

December 20, 2021

Ms. Erin Uriarte, Zoning Board Secretary
Township of Middletown Zoning Board
3 Penelope Lane
Middletown, NJ 07748

Re: 385 State Highway Route 35 North
Kenneth & Lauren Aravich
Block 962, Lot 14
Minor Site Plan Application with Use and Bulk Variances
Technical Review # 1
MTZB# 2021-385
HACE # MTZ-014

Dear Board Members:

Our office is in receipt of a Minor Site Plan, Use and Bulk Variance application for the reconstruction of a garage in the back of a residence on Route 35 North near Cooper Road. The site contains a single family dwelling and a garage with driveways and frontages on both Route 35 and Walnut Avenue. It is in the B-2 Zone. The site has 75.02 frontage on Route 35 and 75.21 of frontage on New Jersey State Highway Route 35. The lot contains 19,805 square feet or 0.4547 Acres of land.

This office has reviewed the following documents relative to the above referenced application for an approval:

- Cover letter and application, from Rick Brodsky, Esq., dated 9/21/21.
- Minor Site Plan, 385 State Highway 35, Block 962, Lot 14, Township of Middletown, prepared by East Point Engineering, LLC, dated 3/26/21, consisting of four (4) sheets.
- Architectural Plans prepared by M3 Architects, dated 3/26/21, consisting of two (2) sheets.

Based on our review we offer the Board the following comments:

A. Zoning B-2 Zoning District

Item	Required	Existing	Proposed
Lot Area	3 Acres	0.4547 Acres	0.4547 Acres
Lot Frontage, Route 35	200 Ft	75.02 Ft	75.02 Ft
Lot Frontage, Walnut	200 Ft	75.21 Ft	75.21 Ft

Buildable Lot Area	2.5 Acres	0.4547 Acres	0.4547 Acres
Front Yard- Rt 35	75 Ft	57.0 Ft	57.0 Ft
Side Yard	25 Ft	15.5/23.8 Ft	15.5/23.8 Ft
Street Side Yard	37.5 Ft	N/A	N/A
Rear Yard	75 Ft	N/A	N/A
Street Rear Yard	75 Ft	153.7 & 39.1 Ft	153.7 & 39.1 Ft
Min First Floor Area	5,000SF	2,662 SF	2,662 SF
Min. Gross Floor area	5,000 SF	4,297 SF	4,297 SF
Max Building Height	40 FT/ 3 St	26.8 Ft/2St	26.8 Ft/2St
FAR (on lot area)	0.25	0.17	0.17
Max. Lot Coverage.	60 %	45.9%	59.1 %

Variances are in BOLD

B. Technical Review

1. Sight Triangles

- a. Section 540-507 Sight Triangles at intersections - Unless more stringent regulations are provided by other provisions of this chapter, at the intersection of two or more streets, no hedge, fence, screening strip or wall higher than 30 inches above curb level. *The applicant is proposing an entrance/ exit on both Route 35 and Walnut Avenue. Sight triangles should be shown for both. There appears to be either vegetation and fencing limiting a cars sight. Testimony should be provided.*

2. Landscaping and Shade Trees

- a. Section 540-622 A - In nonresidential zone districts, a minimum of 15% of the lot or tract area, not including any parking areas or drives, shall be devoted to landscaped open space, which may include existing vegetation. *The applicant has provided a plan which conforms.*
- b. Section 540-622 A 2 (a) The exterior perimeter and yards of all buildings shall be properly landscaped and lighted. *Except for comments in this letter, the applicant conforms.*
- c. Section 540-622 A 2(b) The exterior perimeter of all buildings shall include a landscaped strip at least four feet wide, suitably planted with shrubs, trees, and ground cover. *The applicant has provided landscaping on the South and North but should add landscaping on the West side (the East side is parking and loading).*
- d. Section 540-622 A 2(c) Yard areas and open spaces of buildings shall contain the equivalent of at least two shrubs and one shade or ornamental tree for each 1,500 square

feet of yard area, not including areas devoted to parking. *The applicant should provide this calculation.*

- e. Section 540-622 A 2(d) Existing healthy specimen trees may be included in satisfying these requirements. *Testimony should be provided.*

3. Off Street Parking Areas

- a. Section 540-622 D (1) An area within the parking area equal to 5% of the parking area shall be landscaped with trees, shrubs, and ground cover. *Testimony and a calculation should be provided.*
- b. Section 540-622 D (2) At least one shade or ornamental tree and two shrubs shall be provided for each 10 parking spaces. Planting areas shall be at least eight feet in diameter at the base of each tree. *Additional shade trees should be provided, if possible.*
- c. Section 540-622 D (6) The buffer screen around the parking lots and loading and unloading areas may include fencing of wood, cement, or other construction material provided that not more than 25% of the fence is open on its vertical surface. *The applicant should indicate which fences will be removed and which will stay or be replaced.*
- d. Section 540-622 D (8) Sidewalks and paved pathways shall be provided from each parking space or area to the appropriate destination, minimizing the crossing of streets and parking aisles. All pedestrian crosswalks, access aisles and streets, shall be properly marked with striping or a change in the street paving material. *This has not been done due to the narrow width of the lot, testimony should be provided.*
- e. Section 540-622 D (9) Parking lots or unloading areas of commercial, business, or industrial uses abutting residential uses shall provide a landscaped buffer screen at least 50 feet wide on the perimeter of all parking or loading areas. *This has not been done, testimony should be provided.*
- f. Section 540-627 B Parking for all uses in all zones shall not be located in any required front yard area. *Parking is proposed in the street front yard and a waiver is required.*
- g. Section 540-627 B (6) Parking facilities in business or industrial zones may be located in any yard space but shall not be closer than 20 feet from any street line. *Parking spaces are located within 5 feet of the street lines and a waiver will be required.*

