



**OceanSide  
Builders, Inc.**

September 20, 2021

**Township of Middletown  
Planning Board  
One Kings Highway | Middletown, NJ 07748**

**RE: Property: 66 Atlantic Avenue - Middletown, NJ 07748**

Dear Ms. Sarrinikolaou,

As per your September 16<sup>th</sup> 2021 letter items numbered 4 & 5  
We are asking for a waiver from items - 4) B.1.d and 5) B.4.g  
in the checklist which relate to a grading plan and drainage plans.  
The grading and drain plans will be submitted at the time of building permits.

Sincerely,

**David Whitman**  
OceanSide Builders, Inc.  
732.673.4002



Please Reply To: Wall Office

September 20, 2021

VIA EMAIL  
Brooks Von Arx, Esquire  
P.O. Box 271  
Fair Haven, NJ 07704

**RE: Our File Number: TA-151165**  
TWP of Middletown TO Oceanside Builders  
**Property: 66 Atlantic Avenue Middletown 07748**  
County of Monmouth, NJ

Dear Mr. Von Arx:

Please be advised that Trident Abstract Title Insurance Company, LLC has insured the title for Oceanside Builders, Inc. and has conducted a title search on the property and find no restrictive covenants affecting the Title.

If you have any questions, please do not hesitate to call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Andrew P. Carton", is written over a horizontal line.

Andrew P. Carton

APC/

# MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
732-431-7460

Subdivision Action

Our File # MD1482

This is to Inform the Middletown Township

Planning Board

that the Subdivision Application of Oceanside Builders

known as 66 Atlantic Avenue Minor Subdivision

located in Tax Map Block 11

Lot(s) 23

Owned By: Same as above

Drawn By: WJH Engineering


and dated 6/30/2021, was received in this office on 8/3/2021. On 8/9/2021

the following action was taken by the:  Development Review Committee  Planning Director

Exempt from Approval

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be given. If conditionally approved, the conditions listed below or on the attached sheet must be met before Final Approval will be given. This action does not release the applicant from the requirement of obtaining a Road Opening Permit from the Monmouth County Highway Department prior to commencing any work within the right-of-way of a County Highway or before doing any work that affects a County bridge, or from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. ( Monmouth County Areawide Water Quality Management Plan).

Note: County review is made only on items covered by statutory authority.



David Schmelterer, P.P., A.I.C.P.  
Assistant Director of Planning  
For the Development Review Committee

c: WJH Engineering  
Oceanside Builders  
Joseph Ettore, PE

MEMBERS OF THE AUTHORITY

CHANTAL HEDIN  
Chairperson

EMILY WILSON  
Vice Chairperson

RENEE THORNTON  
Secretary/Treasurer

CHRISTOPHER AVETA

CHARLENE WILSON

ANDREW PURSELL

ROSEANN STROBON

TOWNSHIP OF MIDDLETOWN  
SEWERAGE AUTHORITY



PO BOX 205  
BELFORD, NJ 07716  
WWW.TOMSANJ.COM

EDWARD SCHMIDTKE  
Executive Director

ANDREW PURSELL, P.E.  
Staff Engineer

ADMINISTRATION BUILDING  
100 BEVERLY WAY  
TELEPHONE: 732-487-1010  
FAX: 732-487-1000

August 13, 2021

Oceanside Builders  
PO Box 389  
Red Bank, NJ 07701

Re: 66 Atlantic Ave  
Block 11 Lot 23  
Township of Middletown, Monmouth County  
Sewer Service Request

To whom it may concern:

The Township of Middletown Sewerage Authority (TOMSA) is in receipt of your request for sanitary sewer information for the above referenced property. The property referenced above is located within the Authority's sanitary sewer service area and therefore eligible to connect subject to approval of an application in accordance with the Authority's Rules and Regulations.

A TOMSA sanitary sewer pipe is located in the Atlantic Ave right-of-way in front of the property. The applicant is responsible for all costs, permits and construction to connect.

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

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY

ANDREW PURSELL, P.E.  
STAFF ENGINEER

APP:app

Cc: File

X:\TOMSA Projects\Misc\Ocean Builders\_APP\_Block 11 Lot 23\_Will Serve Letter.docx