



YOUR GOALS. OUR MISSION.

MIPB-R8780

July 26, 2022

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

via E-Mail (euriarte@middletownnj.org)

**Re: 9 Dakota Avenue, LLC
9 Dakota Avenue
Block 176, Lot 1
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:

1. Minor Subdivision Plan, prepared by Charles Surmonte, P.E., P.L.S., dated February 3, 2022, last revised May 28, 2022, consisting of one (1) sheet.
2. Survey of Property, prepared by Charles Surmonte, P.E., P.L.S., dated October 26, 2021, consisting of one (1) sheet.
3. Architectural Plans for 9 Dakota Avenue, prepared by Excel Homes, dated March 4, 2022, consisting of four (4) sheets.
4. Architectural Plans for Thompson Avenue, prepared by Excel Homes, dated December 6, 2021, consisting of four (4) sheets.
5. Architectural Plan, prepared by Matthew T. Cronin, A.I.A., dated July 1, 2022, consisting of one (1) sheet.
6. Project Narrative, dated July 8, 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 0.21 +/- acre parcel containing existing Lot 1 into two (2) new lots. The existing lot consists of a vacant, one-story frame dwelling, detached garage, concrete pad, and asphalt driveway with frontage on Dakota Avenue and Thompson Avenue. With this application, the applicant proposes to subdivide the single lot into two lots, creating a new lot with frontage on Dakota Avenue and the second lot will be a corner lot with frontage on Dakota Avenue and Thompson Avenue. The existing dwelling and hardscape on Lot 1 is to be removed, and a new dwelling is proposed on each lot. The property is located within the R-5 Zone.



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B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-612.E., 540-627.B.1.	Minimum driveway setback from property line of 5 ft.	2.5 ft. (Lot 1.01) 4.5 ft. (Lot 1.02)	Wavier Required (Lots are <7500 SF)
540-624.K.	Minimum circle diameter of 32 ft.	28.1 ft.	Variance Required
540-627.B.1.	Parking for single- and two-family dwellings shall not be subject to yard area location restrictions, except that such parking shall be set back at least five feet from all property lines.	Parking within 5 ft. of side and front property line on both proposed lots.	Waiver Required
540-917.A.1.b.	Minimum lot area (corner lot) of 6,000 S.F.	4,686.7 S.F.	Variance Required
540-917.A.1.a.	Minimum lot area (interior lot) of 5,000 S.F.	4,449.2 S.F.	Variance Required
540-917.A.3.a.	Minimum lot frontage (corner lot) of 60 ft.	50.06 ft.	Variance Required

C. Off-Site and Off-Tract Improvements

1. The applicant has not proposed any utility connections for the new dwelling within Dakota Avenue and Thompson Avenue. The applicant shall show the utility connections on the plans and limits of pavement and curb repairs associated with same. Applicable construction details shall be provided as well.
2. The applicant is proposing two new driveway curb cuts, one on each lot. The applicant shall provide concrete curb and depressed curb details on the plans. In addition, the limits of pavement repair associated with the driveway curb cuts shall be shown on the plans.
3. The applicant shall remove the depressed curb/apron associated with the existing driveway and restore the curb with full height curb for the limits outside of the proposed driveway location.
4. We note that sidewalk does not currently exist in this location along Dakota Avenue and Thompson Avenue. Sidewalk shall be installed along the property frontages. If sidewalk is not installed, an appropriate contribution should be made in accordance with ordinance Section 540-419.A.



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D. Site Requirements/Layout

1. The applicant notes a new dwelling and associated site improvements on each of the two (2) new lots.
2. Based on the architectural plans, we note that the applicant does not propose a garage for either dwelling. A 20 ft.x 20 ft. driveway is proposed on each lot which provides sufficient space for up to two vehicles per RSIS, however, does not meet the driveway setback requirements for the front and side property lines. The applicant shall revise the plans to comply, or relief will be required.
3. The applicant shall provide testimony on the existing fences on the property. It appears there both chain link and vinyl fence existing today. The applicant shall clarify the ownership of all fences and advise if any are to be removed or replaced.

E. Drainage/Grading

1. The applicant shall provide testimony on any existing drainage issues at the site. We recommend that any ponding areas that may exist be addressed at the time of any new construction.
2. The applicant does not propose any new grading or drainage structures with this application. 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 plant one tree for every thirty (30) feet of lot frontage in accordance with Section 540-645.C of the Ordinance. The applicant shall provide the required trees on Proposed Lots 1.02 and 1.01, or a design waiver will be required.
2. Section 540-622.B.6 of the Ordinance requires ten (10) additional trees to be planted per acre in single-family subdivisions. Based on a total lot area of approximately 0.1 acres per lot, the applicant shall plant one (1) additional tree on each of the proposed new lots or a design waiver will be required.
3. No new lighting is proposed with this application.



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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.

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



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RRK:GTG:DV:lkc

cc: Amy Citrano, Director of Planning, (acitrano@middletownnj.com)
Charles Surmonte, P.E., P.L.S., Applicant's Surveyor (ct.surmonte@comcast.net)
Vivian Casazza, Applicant, 16 Heathcliff Road, Rumson, NJ, 07760

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