

# EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design  
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

June 1, 2021

Ms. Erin Uriarte, Secretary  
Middletown Township Planning Board  
900 Leonardville Road  
Leonardo, NJ 07737

From the Desk of:  
**ANDREW R. STOCKTON**  
Professional Engineer & Land Surveyor  
Professional Planner

Re: Minor Subdivision for Werner and Ciccone  
Block 224 Lot 32, #25 Mercer Avenue  
Middletown Township, Monmouth Co., NJ  
Project No. 2001840

Dear Ms. Uriarte:

On behalf of the applicants, Ronald Werner and Antonio Ciccone, enclosed please our resubmission package for minor subdivision plan review with regard to the above referenced property. This package contains the following information:

- Two copies of the Planning Board completeness letter and checklist dated 6-01-21;
- Two additional copies of the Deed to the subject property as certificate of title to the lands depicted on the plans;
- 25 copies of this cover letter and project narrative;
- 25 copies of the Township Zoning Officer's Denial of Development Permit indicating that minor subdivision review is required;
- Four full-size copies and 20 copies reduced to 11"x17" of our Minor Subdivision plans, consisting of four sheets dated 3-15-21 and revised through 6-01-21;
- Four full-size and 20 copies reduced to 11"x17" of our Topographic Survey map, consisting of one sheet dated 3-05-21;
- Two copies of our approval letters as issued by Freehold Soil Conservation District for the project; and
- Two copies of our approval letter as issued by Monmouth County Planning Board for the project.

## **Project Narrative**

The owners of the subject property and applicants for this project are: Ronald Werner and Antonio Ciccone., and their mailing address is 663 Monmouth Avenue, Port Monmouth NJ 07758.

The subject property is situated along the westerly side of Mercer Avenue (40-ft wide right-of-way) and the northerly side of Illinois Avenue (40-ft wide right-of-way), within the R-7

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Residential Zone District. There is an existing home and existing site improvements presently under construction at the site. The project involves minor subdivision of the subject property creating two new lots: one for the existing home to remain, and one new building lot. The proposed lot layout complies with the criteria of the R-7 Residential Zone district and the project does not trigger the need for bulk variances.

The subject property does not contain any wooded areas or any specimen trees; there are no Class I or Class II critical areas; no freshwater wetlands or wetland buffers, nor any swamps, bogs, streams, creeks or ponds on or adjacent to the site. There are no existing or proposed covenants or deed restrictions applying to the land being subdivided.

As indicated in the deed to the subject property, there are no existing covenants or restrictions pertaining to the subject property. I hereby aver and certify that there are no covenants or deed restrictions proposed or required as part of this project.

Please review this information and schedule the matter for the next available Planning Board hearing. Feel free to contact this office directly if you should have any questions or if you need additional information with regard to this matter.

Very truly yours,  
EASTERN CIVIL ENGINEERING, LLC

ANDREW R. STOCKTON  
Professional Engineer & Land Surveyor  
For the Firm

cc. Ronald Werner w/encl  
Robert Keady, T&M Assoc.,w/encl