



YOUR GOALS. OUR MISSION.

MIPB-R8840

August 28, 2023

Ms. Debi Yuro, Board Secretary
Township of Middletown Planning Board
One Kings Highway
Middletown, New Jersey 07748

via E-Mail (dyuro@middletownnj.org)

**Re: 500 Central AH, LLC
500 Central Avenue
Block 460, Lots 2, 3, 4, & 5
Major Subdivision
First Engineering Review
MTPB #2023-400**

Dear Board Members:

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

1. Preliminary and Final Major Subdivision Plan, prepared by Elizabeth M. Waterbury, P.E., P.P., of E.M. Waterbury & Associates, P.A., dated January 26, 2023, last revised June 30, 2023, consisting of eight (8) sheets.
2. Final Plat – Major Subdivision Plan, prepared by Charles Surmonte, P.E., P.L.S., dated March 23, 2023.
3. Topographic Survey prepared by Charles Surmonte, P.E., P.L.S., dated January 26, 2023, last revised June 6, 2023.
4. Stormwater Management Report, prepared by Elizabeth M. Waterbury, P.E., P.P., of E.M. Waterbury & Associates, P.A., dated March 2023, last revised June 28, 2023.
5. Existing Drainage Area Map, prepared by Elizabeth M. Waterbury, P.E., P.P., of E.M. Waterbury & Associates, P.A., dated January 26, 2023, last revised June 30, 2023
6. Proposed Drainage Area Map, prepared by Elizabeth M. Waterbury, P.E., P.P., of E.M. Waterbury & Associates, P.A., dated January 26, 2023, last revised June 30, 2023
7. Statement of Traffic, prepared by Elizabeth M. Waterbury, P.E., P.P., of E.M. Waterbury & Associates, P.A., dated April 5, 2023.
8. NJDEP Wetlands LOI Presence/Absence determination, dated May 8, 2023.
9. Denial of Development Permit, dated March 6, 2023.

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

A. Project Description

The applicant is seeking major subdivision approval to subdivide the 2.03-acre Lot 4 into five (5) new lots. The property is located with the R-10 zone. Currently the site mainly consists of a 1-story commercial building and wooded areas. The contains frontage on Central Avenue, Hillside Avenue, & prospect Avenue, with its main frontage along Central Avenue.



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The subject application proposes to remove the existing improvements and construct a 2-1/2 story dwelling on each of the 5 proposed lots. Each newly created dwelling will have a recharge system for roof runoff. The applicant also intends to provide utility extensions through Central Avenue and Prospect Avenue.

B. Variations and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-612.K	Maximum curb depression width for single- and two-family dwellings shall be the driveway width plus four feet, but not more than 25 feet.	Driveway curb depression of Lot 4.05 is 27.17 ft and Lot 4.03 is 27.28.	Waivers Required for Lot 4.05 and Lot 4.03.
540-619.B.4.	Garages, whether attached or detached, shall be arranged to open to the side or rear of the lot, except fully detached garages located entirely to the rear of the principal building.	Garages to open to the front of the lot.	Wavier Required for Proposed Lots 4.01, 4.03, & 4.05
540-651.B	In zone districts in the Township where the maximum percent of lot covered is greater than 15%, no more than 40% of such wooded areas within the net tract area may be cleared or developed. The remaining 60% shall be maintained as permanent open space or preserved within the lot.	Approximately 50% of wooded areas to be cleared. <i>Applicant shall confirm.</i>	Waiver Potentially Required
540-622.C.	Applicants for major subdivision or for site plan approval shall submit a landscaping plan for approval by the Municipal Agency, which plan shall be designed, prepared, and duly signed and sealed by an architect, engineer, or certified landscape architect licensed under the applicable laws of the State of New Jersey.	No landscaping plan was received.	Waiver required; we recommend a landscape plan is provided
540-634.A.	Sidewalk construction shall be required on both sides of all streets within a development and entirely around the perimeter of all cul-de-sacs. Where the development abuts only one side of an existing street, the sidewalks shall only be required for that side. Sidewalks shall also be constructed at other places, such as pedestrian walkways, access points to open space or where the sidewalk can connect to another existing sidewalk system.	No sidewalk exists and no new sidewalk proposed along Central Avenue and Prospect Avenue frontages. Existing sidewalk to remain on Hillside Avenue	Waiver Required



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C. Off-Site and Off-Tract Improvements

