

# TOWNSHIP OF MIDDLETOWN

## Zoning Board of Adjustment and Appeals

1 Kings Highway, Middletown, NJ 07748-2594

Physical Address: 900 Leonardville Road (Croydon Hall), Leonardo, NJ 07737

JAMES HINCKLEY  
Chairman



Organized December 14, 1667  
"Pride in Middletown"

AMY H. CITRANO, P.P., A.I.C.P.  
Director of Planning

ERIN URIARTE  
Planning Board Secretary

Tel: (732) 615-2102  
Fax: (732) 615-2103

November 22, 2021

Michael C. Heal  
11 Grand Tour  
Middletown, NJ 07760

RE: 11 Grand Tour – Block 782, Lot 6  
Variance Application

Dear Applicant,

In regard to the above referenced application, the following fees will be required, as per Ordinance #2010-2998:

- Application Fee: \$325.00
- GIS Fee: \$50.00
- Escrow Fee: \$1,000.00

These fees are payable, in three separate checks to the "Township of Middletown" and sent to my attention along with the following items:

ONE copy of each of the following:

- Proof that taxes are current (please contact the Tax Collector via email: [dmarchetti@middletownnj.org](mailto:dmarchetti@middletownnj.org))
- Proof of homeownership or a signed affidavit from the owner acknowledging application to the Board
- Names and Addresses of each individual holding ten percent (10%) or more interest if the applicant is an LLC

and THREE copies of the following:

- Any and all proposed plans (Once the application is deemed complete, we will request the additional fifteen copies noted on the checklist as well as a digital copy of all submission items)
- Property Survey
- Required Application Checklist
- Written Request for any Waivers from the Checklist Items

Upon receipt of the above, I will arrange for a completeness review. The Planning Department has 45 days to conduct their Completeness Review. Once an application is deemed "complete", a hearing date will be given. The Municipal Land Use Law requires that notices be sent at least 10 days in advance of the hearing, by certified mail to all property owners within 200 feet and by publication in either the Star Ledger or The Two River Times. Notices should not be sent out until the application is deemed complete and a Hearing Date is given. Certified Lists of Property Owners can be obtained through the Tax Assessor's Office. The Planning Department recommends the applicant obtain an attorney, although it is not required for privately owned properties, and that the applicant be acquainted with the Planning & Development Regulations Ordinance (Chapter 540) of the Township Ordinances.

If you have any questions or desire additional information please do not hesitate to contact me.

Sincerely,

Erin Uriarte,  
Board Secretary

**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

11 Grand Tour

2 variances

~~App~~  $250 + 75 = \$325.00$

~~GIS~~  $25 \times 2 = \$50$

~~Escrow~~  $500 \times 2 = \$1,000.00$

TO: Michael Heal

DATE: November 16, 2021

RE: 11 Grand Tour

Block 176, Lot 1

#21-11-1

Please be advised that the above referenced application has been reviewed for compliance with the Township of Middletown Zoning Ordinance in order to construct addition(s) totaling 1,976 s.f. The property is located in the R-110 zone.

The following approvals will be necessary:

- #540-905A2 Rear setback: 75' is required, 63.88' is proposed (72.85' exists)
- #540-905B3 Maximum Floor Area Ratio: .7% is permitted, .10% is proposed

The application will require Planning Department and Engineering review. Any waivers/variances found necessary through this review process will also be necessary.

To proceed to the Zoning Board of Adjustment contact Erin Uriarte, Board Secretary, at 732-615-2102.

---

Marianne Dunn

Zoning Officer



COPY



Fee - Non-Refundable  
\$50.00

**TOWNSHIP OF MIDDLETOWN**  
**APPLICATION FOR DEVELOPMENT PERMIT**

21-11-1

DETAILED INSTRUCTIONS/INFORMATION IS ON THE REVERSE SIDE OF THE APPLICATION

PROPERTY INFORMATION: BLOCK 782 LOT(S) 6 ZONE R110

PROPERTY ADDRESS: 11 GRAND TOUR ROAD

1. The undersigned applies to the Township of Middletown for an application for a development permit to commence the following activity. (Describe in detail the proposed development, include height, location proposed use, etc.). If the application is for an addition, describe the purpose (ex: bedroom). If the application involves a change of use of the property, a separate narrative is suggested.

PROPOSED ADDITION / ALTERATION FOR LIVING AREA, BREAKFAST, SCREENED PORCH AND GARAGE WITH ADDITION OF POOL AND DRIVEWAY ALTERATION  
Current use of the property (ex. single family, if multiple uses, list all): SINGLE FAMILY

2. Is the property located on a corner lot or does more than one street abut the property? Yes \_\_\_ No   
If yes, name of street(s) \_\_\_\_\_

3. Does the property contain any easements, right-of-way, or other restrictions? Yes \_\_\_ No  Explain \_\_\_\_\_

4. Is the property located in a historic zone? Yes \_\_\_ No  If Yes, approval from the Landmarks Commission must be submitted with this permit.

5. Is the property located in the 100 year floodplain? Yes \_\_\_ No  (If yes, a floodplain encroachment permit is required and NJ DEP Flood Hazard Permit)

6. Does this application involve any grading or fill being added or removed? Yes  No \_\_\_ If yes, Quantity \_\_\_\_\_

7. Is the property located on an unimproved or private road? Yes \_\_\_ No

8. Has this proposed work received approval from the Planning Board or Board of Adjustment for a variance/site plan/subdivision? Yes \_\_\_ No  Date of Approval \_\_\_\_\_ If yes, attach a copy of the Board of Resolution of Approval.

9. Is the property situated within 50' of the following: ponds, streams, brooks, marshes, rivers, lakes, bogs, ditches, creeks, swamps, etc. or other low lying areas; or is the property located within 500' of the mean high water line or any area regulated by the Department of Environmental Protection? Yes \_\_\_ No  Explain \_\_\_\_\_

If you answered yes, you must contact the New Jersey Department of Environmental Protection, to obtain clearance, prior to submitting for this permit. If you are unsure, you should contact this agency to clarify applicability. The phone number for the NJDEP is 609-292-0060. Violations of the Wetlands could result in fines imposed by the State of New Jersey.

**PROPERTY OWNER** Name Michael C. Heal Mailing Address 11 Grand Tour Middletown NJ 07760  
**APPLICANT** (if different than owner) Name \_\_\_\_\_ Mailing Address \_\_\_\_\_ Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Applicant: Please read the following: I hereby certify that (circle one, ) I am the owner of the subject property; or 2) I have permission from the property owner to submit this Application for Development. Furthermore, I certify, to the best of my knowledge all information contained on this application is correct; and, the survey provided is accurate and shows all structures located on the site. In addition, I grant permission to the Township of Middletown and their Agents to come onto the subject property, for the purpose of conducting inspections, relating to this application.

DATE 10/29/21 SIGNATURE [Signature]

**DISPOSITION BY ZONING OFFICER OR THE DIRECTOR OF PLANNING**

DEVELOPMENT PERMIT APPROVED - conditions: \_\_\_\_\_  
DEVELOPMENT PERMIT DENIED - see attached

\_\_\_\_\_  
Planning Board Board of Adjustment Grading  
\_\_\_\_\_  
NJDEP Other  
DATE 11/16/21 ZONING OFFICER M. Glenn