

PLANNING BOARD

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE MUNICIPAL PLANNING BOARD ON _____

BOARD CHAIRPERSON

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS ONE HUNDRED NINETY (190) DAYS FROM THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

BOARD SECRETARY

DATE _____

OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE MUNICIPAL PLANNING BOARD.

OWNER

DATE _____

NOTARY PUBLIC

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC

DATE _____

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER (AFFIX SEAL)

DATE _____

MUNICIPAL CLERK

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE MUNICIPAL LAND USE LAW, P.L. 1975, C. 291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

DATE _____

MONMOUTH COUNTY PLANNING BOARD (STAMP)

PROJECT INFORMATION

PROJECT NAME

59 OAKLAND AVENUE

PROJECT LOCATION

BLOCK 698, LOT 12
59 OAKLAND AVENUE
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NJ

OWNER

TMA KALIAN, LLC
2 HENNESSEY BLVD.
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT

TMA KALIAN, LLC
2 HENNESSEY BLVD.
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT'S PROFESSIONALS

SURVEYOR:
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
128 EAST RIVER ROAD
RUMSON, NJ 07760

SURVEYOR:
JUSTIN I. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
1955 NJ-34 #1A
WALL TOWNSHIP, NJ 07719

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MAP FILING LAW.

Justin I. Hedges
JUSTIN I. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362



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SEWER	GREEN
TEMP. WERT MARIFFINS	MAKENTA
PROPOSED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND PAID SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Jason K. Richter
JASON K. RICHTER, PE, PP, CFM, CME
PROFESSIONAL ENGINEER, PLANNER
NJPE 4318 NYPPE 5726 PAPE 6168
DEPE 3813 NYPE 802295 CTPPE 23291
NCPPE 33336 DCPE 900682 COPE 38605

