

TOWNSHIP OF MIDDLETOWN

Planning Board

One Kings Highway, Middletown, NJ 07748-2594

DAVID MERCES
Chairman



Organized December 14, 1667
"Pride in Middletown"

AMY H. CITRANO, P.P., A.I.C.P.
Director of Planning

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TECHNICAL MEMORANDUM

DATE: May 25, 2023
BOARD: Planning Board
APPLICATION: Mr. Lyon – 481 Morris Way
(Block 502, Lots 1, 2, 5 & 7 and Block 503, Lots 10 & 11)
R-10 Zone
Minor Subdivision (Lot Line Adjustment)
Application #: 2023-102

PROJECT DESCRIPTION

The applicant proposes a lot line adjustment to the existing Block 502, Lots 2 and 5 to transfer 2,644 sq.ft. from Block 502, Lot 2 to Block 502, Lot 5. As a result of this transfer, Block 502, Lot 5 will increase in size from 7,59 sq.ft. to 10,000 sq.ft.

Block 502, Lots 1, 2, & 7 and Block 503, Lots 10 & 11 is Township owned property, and as a result of the transfer will decrease in size from 87,946 sq.ft. to 85,302 sq.ft.

The proposed area of transfer contains an above-ground pool and metal shed. These improvements will become part of Block 502, Lot 5.

No new construction is proposed. No variances are required.

PROPERTY DESCRIPTION

Block 502, Lot 5 contains a single family dwelling on Morris Way in the Residential (R-10) Zone. Block 502, Lots 1, 2, & 7 and Block 503, Lots 10 & 11 is Township-owned property with frontage on Leonardville Road, and the future site of the Middletown Veterans Housing Project in the R-10 and Business (B-1) Zones. A mix of residential and commercial uses surround the site.

PLANNING COMMENTS

1. New lot numbering shall be subject to review and approval by the Tax Assessor.

Many Neighborhoods. One Middletown!

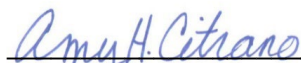
Belford ◦ Chapel Hill ◦ Fairview ◦ Harmony ◦ Leonardo ◦ Lincroft ◦ Locust ◦ Middletown Village
Monmouth Hills ◦ Navesink ◦ New Monmouth ◦ North Middletown ◦ Nut Swamp ◦ Oak Hill ◦ Port Monmouth ◦ River Plaza

DOCUMENTS REVIEWED

- Boundary Adjustment Plan, consisting of one sheet, prepared by R and T Land Surveying, dated January 10, 2023;
- Zoning Officer denial letter;
- Proof of current taxes; and
- Affidavit of ownership.

I reserve the right to make additional comments based upon the submission of additional documents or testimony presented to the Board.

Report Prepared by:



Amy H. Citrano, PP AICP
Planning Director

