



YOUR GOALS. OUR MISSION.

MIPB-R8740

March 25, 2022

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

*via E-Mail (euriarte@middletownnj.org)*

**Re: Mountain Hill School  
726 Kings Highway East  
Block 835, Lots 15.01 & 15.02  
Minor Subdivision  
First Engineering Review  
MTPB #2022-102**

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 Stockton, P.L.S., P.P., of Richard E. Stockton & Associates, Inc. dated December 8, 2021, consisting of one (1) sheet.
- Zoning Officer's letter prepared by Marianne Dunn, dated February 2, 2022.
- Application for Development Permit, dated September 17, 2021.

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

**A. Project Description**

The applicant proposes a lot line adjustment between Lots 15.01 & 15.02. The applicant proposes to re-name the lots to Lot 15.03 and Lot 15.04, consisting of 265,768 SF and 228,050 SF, respectively. Existing Lot 15.01 currently contains a preschool consisting of one 1-story frame dwelling, two classroom buildings, barn, and asphalt parking area. Existing Lot 15.02 currently contains a 2-story single family dwelling and asphalt driveway. No new improvements are proposed at this time. The subject properties are located in the R-220 Residential Zone and do not have any lot frontage to a public right-of-way but take access from Kings Highway East.

**B. Off-Tract Improvements**

1. The applicant does not propose any off-site or off-tract improvements at this time.

**C. Site Requirements/Layout**

1. The applicant does not propose any onsite improvements with this application.



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2. We note that there is a portion of an existing shed and concrete patio within the conservation easement between proposed Lots 15.03 and 15.04. We recommend the shed and patio be placed outside the conservation easement as a condition of approval.

**D. Drainage/Grading**

1. It has been noted that no new structures are proposed as part of this application; however, the applicant should be aware that detailed grading plans must be submitted for review and approval at the time of any new construction.

**E. Landscaping**

1. No new landscaping is proposed with this application.

**F. Miscellaneous**

1. If approved, maps are to be filed in compliance with the “New Jersey Map Filing Law” (New Jersey Lands: Approval and Filing, Sections 46-23.9 through 23.11). If the plat is not filed per the Map Filing Law, deeds perfecting the subdivision must be prepared. Signatures of the Chairperson and Secretary of the Planning Board are required on the approved deeds. Copies are to be sent to the Tax Assessor, Township Attorney, and the Planning Board Engineer prior to filing for review and approval. If the plat is to be filed per the Map Filing Law, the following shall be addressed:
  - a. Per 46:26B-2.b (3) the title recordation law section states “...*lot designations shall conform with the municipal tax map...*” While we see the existing Lots 15.01 and 15.02 reasonably being modified to become new Lots 15.03 and 15.04, we suggest the applicant’s surveyor review same with the Township Assessor’s office to assure that the lot numbering as depicted on the map is in accordance with the Assessor’s preferences.
  - b. Per 46:26B-3.b (10), the title recordation law requires “...*On minor subdivisions, a monument shall be set at each intersection of an outside boundary of the newly created lot or lots with the right of way line of any side of an existing street.*” We note that the proposed lots do not border the public right-of-way. I include herewith a copy of the Township’s municipal ordinance 16-625 relative to property corner markers on subdivisions.
2. Approvals or letter of no interest should be obtained from all agencies or departments having jurisdiction.



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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

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