

# 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



Organized December 14, 1667  
"Pride in Middletown"

**AMY H. CITRANO, P.P., A.I.C.P.**  
Director of Planning

**ERIN URIARTE**  
Planning Board Secretary

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### TECHNICAL MEMORANDUM

**DATE:** September 27, 2021  
**BOARD:** Planning Board  
**APPLICATION:** Oceanside Builders Inc.  
66 Atlantic Avenue  
Block 11, Lot 23  
B-1 Zone (R-5 Zone standards apply)  
Minor Subdivision  
Application #: 2021-106

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#### PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 10,000 square feet lot, known as Lot 23, into two (2) new lots, Lots 23.01 and 23.02.

Proposed lots 23.01 and 23.02 will maintain 50' of frontage on Atlantic Avenue. No development is proposed on either lot.

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#### PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property maintains frontage on Atlantic Avenue in North Middletown. The subject property is vacant, overgrown and contains some mature trees.

The property is currently located within the Business (B-1) Zone District but the Residential (R-5) Zone standards apply. Section 540-919.C(2) allows the applicant to subdivide the lot according to R-5 Zone standards. 540-919.C(2) states, "single-family dwellings in the B-1 Zone shall be required to conform to the R-7 Zone standards, except that where the adjacent residential zoning is primarily R-5 Zone, the R-5 Zone standards shall be utilized." The adjacent residential zoning to the subject property is primarily the Residential R-5 Zone.

The property is surrounded by residential single family uses in the B-1 and R-5 Zones. Across Atlantic Avenue is Keansburg Borough.

#### **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

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## PLANNING COMMENTS

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1. Sidewalk – Section 540-634.A requires sidewalk construction along existing street frontages. There is sidewalk along the frontage of the subject property. The applicant shall address in testimony as to the condition of the sidewalk and whether repairs are needed.
2. Street Trees – As per Section 540-645.C, four (4) street trees (30' on center) are required along Atlantic Avenue. No street trees are proposed. The applicant shall provide the required street trees. Existing trees may be used to satisfy this requirement.
3. Our office conducted a site visit on 9/22/2021 and noted an abandoned boat on the property. The boat shall be removed and this shall be made a Condition of Approval.
4. The subject property is located in the Flood Zone (AE 11). All new development must comply with Section 540-527 Floodplain Management Rules.
5. Grading plan approval will be required prior to the issuance of a building permit for both lots; 23.01 and 23.02. This shall be made a Condition of Approval.
6. New lot numbering shall be subject to review and approval by the Tax Assessor.
7. Approving Agencies - Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.
  - New Jersey Department of Environmental Protection
  - Freehold Soil Conservation District
  - Monmouth County Planning Board - **Addressed**
  - TOMSA - **Addressed**
  - Middletown Township Fire Advisory Board

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## DOCUMENTS REVIEWED

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- Waiver request prepared by Oceanside Builders Inc. dated September 20, 2021;
- Minor Subdivision Plan, consisting of three (3) sheets, prepared by WJH Engineering, dated July 30, 2021, last revised September 22, 2021;
- Denial of Development Permit, dated June 30, 2021;
- Disclosure of Ownership;
- Certification prepared by Trident Abstract Title Agency LLC;
- Certification letter that property taxes are current; and
- Application for Development Permit.

**LOCATION MAP**

