

TOWNSHIP OF MIDDLETOWN

Planning Board

1 Kings Highway
Middletown, NJ 07748-2594

DAVID MERCES
Chairman



AMY H. CITRANO, P.P., A.I.C.P.
Director of Planning

ERIN URIARTE
Planning Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

TECHNICAL MEMORANDUM

DATE: August 26, 2022 (1st Review 5/23/22)
APPLICATION: Target Corporation
2105 Route 35
Block 596, Lot 1.01
Amended Major Site Plan, Variances for Parking and Signage

The applicant has submitted revised plans since the last Planning Board hearing. The proposal to convert a portion of the existing parking lot from standard stalls to “drive up” stalls remains unchanged but the location of those stalls has shifted north and are no longer located directly across from the main entrance. Below calls out the main revisions to the plan since the first submission.

-Twenty-four (24) “drive up” stalls are proposed in two rows (12 stalls per row). A 10’ wide walking path is proposed between both rows. There are 3’ wide pedestrian paths scattered between the stalls. A cross walk leading from the drive up stalls to the main building is proposed along with two (2) stop bars for traffic coming from both directions are proposed within the main drive aisle.

-Fifteen (15) standard stalls are proposed to replace twelve (12) existing drive-up stalls. A parking variance is still required but the total number of parking stalls provided on site increased from 514 to 517. The plans indicate 16 standard stalls but only show 15. The applicant shall indicate in testimony the proposed number of standard stalls, and the plans shall be revised.

-The applicant shall provide in testimony the proposed signage plan including quantity, single-, double-, or 4-sided, sign area and height of each type of sign proposed. There are discrepancies between the signage proposed on the cover sheet compared to the Striping and Signage Plan on Sheet C1.0, and Sign Details on Sheet C2.0. The proposed signage is considered “directional” signage as per 540-635F(1). The Township ordinance permits directional signage with an area of no more than 3 sf.

-The revised plans create a variance for maximum lot coverage where 70% is the maximum permitted; 73.3% is the existing condition; and 73.6% is proposed.

All other comments from our first tech memo not in conflict with the comments above remain.

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

DOCUMENTS REVIEWED

- Waiver Request Memo for Expansion Improvements, dated February 17, 2022;
- Preliminary and Final Plat-Major Site Plan, consisting of six (6) sheets, prepared by Richard Procanik, P.E., dated October 26, 2021, **last revised August 25, 2022**;
- Denial of Development Permit, dated November 23, 2021;
- Disclosure of Ownership;
- Certification letter that property taxes are current; and
- Application for Development Permit.

We reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Report Prepared by:



Amy Citrano, PP AICP
Planning Director