

AGENDA
PLANNING BOARD
MEETING TIME 6:30 PM - MAIN MEETING ROOM
JANUARY 7, 2026

1. OPENING STATEMENT

2. ROLL CALL

MR. DAVID MERCES Class IV Member	MS. ROSEANN ETESON Class I/Mayor's Designee
MR. CARL RATHJEN Class IV Member	MR. JOHN RENTSCHLER Class II/Public Official Member
MR. KEVIN COLANGELO Class IV Member	MR. KEVIN SETTEMBRINO Class III/Township Committee Member
MR. STEVE SCHWEIZER Class IV Member	
MR. VLAD BERSON Class IV Member	MR. JAY BANASIAK Alternate #1
MR. JOSEPH AMECANGELO Class IV Member	MR. JAMES PISANO Alternate #2

3. SALUTE TO THE FLAG

4. READING OF AGENDA BY THE SECRETARY

5. APPROVAL OF MINUTES

Minutes to be posted to Township Website Upon Approval

6. APPROVAL OF RESOLUTIONS

None

7. ADMINISTRATIVE MATTERS

Request for Extension of Time #2019-201 – LaSalle, Lincroft, Inc. (Christian Brothers Academy), Block 1063, Lot 67.01, Newman Springs Road, R-220 Zone.

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8. OLD BUSINESS

None

9. NEW BUSINESS

- 9.I. #2025-206 – Christian Brothers Academy, 850 Newman Springs Road, Block 1063, Lot 67.01, Located In The R-220 Zone.

The applicant is seeking Minor Site Plan Approval to construct a 458.1 square feet accessory HVAC system with fencing and associated landscaping.

Documents:

[CBA PLANNERS TECHNICAL MEMO 122625.PDF](#)
[CBA_AIR CONDITIONER_1ST ENGINEERING REVIEW.PDF](#)
[CBA HVAC MINOR SITE PLAN RESUBMISSION_R122325S.PDF](#)
[CBA VARSITY GYM HVAC UNITS-082925.PDF](#)

- 9.II. #2025-400 – Milano Brothers Builders, LLC, Walada Avenue & Arlington Avenue, Block 158, Lot 1; Block 159, Lot 3; Block 122, Lot 122, Located In The R-7 Zone.

The applicant is seeking Preliminary & Final Major Subdivision Approval and Minimum Lot Frontage Variances where 75 feet is required, and 39.27 feet is proposed for New Lot 1; 64 feet is proposed for New Lot 2; 39.27 feet is proposed for New Lot 3; and 66.45 feet is proposed for New Lot 4.

Documents:

[WALDA AVENUE PLANNERS TECHNICAL MEMORANDUM.PDF](#)
[WALADA AVENUE T AND M REVIEW.PDF](#)
[WALADA AVENUE SUBDIVISION PLAN.PDF](#)

10. ADJOURNMENT

TOWNSHIP OF MIDDLETOWN

Planning Board
One Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman



Organized December 14, 1667
"Pride in Middletown"

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

DEBRA YURO
Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

TECHNICAL MEMORANDUM

DATE: December 26, 2025
BOARD: Planning Board
APPLICATION: Christian Brothers Academy (#2025-206)
850 Newman Springs Road - Christian Brothers Academy
Block 1063, Lot 67.01
Minor Site Plan

PROJECT DESCRIPTION AND HISTORY

The applicant proposes to install a 481 sf HVAC mechanical system on top of a 458 sf concrete pad adjacent to the existing varsity gym; enclose the system with an 8' tall chain-link fence with black privacy slats and with lockable gate access; and install a 4' wide concrete sidewalk around the perimeter of the concrete pad and landscaping.

In 2009, the applicant sought site plan and conditional use permit approval for various building additions and site plan improvements. The Planning Board granted approval with conditions in 2009 (2009-202) but the improvements were never completed.

In 2021, the applicant obtained site plan approval from the Planning Board for building additions and site improvements (2019-201). In 2024, the applicant obtained amended site plan approval for the construction of an artificial turf baseball facility, bleachers, press box and improvements to walkways, drainage, and utilities. The applicant was granted extensions of time in February 2024 and February 2025.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The 143.814-acre tract is located on Newman Springs Road approximately 2 ½ miles west of the Garden State Parkway across from Thompson Park. The site contains the Christian Brothers Academy including the Main Academic Complex, Brothers Residence, sprint barn, Benilde Hall, Henderson Hall, McKenna Hall, Solomon Hall, Valentine Hall, two Maintenance Garages, LaSalle Auxiliary building, two storage sheds, baseball field, tennis and basketball courts, two running tracks, and associated parking, landscaping and lighting.

The site is located in the Rural/Estate Residence (R-220) Zone District. Private schools are permitted conditionally in the R-220 Zone. The Low Density Single Family Residential (R-45) and Office Research (OR-1) Zones are to the north; the R-220 and Residence and Office (R-O) Zones are to the south; the Low

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

Density Single Family Residence (R-90), R-45 and R-O Zones are to the east, and the R-45 and R-220 Zones are to the west.

PLANNING COMMENTS

1. Conditional Use Standards –

Chapter 540-818 sets forth the standards for Private and/or parochial schools within a single family residential zone. Testimony shall be provided whether circumstances have changed with the current proposal from the 2021 Site Plan approval related to the Conditions for Private and/or parochial schools. At the time of the 2021 approval (#2019-201) the applicant was in compliance with the Conditions, and agreed to conform to all signage requirements.

- A. Convents, social halls, athletic fields and buildings and similar uses which are accessory to the educational use shall be permitted.
- B. Educational uses shall adhere to the following:
 - (1) Elementary schools shall have a minimum lot area of five acres, plus one acre for each 25 students in excess of 300 students, based upon the maximum functional capacity of the school.
 - (2) Secondary schools shall have a minimum lot area of five acres, plus one acre for each 25 students or fraction thereof based upon the maximum functional capacity of the school.
- C. Educational uses shall be screened from adjacent residential zones or existing residences adjacent to the site in accordance with the provisions of § 540-606B of this chapter and/or shall provide fencing along such property lines as may be deemed adequate by the Planning Board.
- D. Permitted signs. One freestanding sign not larger than 35 square feet in area and not exceeding eight feet in height. In addition, facade signage occupying an area no greater than 5% of the front facade. Schools which border more than one street may have one freestanding sign facing each street. Only one freestanding EMC sign is permitted in accordance with § 540-635U.
- E. Lot coverage shall not exceed 30%.

- 2. Minor Site Plan – The applicant proposes to install 481 sf HVAC system adjacent to the varsity gymnasium on top of a 458 sf concrete pad; enclose the system with an 8' tall chain-link fence with black privacy slats and with lockable gate access; and install a 4' wide concrete sidewalk around the perimeter of the concrete pad.
- 3. HVAC Equipment - Chapter 540-508(I) requires HVAC equipment for nonresidential and mixed land uses to meet the accessory structure setback standards for the relevant zone. The subject property is in the R-220 Zone and minimum accessory structure setback standards are 115' from the front, 75' from the side and rear. The applicant shall indicate in testimony compliance with these standards.
- 4. Landscaping and Lighting – Chapter 540-632 requires that HVAC equipment be screened from public view. The screening shall consist of densely planted evergreen shrubs, which shall grow to not less than five feet after one growing season, along with a solid screening element, such as a solid and uniform fence at least five feet in height on four sides. The applicant proposes to enclose the HVAC system with an 8' tall chain-link fence with black privacy slats and with lockable gate. Landscaping is

proposed along the northeastern perimeter. A design waiver may be required from providing a landscaped screen along for the remaining sides of the HVAC system.

- A. The applicant shall indicate in testimony if tree removal is proposed. If so, compliance with the Township Tree Removal/Replacement regulations found in Chapter 423 Article VI.
- B. We defer additional landscaping comments to the Board Engineer.
- C. No lighting is proposed as part of this application.

5. Fire Advisory Board review and approval shall be made a condition of approval.

DOCUMENTS REVIEWED

- Minor Site Plan for Christian Brothers Academy Varsity Gym Air Conditioning, consisting of three (3) sheets, prepared by Kennedy Consulting Engineers, LLC, dated September 8, 2025, last revised December 23, 2025;
- Architectural Site Plan for CBA Varsity Gym Air Conditioning, consisting of three (3) sheets, prepared by Kellenyi Johnson Wagner Architects, dated August 29, 2025;
- NJ Department of Environmental Protection Freshwater Wetlands Letter of Interpretation: Line Verification, dated January 19, 2018;
- Written request of waivers, undated;
- Project Narrative, undated;
- Disclosure Statement;
- Certificate of Title, prepared by John Giunco;
- Verification that property taxes are current;
- Zoning Officer Denial; and
- Development Permit Application.

We 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
Director of Planning

Patricia Dunkak
Sustainability Coordinator

LOCATION MAP





MIPB-R8482

December 18, 2025

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

via E-Mail (dyuro@middletownnj.org)

**Re: Varsity Gymnasium Air Conditioning
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Minor Site Plan
First Engineering Review**

Dear Board Members:

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

- Minor Site Plan titled “Christian Brothers Academy CBA Varsity Gym Air Conditioning” prepared by James A. Kennedy, P.E., of Kennedy Consulting Engineers, LLC, dated September 8, 2025, consisting of three (3) sheets.
- Architectural Plan titled “CBA Varsity Gym Air Conditioning” prepared by Eric L. Wagner, A.I.A., and Richard R. Kane, A.I.A., of Kellenyi Johnson Wagner, dated August 29, 2025, consisting of three (3) sheets.

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

A. Project Description

The approximately 143-acre property currently contains the private Christian Brothers Academy boys’ high school along with associated athletic facilities and ancillary site improvements. The site is located in the Rural Estate Residence (R-220) Zone of the Township with frontage along Newman Springs Road (CR 520). The applicant received prior approval for various sports field improvements in 2021 which are currently under construction.

With this application, the applicant is proposing an HVAC unit in the rear of the existing varsity gymnasium, to the west of the faculty parking lot. The proposed HVAC unit will be ground mounted on a concrete pad surrounded by river stone and the existing sidewalk between the gymnasium and the intended work is to be removed and relocated. The unit will be screened by an 8’-0” high fence with privacy slats.

B. Design Waivers/Variations:

1. We defer to the Board Planner with respect to any variances or waivers.

C. Off-Site and Off-Tract Improvements

1. No off-site or off-tract improvements are proposed.



Le: Township of Middletown
Attn: Debi Yuro, Board Secretary

Re: Varsity Gymnasium Air Conditioning
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Amended Preliminary and Final Major Site Plan
First Engineering Review

D. Site Requirements/Layout

1. The applicant should clarify the height of the proposed HVAC unit. We note that as the unit is to be screened by an 8'-0" high chain link fence with privacy slats and the architectural elevation views indicate the unit will be slightly taller than the fence.
2. A construction detail shall be provided for the proposed fence.
3. We note that the existing sidewalk which is to be removed and relocated connects to the faculty parking lot to the east of the gymnasium. A note shall be added to the plans indicating that all improvements shall be in accordance with the current ADA regulations, where applicable.
4. Per Section 540-632.A.(1). of the Township Ordinance, screening of the HVAC unit shall consist of densely planted evergreen shrubs which shall grow to not less than five feet tall after one growing season. Currently no evergreen trees are proposed. The applicant shall provide the required screening or a design waiver will be required.
5. The applicant shall provide testimony on conformance with noise level standards set in Ordinance 540-528.C.(1).

E. Drainage/Grading

1. The project proposes minimal land disturbance and minimal increase in impervious coverage. No drainage-related improvements are proposed as part of this application. The applicant shall provide testimony regarding any anticipated drainage impacts for the project.

F. Landscaping and Lighting

1. The minor site plan indicates that all trees within the project area are to be protected and none will be removed. Should any trees require removal during construction, the applicant shall apply for a tree removal permit with the Township.
2. The applicant proposes no landscaping improvements as part of the proposed development.
3. The applicant proposes no lighting improvements as part of the proposed development.

G. Miscellaneous

1. The Applicant shall provide all information requested by the Board during the public hearing(s).
2. Approvals or letters of service or letters of no interest should be obtained from the following agencies, where applicable:
 - a. Fire Advisory Board.
 - b. All other agencies and departments having jurisdiction.



**Le: Township of Middletown
Attn: Debi Yuro, Board Secretary**

**Re: Varsity Gymnasium Air Conditioning
Christian Brothers Academy
850 Newman Springs Road
Block 1063, Lot 67.01
Amended Preliminary and Final Major Site Plan
First Engineering Review**

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

GREGORY T. GITTO, P.E., C.M.E.
GROUP MANAGER

RRK:GTG:GMM:STF

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

\\tandmassociates.local\Public\Projects\MIPB\R8482\Correspondence\CBA_Air Conditioner_1st Engineering Review.docx

MINOR SITE PLAN

PREPARED FOR:

CHRISTIAN BROTHERS ACADEMY

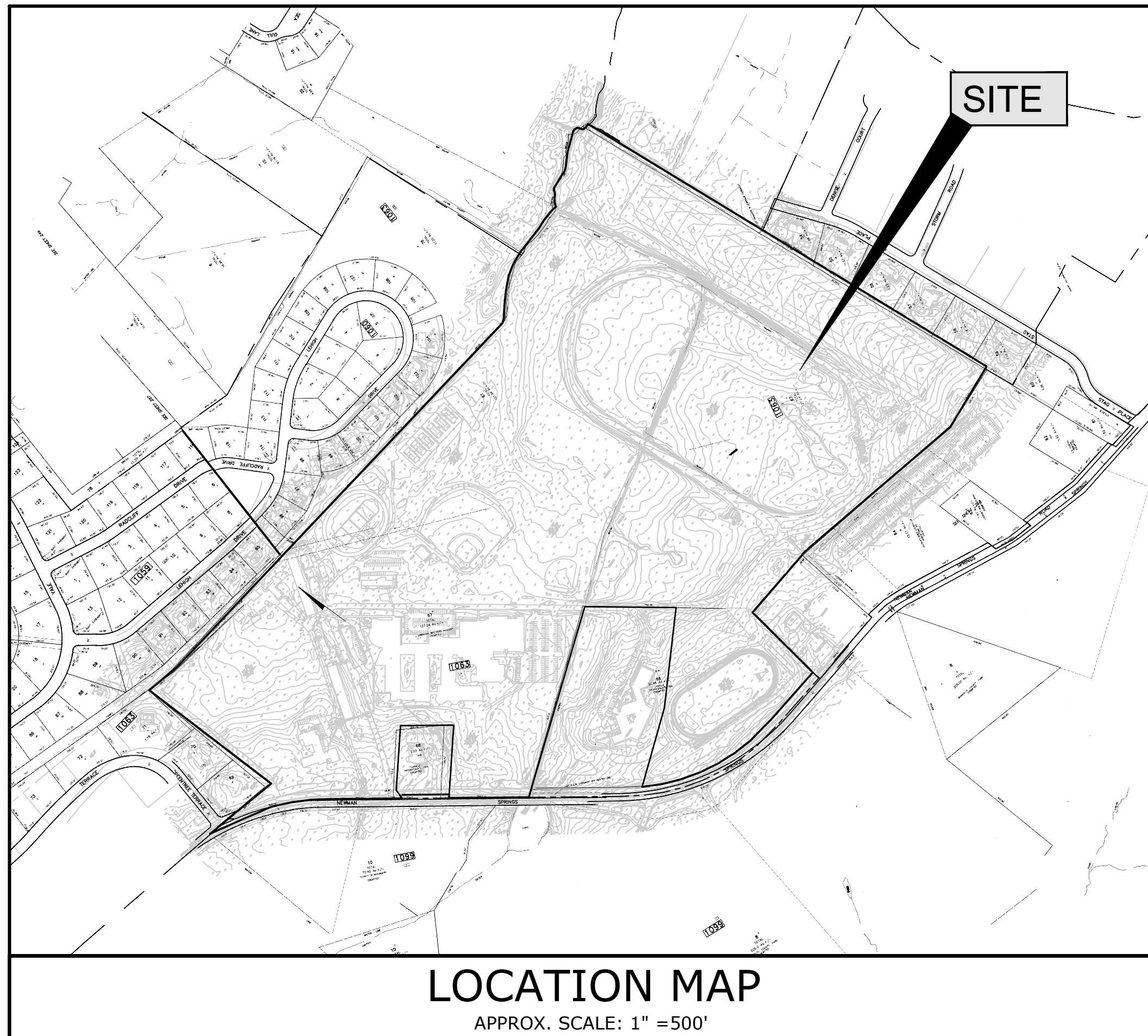
CBA VARSITY GYM AIR CONDITIONING

LOT 67.01 - BLOCK 1063, TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NEW JERSEY

TAX MAP SHEET #267
(TAX MAP, DATED DECEMBER 17, 1992)

BLOCK	LOT	OWNER & ADDRESS	BLOCK	LOT	OWNER & ADDRESS
1332	1063-38	JUMPING BROOK PROPERTY LLC 140 MIDDLETOWN LINCROFT LINCROFT NJ 07738	1332	1063-95	MAPLES JARED & MARY 71 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-39.01	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN NJ 07748	1332	1063-96	CONNOLLY STEPHEN & DOMINIQUE 73 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-78	UNIVERSITY HEIGHTS AT LINCROFT LEHIGH DR LINCROFT NJ 07738	1332	1063-97	ALVAREZ MANUEL & JUDY O GORMAN A 75 LEHIGH DR LINCROFT NJ 07738
1332	1063-64	LINCROFT BIBLE CHURCH OF MIDL INC. 790 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-98	RUGGIERI LEONARD V & ADELE 77 LEHIGH DR LINCROFT NJ 07738
1332	1063-66.01	DE LA SALLE HALL INC 810 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-99	BERGRUD MARIA ELENA & JUSTIN 108 LEHIGH DRIVE LINCROFT NJ 07738
1332	1063-67.01	LASALLE LINCROFT INC. 850 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-100	FINNEGAN MARK & KELLY 108 LEHIGH DRIVE LINCROFT NJ 07738
1332	1069-10	COUNTY OF MONMOUTH - BD OF RC 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-101	MILADOMENS LEONARD J & AMANDA S 104 LEHIGH DR LINCROFT NJ 07738
1332	1069-8	COUNTY OF MONMOUTH-BD OF REC 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-102	MAURO MICHAEL & MARY 102 LEHIGH DR LINCROFT NJ 07738
1332	1063-69	SIMONE DOMINIC & EVELYN 22 GREENTREE TERR LINCROFT NJ 07738	1332	1063-103	HEANEY TIMOTHY & ANGELINA F 100 LEHIGH DR LINCROFT NJ 07738
1332	1061-8	BAKER JOHN 850 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-58	ERN GARY R & ADRIENNE 12 STAG PL LINCROFT NJ 07738
1332	1061-9	PANTALERE ALEKEY & KHOROSH VERA 850 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-69	TROIA THOMAS & TERESA 18 STAG PL LINCROFT NJ 07738
1332	1063-57	GALLINA GIANNI & LAURA 6 STAG PLACE LINCROFT NJ 07738	1332	1063-60	MIDDLETON ROBERT & LAURA K 24 STAG PL LINCROFT NJ 07738
1332	1063-10	KHOVNANIAN AT MIDDLETOWN IV LLC 110 FIELDCREST AVE 5 TH FL EDISON NJ 08837	1332	1063-53	LADAGGA VINCENT TAWINGERTER ERIKA A 24 DENISE COURT LINCROFT NJ 07738
1332	1063-70	TOTI PETER & CHRISTINA 26 GREENTREE TERRACE LINCROFT NJ 07738	1332	1063-54	YESERSKI DAVID & ELIZABETH 102 STAG PL LINCROFT NJ 07738
1332	1063-71	SCUDLANTIS JOSEPH F 30 GREENTREE TERR LINCROFT NJ 07738	1332	1063-65	RAINER STEVEN B & CLADINE SHANNON 104 STAG PL LINCROFT NJ 07738
1332	1063-65	FSC DENAREAL ESTATE TRUST 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-56	SHULER RONALD B & MARIE 2 STAG PL LINCROFT NJ 07738
1332	1063-104	PICA ANDREW J & SCAUTO JACLN 98 LEHIGH DRIVE LINCROFT NJ 07738	1332	1063-10C0703	HENRY JOHN M & ALISON 65 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-68	LASALLE LINCROFT INC. 805 NEWMAN SPRINGS RD LINCROFT NJ 07738	1332	1063-10C0704	MIRJALA KARIN R TRUSTEE 67 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-88	WINTERS ROBERT C III & BARBARA C 222 YALE DR LINCROFT NJ 07738	1332	1063-10C0705	FRIEDMAN GARY S & SUSAN R 66 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-89	CASALE CHARLES & MARISA 59 LEHIGH DRIVE LINCROFT NJ 07738	1332	1063-10C0601	RIZOV YADIM 71 LAWLEY DRIVE LINCROFT NJ 07738
1332	1063-90	PREFER JOSEPH W & LAUREN A 61 LEHIGH DR LINCROFT NJ 07738			
1332	1063-91	LIOTTA ERMINIO J & DENISE R 63 LEHIGH DR LINCROFT NJ 07738			
1332	1063-92	SHAHABUDDIN MEAH A & ZESMIN FAQDA 85 LEHIGH DR LINCROFT NJ 07738			
1332	1063-53	ZYSKOWSKI BERNARD R & BARBARA J 67 LEHIGH DR LINCROFT NJ 07738			
1332	1063-64	KELLY ANTHONY & JENNIFER 69 LEHIGH DR LINCROFT NJ 07738			

200' PROPERTY OWNERS



LOCATION MAP

APPROX. SCALE: 1" = 500'

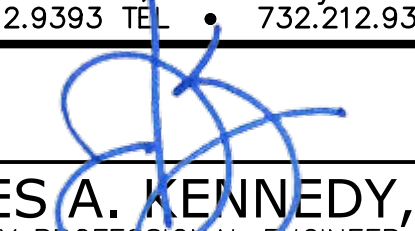
PROJECT ATTORNEY:
JOHN GIUNCO, ESQ.
125 HALF MILE ROAD
P.O. BOX 190
MIDDLETOWN, N.J. 07748

PROJECT SURVEYOR:
JOHN T. LUTS, PLS
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, NJ 07730

PROJECT ARCHITECT:
KELLENYI JOHNSON WAGNER ARCHITECTS
ERIC WAGNER, R.A.
21 PETERS PLACE
RED BANK, N.J. 07701

- GENERAL NOTES:
- PROPERTY BEING KNOWN AS LOT 67.01 IN BLOCK 1063 AS SHOWN ON SHEET NO. 267, DATED DECEMBER 17, 1992 OF THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY.
 - MINOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR PLACEMENT OF ACCESSORY MECHANICAL EQUIPMENT IN EXCESS OF 100 SF FOR THE CBA VARSITY GYM.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE R-220 ZONE. THE EXISTING SCHOOL IS A CONDITIONAL USE WITHIN THE ZONE. ALL REQUIREMENTS FOR THE CONDITIONAL USE OF A SECONDARY SCHOOL ARE MET.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL MAP OF PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY", CONSISTING OF NINE (9) SHEETS DATED JULY 20, 2017, LAST REVISED MAY 10, 2019, AND PREPARED BY YORKANIS & WHITE, INC.
- ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY OUTBOUND SURVEY MAP FOR PROPERTY KNOWN AS LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY), TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY", DATED DECEMBER 8, 2025 AND SIGNED ON DECEMBER 9, 2025 AND PREPARED BY YORKANIS & WHITE, INC.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AND B (AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 340313 0014 B DATED FEBRUARY 15, 1984, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- APPLICANT / PROPERTY OWNER:
La Salle LINCROFT, INC.
820 NEWMAN SPRINGS ROAD
LINCROFT, NJ 07738
- UTILITIES:
- | | |
|--------------------|--|
| WATER SERVICE: | NJ AMERICAN WATER CO. |
| SEWER SERVICE: | MIDDLETOWN SEWER AUTHORITY |
| TELEPHONE SERVICE: | VERIZON |
| ELECTRIC SERVICE: | JERSEY CENTRAL POWER & LIGHT COMPANY |
| CABLE TELEVISION: | COMCAST CABLEVISION OF MONMOUTH COUNTY |
| GAS SERVICE: | NEW JERSEY NATURAL GAS COMPANY |

ZONING INFORMATION: ZONE R-220 PRIVATE SCHOOL			
DESCRIPTION	REQUIRED	APPROVED/ CONSTRUCTED	PROPOSED
GROSS LOT AREA (MIN.)	41 Acres (c)**	143.814 Acres	143.814 Acres
BUILDABLE LOT AREA (MIN.)	N/A	± 105 Acres	± 105 Acres
LOT FRONTAGE (NEWMAN SPRINGS ROAD)	325 FT	2,523.9 FT	2,523.9 FT
BUILDING SETBACKS (MIN.)			
FRONT SETBACK	115 FT	157.4 FT	157.4 FT
SIDE SETBACK	75 FT	64.0 FT ³	64.0 FT ³
REAR SETBACK	125 FT	± 10 FT ¹ 25 FT ²	± 10 FT ¹ 25 FT ²
LOT COVERAGE (MAX.)		90.0 FT ³	90.0 FT ³
A. BUILDINGS	6 %	4.55 %	4.55 %
APPROVED/CONSTRUCTED BLDG AREA = 284,837 SF			
B. TOTAL IMPERVIOUS	30 % (c)	14.5 %	14.5 %
APPROVED/CONSTRUCTED IMP. AREA = 908,814 SF			
PROPOSED IMP. AREA = 909,446 SF			
MAX. FLOOR AREA RATIO	N/A		
MAX. BUILDING HEIGHT	2-1/2 STORIES	2-STORY	2-STORY
PRINCIPAL BUILDING	35 FT	<35 FT	<35 FT
ACCESSORY BUILDING	18 FT 25 FT (BARN)	20.0 FT ⁴	
FENCE HEIGHT	8 FT		8 FT

12/23/25	REVISED FOR MUNICIPAL REVIEW	DS
MINOR SITE PLAN		
CHRISTIAN BROTHERS ACADEMY VARSITY GYM AIR CONDITIONING		
LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92 TOWNSHIP OF MIDDLETOWN MONMOUTH COUNTY - NEW JERSEY		
 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		TITLE SHEET
		1 of 4
		FILENAME: TS-1
		DRAWN BY: DS
		DATE: 09/08/25
 JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		DIGITAL SIGNATURE VALID FOR PDF ONLY

INDEX OF SHEETS

	FILE	NO.	PLAN DATE
TITLE SHEET	TS-1	1 OF 4	12/23/25
CRITICAL AREAS MAP	CAM-1	2 OF 4	12/23/25
OVERALL SITE PLAN	OSP-1	3 OF 4	12/23/25
AIR CONDITIONING LAYOUT PLAN	LP-1	4 OF 4	12/23/25

PARKING SUMMARY		
AS PER TOWNSHIP ORDINANCE		
HIGH SCHOOL		
15 SPACE FOR EACH THREE STUDENTS BASED ON DESIGN CAPACITY		
900 CHILDREN = 375 SPACES-300 SPACES		
TOTAL PARKING REQUIRED: 300 SPACES (8 ADA SPACES REQUIRED)		
EXISTING PARKING		
AREA	EXISTING	APPROVED/CONSTRUCTED
MAINTENANCE BUILDING	18	18
BROTHER'S RESIDENCE	23	23 (INCL. 1 ADA SPACE)
MAIN BUILDING		
MAIN ENTRANCE	18	18 (INCL. 2 ADA SPACES)
FACULTY LOT	89	89 (INCL. 4 ADA SPACES)
THEATRE LOT	174	174 (INCL. 7 ADA SPACES)
BENILDE HALL	9	15 (INCL. 1 ADA SPACE)
MCKENNA HALL	76	91 (INCL. 4 ADA SPACES)
TENNIS COURTS	0	10 (INCL. 1 ADA SPACE)
TRACK & FIELD	0	25 (INCL. 2 ADA SPACES)
LACROSSE FIELD	0	30 (INCL. 2 ADA SPACES)
SOCCER FIELDS (GRAVEL LOT) APPROX.	100	100
	507	593 (INCL. 24 ADA SPACES - TOTAL)

CERTIFICATION:

APPROVED AS AN MINOR SITE PLAN,
BY THE TOWNSHIP OF MIDDLETOWN ON _____

CHAIRPERSON _____

ATTEST: _____

PLANNING BOARD ENGINEER _____ DATE _____

BOARD SECRETARY _____ DATE _____

OWNER'S CERTIFICATION:

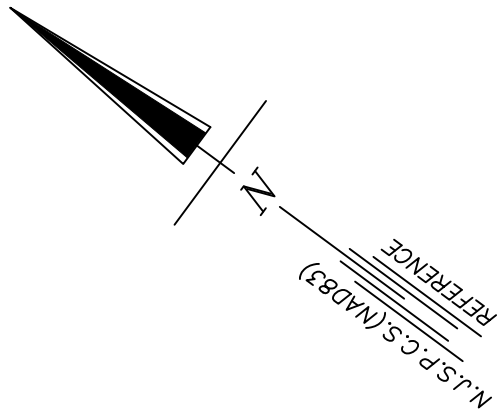
I/WE ARE THE OWNER (S) OF THE SUBJECT PROPERTY
AND HEREBY GIVE CONSENT TO THE DEVELOPMENT AS
DEPICTED ON THESE PLANS.

AUTHORIZATION GIVEN ON DEVELOPMENT APPLICATION

DATE _____

- VARIANCE
- VARIANCE APPROVED
- (c) CONDITIONAL USE REQUIREMENTS
- (c)** SECONDARY SCHOOLS: MINIMUM LOT AREA OF 5 ACRES PLUS ONE ACRE FOR EACH 25 STUDENTS BASED UPON THE MAXIMUM FUNCTIONAL CAPACITY OF THE SCHOOL. THEREFORE: 5 ACRES + 900 STUDENTS*(1 ACRE/25 STUDENTS) = 41 ACRES.
- ⁰SIDE SETBACK FOR ADDITION TO LACROSSE MAINTENANCE SHED (APPROVED)
- ¹EXISTING/PROPOSED SIDE/REAR SETBACK FOR MAINTENANCE SHED (APPROVED)
- ²EXISTING/PROPOSED SIDE/REAR SETBACK FOR THE "ROUND BARN" (APPROVED)
- ³PROPOSED SIDE/REAR SETBACK FOR THE TENNIS PAVILION (APPROVED)
- ⁴PROPOSED BUILDING HEIGHT OF BASEBALL FIELD PRESSBOX (APPROVED)

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THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF KENNEDY CONSULTING ENGINEERS, LLC, IS PROHIBITED.



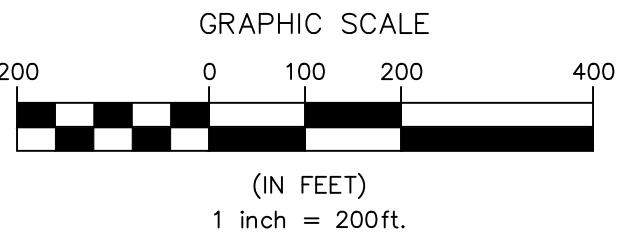
- LEGEND:
- CLASS I CRITICAL AREA
- SLOPES >25%
- FRESHWATER WETLANDS AREAS
- CLASS II CRITICAL AREA
- WETLANDS TRANSITION AREAS
- SLOPES 15% - 25%

NOTES: CLASS I CRITICAL AREA: INCLUDES SLOPES > 25%, WETLANDS
CLASS II CRITICAL AREA: INCLUDES 15% TO 25% SLOPES, WETLANDS TRANSITION AREAS

- General Construction Notes**
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NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
MONMOUTH COUNTY DESIGN STANDARDS
MUNICIPAL DESIGN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS,
STANDARDS, AND REQUIREMENTS
 - ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE
NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7: BARRIER FREE SUBCODE.
 - CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND
SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE
IMPROVEMENTS SHOWN ON THIS PLAN.
 - THE CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PARTY DURING
CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. AS SUCH,
CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT,
AND OVERSIGHT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND
APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
 - ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH
THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
 - ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR
OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL
SPECIFICATIONS.
 - THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO
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 - ALL UTILITY CONNECTIONS AND RELOCATIONS ARE SHOWN SCHEMATICALLY.
THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY
COMPANY AND ARCHITECT TO PROVIDE THE MOST APPROPRIATE LOCATION
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 - ALL WATER AND SEWER MAINS SHALL BE INSTALLED WITH A HORIZONTAL
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 - ALL PROPOSED WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON,
CLASS 52, AT THE SIZE INDICATED ON PLAN.
 - ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS
DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF
THE CONTRACTOR.
 - DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN
ACCORDANCE WITH MUTCD PART VI.
 - CONTRACTOR TO MATCH EXISTING PAVEMENT SPECIFICATIONS FOR ALL
PAVEMENT REPAIR TO EXISTING ROADWAYS.
 - CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED
HEREON OR WITHIN THE CONSTRUCTION DETAILS.
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CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
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 - "BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS
LOT 66.01, 67.01 & 68 IN BLOCK 1063, TOWNSHIP OF MIDDLETOWN,
MONMOUTH COUNTY - NEW JERSEY," PREPARED YORKANIS & WHITE, INC.,
SIGNED BY JOHN T. LUTS, PLS. DATED, JULY 20, 2017, LAST REVISED MAY
28, 2019.

ADDITIONAL SANITARY SEWER INFORMATION SURVEYED BY YORKANIS &
WHITE, INC., NOVEMBER 1, 2021.

