



YOUR GOALS. OUR MISSION.

MIPB-R8670

June 29, 2021

Ms. Erin Uriarte, Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (euriarte@middletownnj.org)

**Re: Werner-Cicccone Subdivision
25 Mercer Avenue
Block 224, Lot 32
Minor Subdivision Plan
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced minor subdivision application, consisting of the following:

- Minor Subdivision Plan prepared by Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineering, LLC dated March 15, 2021 consisting of four (4) sheets.
- Application for Development Permit, dated February 16, 2021.
- Topographic Survey Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineering, LLC dated March 15, 2021 consisting of one (1) sheet.
- Zoning Denial letter, dated March 29, 2021.
- Monmouth County Planning Board Exemption Letter, dated March 15, 2021.
- Freehold Soil Conservation District Certification Letter, dated April 28, 2021.
- Transmittal Letter prepared by Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineering, LLC dated June 1, 2021
- Project Narrative, dated June 1, 2021.

Based on our review, we offer the Board the following comments and suggestions:

A. Project Description

The applicant is seeking approval to subdivide a 0.40 +/- acre lot into two (2) new lots. The subject parcel, in its current state, contains an existing one-story frame dwelling with a covered porch that is under construction. The existing lot has frontage along Mercer Avenue and Illinois Avenue. The subject application proposes to subdivide existing Lot 32 into proposed Lot 32.01 and proposed Lot 32.02. The applicant intends on maintaining the existing dwelling and all associated improvements on Lot 32.01 while constructing a new two story single-family dwelling on proposed Lot 32.02, as well as an attached garage, rear deck, covered front porch, concrete walkway, asphalt driveway and associated utilities. The property is located within the R-7 zone.

B. Off-Site and Off-Tract Improvements

1. The applicant shall be aware that any damages to any existing pavement, curb or sidewalk due to the proposed construction shall be repaired or replaced to the satisfaction of the Township's Engineer. A note has been included on the plans indicating same.



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2. Sidewalk shall be installed along the property frontages on Mercer Avenue and Illinois Avenue. If sidewalk is not installed, an appropriate contribution should be made in accordance with ordinance Section 540-634.A.1.
3. Section 540-612.J of the Township Ordinance requires driveways for single family dwellings to utilize concrete aprons, regardless of size or location. All proposed driveway aprons shall be designed and constructed in accordance with Section 540-613 of the Ordinance. The applicant currently is not proposing a concrete apron within the proposed driveway. The applicant shall revise the plans or a design waiver will be required.
4. The applicant shall revise the pavement repair area to provide a 2" Mill and Overlay from curb to curb at the limits of trenching.

C. Site Requirements/Layout

1. The Residential Site Improvement Standards (R.S.I.S.) requires 2.5 parking spaces per 4-bedroom detached dwelling. The applicant shall indicate the number of spaces to be provided for the proposed and existing dwelling to confirm the requirement will be met based on the proposed improvements and the driveway modifications.
2. The applicant shall provide additional notes on the plans clarifying the driveway improvements.
3. Section 540-612.E. of the Ordinance states that no part of any driveway may be located within five feet (5') of a side property line for single- and/or two-family dwellings. The applicant is proposing a driveway within 2.5 ft. of the property line on Lot 32.02. The plans shall be revised or a design waiver will be required.

D. Drainage/Grading

1. We note that the applicant does not propose more than an acre of disturbance or a net increase in impervious coverage exceeding 0.25 acres; therefore, the project is not considered a major development under the NJDEP Stormwater Regulations.
2. The applicant shall provide a drainage report providing for mitigation of the net increase in runoff.
3. The applicant shall note that a detailed drainage and grading plan will be required prior to any new construction.
4. Additional spot elevations shall be provided throughout the lot to document drainage patterns on the lot.



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E. Lighting and Landscaping

1. Section 540-622.B.6 of the Ordinance requires ten (10) additional trees to be planted per acre in single-family subdivisions. Based on a total lot area of approximately 0.40 acres, the applicant is required to plant four (4) additional trees distributed evenly throughout the project. The applicant is currently not proposing any trees. The plan shall be revised to provide the additional trees, or a design waiver will be required.
2. Per Section 540-645.C. of the Ordinance, the applicant is required to provide street trees with a minimum caliper of 2.5 inches at a rate of at least one tree per every 30 ft. of front yards, taking into consideration existing trees. The plan shall be revised to provide the required street trees, or a design waiver will be required.
3. No new lighting is proposed with this application.

F. Subdivision

1. The proposed lot numbering shall be confirmed with the Township Tax Assessor in writing. A copy of said correspondence shall be provided upon receipt.
2. The applicant shall clarify if the plans are to be filed by map or by deed. As currently shown, it is unclear. However, if filed by map, the following items shall be addressed;
 - a. Section 46:26.B-2.b.8 of the Map Filing Law requires a minimum of three corners distributed around the tract shall indicate coordinate values.
 - b. Section 46:26.B-2.b.8 of the Map Filing Law requires all monumentation, including monuments found, set, and to be set, be clearly shown on the plat. Appropriate certification that monuments have been set, or will be set at a later date, shall be included on the plat.

G. Miscellaneous

1. Testimony on any existing or proposed easements associated with this project or the subject parcels shall be required. The applicant shall confirm no easements are proposed with this project or otherwise submit all legal easement description with the metes and bounds to our office and the Township for further review.
2. We defer further review to the Fire Official.
3. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for improvements within the Township Rights-of-Way.



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4. For any proposed sidewalk, the cross slope shall be no more than 2% in accordance with ADA and PROWAG requirements.
5. A note shall be added to the plan indicating all improvements shall be installed in accordance with the current ADA accessibility and slope requirements where applicable.
6. Approvals or letters of service should be obtained from the following agencies:
 - Freehold Soil Conservation District.
 - Township of Middletown Sewerage Authority (TOMSA).
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon
 - All other agencies and departments having jurisdiction.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES


ROBERT R. KEADY, P.E., C.M.E.
MIDDLETOWN PLANNING BOARD ENGINEER

RRK:GTG:DV:lkc

cc: Amy Sarrinikolaou, Township Planner
Ronald Werner, Applicant (wernerjo@aol.com)
Andrew R. Stockton, P.E., Applicant's Engineer (arstockton@gmail.com)