



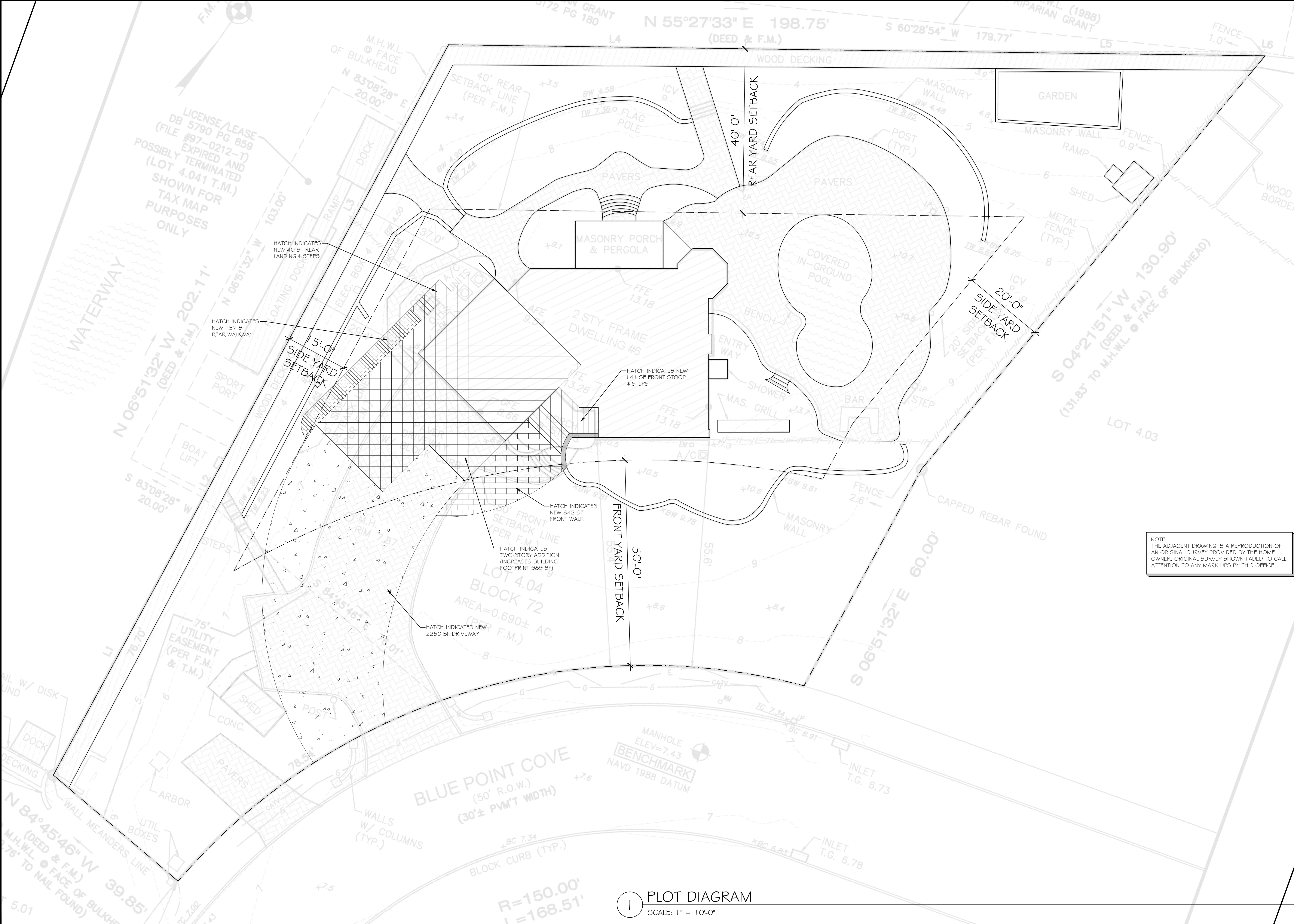
BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

Clement V. Sommers Municipal Building
910 Oceanport Way, Oceanport, NJ 07757

MAY 27, 2025 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
 - 6.1. Oath of Office
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-10 Resolution of Approval, 60 Shore Road
 - 8.2. PR-25-11 Resolution of Approval, 20 Winhar Place
 - 8.3. PR-25-12 Resolution of Approval, 7 Sagamore Avenue
 - 8.4. PR-25-13 Resolution of Approval, 76 Seneca Place
9. **Old Business**
10. **New Business**
 - 10.1. Public Hearing - Affordable Housing
Potential Resolution on Housing Element and Fair Share Plan
 - 10.2. PB2025-02 Ralph Mocchi
Block 72, Lot 4.04
6 Blue Point Cove Road
Proposed use and bulk variance approval for an addition to add housekeeping quarters
11. **Petitions from the Public**
12. **Adjournment**



