

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



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TECHNICAL MEMORANDUM

DATE: June 23, 2021
BOARD: Planning Board
APPLICATION: Ronald Werner and Antonio Ciccone
25 Mercer Avenue
Block 224, Lot 32
R-7 Zone
Minor Subdivision
Application #: 2021-103

PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 17,500 square feet lot, known as Lot 32, into two (2) new lots, Lots 32.01 and 32.02.

Proposed lot 32.01 is a corner lot and will maintain 90' of frontage on Mercer Avenue and 100' of frontage on Illinois Avenue, and will contain the existing 2-story dwelling unit, oriented towards Mercer Avenue. Driveway access is from Illinois Avenue.

Proposed lot 32.02 will maintain 85' of frontage on Mercer Avenue, and it is proposed to contain a 2-story single family dwelling with a side facing garage.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property maintains frontage on Mercer and Illinois Avenues in Port Monmouth. The subject property contains an existing single family dwelling and driveway. The property is currently located within the R-7 residential single family zone district. The property is surrounded by residential uses in the R-7 Zone to the north, south and east; and to the west, adjacent to the subject property, is Township open space in the R-10 Zone.

PLANNING COMMENTS

1. Driveway Setback – Section 540-612.E requires a driveway for single family dwellings to be setback at least 5' from the side property line. The driveway for proposed lot 32.02 is setback less than 5' from the side property line. Plans shall be revised to conform with the setback requirement or a waiver shall be sought.

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

2. Sidewalk – Section 540-634.A of the ordinance requires sidewalk construction along existing street frontages. There is no sidewalk proposed. Should the Board choose to waive sidewalk installation, then a contribution in lieu to the Township Sidewalk Trust Fund would be required.
3. Street Trees – As per Section 540-645.C, five (5) street trees (30’ on center) are required along Mercer Avenue, and three (3) street trees on Illinois Avenue. No street trees are proposed. The applicant shall provide the required street trees.
4. Grading plan approval is required prior to the issuance of a building permit for proposed lot 32.02.
5. New lot numbering shall be subject to review and approval by the Tax Assessor.
6. Approving Agencies - Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.
 - Freehold Soil Conservation District
 - Monmouth County Planning Board
 - TOMSA
 - Middletown Township Fire Advisory Board
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon

DOCUMENTS REVIEWED

- Correspondence from the applicant’s engineer, Andrew R. Stockton, including a Project Narrative, dated April 6, 2021;
- Denial of Development Permit, dated March 29, 2021;
- Minor Subdivision Plan, consisting of four (4) sheets, prepared by Eastern Civil Engineering, LLC, dated March 15, 2021;
- Topographic Survey of Property for Ronald Werner and Antonio Ciccone, consisting of one (1) sheet, prepared by Eastern Civil Engineering, LLC, dated March 5, 2021;
- Deed for the subject property;
- Application to the Freehold Soil Conservation District;
- Application to the Monmouth County Planning Board;
- Certification letter that property taxes are current; and
- Application for Development Permit.

