

TOWNSHIP OF MIDDLETOWN

Planning Board

One Kings Highway, Middletown, NJ 07748-2594

DAVID MERCES
Chairman



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TECHNICAL MEMORANDUM

DATE: April 20, 2023
BOARD: Planning Board
APPLICATION: TMA Kalian LLC
59 Oakland Ave (Block 698, Lot 12)
Minor Subdivision
Application #:2023-101

PROJECT DESCRIPTION

The applicant proposes to subdivide an undeveloped, wooded 76,125 square feet lot into two (2) new, conforming lots, known as Lots 12.01 and 12.02. New Lot 12.01 contains a single-family dwelling and driveway currently under construction, and no construction is proposed on New Lot 12.02. The subject property maintains frontage on a paper street known as Oakland Avenue. The applicant proposes to extend Oakland Avenue with a 20' cartway width to serve both lots. The design of the roadway has been approved by the Township Engineer as a road built to Township standards.

Proposed lot 12.01 will contain 61,625 square feet of which 13,409 is buildable. The west end of the lot contains steep slopes, wetlands and wetlands transition areas and the east end contains the proposed new home and driveway currently under construction.

Proposed lot 12.02 will contain 14,500 square feet of which 7,220 square feet is buildable. No construction is proposed at this time.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property maintains frontage on a public right of way known as Oakland Avenue that has not been developed. The property is wooded and undeveloped. The western portion of the property contains steep slopes over 15%, wetlands and wetland transition areas. The property is located within the R-10 Single Family Residential Zone District and is surrounded by residential uses in the R-10 Zone. Undeveloped, wooded land is located across from the subject site on Oakland Avenue.

PLANNING COMMENTS

1. Conservation Easement - As per 540-513D (Preservation of Natural Features including steep slopes, wetlands and wetland transition areas) a conservation easement shall be created for the portion of Lot 12.01 that is constrained by wetlands and the wetlands buffer. The plans shall be revised to show the easement and the easement shall be marked by a visible border such as a fence, vegetation or posts, that

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is acceptable by the Planning Board. The easement document shall be drafted in accordance with 540-614B and submitted to the Board Attorney and professionals for their review. This shall be made a condition of approval.

2. The plans shall show the utility connections on the plan.
3. Applicant shall indicate whether the homes will be served by sewer or septic. Outside approval by either TOMSA or Middletown Health Department will be required.
4. Wooded Areas - As per 540-651 no more than 40% of wooded areas may be cleared. Compliance with this standard will be required at the time of Zoning Review, prior to obtaining building permits for any disturbance or construction on new Lot 12.02 otherwise relief will be necessary from the Zoning Board.
5. Architectural Plans - Architectural plans for new Lot 12.02 shall be provided prior to obtaining a building permit to review for compliance with building height and side-facing garage. All appurtenances, such as tanks, condenser units shall be fully screened.
6. Sidewalk – As per Section 540-634, sidewalks are required on both sides of the street and none are proposed. The Planning Board may grant a waiver from the installation of sidewalks and accept an in-lieu contribution.
7. Street Trees - As per Section 540-645C, twenty (20) street trees (30' on center) are required along the site's street frontage (10 per side). The applicant proposes nine (9) street trees on the south side, and 11 street trees on the north side, along the improved portion of Oakland Avenue.
8. Grading plan approval is required prior to the issuance of a building permit for new Lot 12.02.
9. Any further extension of Oakland Avenue would require Planning Board Approval, and this shall be made a condition of approval.
10. New lot numbering shall be subject to review and approval by the Tax Assessor.
11. Approving Agencies - Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.
 - NJDEP
 - Freehold Soil Conservation District
 - Middletown Township Fire Advisory Review Board
 - Middletown Township Environmental Commission
 - Middletown Township Health Department
 - TOMSA

