

TOWNSHIP OF MIDDLETOWN

Building & Inspection
1 Kings Highway
Middletown, NJ 07748-2594

Tel: (732) 615-2104

JOSEPH KACHINSKY
Construction Official

BRIAN O'CALLAHAN
Zoning Officer

ERIN URIARTE
Deputy Zoning Officer



Settled in 1664
"Proud of Our Rich Heritage"

September 23, 2022

Almost Home Inc.
276 Sunnyside Road
Lincroft, NJ 07738

RE: DP#22-09-31
276 Sunnyside Road
Block 1049, Lot 1

Dear Applicant,

Please be advised that the above referenced application, to expand the existing restaurant to include tables and seating for 18 patrons while maintaining the residence on the second floor, has been reviewed again for compliance with the Township of Middletown Zoning Ordinance. The property is located in the R-130 zone.

The following approvals will be necessary:

540-902B Expansion of a Non-Conforming Use

540-902H Parking – 28 spaces required; 12 provided

To proceed with an application to the Zoning Board of Adjustment or to appeal this decision, please contact the Erin Uriarte, Board Secretary via email at huriarte@middletownnj.org or by phone (732)615-2102.

Sincerely,

Brian O'Callahan
Zoning Officer
(732) 615-2278

CC: JJK, Inc.

TOWNSHIP OF MIDDLETOWN
APPLICATION FOR DEVELOPMENT PERMIT
DEPARTMENT OF INSPECTIONS

22-9-31

DETAILED INSTRUCTIONS/INFORMATION IS ON THE REVERSE SIDE OF THE APPLICATION

Commercial

PROPERTY INFORMATION: BLOCK 1049 LOT(S) 1 ZONE R-130

PROPERTY ADDRESS: 276 SUNNYSIDE ROAD

- The undersigned seeks approval for an application for a development permit to commence the following activity. (Describe in detail the proposed development, include height, location proposed use, etc.). If the application is for an addition, describe the purpose (ex: bedroom). If the application involves a change of use of the property, a separate narrative is suggested.
APPLICANT SEEKS TO HAVE TABLES AND SEATING FOR 18 PATRONS IN A PRE-EXISTING NON-COMFORMING FOOD ESTABLISHMENT
Current use of the property (ex. single family, if multiple uses, list all): DECK, AND UPSTAIRS RESIDENCE
- Is the property located on a corner lot or does more than one street abut the property? Yes No
If yes, name of street(s) _____
- Does the property contain any easements, right-of-way, or other restrictions? Yes _____ No Explain _____
- Is the property located in a historic zone? Yes _____ No If Yes, approval from the Landmarks Commission must be submitted with this permit.
- Is the property located in the 100 year floodplain? Yes _____ No (If yes, a Township encroachment permit is required and NJ DEP Flood Hazard Permit is required)
- Does this application involve any grading or fill being added or removed? Yes _____ No
Additions of 500 s.f. or more require grading approval prior to the issuance of a Development permit (see reverse side)
- Is the property located on an unimproved or private road? Yes _____ No
- Has this proposed work received approval from the Planning Board or Board of Adjustment for a site plan/subdivision? Yes _____ No _____ Date of Approval _____ If yes, attach a copy of the Board of Resolution of Approval.
- Is the property situated within 50' of the following: ponds, streams, brooks, marshes, rivers, lakes, bogs, ditches, creeks, swamps, etc. or other low lying areas; or is the property located within 500' of the mean high water line or any area regulated by the Department of Environmental Protection? Yes _____ No Explain _____
If you answered yes, you must contact the New Jersey Department of Environmental Protection, to obtain clearance, prior to submitting for this permit. If you are unsure, you should contact this agency to clarify applicability. The phone number for the NJDEP is 609-717-DEP3. Violations of the Wetlands could result in fines imposed by the State of New Jersey.

TOWNSHIP OF MIDDLETOWN
SEP 09 2022
ZONING DEPT

118
Ann

PROPERTY OWNER

APPLICANT (If different than owner)

Name JKK, LLC
Mailing Address 276 SUNNYSIDE RD.
LINCROFT, NJ 07738
Phone or Email _____

Name ALMOST HOME INC.
Mailing Address 276 SUNNYSIDE RD.
LINCROFT, NJ 07738

Applicant: Please read the following: I hereby certify that (circle one) 1) I am the owner of the subject property; or 2) I have permission from the property owner to submit this Application for Development. Furthermore, I certify, to the best of my knowledge all information contained on this application is correct; and, the survey provided is accurate and shows all structures located on the site. In addition, I grant permission to the Township of Middletown and their Agents to come onto the subject property, for the purpose of conducting inspections, relating to this application.

