

TOWNSHIP OF MIDDLETOWN

Planning Board

One Kings Highway, Middletown, NJ 07748-2594

DAVID MERCES
Chairman



Organized December 14, 1667
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TECHNICAL MEMORANDUM

DATE: August 26, 2022
BOARD: Planning Board
APPLICATION: Gustavo Bontempo
129 Magnolia Lane (Block 605, Lot 28)
R-22 Zone
Minor Subdivision
Application #: 2022-104

PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 69,496 square feet lot, known as Block 605, Lot 28, into two (2) new lots, Lots 28.01 and 28.02.

Proposed Lot 28.01 will contain 38,325 square feet of which 33,153 is buildable. The northern portion of the lot contains 22 sf of Class II critical slopes (15% and greater, but less than 25%), and 5,150 sf of wetlands transition area. No new development is being proposed.

Proposed Lot 28.02 will contain 31,171 square feet. A 2-story single family dwelling is currently under construction.

No variance relief is required.

PROJECT DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property maintains frontage on Magnolia Lane and contains a 2-story single family dwelling under construction. The property is currently located within the R-22 Residential Single Family Zone District. The property is surrounded by single family and residential uses in the R-22 Zone.

PLANNING COMMENTS

1. Sidewalk – Section 540-634A requires sidewalk construction along existing street frontages. There is no sidewalk proposed. If the Board chooses to waive sidewalk installation, then a contribution in lieu to the Township Sidewalk Trust Fund would be required.
2. Street Trees – As per Section 540-645C, nine (9) street trees (30' on center) are required along Magnolia Lane. None are proposed. Street trees shall be provided or seek a waiver.

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

3. Preservation of Natural Features – Due to the wooded nature of the lot, as part of grading plan approval for New Lot 28.01, we recommend that the applicant locate existing trees greater than 12 inches in diameter and identify those that can be preserved on the grading plan.
 - a. Consistent with 540-614B, a Conservation Easement is recommended to protect and preserve the critical areas on New Lot 28.01.
4. Grading plan approval for New Lot 28.01 will be required prior to issuance of a building permit. No more than no more than 40% of the net tract area may be cleared or developed (540-651). This should be made a condition of approval.
5. New lot numbering shall be subject to review and approval by the Tax Assessor.
6. Road Opening Permit – The applicant shall obtain a road opening permit from the Township Department of Public Works for the driveway cut for New Lot 28.01.
7. Approving Agencies – Final review, approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction:
 - Monmouth County Planning Board
 - Freehold Soil Conservation District
 - NJDEP Flood Hazard Area
 - TOMSA
 - Middletown Township Fire Advisory Board
 - Middletown Environmental Commission

DOCUMENTS REVIEWED

- Minor Subdivision Plan, consisting of one (1) sheet, prepared by Charles Surmonte P.E. & P.L.S., dated January 22, 2022, last revised June 7, 2022;
- Project narrative;
- Proof of current taxes;
- Deed for subject property;
- DEP Letter of Interpretation;
- Checklist waiver request, updated June 21, 2022;
- Zoning Officer denial letter, dated February 23, 2022; 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.

Report Prepared by:

Amy H. Citrano

Amy H. Citrano, PP AICP
Planning Director

LOCATION MAP

