

EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

April 19, 2022

Ms. Erin Uriarte, Secretary
Middletown Township Planning Board
900 Leonardville Road
Leonardo, NJ 07737

Re: Minor Subdivision for Werner and Ciccone
Block 13 Lot 6, #68 Ideal Avenue
Middletown Township, Monmouth Co., NJ
Project No. 2102025

From the Desk of:
ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
Professional Planner

Dear Ms. Uriarte:

On behalf of the applicants, Ronald Werner and Antonio Ciccone, enclosed please find additional information as requested with regard to the above referenced property. This package contains the following information:

- 15 copies of our Minor Subdivision plan, shrunk to fit 11"x17";
- 15 copies of the Township Zoning Officer's Denial of Development Permit indicating that minor subdivision review is required;
- 15 copies of the Survey map; and
- 15 additional copies of this letter including the project narrative.

Project Narrative

The owners of the subject property and applicants for this project are: Ronald Werner and Antonio Ciccone, and their mailing address is 663 Monmouth Avenue, Port Monmouth NJ 07758.

The subject property is situated along the southwesterly side of Ideal Avenue (50-ft wide right-of-way) between Hudson Avenue and Ocean Avenue, within the R-5 Residential Zone District. There is an existing home and existing site improvements at the site. The project involves minor subdivision of the subject property creating two new lots: one for the existing home to remain, and one new building lot. The proposed lot layout complies with the criteria of the R-5 Residential Zone district in all respects except for the need for a bulk variance pertaining to the side yard setback for the existing dwelling, where 7-ft is required, 2.4 ft are proposed.

The subject property does not contain any wooded areas or any specimen trees; there are no Class I or Class II critical areas; no freshwater wetlands or wetland buffers, nor any swamps, bogs, streams, creeks or ponds on or adjacent to the site. There are no existing or proposed covenants or deed restrictions applying to the land being subdivided.

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Please feel free to contact this office directly if you should have any questions or if you need any additional information with regard to this matter.

Very truly yours,
EASTERN CIVIL ENGINEERING, LLC

ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
For the Firm

cc. Ronald Werner w/encl
Robert Keady, T&M Assoc.,w/encl