DATE 9/7/22 SIGNATURE _____

DISPOSITION BY ZONING OFFICER or THE CONSTRUCTION OFFICIAL

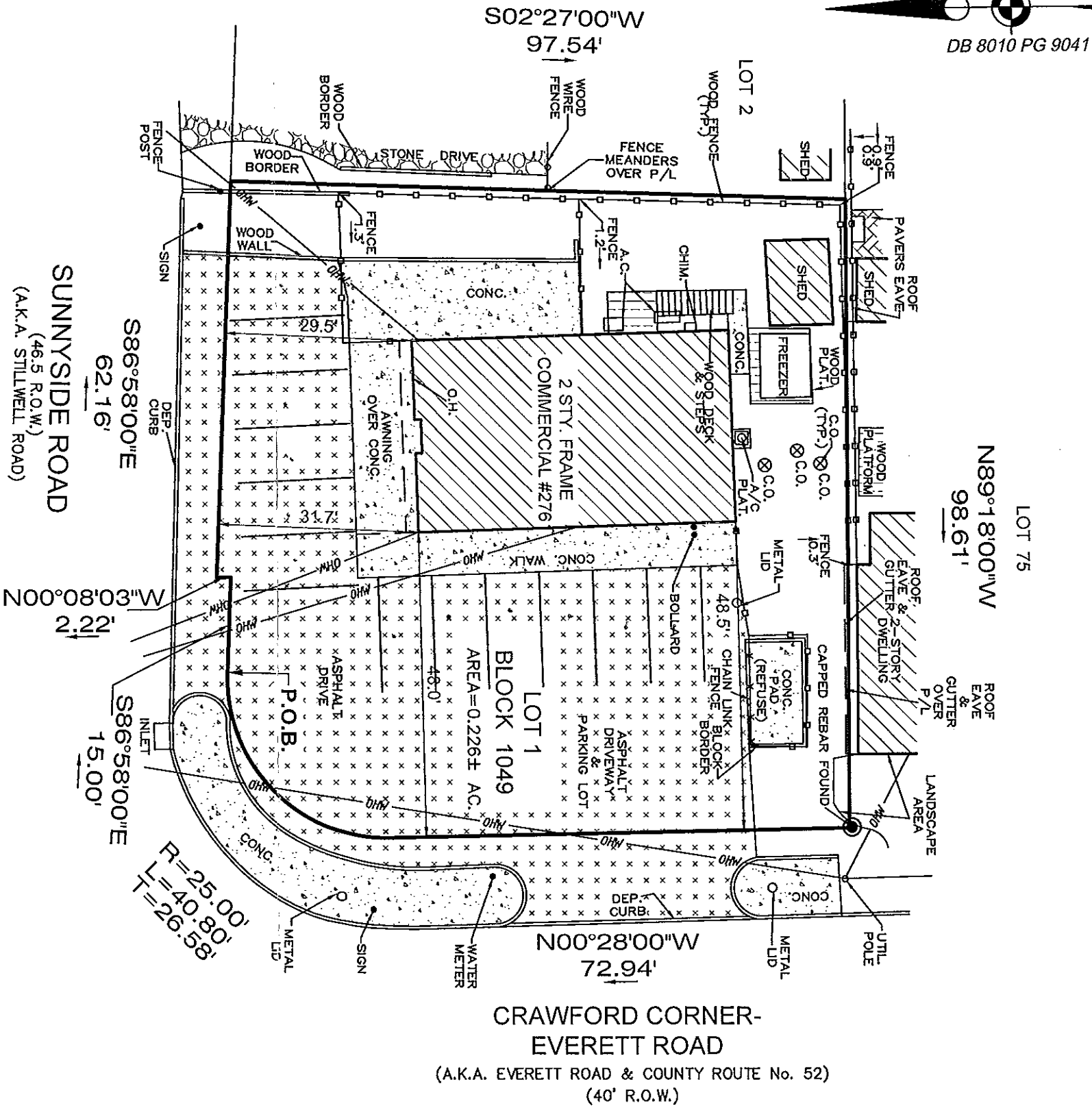
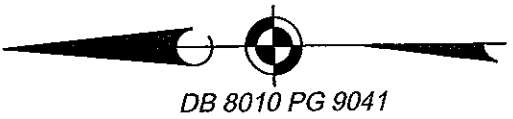
DEVELOPMENT PERMIT APPROVED - conditions: _____

DEVELOPMENT PERMIT DENIED - PROPERTY WAS ALWAYS PRIMARILY A TO-GO ESTABLISHMENT. CHANGING USE TO A DINE IN RESTAURANT REQUIRES A VARIANCE

____ Planning Board _____ Board of Adjustment _____ Grading
____ NJDEP _____ Freehold Soils Conservation District

DATE 9-9-22 ZONING OFFICER Brian O'Callahan

REV	DATE	DESCRIPTION	BY
1	8/30/21	ADDED FREEZER ON WOOD PLAT.	AM



PREPARED FOR: ANDREW DATRE

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/11/21 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT SUPPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(d))

DB 9393 PG 8855

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 1 BLOCK 1049

TOWNSHIP OF MIDDLETOWN

COUNTY OF MONMOUTH NEW JERSEY

DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=20'

Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
MS	8/11/21	21-08022	21-08022	1 OF 1