

January 10, 2023
Revised January 11, 2023

Ms. Erin Uriarte, Zoning Board Secretary
Township of Middletown Zoning Board
1 Kings Highway
Middletown, NJ 07748

Re: **JLV Holdings, LLC (Middletown Trailer Supply)**
Block 488, Lots 1, 4.01 & 4.02
Minor Subdivision and Preliminary and Final Site Plan Application
Technical Review # 1
MTZB# 2022-22
HACE # MTZ-016

Dear Board Members:

Our office is in receipt of a Minor Subdivision, Preliminary and Final Site Plan and Use Variance for the expansion of a stone yard for trailer sales on Route 36 just East of Main Street.

This office has reviewed the following documents relative to the above referenced application:

- Minor Subdivision and Amended Preliminary and Final Major Site Plan for JLV Holdings, LLC, Lots 1, 4.01 & 4.02, Block 488, Tax Map Sheet 38(last revised 02/20/01) Township of Middletown, Monmouth County, NJ, prepared by Kennedy Consulting Engineers, six sheets dated 10/26/22 revised 1/05/23.
- Major Subdivision Plat for Property Known as Lots 1, 4.01 & 4.02 in Block 488, Township of Middletown, Monmouth County, NJ, prepared by Yorkanis and White, Inc. dated 9/12/22, signed 12/12/22.
- Boundary and Topographical Survey Map of Property Known as Lots 1, 4.01 & 4.02 in Block 488, Township of Middletown, Monmouth County, NJ, prepared by Yorkanis and White, Inc. dated 8/2/22, signed 8/12/22.
- Stormwater Calculations for JLV Holdings prepared by Kennedy Consulting Engineers, dated 1/9/23

The applicant is proposing a subdivision to add 7,870 square feet or 0.18 acres to Lot 1 (the highway lot) taken from Lots 4.01 and 4.02 in the rear on Morris Avenue. After the subdivision Lot 1 will be 1.437 acres, Lot 4.01 will be 0.368 acres and Lot 4.02 will be 0.325 acres; all nonconforming in the B-3 Business zone which requires 3 acres. We will defer all zoning analysis to the Township Planner.

The applicant is also proposing to stone this area and use it for an expansion of the trailer sales business. A small drainage system for recharge will be built at the rear of the property to catch the stormwater off the commercial lot.

A) Technical Review-Subdivision

1. Minor Subdivision

- a) Under 540-203 (Definitions), this application qualifies as a Minor Subdivision only if the variances requested are granted with the approval.
- b) Subdivision Review
 - i) The zoning table should be placed on the Minor Subdivision Map.
 - ii) References to the “Township Engineer” should be changed to “Board Engineer”.
 - iii) Setbacks should be shown on the Minor Subdivision Map.
 - iv) The tax map shows a 40 foot Right of Way with the roadway expanded on the East to a 50 foot Right of Way. The applicant’s surveyor should ascertain the true Right of Way width and provide a dedication if required to 25 ft half width, if required by the Board.

B) Technical Review – Site Plan

- 1) Section 540-622 D (6) The buffer screen around the parking lots and loading and) 2) unloading areas may include fencing of wood, cement, or other construction material provided that not more than 25% of the fence is open on its vertical surface. In such cases, evergreens and deciduous trees and shrubs shall be planted along the fence to break up the monotony of the fence. *The applicant is providing adequate landscaping in the in the areas of the subdivision at the rear of the property to screen the commercial use from the residential use. Also, the applicant is providing an eight foot high vinyl fence to screen the commercial activities. We believe this is adequate. This buffer is in the areas of the subdivision. The board should decide if additional buffering is need to the West along Lots 2 and 3.*
- 2) Section 540-622 D (9) Parking lots or unloading areas of commercial, business, or industrial uses abutting residential uses shall provide a landscaped buffer screen at least 50 feet wide on the perimeter of all parking or loading areas. *This has not been done due to the narrow depth of the lot and testimony should be provided. A waiver request should be provided and if acceptable, be granted by the board.*
- 3) Section 540-623 A Lighting All parking areas for five or more motor vehicles shall be illuminated with approved exterior lighting standards, with a minimum of 1/2 horizontal foot candle average lighting level at the surface of the lot. *The applicant should provide testimony. Given the proximity of the residential uses, a partial waiver should be granted.*

- 4) Section 540-626 Off Street Loading
Section 540-626 A (1) Every building, structure, or addition thereto having a use which complies with the above definition shall be provided with at least one truck standing, loading and unloading space on the premises not less than 12 feet in width, 35 feet in length, and 14 feet in height. *The applicant should provide testimony, and a waiver granted if justified.*

- 5) Section 540-627 Off Street Parking
 - a) Section 540-627 B Parking for all uses in all zones shall not be located in any required front yard area. One parking space for handicapped is in the front yard. *We believe this waiver should be granted, since it is for a handicapped space.*

 - c) Section 540-627 O Required parking spaces for the physically handicapped should be located to provide convenient access to building entrances by way of depressed curbs and ramps. *The applicant is providing one handicapped space. Information on signage should be provided.*

- 6) Ordinance 540-627 R Required off street parking

Parking breakdown on the plans is as follows:

Item	Requirement	Area of use	Parking Required	Parking Provided
Warehouse	1Sp/1500 SF	4067 SF	3 Spaces	
Plus, one space for business vehicles	N/A		N/A	
Totals			3 spaces	9 Spaces

- 7) Section 540-634 Sidewalks and Aprons
Sidewalk construction shall be required on both sides of all streets within a development. *There are no sidewalks or aprons in the area, so we believe a waiver could be granted, if the board chooses.*

- 8) Section 540-635 Signs
We defer to the Board Planner for the review of the signs, if any.

- 9) Section 540-638 Solid Waste Storage
The refuse storage area shall be surrounded on three (3) sides by a solid uniform fence or wall not less than five (5') feet nor more than eight (8') feet in height. *The applicant should provide*

testimony of how waste and recycle material are disposed of. A refuse area may be needed based on the testimony.

10) Section 540-1001 Stormwater Management

The proposed project cannot be considered a Major Development, since the disturbed areas is less than 1 acre and the new impervious is less than ¼ acre. *They are however providing an underground pipe recharge system which is acceptable. We have reviewed the calculations and believe the system is adequate.*

11) Other Technical Review Items:

- a. The applicant should indicate if a New Jersey Department of Transportation permit is necessary.
- b. The plans should provide testimony on how many trees will be removed.
- c. A note should be added to the plans that the proposed improvements will be in conformance with all ADA regulations, as required.
- d. Widths of the stalls including H/C stalls should be delineated.
- e. The applicant should increase the size of the recharge cutout to the entire inlet.

12) Approvals should be obtained from the following agencies:

- a. Monmouth County Planning Board
- b. NJ Department of Transportation
- c. Middletown Fire Department

If you have any questions or require additional information, please do not hesitate to call my office.

Very truly yours,

HODER ASSOCIATES



DAVID J HODER, P.E., PP, C.M.E.
ZONING BOARD ENGINEER

Cc: Amy Citrano, P.P., Township Planner
Ted Maloney, P.E.,P.P., — Township Engineer-Director of Public Works
Greg Vella, Esq, - Zoning Board Attorney
James Kennedy, P. E., Applicants Engineer
Rick Brodsky Esq. Applicants Attorney