

EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

February 3, 2023

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

From the Desk of:
ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
Professional Planner

Re: Subdivision for Stephanie Sacco
Block 29 Lots 8 & 9, #611 Monmouth Road
Middletown Township, Monmouth Co., NJ
Project No. 2202111

Dear Ms. Uriarte:

On behalf of the applicant, Stephanie Sacco, enclosed please our application package for subdivision review with regard to the above referenced property. This package contains the following information:

- One copy of your instruction letter dated 5-23-22;
- Two full-size copies of our minor subdivision plan consisting of one sheet dated 12-21-22;
- 15 copies of our minor subdivision plan, reduced to 11"x17";
- 15 copies of the Zoning denial and Development Permit application; and
- 15 additional copies of this cover letter with project narrative.

The owner and application for the subject property is Stephanie Sacco, whose address is 611 Monmouth Avenue, Port Monmouth NJ 07758. The property is situated along the southeasterly side of Monmouth Avenue and the northwesterly side of Brainard Avenue, a bit to the southwest of Port Monmouth Road and within the R-7 Residential Zone district. The property consists of two existing lots: a) Lot 8 fronting on Monmouth Avenue with the approximate dimensions 87.5 ft wide x 100.0 ft deep; and b) Lot 9 fronting on Brainard Avenue with the approximate dimensions 50.0 ft wide x 100.0 ft deep. There is an existing single-family dwelling and existing site improvements on existing Lot 8. Existing Lot 9 is presently vacant, except for existing fencing to remain and a portion of an existing concrete slab that will ultimately be removed. The applicant proposes to subdivide the property to re-establish and unmerge the existing lots so that vacant lot 9 may be sold and developed for future home construction. No new construction is being proposed at this time.

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Variances are also sought pertaining to minimum required lot area; minimum required lot frontage; existing conditions pertaining to building setbacks and lot circle diameter. Waivers are also sought pertaining to providing a detailed grading plan, for providing new street trees in place of existing street trees, and for providing additional tree planting on each lot in lieu of existing street to remain, as the Board map deem appropriate for the project.

Please review this information and schedule the matter for the next available Planning Board hearing. Feel free to contact this office directly if you should have any questions or if you need any additional information with regard to this matter.

Very truly yours,
EASTERN CIVIL ENGINEERING, LLC

ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
For the Firm

cc. Stephanie Sacco w/encl.
Robert R. Keady Jr. PE/CME w/encl

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