ADDITIONAL BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN
ENTITLED "BOUNDARY OUTBOUND SURVEY MAP FOR PROPERTY KNOWN AS
LOTS 66.01, 67.01 & 68 IN BLOCK 1063 (CHRISTIAN BROTHERS ACADEMY),
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY," DATED
DECEMBER 8, 2025 AND SIGNED ON DECEMBER 9, 2025 AND PREPARED
BY YORKANIS & WHITE, INC.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ALL GRAVITY PVC SEWER PIPES SHALL BE SDR 35, WITH BELL AND SPIGOT
ENDS, AND O-RING GASKETED JOINTS. PVC PIPE AND FITTINGS SHALL
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INTERPRETATION, FILE NO. 1331-03-0040.2
 - CONTRACTOR TO LOCATE EXISTING DRAINAGE PIPE AND STRUCTURES
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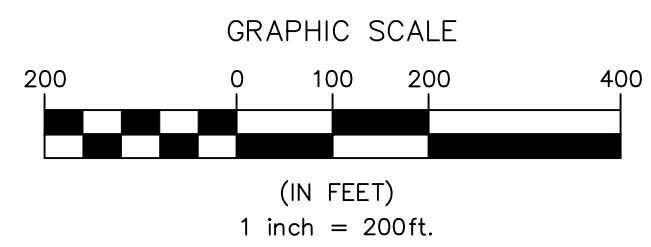
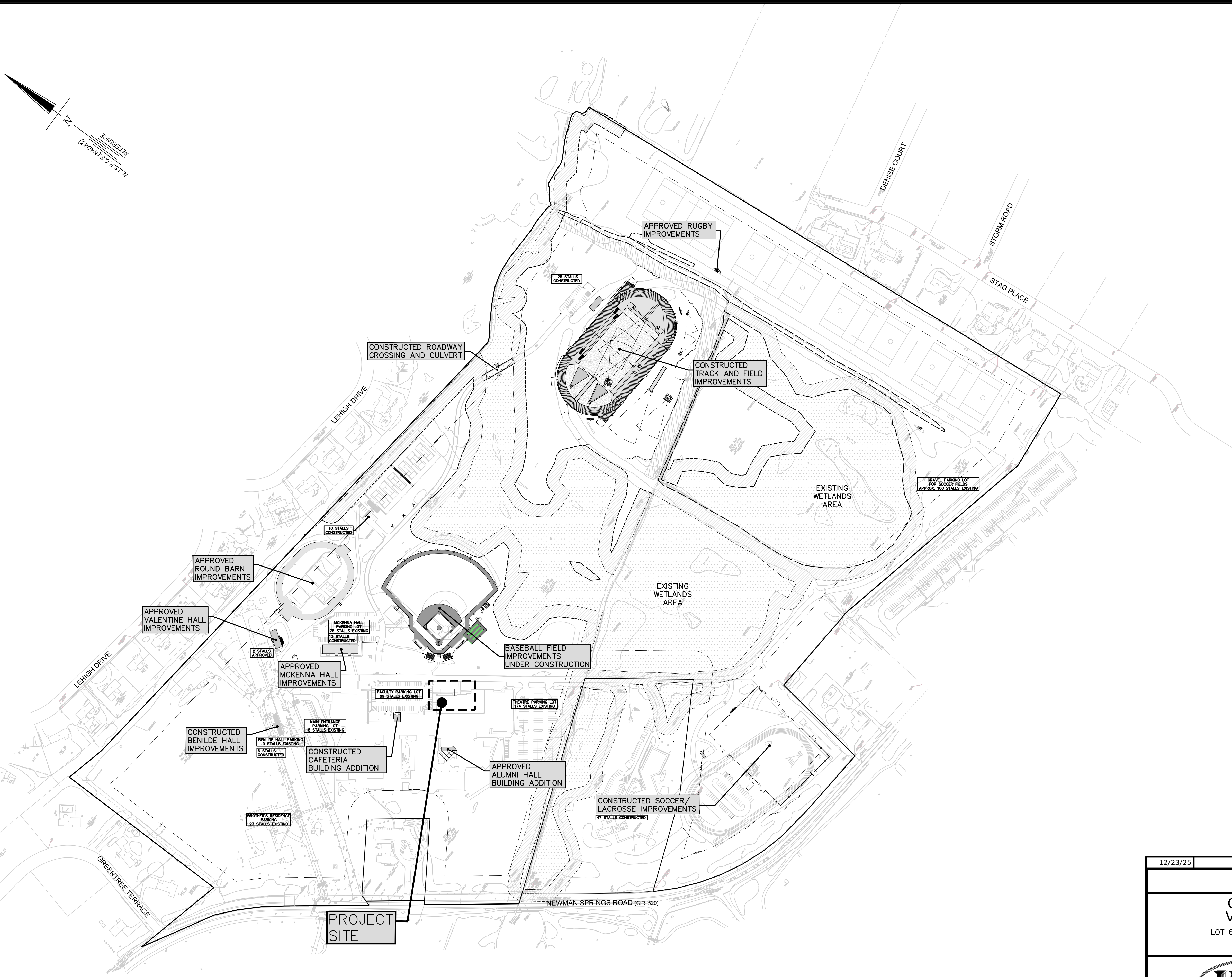
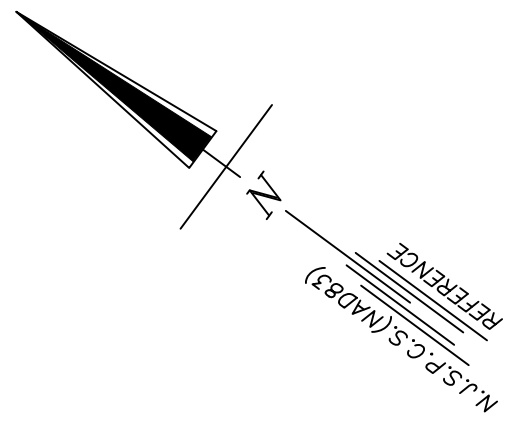
CRITICAL AREA SUMMARY	
CRITERIA	CRITICAL AREA I
WETLANDS	1,206,257 SF (27.69 ACRES)
SLOPES >25%	12,980 SF (0.30 ACRES)
TOTAL	1,219,237 SF (27.99 ACRES)
CRITICAL AREA II	
WETLANDS TRANSITION AREAS	567,031 SF (13.02 ACRES)
SLOPES 15% - 25%	19,729 SF (0.45 ACRES)
TOTAL	586,760 SF (13.47 ACRES)

CONTIGUOUS DEVELOPABLE AREA	
CRITERIA	TOTAL PROPOSED LOT 67.01
≥ 2.5 ACRES	*4,605,245 SF (105.72 ACRES)

NOTES: *AREA ALSO INCLUDES 25% OF CLASS II CRITICAL AREAS.

12/23/25	REVISED FOR MUNICIPAL REVIEW	DS
MINOR SITE PLAN		
CHRISTIAN BROTHERS ACADEMY VARSITY GYM AIR CONDITIONING		
LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92 TOWNSHIP OF MIDDLETOWN MONMOUTH COUNTY - NEW JERSEY		
 COA 24GA28049700 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		CRITICAL AREAS MAP 2 of 4
		FILENAME: CAM-1
		DRAWN BY: DS
		DATE: 09/08/25
 JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		DIGITAL SIGNATURE VALID FOR PDF ONLY

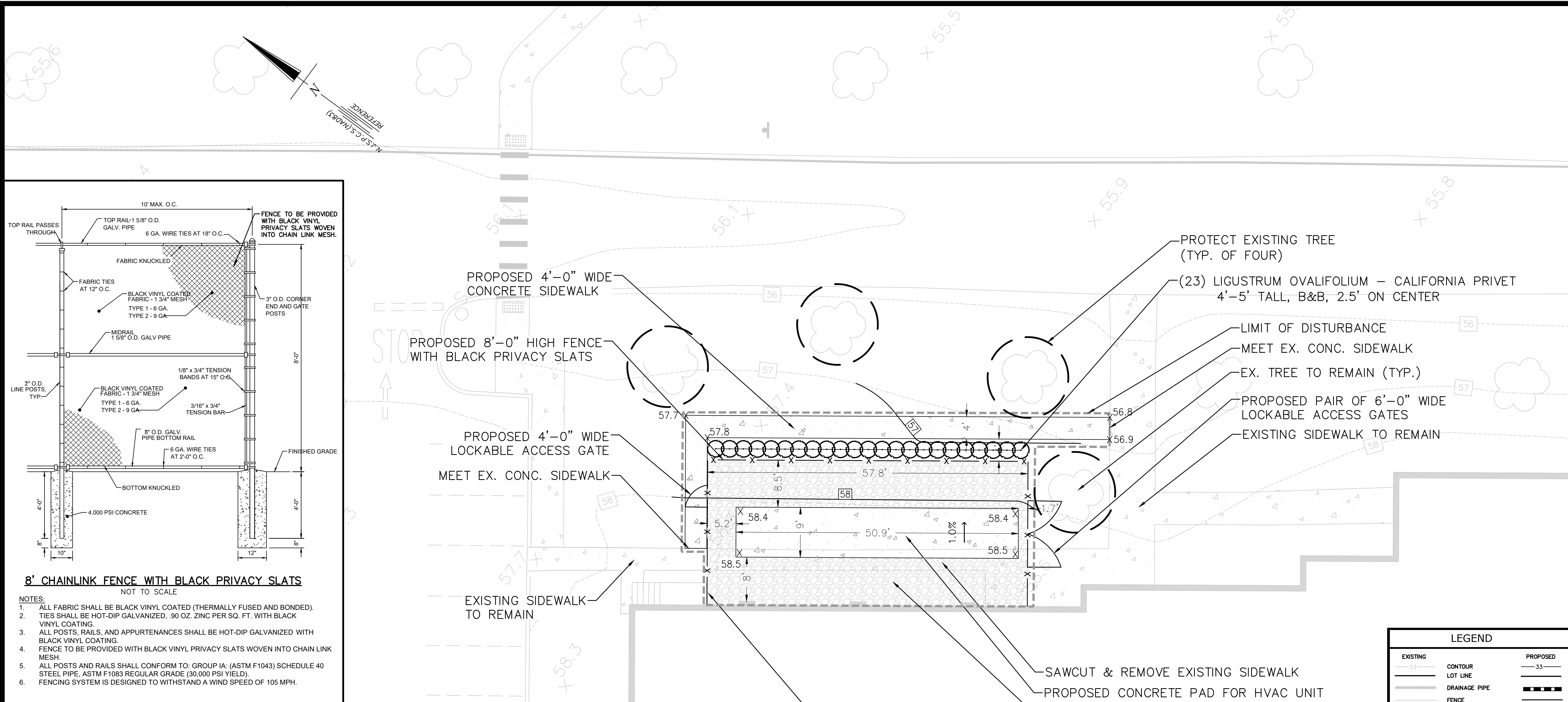
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General Construction Notes

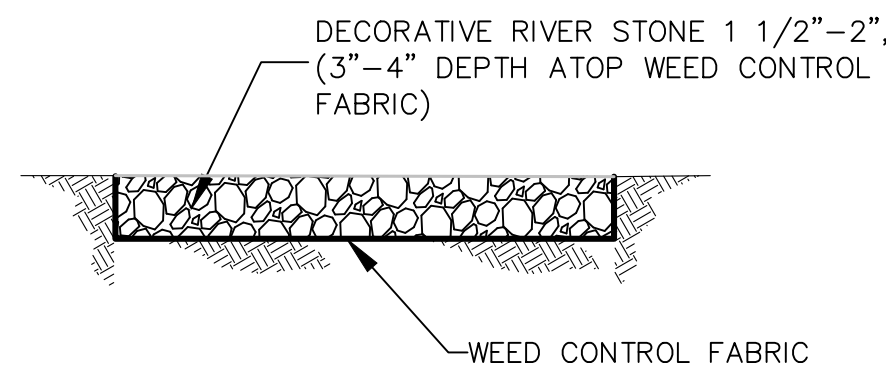
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14. ALL PROPOSED WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON, CLASS 52, AT THE SIZE INDICATED ON PLAN.
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16. DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART VI.
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CHRISTIAN BROTHERS ACADEMY VARSITY GYM AIR CONDITIONING		
LOT 67.01, BLOCK 1063, TAX MAP SHEET NO. 267, DATED 12/17/92 TOWNSHIP OF MIDDLETOWN MONMOUTH COUNTY - NEW JERSEY		
 COA 24GA28049700 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		OVERALL SITE PLAN
		3 of 4
JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		FILENAME: OSP-1 DRAWN BY: DS DATE: 09/08/25
		DIGITAL SIGNATURE VALID FOR PDF ONLY

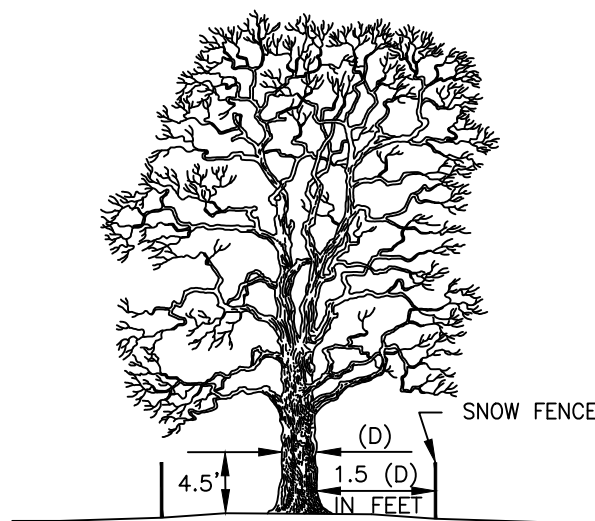


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- 8' CHAINLINK FENCE WITH BLACK PRIVACY SLATS**
NOT TO SCALE
- NOTES**
- ALL FABRIC SHALL BE BLACK VINYL COATED (THERMALLY FUSED AND BONDED).
 - TIES SHALL BE HOT-DIP GALVANIZED, 90 OZ. ZINC PER SQ. FT. WITH BLACK VINYL COATING.
 - ALL POSTS, RAILS, AND APPURTENANCES SHALL BE HOT-DIP GALVANIZED WITH BLACK VINYL COATING.
 - FENCE TO BE PROVIDED WITH BLACK VINYL PRIVACY SLATS WOVEN INTO CHAIN LINK MESH.
 - ALL POSTS AND RAILS SHALL CONFORM TO: GROUP 1A: (ASTM F1043) SCHEDULE 40 STEEL PIPE, ASTM F1083 REGULAR GRADE (30,000 PSI YIELD).
 - FENCING SYSTEM IS DESIGNED TO WITHSTAND A WIND SPEED OF 105 MPH.

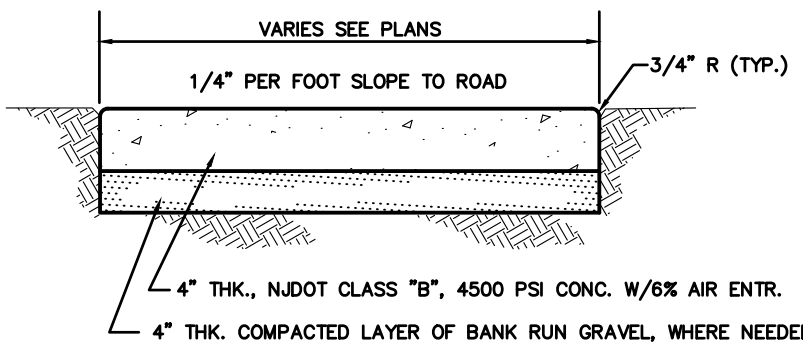


STONE DETAIL
NOT TO SCALE

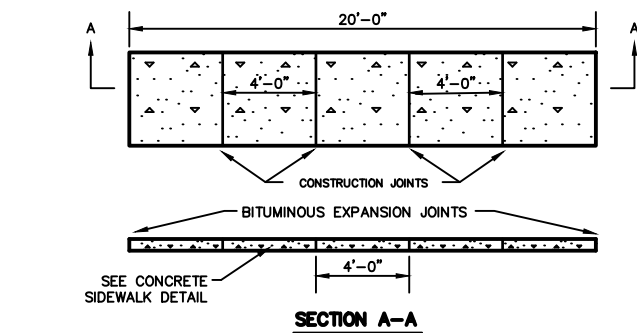


TREE PROTECTION DURING CONSTRUCTION
NOT TO SCALE

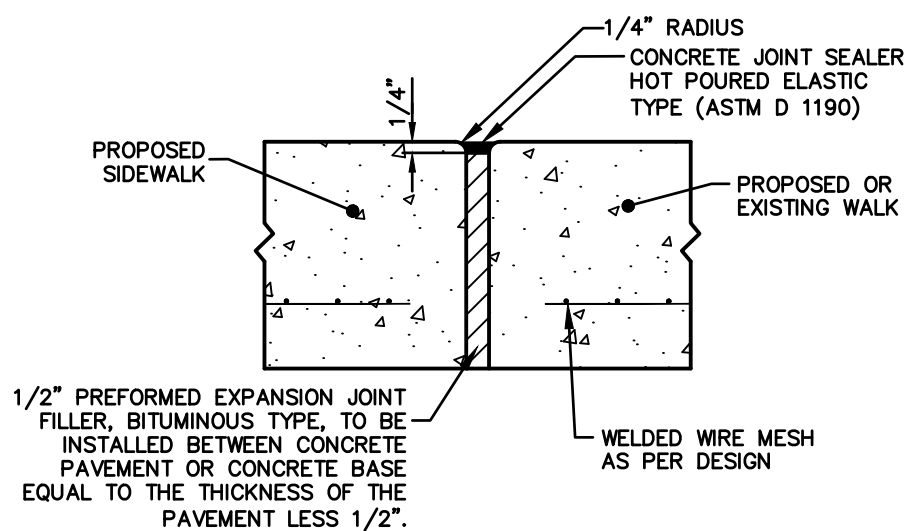
SEE ARCHITECTURAL & MEP PLANS FOR MECHANICAL SYSTEMS AND FURTHER DETAIL



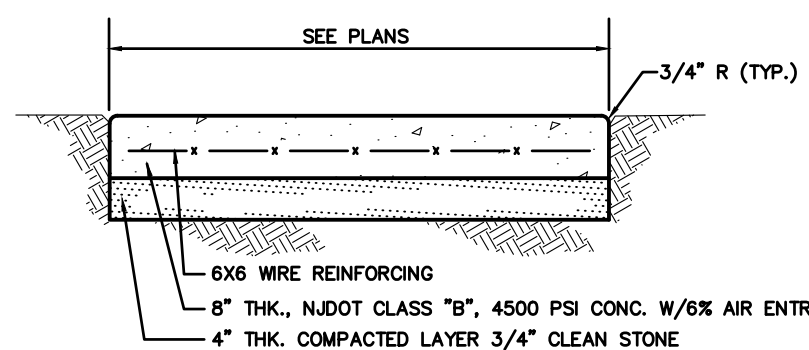
TYPICAL SIDEWALK
NOT TO SCALE



SIDEWALK JOINT DETAIL
NOT TO SCALE

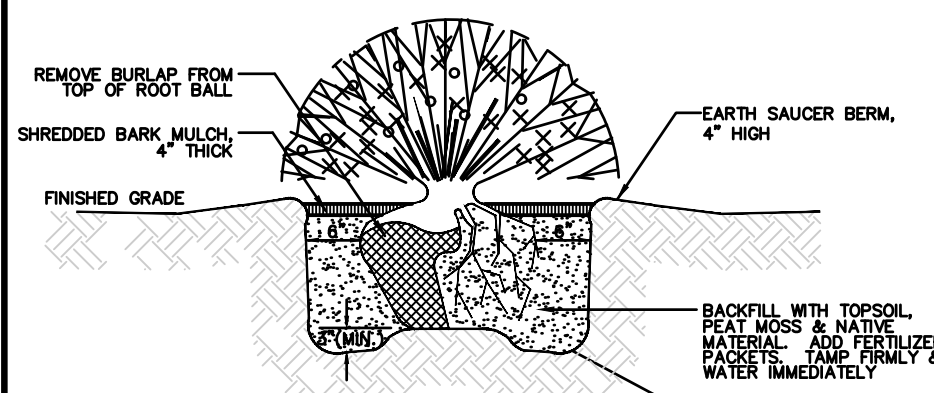


EXPANSION JOINT DETAIL
NOT TO SCALE



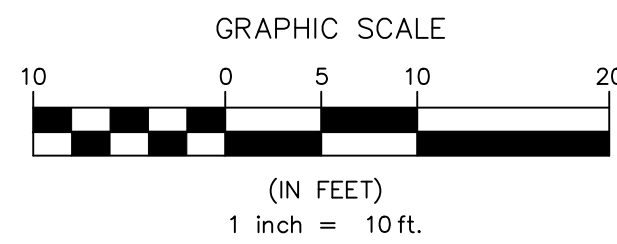
CONCRETE HVAC EQUIPMENT PAD
NOT TO SCALE

NOTE:
1. CONCRETE PAD SHALL MEET HVAC EQUIPMENT REQUIREMENTS.

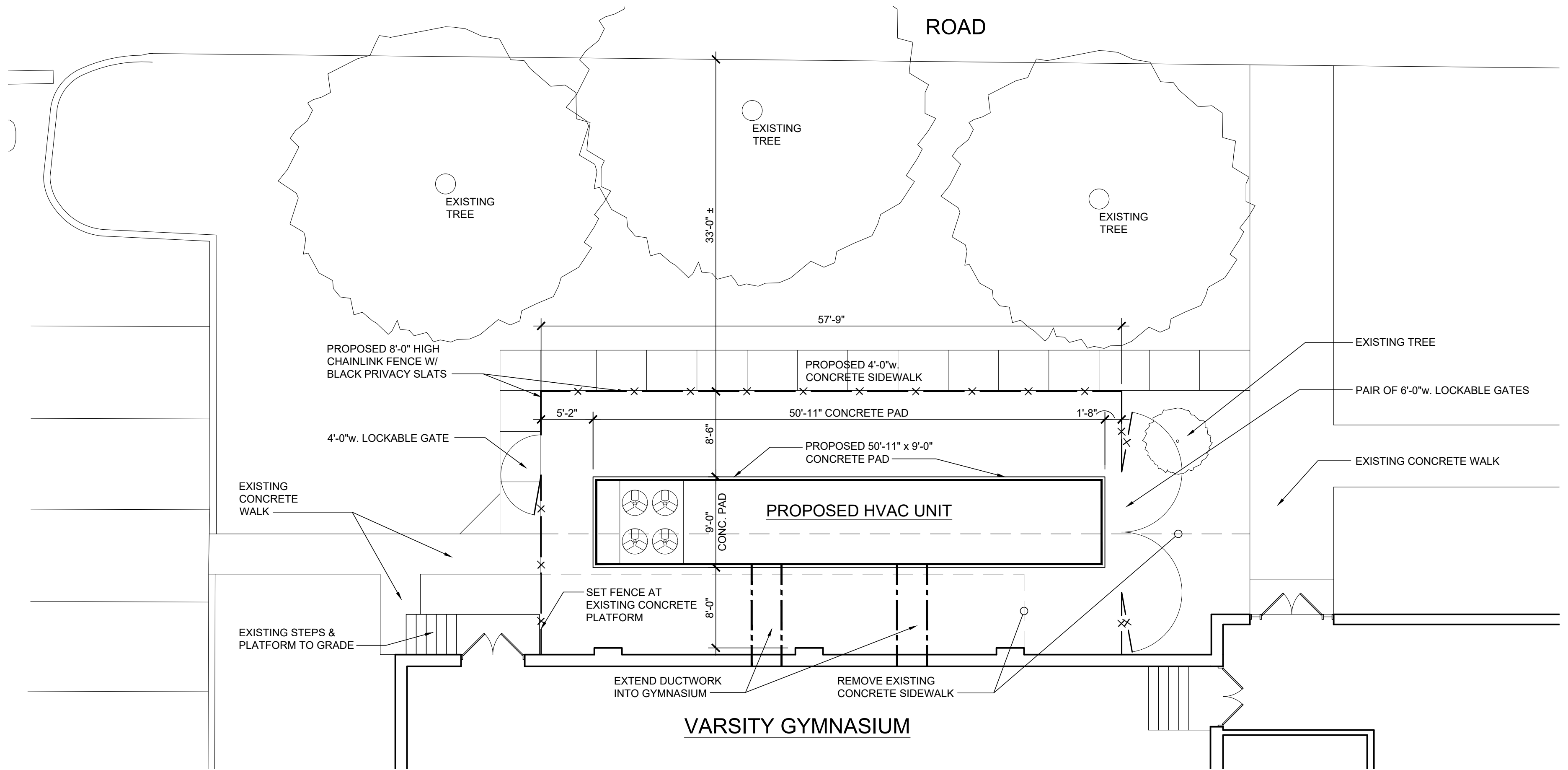


SHRUB PLANTING DETAIL
NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
---33---	---33---
CONTOUR	CONTOUR
LOT LINE	LOT LINE
DRAINAGE PIPE	DRAINAGE PIPE
FENCE	FENCE
STRUCTURE	STRUCTURE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
CONCRETE CURB	CONCRETE CURB
SAN. SEWER MAIN PIPE	SAN. SEWER MAIN PIPE
SAN. SEWER LATERAL	SAN. SEWER LATERAL
SEWER MANHOLE	SEWER MANHOLE
DRAINAGE MANHOLE	DRAINAGE MANHOLE
CONC. SIDEWALK	CONC. SIDEWALK
DRAINAGE INLET	DRAINAGE INLET
SPOT GRADE	SPOT GRADE
ROADWAY REPAIR	ROADWAY REPAIR
DEPRESSED CURBING	DEPRESSED CURBING
LIGHT POLE	LIGHT POLE
WATER SUPPLY	WATER SUPPLY
GAS LINE	GAS LINE
ELECTRIC/TELEPHONE	ELECTRIC/TELEPHONE
CLEANOUT	CLEANOUT
WATER VALVE	WATER VALVE



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 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX		AIR CONDITIONING LAYOUT & GRADING PLAN
4 of 4		FILENAME: LP-1
DRAWN BY: DS		DATE: 09/08/25
JAMES A. KENNEDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NO. 41275		DIGITAL SIGNATURE VALID FOR PDF ONLY



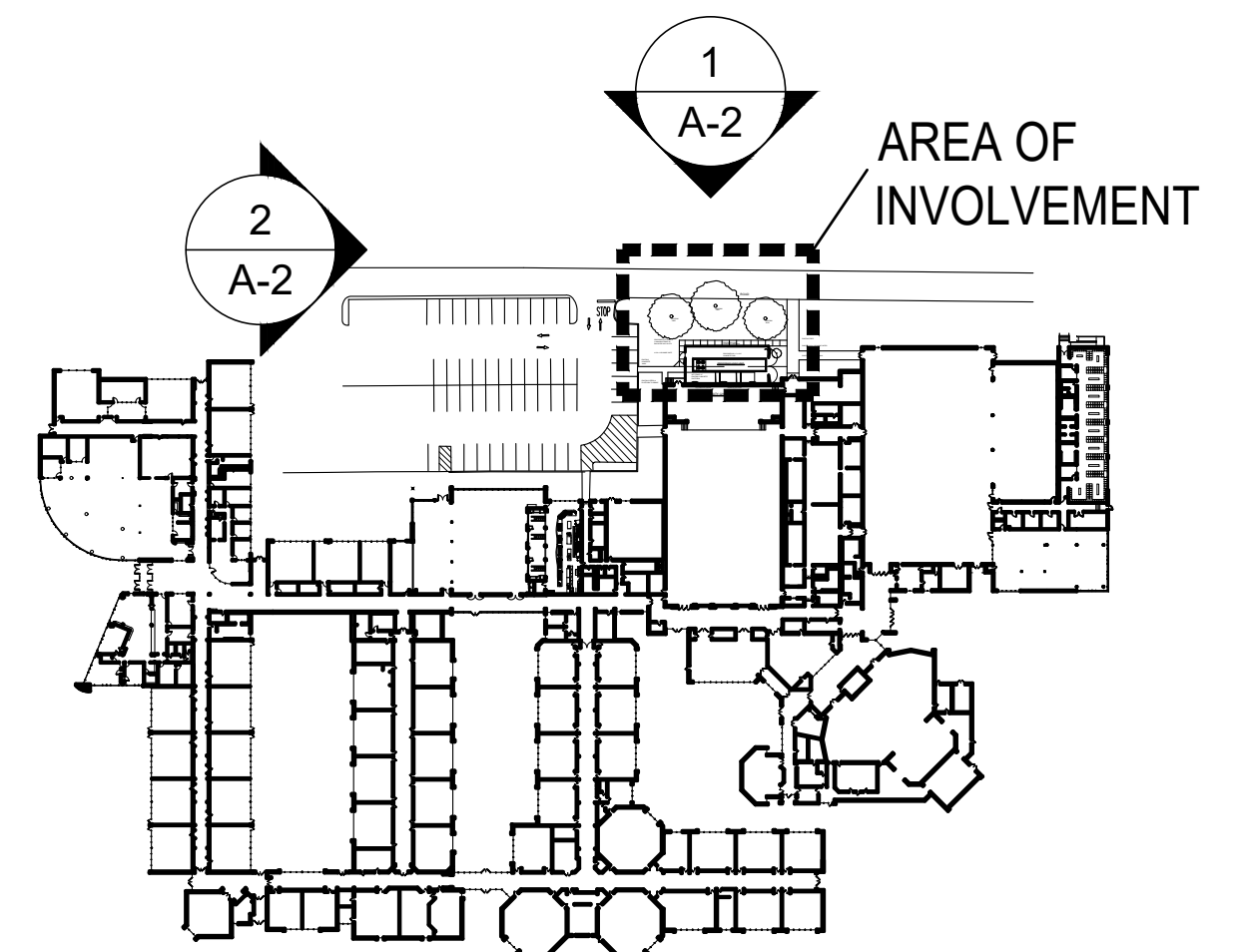
EXTERIOR PAD / HVAC UNIT LOCATION PLAN

1/8" = 1'-0"

1
A-1



RENDERING



KEY PLAN

N.T.S.

2
A-1

KEY PLAN / SITE PLAN

CBA VARSITY GYM AIR CONDITIONING
850 NEWMAN SPRINGS ROAD BLOCK 1063 LOT 67.01
LINCROFT NEW JERSEY

KELLENYI JOHNSON WAGNER
21 PETERS PLACE RED BANK, NJ

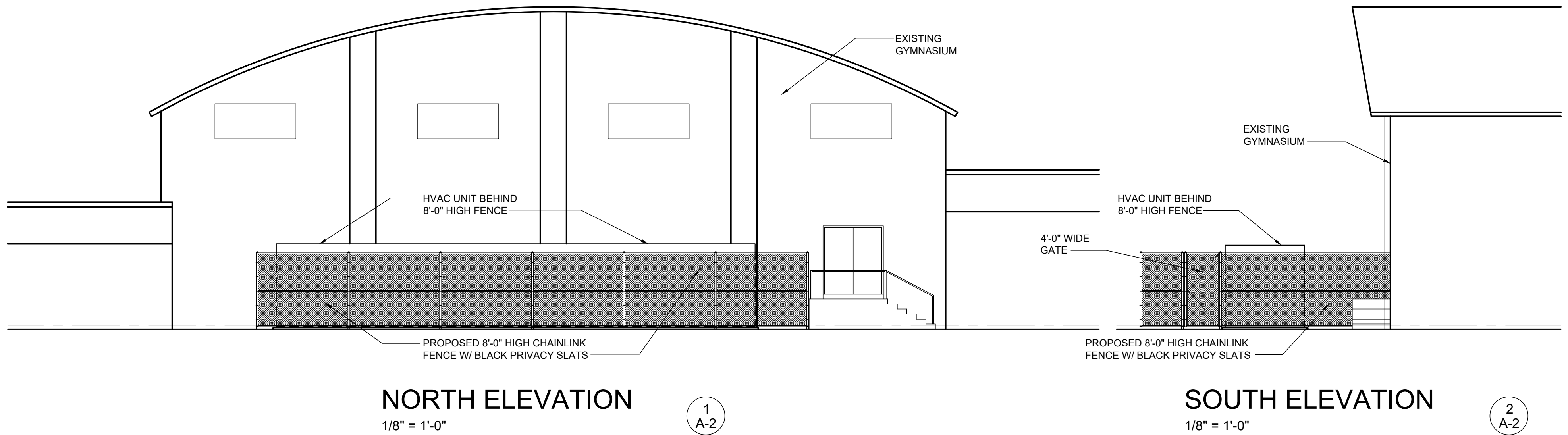
ERIC L. WAGNER AIA 10366
RICHARD R. KANE AIA 12809

DN GN DATE 8/29/25



architects
4296

1 of 3



KELLENYI JOHNSON WAGNER
21 PETERS PLACE RED BANK, NJ

ERIC L. WAGNER AIA 10366
RICHARD R. KANE AIA 12809

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4296

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PROPOSED ELEVATIONS

CBA VARSITY GYM AIR CONDITIONING
850 NEWMAN SPRINGS ROAD BLOCK 1063 LOT 67.01
LINCROFT NEW JERSEY



TOWNSHIP OF MIDDLETOWN

Planning Board
1 Kings Highway
Middletown, NJ 07748-2504

DAVID MERCES
Chairman



Organized December 14, 1667
"Pride in Middletown"

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

DEBRA YURO
Planning Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

TECHNICAL MEMORANDUM

DATE: December 19, 2025
BOARD: Planning Board
APPLICATION: Milano Builders
Walada Avenue & Arlington Avenue
Block 122, Lot 122; Block 158, Lot 1; Block 159, Lot 3
Preliminary & Final Major Subdivision with Variances

PROJECT DESCRIPTION

The subject property contains three (3) existing vacant, wooded lots located to the rear of existing single family homes along Walada Avenue in Port Monmouth. The applicant is proposing to subdivide the subject property into four (4) new single family residential lots. Access to the new lots will be from an existing unimproved right of way from Walada Avenue known as Barton Place (40 ft ROW). The applicant proposes to improve Barton Place with a 40 ft wide cul-de-sac (28 ft wide cartway). There is an unimproved right of way named Arlington Avenue the borders the subject property to the rear and south. The applicant proposes to vacate this ROW as part of this proposal.

The table below compares the lot requirements to the proposed conditions for the 4-lot subdivision. Variance relief is required for lot frontage for all new lots. Variance relief may be required for minimum circle diameter, minimum gross floor area and first floor area and number of stories. Testimony shall be provided and the zoning table on the cover sheet shall be revised.

Zoning Table: 10-Lot Subdivision

	R-7 Zone Standard	New Lot 1	New Lot 2	New Lot 3	New Lot 4
Min. Lot Area:	7,500 sf	13,909 sf	12,800 sf	18,136 sf	13,565 sf
Min. Lot Frontage	75 ft	39.27 ft *	64 ft*	39.27 ft*	66.45 ft*
Min. Buildable Lot Area	5,000 sf	13,909 sf	12,800 sf	18,136 sf	13,565 sf
Min. Circle Diameter	50 ft	Testimony to be provided	Testimony to be provided	Testimony to be provided	Testimony to be provided

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

	R-7 Zone Standard	New Lot 1	New Lot 2	New Lot 3	New Lot 4
Min. Building Setbacks:					
Front	20 ft	≥20 ft	≥20 ft	≥20 ft	≥20 ft
Side	10 ft	≥ 10 ft	>10 ft	>10 ft	>10 ft
Rear	20 ft	≥ 20 ft	>20 ft	>20 ft	>20 ft
Min. Gross Floor Area	900 sf	Testimony to be provided	Testimony to be provided	Testimony to be provided	Testimony to be provided
Min. First Floor Area	800 sf	Testimony to be provided	Testimony to be provided	Testimony to be provided	Testimony to be provided
Max. Building Coverage	35%	≤ 35%	≤ 35%	≤ 35%	≤ 35%
Max. Lot Coverage	40%	≤40%	≤40%	≤40%	≤40%
Max. Building Height	2 ½ stories/35'	≤28 ft; Number of stories to be provided	≤28 ft; Number of stories to be provided	≤28 ft; Number of stories to be provided	≤28 ft; Number of stories to be provided

* Variance relief shall be required.

The proposal requires a "Planning Variance" for the proposed improvement of Barton Place. As indicated by the Board Engineer, the applicant proposes a 28 ft. wide paved road with an approximately 18.5 ft. radius cul-de-sac within the Barton Place Right-of-Way. The proposed radius does not meet RSIS requirements for cul-de-sacs which require a minimum 40 ft. radius and an additional 8 ft. radius beyond the edge of the cartway to the proposed Right-of-Way (48 ft. radius R.O.W.). Additionally, the applicant is proposing pervious pavement within the new Barton Place roadway; and this is not an acceptable design for a municipal roadway as per the Township Engineer.

Additionally, existing off-site lots known as Block 159 Lot 4 and Block 158 Lot 5 are adjacent to the proposed cul-de-sac. These existing lots will become corner lots due to the proposed cul-de-sac, making them non-conforming in lot area and potentially street-side yard setbacks.