1. The applicant proposes utility connections within Prospect Avenue and Central Avenue. The applicant shall revise the plans to note the limits of pavement repair. The applicant shall be responsible to mill and overlay the pavement along Prospect Avenue and Central Avenue with 2 inches of 9.5M64 surface course pavement to 1 ft. beyond the outside limits of trenching or, to the opposite side curb line if trenching extends beyond the centerline. Repair areas shall be rectangular in nature. In addition, connection locations shall be arranged to limit the number of excavations to the roadway.
2. The applicant shall show the limits of curb replacement on Prospect Avenue and Central Avenue associated with the proposed improvements.
3. The applicant shall be aware that any damages to the existing pavement due to the proposed construction shall be repaired or replaced to the satisfaction of the Township Engineer.
4. We note that sidewalk currently exists along Hillside Avenue and is proposed to remain. No sidewalk currently exists along the Central Avenue and Prospect Avenue frontages and none is proposed. Sidewalk shall be installed along the property frontages. If sidewalk is not installed, an appropriate contribution should be made in accordance with ordinance Section 540-419.A. It should be noted that sidewalks are required per RSIS requirements.
5. The existing sidewalk along Hillside Avenue is deteriorated in some locations. The applicant shall provide a note on the plans that the sidewalk shall be repaired to the satisfaction of the Township's Engineer.
6. The curb & gutter construction detail shall be replaced with a rolled curb & gutter construction detail which is consistent with the existing rolled curb & gutter on Central Avenue and Prospect Avenue.
7. We recommend the applicant provide a stop sign and stop bar at the intersection of Central Avenue & Prospect Avenue
8. It appears the proposed sight triangle linework at the intersection of Central Avenue & Hillside Avenue is not shown on the Major Subdivision Plan but is shown on the Subdivision Plat. The Major Subdivision plans shall be revised to show the easement at this intersection. Easement documents and metes & bounds descriptions for both site triangle easements as well as the area of land to be dedicated to the Township shall be provided for review by the Board Engineer and Board Attorney.
9. We defer to TOMSA for further review of the sanitary sewer improvements.



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D. Site Requirements/Layout

1. The applicant is proposing 20 ft. wide by 26 ft. long driveways and two-car garages on each lot. Per RSIS a two-car garage and driveway combination count as 3.5 spaces, therefore, it appears that adequate parking is provided for the proposed single-family dwellings, however, the applicant shall provide testimony to confirm.
2. All concrete in the proposed construction details shall be NJDOT Class B, 4500 psi. The details shall be revised to note same.
3. The applicant notes areas of steep slope disturbance on Lots 4.01 and 4.02. The applicant shall provide a slope disturbance calculation in accordance with Section 540-636.D. of the Township Ordinance to confirm if a design waiver is required.
4. The applicant shall clarify the proposed lot coverage on each lot and clarify if any patio areas, pools, decks, etc. are proposed at this time.
5. The applicant shall note locations of A/C equipment on the individual plot plans, these areas shall be screened in accordance with the requirements of the Ordinance.

E. Drainage/Grading/Utilities

1. The proposed area of disturbance exceeds 1 acre (approx. 1.86 ac), the motor vehicular impervious surface is reduced by 10,133 SF (0.23 ac) and the total impervious area is reduced by 4,250 SF (0.10 ac), therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management requirements.
2. The applicant indicates that the stormwater quantity requirement is addressed by reducing the post construction peak runoff rates and the volumes for the 2, 10 and 100-year storm events by using (5) subsurface infiltration basins. The applicant also provides proposed runoff calculations without infiltration and the results indicate no flow increases in the 2, 10 and 100-year storm events.
3. This project decreases motor vehicle impervious surface; therefore, the water quality requirements are not applicable per N.J.A.C. 7:8-5.5.
4. The applicant indicates that the project meets the groundwater recharge requirements to maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site, in accordance with N.J.A.C. 7:8-5.4(a)2i(1) by using subsurface infiltration basins.



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5. The applicant shall provide the following information for review:
 - a. FEMA Flood Insurance Rate Maps
 - b. NOAA ATLAS 14 Point Precipitation Frequency (for roof drain pipe calculations)
6. The applicant shall be cognizant that the NJPACT Inland Flood Protection Rules amendments to the NJDEP FHA and SWM rules came into effect on July 17, 2023. All plans, calculations and design should be developed in accordance with these changes. Therefore, the applicant shall provide a separate Stormwater Management Report using future 2-, 10- and 100-year design storm for review.
7. The submitted runoff calculations were based on the DelMarVa Unit Hydrograph. However, as the existing land is non-agricultural, it must be based on the 484 Unit Hydrograph. Please revise the submitted hydrology and hydraulics models accordingly.
8. Applicant shall revise the total proposed drainage area to match with the total existing drainage area in Existing & Proposed Runoff Calculations and Drainage Area Maps.
9. As per NJDEP Stormwater BMP Manual Chapter 5, for the post-construction condition, the maximum sheet flow length shall not exceed the McCuen-Spiess limitation or 100-ft, whichever is shorter. The applicant shall provide the post condition sheet flow length calculation for review.
10. The applicant shall provide the complete routing calculations including subsurface infiltration basins with infiltration rate for review.
11. According to the stormwater management report, the existing onsite soil type is Tinton-Urban Land. The applicant shall revise the soil types in GSR-32 Annual Groundwater Recharge Spreadsheet to match the with the existing onsite soil types. Moreover, the Pre-Developed Condition area shall be equal to Post-Developed Condition area.
12. The applicant shall verify that a minimum two (2) foot separation between the BMP systems bottom and SHGW is provided.
13. The applicant shall provide the roof drainpipe calculations and roof drainage area map for review.
14. All roof drainpipe sizes and inverts shall provide on the plans.
15. As per NJDEP Stormwater BMP Manual Chapter 9.8, Small-Scale Subsurface Infiltration Basins, at least one (1) inspection port that extends into subsoil must be provided near the basin to monitor the functionality of the basin. Moreover, any roof runoff that discharges to the basins should be pretreated by leaf screens, first flush diverters or roof washer. This shall be noted on the plans and details.



