



YOUR GOALS. OUR MISSION.

MIPB-R8720

March 28, 2022

Ms. Erin Uriarte, Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (euriarte@middletownnj.org)

**Re: Jennings Residence
34 York Avenue
Block 250, Lot 9
Minor Subdivision Plan
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced minor subdivision application, consisting of the following:

- Minor Subdivision Plan, prepared by Richard E. Stockton, P.L.S., of Richard E. Stockton & Associates, Inc., dated July, 4, 2021, consisting of three (3) sheets.
- Denial of Development Permit, dated August 20, 2021.
- Project Narrative, prepared by Richard Jennings, dated January 25, 2022.

Based on our review and site visit, we offer the Board the following comments and suggestions:

A. Project Description

The applicant is seeking approval to subdivide a 0.23 +/- acre parcel containing existing Lot 9 into two (2) new lots. The existing lot consists of a two-story frame dwelling, concrete patio, and concrete driveway with frontage on Michigan Avenue. The rear of the lot fronts on York Avenue. With this application, the applicant proposes to subdivide the lot in half, creating a new lot with frontage on York Avenue and construct a new dwelling on said lot. The property is located within the R-7 Zone.

B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-612.E.	No part of any driveway shall be within 5 feet of a side property line	Proposed driveway within 5 feet of side yard line on Proposed Lot 9.02	Waiver Required
540-624.K.1.	Minimum circle diameter of 50 feet.	30 feet circle diameter (x2)	Variance Required
540-916.A.1.a.	Minimum interior lot area of 7,500 square feet.	5,000 square feet lot area (x2)	Variance Required
540-916.A.3.a	Minimum lot frontage of 75 feet.	50 feet lot frontage (x2)	Variance Required



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C. Off-Site and Off-Tract Improvements

1. The applicant has proposed utility connections for the new dwelling on York Avenue. The applicant has identified the limits of trench repair, however, the applicant shall provide additional notes and details for the proposed restoration. In addition, the limits of curb repair shall be shown and details provided.
2. Sidewalk shall be installed along the property frontages. If sidewalk is not installed, an appropriate contribution should be made in accordance with ordinance Section 540-419.A.
3. The applicant shall provide the following construction details:
 - a. Reinforced concrete apron
 - b. Concrete vertical curb
 - c. Concrete driveway
 - d. Depressed curb
 - e. Utility connections
 - f. Pavement repair
 - g. Tree planting
4. The applicant is proposing one sanitary sewer connection. We defer to the Township of Middletown Sewerage Authority for review of these connections.

D. Site Requirements/Layout

1. The applicant notes a new dwelling and associated site improvements on Proposed Lot 9.02.
2. The Residential Site Improvement Standards (R.S.I.S.) requires 2.5 parking spaces per 4-bedroom detached dwelling or when the number of bedrooms is not specified. The applicant shall confirm the number of bedrooms and indicate the number of spaces to be provided for the proposed dwelling to confirm the requirement is met.
3. The applicant shall provide testimony confirming if any improvements are proposed on Lot 9.01.

E. Drainage/Grading

1. We note that the applicant does not propose more than an acre of disturbance or a net increase in impervious coverage exceeding 0.25 acres; therefore, the project is not considered a major development under the NJDEP Stormwater Regulations.



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2. The applicant shall provide stormwater management measures to mitigate the increase in impervious coverage. In addition, supporting calculations shall be provided for any proposed mitigation.
3. The applicant shall note that a detailed drainage and grading plan will be required prior to any new construction.
4. We note that there are spot elevations on the plans, however, it is unclear whether they are existing or proposed. The applicant shall clarify proposed grading and provide additional spot elevations or contours to confirm drainage patterns.

F. Lighting and Landscaping

1. The applicant shall plant one tree for every thirty (30) feet of lot frontage in accordance with Section 540-645.C of the Ordinance. The applicant shall provide the required trees on Proposed Lot 9.01, or a design waiver will be required.
2. No new lighting is proposed with this application.

G. Subdivision

1. The applicant shall confirm if the subdivision will be filed by map or by deed. If the applicant proposes to file by map, the plan shall be revised as following:
 - a. Per 46:26B-2.b (3) the title recordation law section states “...*lot designations shall conform with the municipal tax map...*” We see the current Lots 9 in Block 250 being subdivided into two new lots 9.01 and 9.02. While this appears to be the correct approach to the proposed number designation, the applicant’s surveyor is directed to correspond with the Township’s Tax Assessor’s office to request confirmation that this proposed lot numbering in accordance with the Assessor’s preference and to assure that that there is no conflict with the *Assessor’s* tax parcel data base numbering system.
 - b. Per 46:26B-2.b (8) as pertains to minor subdivisions, the title recordation law section requires monumentation to be “*set at each intersection of an outside boundary line of the newly created lot or lots with the right of way line of any side of an existing street*”.
 - c. Per 46:26B-2.b (8) the title recordation law section also requires “*a minimum of three corners distributed around the tract shall indicate coordinate values...*” The three coordinate values will need to be added to the map for compliance.
2. If the applicant intends to file by deed, metes and bounds descriptions and form of deed shall be provided to the Board Engineer and Board Attorney for review.



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H. Miscellaneous

1. The applicant shall be aware that any damages to the existing pavement due to the proposed construction shall be repaired or replaced to the satisfaction of the Township's Engineer. A note shall be added to the plans indicating same.
2. We defer further review to the Fire Department.
3. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for improvements within the Township Right-of-Way.
4. The applicant shall add a note to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable.
5. Approvals, letters of service, or letters no interest should be obtained from the following agencies:
 - Freehold Soil Conservation District
 - Township of Middletown Sewerage Authority (TOMSA)
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon
 - All other agencies and departments having jurisdiction.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, P.E., C.M.E.

MIDDLETOWN PLANNING BOARD ENGINEER

RRK:GTG:DV:lkc

cc: Amy Citrano, Director of Planning, (acitrano@middletownnj.com)
Richard E. Stockton, P.L.S., Applicant's Surveyor (rstocktonnj3@gmail.com)
Richard Jennings, Applicant, 29 Michigan Avenue, Port Monmouth, NJ, 07758