PROPERTY DESCRIPTION, ZONING AND SURROUNDING LAND USE

The subject property contains three (3) existing vacant, wooded lots and totals 46,445 square feet in area, located to the rear of existing single family homes along Walada Avenue in Port Monmouth. The subject property is located within Flood Zone AE (BFE 13). No freshwater wetlands are on the subject property as per the submitted NJDEP LOI.

The unimproved right of way known as Barton Place will be improved for access from Walada Avenue to the proposed subdivision. The unimproved right of way named Arlington Avenue borders the subject property to the rear and south. The applicant proposes to vacate this ROW as part of this proposal.

The subject property is located in the Residential (R-7) Zone and surrounded by residential uses in the R-7 Zone to the north, east, and west and by B-2 Zone to the south. Adjacent to the east of the subject property is Township owned open space on the ROSI.

PLANNING COMMENTS

1. Zoning Compliance

- a. Minimum Lot Frontage – A variance is required for minimum lot frontage for all four (4) new lots.

	Required	New Lot 1	New Lot 2	New Lot 3	New Lot 4
Min. Lot Frontage	75 ft	39.27 ft *	64 ft*	39.27 ft*	66.45 ft*

- b. Minimum Circle Diameter – 50 ft is required. The applicant shall indicate in testimony the proposed minimum circle diameter and revise the cover sheet. A variance may be required.
- c. Minimum Gross Floor Area – 900 sf is required. The applicant shall indicate in testimony the proposed minimum gross floor area and revise the cover sheet. A variance may be required.
- d. Minimum First Floor Area – 800 sf is required. The applicant shall indicate in testimony the proposed minimum gross first floor area and revise the cover sheet. A variance may be required.
- e. Number of Stories – 2 ½ stories are permitted. The applicant shall indicate in testimony the proposed number of stories and revise the cover sheet. A variance may be required.
- f. Off-site lots (Block 159 Lot 4 and Block 158 Lot 5) – Require variances for lot area and street side yard setback as a result of the proposal.
- g. “Planning” Variance – The applicant is seeking what is commonly referred to as a “Planning Variance.” 540-504A requires every principal building shall be built upon a lot with frontage *improved* to meet the Township requirements; and the Township Engineer will not accept the proposed pervious pavement design. The pervious pavement shall be replaced with a material acceptable to the Township Engineer and Board Engineer.

Barton Place is proposed to be improved less than RSIS requirements. The Planning Board may grant a variance to permit the construction of a building that fronts upon a street that has not been improved to Township standards - as long as the following conditions are satisfied:

- Adequate access for firefighting equipment, ambulances and other emergency vehicles is provided to ensure the protection of health and safety. We defer to the Fire Advisory Board review; and
- The future street layout shown on the official Township map is preserved.

Additionally, the applicant must demonstrate to the Board that the circumstances of the case do not require the residences to be related to a street, or that disallowing the construction of a residence on the subject lot will entail practical difficulty or unnecessary hardship.

2. Environmental

- a. Wetlands – The applicant obtained a Letter of Interpretation (LOI) from the NJDEP dated December 22, 2022, valid through 2027, verifying there is no presence of wetlands on the subject property.
- b. Flood Hazard Area – The subject property is located in Flood Zone AE (BFE 13). Township Floodplain Administrator review and approval for the design of the homes and building height shall be made a condition of approval.

- c. Wooded Areas - As per 540-651, no more than 40% of the wooded areas within the net tract area shall be cleared or developed. The applicant shall submit the percentage of clearance to ensure compliance with this standard or a design waiver shall be required.
- Additionally, as per Ch. 423 Article VI a Tree Management Plan was submitted. The Tree Management Plan indicates a total of 212 required replacement trees. Five (5) street trees are proposed. Street trees shall not be counted to fulfill this requirement. The applicant shall indicate in testimony compliance with tree replacement requirements.

3. Design and Layout

- a. Proposed Street Vacation – The applicant proposes the vacation of a portion of the unimproved 40' right of way known as Arlington Avenue adjacent to the subject property. In 2023, residents along Gordon Court adjacent to the Arlington Avenue right of way, submitted a street vacation request. This request was circulated to Township Departments and applicable outside agencies and no objections were received. Township Committee approval is required for the applicant's request to vacate a portion of Arlington Avenue and shall be made a condition of approval.
- b. The proposed cul-de-sac will have a 40' right-of-way and 28' cartway with concrete curb and sidewalk. We defer to the Board Engineer and Fire Advisory Review Board whether the proposed construction and design of the road that it meets Township standards.
- The applicant shall indicate in testimony whether the proposed cul-de-sac will be a public road. The road must be accepted by the Township Engineer.
- c. The proposed building footprints and lot coverage for each new building lot max out the standards for building and lot coverage in the R-7 Zone. As per Section 540-624D(2), the applicant shall provide testimony for all proposed lots about the availability of usable rear yard and the ability to put accessory structures such as swimming pool, sheds, etc.
- d. The applicant shall indicate in testimony and provide colored renderings of the proposed residential building designs for compliance with 540-604B-C with special attention to color, finish and material to avoid the appearance of a large undifferentiated project.
- Any ground mounted generators or HVAC units proposed for the dwellings? If so, these units shall be screened as per 540-632.
 - Any signage proposed for the identification of the development?
- e. Sidewalk is proposed except for the frontage along off-site Block 159 Lot 4. The Planning Board can either grant a waiver and require a payment in lieu for that portion; or require sidewalk on both sides of the street.
- f. Stormwater management – The plans indicate two drywells per new lot in the rear yard. The plans also indicate 15 ft wide pervious driveways for each home lot and for the cul-de-sac. The applicant shall indicate in testimony maintenance responsibility of this proposed stormwater management system. We defer to the Board Engineer for additional comments related to stormwater management.
- In agreement with the Environmental Commission's review, there is a concern about the use of pervious pavement for the driveways and cul-de-sac, mainly with the required maintenance

so as not to lose the ability to percolate stormwater. The applicant shall indicate in testimony the ongoing maintenance plan for the proposed stormwater management system, specifically the pervious pavement.

- A 15' wide drainage easement is proposed along New Lots 1 and 2. As per 540-614A, an easement document shall be filed as a condition of approval.

g. Utilities –TOMSA approval review will be required for sewer connection. We defer to the Board Engineer for additional utility comments.

4. Landscaping & Lighting

- a. As per Section 540-622B(6), seven (7) street trees are required and only five (5) street trees are proposed along the new lots. Existing trees may be used towards this requirement. Testimony shall be provided how the applicant will conform with this requirement.
- b. Section 540-645E(2) requires that street trees shall have a minimum caliper of three (3") inches measured one (1') foot from the butt. The Landscape Plan notes the caliper between 2.5" to 3". The plans shall be revised to comply with this ordinance requirement.
- c. Section 540-622B(6) the applicant shall provide percentage of additional trees (not including street trees and trees to remain) required not less than 10 per acre and species breakdown.
- d. Each new lot is proposed to contain a portion of the existing wooded area. The applicant shall indicate in testimony whether this wooded area is to remain and if a conservation easement may be considered to maintain the wooded area on each new lot.
- e. Street lighting is proposed including five (5) street lights at 16' height, along the cul-de-sac road. The lights shall be consistent with JCPL design standards.
- f. We defer to the Board Engineer for additional landscaping and lighting comments.

5. Miscellaneous

- a. All utilities shall be installed underground in conformance with RSIS standards.
- b. Proposed block and lot numbers shall be approved by the Middletown Township Tax Assessor.
- c. Street naming shall be approved by the Middletown Township Committee.
- d. Affordable Housing Trust Fund – A contribution will be required to the Township Affordable Housing Trust Fund at time of issuance of certificates of occupancy, pursuant to Section 16-531.C.19.
- e. Encroachments - It appears that improvements from off-site Block 159 Lot 4 encroach into the unimproved right of way Barton Place. Also, it appears there is a fence encroachment on New Lot 4 from off-site Lots Block 159 Lots 2, 3 and 4. The applicant shall address in testimony how these encroachments are to be removed.

6. Approving Agencies

Final approval or letter of no jurisdiction should be obtained from the following agencies and any other agencies having jurisdiction.

- Freehold Soil Conservation District
- TOMSA
- Middletown Floodplain Administrator
- Middletown Township Fire Advisory Board

DOCUMENTS REVIEWED

- Completeness submission letter, prepared by Crest Engineering Associates, Inc. dated September 29, 2025;
- Preliminary & Final Major Subdivision Plans, consisting of thirteen (13) sheets, prepared by Crest Engineering Associates, Inc., dated May 30, 2023, last revised September 29, 2025;
- Boundary and Topographic Survey, consisting of two (2) sheets, prepared by DPK Consulting, LLC, dated December 11, 2021, last revised September 22, 2025;
- NJDEP Land Use Permitting Report;
- Final Plat of Major Subdivision for Walada Enterprises, LLC, prepared by Crest Engineering Associates Inc., dated April 23, 2025;
- Tree Management Plan, prepared by Crest Engineering Associates Inc., dated March 10, 2025;
- Authorization for Freshwater Wetlands Letter of Interpretation- Extension for Walada Enterprises, LLC from the New Jersey Department of Environmental Protection, dated December 22, 2022;
- Soil Report, prepared by Air, Land & Sea Environmental Management Services, Inc., dated July 19, 2022;
- Written request for waivers;
- Project narrative, undated;
- Disclosure of Ownership;
- Certificate of Title letter, dated June 12, 2025;
- Affidavit of Ownership;
- W-9 Form;
- Verification that property taxes are current;
- Zoning Officer Denial; and
- Application for Development Permit.

We 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
Director of Planning


Patricia Dunkak
Sustainability Coordinator

LOCATION MAP





MIPB-R9140

December 18, 2025

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

via E-Mail (dyuro@middletownnj.org)

**Re: Milano Brothers, LLC
Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
Preliminary & Final Major Subdivision
First Engineering Review**

Dear Board Members:

As requested, our office has reviewed the above referenced Preliminary & Final Major Subdivision application, consisting of the following:

- Preliminary & Final Major Subdivision Plan, prepared by Robert D. Sive, P.E., of Crest Engineering Associates, Inc., dated May 30, 2023, last revised September 29, 2025, consisting of thirteen (13) sheets.
- Final Plat prepared by Daniel P. Hundley, P.L.S., of Crest Engineering Associates, Inc., dated April 23, 2025, last revised September 29, 2025, consisting of one (1) sheet.
- Boundary and Topographic Survey prepared by James J. Heiser, P.L.S., of DPK Consulting, LLC, dated December 23, 2023, last revised September 22, 2025, consisting of one (1) sheet..
- Tree Management Plan prepared by Robert D. Sive, P.E., of Crest Engineering Associates. Inc., dated March 20, 2025, consisting of one (1) sheet.
- Soils Report prepared by Z. John Zingis Jr. of Air, Land & Sea Environmental Management Services, dated July 19, 2022.
- Completeness Review, prepared by Amy Citrano, P.P. of the Township of Middletown, dated October 8, 2025.
- NJDEP Land Use Permitting Report
- NJDEP LOI Extension Letter prepared by Ariana Tsiattalos, of NJDEP, dated December 22, 2022.

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

A. Project Description

The tract in question consists of Lot 1 of Block 1589, Lot 2 of Block 159, and Lot 122 of Block 12 and located within the R-7 zone. The tract fronts on two unimproved right-of-way paper streets, Arlington Avenue and Barton Place. The overall tract area is undeveloped and wooded.

The applicant is seeking Major Subdivision approval to subdivide three (3) combined lots as well as vacate a portion of the Arlington Avenue right-of-way for the creation of four (4) new lots fronting on Barton Place. The subject application proposes the construction of four (4) single family residential dwellings within the proposed lots, along with constructing a new roadway and cul-de-sac on Barton Place with associated curbing and sidewalk to connect to Walada Avenue. Utility extensions are proposed from Walada Avenue to service the proposed dwellings. Additionally, the applicant proposes to construct an underground infiltration system within proposed Lots 1 & 2, as well as individual drywell systems on each of the four proposed Lots.



Le: Township of Middletown
Attn: Ms. Debi Yuro, Secretary

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B. Variances and Design Waivers

ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
540-624.K	The building envelope for any lot shall be of such dimensions that it shall be able to contain within it the shape of a circle whose minimum diameter is not less than 50 FT	Lot 1: 44 FT Lot 2: 44 FT Lot 3: 44 FT Lot 4: 44 FT (Applicant to Confirm)	Variances Required for Proposed Lots 1, 2, 3, & 4
540-916.(3)	Minimum Lot Frontage of 75 FT.	Lot 1: 39.27 FT Lot 2: 64.00 FT Lot 3: 39.27 FT Lot 4: 66.45 FT	Variances Required for Proposed Lots 1, 2, 3, & 4
540-609.I.(3)	The minimum slope for lawns shall be 3/4%	Approximately: Lot 3: 0.4% Lot 4: 0.4%	Waivers Required for Proposed Lots 3& 4
540-609.I.(4)	The maximum lawn grading within five feet of a building is 10%.	Approximately: Lot 1 = 21% Lot 2 = 49% Lot 4 = 34%	Waivers Required.
540-612.J	Access drives for single- and two-family dwellings shall have a minimum width of 10 feet and a maximum width of 12 feet when they provide access to a one-car garage	Lot 1: 15 FT Lot 2: 15 FT Lot 3: 15 FT Lot 4: 15 FT	Testimony to be provided.
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.
540-622.B.6	Besides screening and street tree requirements, additional trees shall be planted throughout the subdivision. The number of trees planted shall be not less than 10 per acre, calculated on the basis of the entire subdivision tract.	No additional trees proposed.	Wavier Required.
540-631.C.2(a)	Flexible asphalt concrete pavements shall have an equivalent structural depth of at least 10 inches for local, local collector, and minor collector streets. Having a minimum wearing surface of not less than 1 1/2 inches of pavement, hot-mix asphalt (HMA) (Mix 9.5M64), and a minimum HMA (Mix 19M64) base course of not less than 2 1/2 inches and a dense-graded aggregate base course to provide the remaining depth.	The applicant does not propose 9.5M64 HMA Surface Course or 19M64 HMA Base Course. Porous asphalt pavement proposed.	Waiver Required.



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ORDINANCE SECTION	ORDINANCE REQUIREMENT	PROPOSED CONDITION	VARIANCE/WAIVER REQUIRED?
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.	Sidewalk is only proposed along both sidewalks of the street, with the exception of the north side of Barton Place abutting adjacent Lot 4.	Waiver required.
540.641.G	Minimum two-way pavement width shall be 30 ft. for local roads.	Roadway Width: 28 FT	Waiver Required.
540-651.B	In zone districts in the Township where the maximum percent of lot coverage 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.	Approximate Clearing Limit > 40%	Waiver Required.

C. Off-Site and Off-Tract Improvements

1. The applicant proposes a pervious pavement drainage system within the public roadway of Barton Place. This proposal will create challenges of ensuring restoration of this drainage system to its original design specifications if/when future excavation/repairs are conducted by the Township, Utility Authorities, or local contractors. In addition, maintenance of the system will be challenging for the Township. As such, we do not recommend this drainage proposal. The applicant shall investigate alternative drainage solutions to eliminate this system from the Township Right-of-Way.
2. The applicant proposes a 28 ft. wide paved road with an approximately 18.5 ft. radius cul-de-sac within the Barton Place Right-of-Way. The proposed radius does not meet Township Ordinance§540.641.D.(3) to provide a 50 ft. paved radius, nor does it meet RSIS requirements for cul-de-sacs which require a 40 ft. radius and an additional 8 ft. radius beyond the edge of the cartway to the proposed Right-of-Way (48 ft. radius R.O.W.). The applicant shall review the design and provide plans complying with RSIS and Township requirements. In addition, the applicant shall provide the radius dimension of the paved area of the cul-de-sac on the plans, currently, the only dimension provided is the radius to the proposed Right-of-Way.



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3. The applicant proposes sidewalk along the property frontages as well as on the south side of Barton Place to the intersection of Walada Avenue. No sidewalk is proposed on the north side of Barton Place to connect to this intersection. Per Ordinance §540-634.A, sidewalk is required on both sides of all streets within a development. If sidewalk is not installed, an appropriate contribution should be made in accordance with Ordinance §540-419.A. It should be noted that sidewalks are required per RSIS requirements.
4. The applicant shall be responsible to mill and overlay the pavement along Walada 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. Based on available mapping, it appears the existing gas main is in the west side of Walada Avenue and additional excavation and street restoration will be required than depicted on the plans.
5. 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.
6. We recommend the applicant provide crosswalk and stop bar striping at the intersection of Walada Avenue.
7. The plans shall be revised to dimension the proposed curb radii at the intersection of Walada Avenue. The minimum curb radius shall be 5 ft.
8. The applicant proposes a sanitary sewer extension from Walada Avenue. We defer to TOMSA for review of the sanitary sewer improvements.
9. The applicant is proposing to relocate a fence that exists within the Barton Place Right-of-Way which appears to be owned by Lot 4. The fence is proposed to be relocated within the property boundaries of Lot 4. Based on aerial imagery, it appears there is an existing above-ground pool in the rear yard of Lot 4 which may conflict with the relocated fence. The applicant shall provide testimony regarding this. A construction easement agreement will be required to be obtained from the owner of Lot 4.

D. Site Requirements/Layout

1. It is noted that no-parking restrictions are proposed on both sides of the proposed roadway. The R7-1 sign detail shall be revised to be consistent with MUTCD standards.
2. The applicant is proposing driveways and garages on each lot. Per RSIS a one-car garage and driveway combination count as 2 spaces. therefore, it appears that adequate parking is provided for the proposed single-family dwellings, however, the applicant shall provide testimony to confirm.
3. The applicant proposes 15 FT wide driveways with garages. Per Ordinance §540-612.J., access drives for single-family dwellings with a one-car garage are permitted to be a maximum of 12 FT and drives serving two-car garages may be up to 24 FT wide. The applicant shall confirm if the garages are proposed as one- or two-car garages. A design waiver may be required upon further review.



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4. The applicant shall note locations of A/C and other mechanical equipment on the individual plot plans, these areas shall be screened in accordance with the requirements of the Ordinance and shall meet any applicable setback requirements.
5. It is noted that the nearest existing fire hydrant is located on the corner of Walada Avenue and Main Street, over 400FT from the intersection of Walada Avenue and Barton Place. The applicant proposes a fire hydrant at the cul-de-sac bulb. We defer further review to the Township Fire Advisory Board.
6. The plans shall revise the circle diameter to be measured within the lot's buildable envelope.

E. Drainage/Grading

1. The proposed area of disturbance exceeds 1.0 acre (1.02 acres) and the increase in motor vehicular surface (0.18 ac) and non-motor vehicular impervious surface (0.18 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 standards.
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 (2) drywells for each proposed dwelling, Pervious Paving driveway systems and a stone trench.
3. This project increase in motor vehicle impervious surface area does not exceeds 0.25 acres; 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 (2) drywells for each proposed dwelling, Pervious Paving, driveway systems and a stone trench.
5. The applicant is proposing pervious pavement within the new Barton Place roadway. After discussion with the Township Engineer, this is not an acceptable design for a municipal roadway. The Township does not have the capabilities to maintain this system and this system does not meet Township Roadway standards. The applicant shall re-evaluate the drainage design to remove pervious pavement from within the Township Right-of-Way and provide an alternative design.
6. Per Section 7:8-5.8(c) of RSIS, the responsibility for maintenance of the stormwater system in a residential development shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The applicant shall provide testimony confirming that the stormwater systems will be maintained by a Homeowners Association (HOA). HOA documents outlining maintenance responsibilities shall be provided as a condition of any approval.



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7. The application shall provide the following documents for review,
 - FEMA Map
 - Test pits information on “Grading and Drainage Plan”
 - Roof drain connection to the drywells
 - Locations of the inspection port for the stone trench and drywells.
 - Infiltration basin notes.
 - Stormwater Management Facilities Operations & Maintenance.
 - the X (1/2 length of basin, X direction in feet) and Y (1/2 length of basin, Y direction in feet) swapped Groundwater Mounding Calculations
8. The applicant appears to propose flood vents at each dwelling and is within the fluvial 100-year floodplain. The applicant shall confirm and provide the following,
 - a. Confirm compliance with the NJDEP Flood Hazard Area (FHA) rules.
 - b. Provide all required permits associated with this project.
 - c. Depict the flood plain limits on the plans.
 - d. We defer to the Township Floodplain Administrator for any additional comments.
9. According to NJ SWM BMP Chapter 12, Soil Testing Criteria, Section 2.3, two (2) soil borings are required for each green infrastructure if the BMP is greater than 500 square feet in area.
10. Applicant shall provide the offsite (adjacent lots) topo and contours to ensure no offsite runoff sheet flows onto adjacent properties.
11. Applicant shall revise the width of the Stone Trench Detail from 5.5’ to 10’ in the plan view detail.
12. Pursuant to NJAC 7:8-5.2(m) all stormwater management measures must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk. A form of deed notice should be submitted to the Township for approval before filing.
13. As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Township Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet upon final approval from the Board. A copy shall also be provided to the Board Engineer.
14. Pursuant to Ordinance 540-609.I.((3), a minimum yard slope of 0.75% is required, whereas there appear to be areas in Lots 3 & 4 with slopes as low as approximately 0.4%. The applicant shall review and increase the minimum slopes proposed, as feasible.
15. The plans should be revised to reduce/eliminate the slopes within 5 feet of the buildings to a maximum of 10% in accordance with Ordinance 540-609.I.((4).
16. Detailed grading information shall be provided for the proposed curb ramps along Walada Avenue.



Le: Township of Middletown
Attn: Ms. Debi Yuro, Secretary

Re: Milano Brothers, LLC
Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
Preliminary & Final Major Subdivision
First Engineering Review

F. Environmental

1. It is noted that the applicant has received a Freshwater Wetlands Letter of Interpretation – Extension which verified the absence of any wetlands on the property. This extension is valid until October 2027.
2. It is noted that this property is located within the AE-13 Flood zone. We defer further review to the Township Floodplain Manager.

G. Lighting and Landscaping

1. The applicant is proposing post top streetlights with a 16 ft. mounting height. The applicant shall confirm that the proposed streetlighting meets the requirements of the Ordinance, Section 540-643.
2. Per section 540-528.C.12(a) of the Ordinance, light spillage shall not exceed 0.5 foot-candles beyond any property line. Based on the proposed lighting levels it appears that there is spillage into Lots 4 and 5 exceeding 0.5 fc. The plans shall be revised to address this. The applicant shall also address any issues with glare and provide adequate shielding for nearby residences.
3. The applicant shall review the lighting at the southern curb ramp on Walada Avenue. It appears an existing streetlight on Walada will provide additional illumination for this crossing. However, this was not modeled in the lighting plan. The applicant shall confirm that the crossing will be adequately lit.
4. A Light Pole Foundation construction detail shall be provided.
5. The lighting schedule and plans shows a quantity of 5 total light poles, but the colonial post top standard detail states 6 total streetlights. The applicant shall revise the plans accordingly.
6. The applicant shall confirm that the proposed lighting will be directed downwards.
7. The applicant shall confirm if the proposed lighting will be dark sky compliant.
8. Ordinance §540-651.B permits no more than 40% of wooded areas within the net tract area to be cleared or developed. The proposed clearing appears to exceed this requirement. The plans shall be revised to confirm.
9. Ordinance §540-645 requires street trees to be planted at a maximum spacing of 30 ft. on center. Based on a total frontage of 209 FT, 7 street trees are required whereas 5 are proposed. The plans shall be revised to comply, or a design waiver will be required.
10. In addition to street tree requirements, Ordinance §540-622.B.6. requires 10 additional trees per acre to be planted throughout subdivisions, whereas no additional trees are proposed. The plans shall be revised to comply, or a design waiver will be required.



Le: Township of Middletown
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11. Ordinance §540-645.E.2. requires shade trees to have a minimum caliper size of three (3) inches, whereas, the plans note 2.5 to 3 inches. The plan shall be revised to provide a minimum of 3-inch caliper.
12. Ordinance §540-645.B requires that proposed street trees shall not lie closer than five feet to sidewalks. The plans shall be revised to confirm compliance with this requirement.
13. The applicant has provided a Tree Management Plan. The following comments pursuant to the tree removal and replacement requirements of Ordinance 2024-3446 are offered:
 - a. The plan bases tree removal on 0.1-acres tree inventory plots. As less than 1 acre of the tract is proposed to be cleared, the number and species of trees to be removed are to be based on the actual count.
 - i. The tree count shall include the existing tree along the north lot line of Lot 5, which is located outside the limit shown on the woodlands management plan, as it would require removal for the construction of the roadway and sidewalk.
 - b. Per the tree removal and replacement calculations, a total of 212 replacement trees are required. The landscaping plan proposes 5 street trees, however only up to 5% of trees required by a landscaping plan may be credited towards replacement requirements. Therefore only 1 street tree may be credited as a replacement tree.
 - c. The applicant shall advise how they will comply with the tree replacement and/or waiver requirements by either providing the remaining 211 trees on-site, by providing the remaining 211 trees off-site, or, if a waiver is approved by the Board, by providing a contribution to the Tree Replacement Trust Fund.
 - d. The Tree Management Plan and tree replacement requirements are also subject to review to the Township Engineer, Township Planner, and the Township's Tree Expert. We defer further review to them for same.
14. It appears a marginal +/-6" buffer strip is proposed between the curb and sidewalk which will be difficult to maintain. We recommend this be eliminated.

H. Subdivision

1. The applicant proposes right-of-way vacations for portions of the unimproved paper streets, Arlington Avenue and Barton Place. As a condition of approval, the applicant will be required to receive approval the Township Committee prior to filing the subdivision. The limits of the Right-of-Way vacations should be reviewed by the Township Engineer. The Township Committee should also determine if the additional sections of Arlington Avenue within these areas should remain as paper streets or be vacated to the adjacent properties.
2. The applicant shall obtain confirmation in writing from the Township Tax Assessor that the proposed lot numbering is acceptable. Additionally, the existing lots are within separate blocks, however the proposed lot numbering does not indicate which block the proposed lots will be a part of. This should be confirmed with the Tax Assessor as well.
3. The plan shall be revised to include additional curve data for the proposed lots lines along the cul-de-sac (delta angle/chord distance/chord bearing).



Le: Township of Middletown
Attn: Ms. Debi Yuro, Secretary

Re: Milano Brothers, LLC
Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
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4. Drainage and utility easements are depicted on the plans. The Subdivision plan should be revised to further dimension the proposed easements from proposed lots lines and provide additional line/curve data for confirmation of easement limits.
5. If approved, easement documents and metes and bounds descriptions for all easements shall be provided for review by the Board Engineer and Board Attorney.

I. Miscellaneous

1. The plans shall be revised to depict existing structures on adjacent lots abutting the property. Additionally, Lots 4 & 5 should further detail existing improvements on the property to help further assess any impacts of the proposed improvements.
2. The plans shall be revised to properly indicate all waivers and variances required/requested for this application.
3. The final plan submitted for signatures must be signed by the owner and notarized.
4. The applicant shall be responsible to obtain a road opening permit from the Township Department of Public Works for utility connections on Walada Avenue.
5. A note shall be added to the plan stating that all improvements will be ADA/PROWAG compliant where applicable.
6. Approvals or letters of service should be obtained from the following agencies:
 - Middletown Township Fire Advisory Board
 - Township of Middletown Sewerage Authority (TOMSA).
 - Monmouth County Planning Board
 - NJDEP
 - Freehold Soil Conservation District.
 - New Jersey American Water
 - New Jersey Natural Gas
 - Comcast Cable
 - JCP&L
 - Verizon
 - All other agencies and departments having jurisdiction.



Le: Township of Middletown
Attn: Ms. Debi Yuro, Secretary

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Walada Avenue & Arlington Avenue
Blocks 122, 158, & 159, Lots 122, 1, & 3
Preliminary & Final Major Subdivision
First Engineering Review

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

GREGORY T. GITTO, P.E., C.M.E.
GROUP MANAGER

RRK:GTG:GMM:AJA

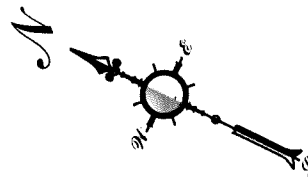
cc: Amy Citrano, PP, AICP, Director of Planning, (acitrano@middletownnj.org)

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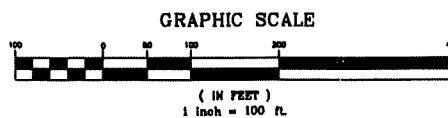
LIST OF OWNERS WITHIN 200'

BLOCK	TAX LOT	OWNER
122	99	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	100	BONELLO, GIUSEPPE & JESSICA 5 WALADA AVE PORT MONMOUTH, NJ 07758
122	101	ROSE, WILLIAM & DIANE 7 WALADA AVE PORT MONMOUTH, NJ 07758
122	103	MILLER, CLAUDE W & NANCY M 9 WALADA AVE PORT MONMOUTH, NJ 07758
122	104	PITTA, VICTOR FELIPE & SAMANTHA LUC 11 WALADA AVE PORT MONMOUTH, NJ 07758
122	105	VIDAL, JOHN CHARLES & JOHN JR. 15 WALADA AVE PORT MONMOUTH, NJ 07758
122	106	SMITH, THOMAS & ERICA M 17 WALADA AVE PORT MONMOUTH, NJ 07758
122	107	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	111	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	112	MARTIN, KATHLEEN R. 18 GORDON COURT PORT MONMOUTH, NJ 07758
122	113	LEE, HYUN K & IN K KIM 17 GORDON COURT PORT MONMOUTH, NJ 07758
122	114	BURBY, ADAM & COLLEEN 15 GORDON COURT PORT MONMOUTH, NJ 07758
122	115	SECHAM, WILLIAM J & DEBORAH W 13 GORDON COURT PORT MONMOUTH, NJ 07758
122	116	UNKEI, DANIEL & WERNER, AMY 11 GORDON COURT PORT MONMOUTH, NJ 07758
122	117	FERRANTE, ROBERT C 13 HUNTERLY CT, APT. 26 RED BANK, NJ 07701
122	118	MAY, NATHAN & KATELYN 7 GORDON CT PORT MONMOUTH, NJ 07758
122	119	GLYNN, MICHAEL & GUMBA LAURENE 5 GORDON CT PORT MONMOUTH, NJ 07758
122	120	SHEARER, JOHN C 3 GORDON CT PORT MONMOUTH, NJ 07758
122	121	HWANG, SOK Y & BETH A HWANG 1 GORDON CT PORT MONMOUTH, NJ 07758
122	122	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	123.01	BUNO, TONY & WTALE NICHOLAS JOHN 160 MAIN ST PORT MONMOUTH, NJ 07758
122	123.02	MCCARTHY, DENNIS J PO BOX 4252 MIDDLETOWN, NJ 07748
122	123.03	ZIVANOVIC, VLADIMIR & WHITNEY LEE 158 MAIN ST PORT MONMOUTH, NJ 07758
122	124	IRWIN, GEORGE 158 MAIN ST PORT MONMOUTH, NJ 07758
122	125	HONJAHN, HENRY & BARBARA 154 MAIN ST PORT MONMOUTH, NJ 07758
122	126	PETRICKO, HILDEGARD & PETERSON, CARMEN 152 MAIN ST PORT MONMOUTH, NJ 07758
122	127	LI, TENG MING & ZOU, MICHELE 150 MAIN ST PORT MONMOUTH, NJ 07758

BLOCK	TAX LOT	OWNER
158	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
158	2	LI, KENNY WEN-CHIEH 8 WALADA AVE PORT MONMOUTH, NJ 07758
158	4	PEREZ, LAURA 8 WALADA AVE PORT MONMOUTH, NJ 07758
158	5	HEDDT, BRIAN R & MELORE JACQUELYN 10 WALADA AVE PORT MONMOUTH, NJ 07758
159	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	2	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
159	3	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	4	SADERI, DEAN D & PETERSON 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	5	MAYER, JUSTIN & CORINEY 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	6	HURL, ROBERT M JR. & RAUCHBACH STEPH 18 WALADA AVE PORT MONMOUTH, NJ 07758
159	7	PARLEY, SCOTT & AMEE 18 WALADA AVE PORT MONMOUTH, NJ 07758
264	5	NANNEY, SANDRA A 181 MAIN STREET PORT MONMOUTH, NJ 07758
272	17	ESCOBAR, ROXANNA B 738 CAMPBELL AVE PORT MONMOUTH, NJ 07758
272	18	ROBERTSON, TRISHA 157 MAIN ST PORT MONMOUTH, NJ 07758
272	19	STEFANSKI, DANIEL & DOMINGUEZ, REBECCA 155 MAIN ST PORT MONMOUTH, NJ 07758



VICINITY MAP



	A	B	C
	Sheet Number	Sheet Title	Revision
1	1	Cover Sheet	9/29/2023
2	2	Existing Conditions Plan	9/29/2023
3	3	Site Layout Plan	9/27/2024
4	4	Grading Plan	9/27/2024
5	5	Utility Plan	9/27/2024
6	6	Landscape Plan	9/27/2024
7	7	Lighting Plan	9/29/2023
8	8	Profile & Detail Sheet	9/27/2024
9	9	Detail Sheet	9/27/2024
10	10	Soil Erosion & Sediment Control Plan	9/27/2024
11	11	Soil Erosion & Sediment Control Compaction Plan	9/27/2024
12	12	Soil Erosion & Sediment Control Details	--
13	13	Soil Erosion & Sediment Control Notes	10/9/2023
14	14		
15	15		
16	16		
17	17	1 of 1 Final Plot	9/29/2023

ZONE : RESIDENTIAL ~ R-7 ZONE

MINIMUMS:	REQUIRED:	NEW LOT 1:	NEW LOT 2:	NEW LOT 3:	NEW LOT 4:
LOT AREA (Interior Lot)	7,500 S.F.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
LOT FRONTAGE (Interior Lot)	75 FT.	39.27 FT.	64.00 FT.	39.27 FT.	66.45 FT.
CIRCLE DIAMETER	50 FT.	> 50 FT.	> 50 FT.	> 50 FT.	> 50 FT.
BUILDABLE LOT AREA	5,000 S.F.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
FLOOR AREA, GROSS (Multi-Story)	800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.
PRINCIPAL BUILDING					
FRONT SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
REAR SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
ACCESSORY BUILDING					
FRONT SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
REAR SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
MAXIMUMS:					
BUILDING COVERAGE	35%	≤ 35%	≤ 35%	≤ 35%	≤ 35%
LOT COVERAGE	40%	≤ 40%	≤ 40%	≤ 40%	≤ 40%
BUILDING HEIGHT	28 FT.	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.
	2.5 STORIES				

* VARIANCE REQUIRED

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME.