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16. The applicant shall provide the dimensions, elevations, and the details of subsurface infiltration basins on the plans.
17. The applicant shall provide all associated infiltration system construction notes on the plans.
18. The applicant shall provide groundwater mounding calculations and the drain time calculations for review.
19. The applicant shall provide the SHGW elevation and the infiltration rate with the Test Pits on the existing plan.
20. As part of the new NJDEP Stormwater reporting procedures the applicant must complete and submit to the Township Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet.
21. A Stormwater Management Maintenance Plan is required with an Operations and Maintenance (O&M) Manual providing the name/contact information of the person(s) responsible for the preventative and corrective maintenance tasks and schedules. Applicant shall Provide Operations and Management (O&M) for review.
22. If approved, the applicant shall note that individual lot grading plans will be required for review prior to construction. These grading plans shall show all roof leader pipes with pipe size, slope, inverts, length, material, and discharge locations.

F. Landscaping

1. Ordinance §540-645 requires street trees to be planted at a maximum spacing of 30 ft. on center. The applicant does not appear to be meeting this based on a total frontage of 853 ft. The applicant shall provide additional street trees or a design waiver will be required.
2. In addition to street tree requirements, Ordinance §540-622.B.6. requires ten (10) additional trees per acre to be planted throughout subdivisions. Per Ordinance §540-622.K, existing trees may be utilized to meet this requirement. The applicant shall provide the required plantings and a calculation confirming that the requirement is met.
3. Ordinance §540-601.C requires the identification and preservation of healthy trees. The applicant shall clearly indicate on the plan which trees on-site, outside of the indicated proposed tree-line, are intended to be preserved.
4. Ordinance §540-645.E.2. requires shade trees to have a minimum caliper size of three (3) inches. The plan shall be revised to provide a minimum of 3-inch caliper. The species of any proposed trees shall also be provided on the plans.



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5. The applicant shall revise the location of street tree plantings to avoid conflicts with proposed utilities. We note several proposed trees which are proposed in direct conflict with proposed utility lines.
6. It is noted that a portion of the wooded area near prospect avenue which is to be cleared contains bamboo growth. Bamboo is considered an invasive species with rapid growth and spreading habits. If this area is to be cleared for new landscaping, it is recommended the applicant ensures the complete removal of all bamboo shoots and rhizomes, and use of herbicide if necessary, to ensure complete removal.

G. Subdivision

1. Per: 46:26B-2b (8) of the Title Recordation Law, a minimum of three found corners distributed across the tract shall indicate the coordinate values. It appears additional monuments are required to be set in accordance with 46:26B-3. No coordinate values are found on the Final Plat at this time; these values may be shown using either State Plane Coordinate or a local coordinate system.
2. Per: 46:26B-2b (10) of the Title Recordation Law, the map shall show the name of the subdivision, name of the last property owners, the municipality and county. Currently, the name of the last property owner(s) is not provided on the Final Plat.
3. On the Final Plat, proposed Lot 4.05 was typed as "Lot 45.04". The lot number shall be corrected.
4. On the Preliminary & Final Major Subdivision Plan, the lot frontage for proposed Lot 4.01 (after dedication) is indicated as 138.50 feet on the zoning table; whereas the plan indicates 138.01 feet. The plans shall be revised for consistency.

H. Miscellaneous

1. The plans shall be revised to properly indicate all waivers and variances required/requested for this application.
2. The applicant shall obtain approval of the plans from the Fire Department prior to obtaining building permits.
3. All Easements shall be provided in accordance with Ordinance Section 540-614.
4. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for the sewer connection within the Buchanan Boulevard.



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5. Approvals or letters of service should be obtained from the following agencies:

- Freehold Soil Conservation District.
- Monmouth County Planning Board
- Township of Middletown Sewerage Authority (TOMSA).
- New Jersey American Water
- 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:GMM

cc: Amy Citrano, Director of Planning (acitrano@middletownnj.org)
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