



YOUR GOALS. OUR MISSION.

MIPB-R8391

January 23, 2023

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

*via E-Mail (euriarte@middletownnj.org)*

**Re: 700 Newman Springs, LLC  
Charlies of Lincroft  
Block 1062, Lot 14.01 & 15  
Amended Preliminary and Final Major Site Plan  
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced site plan application, consisting of the following:

- Amended Preliminary and Final Major Site Plan, prepared by James A. Kennedy, P.E., of Kennedy Consulting Engineers, LLC, dated July 1, 2022, consisting of two (2) sheets.
- Final As-Built Survey, prepared by John T. Luts, P.L.S., of Yorkanis & White, Inc., dated May 24, 2022, consisting of two (2) sheets.
- Denial of Development Permit, dated August 17, 2022.

Based on our review and site visit, we offer the Board the following comments and suggestions:

**A. Project Description**

The 4.568-acre property is currently developed and contains a shopping center with a restaurant use “Charlies of Lincroft” and associated parking. The site is located in the Business (B-1) Zone of the Township with frontage along Middletown-Lincroft Road (CR-50) and Newman Springs Road (CR-520). The applicant received approval in 2019 to raze the former “Lincroft Inn” and replace it with a new restaurant “Charlies of Lincroft” and associated site improvements. The restaurant has since been constructed and occupied.

With this application, the applicant is seeking amended site plan approval to permit restricted parking for the restaurant use and modifications to the employee parking on site.



**Le:** Township of Middletown  
 Attn: Ms. Erin Uriarte, Secretary

**Re:** 700 Newman Springs, LLC  
 Charlies of Lincroft  
 Block 1062, Lot 14.01 & 15  
 Amended Preliminary and Final Major Site Plan  
 First Engineering Review

**B. Variances and Design Waivers**

<b>ORDINANCE SECTION</b>	<b>ORDINANCE REQUIREMENT</b>	<b>PROPOSED CONDITION</b>	<b>VARIANCE/WAIVER REQUIRED?</b>
<b>540-635.F.1.</b>	Nonilluminated directional signs identifying parking areas, loading zones, entrances, exits, and similar locations shall not exceed three square feet.	2 - "Charlies of Lincroft" signs at 5 SF 2 - "Charlie's Employee Parking Only" signs at 6.25 SF 106 - Parking Stall Charlies Logo Markings at 5 SF	Variances Required
<b>540-627.R.</b>	Minimum off-street Parking Requirements;  Restaurant – 1 space/50 SF building area (19,041 SF Existing) = 381 spaces  Shopping Center – 4.5 spaces/1000 SF building area (24,515 SF Existing) = 110 spaces	Restaurant Parking – 106 Spaces (restricted for Charlie's use only)  Shopping Center Parking – 108 Spaces	Variance Potentially Required

**C. Off-Site and Off-Tract Improvements**

1. The applicant does not propose any off-site improvements as part of this application.

**D. Site Requirements/Layout**

1. As noted in the planning report, the applicant shall remove the construction equipment from the rear parking area which is currently obstructing parking spaces.
2. The applicant shall provide testimony regarding the proposed security gate including operations, hours of operation and intended use of same.
3. The applicant shall provide testimony regarding the circulation within the gated area. If arriving vehicles enter the gated area and are unable to find parking, they would likely be forced to back up through the entire row of parking to get out.

**E. Drainage/Grading**

1. No changes to grading or drainage are proposed with this application.



**Le: Township of Middletown  
Attn: Ms. Erin Uriarte, Secretary**

**Re: 700 Newman Springs, LLC  
Charlies of Lincroft  
Block 1062, Lot 14. 01 & 15  
Amended Preliminary and Final Major Site Plan  
First Engineering Review**

**F. Lighting and Landscaping**

1. No changes to landscaping or lighting are proposed with this application.

**G. Miscellaneous**

1. Approvals or letters of service or letters of no interest should be obtained from the following agencies:
  - Monmouth County Planning Board.
  - Fire Official.
  - Traffic Safety.
  - 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

RRK:GTG:DV:lkc

cc: Amy Citrano, P.P., AICP, Director of Planning  
Donna M. Jennings, esq., Applicant's Attorney, Wilentz, Goldman & Spitzer, P.A.  
90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, NJ 07095  
James A. Kennedy, P.E., Applicant's Engineer, ([jkennedy@k-c-e.com](mailto:jkennedy@k-c-e.com))