DATE NOTARY PUBLIC OF NEW JERSEY

Block 158, Tax Lot 1
Block 159, Tax Lot 3
Block 122, Tax Lot 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

GENERAL NOTES:

- PROPERTY KNOWN AS BLOCK 158, TAX LOT 1, BLOCK 159, TAX LOT 3 & BLOCK 122, TAX LOT 122, AS SHOWN ON SHEET 14, LAST REVISED 12/02/11, OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MIDDLETOWN TOWNSHIP. THE PROPERTY IS SITUATED WITHIN THE R-7 RESIDENTIAL ZONE.
- BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY BY DPK CONSULTING, DATED 12/11/2021.
- NO FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED DEVELOPMENT, AS PER A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) EXTENSION 'ABSENT' LETTER, FILE AND ACTIVITY NUMBER 1331-17-0011, FWH220001, DATED DECEMBER 22, 2022.
- THE PROPERTY LIES WITHIN THE AE FLOOD HAZARD AREA, WITH A BASE FLOOD ELEVATION OF 1.5, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0081F, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THE PROPERTY IS CURRENTLY WOODED AND VACANT. BARTON PLACE AND ARLINGTON AVENUE ARE UNDEVELOPED, PAPER STREETS.
- THE PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO 4 RESIDENTIAL LOTS AND INCLUDE THE IMPROVEMENT OF BARTON PLACE WITH A 28 FOOT WIDE PAVED CARTRAY WITH CURB AND SIDEWALK WHICH MATCHES THE ROADWAY DEVELOPMENT IN THE AREA. A PORTION OF ARLINGTON AVENUE SHALL BE VACATED.
- BARTON PLACE AND ARLINGTON AVENUE ARE PAPER STREETS (UNIMPROVED) WITH 40 FOOT WIDE RIGHT-OF-WAYS. AS PART OF THIS SUBDIVISION DEVELOPMENT, BARTON PLACE WOULD BE CLASSIFIED AS MEDIUM INTENSITY RESIDENTIAL ACCESS STREET/CUL-DE-SAC. WHILE THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) REQUIRES A RIGHT-OF-WAY WIDTH OF 50 FEET, A 40 FOOT WIDE RIGHT-OF-WAY WITH A 28 FOOT WIDE CARTRAY WITH CURB AND SIDEWALK IS PROPOSED TO MATCH THE NEIGHBORHOOD. THE PORTION OF THE ARLINGTON AVENUE RIGHT-OF-WAY WHICH ADJUTS THE SUBJECT TRACT SHALL BE VACATED.
- PARKING REQUIREMENTS:
4 BEDROOM SINGLE-FAMILY RESIDENTIAL DWELLINGS
2.5 PARKING STALLS PER DWELLING
EACH NEW LOT SHALL PROVIDE 3 ON-SITE PARKING STALLS WITHIN A GARAGE AND/OR DRIVEWAY AREA
- THE PROPOSED RESIDENTIAL LOTS SHALL BE SERVED BY THE EXISTING PUBLIC POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS.
- WASTE AND RECYCLABLES FROM THE PROPOSED DWELLINGS WILL BE REMOVED BY THE PUBLIC SANITATION SERVICE VIA CURBSIDE PICK-UP.
- PROPOSED DWELLING ELEVATIONS AND LOT GRADING IS PRELIMINARY. LIMITS OF GRADING AND DISTURBANCE MAY VARY WITH THE IMPLEMENTATION OF RETAINING WALLS, TERRACING, RETENTION OF SLOPES, LANDSCAPING, ETC., WHICH WILL BE DETERMINED AND FINALIZED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT AND ARCHITECTURAL DESIGN.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST REQUIREMENTS.
- ALL AREAS NOT DESIGNATED FOR ROADWAYS, DWELLINGS, SIDEWALKS AND/OR DRIVEWAYS SHALL BE PLANTED, LANDSCAPED, OR TOPSOILED IN ACCORDANCE WITH THE LANDSCAPE PLAN, ALL TOPSOIL, FERTILIZER, SEED, SOIL, MULCH AND PLACEMENT THEREOF SHALL CONFORM TO THE MOST CURRENT REQUIREMENTS OF THE SOIL CONSERVATION DISTRICT.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND INSTALLATION OF NEW UTILITIES AND SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF OTHERS.
- THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS.
- THERE ARE NO WATER COURSES WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
- NO SWAMPS, BOGS OR PONDS EXIST WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
- ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN, UNLESS NOTED OTHERWISE. ANY EXISTING FENCE ENCROACHMENTS FROM ADJACENT PROPERTIES ONTO THE SUBJECT PROPERTY SHALL BE RELOCATED, AS REQUIRED.
- ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE MIDDLETOWN TOWNSHIP LAND USE ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF 'OTHER' UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE 'OTHER' UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
- ANY IMPORTED SOIL SHALL BE CERTIFIED CLEAN FILL/SOIL WHICH MEETS THE DEFINITION OF CLEAN FILL IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SITE REMEDIATION STANDARDS (FOUND AT N.J.A.C. 7:26C).
- THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY WET FLOOD PROOFED IN ACCORDANCE WITH NFP TECHNICAL BULLETIN 7 WET FLOODPROOFING REQUIREMENTS AND LIMITATION.

OWNER

WALADA ENTERPRISES, LLC
30 N LAKE DRIVE
MIDDLETOWN, NJ 07748

APPLICANT

MILANO BROTHERS BUILDERS INC.
845 BROAD STREET
SHREWSBURY, NJ 07702

APPROVED BY

MIDDLETOWN TOWNSHIP PLANNING BOARD

DATE CHAIRMAN

ATTEST SECRETARY

DATE ENGINEER

NO	DESCRIPTION	DATE	BY
1	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 1/22/25	9/29/23	RS
2	REV. PER TOWNSHIP PLANNING BOARD SUBMISSION	4/28/24	RS
3	REV. STORMWATER DESIGN PER NADP MEETING DATED 8/8/24	9/27/24	OP
4	REV. STORMWATER DESIGN PER NADP MEETING DATED 12/6/24	1/16/25	RS
5	REV. STORMWATER DESIGN PER NADP LETTER DATED 1/28/25	10/9/25	RS

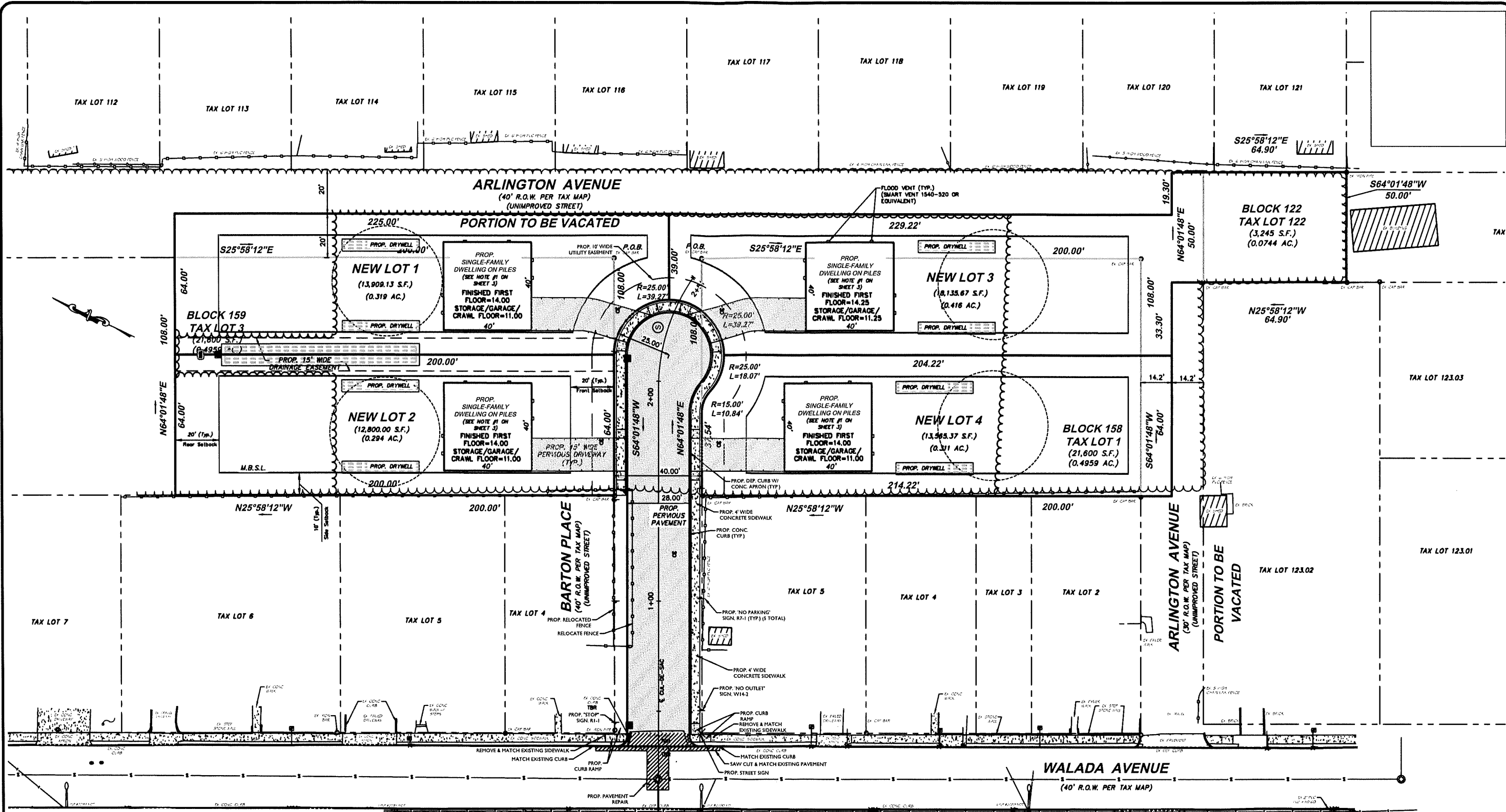
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Engineers - Surveyors - Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 246637889300
100 FREE DRIVE
MILLSBORO, DE 19966
(302) 446-3880
18 SCHOENBERG HWY.
FORD, NJ 07834
(973) 244-0880

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1" = 100'
DRAWN RDS
CHECKED RDS
SHEET 1 OF 13
PROJECT COVER SHEET

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
TAX MAP SHEET NO. 14, LAST REV. 12/02/11
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

COVER SHEET



LEGEND

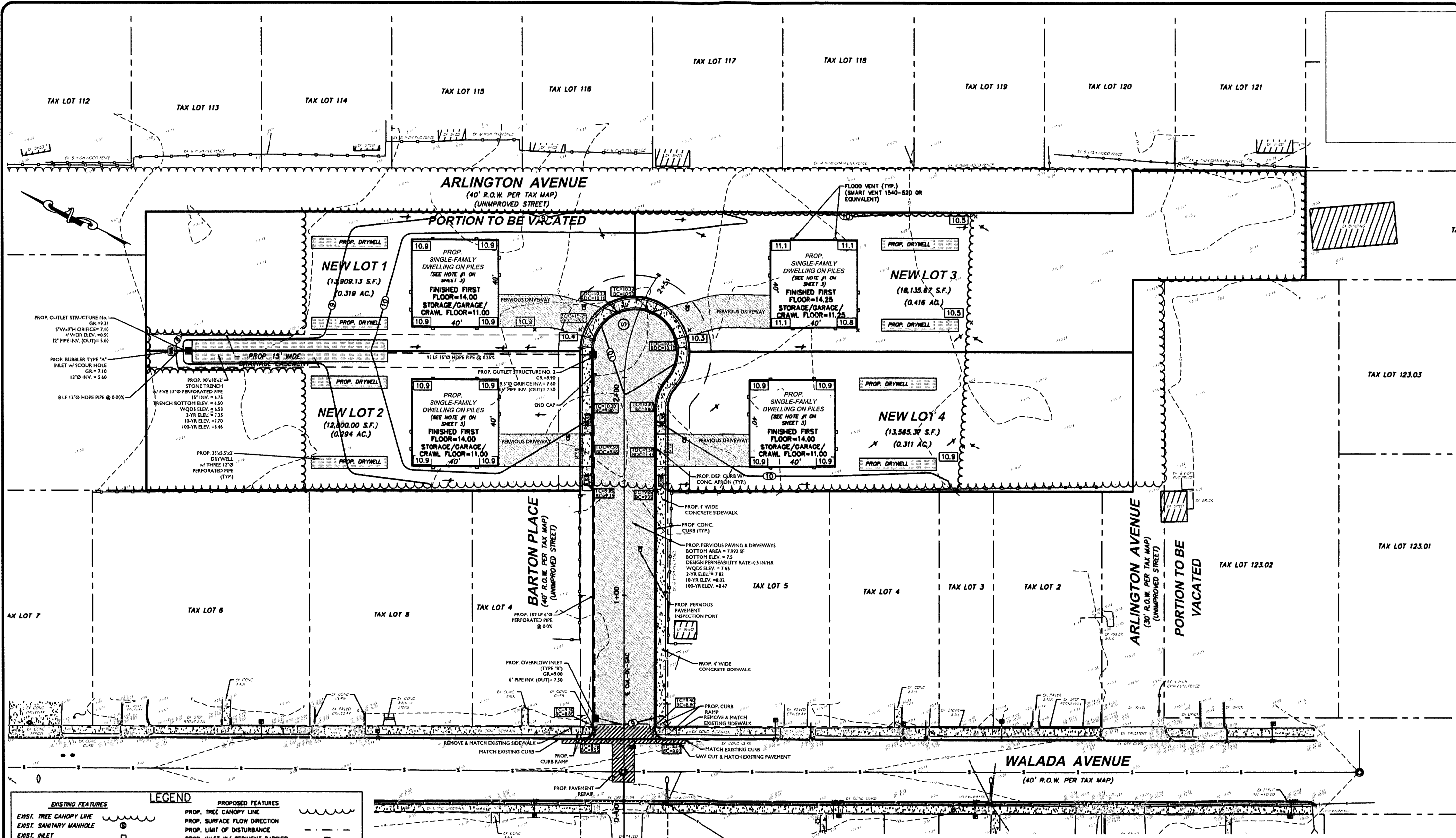
EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE CANOPY LINE	PROP. TREE CANOPY LINE
EXIST. SANITARY MANHOLE	PROP. SURFACE FLOW DIRECTION
EXIST. INLET	PROP. LIMIT OF DISTURBANCE
EXIST. UTILITY POLE	PROP. INLET W/ SEDIMENT BARRIER
EXIST. FIRE HYDRANT	PROP. SILT FENCE
EXIST. SPOT ELEVATION	PROP. SPOT ELEVATION
EXIST. WATER LINE	PROP. TOP CURB/GUTTER GRADE
EXIST. SANITARY SEWER	PROP. CONTOUR
EXIST. STORM SEWER	PROP. SANITARY SEWER MANHOLE
EXIST. CONTOUR	PROP. SANITARY SEWER
EXIST. FENCE	PROP. STORM SEWER MANHOLE
EX. TOP CURB/GUTTER GRADE	PROP. INLET
MINIMUM PRINCIPAL BUILDING SETBACK LINE TO BE REMOVED	PROP. STORM SEWER
CRAWL SPACE	PROP. FLARED END SECTION
	PROP. WATER LINE
	PROP. WATER VALVE
	PROP. HYDRANT
	PROP. UTILITY POLE

GENERAL NOTE:

1. THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY WET FLOOD PROOFED IN ACCORDANCE WITH NFIP TECHNICAL BULLETIN 7 WET FLOODPROOFING REQUIREMENTS AND LIMITATIONS.

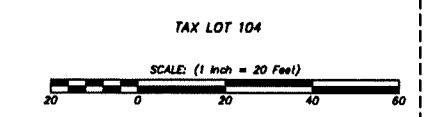
SCALE: (1 inch = 20 Feet)

CREST Engineering Associates Inc. Civil & Environmental Engineers Professional Planners • Surveyors • Landscape Architects CERTIFICATE OF AUTHORIZATION NO. 2465738-000 100 FREE STREET MILLENIA TOWNSHIP, N.J. 08054 PH: (609) 448-3880		DATE 5/30/23 SCALE 1"=20' DRAWN JZ CHECKED RS SHEET 3 OF 13 PROJECT BLOCK 158, TAX LOT 1 BLOCK 122, TAX LOT 3 BLOCK 122, TAX LOT 122 MIDDLETOWN TOWNSHIP MONMOUTH COUNTY, NEW JERSEY
ROBERT D. SIVE PROFESSIONAL ENGINEER NJ LIC. NO. 43816		SITE LAYOUT PLAN



LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE CANOPY LINE	PROP. TREE CANOPY LINE
EXIST. SANITARY MANHOLE	PROP. SURFACE FLOW DIRECTION
EXIST. INLET	PROP. LIMIT OF DISTURBANCE
EXIST. UTILITY POLE	PROP. INLET W/ SEDIMENT BARRIER
EXIST. FIRE HYDRANT	PROP. SILT FENCE
EXIST. SPOT ELEVATION	PROP. SPOT ELEVATION
EXIST. WATER LINE	PROP. TOP CURB/GUTTER GRADE
EXIST. SANITARY SEWER	PROP. CONTOUR
EXIST. STORM SEWER	PROP. SANITARY SEWER MANHOLE
EXIST. CONTOUR	PROP. SANITARY SEWER
EXIST. FENCE	PROP. STORM SEWER MANHOLE
EX. TOP CURB/GUTTER GRADE	PROP. INLET
MINIMUM PRINCIPAL BUILDING SETBACK LINE TO BE REMOVED	PROP. STORM SEWER
CRAWL SPACE	PROP. FLARED END SECTION
	PROP. WATER LINE
	PROP. WATER VALVE
	PROP. HYDRANT
	PROP. UTILITY POLE



NO.	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER RASPP MEETING DATED 8/9/24	8/27/24	CRS
2	REV. STORMWATER DESIGN PER RASPP MEETING DATED 12/6/24	1/10/25	CRS
1	REV. STORMWATER DESIGN PER RASPP LETTER DATED 7/26/25	10/9/25	CRS

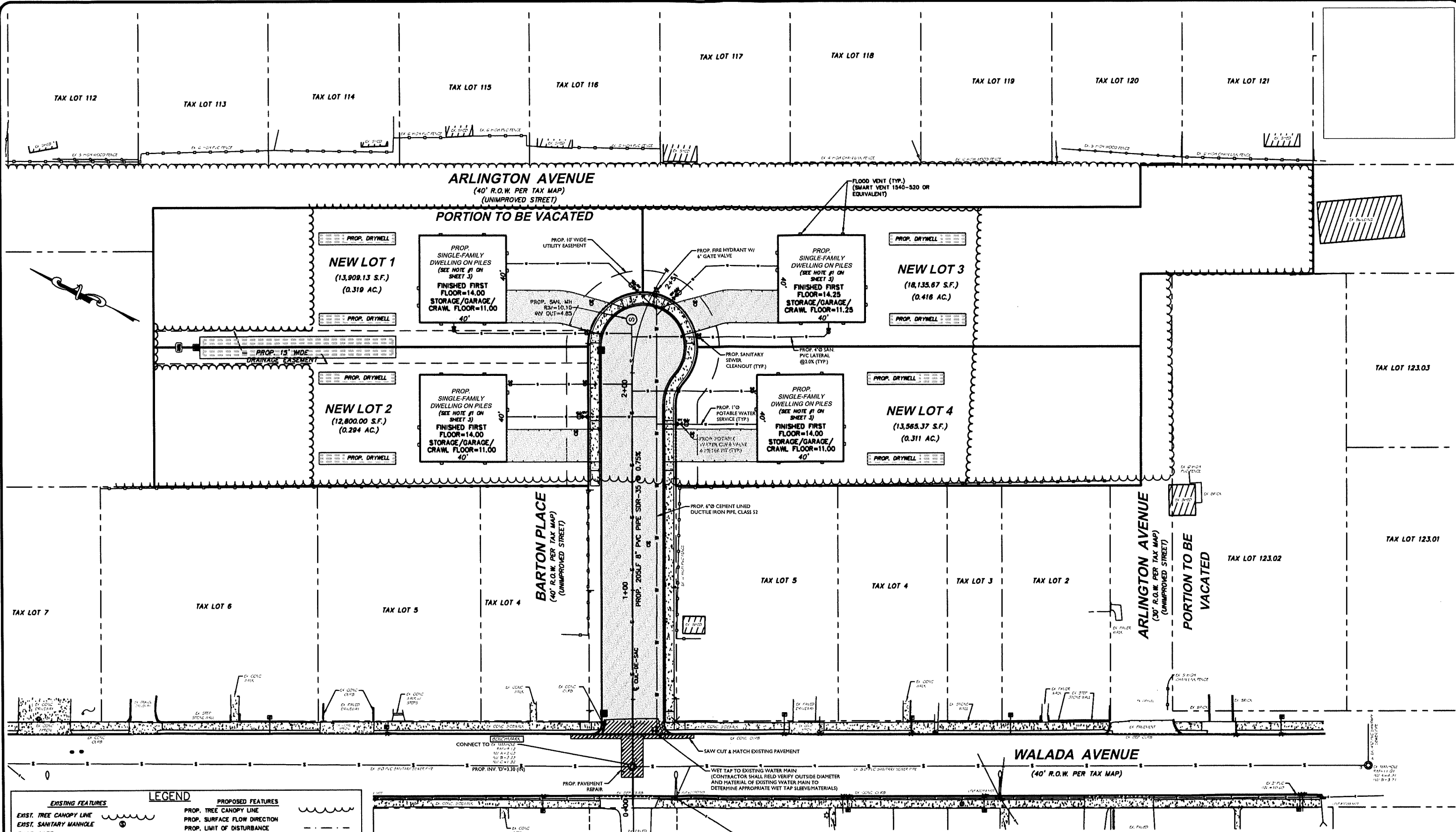
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 265427000-000
100 WINE DRIVE
MILLSBORO, DELAWARE 19966
(302) 446-1880

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE	5/30/23
SCALE	1"=20'
DRAWN	JZ
CHECKED	RS
SHEET	4 OF 13
PROJECT	

PRELIMINARY & FINAL MAJOR SUBDIVISION
**BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122**
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

GRADING AND DRAINAGE PLAN



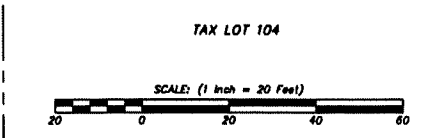
EXISTING FEATURES

- EXIST. TREE CANOPY LINE
- EXIST. SANITARY MANHOLE
- EXIST. INLET
- EXIST. UTILITY POLE
- EXIST. FIRE HYDRANT
- EXIST. SPOT ELEVATION
- EXIST. WATER LINE
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- EXIST. CONTOUR
- EXIST. FENCE
- EX. TOP CURB/GUTTER GRADE
- MINIMUM PRINCIPAL BUILDING SETBACK LINE TO BE REMOVED
- CRAWL SPACE

LEGEND

PROPOSED FEATURES

- PROP. TREE CANOPY LINE
- PROP. SURFACE FLOW DIRECTION
- PROP. LIMIT OF DISTURBANCE
- PROP. INLET W/ SEDIMENT BARRIER
- PROP. SILT FENCE
- PROP. SPOT ELEVATION
- PROP. TOP CURB/GUTTER GRADE
- PROP. CONTOUR
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER
- PROP. STORM SEWER MANHOLE
- PROP. INLET
- PROP. STORM SEWER
- PROP. FLARED END SECTION
- PROP. WATER LINE
- PROP. WATER VALVE
- PROP. HYDRANT
- PROP. UTILITY POLE



NO.	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER ADEP EMAIL DATED 8/6/24	8/27/24	RDS
2	REV. STORMWATER DESIGN PER ADEP MEETING DATED 12/8/24	1/16/25	RDS
1	REV. STORMWATER DESIGN PER ADEP LETTER DATED 7/26/23	10/9/23	RDS

CREST

Engineering Associates Inc.

Civil & Environmental Engineers

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CERTIFICATE OF AUTHORIZATION NO. 246827889-000

100 FREE DRIVE
MILLSBORO, DELAWARE 19966
(302) 261-1000

DATE: 5/30/23

SCALE: 1"=20'

DRAWN: JZ

CHECKED: RS

SHEET: 5 OF 13

PROJECT:

ROBERT D. SIVE

PROFESSIONAL ENGINEER NJ LIC. NO. 43816

PRELIMINARY & FINAL MAJOR SUBDIVISION

BLOCK 158, TAX LOT 1

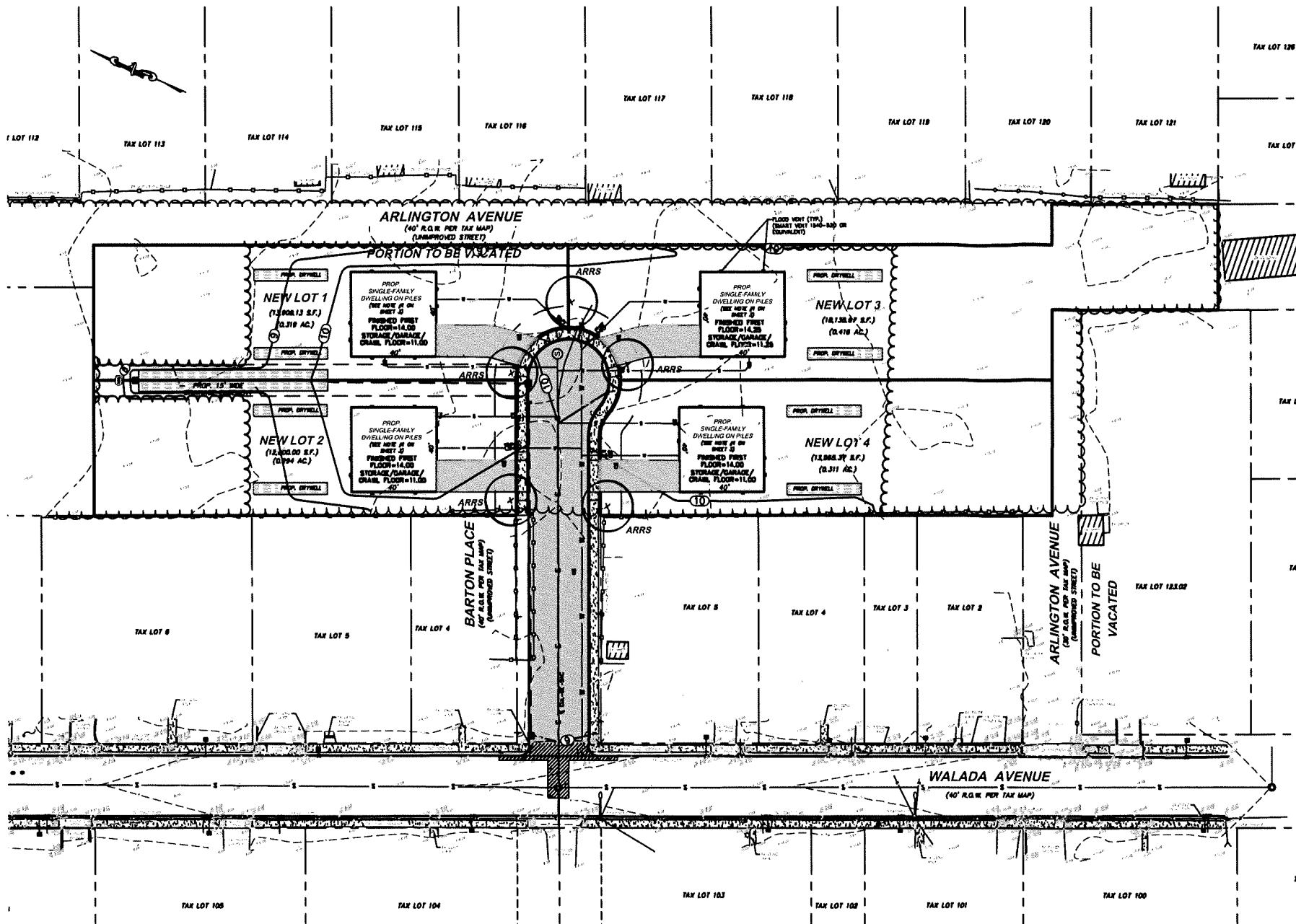
BLOCK 159, TAX LOT 3

BLOCK 122, TAX LOT 122

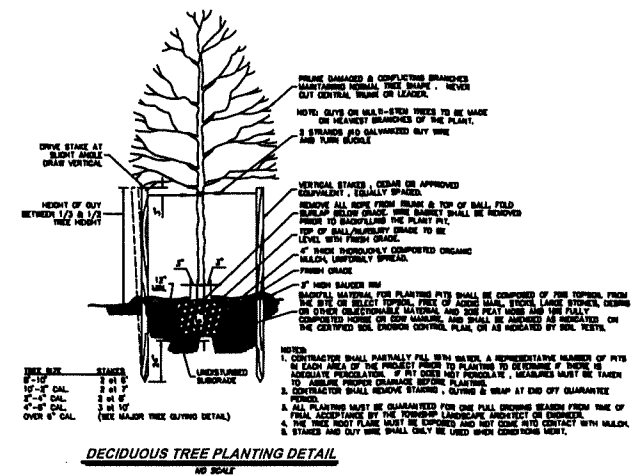
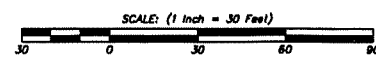
MIDDLETOWN TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY

UTILITY PLAN



- LEGEND**
- EXIST. WOODS LINE
 - PROP. LIMIT OF CLEARING
 - EXIST. CONTOUR
 - PROP. CONTOUR
 - EX. UTILITY POLE W/OVERHEAD WIRES
 - ARRS
 - PROP. ACER RUBRUM "RED SUNSET", RED SUNSET RED MAPLE, 2 1/2"-3" CAL., B&B



- LANDSCAPE NOTES**
- 1. GENERAL NOTES:**
- THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
 - EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE DESIGNER IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.
 - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
 - ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF MIDDLETOWN TOWNSHIP AND AHS 2-80.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN THE EVENT OF CONFLICTS BETWEEN THE A.N.L.A. STANDARDS AND MUNICIPAL STANDARDS, THE MUNICIPAL STANDARDS SHALL SUPERSEDE.
 - ALL EXISTING TREES AND SHRUBS TO BE PRESERVED AT THE PERIMETER OF THE SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY APPROVED TREE PROTECTION FENCING. SEE TREE SAVE/TREE CLEAR PLAN FOR LOCATION AND DETAILS PERTAINING TO TREE PROTECTION.
 - ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLES, EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED.
 - THE APPLICANT SHALL MAINTAIN THE AREA WHERE THE EXISTING TREES CURRENTLY ACTS AS A BUFFER TO THE RESIDENTIAL COMMUNITY DURING POTTER ROAD AFTER PRELIMINARY SITE CLEARING AND SUPPLEMENT PLANTINGS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
- 2. PLANT MATERIAL:**
- NO PLANT SUBSTITUTION WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR SHALL BE ALLOWED WITHOUT THE PERMISSION OF THE TOWNSHIP ENGINEER OR APPROVING AUTHORITY PRIOR TO INSTALLATION. PLANT RELOCATIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
 - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION AND BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
 - ALL PLANTS SHALL BE PRUNED TO ENHANCE MOOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; MATERIAL PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
 - ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES, NAMED VARIETY OR CULTIVAR. "JERSEY GROWN" PLANT MATERIAL PREFERRED.
- 3. PLANTING:**
- SOIL MUST BE FROST-FREE, FRABLE AND NOT MUDDY AT THE TIME OF PLANTING. PLANTING HOLES SHOULD BE A MINIMUM OF 12 INCHES LARGER IN DIAMETER THAN THE SOIL BALL OR ROOT MASS.
 - BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL FROM THE SITE OR SELECT TOPSOIL, FREE OF ADDED MARL, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL, AND SOIL PEAT MOSS AND 10% FULLY COMPOSTED HORSE OR COW MANURE, AND SHALL BE APPLIED AS INDICATED ON THE CERTIFIED SOIL EROSION CONTROL PLAN, OR AS INDICATED BY SOIL TESTS.
 - PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. A RING OF PACKED SOIL SHALL BE SET AROUND THE FINISHED PLANTING HOLE OF EACH TREE. THIS SAUCER SHALL BE A MINIMUM OF FOUR INCHES HIGHER THAN THE FINISHED GRADE. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE DESIGNER, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUND TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS BE PLACED IN A MOUND.
 - THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE LOWER PORTION OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTED. WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
 - ALL TREES SHALL RECEIVE A 4" THICK APPLICATION OF THOROUGHLY COMPOSTED ORGANIC, SHREDDED HARDWOOD MULCH FREE OF ANY OBJECTIONABLE MATERIALS, SPREAD TO A MAXIMUM THICKNESS OF 1 INCH WITHIN 12 INCHES OF PLANT TRUNK ON STEEL. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. FOR EVERGREEN TREES, THE MULCH BED SHALL EXTEND A MINIMUM OF 12" BEYOND THE DRIP LINE OF THE LOWEST TIER OF BRANCHES. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS MASSED PLANTING BEDS, RATHER THAN AS ISOLATED INDIVIDUALS.
 - THE CONTRACTOR SHALL WATERED PLANTS THOROUGHLY ON THE SAME DAY AS INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.
- 4. MAINTENANCE:**
- OWNER IS RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS SHALL RECEIVE PERIODIC MAINTENANCE BY WATERING, WEEDING, SPRAYING, FERTILIZING, PRUNING OR OTHER HORTICULTURAL PRACTICES, AS REQUIRED TO ENSURE VIABILITY.
 - REGULAR WATERING SHALL BE PROVIDED TO ENSURE ESTABLISHMENT AND GROWTH. WATER ALL PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAINFALL IS INSUFFICIENT, WATER THOROUGHLY TWO TIMES PER WEEK TO ENSURE PROPER ESTABLISHMENT.
 - PLANTS SHALL BE INSPECTED PERIODICALLY AND DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANT. SHRUBS SHOULD BE PERMITTED TO GROW INTO CONTINUOUS MASSED PLANTING BEDS AND NOT BE PRUNED INTO ISOLATED INDIVIDUALS.
 - ONE YEAR AFTER INSTALLATION OF ALL PLANT MATERIALS, STAKING AND TREE WRAPS SHALL BE REMOVED.

- GENERAL SEEDING NOTES**
- TOPSOIL:** TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO MINIMUM DEPTH OF 6 INCHES.
- FERTILIZATION/LIMING:** SHALL BE APPLIED AT SUCH RATES AS DETERMINED NECESSARY FOR GOOD PLANT GROWTH PER SOIL TEST FINDINGS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
- SEED:** SEED WITH SELECT HIGH QUALITY SEED. SEED MIXTURE AND RATES SHALL BE AS SPECIFIED BELOW TO ENSURE AN EVEN UNIFORM COVERAGE. SEED SHALL BE APPLIED IN TWO SUCCESSIVE ROWS, WITH THE SECOND ROWING PERPENDICULAR TO THE FIRST. THE RATE OF EACH ROWING SHALL BE 1/2 OF THE TOTAL SEEDING RATE SPECIFIED. TO ENSURE GOOD GERMINATION SEED SHALL BE RAKED INTO THE SOIL TO A DEPTH OF 1/2 INCH.
- SEED MIXTURE:**
FESCUE
KENTUCKY BLUEGRASS
PERENNIAL RYEGRASS
- SEE SHEET 10, SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS, FOR SEEDING SPECIFICATIONS.
- MULCHING:** ALL SEEDING AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCH MAY BE EITHER DRY STRAW OR HAY FREE OF WILD SEEDS. APPLY AT A RATE OF 100 LBS. PER 1,000 SQ. FT.
- WATERING:** SEEDING AREAS SHALL BE WATERED DAILY TO ENSURE GOOD GERMINATION. UPON GERMINATION IRRIGATION MAY BE DISCONTINUED BUT SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR APPROXIMATELY THREE WEEKS FOLLOWING GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED.
- PLANTING DATES:**
MARCH 15 TO MAY 15 OR AUGUST 15 TO OCTOBER 15.

