



YOUR GOALS. OUR MISSION.

MIPB-R8820

March 24, 2023

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

via E-Mail (euruarte@middletownnj.org)

**Re: Stefano Sacco
611 Monmouth Road
Block 29, Lot 8 & 9
Minor Subdivision Plan
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced minor subdivision application, consisting of the following:

- Minor Subdivision Plan, prepared by Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineers, LLC, dated December 21, 2022, consisting of one (1) sheet.
- Application Package, prepared by Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineers, LLC, dated February 3, 2023
- Application for Development, prepared by (Stefano Sacco), dated October 25, 2021

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

A. Project Description

The applicant's property consists of 2 existing lots (8 & 9) situated along the southeasterly side of Monmouth Avenue and the northwesterly side of Brainard Avenue. The property is within the R-7 Residential Zone District. Lot 8 has frontage on Monmouth Avenue with an area 8,750 SF and Lot 9 has frontage on Brainard Avenue with an area of 5,000 SF. There is no new construction being proposed at this time. There is an existing single-family dwelling and existing site improvements on existing Lot 8. Existing Lot 9 is presently vacant except for an existing concrete slab (to be removed) and existing fencing (to remain). It appears these properties were previously merged under common ownership. The applicant is seeking the subdivide their property to re-establish and unmerge the existing lots with intent to sell vacant Lot 9 for future development/home construction.

B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-916A.1.a	Minimum Lot Area to be 7,500 SF	4,988 SF (Lot 9)	Variance Required
540-905.A.3.a	Minimum Lot Frontage to be 75 ft.	50 ft. (Lot 9)	Variance Required
540-916.A.2	Minimum Side Yard Setback (principal) to be 10 ft.	7.6 ft. (Lot 8)	Variance Required
540-916.A.2	Minimum Side Yard setback (accessory) to be 10 ft.	0.4 ft. (Lot 8 - Shed)	Variance Required



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ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-902.C.	Minimum Lot Circle (Dia.) to be 50ft.	30 ft. (Lot 9)	Variance Required
540-407.B.1.d	Submission of Grading Plan required	None provided, no new construction at this time	Waiver Required
540-622.B.6	Additional trees to be planted at a rate of 10 per acre	No additional trees proposed	Waiver required

C. Off-Site and Off-Tract Improvements

1. We note sidewalk currently exists along the frontage of Monmouth Road; however, we note portions of the sidewalk are in poor condition. We recommend the applicant replace the deteriorated sidewalk along the frontage as a condition of approval.
2. The applicant is proposing to construct sidewalk along the Brainard Avenue frontage.
3. We note that the existing driveway apron on Lot 8 does not appear to be ADA compliant. The plans shall be revised to indicate the driveway apron being replaced to be ADA/PROWAG compliant.

D. Site Requirements/Layout

1. We note that a dwelling currently exists on Lot 8 and is proposed to remain. No new dwelling is proposed on Lot 9 at this time.
2. Applicant notes an existing concrete pad that is on both Lot 8 & 9 and is to be removed. This area shall be restored with lawn.

E. Drainage/Grading

1. The applicant shall provide testimony for any drainage issues on site.
2. At the time of any new construction, the applicant shall provide a detailed grading and drainage plan for review. All net increase in impervious coverage shall be mitigated to the extent possible.

F. Lighting and Landscaping

1. No new lighting is proposed with this application.



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2. Section 540-645.C of the Ordinance requires the applicant to plant one tree for every thirty (30) feet of lot frontage on subdivision applications where new lots are created. Since these lots were previously merged under common ownership and the applicant now seeks to subdivide them, we defer to the Board to determine if street trees are required. We note that the applicant proposes one (1) new street tree along the Brainard Avenue frontage. In addition, the applicant notes three existing street trees along their frontage on Monmouth Avenue, however, based on site inspection, the two northernmost trees appear to have been removed.
3. The proposed street trees shall be 3” caliper minimum, the plan shall be revised accordingly.

G. Subdivision

1. The applicant intent is that the subdivision will be filed by deed. If approved, the applicant shall provide metes and bounds descriptions for review and approval by the Board Engineer. The form of deed must be reviewed and approved by the Board Attorney.

H. Miscellaneous

1. We defer further review to the Fire Department.
2. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for improvements within the Township Right-of-Way.
3. Approvals or letters of service should be obtained from the following agencies:
 - Monmouth County Planning Board
 - Freehold Soil Conservation District
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon
 - All other agencies and departments having jurisdiction.



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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:KFJ

cc: Amy Citrano, PP, AICP, Director of Planning
Stefano Sacco, Applicant (stefanosacconi@gmail.com)
Andrew R. Stockton, P.E., P.L.S., Eastern Civil Engineers, LLC (arstockton@gmail.com)

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