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April 12, 2021

Via e-mail and UPS Next Day Air

Erin Uriarte, Zoning Board of Adjustment Secretary
Township of Middletown
Croydon Hall
900 Leonardville Road
Leonardo, NJ 07737

Re: Application of Michael and Kelli Earle
Premises: 556 Navesink River Road
Block 1043, Lot 70
Our File No. 086451-3

Dear Ms. Uriarte:

In connection with the above, and in response to your completeness letter dated March 17, 2021, enclosed please find fifteen (15) copies of each of the following:

1. Zoning Officer's Denial Letter dated January 25, 2021, together with the Application for Development Permit dated January 7, 2021; and
2. Project Narrative prepared by Michael James Monroe, Architect, and dated February 5, 2021.

Your attention to this matter is greatly appreciated. Do not hesitate to contact me if you have any questions.

Thank you.

Very truly yours,



RICK BRODSKY
A Member of the Firm
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RB/ahn
Encs.

cc w/encs. via e-mail:
Michael and Kelli Earle
Michael J. Monroe, Architect, MJM Services Inc.

MICHAEL JAMES MONROE
A R C H I T E C T

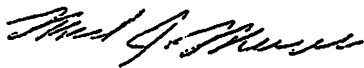
February 5, 2021

Erin Uriarte, Board Secretary
Township of Middletown
Planning & Development Department
900 Leonardville Road (Croyden Hall)
Middletown NJ, 07737

Re: Variance Checklist Compliance - Narrative Description – 556 Navesink River Road
Block 1043, Lot 70

We are seeking variances to finish some additional square footage for a home that is under construction. The area over the garage and some additional areas are proposed to be finished for two additional bedrooms where there are currently three bedrooms total now. The maximum floor area ratio is .09 and .128 is proposed. Our hardship is many of the interior walls are extremely thick that were part of the original house and they had to be encapsulated which takes space away from living area. There is also a very minimal new basement as the existing house had no basement. We had previously agreed on our permit drawings to demolish the small existing gate house building in the front yard area. We would like to keep this building if possible and match the stucco siding and slate roof on the main house. This accessory building would be a gate house garden structure and would not be living area. An equivalent amount of square footage was removed paved areas from the lot coverage (236 s.f.) to make no change in total net lot coverage. The original lot was over in lot coverage and our permit set of drawings reduced the total lot coverage to 25.6%. This lot coverage was already approved by our previous zoning permit and no change is required. The building coverage variance is just for the gate house garden structure that we wish to keep. The main house under construction complies with the building coverage.

Sincerely,



Michael J. Monroe, A.I.A.
President

January 25, 2021

Rick Brodsky, Esq.
Sent via email

RE: DP#21-01-88
556 Navesink River Road
Block 1043, Lot 70

Please be advised that the above referenced application to permit the renovation of existing unfinished space in order to utilize as bedrooms/bathrooms has been reviewed for compliance with the Township of Middletown Zoning Ordinance. The property is located in the R-110 zone. For the purpose of lot coverage the R-45 standards apply

The following approvals will be necessary:

#540-908B2a	Building coverage: 8% is permitted, 8.28% is proposed
#540-908B2b	Total lot coverage: 15% is permitted, 25.6% is existing
#540-905B3	Maximum floor area ratio: .09 is permitted, .128 is proposed

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

Sincerely,


Marianne Dunn
Zoning Officer

C: Planning Department

Fee - Non-Refundable
\$50.00

**TOWNSHIP OF MIDDLETOWN
APPLICATION FOR DEVELOPMENT PERMIT**

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

PROPERTY INFORMATION: BLOCK 1043 LOT(S) 70 ZONE R-110

PROPERTY ADDRESS: 556 Navesink River Road

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. Proposed work is to finish 2,710 s.f. of existing unfinished space for two more bedrooms and three more bathrooms. All work is interior and does not affect any site work or building elevations. Also propose to leave the existing gate house structure as a garden element for potting plants. This was previously approved to be removed under the approved plans.

Current use of the property (ex. single family, if multiple uses, list all): Single family residential

2. Is the property located on a corner lot or does more than one street abut the property? Yes No
If yes, name of street(s) _____

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

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

5. Is the property located in the 100 year floodplain? Yes 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 No If yes, Quantity _____

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

8. Has this proposed work received approval from the Planning Board or Board of Adjustment for a variance/site plan/subdivision? Yes No 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 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 609-392-6060. Violations of the Wetlands could result in fines imposed by the State of New Jersey.

PROPERTY OWNER

APPLICANT (if different than owner)

Name Michael G. & Kelli Earle
Mailing Address 556 Navesink River Road
Red Bank, NJ 07701

Name _____
Mailing Address _____
Phone No. 732-614-1918 Fax No. _____

Applicant: Please read the following: I hereby certify that (circle one) 1) I am the owner of the subject property; or 2) I have permission from the property owner to submit this Application for Development. Furthermore, I certify, to the best of my knowledge all information contained on this application is correct; and, the survey provided is accurate and shows all structures located on the site. In addition, I grant permission to the Township of Middletown and their Agents to come onto the subject property, for the purpose of conducting inspections, relating to this application.

DATE 1/2/24 SIGNATURE By ANSEL GRIMM & AARON; Attorneys for Owner/Applicant
RICK BRODSKY, ESQ.

DISPOSITION BY ZONING OFFICER OR THE DIRECTOR OF PLANNING

DEVELOPMENT PERMIT APPROVED - conditions: _____

DEVELOPMENT PERMIT DENIED - _____

_____ Planning Board _____ Board of Adjustment _____ Grading
_____ NJDEP _____ Other

DATE _____ ZONING OFFICER _____

This permit is issued for the purpose of property zoning only. Expiring one (1) year from date of approval.