THIS DRAWING IS TO BE USED FOR LANDSCAPE PURPOSES ONLY

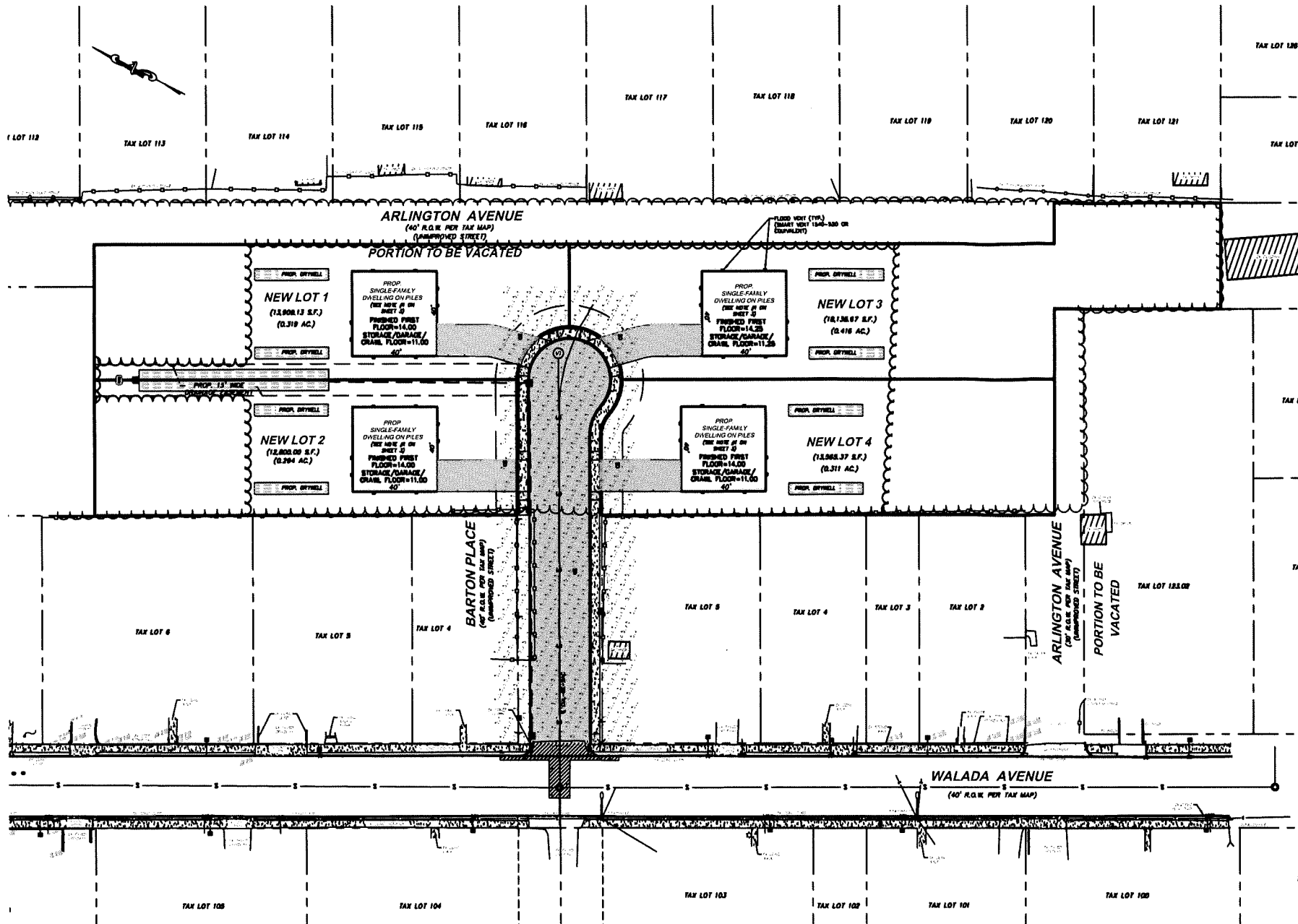
NO.	DESCRIPTION	DATE	BY
1	REV. STORMWATER DESIGN PER HADEP LETTER DATED 7/26/23	10/9/23	RS
2	REV. STORMWATER DESIGN PER HADEP DRAFT DATED 8/9/24	8/27/24	RS

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 24642788300
100 HICK DRIVE
MILLSBORO, DE 19966
TEL: 302-261-1000
FAX: 302-261-1001

DATE: 5/30/23
SCALE: 1"=30'
DRAWN: JZ
CHECKED: RS
SHEET: 6 OF 13
PROJECT: LANDSCAPE PLAN

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
WOMONMOUTH COUNTY, NEW JERSEY

LANDSCAPE PLAN



COLONIAL POST TOP STANDARD LUMINAIRE
WITH 16' FOOT FIBERGLASS POLE
BLACK FIBERGLASS POLE
100 WATT
HIGH PRESSURE SODIUM
6 TOTAL STREET LIGHTS

Jersey Central
Power & Light
Colonial Post Top Standard Luminaire
TYPICAL LIGHT FIXTURE DETAIL
NO SCALE
CONTACT JCP&L FOR PURCHASE AND INSTALLATION INFORMATION

- LIGHTING NOTES**
1. AN AVERAGE OF 0.1 FOOTCANDLES SHALL BE PROVIDED WITHIN THE ROADWAY.
 2. LIGHT POLES AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE UTILITY COMPANY'S REQUIREMENTS.
 3. STREET LIGHTING ELECTRICAL PLANS AND CIRCUIT DIAGRAMS ARE THE RESPONSIBILITY OF OTHERS.
 4. JCP&L SHALL DETERMINE DIRECT BURIAL POLE LENGTH TO ENSURE A 16 FOOT MOUNTING HEIGHT, AS REQUIRED BY MANALAPAN TOWNSHIP.

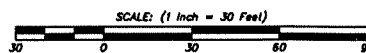
LEGEND

+ 1.7 = PROP. SPOT FOOTCANDLE

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Arrangement	Total Lamp Lumens	LLF Description
	5	NHL-LPT2-30W-4000-UNV-BX-PT	16 FT.	SINGLE	3115.2	0.900 4000K

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
New Layout	Illuminance	Fc	0.66	1.9	0.0	N.A.	N.A.

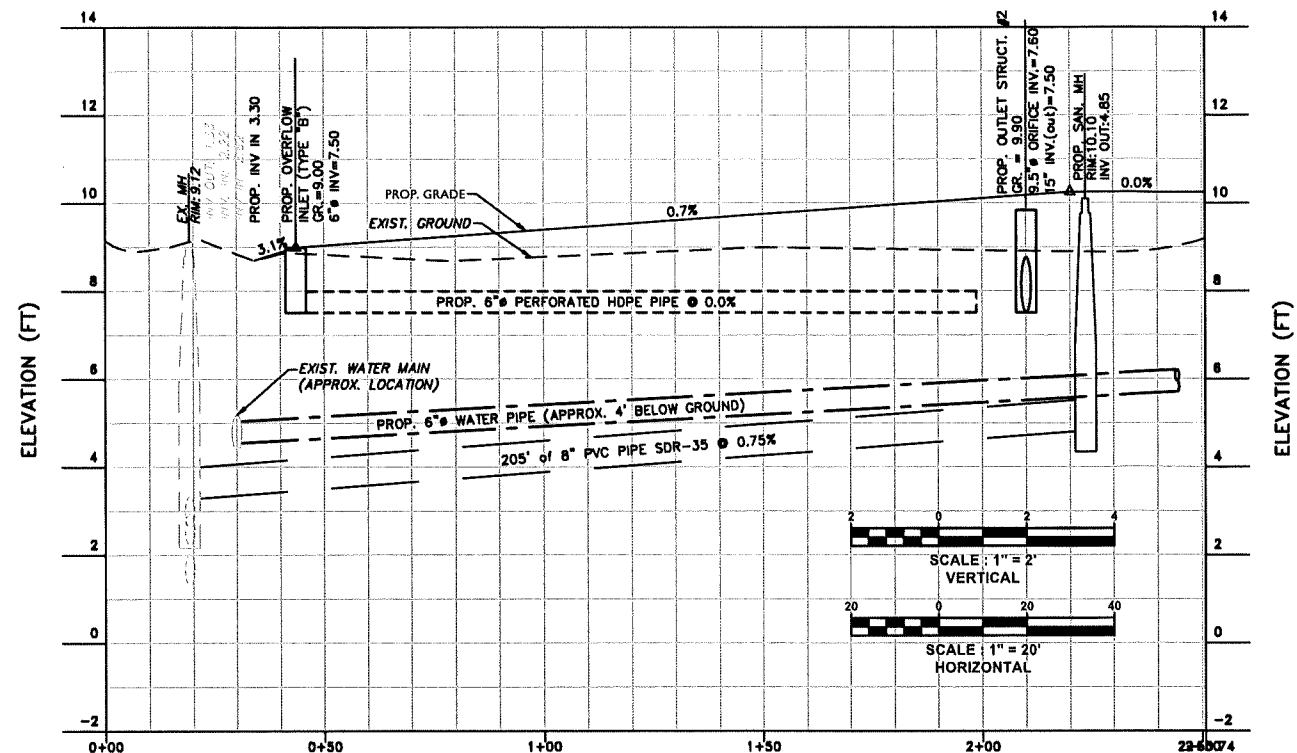


THIS DRAWING IS TO BE USED
FOR LIGHTING PURPOSES ONLY

NO.	DESCRIPTION	DATE	BY
3	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/23/25	8/29/25	RS
2	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/16/24	8/27/24	CP
1	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/9/23	RS

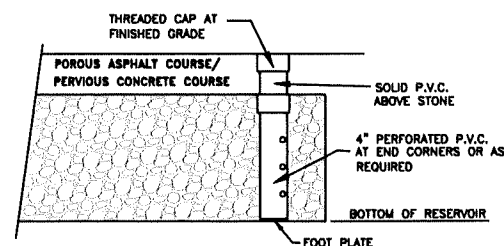
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
- CERTIFICATE OF AUTHORIZATION NO. 260472883-000 -
100 BONE DRIVE
MILLSTONE TOWNSHIP, N.J. 08540
PH: (609) 448-1880
18 FORDHAM STREET
AT WATER STREET
TOWNSHIP, N.J. 08743
PH: (732) 244-0880
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE
5/30/23
SCALE
1"=30'
DRAWN
RS
CHECKED
RS
SHEET
7 OF 13
PROJECT
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
LIGHTING PLAN



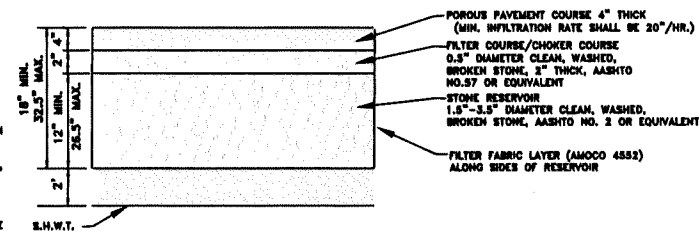
GENERAL NOTES FOR POROUS PAVEMENT:

- PERVIOUS PAVEMENT AREAS SHALL BE COMPACTED IF CONSTRUCTED ON IN-SITU SOILS OR DEEP FILLED IF CONSTRUCTED ON FILL SOILS, WHICH SHOULD BE A STRUCTURAL SAND BASED FILL.
- STORAGE BED AGGREGATE MUST BE PLACED IN 6\"/>



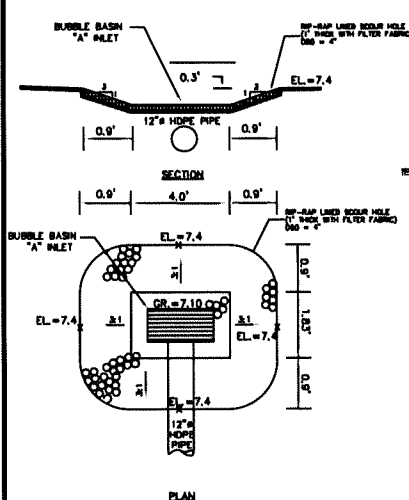
INSPECTION PORT & OVERFLOW FOR PERVIOUS PAVING DETAIL

NOT TO SCALE



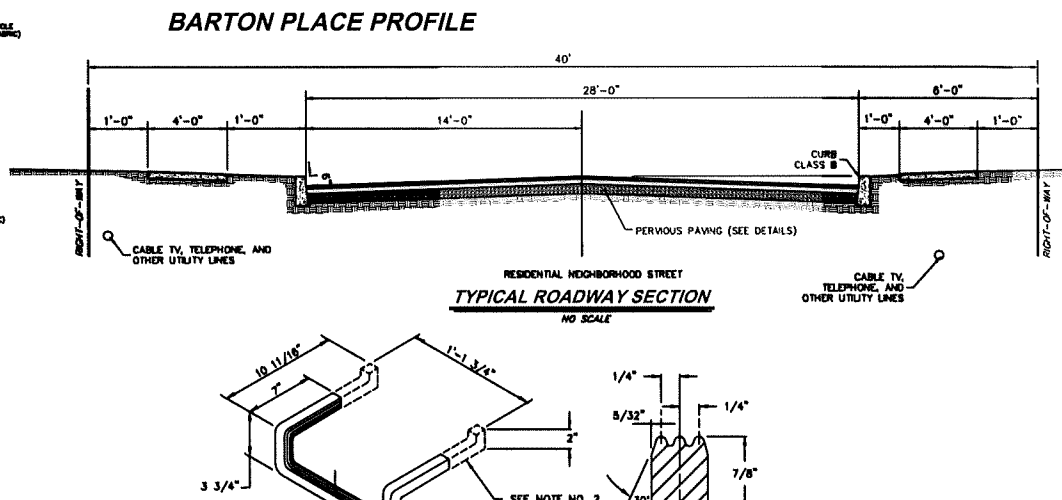
PERVIOUS PAVING DETAIL

NOT TO SCALE



BUBBLER INLET WITH SCOUR HOLE

NOT TO SCALE



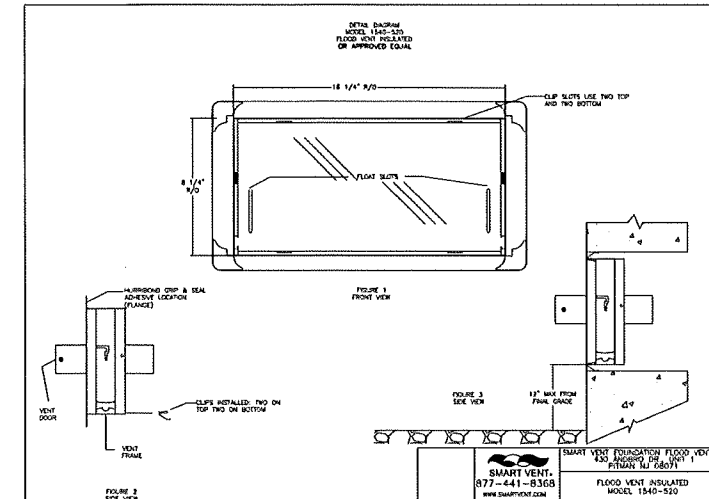
TYPICAL ROADWAY SECTION

NO SCALE

- NOTES:
- ALUMINUM STEP SHALL BE EXTRUDED ALUM. 6061-T6 ALLOY DROP FRONT DESIGN OR APPROVED EQUAL
 - THE PORTION TO BE IMBEDDED IN THE CONCRETE SHALL BE COATED WITH COALTAR PITCH OR OTHER APPROVED MATERIAL

LADDER RUNG

NOT TO SCALE



DETAILED SPECIFICATIONS:

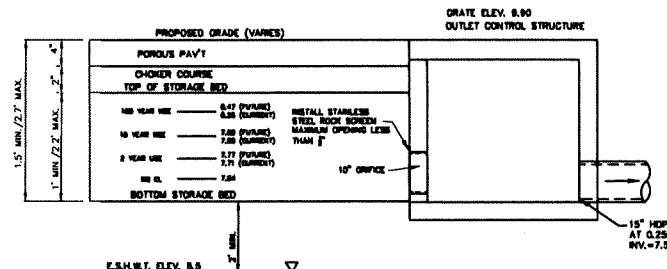
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE HYDROSTATIC RELIEF: 200 SQ. FT. PER VENT
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY: FEMA, NFP, ICC, & ASCE
SUPPORTIVE DOCUMENTS: TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

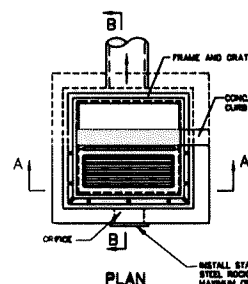
FLOOD VENT DETAIL

NOT TO SCALE



PERVIOUS PAVING W/ INFILTRATION SECTION

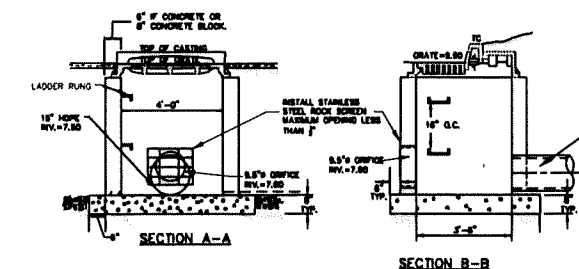
NOT TO SCALE



PLAN

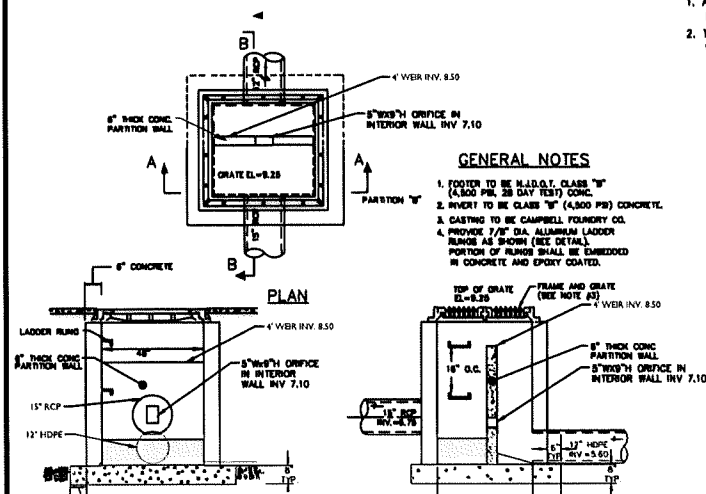
GENERAL NOTES

- FOOTER TO BE H.A.B.G.T. CLASS "B" (4,500 PSI, 28 DAY TEST CONC.)
- INVERT TO BE CLASS "B" (4,500 PSI) CONCRETE.
- CLUM HEAD TO BE 8\"/>



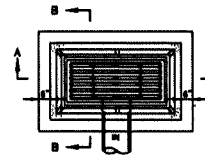
OUTLET CONTROL STRUCTURE NO. 2 (MODIFIED TYPE B INLET DETAIL)

NOT TO SCALE



OUTLET CONTROL STRUCTURE NO. 1 (MODIFIED TYPE E INLET DETAIL)

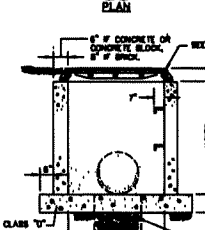
NOT TO SCALE



PLAN

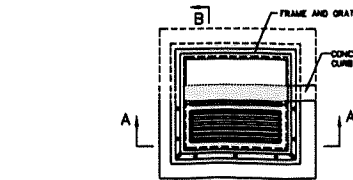
GENERAL NOTES

- FOOTER TO BE H.A.B.G.T. CLASS "B" CONCRETE.
- INVERT TO BE CLASS "B" (4,500 PSI) CONCRETE.
- CLUM HEAD TO BE 8\"/>

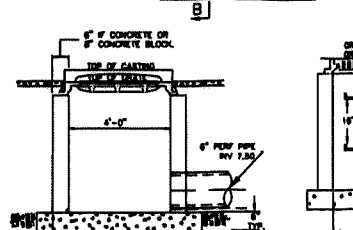


PROPOSED BUBBLER TYPE "A" INLET

NOT TO SCALE



PLAN



OVERFLOW INLET (TYPE B)

NOT TO SCALE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REV. STORMWATER DESIGN PER HAZOP MEETING DATED 6/8/24	6/27/24	CP	MS
2	REV. STORMWATER DESIGN PER HAZOP MEETING DATED 12/6/24	1/16/25	CP	MS
3	REV. STORMWATER DESIGN PER HAZOP MEETING DATED 1/26/25	1/26/25	CP	MS

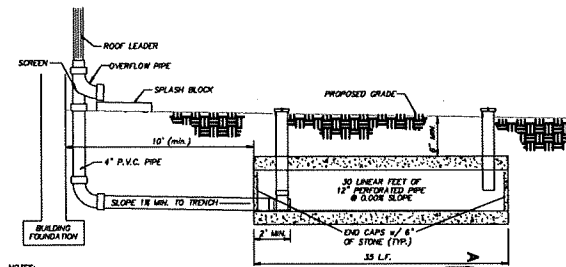
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 24627382-000
18 HUNTERS HILL
AT WATER STREET
TOWNSHIP, N.J. 07093
PH: (908) 448-1880

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ U.C. NO. 43816

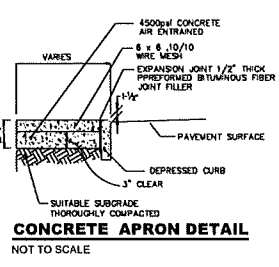
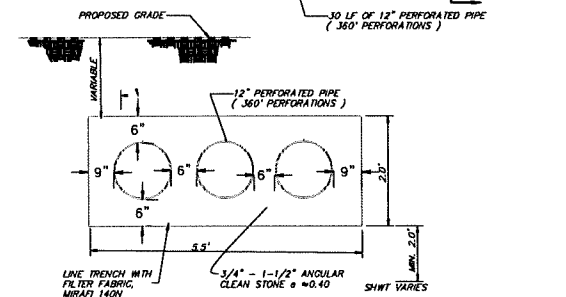
DATE: 5/30/23
SCALE: AS SHOWN
DRAWN: JZ
CHECKED: RS
SHEET: 8 OF 13
POCKET:

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

PROFILE AND DETAILS
SE & SC DETAILS



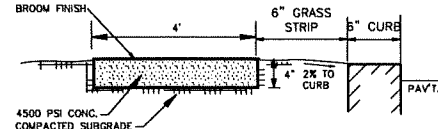
NOTES:
1. THE LEADER PIPE SHALL EXTEND INTO THE TRENCH A MIN. OF TWO FEET.
2. THE TRENCH SHALL BE A MIN. OF 10' FROM THE BUILDING.
3. ALL ROOF LEADERS RUNNING UNDER THE DRIVEWAY SHALL BE PVC SCHEDULE 40 PIPE.



CONCRETE CURB

NOT TO SCALE

- NOTES:
1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
 2. PROVIDED PREFORMED BITUMINIOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20.0' (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



CONCRETE SIDEWALK DETAIL

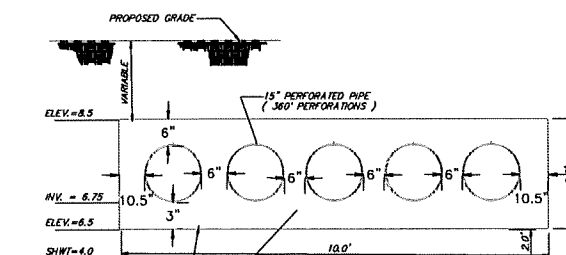
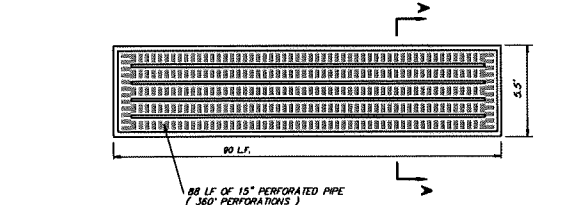
NOT TO SCALE

- NOTES:
1. CONCRETE TO BE N.J.S.H.D. CLASS "B"
 2. PROVIDED PREFORMED BITUMINIOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20.0' (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS

SECTION A-A

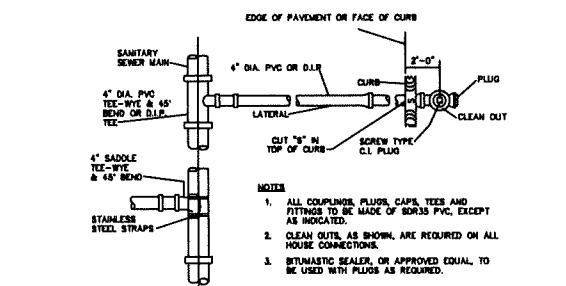
DRYWELL DETAIL

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STONE TRENCH DETAIL

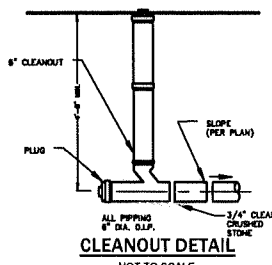
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PLAN

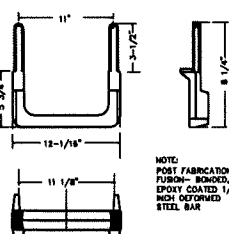
TYPICAL SANITARY SEWER 4 INCH HOUSE CONNECTION INSTALLATION

SIL



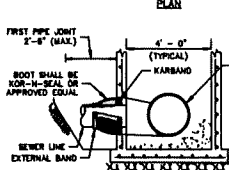
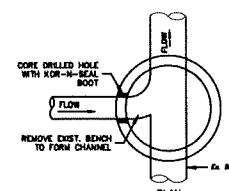
CLEANOUT DETAIL

NOT TO SCALE



SANITARY SEWER POLYPROPYLENE MANHOLE STEP

SIL



CONNECTION TO EXISTING MANHOLE

N.T.S.

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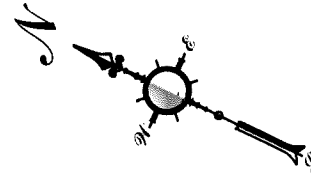
NOT TO SCALE

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LIST OF OWNERS WITHIN 200'

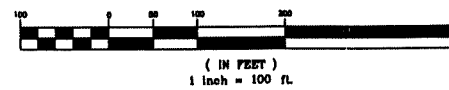
BLOCK	TAX LOT	OWNER
122	99	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	100	BONELLO, GIUSEPPE & JESSICA 3 WALADA AVE PORT MONMOUTH, NJ 07758
122	101	ROSE, WILLIAM & DIANE 7 WALADA AVE PORT MONMOUTH, NJ 07758
122	103	MILLER, CLAUDE W & NANCY M 9 WALADA AVE PORT MONMOUTH, NJ 07758
122	104	PITTA, VICTOR FELIPE & SAMANTHA LUC 11 WALADA AVE PORT MONMOUTH, NJ 07758
122	105	MDAL, JOHN CHARLES & JOHN JR. 15 WALADA AVE PORT MONMOUTH, NJ 07758
122	106	SARTH, THOMAS & ERICA M 17 WALADA AVE PORT MONMOUTH, NJ 07758
122	107	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	111	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
122	112	MARTIN, KATHLEEN R. 19 GORDON COURT PORT MONMOUTH, NJ 07758
122	113	LEE, HYON K & IN K KIM 17 GORDON COURT PORT MONMOUTH, NJ 07758
122	114	BIBBY, ADAM & COLLEEN 15 GORDON COURT PORT MONMOUTH, NJ 07758
122	115	SEGHAN, WILLIAM J & DEBORAH W 13 GORDON COURT PORT MONMOUTH, NJ 07758
122	116	UNKEL, DANIEL & WERNER, AMY 11 GORDON COURT PORT MONMOUTH, NJ 07758
122	117	FERRANTE, ROBERT C 13 KIMBERLY CT, APT. 26 RED BANK, NJ 07701
122	118	MAY, NATHAN & KATELYN 7 GORDON CT PORT MONMOUTH, NJ 07758
122	119	GLYNN, MICHAEL & GUMMA LAURENE 5 GORDON CT PORT MONMOUTH, NJ 07758
122	120	SHEARER, JOHN C 3 GORDON CT PORT MONMOUTH, NJ 07758
122	121	HWANG, SOK Y & BETH A HWANG 1 GORDON CT PORT MONMOUTH, NJ 07758
122	122	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
122	123.01	BUONG, TORI & VITALE NICHOLAS JOHN 180 MAIN ST PORT MONMOUTH, NJ 07758
122	123.02	MCCARTHY, DENNIS J PO BOX 4252 MIDDLETOWN, NJ 07748
122	123.03	ZIVAHOVIC, VLADIMIR & WHITNEY LEE 158 MAIN ST PORT MONMOUTH, NJ 07758
122	124	IRWIN, GEORGE 158 MAIN ST PORT MONMOUTH, NJ 07758
122	125	MONMOUTH HENRY & BARBARA 154 MAIN ST PORT MONMOUTH, NJ 07758
122	126	PETRICHIO, HILDEGARD & PETERSON, CARMEN 153 MAIN ST PORT MONMOUTH, NJ 07758
122	127	LIN, TENG MING & ZOU, MICHELE 150 MAIN ST PORT MONMOUTH, NJ 07758

BLOCK	TAX LOT	OWNER
158	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
158	2	LIN, KENNY WEN-CHEN 8 WALADA AVE PORT MONMOUTH, NJ 07758
158	4	PEREZ, LAURA 8 WALADA AVE PORT MONMOUTH, NJ 07758
158	5	HEIDT, BRIAN R & MELORE JACQUELYN 10 WALADA AVE PORT MONMOUTH, NJ 07758
159	1	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	2	TWP OF MIDDLETOWN 1 KINGS HWY MIDDLETOWN, NJ 07748
159	3	WALADA ENTERPRISES LLC 30 N LAKE DR MIDDLETOWN, NJ 07748
159	4	SADLER, DEAN D & PETERSON 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	5	MAYER, JUSTIN & COURTNEY 12 WALADA AVE PORT MONMOUTH, NJ 07758
159	6	HURL, ROBERT M JR. & RAUCHBACH STEPH 18 WALADA AVE PORT MONMOUTH, NJ 07758
159	7	FARLEY, SCOTT & AMEE 18 WALADA AVE PORT MONMOUTH, NJ 07758
264	5	NANNY, SANDRA A 181 MAIN STREET PORT MONMOUTH, NJ 07758
272	17	ESCOBAR, ROXANNA B 738 CAMPBELL AVE PORT MONMOUTH, NJ 07758
272	18	ROBERTSON, TRISHA 157 MAIN ST PORT MONMOUTH, NJ 07758
272	19	STEFANSKI, DANIEL & DOMINGUEZ, REBECCA 155 MAIN ST PORT MONMOUTH, NJ 07758



VICINITY MAP

GRAPHIC SCALE



	A	B	C
1	Sheet List Table		
2	Sheet Number	Sheet Title	Revision
3	1	Cover Sheet	9/28/2025
4	2	Existing Conditions Plan	9/28/2025
5	3	Site Layout Plan	9/27/2024
6	4	Grading Plan	9/27/2024
7	5	Utility Plan	9/27/2024
8	6	Landscape Plan	9/27/2024
9	7	Lighting Plan	9/28/2025
10	8	Profile & Detail Sheet	9/27/2024
11	9	Detail Sheet	9/27/2024
12	10	Soil Erosion & Sediment Control Plan	9/27/2024
13	11	Soil Erosion & Sediment Control Compaction Plan	9/27/2024
14	12	Soil Erosion & Sediment Control Details	--
15	13	Soil Erosion & Sediment Control Notes	10/9/2025
16	14		
17	1 of 1	Final Plot	9/28/2025

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME.

DATE NOTARY PUBLIC OF NEW JERSEY

GENERAL NOTES:

- PROPERTY KNOWN AS BLOCK 158, TAX LOT 1, BLOCK 159, TAX LOT 3 & BLOCK 122, TAX LOT 122, AS SHOWN ON SHEET 14, LAST REVISED 12/02/11, OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MIDDLETOWN TOWNSHIP. THE PROPERTY IS SITUATED WITHIN THE R-7 RESIDENTIAL ZONE.
- BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY BY DPK CONSULTING, DATED 12/11/2021.
- NO FRESHWATER WETLANDS ARE WITHIN THE AREA OF PROPOSED DEVELOPMENT, AS PER A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) EXTENSION 'ABSENT' LETTER, FILE AND ACTIVITY NUMBER 1331-17-0011, IFW220001, DATED DECEMBER 22, 2022.
- THE PROPERTY LIES WITHIN THE AE FLOOD HAZARD AREA, WITH A BASE FLOOD ELEVATION OF 1.3, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0081F, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THE PROPERTY IS CURRENTLY WOODED AND VACANT. BARTON PLACE AND ARLINGTON AVENUE ARE UNDEVELOPED, PAPER STREETS.
- THE PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO 4 RESIDENTIAL LOTS AND INCLUDE THE IMPROVEMENT OF BARTON PLACE WITH A 28 FOOT WIDE PAVED DRIVEWAY WITH CURB AND SIDEWALK WHICH MATCHES THE ROADWAY DEVELOPMENT IN THE AREA. A PORTION OF ARLINGTON AVENUE SHALL BE VACATED.
- BARTON PLACE AND ARLINGTON AVENUE ARE PAPER STREETS (UNIMPROVED) WITH 40 FOOT WIDE RIGHT-OF-WAYS. AS PART OF THIS SUBDIVISION DEVELOPMENT, BARTON PLACE WOULD BE CLASSIFIED AS MEDIUM INTENSITY RESIDENTIAL RIGHT-OF-WAY WITH A 40 FOOT WIDE RIGHT-OF-WAY. A 40 FOOT WIDE DRIVEWAY WITH CURB AND SIDEWALK IS PROPOSED TO MATCH THE NEIGHBORHOOD. THE PORTION OF THE ARLINGTON AVENUE RIGHT-OF-WAY WHICH ADJUTS THE SUBJECT TRACT SHALL BE VACATED.
- PARKING REQUIREMENTS:
4 BEDROOM SINGLE-FAMILY RESIDENTIAL DWELLINGS
2.5 PARKING SPACES PER DWELLING
EACH NEW LOT SHALL PROVIDE 3 ON-SITE PARKING SPACES WITHIN A GARAGE AND/OR DRIVEWAY AREA
- THE PROPOSED RESIDENTIAL LOTS SHALL BE SERVED BY THE EXISTING PUBLIC POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS.
- WASTE AND RECYCLABLES FROM THE PROPOSED DWELLINGS WILL BE REMOVED BY THE PUBLIC SANITATION SERVICE VIA CURBSIDE PICK-UP.
- PROPOSED DWELLING ELEVATIONS AND LOT GRADING IS PRELIMINARY. LIMITS OF GRADING AND DISTURBANCE MAY VARY WITH THE IMPLEMENTATION OF RETAINING WALLS, TERRACING, RETENTION OF SLOPES, LANDSCAPING, ETC., WHICH WILL BE DETERMINED AND FINALIZED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT AND ARCHITECTURAL DESIGN.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST REQUIREMENTS.
- ALL AREAS NOT DESIGNATED FOR ROADWAYS, DWELLINGS, SIDEWALKS AND/OR DRIVEWAYS SHALL BE PLANTED, LANDSCAPED, OR TOPSOILED IN ACCORDANCE WITH THE LANDSCAPE PLAN. ALL TOPSOIL, FERTILIZER, SEED, SOO, MULCH AND PLACEMENT THEREOF SHALL CONFORM TO THE MOST CURRENT REQUIREMENTS OF THE SOIL CONSERVATION DISTRICT.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND INSTALLATION OF NEW UTILITIES AND SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF OTHERS.
- THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS.
- THERE ARE NO WATER COURSES WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
- NO SWAMPS, BOGS OR PONDS EXIST WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
- ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN, UNLESS NOTED OTHERWISE. ANY EXISTING FENCE ENCROACHMENTS FROM ADJACENT PROPERTIES ONTO THE SUBJECT PROPERTY SHALL BE RELOCATED, AS REQUIRED.
- ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE MIDDLETOWN TOWNSHIP LAND USE ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF 'OTHER' UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE 'OTHER' UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
- ANY IMPORTED SOIL SHALL BE CERTIFIED CLEAN FILL/SOIL WHICH MEETS THE DEFINITION OF CLEAN FILL IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SITE REMEDIATION STANDARDS (FOUND AT N.J.A.C. 7:26).
- THE PROPOSED DWELLINGS SHALL BE CONSTRUCTED SUCH THAT THE AREA UNDERNEATH THE FINISHED FIRST FLOOR IS SUFFICIENTLY NET FLOOD PROOFED IN ACCORDANCE WITH NHP TECHNICAL BULLETIN 7 NET FLOODPROOFING REQUIREMENTS AND LIMITATION.

