

TOWNSHIP OF MIDDLETOWN

Department of Planning and Community Development

1 Kings Highway, Middletown, NJ 07748-2594

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

DAVID MERCES
Chairman



SANYOGITA S. CHAVAN, P.P., A.I.C.P.
Director of Planning

ERIN URIARTE
Planning Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

January 29, 2021

Organized December 14, 1667
"Pride in Middletown"

Richard Sciria, Esq.
55 North Bridge Avenue, Suite 4
Red Bank, NJ 07701

RE: 150 Monmouth Ave - Block 791, Lot 20
Minor Subdivision Application

Dear Applicant:

In regard to the above referenced application, the following fees will be required, as per Ordinance #2010-2998:

- Application Fee: \$800.00
- GIS Fee: \$200.00
- Escrow Fee: \$3,050.00

These fees are payable, in three separate checks to the Township of Middletown and sent to my attention along with the following items:

ONE copy of each of the following:

- Proof that taxes are current
- Proof of homeownership or a signed affidavit from the owner acknowledging application to the Board
- Names and Addresses of each individual holding ten percent (10%) or more interest if the applicant is an LLC

and THREE copies of the following:

- Any and all proposed plans (Once the application is deemed complete, we will request the additional fifteen copies noted on the checklist as well as a digital copy of all submission items)
- Property Survey
- Required Application Checklist (To be Provided with Fee Letter)
- Written Request for any Waivers from the Checklist Items

Upon receipt of the above, I will arrange for a completeness review. The Planning Department has 45 days to conduct their Completeness Review. Once an application is deemed "complete", a hearing date will be given. The Planning Department recommends the applicant and their professionals be acquainted with the Planning & Development Regulations Ordinance (Chapter 540) of the Township Ordinances, which can be found on the Township website www.middletownnj.org.

Thank you for your attention to these matters. Upon receipt of the above, I will arrange for a completeness review. If you have any questions or desire additional information please do not hesitate to contact me.

Sincerely,

Erin Uriarte
Board Secretary

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

Michael ...
 ...
 ...

~~...~~
~~...~~
 150 Monmouth Ave
 Block 791 Lot 10

Item

500 33811300

\$ 100

500 33811300

\$ 100

...



Summary

...	\$ 100
...	\$ 100
...	\$ 2,050

OK
 SC
 1/28/21

Item

500 33811300

\$ 150

...

\$ 150

...



Item

500 33811300

\$ 250

...

500 33811300

\$ 150

...

DENIAL OF DEVELOPMENT PERMIT

January 25, 2021

Richard Sciria, Esq.
55 North Bridge Avenue, Suite 4
Red Bank, NJ 07701

PLANNING DEPARTMENT
JAN 25 2021

RE: DP #20-12-161
214 Harmony Road
Block 607, Lot 6

150 Monmouth Avenue
791 10

TOWNSHIP OF MIDDLETOWN
1762 S 2 IVF

Please be advised that the above referenced Application for Development to permit subdivision of the lot, creating two building lots, has been reviewed for compliance with the Township of Middletown Zoning Ordinance. The property is located in the R-10 zone.

The following approvals will be necessary due to the change in use:

- #540-401C3 Minor subdivision approval
- #540-914A3a Frontage: 100' is required, 20' is proposed

To proceed with an application to the Planning Board, please contact the Erin Uriarte, at 732-615-2102. Should you have any questions, feel free to contact me at 732-615-2278.

Sincerely,

Marianne Dunn
Zoning Officer

Cc: ✓ Planning Department

COPY

20-12-16d

TOWNSHIP OF MIDDLETOWN
APPLICATION FOR DEVELOPMENT PERMIT

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

PROPERTY INFORMATION: BLOCK 791 LOT(S) 10 ZONE Residential R-10

PROPERTY ADDRESS: 150 MONMOUTH AVE.

- 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.
Minor subdivision with bulk variance (frontage on flag lot and other bulk variances, along with construction of a 2-story house on flag lot.
Current use of the property (ex. single family, if multiple uses, list all): Single family
- 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) _____
- Does the property contain any easements, right-of-way, or other restrictions? Yes No Explain _____
- Is the property located in a historic zone? Yes No If Yes, approval from the Landmarks Commission must be submitted with this permit.
- 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) **TOWNSHIP OF MIDDLETOWN**
- Does this application involve any grading or fill being added or removed? Yes No If yes, Quantity _____
- Is the property located on an unimproved or private road? Yes No **DEC 29 2020**
- 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. **ZONING DEPT**
- 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 609-292-0060. Violations of the Wetlands could result in fines imposed by the State of New Jersey.

PROPERTY OWNER

Name CEDAR VILLAGE LLC
Mailing Address P.O. Box 118
OAKHURST, N.J. 07755

APPLICANT (if different than owner)

Name IRWIN LEVENTER
Mailing Address P.O. Box 118
Oakhurst, NJ 07755
Phone No. 732-531-9800 Fax No. _____

Applicant: Please read the following: I hereby certify that (circle one,) 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 12-9-2020 SIGNATURE Irwin Leventer

DISPOSITION BY ZONING OFFICER OR THE DIRECTOR OF PLANNING

INCOMPLETE
Requires subdivision map

M. Wann