



YOUR GOALS. OUR MISSION.

MIPB-R8730

April 20, 2023

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

via E-Mail (euriarte@middletownnj.org)

**Re: TMA Kalian, LLC
59 Oakland Avenue
Block 698, Lot 12
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 Jason L. Fichter, P.E., of InSite Engineering, LLC, dated March 10, 2023, last revised April 14, 2023 consisting of one (1) sheet.
- Boundary Survey Plan, prepared by Justin J. Hedges, P.L.S., of InSite Engineering, LLC, dated April 10, 2023, consisting of one (1) sheet.
- Letter from Township Engineer regarding Roadway Improvements, prepared by Ted Maloney, P.E., Middletown Township Engineer, dated April 13, 2023.

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 an existing lot situated along the northwesterly side of Oakland Avenue and the southeasterly side of Brook Avenue. The property is within the R-10 Residential Zone District and Lot 12 has frontage on Oakland Avenue with an area 76,125 SF. The applicant is seeking to subdivide Lot 12 into two separate Lots (12.01 & 12.02) and proposing to construct a single-family home on Lot 12.01. Lot 12.02 is proposed to be vacant at this time.

B. Variances and Design Waivers

1. No design waivers or variances are being requested or appear to be required at this time, unless otherwise determined by the Township Planner or through the application/hearing procedure.

C. Off-Site and Off-Tract Improvements

1. The applicant proposed a 20' wide paved roadway on Oakland Ave., which was previously approved by the Township Engineer, and is not part of this proposed subdivision application. We defer further review to the Township Engineer.
2. We note that sidewalk does not currently exist in this location along Oakland Avenue. Sidewalk shall be installed along the property frontage. If sidewalk is not installed, an appropriate contribution should be made in accordance with ordinance Section 540-419.A.



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D. Site Requirements/Layout

1. No additional onsite improvements are proposed at this time. The dwelling on proposed Lot 12.01 was already previously approved and is currently under construction.

E. Drainage/Grading

1. The applicant shall provide testimony relative to any drainage issues on site.
2. At the time of any new construction on Lot 12.02, the applicant shall provide a detailed grading and drainage plan for review. Any 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.
2. The applicant is proposing street trees as part of the previously approved roadway improvements on Oakland Avenue.

G. Subdivision

1. The applicant indicates 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. 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:EJC

cc: Amy Citrano, PP, AICP, Director of Planning
TMA Kalian, LLC, Applicant
Jason L. Fichter, P.E., of InSite Engineering

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