OWNER

WALADA ENTERPRISES, LLC
30 N LAKE DRIVE
MIDDLETOWN, NJ 07748

MIDDLETOWN TOWNSHIP PLANNING BOARD

DATE CHAIRMAN

APPLICANT

MILANO BROTHERS BUILDERS INC.
845 BROAD STREET
SHREWSBURY, NJ 07702

ATTEST SECRETARY

DATE ENGINEER

ZONE : RESIDENTIAL ~ R-7 ZONE

MINIMUMS:	REQUIRED:	NEW LOT 1:	NEW LOT 2:	NEW LOT 3:	NEW LOT 4:
LOT AREA (Interior Lot)	7,500 S.F.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
LOT FRONTAGE (Interior Lot)	75 FT.	39.27 FT.	84.00 FT.	39.27 FT.	66.45 FT.
CIRCLE DIAMETER	> 50 FT.	> 50 FT.	> 50 FT.	> 50 FT.	> 50 FT.
BUILDABLE LOT AREA	5,000 FT.	13,909 S.F.	12,800 S.F.	18,136 S.F.	13,565 S.F.
FLOOR AREA, GROSS (Multi-Story)	800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.	≥ 800 S.F.
PRINCIPAL BUILDING					
FRONT SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
SIDE, STREET SETBACK	10 FT.	N/A	N/A	N/A	N/A
REAR SETBACK	20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.	≥ 20 FT.
ACCESSORY BUILDING					
SIDE SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
REAR SETBACK	10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
MAXIMUMS:					
BUILDING COVERAGE	35%	≤ 35%	≤ 35%	≤ 35%	≤ 35%
LOT COVERAGE	40%	≤ 40%	≤ 40%	≤ 40%	≤ 40%
BUILDING HEIGHT	2.5 STORIES	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.	≤ 28 FT.

* VARIANCE REQUIRED

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners & Surveyors & Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 246A27883001

100 RICE DRIVE
MILLSBORO, DELAWARE 19966
(302) 261-1000

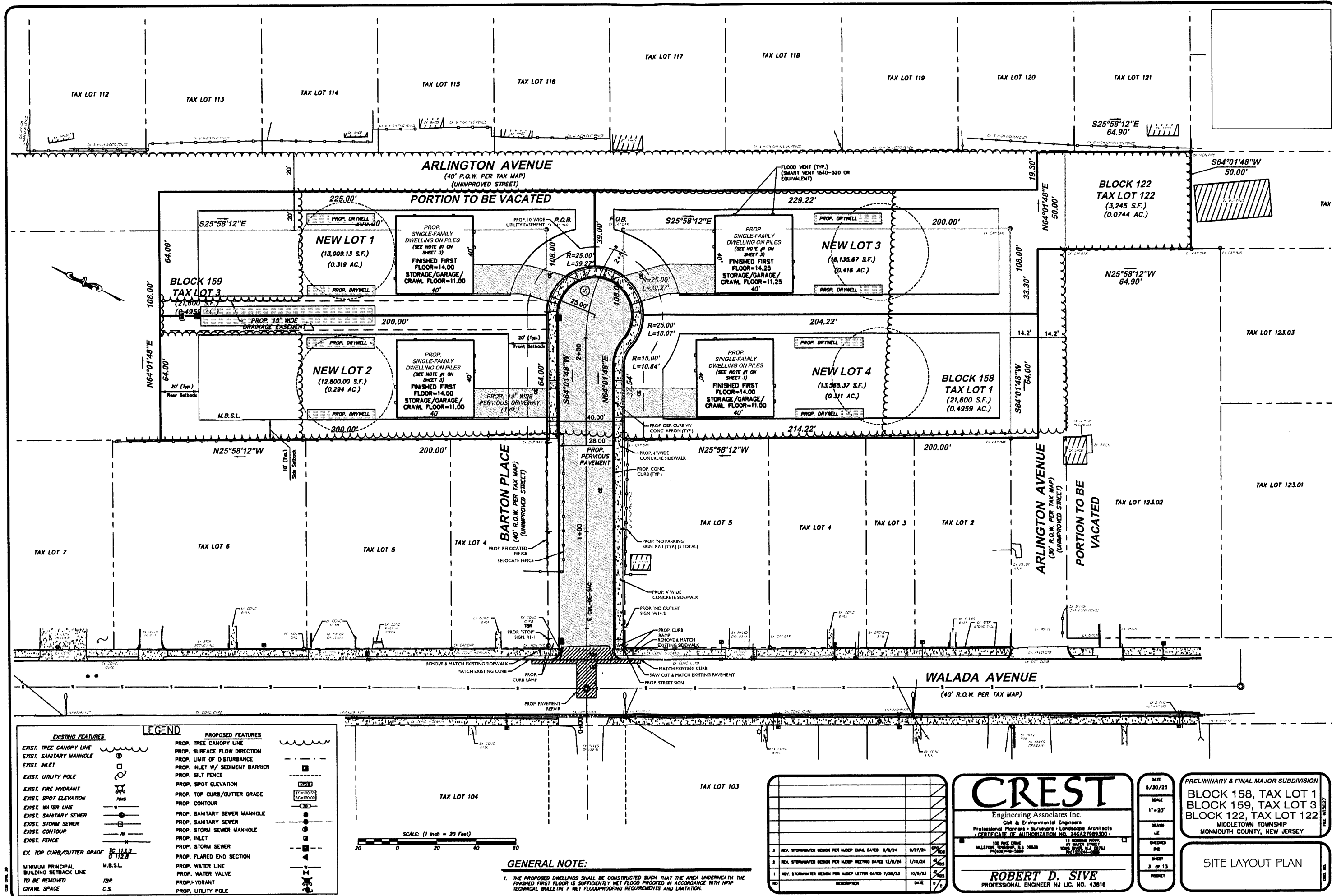
15 HUNTERS CREEK
TOWNSHIP, N.J. 07733
(732) 244-1000

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23
SCALE 1" = 100'
DRAWN RDS
CHECKED RDS
SHEET 1 OF 13
PROJECT

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
TAX MAP SHEET NO. 14, LAST REV. 12/02/11
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

COVER SHEET



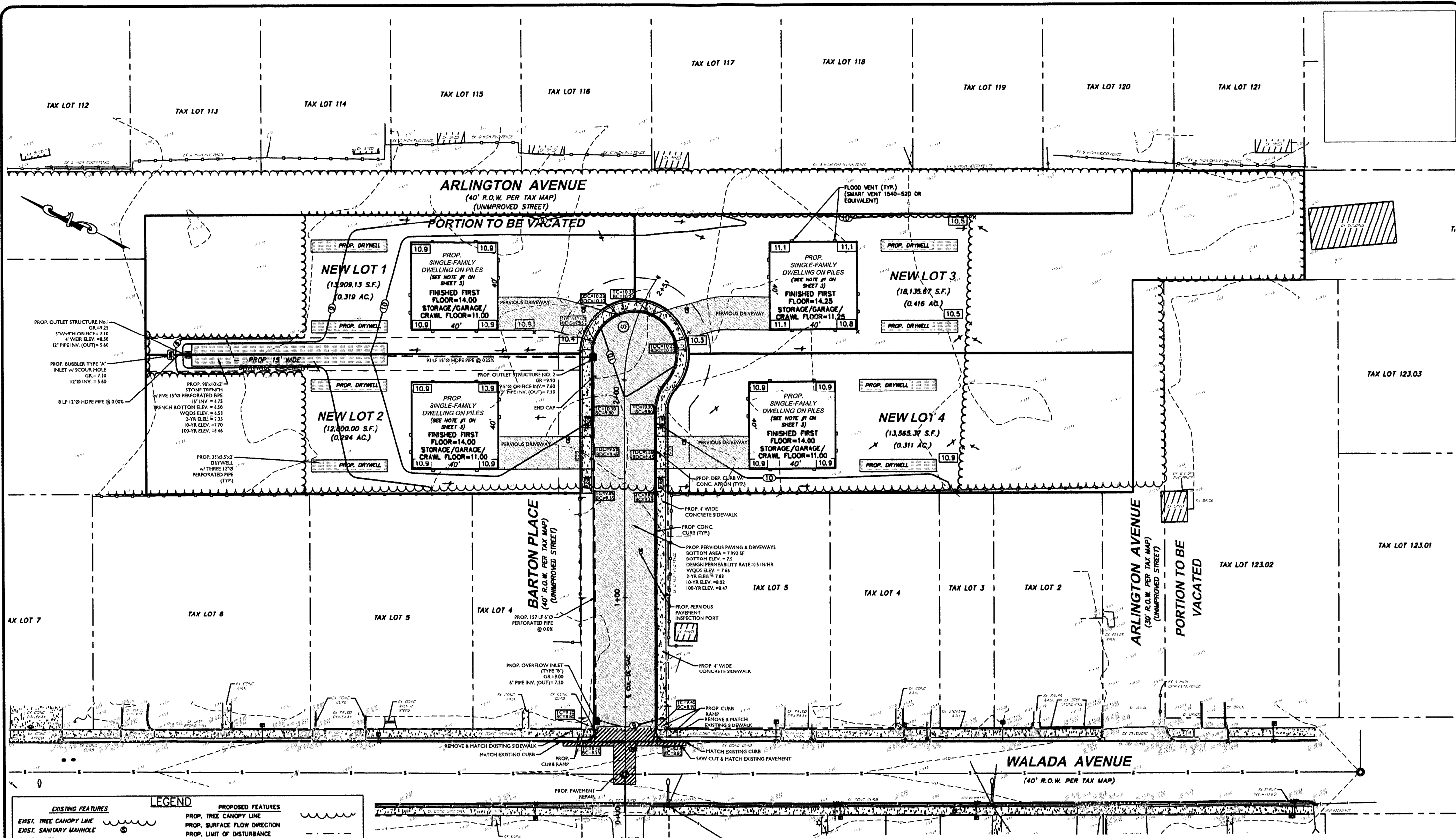
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 240A2700300
100 FREE DRIVE
MILLSBORO, NEW JERSEY 08230
TEL: 856-234-1100
FAX: 856-234-1101
WWW.CREST-PA.COM

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

SITE LAYOUT PLAN

DATE: 5/30/23
SCALE: 1"=20'
DRAWN: JZ
CHECKED: RS
SHEET: 3 OF 13
PROJECT:



EXISTING FEATURES

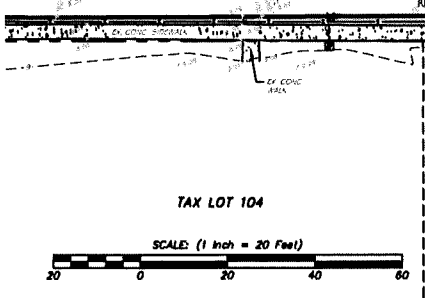
- EXIST. TREE CANOPY LINE
- EXIST. SANITARY MANHOLE
- EXIST. INLET
- EXIST. UTILITY POLE
- EXIST. FIRE HYDRANT
- EXIST. SPOT ELEVATION
- EXIST. WATER LINE
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- EXIST. CONTOUR
- EXIST. FENCE
- EX. TOP CURB/GUTTER GRADE
- MINIMUM PRINCIPAL BUILDING SETBACK LINE TO BE REMOVED
- CRANE SPACE

PROPOSED FEATURES

- PROP. TREE CANOPY LINE
- PROP. SURFACE FLOW DIRECTION
- PROP. LIMIT OF DISTURBANCE
- PROP. INLET W/ SEDIMENT BARRIER
- PROP. SILT FENCE
- PROP. SPOT ELEVATION
- PROP. TOP CURB/GUTTER GRADE
- PROP. CONTOUR
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER
- PROP. STORM SEWER MANHOLE
- PROP. INLET
- PROP. STORM SEWER
- PROP. FLARED END SECTION
- PROP. WATER LINE
- PROP. WATER VALVE
- PROP. HYDRANT
- PROP. UTILITY POLE

LEGEND

- TO=113.3
- BC=112.8
- M.B.S.L.
- TBR
- C.S.



NO.	DESCRIPTION	DATE	%
1	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
2	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
3	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
4	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
5	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
6	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
7	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
8	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
9	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100
10	REV. STORMWATER DESIGN FOR MEETING DATED 12/24/24	12/24/24	100

CREST

Engineering Associates Inc.

Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects

CERTIFICATE OF AUTHORIZATION NO. 240A27889-300

100 RINE DRIVE
MILLSBORO, DE 19966
(302) 446-1800

11 WATER STREET
PO BOX 100
MILLSBORO, DE 19966
(302) 446-1800

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43616

DATE
5/30/23

SCALE
1"=20'

DRAWN
JZ

CHECKED
RS

SHEET
4 OF 13

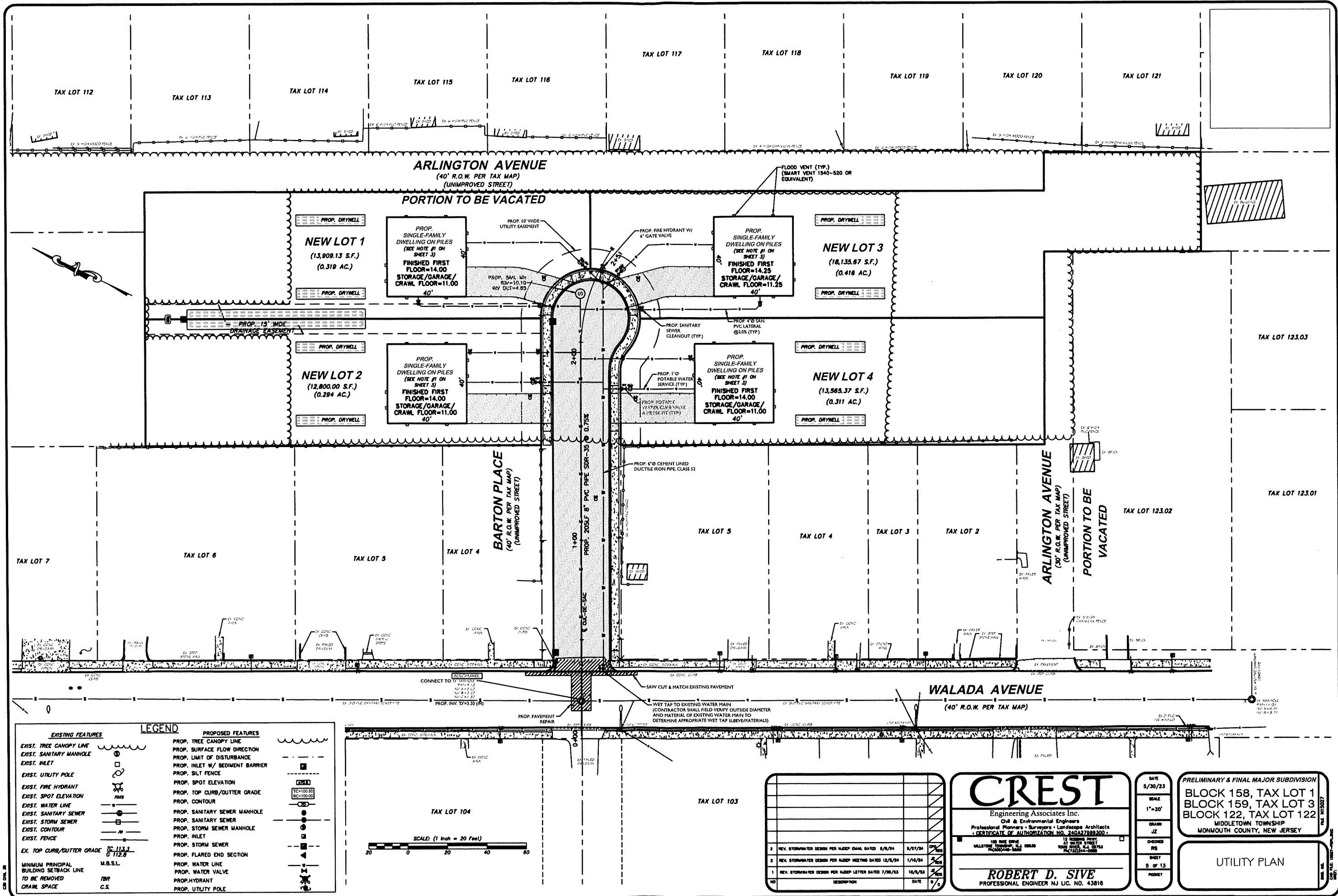
PROJECT

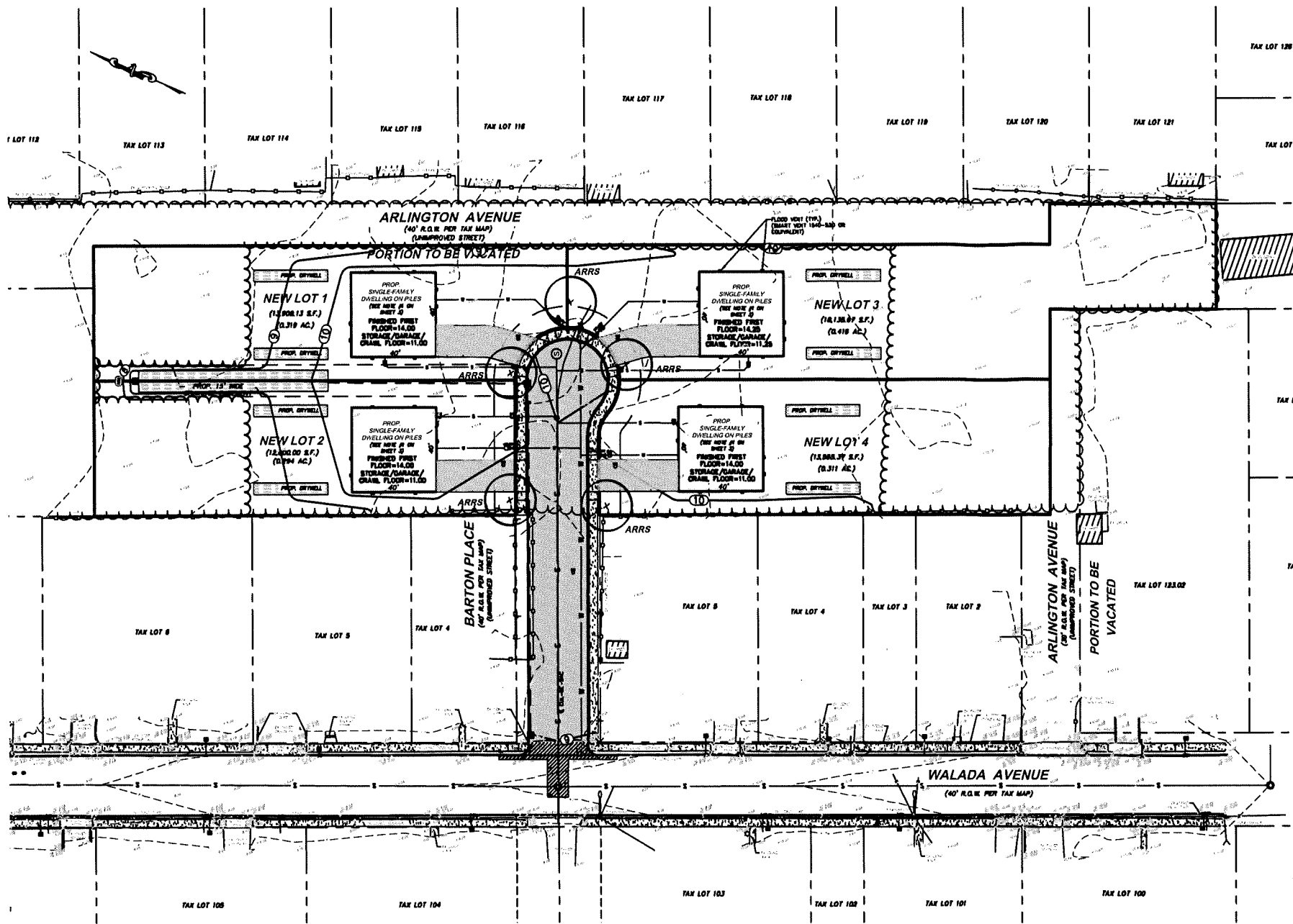
PRELIMINARY & FINAL MAJOR SUBDIVISION

BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122

MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

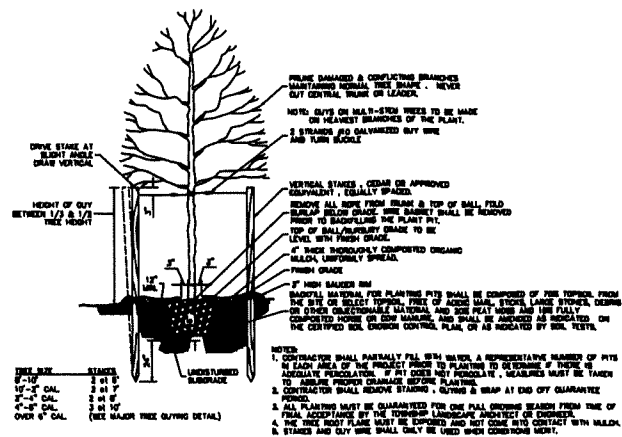
GRADING AND DRAINAGE PLAN





- LEGEND**
- EXIST. WOODS LINE
 - PROP. LIMIT OF CLEARING
 - EXIST. CONTOUR
 - PROP. CONTOUR
 - EX. UTILITY POLE W/OVERHEAD WIRES
 - X --- PROP. ACER RUBRUM "RED SUNSET", RED SUNSET RED MAPLE, 2 1/2"-3" CAL., B&B

SCALE: (1 inch = 30 Feet)



LANDSCAPE NOTES

1. GENERAL NOTES:

- A. THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
- B. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE DESIGNER IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.
- C. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
- D. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF MIDDLETOWN TOWNSHIP AND AINS 12-80.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN THE EVENT OF CONFLICTS BETWEEN THE A.N.L.A. STANDARDS AND MUNICIPAL STANDARDS, THE MUNICIPAL STANDARDS SHALL SUPERSEDE.
- E. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED AT THE PERIMETER OF THE SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY APPROVED TREE PROTECTION FENCING. SEE TREE SAVE/TREE CLEAR PLAN FOR LOCATION AND DETAILS PERTAINING TO TREE PROTECTION.
- F. ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR ANY OTHER EXISTING OR PROPOSED STRUCTURE. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED.
- G. THE APPLICANT SHALL MAINTAIN THE AREA WHERE THE EXISTING TREES CURRENTLY ACTS AS A BUFFER TO THE RESIDENTIAL COMMUNITY ALONG POTTER ROAD AFTER PRELIMINARY SITE CLEARING AND SUPPLEMENT PLANTINGS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

2. PLANT MATERIAL:

- A. NO PLANT SUBSTITUTION WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR SHALL BE ALLOWED WITHOUT THE PERMISSION OF THE TOWNSHIP ENGINEER OR APPROVING AUTHORITY PRIOR TO INSTALLATION. ALL PLANT RELOCATIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DESICCATION.
- C. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION AND BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
- D. ALL PLANTS SHALL BE PRUNED TO ENHANCE MOOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. MATERIAL PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
- E. ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES, NAMED VARIETY OR CULTIVAR, "JERSEY GROWN" PLANT MATERIAL PREFERRED.

3. PLANTING:

- A. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING. PLANTING HOLES SHOULD BE A MINIMUM OF 12 INCHES LARGER IN DIAMETER THAN THE SOIL BALL OR ROOT MASS.
- B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL FROM THE SITE OR SELECT TOPSOIL, FREE OF ACIDIC MATERIAL, STICKS, LARGE STONES, DEBRIS OR OTHER OBJECTIONABLE MATERIAL AND 20% PEAT MOSS AND 10% FULLY COMPOSTED HORSE OR COW MANURE, AND SHALL AMENDED AS INDICATED ON THE CERTIFIED SOIL EROSION CONTROL PLAN, OR AS INDICATED BY SOIL TESTS.
- C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD PRIOR TO BEING DUG. A RING OF PACKED SOIL SHALL BE PLACED AROUND THE FINISHED PLANTING HOLE OF EACH TREE. THIS SAUCER SHALL BE A MINIMUM OF FOUR INCHES DEEPER THAN THE FINISHED GRADE. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE LANDSCAPE DESIGNER, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUND TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDING MANNER.
- D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER PORTION OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTED. WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
- E. ALL TREES SHALL RECEIVE A 4" THICK APPLICATION OF THOROUGHLY COMPOSTED ORGANIC SHREDDED HARDWOOD MULCH FREE OF ANY OBJECTIONABLE MATERIALS, SPREAD TO A MAXIMUM THICKNESS OF 1 INCH WITHIN 12 INCHES OF PLANT TRUNK OR STEM. ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. FOR EVERGREEN TREES, THE MULCH BED SHALL EXTEND A MINIMUM OF 12" BEYOND THE DRIP LINE OF THE LOWEST TIER OF BRANCHES. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS MASSED PLANTING BEDS, RATHER THAN AS ISOLATED INDIVIDUALS.
- F. THE CONTRACTOR SHALL WATERED PLANTS THOROUGHLY ON THE SAME DAY AS INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND GROWTH OF ALL PLANTS.

4. MAINTENANCE

- A. OWNER IS RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS SHALL RECEIVE PERIODIC MAINTENANCE BY WATERING, FEEDING, SPRAYING, FERTILIZING, PRUNING OR OTHER HORTICULTURAL PRACTICES, AS REQUIRED TO ENSURE VIABILITY.
- B. REGULAR WATERING SHALL BE PROVIDED TO ENSURE ESTABLISHMENT AND GROWTH. WATER ALL PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASON. IF RAINFALL IS INSUFFICIENT, WATER THOROUGHLY TWO TIMES PER WEEK TO ENSURE PROPER ESTABLISHMENT.
- C. PLANTS SHALL BE INSPECTED PERIODICALLY AND DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCHES WHILE RETAINING THE NATURAL GROWTH HABIT OF THE PLANT. SHRUBS SHOULD BE PERMITTED TO GROW INTO CONTINUOUS MASSED PLANTING BEDS AND NOT BE PRUNED INTO ISOLATED INDIVIDUALS.
- D. ONE YEAR AFTER INSTALLATION OF ALL PLANT MATERIALS, STAKING AND TREE WRAPS SHALL BE REMOVED.

GENERAL SEEDING NOTES

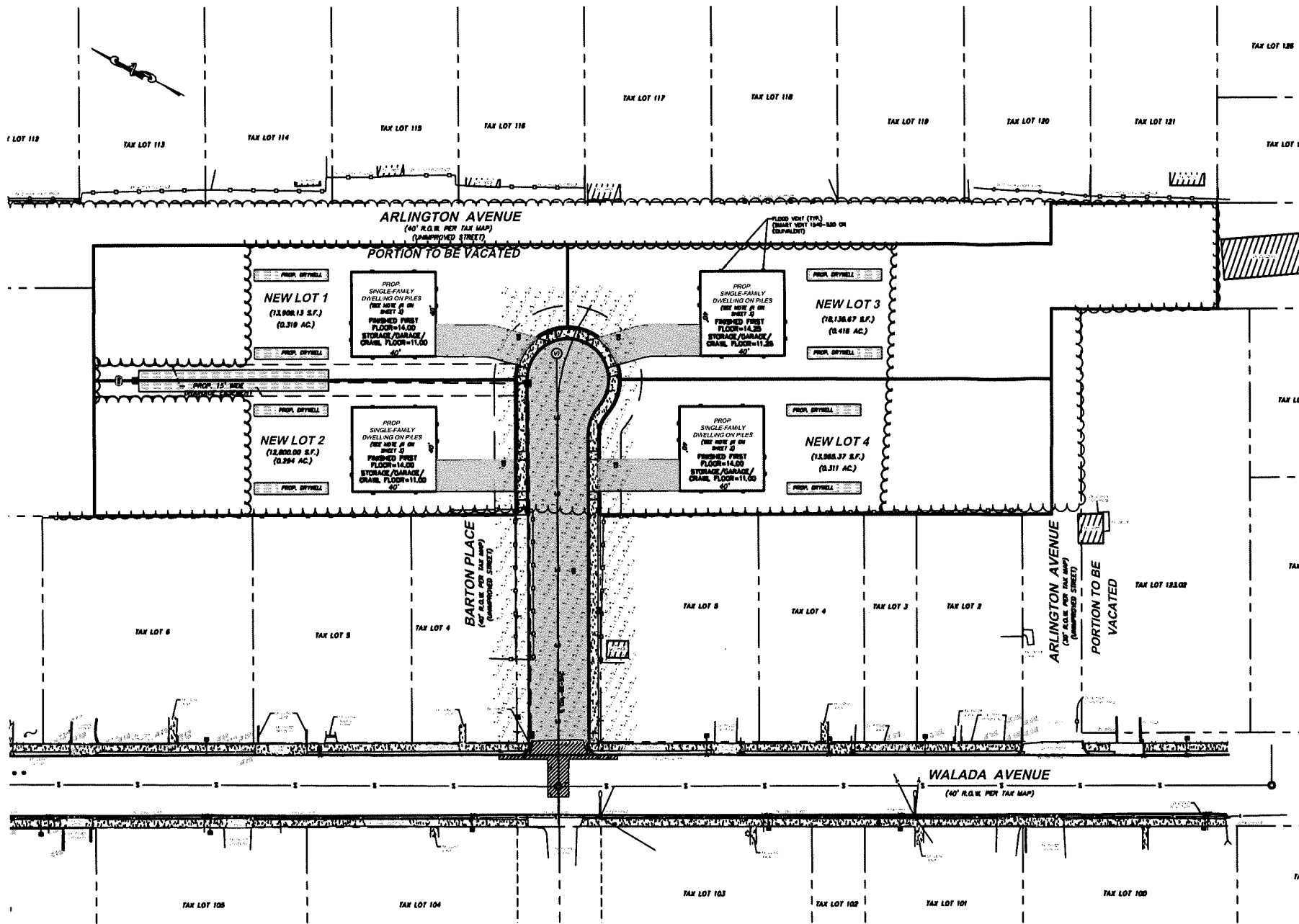
- TOPSOIL** TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO MINIMUM DEPTH OF 6 INCHES.
- FERTILIZATION/AMEND** SHALL BE APPLIED AT SUCH RATES AS DETERMINED NECESSARY FOR GOOD PLANT GROWTH PER SOIL TEST FINDINGS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
- SEED** SEED WITH SELECT HIGH QUALITY SEED. SEED MIXTURE AND RATES SHALL BE AS SPECIFIED BELOW, TO ENSURE AN EVEN UNIFORM COVERAGE. SEED SHALL BE APPLIED IN TWO SUCCESSIVE BROADCASTS, WITH THE SECOND BROADCAST PERPENDICULAR TO THE FIRST. THE RATE OF EACH BROADCAST SHALL BE 1/2 OF THE TOTAL SEEDING RATE SPECIFIED. TO ENSURE GOOD GERMINATION SEED SHALL BE RAKED INTO THE SOIL TO A DEPTH OF 1/2 INCH.
- SEED MIXTURE:**
PERCUE
KENTUCKY BLUEGRASS
PERENNIAL RYEGRASS
- SEE SHEET 10, SOIL EROSION AND SEDIMENT CONTROL, NOTES AND DETAILS, FOR SEEDING SPECIFICATIONS.
- MULCHING** ALL SEEDING AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCH MAY BE EITHER DRY STRAW OR HAY FREE OF BIRD SEEDS. APPLY AT A RATE OF 100 LBS. PER 1,000 SQ. FT.
- WATERING** SEEDING AREAS SHALL BE WATERED DAILY TO ENSURE GOOD GERMINATION. UPON GERMINATION IRRIGATION MAY BE DECREASED BUT SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR APPROXIMATELY THREE WEEKS FOLLOWING GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED.
- PLANTING DATES:** MARCH 15 TO MAY 15 OR AUGUST 15 TO OCTOBER 15.

THIS DRAWING IS TO BE USED FOR LANDSCAPE PURPOSES ONLY

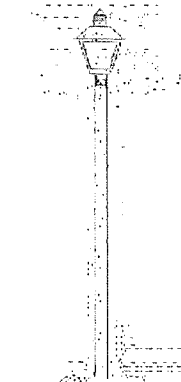
NO	DESCRIPTION	DATE	BY
1	REV. STORMWATER DESIGN PER NJ DEP E-MAIL DATED 8/26/24	8/27/24	R/S
2	REV. STORMWATER DESIGN PER NJ DEP E-MAIL DATED 7/26/23	10/9/23	R/S

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 240A2788300
108 BOX DRIVE
MILLSTONE TOWNSHIP, N.J. 08536
(609) 446-1880
13 NORMAN DRIVE
TOWNSHIP, N.J. 08533
(609) 254-0888
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE 5/30/23	PRELIMINARY & FINAL MAJOR SUBDIVISION BLOCK 158, TAX LOT 1 BLOCK 159, TAX LOT 3 BLOCK 122, TAX LOT 122 MIDDLETOWN TOWNSHIP MONMOUTH COUNTY, NEW JERSEY
SCALE 1"=30'	
DRAWN JZ	
CHECKED R/S	
SHEET 6 OF 13	
POCKET	LANDSCAPE PLAN



COLONIAL POST TOP STANDARD LUMINAIRE
WITH 16 FOOT FIBERGLASS POLE
BLACK FIBERGLASS POLE
100 WATT
HIGH PRESSURE SODIUM
6 TOTAL STREET LIGHTS



Jersey Central
Power & Light
Colonial Post Top Standard Luminaire
TYPICAL LIGHT FIXTURE DETAIL
NO SCALE
CONTACT JCP&L FOR PURCHASE AND INSTALLATION INFORMATION

- LIGHTING NOTES**
1. AN AVERAGE OF 0.1 FOOTCANDLES SHALL BE PROVIDED WITHIN THE ROADWAY.
 2. LIGHT POLES AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE UTILITY COMPANY'S REQUIREMENTS.
 3. STREET LIGHTING ELECTRICAL PLANS AND CIRCUIT DIAGRAMS ARE THE RESPONSIBILITY OF OTHERS.
 4. JCP&L SHALL DETERMINE DIRECT BURIAL POLE LENGTH TO ENSURE A 16 FOOT MOUNTING HEIGHT, AS REQUIRED BY MANALAPAN TOWNSHIP.

