

TOWNSHIP OF MIDDLETOWN
Planning Board
One Kings Highway
Middletown, NJ 07748-2594

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Chairman



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TECHNICAL MEMORANDUM

DATE: May 24, 2021
BOARD: Planning Board
APPLICATION: Cedar Village Tax Lien, LLC
150 Monmouth Avenue
Block 791, Lot 10
R-10 Zone
Minor Subdivision
Application #: 2021-102

PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 41,315 square feet lot, known as Lot 10, into two (2) new lots, Lots 10.01 and 10.02.

Proposed lot 10.01 will maintain 121' of frontage on Monmouth Avenue and contain the existing one-story dwelling unit. The existing half circular driveway will be modified to add an approximately 1,000 sf parking area in front of the dwelling.

Proposed lot 10.02 will be a flag lot with 20' of frontage on Monmouth Avenue and proposed to contain a single family dwelling and driveway. Two (2) trees will be removed to accommodate the new dwelling.

The existing wood frame garage will be removed. Bulk variance relief is required for minimum lot frontage for proposed lot 10.02 where 100' is required and 20' is proposed.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property maintains frontage on Monmouth Avenue, and located just outside of the Navesink Historic District. The subject property contains an existing single family dwelling, detached wood frame garage, and driveway. The property is currently located within the R-10 residential single family zone district. The property is surrounded by residential uses in the R-10 Zone.

PLANNING COMMENTS

1. Minimum lot frontage – Proposed lot 10.02 will have 20’ of lot frontage where 100’ is the minimum required. Testimony should be provided in support of this variance relief.

In making a case for variance relief pursuant to NJSA 40:55D-70(c), the applicant should provide testimony that there are specific physical characteristics such as lot shape or narrowness that cause difficulty with complying with the ordinance requirement. Testimony should be provided that the purposes of the Municipal Land Use Law would be advanced by the deviation from the zoning ordinance requirement, that the variance can be granted without substantial impact to the public good, and that the variance will not substantially impair the intent and purpose of the zone plan and the zoning ordinance.

2. Sidewalk – Section 540-634.A of the ordinance requires sidewalk construction along existing street frontages. There is no sidewalk proposed. Sidewalk exists across the site on Monmouth Avenue. Should the Board choose to waive sidewalk installation, then a contribution in lieu to the Township Sidewalk Trust Fund would be required.
3. Street Trees – As per Section 540-645.C, four (4) street trees (30’ on center) are required along Monmouth Avenue. One (1) street tree is proposed, and there are existing trees on the site to help fulfill the requirement. Testimony shall be provided related to the health and type of the existing trees.
4. Plans shall be revised to draw the minimum circle diameter within the building envelope for both lots to show compliance.
5. Grading plan approval is required prior to the issuance of a building permit. Trees that will be saved shall be shown on the grading plan. Additionally, conformance with the street tree requirement shall be shown on the grading plan for lot 10.01.
6. New lot numbering shall be subject to review and approval by the Tax Assessor.
7. The applicant shall ensure that the new curb cut for the proposed driveway are installed to proper standards. Details for repairing curbing at the existing driveway shall be provided at the time of grading plan review.
8. Road Opening – A street excavation permit will be required from Public Works for the new driveway cut on Monmouth Avenue.
9. Approving Agencies - Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.
 - Freehold Soil Conservation District
 - TOMSA
 - Middletown Township Fire Advisory Board
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon

DOCUMENTS REVIEWED

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I reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Report Prepared by:

Amy H. Sarrinikolaou

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Director of Planning

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