

MIDDLETOWN ENVIRONMENTAL COMMISSION
APPLICATION REVIEW CHECKLIST

Commission Review Date: 2/25/23

1. APPLICATION INFORMATION:

A. Reviewing Board: Planning Board

B. Application No: 2022-106

C. Application Type: Lot split

D. Applicant Name: Rosina Landi

E. Street Location: 4 Old Colonial Road

F. Tax block 291 lot 15

G. Project Description (single family, townhouse, commercial; acreage; size of structure, nature and use, etc.) _____ Narrative Provided for Project. _____

H. Summary of Concerns:

Planning Board should consider all the variances being requested.

Engineer should provide Perc test to prove drywell will achieve required re-infiltration plan since the location is so close to Mahoras Brook and WackAack creek. Topographic does not appear to provide sufficient elevation for infiltration to work. Also previous topo indicates previous orchard in location, test for arsenic contamination from previous agricultural use. There is a Well indicated on drawing, is this for potable water supply? or should it be sealed properly if no longer used. _____

Also, both properties will exceed the new stormwater requirements for impervious coverage. Under the new stormwater regs, gravel surfaces used for vehicular traffic are considered impervious. The proposed gravel access drive to the rear residence must be included in the calculation of impervious surfaces. Due to the loss of pervious surface, the existing house should be required to install a drywell for the roof and driveway drains, and the pool, patios, and sufficient areas of driveway must be demolished as a condition of approval so that both properties meet the requirements for impervious coverage. _____

Middletown Environmental Commission

Martin Donohue
Chairman

2. INFORMATION RECEIVED:

Application No:

A. Application Yes No N/A

B. Plans Yes No N/A

C. Variance Request(s) Yes No N/A

Describe _____

D. Environmental Impact Statement

Yes No Waiver requested N/A

E. Soil erosion & sediment control plans

Yes No Waiver requested

F. Stormwater calculations

Yes No Waiver requested

G. Septic; wastewater management plans

Yes No Waiver requested

H. State permits: wetlands, stream encroachment; 208 Amendment, sewer extension

Applied for Received Required

3. EXISTING ENVIRONMENTALLY SENSITIVE FEATURES:

A. Steep slopes (over 15%) Yes No

B. Wooded areas Yes No

C. Surface water Yes No

D. Aquifer recharge areas Yes No

E. NJDEP C1 watershed Yes No

F. Floodplains Yes No

G. Wetlands Yes No

H. Drainage pattern Yes No

I. Dunes Yes No

J. Significant trees or other vegetation Yes No

K. Exceptional habitat Yes No

4. PROPOSED DEVELOPMENT IMPACTS ON EXISTING FEATURES

Application No:

The Commission recommends the Twp. Engineer/Planning Dept. determine compliance with state & Township ordinances for the following noted issues:

(SAN) - Special Attention Needed

A. Grading NA

1. Change of slope
2. Erosion, sedimentation & surface water impacts **SAN**
3. Source of fill materials
4. Preservation of topsoil

B. Stormwater Management

1. Impact upon municipal stormwater mgmt plan –
2. Impact upon
 - a. Stormwater quality -
 - b. Surface runoff – **SAN**
 - c. Flooding – **SAN**
3. Non-point source pollution

C. Stream encroachment

D. Wetlands filling or disturbance

E. Buffering

1. Proposed or needed
2. Vegetation in buffers

F. Landscaping/limits of disturbed areas

1. Preservation of significant trees or other landscaping
2. Appropriateness of new species; natives or invasives?

G. Habitat fragmentation for plants and wildlife

H. Hazardous substances

1. Storage
2. Generation
3. Existing underground storage tanks
4. Former agricultural pesticide usage **SAN**

I. Quality of Life **SAN**

1. Traffic congestion
2. Air pollution
3. Light pollution
4. Noise
5. Pedestrian friendly
6. Sustainable Building Potential
7. Usable Yard Area (not limited by environmentally sensitive features) **SAN**