



YOUR GOALS. OUR MISSION.

MIPB-R8750

April 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: Werner – Ciccone Residence
68 Ideal Avenue
Block 13, Lot 6
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 Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineering, LLC, dated January 22, 2022, consisting of one (1) sheet.
- Denial of Development Permit, dated February 14, 2022.
- Project Narrative, prepared by Andrew R. Stockton, dated March 4, 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 6 into two (2) new lots. The existing lot consists of a one-story frame dwelling, wood sheds, in-ground pool, and stone driveway with frontage on Ideal Avenue. With this application, the applicant proposes to subdivide the lot in half, creating a new lot with frontage on Ideal Avenue and construct a new dwelling on said lot. The property is located within the R-5 Zone.

B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-917.A.2.	Minimum side yard setback of 7 feet.	2.4 ft.	Variance Required

C. Off-Site and Off-Tract Improvements

1. We note sidewalk exists along the frontage of Ideal Avenue; however, we note the sidewalk is in poor condition. We recommend the applicant replace all sidewalk along the frontage as a condition of approval. A sidewalk detail shall be provided.



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2. We note the applicant is only proposing a subdivision at this time with no new construction. At the time of grading plan review, prior to any new construction of a dwelling on proposed Lot 6.02, the applicant shall provide details regarding proposed utility connections, trenching, and restoration.

D. Site Requirements/Layout

1. We note that no new construction is proposed at this time.
2. We note the applicant is proposing to remove the existing pool on proposed Lot 6.01 and the existing sheds on proposed Lot 6.02.
3. The applicant shall provide testimony on the existing fences on the property. It appears there both chain link and board on board fence existing today. The applicant shall clarify the ownership of all fences and advise if any are to be removed or replaced.
4. The applicant shall provide testimony confirming if any improvements are proposed on Lot 6.01.

E. Drainage/Grading

1. Based on a site visit, the vacant space on Lot 6 to be new Lot 6.02 is prone to ponding. The applicant shall provide testimony on any existing drainage issues at the site, and we recommend that any ponding areas be addressed at the time of any new construction.
2. At the time of any new construction, the applicant shall provide a detailed grading and drainage plan for review. All net increase in impervious coverage shall be mitigated to the extent possible.

F. Lighting and Landscaping

1. The applicant shall provide tree planting notes and detail.
2. No new lighting is proposed with this application.

G. Subdivision

1. 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. We defer further review to the Fire Department.
2. 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.
3. 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)
Andrew R. Stockton, P.E., P.L.S., Applicant's Surveyor (arstockton@gmail.com)
Ronald Werner, Antonio Ciccone, Applicants, 663 Monmouth Avenue, Port Monmouth, NJ,
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