LEGEND

+ 1.7 = PROP. SPOT FOOTCANDLE

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Arrangement	Total Lamp Lumens	LLF Description
	5	RHL-LPT2-10W-4000-UNV-BX-PT	16 FT.	SINGLE	3115.2	0.900 4000K

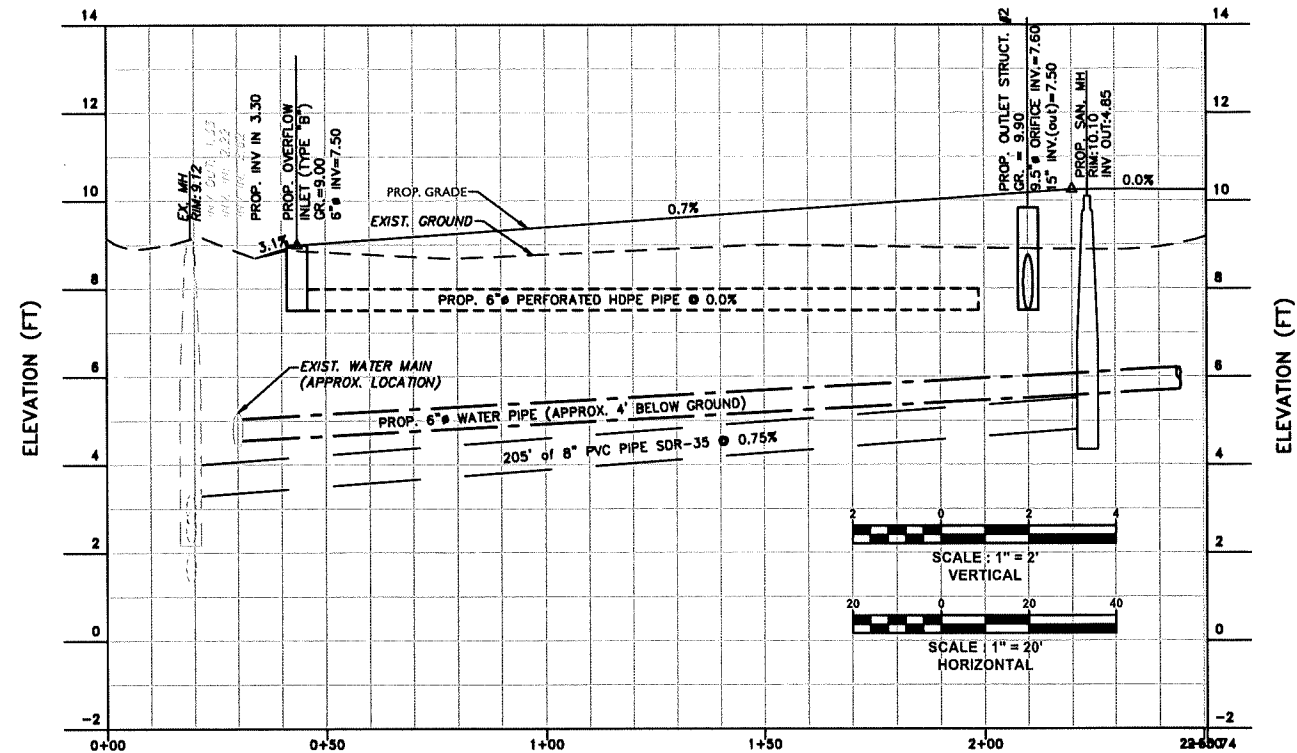
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
New Layout	Illuminance	Fc	0.86	1.9	0.0	N.A.	N.A.

THIS DRAWING IS TO BE USED
FOR LIGHTING PURPOSES ONLY

NO	DESCRIPTION	DATE
1	REV. PER MIDDLETOWN TOWNSHIP REVIEW LETTER DATED 7/23/20	8/28/20
2	REV. STORMWATER DESIGN PER NJDEP EMAIL DATED 8/18/24	8/27/24
3	REV. STORMWATER DESIGN PER NJDEP LETTER DATED 7/26/23	10/9/23

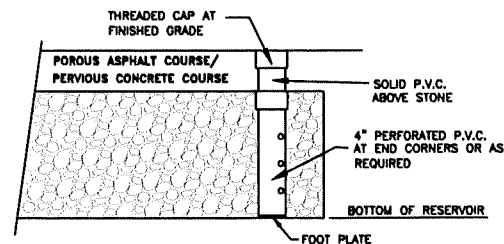
CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
* CERTIFICATE OF AUTHORIZATION NO. 246A27883300 *
100 RICE DRIVE
MILLSBORO, NEW JERSEY 08040
PH: 734-244-1000
15 HOBOKEN PIKE
AT WATER STREET
TOMBS RIVER, N.J. 08053
PH: 734-244-1000
ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE
5/30/23
SCALE
1"=30'
DRAWN
RS
CHECKED
RS
SHEET
7 OF 13
PROJECT
PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE: 1815027
THIS DRAWING IS TO BE USED FOR LIGHTING PURPOSES ONLY



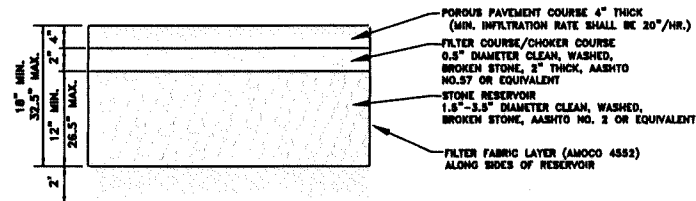
GENERAL NOTES FOR POROUS PAVEMENT:

- PERVIOUS PAVEMENT AREAS SHALL BE COMPACTED IF CONSTRUCTED ON IN-SITU SOILS OR DEEP FILLED IF CONSTRUCTED ON FILL SOILS, WHICH SHOULD BE A STRUCTURAL SAND BASED FILL.
- STORAGE BED AND AGGREGATE MUST BE PLACED IN 6" MAXIMUM THICKNESS LIFTS & COMPACTED USING PLATE COMPACTORS IN ACCORDANCE WITH BMAP MANUAL REQUIREMENTS.
- PERVIOUS PAVEMENT AREAS SHALL BE PROTECTED FROM RUNOFF UNTIL THE CONTRIBUTORY AREAS HAVE BEEN STABILIZED.
- FILTER FABRIC SHOULD BE A NON-WOVEN GEOTEXTILE AMOCO 4552 OR APPROVED EQUAL.
- POROUS PAVEMENT SHOULD CONSIST OF COURSE AGGREGATE MIX WITH 100% PASSING #4, 95% PASSING #10, 55% PASSING #20, 15% PASSING #40, 10% PASSING #60 AND 5% PASSING #80 U.S. STANDARD SIEVE SIZES WITH A 5.75%-8.00% ASPHALT BINDER BY WEIGHT.
- DEPTH FROM THE BOTTOM OF THE BMP TO THE CURB MUST BE MINIMUM 2 FEET SEPARATION.
- THE POROSITY OF THE PERMEABLE ASPHALT SURFACE MUST BE 15-25%.
- THE BINDER USED IN THE SURFACE COURSE MUST BE PERFORMANCE GRADED FOR THE TYPE OF USE; THEREFORE, THE ASPHALT PLANT MUST ALSO BE ADVISED OF THE TYPE OF SURFACE COURSE SPECIFIED IN ORDER TO USE THE CORRECT BINDER FOR THE INSTALLATION. FOR PARKING LOTS, POLYMER MODIFIED BINDER PG 54E-22 MUST BE SPECIFIED AS IT HAS BEEN SHOWN TO MINIMIZE SCUFFING CAUSED BY AUTOMOBILES WITH POWER STEERING.
- THE POROSITY OF ANY PERMEABLE ASPHALT BASE COURSE MUST BE 25%.
- MINIMUM AIR TEMPERATURE FOR PAVING: 50° F.
- INSTALLATION OF PERMEABLE ASPHALT REQUIRES DIFFERENT TEMPERATURE GUIDELINES, AS FOLLOWS, THAN THOSE OF IMPERVIOUS ASPHALT:
ASPHALT BASE COURSE: 200-245° F.
FINISH ROLLING BASE COURSE: 140-180° F.
ASPHALT SURFACE COURSE: 200-220° F. AND
FINISH ROLLING SURFACE COURSE: 110-140° F.
- VEHICULAR USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE THE PAVEMENT INSTALLATION IS COMPLETE.
- POST-CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE COURSE IS REQUIRED AND MUST CONFORM TO THE METHODS OF EITHER ASTM C1701 STANDARD TEST METHOD FOR INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE OR ASTM C1781 STANDARD TEST METHOD FOR SURFACE INFILTRATION RATE OF PERMEABLE UNIT PAVEMENT SYSTEMS. AT LEAST THREE LOCATIONS MUST BE USED FOR THE TEST, AND THEY SHOULD BE SPACED EVENLY ACROSS THE PERVIOUS PAVING SYSTEM. FAILURE TO ACHIEVE THE MINIMUM DESIGN INFILTRATION RATE OF THE SURFACE COURSE AT ONE OR MORE LOCATION INDICATES THE SYSTEM CANNOT BE PUT IN SERVICE UNTIL THE SYSTEM IS CORRECTED TO YIELD ALL PASSING VALUES.
- DO NOT USE DE-ICING COMPOUNDS/SALT/BAND OVER PERVIOUS PAVEMENT TO CONTROL SNOW/ICE.
- DO NOT DUMP/STORE ANY CONSTRUCTION/LANDSCAPING/HAZARDOUS MATERIALS OVER PERVIOUS PAVEMENT. ELIMINATE INTRUSION OF HEAVY EQUIPMENT/VEHICLES FROM ENTERING PERVIOUS PAVEMENT AREA.
- PERFORM REGULAR MAINTENANCE OF THE PERVIOUS PAVEMENT AREA PER "OPERATION AND MAINTENANCE MANUAL" PREPARED FOR THE SITE COVERING PERVIOUS PAVEMENT AREA. GENERAL MAINTENANCE FOR PERVIOUS PAVEMENT SHALL ALSO FOLLOW HJDEP BMAP MANUAL CHAPTER 5.6.
- PERFORM TESTING OF THE SURFACE COURSE OF THE PERVIOUS PAVEMENT FOR INFILTRATION RATE EACH SPRING, AS SPECIFIED IN THE "OPERATION AND MAINTENANCE MANUAL" PREPARED FOR THE SITE COVERING THE PERVIOUS PAVEMENT AREA.
- TESTING MUST BE PERFORMED ON THE SUBSOIL BELOW THE STORAGE BED AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF THE STONE IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN APPENDIX E OF THE BMAP MANUAL. TESTING RESULTS MUST BE PROVIDED TO THE TOWNSHIP ENGINEER AND WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTIONS MUST BE TAKEN.
- THE SURFACE COURSE MUST BE INSPECTED AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL.



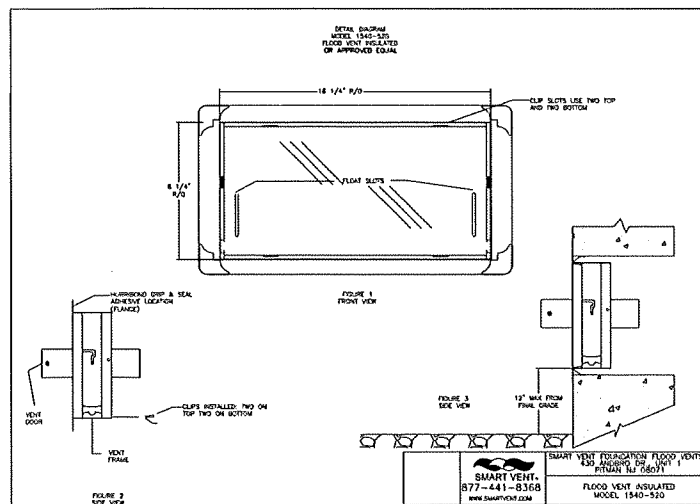
INSPECTION PORT & OVERFLOW FOR
PERVIOUS PAVING DETAIL

NOT TO SCALE



PERVIOUS PAVING DETAIL

NOT TO SCALE



DETAILED SPECIFICATIONS:

MATERIAL: STAINLESS STEEL

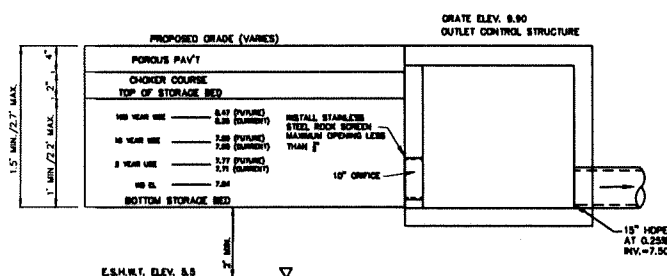
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION: SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY: FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS: TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

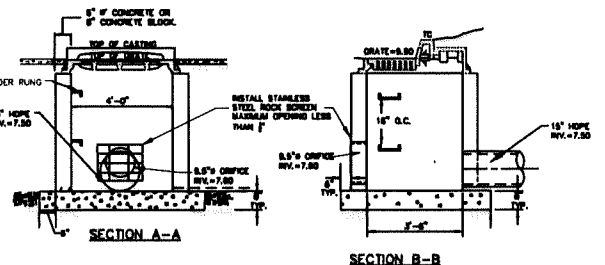
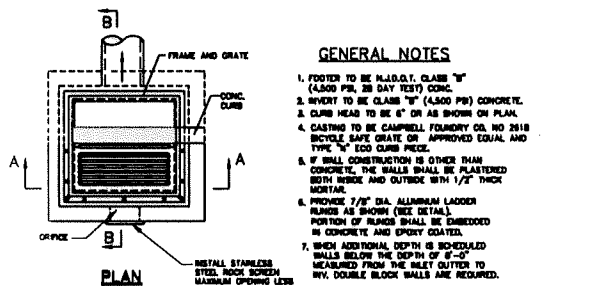
FLOOD VENT DETAIL

NOT TO SCALE



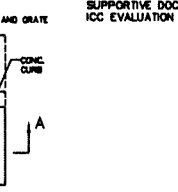
PERVIOUS PAVING W/ INFILTRATION SECTION

NOT TO SCALE



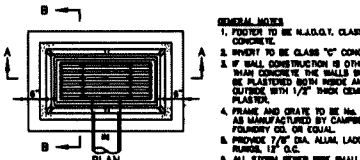
OUTLET CONTROL STRUCTURE NO. 2
(MODIFIED TYPE B INLET DETAIL)

NOT TO SCALE



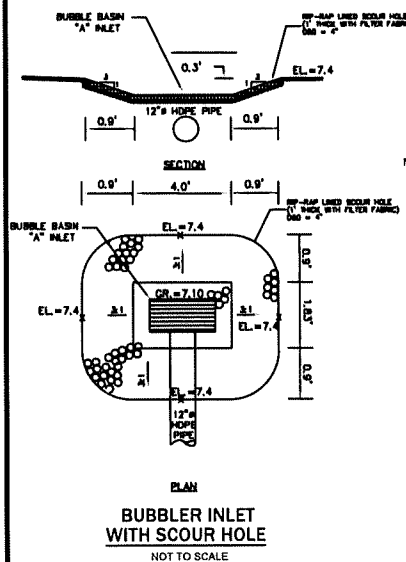
OVERFLOW INLET (TYPE B)

NOT TO SCALE



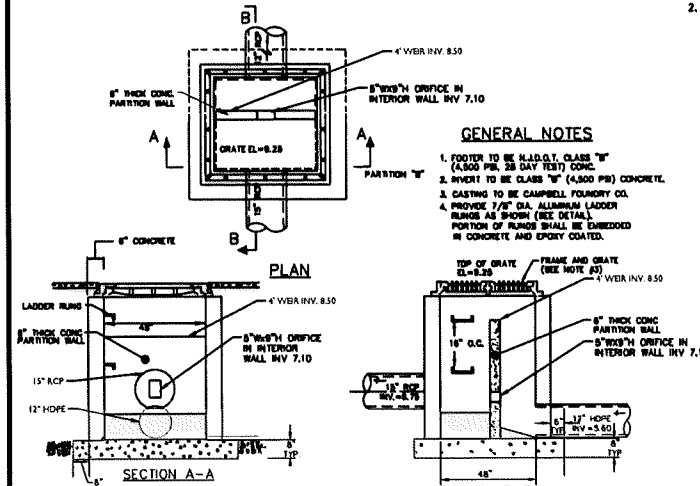
PROPOSED BUBBLER TYPE \"A\" INLET

NOT TO SCALE



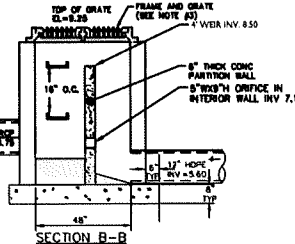
BUBBLER INLET
WITH SCOUR HOLE

NOT TO SCALE

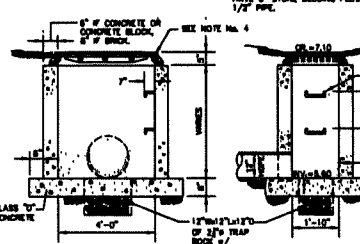


OUTLET CONTROL STRUCTURE NO. 1
(MODIFIED TYPE E INLET DETAIL)

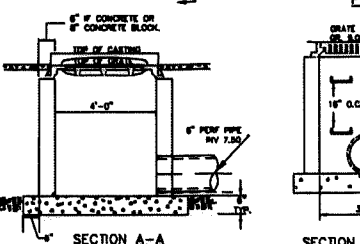
NOT TO SCALE



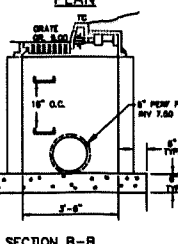
SECTION A-A



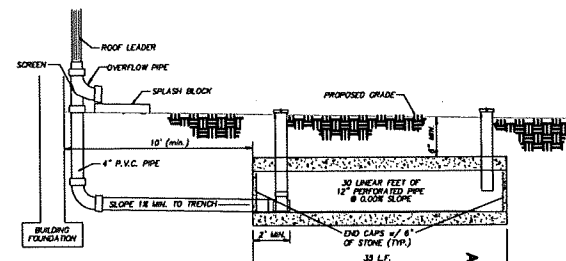
SECTION B-B



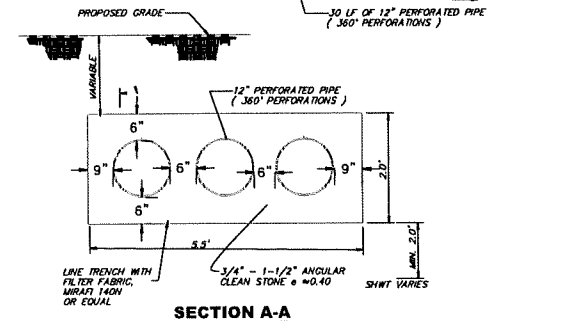
SECTION A-A



SECTION B-B



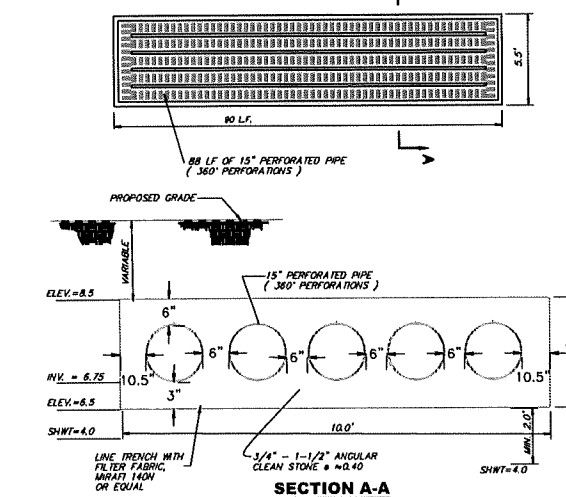
- NOTES:
1. THE LEADER PIPE SHALL EXTEND INTO THE TRENCH A MIN. OF (2) TWO FEET.
 2. THE TRENCH SHALL BE A MIN. OF 18" FROM THE BUILDING.
 3. ALL ROOF LEADERS RUNNING UNDER THE DRIVEWAY SHALL BE PVC SCHEDULE 40 PIPE.



SECTION A-A

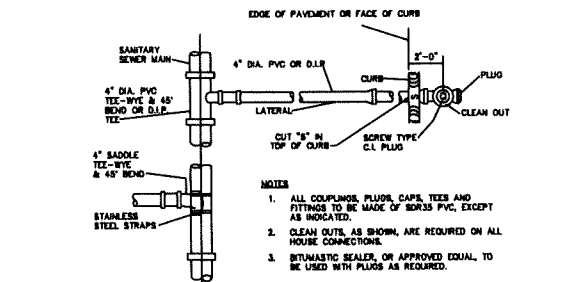
DRYWELL DETAIL

NO SCALE



STONE TRENCH DETAIL

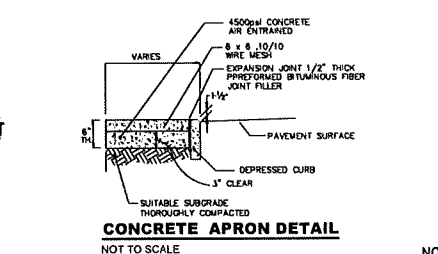
NO SCALE



PLAN

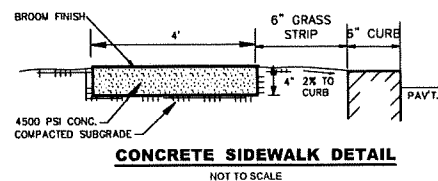
TYPICAL SANITARY SEWER 4 INCH HOUSE CONNECTION INSTALLATION

SIL



CONCRETE APRON DETAIL

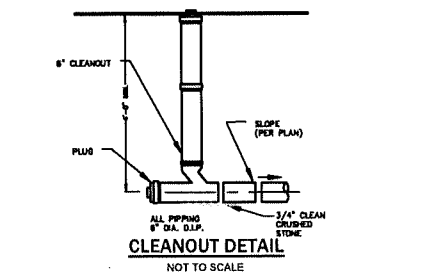
NOT TO SCALE



CONCRETE SIDEWALK DETAIL

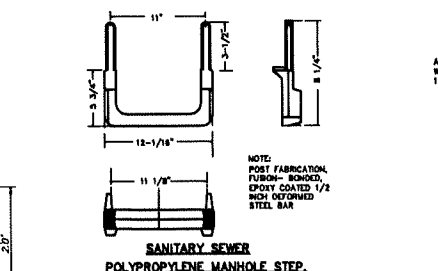
NOT TO SCALE

- NOTES:
1. CONCRETE TO BE N.J.S.D. CLASS "B"
 2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'-0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



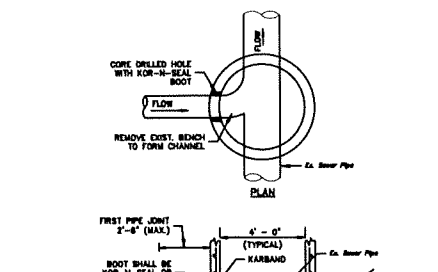
CLEANOUT DETAIL

NOT TO SCALE



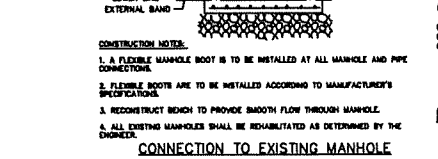
SANITARY SEWER POLYPROPYLENE MANHOLE STEP

SIL



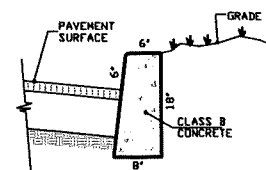
PRE CAST SANITARY SEWER CONCRETE MANHOLE

SIL



CONNECTION TO EXISTING MANHOLE

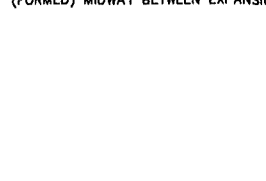
SIL



CONCRETE CURB

NOT TO SCALE

- NOTES:
1. CONCRETE TO BE N.J.S.D. CLASS "B"
 2. PROVIDED PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'-0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



CONCRETE CURB

NOT TO SCALE



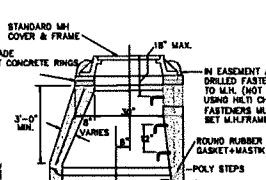
CONCRETE CURB

NOT TO SCALE



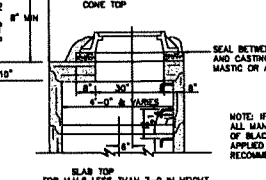
CONCRETE CURB

NOT TO SCALE



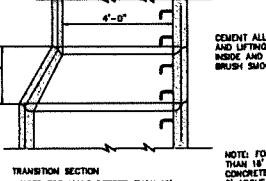
CONCRETE CURB

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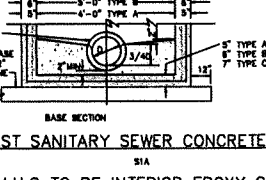
CONCRETE CURB

NOT TO SCALE



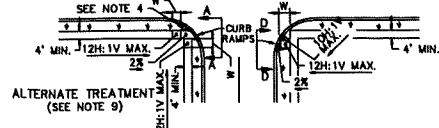
CONCRETE CURB

NOT TO SCALE



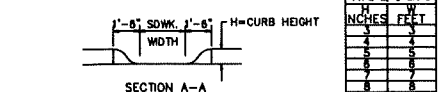
CONCRETE CURB

NOT TO SCALE



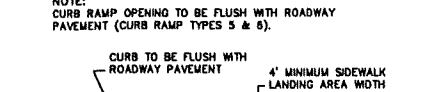
CURB RAMP TYPE 6

NOT TO SCALE



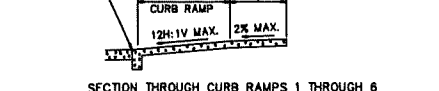
CURB RAMP TYPE 6

NOT TO SCALE



CURB RAMP TYPE 6

NOT TO SCALE



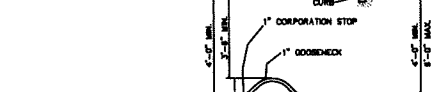
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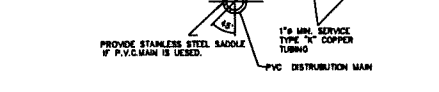
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NOT TO SCALE



CURB RAMP TYPE 6

NOT TO SCALE



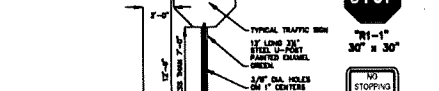
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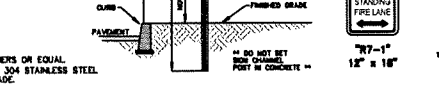
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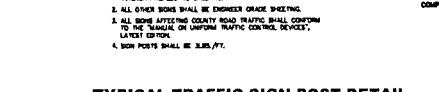
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NOT TO SCALE



CURB RAMP TYPE 6

NOT TO SCALE



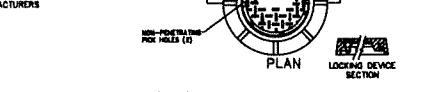
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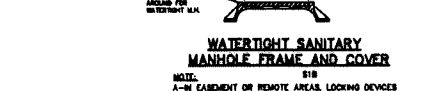
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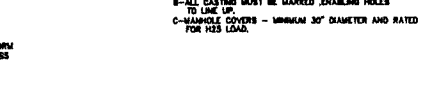
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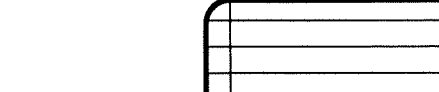
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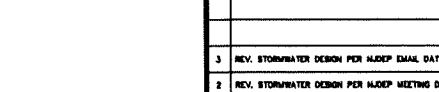
CURB RAMP TYPE 6

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CURB RAMP TYPE 6

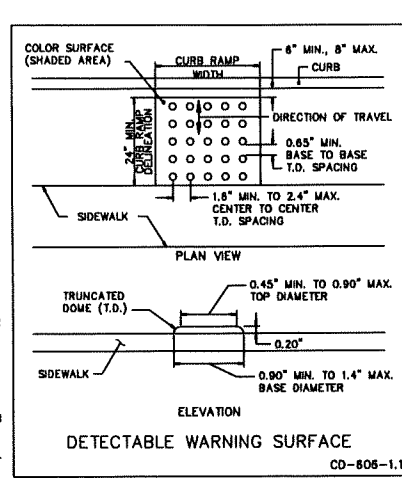
NOT TO SCALE



CURB RAMP TYPE 6

NOT TO SCALE

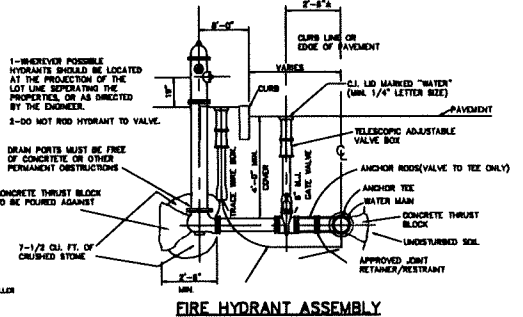
- GENERAL NOTES:
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
 2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
 3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMP.
 4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
 5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
 6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
 7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 8 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
 8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
 9. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
 10. DIMENSIONS SHOWN IN TABLES ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS. WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMP WILL HAVE TO BE CALCULATED BASED ON CROSS SLOPES SHOWN.



DETECTABLE WARNING SURFACE

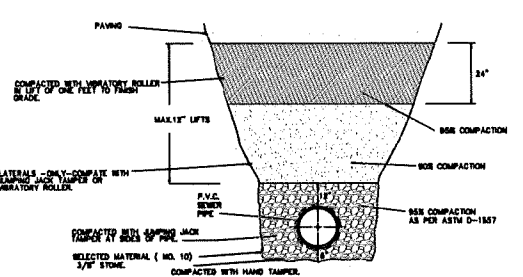
CD-805-1.1

WATER MAIN SIZE	HYDRANT COLOR	STANDARD HYDRANT NUMBER (INDUSTRIAL EXEMPT)
8"	ORANGE	S.S. 4081
10"	ORANGE	S.S. 4082
12"	ORANGE	S.S. 4083
14"	ORANGE	S.S. 4084
16"	ORANGE	S.S. 4085
18"	ORANGE	S.S. 4086
20"	ORANGE	S.S. 4087
22"	ORANGE	S.S. 4088
24"	ORANGE	S.S. 4089
26"	ORANGE	S.S. 4090
28"	ORANGE	S.S. 4091
30"	ORANGE	S.S. 4092



FIRE HYDRANT ASSEMBLY

SIL



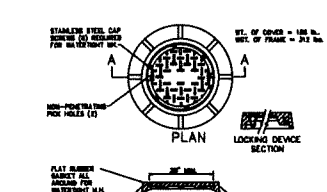
SANITARY SEWER REQUIRED BACKFILL/COMPACTION

SIL

- GENERAL NOTES:
1. SUFFICIENT BACK FILL MATERIAL SHALL BE SELECTED MATERIAL-1-2 (S.D.G.T.) WHEN ON SITE SUFFICIENT MATERIAL IS NOT AVAILABLE.
 2. CRUSHED CRUSHED STONE MAY BE SUBSTITUTED FOR SELECT MATERIAL-1-2 (S.D.G.T.) AS APPROVED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS.
 3. ALL TRENCHES AND EXCAVATIONS TO BE GIVEN THE STEEPEST SLOPE PRACTICAL.
 4. COMPACTION SHALL BE PERFORMED IN MAXIMUM 12" LIFTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. COMPACTION SHALL BE PERFORMED IN MAXIMUM 12" LIFTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. COMPACTION SHALL BE PERFORMED IN MAXIMUM 12" LIFTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
 5. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
 6. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
 7. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND SEALED WITH CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS.
 8. ALL TRENCHES AND EXCAVATIONS SHALL FOLLOW DRAIN REGULATIONS (SUPERSTANDARD) TO PROVIDE FOR THE PROTECTION OF PERSONNEL IN OR NEAR AN EXCAVATION.

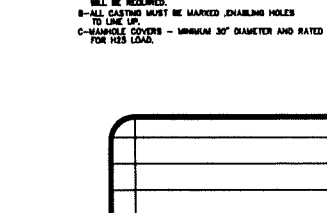
TYPICAL TRAFFIC SIGN POST DETAIL

NOT TO SCALE



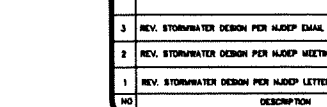
WATERTIGHT SANITARY MANHOLE FRAME AND COVER

NOT TO SCALE



WATERTIGHT SANITARY MANHOLE FRAME AND COVER

NOT TO SCALE



WATERTIGHT SANITARY MANHOLE FRAME AND COVER

NOT TO SCALE

TABLE OF TRENCH WIDTHS				
1	2	3	4	5
PIPE DIA.	SPEC. WIDTH	STAKE OR BRUSH WIDTH		CONC. CHALK
		TO 1/4 POINT	TO 1/2 POINT	
8"-8"	3'-0"	3'-0"	3'-0" TO 4'-0"	OVER 4'-0"
10"-10"	3'-0"	3'-0"	3'-0" TO 5'-0"	OVER 5'-0"
12"-12"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
14"-14"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
16"-16"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
18"-18"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
20"-20"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
22"-22"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
24"-24"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
26"-26"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
28"-28"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"
30"-30"	3'-0"	4'-0"	4'-0" TO 5'-0"	OVER 5'-0"

- NOTES:
1. ALL TRENCHES AND EXCAVATIONS TO BE GIVEN THE STEEPEST SLOPE PRACTICAL.
 2. IF THE BOTTOM OF THE TRENCH AT OR BELOW THE OUTSIDE TOP OF THE PIPE EXCEEDS THE WIDTH IN COLUMN 2, THE SPACE BETWEEN THE PIPE AND THE SIDE OF THE TRENCH OR EXCAVATION SHALL BE BACK FILLED WITH CLEAN WASH GRADED SAND OR SELECT MATERIAL-1-2 (S.D.G.T.) TO THE 1/2" POINT OF THE PIPE. IF THE TRENCH OR EXCAVATION IS DEEPER THAN 1/2" POINT OF THE PIPE, THE TRENCH OR EXCAVATION SHALL BE BACK FILLED WITH CLEAN WASH GRADED SAND OR SELECT MATERIAL-1-2 (S.D.G.T.) TO THE 1/2" POINT OF THE PIPE. IF THE TRENCH OR EXCAVATION IS DEEPER THAN 1/2" POINT OF THE PIPE, THE TRENCH OR EXCAVATION SHALL BE BACK FILLED WITH CLEAN WASH GRADED SAND OR SELECT MATERIAL-1-2 (S.D.G.T.) TO THE 1/2" POINT OF THE PIPE.
 3. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. CRUSHED CRUSHED STONE SHALL BE AS A MINIMUM 3/4" UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
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 7. LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND SEALED WITH CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS.
 8. ON AREAS SEALED WITH CRUSHED CRUSHED STONE, CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS. CRUSHED CRUSHED STONE SHALL BE CRUSHED CRUSHED STONE (CRUSHED CRUSHED STONE) AS PER M.D.G.T. SPECIFICATIONS.