REVISIONS

REV.#	Date	Comment
0	03/10/23	INITIAL RELEASE

SCALE: 1"=30'
DATE: 03/10/23
JOB #: 22-756-09
CAD ID: 22-756-09

NOT FOR CONSTRUCTION

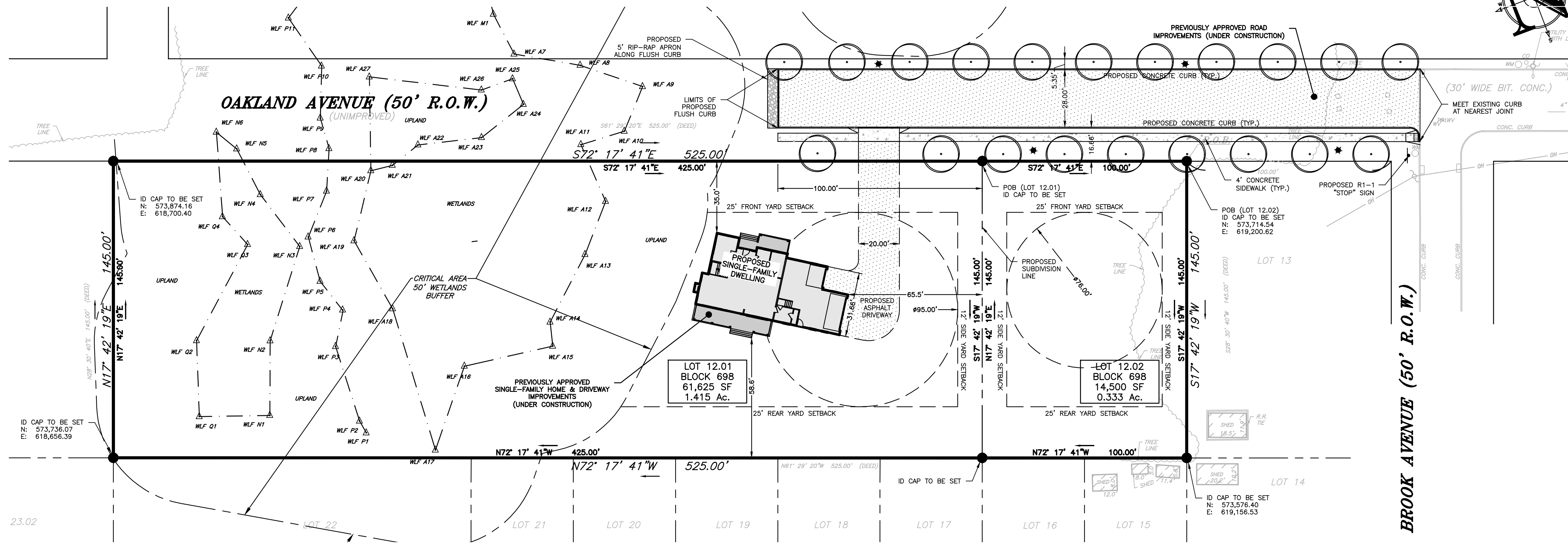
APPROVED BY: _____

PLAN INFORMATION

SUBDIVISION PLAT

MINOR SUBDIVISION PLAN

SHEET NO. 1 OF 1



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #63, BLOCK 698, LOT 12, 59 OAKLAND AVENUE, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NJ.
- OWNER / APPLICANT**
KALIAN COMPANIES
2 HENNESSEY BLVD.
ATLANTIC HIGHLANDS, NJ 07716
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO OBTAIN A BUILDING PERMIT, UTILITY EXTENSION PERMITTING, AND SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT FOR PLAN CERTIFICATION.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON FOLLOWING:
A. BOUNDARY AND WETLAND SURVEY INFORMATION HEREON IS BASED ON A SURVEY PERFORMED BY THOMAS P. SANTRY, P.A. ENTITLED "LOT 12, BLOCK 698, LENWOOD AND OAKLAND AVENUE, TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY", BEING DATED 1/23/20.
B. TOPOGRAPHIC AND UTILITY SURVEY INFORMATION HEREON IS BASED ON A SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "TOPOGRAPHIC AND UTILITY SURVEY OF BLOCK 698, LOT 12, 59 OAKLAND AVENUE", BEING DATED 06/30/22. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES AN ASSUMED VERTICAL DATUM.
- THIS MAP REFLECTS THE PREVIOUSLY APPROVED PLOT PLAN INFORMATION TAKEN FROM PLAN SET ENTITLED, "PLOT PLAN FOR 59 OAKLAND AVENUE, DATED 07/09/22, LAST REVISED 11/08/22 AS PREPARED BY THIS OFFICE. THIS PLAN RECEIVED TOWNSHIP ZONING PERMIT AND GRADING APPROVAL.

SUBDIVISION NOTES

- SUBDIVISION FILING**
THIS SUBDIVISION SHALL BE FILED BY DEED IN ACCORDANCE WITH THE MAP FILING LAW. PROPOSED LOT NUMBERS HAVE NOT YET BEEN APPROVED BY THE TAX ACCESSOR.
- BEARING AND DISTANCE**
ERROR OF CLOSURE BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).
- RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)**
ALL IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION APPLICATION SHALL BE IN COMPLIANCE WITH THE NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS.
- COORDINATES**
COORDINATES SHOWN SHALL NOT BE USED TO ESTABLISH PROPERTY CORNERS IN THE FIELD.

LOT 12 COVERAGE CALCULATIONS

ITEM	EXISTING (SF)	PREVIOUSLY APPROVED IMPROVEMENTS ON LOT 12.01 (SF)	PROPOSED LOT 12.02 (SF)
DWELLING	N/A	2,179	N/A
COVERED PORCH	N/A	501	N/A
DRIVEWAY PAVEMENT	N/A	2,064	N/A
DRIVEWAY STONE	N/A	N/A	N/A
ENTRY STEPS/LANDINGS	N/A	N/A	N/A
AC/GENERATOR	N/A	N/A	N/A
OUTDOOR SHOWER	N/A	N/A	N/A
POOL PATIO	N/A	N/A	N/A
POOL EQUIPMENT	N/A	N/A	N/A
OUTDOOR FIREPLACE	N/A	N/A	N/A
OUTDOOR KITCHEN	N/A	N/A	N/A
TOTAL	N/A	4,744	N/A

R.O.W. COVERAGE CALCULATIONS

ITEM	EXISTING (SF)	PROPOSED (SF)
R.O.W. PAVEMENT / DRIVEWAY	N/A	9,599
CONCRETE SIDEWALK	N/A	1,183
TOTAL	0	10,782

ZONING COMPLIANCE CHART
R-10 (SINGLE FAMILY RESIDENCE - MEDIUM DENSITY) ZONE (§540-914)

