

# TOWNSHIP OF MIDDLETOWN

## Planning Board

1 Kings Highway, Middletown, NJ 07748-2594

Physical Address: 900 Leonardville Road (Croydon Hall), Leonardo, NJ 07737

DAVID MERCES  
Chairman



Organized December 14, 1667  
"Pride in Middletown"

AMY H. SARRINIKOLAOU, P.P., A.I.C.P.  
Director of Planning

ERIN URIARTE  
Planning Board Secretary

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### TECHNICAL MEMORANDUM

**DATE:** June 22, 2021  
**BOARD:** Planning Board  
**APPLICATION:** DeLaSalle Hall (#2018-210)  
810 Newman Springs Road  
Block 1063, Lot 66.01  
Minor Site Plan

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#### PROJECT DESCRIPTION

The application is for the development of a 32' x 32' (1,024 square feet), 1-story (12'), garage storage building with two overhead doors, one man door, and three windows on the DeLaSalle campus with a 12' wide concrete apron for access from the existing driveway.

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#### PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property is 10 acres and is located on the Christian Brothers Academy campus. The property contains the DeLaSalle Hall Nursing Home and associated parking, landscaping and lighting.

The site is located in the Rural/Estate Residence (R-220) Zone District. The Low Density Single Family Residential (R-45) and Office Research (OR-1) Zones are to the north; the R-220 and Residence and Office (R-O) Zones are to the south; the Low Density Single Family Residence (R-90), R-45 and R-O Zones are to the east, and the R-45 and R-220 Zones are to the west.

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#### PLANNING COMMENTS

1. The applicant shall indicate in testimony the proposed use of the garage storage building specifically what the building will be used for, storage of what materials?
2. Pursuant to Section 540-622, the exterior perimeter of all buildings shall include a landscaped strip at least four (4') feet wide. The applicant should comply or request a waiver from the Board.
3. The applicant shall indicate in testimony whether any lighting is proposed either freestanding or building mounted?
4. The applicant shall indicate in testimony whether any tree removal is proposed to accommodate the garage storage building?

#### **Many Neighborhoods. One Middletown!**

Belford ◊ Chapel Hill ◊ Fairview ◊ Harmony ◊ Leonardo ◊ Lincroft ◊ Locust ◊ Middletown Village  
Monmouth Hills ◊ Navesink ◊ New Monmouth ◊ North Middletown ◊ Nut Swamp ◊ Oak Hill ◊ Port Monmouth ◊ River Plaza

5. A colored rendering of the garage storage building to illustrate colors, materials and finishes should be provided to the Board for their review.
6. As per Section 540-402D(5), grading plan approval will be required.
7. Outside Agencies - Final approval or letter of no jurisdiction will be required from the following, and any other agencies with jurisdiction:
  - Monmouth County Planning Board
  - Middletown Fire Advisory Review Board
  - Any other agency or department having jurisdiction.

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#### **DOCUMENTS REVIEWED**

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- Correspondence from the applicant's attorney, John A. Guinco, Esq., Giordano, Halleran & Ciesla, dated April 8, 2021;
- Site Plan Proposed Storage Garage at De LaSalle Hall 810 Newman Springs Road, prepared by Kellenyi Johnson Wagner, consisting of one (1) sheet and dated January 20, 2021;
- Certificate of Title;
- Major Developer Political Contribution Disclosure Statement and Certification;
- Correspondence from the applicant's attorney, John A. Guinco, Esq., Giordano, Halleran & Ciesla dated March 15, 2021; and
- Minor Site Plan checklist.

We reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

**Report Prepared by:**



Amy H. Sarrinikolaou, PP, AICP  
Director of Planning

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