CREST

Engineering Associates Inc.

Professional Planners • Surveyors • Landscape Architects

CERTIFICATE OF AUTHORIZATION NO. 240A2788300

100 RIVE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH: (609) 448-5555

15 ROBBINS PKWY.
AT WATER STREET
TOWNSHIP, N.J. 08733
PH: (732) 244-0888

ROBERT D. SIVE
PROFESSIONAL ENGINEER N.J. LIC. NO. 43818

DATE: 5/30/23

SCALE: NO SCALE

DRAWN: JZ

CHECKED: RS

SHEET: 9 OF 13

POCKET:

PRELIMINARY & FINAL MAJOR SUBDIVISION

BLOCK 158, TAX LOT 2

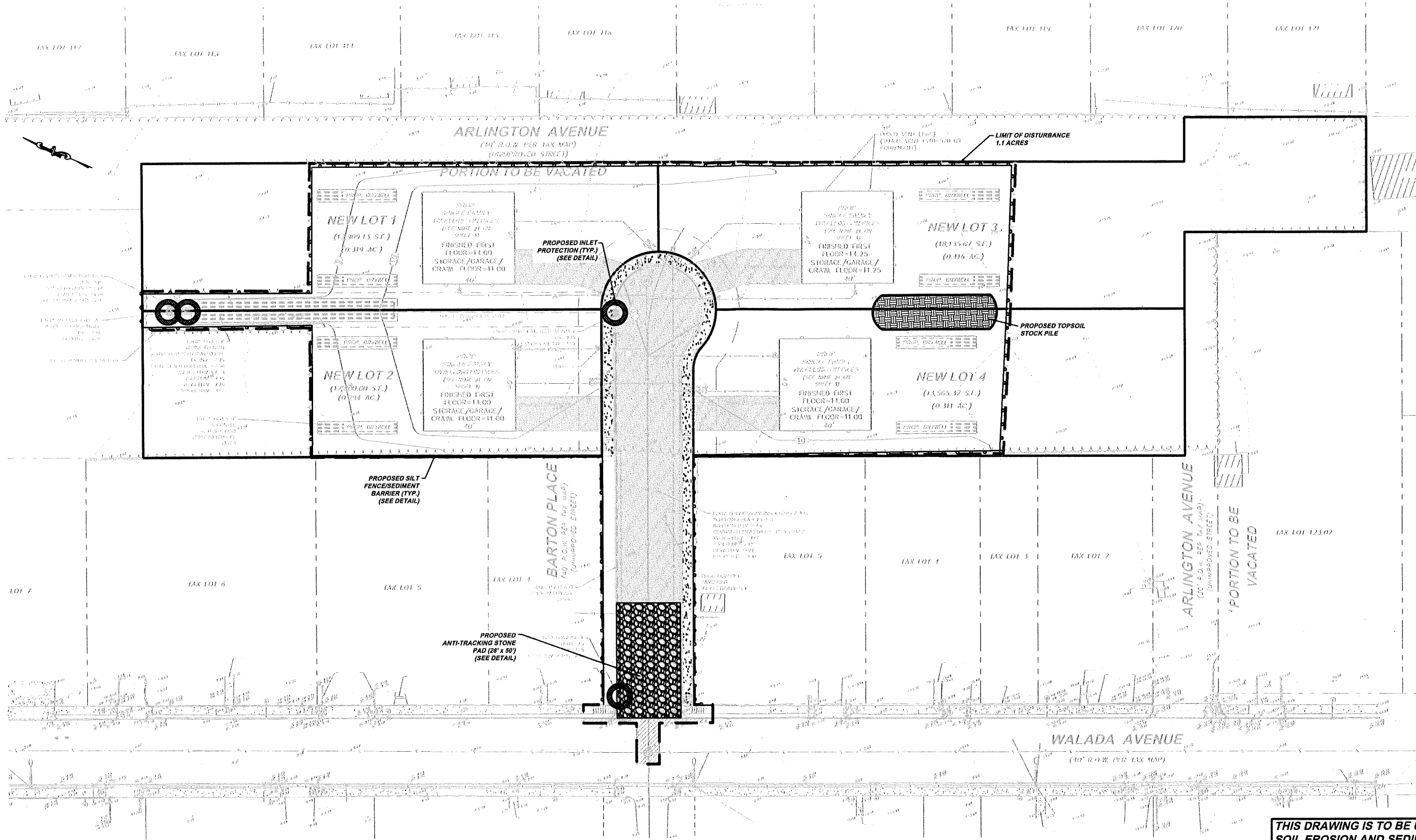
BLOCK 159, TAX LOT 3

BLOCK 122, TAX LOT 122

MIDDLETOWN TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY

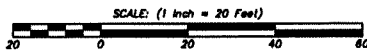
SITE DETAILS & SE & SC DETAILS



THIS DRAWING IS TO BE USED FOR
SOIL EROSION AND SEDIMENT CONTROL
PURPOSES ONLY.

LEGEND

- EXIST. WOODS LINE
- PROP. LIMIT OF CLEARING
- EXIST. CONTOUR
- PROP. CONTOUR
- EX. UTILITY POLE W/OVERHEAD WIRES



NO	DESCRIPTION	DATE	BY
3	REV. STORMWATER DESIGN PER ADEP EMAIL DATED 6/6/24	6/27/24	RS
2	REV. STORMWATER DESIGN PER ADEP MEETING DATED 12/3/24	1/10/25	RS
1	REV. STORMWATER DESIGN PER ADEP LETTER DATED 7/26/23	10/5/23	RS

CREST

Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
- CERTIFICATE OF AUTHORIZATION NO. 246A27889-300 -

100 FREE DRIVE
MILLSBORO, NEW DELAWARE 19966
PH: 302.261.1000

13 HERRING STREET
AT WATER STREET
TOWNSHIP OF MONMOUTH
NEW JERSEY 08054
PH: 732.234.0000

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

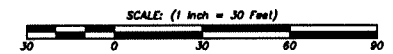
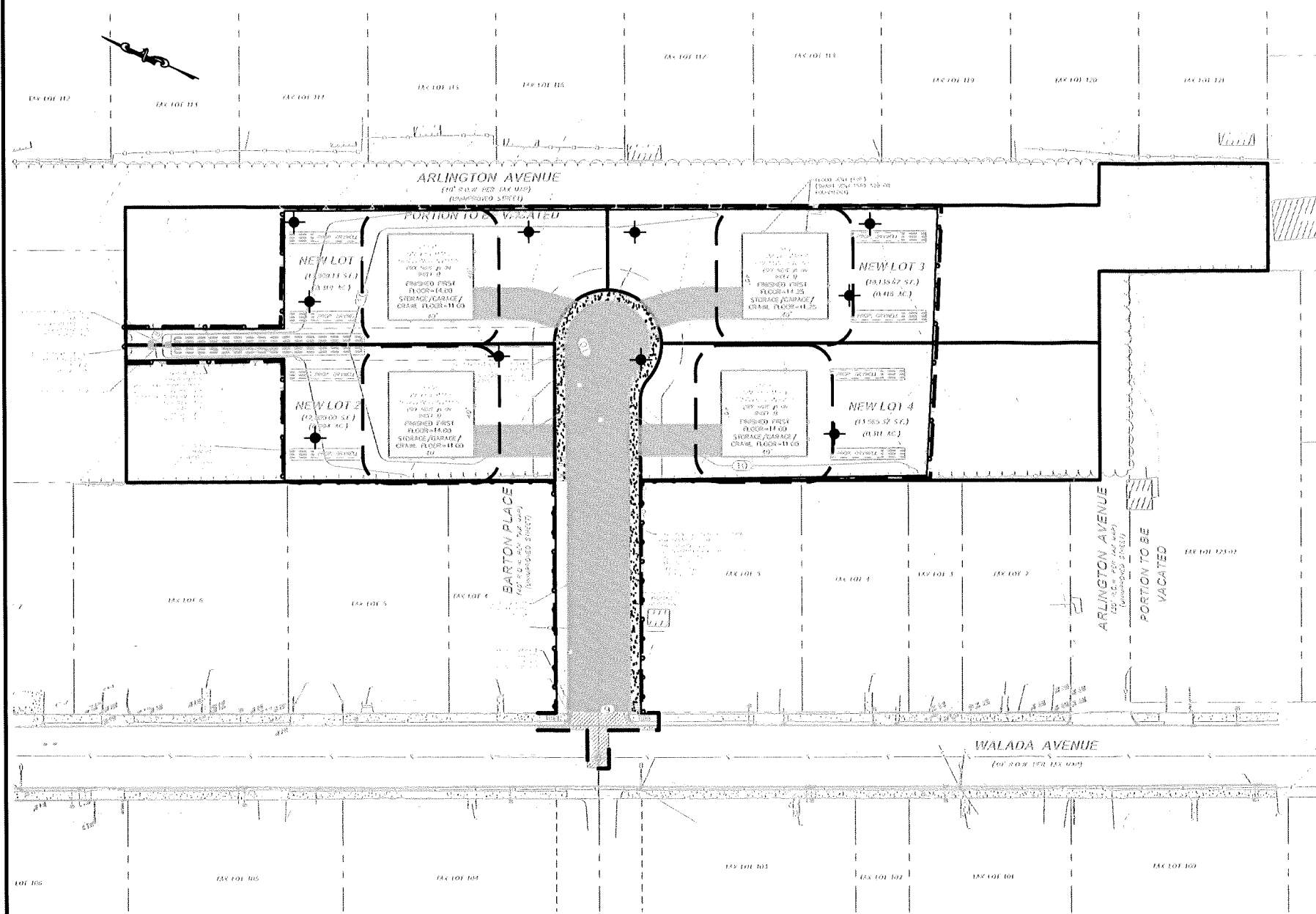
DATE	5/30/23
SCALE	1"=20'
DRAWN	JZ
CHECKED	RS
SHEET	10 OF 13
PROJECT	

PRELIMINARY & FINAL MAJOR SUBDIVISION

BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122

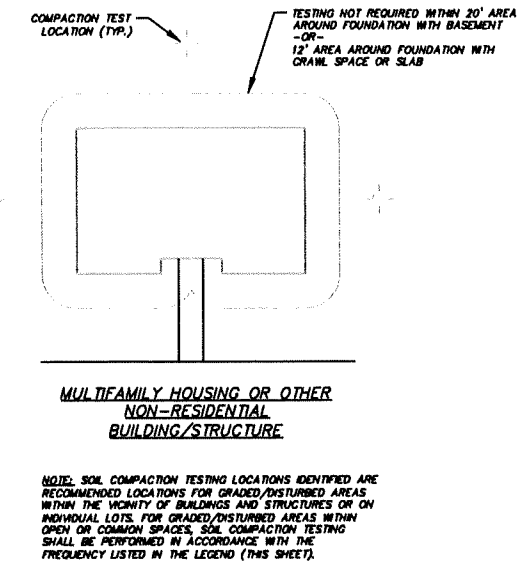
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

SOIL EROSION &
SEDIMENT
CONTROL PLAN



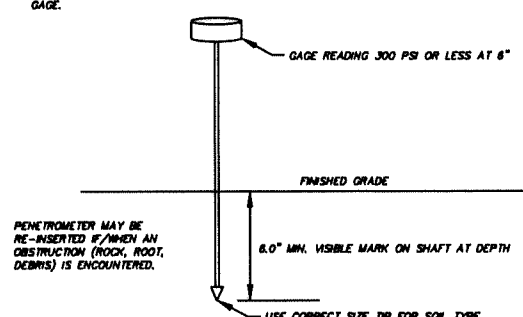
- LEGEND**
- SOIL COMPACTION TESTING AREAS
 - RECOMMENDED SOIL COMPACTION TESTING LOCATION (APPROX. 2 PER ACRE)

- SOIL DE-COMPACTION AND TESTING REQUIREMENTS**
- A. SOIL COMPACTION TESTING REQUIREMENTS**
- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT RECORDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENSURE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 - AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY IDENTIFIED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
 - COMPACTION TESTING LOCATIONS ARE IDENTIFIED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
 - IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD INDICATED FOR THE SITUATION (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA IDENTIFIED ON THE PLAN (EXCLUDING EXEMPTED AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.
- B. COMPACTION TESTING METHODS**
- PROBING WIRE TEST (SEE DETAIL)
 - HAND-HELD PENETROMETER TEST (SEE DETAIL)
 - TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
 - NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
 - ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
 - DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 - SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (DECOMPACTION/TILLAGE TO MINIMUM DEPTH OF 6" OR DEEPER) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.
- C. PROCEDURES FOR SOIL COMPACTION MITIGATION**
- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 - RESTORATION OF COMPACTED SOILS SHALL BE ACHIEVED BY DECOMPACTION/TILLAGE TO MINIMUM DEPTH OF 6" OR DEEPER. THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEM, ETC.) IN THE ALTERNATIVE ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED, SUBJECT TO DISTRICT APPROVAL.



TYPICAL SOIL COMPACTION TESTING LOCATIONS
NO SCALE

NOTE:
SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAGE.



HANDHELD SOIL PENETROMETER TEST
NO SCALE

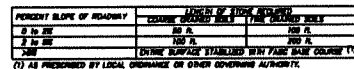
THIS DRAWING IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL COMPACTION PURPOSES ONLY.

NO.	DESCRIPTION	DATE	BY
1	REV. STORMWATER DESIGN FOR MEETING DATED 7/24/23	10/9/23	RS
2	REV. STORMWATER DESIGN FOR MEETING DATED 12/19/24	1/10/24	RS
3	REV. STORMWATER DESIGN FOR MEETING DATED 8/16/24	8/27/24	RS

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ROBERT D. SIVE
PROFESSIONAL ENGINEER N.J. LIC. NO. 43816

DATE: 8/30/23
SCALE: 1"=30'
DRAWN: JZ
CHECKED: RS
SHEET: 11 OF 13
PROJECT: PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
FILE: 11510027
SOIL EROSION & SEDIMENT CONTROL COMPACTION PLAN
SHEET NO. 11 OF 13
DATE: 8/30/23



1. INDIVIDUAL LOT ENTRANCE AND EXITS: - AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT DRIVEWAYS/POSSIBLE POINTE MAY REQUIRE A STABILIZED CONSTRUCTION DRAINAGE CONSISTING OF NO. 8 STONE (1" TO 2") TO PREVENT OR MINIMIZE SHADING OF SEWERMAIN. WIDTH OF THE STONE DRAINAGE/POINTE SHALL BE 12" TO 18" AND LOT DRIVEWAY SHALL BE 18" TO 24" WIDE.

2. THE DRAINAGE - IF SPACE IS LIMITED, WHILE IT MAY BE MAINTAINED WITH CLEAN HILLS BEFORE BEING PAVED AREA, A DRAIN SYSTEM MUST BE LOCATED SUCH THAT SURF RUNS WILL NOT FLOW INTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.

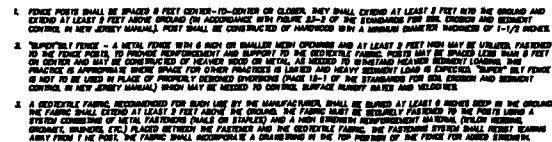
3. WHEN THE CONSTRUCTION ACCIDES ENTER TO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE DRIVEWAY AND THE MAJOR ROADWAY TO PREVENT LOSS OF DRIVE STOPS FROM THE DRIVEWAY. THE DRIVEWAY SHALL BE PAVED TO THE MAJOR ROADWAY BY HEAVY EQUIPMENT EXCEPT ON LEASING THE SITE.

1. THE EXCHANGE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT DRAGGING OR FLOODING OF TRUCKS OR OTHER EQUIPMENT. IT MAY INCLUDE PERIODIC FLOW CHECKING WITH ADDITIONAL STOPS OR ADDITIONAL LENGTHS AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO STOP DRAGGAGE. ALL SEDIMENT SPILLED, DROPPED, BLENDED OR DRAGGED OFF ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
2. WHERE ACCUMULATION OF DIRT/SEDIMENT IS SIGNIFICANTLY CLEANED OR REMOVED BY CONVENTIONAL MEANS, A POWER BLOWER OR VACUUM IS REQUIRED. IT IS REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

ANTI-TRACKING STONE PAD DETAIL
NO SCALE

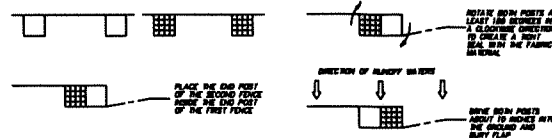


1. THE TREE PROTECTION FENCING SHALL BE INSTALLED AROUND THE TREES AT A DISTANCE DETERMINED BY THE CRITICAL ROOT RADIIUS (CRR). THE CRR IS THE DISTANCE FROM THE TRUNK OF THE TREE TO THE POINT WHERE THE CRITICAL ROOT RADIIUS (CRR) SHALL BE ONE AND ONE-HALF (1.5) TIMES THE DBH OF THE TREE OR THE CRITICAL ROOT RADIIUS (CRR) SHALL BE ONE AND ONE-HALF (1.5) TIMES THE DBH OF THE TREE OR THE CRITICAL ROOT RADIIUS (CRR) SHALL BE ONE AND ONE-HALF (1.5) TIMES THE DBH OF THE TREE (FOR EXAMPLE, A TREE WITH A DIAMETER OF FOUR (4) INCHES SHOULD HAVE A CRITICAL ROOT RADIIUS OF SIX (6) FEET).
2. WARNING SIGNAGE, TO BE OBTAINED FROM THE TOWN ENGINEERING DEPARTMENT, SHALL BE ATTACHED TO THE FENCING AT TEN (10) FOOT INTERVALS IN THE TOP THIRD OF THE FENCING.
3. THE PROTECTED ROOT ZONE SHALL REMAIN CLOSED TO ANY ACTIVITY, INCLUDING THE STAGING OF MATERIALS.
4. NO FENCING SHALL BE DESTROYED OR DAMAGED OR REMOVED FROM THE LOT UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED OR WRITTEN APPROVAL IS OBTAINED FROM THE TOWNSHIP ENGINEER.
5. TREES TO BE PROTECTED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION.
6. THE TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION.
7. TREE PROTECTION FENCING SHALL BE MAINTAINED DURING CONSTRUCTION.

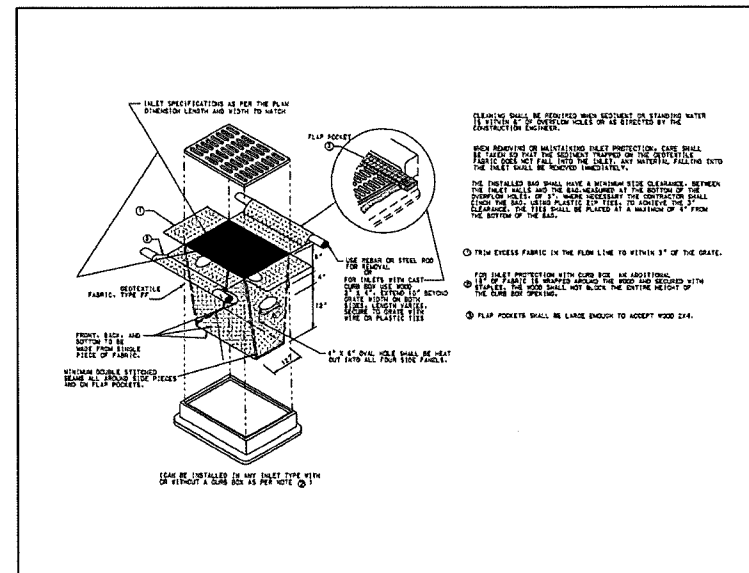


1. SEGMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/3 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BAILS, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DEGRADATION AND SEGMENT REMOVAL.

SILT FENCE / SEDIMENT BARRIER DETAIL

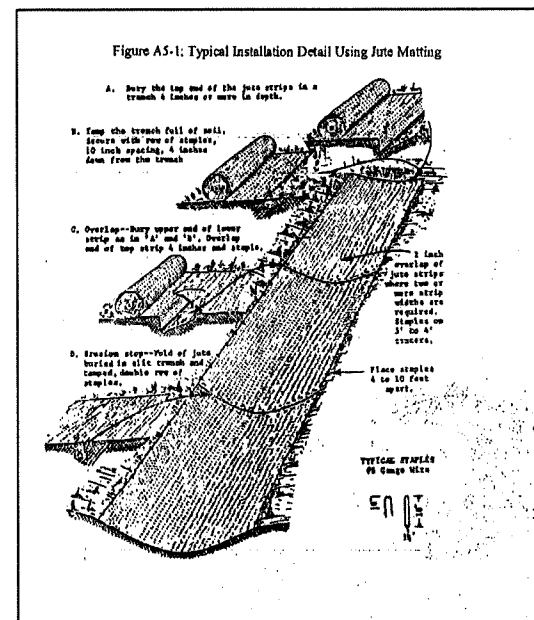


ATTACHING TWO SILT FENCES DETAIL



INLET PROTECTION INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE FILTER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.

INLET PROTECTION DETAIL



JUTE MATTING DETAIL
NO SCALE

[illegible]

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ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE	5/30/23
SCALE	NO SCALE
DRAWN	JZ
CHECKED	RS
SHEET	12 OF 13
POCKET	

PRELIMINARY & FINAL MAJOR SUBDIVISION
BLOCK 158, TAX LOT 1
BLOCK 159, TAX LOT 3
BLOCK 122, TAX LOT 122
MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS

NAME:

Application	PLANTING MIXTURES BY SOIL DRAINAGE CLASS ⁽¹⁾ (see Table 4-3)		
	Excessively Drained	Well to Moderately Well Drained	Somewhat Poorly to Poorly Drained
Residential/commercial lots	12, 14, 17	12, 14, 15, 16, 17	18
Pond and channel banks, ditches, berms and dunes	2, 7, 8, 12	7, 8, 9, 10, 11, 17	2, 10, 18, 19
Drainage ditches, swales, detention basins	2, 11, 13	2, 8, 11, 12, 14, 18	2, 10, 16, 18
Filter Strips	14	13, 16	13, 14
Grassous waterway spillways	2, 11, 12, 14	8, 11, 12, 13, 14	2, 11, 13, 14
Recreation areas, athletic fields	7, 14, 17, 20	14, 15, 16, 17, 20	18
Special Problem Sites	2, 3, 8	2, 3, 7, 9, 10, 11, 17, 20	2, 11, 12, 13, 14
Slope slopes and banks, roadsides, borrow areas	1, 2, 3, 4, 5, 6, 21	1, 2, 3, 4, 5, 6, 10, 17, 20	2, 10
Dredged material, spoilbanks, borrow areas	2, 10, 20	2, 3, 6, 11	2, 10
Streambanks & shorelines ⁽²⁾	2, 10, 22, 23a	2, 10, 21a, 22a, 23a	2, 10, 21a, 23a, b, c, d
Utility rights-of-way	3, 8, 20	3, 9	10, 11, 18

1. Refer to Soil Surveys for drainage class descriptions.
2. Refer to Soil Bioengineering Standard for additional seed mixtures.
3. Spillways only
4. See Appendix E for description of turf grasses and cultivars

[illegible]

Footnotes:

STANDARDS FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS:

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID-PRODUCING SOILS ARE ENCOUNTERED.
2. STOCKPILE STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL, LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH TARP OR ANCHORED TO THE GROUND BY THE USE OF 1/2" SPIKE BARS WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 4 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE, BUT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO PREVENT FURTHER ADVANCEMENT OF STOCKPILES. STOCKPILES SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOILS.
5. HIGH ACID-PRODUCING SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING HIGH SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT A RATE OF 10 TONS PER 100 CUBIC YARDS AND POLYMER APPLIED AT A RATE OF 100 LBS PER 100 CUBIC YARDS. STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A PH OF 6.0 OR MORE EXCEPT AS FOLLOWS:
 - a. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A PH OF 6.0 OR MORE.
 - b. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS DITCH, STREAM BANK, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY BY THOROUGH SPRINKLING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, IN ORDER TO MINIMIZE CONTAMINATION, AND TO PREVENT WASHING OF SOILS TO ADJACENT AREAS.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE OR LOG BARRIERS) SHALL BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM AREAS, OR OFF THE SITE.
8. FOLLOWING BURNING OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION AND EROSION CONTROL) SHALL BE INITIATED WITHIN A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EXIST. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

- 5. Site Preparation**
- A. *Grass or natural and feasible to prevent the loss of conventional equipment for method preparation, meeting, much application, and much watering. All grading should be done in accordance with Standard for Land Grading.*
 - B. *Immediately prior to meeting and deposit application, the mound shall be covered for inspection in accordance with the Standard for Land Grading.*
 - C. *Topsoil shall be handled only if it is dry enough to work without damaging the soil structure. A uniform application to a depth of 3 inches (7.62 cm) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Land Grading.*
 - D. *Incised natural stream gravel projects or facilities such as diversion, grass stabilization structures, stream stabilization measures, natural banks, and wetlands.*
- 6. Resident Preparation**
- A. *Collectively apply ground treatments and fertilizer to liquid applied has been ground and blend, according to soil test results. The application shall adhere to National Organic Extension. The sample results are available from the local Farmers Cooperative Extension office (Table 10-10). Fertilizer shall be applied at the rate of 500 pounds per acre (1,120 kg/ha) or less, depending on soil test results. The application shall be made in a band or broadcast manner. The application shall be made in a band or broadcast manner. The application shall be made in a band or broadcast manner.*
 - B. *After time and fertilizer have been applied as specified in a depth of 4 inches with a tillage implement, or other suitable method, the final harrowed or disking operation shall be on the ground surface. Careless tilling can result in considerable soil erosion.*
 - C. *High soil productivity soil. Such having a pH of 4 or less or containing less matter shall be covered with a minimum of 12 inches (30.48 cm) of organic matter or 6 inches (15.24 cm) or more before final seedling preparation. The Standard for Management of High Acid Producing Soil for Organic Production.*

- [illegible]

- [illegible]

- (c) The use of the following:
- (1) Organic and Vegetable Based Materials - Naturally occurring materials, hydrophilic materials when mixed with other materials and then sealed with suitable adhesive, exhibiting curing shrinkage, and having a minimum of 50% moisture sorption of finished products, the applicable seal that is physiologically harmless and not resalable in a physician's office or through the use of heat lamps. Use the rates and material conditions as recommended by the manufacturer to make such materials. Many new products are available, many of which may need further evaluation for use as seals.
 - (2) Synthetic Materials - High polymer synthetic materials, compatible with water when sealed and exhibiting excellent seal, drying and curing that no longer be suitable or applicable to use, it shall be applied to resin materials by a physician or by a physician's assistant.
- Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.
- A. Flow-Rite or Flow-Rite mask - This is made from sand, sand, glass or paper containing no paper or parchment. Indicated by the manufacturer, this material is not suitable for use as a seal. It may be applied by a physician, dentist, or technician. This material is not suitable for use as a seal. Use is limited to water stops and during different sealing periods in curing and set.
 - B. Pelliculized Mask - Commercial and selected paper made and used, which may contain no paper, parchment, leather, or other materials. This material is not suitable for use as a seal. It may be applied by a physician, dentist, or technician. This material is not suitable for use as a seal. Use is limited to water stops and during different sealing periods in curing and set.
 - C. Pelliculized Mask - Commercial and selected paper made and used, which may contain no paper, parchment, leather, or other materials. This material is not suitable for use as a seal. It may be applied by a physician, dentist, or technician. This material is not suitable for use as a seal. Use is limited to water stops and during different sealing periods in curing and set.
- If not suitable (where harmful), and mask is not used, apply new material with adequate water (a minimum of 1/4 inch applied up to 1/2 inch).

- [illegible]

- CONSTRUCTION SEQUENCE
1. INSTALL SILT FENCE, TRAILER, AND ANTI-TRACKING PAD. (1)
 2. CLEAR SITE AS NECESSARY. (1)
 3. ROUGH GRADE SITE. (3)
 4. INSTALL UTILITIES AND DRAINAGE. (3)
 5. DRILLING CONSTRUCTION. (1)
 6. FINISH GRADE DISTURBANCE. (1)

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- [illegible]

TABLE 7-3

TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATE, DATE AND DEPTH						
	SEEDING RATE (1) (seeds/sq. ft.)		OPTIMUM SEEDING DATE (2) (Based on Plant Hardiness Zone (3))			OPTIMUM DEPTH (4) (inches)
SEED SELECTIONS	Per Acre	Per 1000 sq. ft.	ZONE No. 1	ZONE No. 2	ZONE No. 3	
Cool Season Grasses						
1. Perennial ryegrass	100	1.0	4/15-5/1	4/15-5/7	4/15-5/15	0.8
2. Spring oats	80	2.0	4/15-5/1	4/15-5/7	4/15-5/15	1.0
3. Winter barley	80	2.2	4/15-5/1	4/15-5/7	4/15-5/15	1.0
4. Annual ryegrass	100	1.0	4/15-5/1	4/15-5/7	4/15-5/15	0.8
5. Winter cereal rye	112	2.8	4/1 - 1/1	4/1 - 1/15	4/1 - 12/15	1.0
Warm Season Grasses						
6. Pearl millet	30	0.8	5/1-6/1	5/15-6/15	5/1-6/1	1.0
7. Millet (barnum or Hungarian)	30	0.7	4/1-6/1	5/15-6/15	5/1-6/1	1.0

1. Shading rows to form narrow grass, sometimes 8" wide, shall be retained to reflect the general form of Pure Grass seed (P.G.) as determined by a combination test count. Its retention is required for most common Grasses.
 2. Rows to contain (including) between 2" and 4" seedlings is adequate or smaller rows can be retained.
 3. Plant Alternation Yes
 4. Note the depth for study row.
- B. Conventional Shading: Apply seed uniformly by hand, machine (hand/tractor), drop spreader, etc. or incorporate seeds into the surface, by direct hydroseeding or (balled) seedings. Depth of seed incorporation into the soil, to a depth of 1/4" to 1/2" inch, by tilling, or raking, or using seed placement may be 1/4" inch deeper on coarse textured soil.
- C. Hydroseeding is a broadcast seeding method usually involving a tank or trailer mounted tank, with an agitator system for mixing the seed and fertilizer and water and spraying the mix onto the prepared seedbed. Seeds shall not be broadcast in the tank with fertilizer and water. They should rather be applied with a hydroseeder. The seed and fertilizer are applied to the surface and not incorporated into the soil because seeds are not covered and will grow.
- D. After seeding, raking the soil with a harrowed roller will ensure good seed-to-soil contact, reduce compaction, and improve seedling emergence. This is the preferred method when performed on the soil, but erosion can be minimized and soil conservation on site will be maintained.
4. Mulching

- [illegible]

- [illegible]

- Applying the Ad 0.2 to 0.4 inches of water after spreading pelletized manure on the seed bed is extremely important for efficient collection and expansion of the manure to provide full coverage.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FRIEDHOLM SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-FOUR (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:27-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE CERTIFICATION THAT A PROJECT'S PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY AND A FEDERAL COMPLIANCE PROGRAM, THE DISTRICT MAY ISSUE A CERTIFICATE OF OCCUPANCY IF THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE STANDARD OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO PROTECTION THROUGH THE STEP BY STEP EROSION AND SEDIMENT CONTROL PLAN OF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION OR SLIDING, SUCH AS STEEP SLOPES AND RAVINES AND PAIVING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUE-BASE COVER WILL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
7. A SUB-BASE COVER WILL BE APPLIED IMMEDIATELY FOLLOWING RUDDING GRADING AND INSTALLATION OF STAKEOUTS AND BENCHMARKS. POLLS AND BENCHMARKS AND PAIVING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE WILL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION AREA REQUIRES THE INSTALLATION OF A PAD OF OR CURVED SURFACE AREAS WHERE TRAFFIC WILL BE ALLOWED. THE CONSTRUCTION SITE, AFTER ALL OTHER ACTIVITIES ARE COMPLETED, SHALL BE ACCORDING TO A STATED CONSTRUCTION AREA CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') LONG TO THE LOT ENTRANCE WIDTH. ALL OTHER AREAS POINTS SHALL BE BLOCCED OFF.
9. ALL SOIL UNPAVED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC HIGHWAYS SHALL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS OF THE END OF CONSTRUCTION.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADJACENT VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL BE IMMEDIATELY ADJUSTED TO MEET THE CONDITIONS AND COVER IT SATISFACTORILY WITHIN THE ABOVE COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL WITH A PH OF 4 OR LESS FROM SURFACE SOILS SHALL BE EITHER SPRINKLED WITH LIMESTONE OR BLANKET WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE (OR 450 LBS./100 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 6 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT UTILITY PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE COMMENCEMENT OF OPERATIONS.
14. UNLIMITED DETOURING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DETOURING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT. ANY DETOURING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DETOURING.
15. SHOULD THE CONDITION OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CLEAN UP OF A NEW CATCH BASIN OR STAGING AREA SHALL BE REQUIRED IF MORE THAN 100 SQUARE FEET OF A NEW CATCH BASIN OR STAGING AREA IS DESTROYED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW DOWNSTREAM OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

STANDARD FOR DEWATERING

[illegible]

FIGURE 14-1 REMOVABLE PUMPING STATION

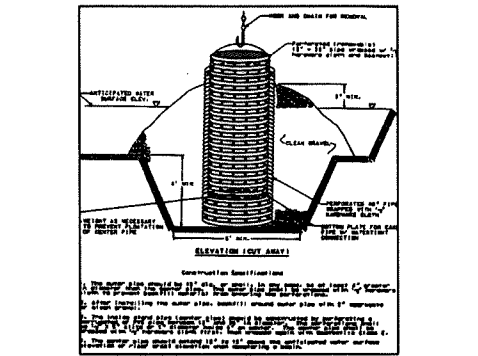
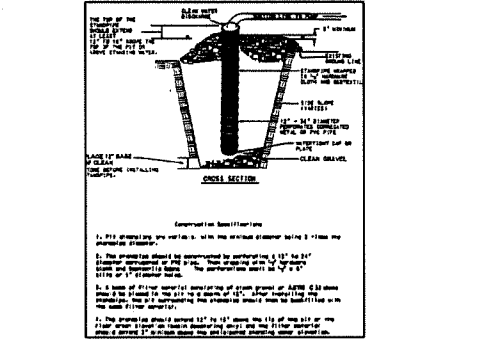


FIGURE 14-2 SUMP PIT



3. Mark location - should be mentioned immediately after statement of how or where caught to indicate

- [illegible]

- recommended by the manufacturer and replace timely until penetration of grass.
- CREST**
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Engineers : Surveyors : Landscape Architects