

TOWNSHIP OF MIDDLETOWN

Planning Board

One Kings Highway, Middletown, NJ 07748-2594
Physical Address: 900 Leonardville Road (Croydon Hall), Leonardo, NJ 07737

DAVID MERCES
Chairman



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Director of Planning

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TECHNICAL MEMORANDUM

DATE: April 25, 2022
BOARD: Planning Board
APPLICATION: Andrew and Lauren Kaiser
724-726 Kings Highway East (Block 835, Lots 15.01 and 15.02)
Minor Subdivision/Lot Line Adjustment
Application #: 2022-102

PROJECT DESCRIPTION

The applicant is proposing to adjust the lot lines between Block 835, Lots 15.01 and 15.02 in order to convey a portion of the property from Lot 15.02 to Lot 15.01. Lot 15.01 contains Mountain Hill School, and Lot 15.02 contains a single-family dwelling. Approximately 8,046 sq. ft. is being conveyed from Lot 15.02 to Lot 15.01. The existing and proposed lot sizes are indicated in the table below. Old Lot 15.01 is now identified as New Lot 15.03; and Old Lot 15.02 is now identified as New Lot 15.04. No new variances are created from the proposed subdivision/lot line adjustment.

| | |
|--|---|
| Old Lot 15.01 (school lot) 220,002 sf | Old Lot 15.02 (residential lot) 273,814 sf |
| New Lot 15.03 (school lot) 228,050 sf | New Lot 15.04 (residential lot) 265,768 sf |

The subject properties do not have street frontage. There is an existing 16' wide easement to Kings Highway East that provides access to both lots. In addition, a 50' wide utility and access easement is proposed on New Lot 15.03 (school lot) to provide access onto New Lot 15.04 (residential lot).

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

Lot 15.01 contains Mountain Hill School. Block 15.02 contains a single-family dwelling. The subject properties are located in the Residential R-220 Zone. The adjacent properties are single-family residential uses and farmland in the R-220 Zone.

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

PLANNING COMMENTS


1. New Lot 15.04 does not contain street frontage therefore all building setbacks are interpreted as side yard setbacks. The Zoning Table shall be revised to indicate no variance conditions for New Lot 15.04.
2. Private schools are conditionally permitted in the Residential R-220 Zone. The proposed lot line adjustment is consistent with the conditional use standards and does not create any variances.
3. The proposed lot numbering shall be subject to review and approval by the Tax Assessor.

DOCUMENTS REVIEWED

- Boundary Adjustment for Mountain Hill School, consisting of one sheet, prepared by Richard E. Stockton & Assoc., Inc., dated December 8, 2021;
- Deed for Block 835, Lots 15.01 and 15.02;
- Certification letter that property taxes are current for Block 835, Lots 15.01 and 15.02;
- Zoning Officer denial; and
- Application for Development Permit.

I reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Thank you,


Amy Citrano, PP AICP
Planning Director

LOCATION MAP

