



YOUR GOALS. OUR MISSION.

MIPB-R8830

April 24, 2023

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

via E-Mail (euruarte@middletownnj.org)

**Re: Rosina Landi
4B Old Colonial Road
Block 591, Lot 15
Minor Subdivision Plan
Second Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced minor subdivision application, consisting of the following:

- a. Minor Subdivision Plan, prepared by Richard Karl Heuser, P.E., P.L.S., of Richard K. Heuser, P.C., dated May 27, 2022, **revised April 11, 2023**, consisting of two (2) sheets.
- b. Architectural Plans prepared by Patrick M. Lesbirel, A.I.A., of Brick City Reconstruction, dated October 19, 2022, consisting of three (3) sheets.
- c. Application for Development, prepared by Rosina Landi, dated November 18, 2022, consisting of one (1) sheet.
- d. Application Checklist, dated December 29, 2022, consisting of seven (7) sheets.
- e. Freshwater Wetlands Report, prepared by Richard Karl Heuser, P.E., P.L.S., of Richard K. Heuser, P.C., consisting of one (1) sheet.
- f. Drainage Calculations, prepared by Richard Karl Heuser, P.E., P.L.S., of Richard K. Heuser, P.C., dated June 13, 2022, consisting of one (1) sheet.

Based on our review and site visit, we offer the Board the following comments and suggestions:

A. Project Description

Lot 15 is a property that has frontage on Old Colonial Road with an area of 0.97 ac. and is located within the RTF Zone. Existing on this lot is a two-family dwelling and inground swimming pool. The applicant is proposing to subdivide Lot 15 into two lots: Lot 15.01 and Lot 15.02 with areas of ~~23,906.26~~ **25,084.82** sq ft and ~~18,344.87~~ **15,526.35** sq ft, respectively. Lot 15.01 (closest to Old Colonial Road) will contain the existing two-family dwelling and concrete driveway. Proposed Lot 15.02 will contain ~~the existing swimming pool and the applicant is proposing~~ a **new** two-story dwelling with a one car garage, ~~two paved parking spaces and a dry well to collect roof leader runoff.~~ An approximately 240-foot long, 15-foot wide, access and utility easement is proposed for ~~the benefit of Lot 15.02.~~ Its location will be along the westerly lot line of Lot 15.01. Driveway access for proposed Lot 15.01 will remain from the separate existing driveway accessed via Old Colonial Road. **Lot 15.02 will be accessed via a separate driveway from Old Colonial Road.** Lot 15.02 has ~~no frontage~~ **35.41 ft of frontage**, whereas the Zone requires 100 ft. The topography of these lots will generally remain the same.



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B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-915.A.3.a	Minimum Lot Frontage to be 100 ft.	35.41 ft. (Lot 15.02)	Variance Required
540-915.A.2	Minimum Side Yard setback (accessory) to be 15 ft.	0.5 ft. (Lot 15.02)	Variance Required
540-619.B.4.	Garages shall open to the side or rear of the lot	Front-entry garage (Lot 15.02)	Waiver Required

C. Off-Site and Off-Tract Improvements

1. The applicant is proposing an access and utility easement along the westerly side of the 2 proposed lots for the benefit of Lot 15.02. A 2-story dwelling is proposed on Lot 15.02 which will require utility connections. Utility locations, limits of restoration and construction details shall be provided on a grading plot plan prior to construction. **Continuing comment.**
2. Sidewalk is technically required along the property frontage. If sidewalk is not installed, an appropriate contribution should be made in accordance with ordinance Section 540-419.A. It is noted that sidewalk currently does not exist along Old Colonial Road. **Continuing comment.**

D. Site Requirements/Layout

1. We note that Lot 15.02 does not have direct access to an improved roadway and access to Lot 15.02 from Old Colonial Road will be via a 15 ft. wide access easement on Lot 15.01. We defer to the Fire Official regarding review of the proposed driveway to confirm if adequate access for emergency vehicles is provided. **Continuing comment. The applicant now proposes 35.41 ft of frontage on Lot 15.02 along Old Colonial Road with a 12 ft driveway.**
2. The applicant is proposing a 12 ft. wide paved driveway within a 15 ft. wide access and utility easement on Lot 15.01, for the benefit of Lot 15.02. The applicant shall advise who will be responsible for maintenance of the proposed driveway and any associated drainage. Easement documentation shall be provided for review and approval by the Board Engineer and Board Attorney, including metes and bounds descriptions of the proposed easement. **No longer applicable. The applicant is now proposing separate driveway access to Lot 15.02.**
3. The existing shed on western side of proposed Lot 15.02 is to be removed. The existing shed on the eastern side of Lot 15.02 is to remain. **Continuing comment.**



