

November 29, 2021

Ms. Erin Uriarte, Secretary
Township of Middletown Planning Board
1 Kings Highway
Middletown, NJ 07748

Re: TMA Kalian, LLC Subdivision
Block 698, Lot 12
1st Technical Review MTZB# 2021-107
HACE # MTZ-013

Dear Board Members:

Our office is in receipt of a Subdivision Plan for two lots on unimproved Oakland Avenue. As requested, this office has reviewed the following documents relative to the above referenced application for an approval:

Application: TMA Kalian, LLC subdivision	
Application No. 2021-107	
Applicant/Owner: TMA Kalian, LLC	
Design Engineer: Thomas P. Santry, Jr, PLS	Firm: Thomas P Santry, PA

- Letter from Debbie Kramer Gregg, Esq. with application package, checklists, etc. dated 9/8/2021.
- Plans entitled "Minor Subdivision of Lot 12, Block 698, Township of Middletown, Monmouth County, NJ" prepared by Thomas P Santry, Jr, PLS. consisting of four (4) sheets, dated 1/23/2020 revised 9/7/2021.
- Tech Memo from Middletown Planning Department from Amy Citrano, PP AICP Planning Director, dated 11/24/2021.

A. Project Description

The existing property consists of a 76,125 Square Foot lot with 373.38 linear feet of frontage on Oakland Avenue, an unimproved street. The lot slopes to the North, and contains wetlands and 50 foot wetlands buffers on the Western part of the lot.

The applicant is proposing two single family homes, one with 16,946.34 SF of land and one with 58,271.34 SF of land. More than 50% of the larger lot is the wetland/buffer critical area, and cannot be built on.

This should be classified as a Minor subdivision unless it is found that off-site prorated improvements will be needed.

B. Variances and Waivers

Checklist Waivers

The applicant is asking for a waiver from the following items on the Middletown Township Minor Subdivision Checklist:

1. 1 (d) Grading Plan including the existing and proposed grading contours. *We will comment on this below.*
2. 3 (c) The area of existing and proposed buildings.
3. 3(e) Proposed and Maximum lot coverage
4. 3(f) Proposed height
5. 4(d) All existing structures
6. 4 (f) Boundary, nature of wooded areas, swamps etc. *This has been partially provided.*
7. 4 (g) The existing and proposed drainage of the subdivision *We will comment on this below.*
8. 4(l) Minor Subdivisions which include request for variances must include a map of the neighborhood. *The board may require this as additional information at a later time.*

Note: Items two through five have not been provided since the nature of the two new homes is not known at this time. A statement on the map should be provided that both buildings will conform to the ordinances with the exception of any variances or waivers granted in this application, if approved.

Planning Variance

1. The applicant is requesting a planning variance to construct these two lots along a road that will not be improved to the standards of the Township.
2. No bulk variances are being requested at this time.

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

1. Pavement section (RSIS table 4.2) shall have an equivalent depth of at least 1.5 inches wearing surface and 4 inches of bituminous stabilized base course. *Since this area is known for clay soils 8 inches of dense graded aggregate (DGA) should be provided to bring the total to 13.5 inches.*
2. The applicant is proposing a twenty (20') foot wide roadway width. This does not meet the Residential Site Improvement Standards (RSIS), or the Township roadway standard. *The applicant should provide a 24 foot width to comply with RSIS. The right of way is existing and acceptable at 50 feet.*

3. The applicant shall provide a cul-de-sac acceptable to the Fire Department. The ordinance (ord. 150-641 D 3a) requires a cul-de-sac with a radius of 50 feet. *The applicant should provide a larger cul-de-sac based on the Fire Departments review and comments by the board.*
4. Ordinance RSIS Table 4.3 — Sidewalks should be provided on one side of the street. They shall be a minimum width of four (4') feet wide and a minimum thickness of four (4") inches and 4 inches of stone or DGA should be provided below due to the soils.
5. Driveway Aprons (ord.540-613) Driveway aprons shall be required between the curbing and the sidewalk. They shall be six (6") inches of concrete according to specifications required for curbing
6. All planting, clearing, selective thinning, top soiling, seeding and other landscape work shall conform with the Township Standards.
7. The area is wooded with native natural trees. The applicant shall provide a tree survey plan identifying all trees six (6") inches in caliber and greater.
8. Environmental Impact - The lots are located in an environmentally sensitive wetlands area. An environmental impact statement should be submitted.
9. The plans indicate intermediate wetlands on the site. The applicant has provided a NJDEP Letter of Interpretation. The wetlands or the transition areas are proposed not to be disturbed.
10. Watermain/Fire Hydrants - The applicant should provide the location of the nearest fire hydrant. Once this is ascertained, a decision can be made as to whether an additional fire hydrant should be provided. The method of providing water to the two homes should be shown. The applicant should provide an engineers' report demonstrating the existing water supply has adequate volume and pressure to provide the required fire flow to the two (2) lots.
11. Sanitary sewer - The applicant should provide the location of the nearest sanitary sewer. The method of providing sewer to the two homes should be indicated.
12. Landscaping and Shade Trees - We defer to the Township Planner on this item.
13. Lighting - The applicant should provide the location of the nearest street light. An additional street light may be required.
14. As the applicant will be disturbing more than 5,000 square feet, a soil erosion and sediment control plan shall be submitted for review.
15. Storm Drainage Facilities (Ord. 540-639 and RSIS)
The applicant is proposing no stormwater management infrastructure. The proposed roadway is in about 254 feet. If the road is designed in accordance with existing grades, some of the flow will run to the East and some will flow to the West. A method handling this flow should be provided. A calculation of the amount of new impervious and the area disturbed shall be provided to see if the Storm Water rules apply

16. Storm Drainage Calculations Criteria (Ord. 540-640 and RSIS)

The applicant shall provide a Stormwater Management Report in accordance with Ordinance with this section for review.

17. Ordinance 540-642 — Street Excavation Permit

Prior to the issuance of a building permit the applicant shall obtain a Street Excavation Permit for the improvements within the Townships public right-of-way and be required to observe all regulations as set forth in the Township Street Excavation Ordinance.

18. Miscellaneous

- a. The plans shall be revised to provide construction details for all site improvements.
- b. A profile and cross section of the new street should be provided, since it is in a township ROW.
- c. We defer to the Township Fire Department for review of the application with respect to emergency vehicle access and maneuvering.
- d. A note should be added to the plans indicating that all improvements are to be ADA Compliant where applicable.
- e. Applicant is required to submit a grading plan to the Township Engineer for their review and approval prior to obtaining a building permit.

19. Approvals, waivers or letters of no interest should be obtained from the following agencies:

- a. NJDEP Letter of Interpretation (no date; a final letter should be provided)
- b. Freehold Soil Conservation District
- c. Monmouth County Planning Board
- d. TOMSA
- e. 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



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

CC: Amy Citrano, P.P., A.I.C.P. —Township Planning Office
Joseph E. "Ted" Maloney, P.E.,P.P., — Township Engineer-Director of Public Works
Greg Vella, Esq, - Zoning Board Attorney
Thomas Santry, Applicants Surveyor
Tyler Kalian, Applicant