you answered yes, you must contact the New Jersey Department of Environmental Protection, to obtain clearance, prior to submitting for this permit. If you are unsure, you should contact this agency to clarify applicability. The phone number for the NJDEP is 609-292-0060. Violations of the Wetlands and Watercourses Act are imposed by the State of New Jersey.

PROPERTY OWNER

Name 170 Rt. 36 East, LLC Name Same
Mailing Address 980 New Durham Rd. Mailing Address
Edison, NJ 08817 Phone No. 732-248-5650 Fax No. 732-238-5654

APPLICANT (if different that owner)

DISPOSITION BY ZONING OFFICER OR THE DIRECTOR OF PLANNING
Bruce Tucker, Managing Member
DATE 1/30/2020 SIGNATURE

DEVELOPMENT PERMIT APPROVED - conditions:

DEVELOPMENT PERMIT DENIED - See attached

DATE 2/17/20 Planning Board Board of Adjustment Grading
NJDEP Other Mr. Brown
ZONING OFFICER