

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



Organized December 14, 1667
"Pride in Middletown"

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TECHNICAL MEMORANDUM

DATE: April 25, 2022
BOARD: Planning Board
APPLICATION: Werner/Ciccone
68 Ideal Ave (Block 13, Lot 6)
Minor Subdivision
Application #: 2022-103

PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 10,000 square feet lot, known as Lot 6, into two (2) new lots, Lots 6.01 and 6.02.

Proposed lots 6.01 and 6.02 will maintain 50' of frontage on Ideal Avenue. Proposed lot 6.01 contains an existing single-story dwelling, stone driveway, and a pool (the pool is to be removed). Proposed lot 6.02 contains two existing sheds (both sheds to be removed) and will be vacated for future construction. Four street trees are proposed along Ideal Avenue, two on each proposed lot. No development is proposed on Lot 6.02.

Variance relief is required for side-yard setback for the single family dwelling proposed to remain on Lot 6.01. The side-yard setback requires 7' minimum, where 2.4' is proposed.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property is located in the Residential R-5 Zone and maintains frontage on Ideal Avenue. The subject property contains a single-family home, a stone driveway, a pool, and two sheds. The single family home and stone driveway is proposed to remain. All other improvements will be removed.

The property is surrounded by residential single family uses in the R-5 Zone District.

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

Variances

The proposed development requires variance relief from the side yard setback requirement for the existing single family dwelling on Lot 6.01. Section 540-917.A.(2). requires a side setback of 7', where 2.4' is proposed.

In making a case for variance relief pursuant to NJSA 40:55D-70(c), the applicant should provide testimony that there are specific physical characteristics such as lot shape or narrowness that cause difficulty with complying with the ordinance requirement. Testimony should be provided that the purposes of the Municipal Land Use Law would be advanced by the deviation from the zoning ordinance requirement, that the variance can be granted without substantial impact to the public good, and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Miscellaneous

1. Garage design - The applicant shall verify in testimony whether the single family home proposed on Lot 6.02 will contain a garage. Section 540-619.B.4 requires a side entry garages (if a garage is proposed).
2. The subject property is located in the Flood Zone. All new development must comply with Section 540-527 Floodplain Management Rules.
3. Grading plan approval will be required prior to the issuance of a building permit for lot 6.02. This shall be made a Condition of Approval.
4. New lot numbering shall be subject to review and approval by the Tax Assessor.
5. Appurtenances such as condenser units and other equipment shall be fully screened from view.
6. All utilities shall be installed underground in conformance with RSIS standards.
7. A road opening permit will be required from the Department of Public Works & Engineering for Lot 6.02 if a driveway is proposed.
8. Approving Agencies - Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.
 - Freehold Soil Conservation District
 - TOMSA
 - Middletown Township Fire Advisory Board

DOCUMENTS REVIEWED

- Denial of Development Permit, dated February 14, 2022;
- Minor Subdivision Plan, consisting of one sheet, prepared by Eastern Civil Engineering, LLC, dated January 21, 2022;
- Location Survey, prepared by Richard E. Stockton, P.S., dated October 4, 2021;
- Project narrative;
- Disclosure of Ownership;

- Certification letter that property taxes are current; 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