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4. The applicant notes an existing portion of concrete pool decking is to be removed from Lot 15.02 as well as the existing deck from Lot 15.01. All areas shall be restored with lawn area. Applicant to confirm. **Addressed. The applicant is proposing to remove the existing pool and proposes a new pool on Lot 15.01.**
5. **Based on the new lot layout, it appears a portion of the existing driveway on new Lot 15.01 extends onto new Lot 15.02. The existing driveway shall be modified to be setback at least 5' from the shared lot line.**
6. **We note that there are pavement areas in the front yard between the existing concrete driveway on new Lot 15.01 and the proposed new driveway on new Lot 15.02. The applicant shall clarify if these pavement areas are to be removed and replaced with lawn.**

E. Drainage/Grading

1. The applicant notes an increase in impervious coverage of approximately 6,170 square feet and has proposed a drywell on new Lot 15.02. The Township requires the drywell to be sized to mitigate the total increase in impervious coverage for a 1.25-inch rainfall. Based on the net increase, it appears the applicant must mitigate 643 cubic feet of runoff, whereas the current drywell only provides 288 cubic feet of storage. The drainage design shall be revised accordingly. The applicant shall also mitigate the proposed paved driveway on Lot 15.01. **No longer applicable. Based on the updated plan, the applicant is now proposing a net reduction in impervious surfaces of 940 square feet.**
2. Soil testing information will be required in the location of any proposed drywell(s) to confirm depth to seasonal high-water table (SHWT) and permeability rate. All drywells must have a minimum 2 ft. separation from the SHWT to the bottom of stone, must fully drain within 72 hours and have a minimum tested permeability rate of 1 inch per hour. **No longer applicable.**
3. The applicant shall show the proposed roof drains connecting to the drywell on Lot 15.02 on the plans including size, material, slope, inverts, etc. **Not addressed. The applicant has removed the drywell; however, roof leader locations and direction of discharge shall be provided on the plans.**
4. The applicant shall add the limit of disturbance to the plans as well as soil erosion and sediment control notes and details. **Not addressed. Applicant shall provide the limit of disturbance to the plans as well as soil erosion and sediment control notes and details.**
5. Applicant shall provide testimony for any existing drainage issues on site. **Continuing comment.**
6. Prior to any new construction, the applicant shall submit a grading and drainage plot plan to the Township for review and approval. **Continuing comment.**



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F. Lighting and Landscaping

1. No new lighting or landscaping is proposed with this application. **Continuing comment.**
2. Per Section 540-645.A. street trees shall be required along all new streets within subdivisions and site plans. Where subdivisions, site plans or construction of a new residence abuts one or more existing streets, the planting of street trees shall be required. At least one tree for every 30 ft. of front yards is required. **Continuing comment.**
3. The applicant should identify any trees which are proposed to be removed or preserved as a result of this project. **Not addressed.**

G. Subdivision

1. The applicant shall clarify the right-of-way and front property line on the plans. As shown, it appears the front property line extends beyond the pavement on Old Colonial Road. **Not addressed.**
2. The applicant shall obtain approval, in writing, for the proposed lot numbering from the Township Tax Assessor. **Continuing comment.**
3. The applicant intends to file the subdivision by deed. The applicant shall provide metes and bounds descriptions for the existing and proposed new lots for review and approval by the Board Engineer. The form of deed shall be reviewed and approved by the Board Attorney. **Continuing comment.**

H. Miscellaneous

1. We defer further review to the Fire Department. **Continuing comment.**
2. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for improvements within the Township Right-of-Way. None appear to be proposed at this time. **Continuing comment.**
3. The applicant shall add a note to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable. **Continuing comment.**
4. Approvals, letters of no interest or letters of service should be obtained from the following agencies: **Continuing comment.**
 - Monmouth County Planning Board
 - Freehold Soil Conservation District
 - New Jersey American Water



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- New Jersey Natural Gas
- Comcast Cable
- JCP&L
- Verizon
- All other agencies and departments having jurisdiction.

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:db

cc: Amy Citrano, PP, AICP, Director of Planning
Rosina Landi, Applicant (mikeybobby6925@gmail.com)
Richard Karl Heuser, P.E., P.L.S., Richard K. Heuser, P.C.
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