- h. Section 540-627 (E) Sidewalks with a minimum width of four feet and a minimum thickness of four inches shall be provided in all parking areas for five or more vehicles. *A waiver will be required.*
 - i. Section 540-627 F Curbing. The perimeter of all parking areas and internal islands within all parking areas open to the general public shall have continuous cast-in-place concrete curbing. *The applicant is not proposing curbing and a waiver will be required.*
 - j. Section 540-627 O Required parking spaces for the physically handicapped should be located to provide convenient access to building entrances by way of depressed curbs and ramps. *The applicant is providing one handicapped space and this is acceptable..*
 - k. Ordinance 540-627 R Required off street parking
Eleven parking spaces including 2 inside and one H/C space is being provided. Two spaces are required for the dwelling and 7 spaces are required for the Medical office, based on 1 space per 150 SF.
 - l. We suggest the two spaces at the NE corner of the lot should could be rotated 90 degrees.
 - m. All spaces should be moved away from property lines to increase buffer.
 - n. Section 540-634 Sidewalks and Aprons
Sidewalk construction shall be required on both sides of all streets within a development.
No sidewalks are being proposed on either Rt 35 or Walnut Avenue. We believe that sidewalk should be required on Walnut, but the board has final say.
4. Lighting
- a. Section 540-623 A Lighting All parking areas for five or more motor vehicles shall be illuminated with approved exterior lighting standards, with a minimum of 1/2 horizontal foot candle average lighting level at the surface of the lot. The applicant is proposing three wall mounted fixtures. A foot candle map showing spot shots should be provided to ensure *that all off site areas are 0.0 foot candles beyond any property line. Also, the applicant should ensure that the one North mounted wall pack will not glare to the other side of the street.*
 - b. Section 540-623 A (1) The minimum lighting level at any location within the parking area shall be 75% of the average level. *The applicant should calculate this.*
5. Off Street Loading
- a. Section 540-626 A (1) Every building, structure, or addition thereto having a use which complies with the above definition shall be provided with at least one truck standing,

loading and unloading space on the premises not less than 12 feet in width, 35 feet in length, and 14 feet in height. *There are no loading areas. Testimony should be provided on loading and travel of cars and trucks through the site*

6. Signs

Section 540-635 Signs

We defer to the Board Planner for the review of the signs.

7. Soil Erosion & Sediment Control

Section 540-637 *A calculation should be provided. While we believe Soil Erosion and Sediment Control Plan certification is not necessary the applicant should implement Erosion control measures.*

8. Solid Waste Storage

Section 540-638 *There is no accommodation for refuse storage on site. The applicant should provide testimony on this and provide an area shall be surrounded on three (3) sides by a solid uniform fence.*

9. Stormwater Management

Section 540-1001 The proposed project does not disturb enough land to be considered a "Major Development". The Applicant should provide a stormwater statement showing the pre & post flows and on where the proposed flows will run. An analysis should be done to see if any detrimental effects due to the changes on site.

10. Other Items

- a. Overland discharge from the roof to any driveway aisle or pedestrian area will not be permitted. The applicant does not note any discharge locations for the roof water associated with the building. The applicant should provide associated discharge points and direction of discharge.
- b. The applicant shall provide turning templates on a plan sheet for delivery, refuse, and emergency vehicles entering, circulating and exiting the site for the largest anticipated trucks. We defer to the Fire Official for review of emergency vehicle turning movements.
- c. The applicant should indicate if a New Jersey Department of Transportation permit is necessary.
- f. A note should be added to the plans that the proposed improvements will be in conformance with all ADA regulations, as required.
- g. All signs should have break away posts.

C. Approvals should be obtained from the following agencies:

- a. Freehold Soil Conservation District (letter of no interest)
- b. Monmouth County Planning Board

- c. NJ Department of Transportation
- d. Middletown Fire Department
- e. Township of Middletown Sewerage Authority (TOMSA)
- f. All other agencies bearing jurisdiction

If you have any questions or require additional information, please do not hesitate to call my office.

Very truly yours,

HODER ASSOCIATES

A handwritten signature in black ink, appearing to read "David J. Hoder", with a long horizontal stroke extending to the right.

DAVID J HODER, P.E., PP, C.M.E.
ZONING BOARD ENGINEER

Cc: Any Citrano, P.P., —Township Planning Office
Ted Maloney, P.E.,P.P., — Township Engineer-Director of Public Works
Greg Vella, Esq, - Zoning Board Attorney
Marc Leiber, PE., Applicants Engineer
Rick Brodsky, Applicants Attorney