

January 26, 2022

Ally Morris
Planning Board Administrator
Lakewood Township Planning Board
212 Fourth Street
Lakewood, NJ 08701

**Re: Malky Rubin
Administrative Zero Lot Minor Subdivision
Block 110, Lot 15
Location: 1215 Clifton Avenue
Zone: R-10 (Single-Family Residential Zone)
SD 2515AA
RVE File #1515-P-1487**

Dear Planning Board Members:

We have reviewed a submission for the above referenced application, consisting of the following items:

- One (1) copy of a plan entitled “Minor Subdivision 1215 Clifton Avenue Lot 15 Block 110”, dated December 11, 2021 prepared by Charles Surmonte P.E. & P.L.S.
- One (1) copy of a survey entitled “Outbound and Topographic Survey 1215 Clifton Avenue Lot 15 Block 110”, dated July 12, 2021, last revised October 12, 2021 prepared by Charles Surmonte P.E. & P.L.S.
- Lakewood Township Planning Board application

Project Description

The owner and applicant of Lot 15 in Block 110 is Malky Rubin, 1120 Lexington Avenue, Lakewood, NJ 08701.

The applicant seeks administrative minor subdivision approval to subdivide an existing 14,970 square foot property known as Lot 15 in Block 110 into two (2) new residential lots, designated as proposed Lots 15.01 and 15.02 on the Minor Subdivision Plan.

The existing property is located along the east side of Clifton Avenue, approximately 100 feet south of the intersection with Twelfth Street. Per aerial mapping of the area, existing development abutting the property is primarily residential in nature with a School located across Clifton Avenue. The existing site contains a 2-story dwelling and in-ground pool.

Clifton Avenue is a municipal roadway with an 80 foot wide right-of-way. Curb and sidewalk are existing along the property frontage. Clifton Avenue is currently under moratorium.

We offer the following comments and recommendations:

I. Zoning and Waivers

1. The parcel is located in the R-10 Single-Family Residential Zoning District. Duplexes are a permitted use and variance relief is not required.

II. Property Development Standards (Sections 18-902 (F))

Per review of the application and the Property Development Standards set forth within the Ordinance as they apply to R-10 zoned parcels, the proposed project complies with the ordinance requirements as summarized below.

Requirement	Zoning Standard (limit)	Proposed Lot 15.01 and 15.02	
Lot Area (Duplex)	12,000 SF (6,000 SF each)	7,485 SF	7,485SF 14,970 SF total(*)
Lot Width	75 feet (37.5 feet each)	49.9 feet	49.9 feet 99.8 feet total
Front yard Setback	30 feet (minimum)	36 feet	36 feet
Rear yard Setback	20 feet (minimum)	>20 feet	>20 feet
Side yard Setback	10/25 feet	10ft/NA	10ft/NA
Height	35 feet (maximum)	≤35 feet	≤35feet
Building Coverage	30% (maximum)		30%
Parking	Four (4) spaces per lot	4 spaces	4 spaces

III. Review Comments

1. Clifton Avenue is currently under moratorium, therefore any road opening is prohibited unless the Township grants permission and a moratorium bond is posted.
2. The graphical scale of 1" = 20' on the plan view does not match the Title Block scale of 1" = 10' so the scale shall be corrected.
3. Per section 18-911 F of the zero lot line ordinance, a written agreement signed by the owner of the property is required.
4. All fence encroachments shall be rectified.
5. All improvements, curbing, sidewalk and pavement restoration are subject to review by the Township Engineering Department.
6. Compliance with the Map Filing Law, as applicable, including closure calculations.
7. If not performed already, a plot plan application must be submitted to the Township Engineering Department for approval prior to construction. At the discretion of the Township Engineer, roof leaders piped to dry wells or similar methods of on-site recharge will be necessary.
8. Outstanding outside agency and/or local approvals (if any).

Please call our Old Bridge office at (732) 955-8000 if you have any questions or comments.

Sincerely,
REMINGTON & VERNICK ENGINEERS



Terence M. Vogt, PE, PP, CME
Principal, Regional Manager

WJS/TV

cc: Nechama Morgan (via email Nechama@nekasolutions.com)
Jeff Staiger, PE, PP, CME, Lakewood Engineering Department via email
Enny Aminian (via email eaminian@comcast.net)