



YOUR GOALS. OUR MISSION.

MIPB-R8790

August 24, 2022

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

via E-Mail (euriarte@middletownnj.org)

**Re: Bontempo Residence
129 Magnolia Lane
Block 605, Lot 28
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 January 22, 2022, last revised June 7, 2022, consisting of one (1) sheet.
2. Application for Development Permit, dated February 3, 2022.
3. NJDEP Letter of Interpretation, December 1, 2021.
4. Zoning Denial, dated February 23, 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 1.595 +/- acre parcel containing existing Lot 28 into two (2) new lots. The existing lot consists of a single-family dwelling currently under construction and a large, wooded area with frontage on Magnolia Lane. No improvements to Lot 28.01 are proposed or underway at this time. The property is located within the R-22 Zone.

B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-651.C.	All site plans shall take into consideration the location and quality of all shade trees twelve-inch or greater caliper and shall incorporate the preservation of said trees in relationship to buildings, parking and open space.	Location of all shade trees >12" caliper not provided on plans.	Wavier Required



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C. Off-Site and Off-Tract Improvements

1. The applicant has not proposed any off-site improvements. However, utilities and pavement restoration will be required. Therefore, a road opening permit will be required from the Township.
2. We note that sidewalk does not currently exist in this location along Magnolia Lane. 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.

D. Site Requirements/Layout

1. The applicant notes a dwelling is currently under construction on proposed Lot 28.02. No new construction is proposed on Lot 28.01 as part of this application.
2. The applicant should show the location of the driveway, utilities, and any other improvements proposed on Lot 28.02.

E. Drainage/Grading

1. The applicant shall provide testimony on the popup emitter on the property. It appears the popup emitter may be owned by the resident at 133 Magnolia Lane. The applicant shall clarify the ownership of the popup emitter and advise if it should be relocated. An easement may be required for maintenance of the emitter if it is to remain.
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. We note the existing frontage is currently heavily wooded, therefore, we defer to the Board regarding the need for additional trees.
2. 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. We note the applicant has obtained an NJDEP LOI for the wetlands areas on the property.
4. Approvals, letters of service, or letters no interest should be obtained from the following agencies:
 - 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:rmf

cc: Amy Citrano, Director of Planning, (acitrano@middletownnj.com)
Salvatore Alfieri, Esq., (salfieri@cgajlaw.com)
Charles Surmonte, P.E., P.L.S., Applicant's Surveyor (ct.surmonte@comcast.net)
Gustavo Bontempo, Applicant, 44 Oak Lane, Eatontown, NJ, 07724

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