

TOWNSHIP OF MIDDLETOWN

Planning Board

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TECHNICAL MEMORANDUM

DATE: September 28, 2021
BOARD: Planning Board
APPLICATION: Capital Review for Middletown Township
Middletown Veteran Housing, 37-45 Leonardville Road, Belford
Block 502, Lots 1, 2 and 7
Block 503, Lots 10 and 11

In accordance with the Municipal Land Use Law, Chapter 239, statute 40:55D-31, it is requested by Middletown Township that the Planning Board review and comment on the Capital Review of the proposed Middletown Veterans' Housing on Leonardville Road in Belford.

The subject property, known as Block 502, Lots 1, 2 and 7; and Block 503, Lots 10 and 11, is Township-owned property located on the north side of Leonardville Road, just outside of Campbell's Junction, primarily in the Business (B-1) Zone. The subject property totals approximately 2 acres (87,962 square feet), and is within the Flood Hazard Area. The site is currently vacant. The subject property is partially cleared and was the former site of Middletown Tool Rental and gas station. The Middletown Tool Rental one-story building was recently demolished and removed from the site. The undeveloped portion of the site is vegetated and substantially constrained by wetlands, wetlands buffers and riparian buffers associated with Comptons Creek that traverses through the property.

In 2004, the cleared part of the property, Block 502, Lots 1 and 7, was approved for the construction of a two-story, 4,592 square foot retail center with three (3) 2nd floor apartments with associated parking, landscaping and lighting. The site was never developed.

Middletown Township recognized a need to provide affordable housing for its veterans. The Township purchased Block 502, Lots 1 and 7 with the desire to consolidate the property with the adjacent township-owned parcels and redevelop the site for affordable housing for local veterans.

The Middletown Veterans' Housing project will provide 12 residential units within a three-story, 21,660 square foot multifamily building with associated parking, drainage improvements, landscaping and lighting. The entire building will be above the base flood elevation. The proposed area of disturbance will be located within the original area of disturbance, which will leave most of the property undisturbed.

The first story will be used to provide tenant parking; and the second and third story will each contain six residential units, activity room and lounge space. Additional parking will be provided in a surface parking lot adjacent to the building. The building will include an elevator. Sidewalk is proposed along Leonardville Road.

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

The development of the site will require approval from NJDEP addressing the environmental contamination from the former gas station and remediation of the site; freshwater wetlands line verification type of letter of interpretation; a flood hazard area verification and a special activity transition area waiver.

Leonardville Road is a County Route, and approval from the Monmouth County Planning Board will be required.

It is also expected that the Township will amend its Housing Plan to include this development as an affordable housing project.