ORD SECTION	STANDARD	REQUIRED		COMPLIES	COMPLIES			
		EXISTING	PROPOSED LOT 12.01		PROPOSED LOT 12.02	COMPLIES		
540-902C	MIN. LOT AREA (SF)	10,000	76,125.0	61,625 (1,415 AC.)	YES	14,500 (0,333 AC.)	YES	
540-902C	MIN. BUILDABLE LOT AREA (SF)	7,000	>7,000	13,409	YES	7,220	YES	
540-902C	MIN. LOT FRONTAGE (FT)	100	525.0	425	YES	100	YES	
540-902C	MIN. CIRCLE DIAMETER (FT)	50	95.0	95	YES	76	YES	
PRINCIPAL BUILDING								
540-902C	MIN. FRONT YARD SETBACK (FT)	25	N/A	35	YES	TO COMPLY	YES	
540-902C	MIN. REAR YARD SETBACK (FT)	25	N/A	58.6	YES	TO COMPLY	YES	
540-902C	MIN. SIDE YARD SETBACK	12	N/A	65.5	YES	TO COMPLY	YES	
540-902C	ONE SIDE (FT)	N/S	N/A	N/S	YES	TO COMPLY	YES	
540-902C	TWO SIDES (FT)	N/S	N/A	N/S	YES	TO COMPLY	YES	
540-902C	MAX. BUILDING HEIGHT (FT)	35	(3)(4)	< 35	YES	TO COMPLY	YES	
540-902C	MAX. BUILDING HEIGHT (STORIES)	2.5	N/A	< 2.5	YES	TO COMPLY	YES	
LOT COVERAGE								
540-902C	MAX. BUILDING COVERAGE (%)	20	(5)	N/A	4.3	YES	TO COMPLY	YES
540-902C	MAX. IMPERVIOUS COVERAGE (%)	25	(6)(7)	N/A	7.7	YES	TO COMPLY	YES
540-902C	MIN. GROSS FLOOR AREA	900	N/A	> 900	YES	TO COMPLY	YES	
540-902C	FIRST FLOOR MULTISTORY (SF)	1,200	N/A	> 1,200	YES	TO COMPLY	YES	
TOTAL (SF)								
		N/A	N/A	N/A	N/A	N/A	N/A	

- (N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED (V) PROPOSED VARIANCE (W) PROPOSED WAIVER (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (1) MINIMUM CIRCLE DIAMETER MAY BE REDUCED 40% FOR LOTS PREDOMINANTLY FRONTING A CUL-DE-SAC BULB (2) MINIMUM CIRCLE DIAMETER DOES NOT APPLY TO EXISTING DETACHED SINGLE-FAMILY DWELLINGS OR TO LOTS ESTABLISHED AS PART OF A PERFORMANCE RESIDENTIAL OR CLUSTER DEVELOPMENT (3) MAXIMUM BUILDING HEIGHT ON LOTS 100 FEET WIDE OR LESS MEASURED AT THE STREET LINE SHALL BE 28 FEET. BUILDING HEIGHT MAY INCREASE ONE FOOT FOR EVERY FIVE FEET OF LOT WIDTH ABOVE 100 FEET, BUT IN NO CASE SHALL EXCEED 35 FEET. (4) IN SPECIAL FLOOD HAZARD AREAS, HEIGHT OF BUILDINGS LOCATED ON LOTS 125 FEET WIDE OR LESS MAY BE INCREASED TO 35 FEET AS MEASURED FROM ONE FOOT ABOVE BASE FLOOD ELEVATION IF:
(A) THE AREA BELOW THE BASE FLOOD ELEVATION CONTAINS NO PHYSICAL ENCLOSURES;
(B) THE VERTICAL DISTANCE FROM PREDEVELOPMENT GRADE TO THE ROOF PEAK DOES NOT EXCEED 40 FEET; AND
(C) A NONCONVERSION AGREEMENT IS RECORDED WITH THE MONMOUTH COUNTY RECORDING OFFICER. (5) LOT COVERAGE FOR PRINCIPAL AND ACCESSORY STRUCTURES (6) LOT COVERAGE FOR ALL IMPROVEMENTS (IMPERVIOUS OR PERVIOUS) INCLUDING ALL PARKING AREAS AND AUTOMOBILE ACCESS DRIVEWAYS AND INTERNAL ROADWAYS, WHETHER COVERED BY AN IMPERVIOUS OR PERVIOUS MATERIAL PATIOS ASSOCIATED WITH AN IN-GROUND OR ABOVEGROUND SWIMMING POOL, SURFACE AREA OF AN IN-GROUND OR ABOVEGROUND SWIMMING POOL, ABOVE 800 SQUARE FEET, AND ALL OTHER IMPERVIOUS SURFACES (7) THE MAXIMUM PERCENT OF LOT COVERAGE FOR A DETACHED SINGLE-FAMILY DWELLING WHICH IS EITHER A NONCONFORMING USE OR STRUCTURE MAY BE INCREASED, PROVIDED THE RESULTANT LOT COVERAGE COMPLIES WITH THE COVERAGE LIMITS IN THE MOST RESTRICTIVE SINGLE-FAMILY RESIDENCE ZONE TO WHICH THE AREA OF THE UNDERSIZED LOT CONFORMS. IN NO CASE SHALL COVERAGE EXCEED 35%.

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