NOTE:
THE ADJACENT DRAWING IS A REPRODUCTION OF
AN ORIGINAL SURVEY PROVIDED BY THE HOME
OWNER. ORIGINAL SURVEY SHOWN FADED TO CALL
ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

1 PLOT DIAGRAM
SCALE: 1" = 10'-0"

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER

NT Lic. No. 21A101978200

Z-1
SHEET 01 OF 06

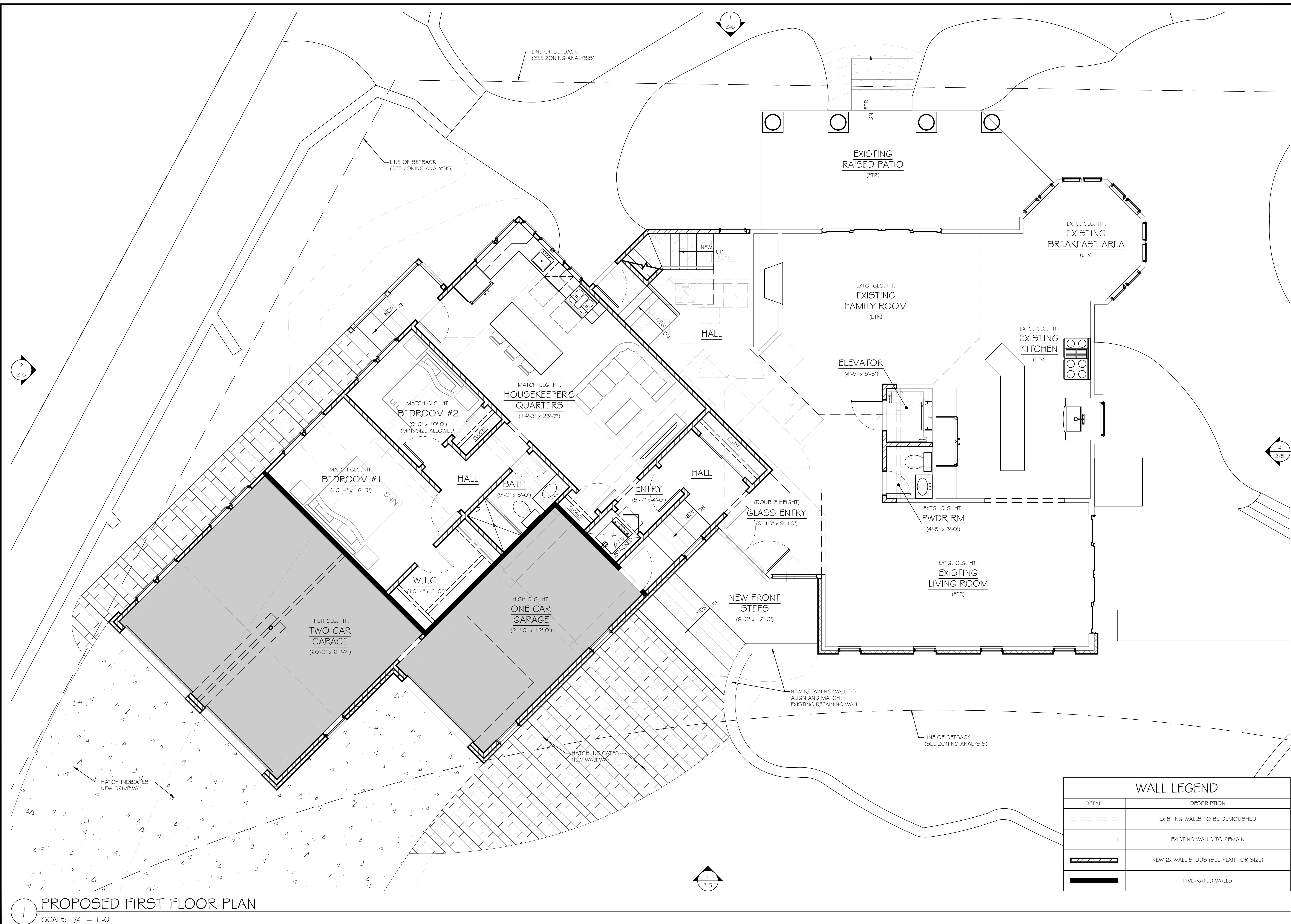
REVISIONS:

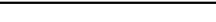
MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701
P: 908-692-8472 Email: vinminkler@gmail.com

DATE:

OCTOBER 17, 2024



WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)
	FIRE-RATED WALLS

PROJECT:

A. VINCENT MINKLER

NJ Lic. No. 21AI01978200

Z-2

SHEET 02 OF 06

ADDITIONS & ALTERATIONS FOR: THE MOCCI RESIDENCE

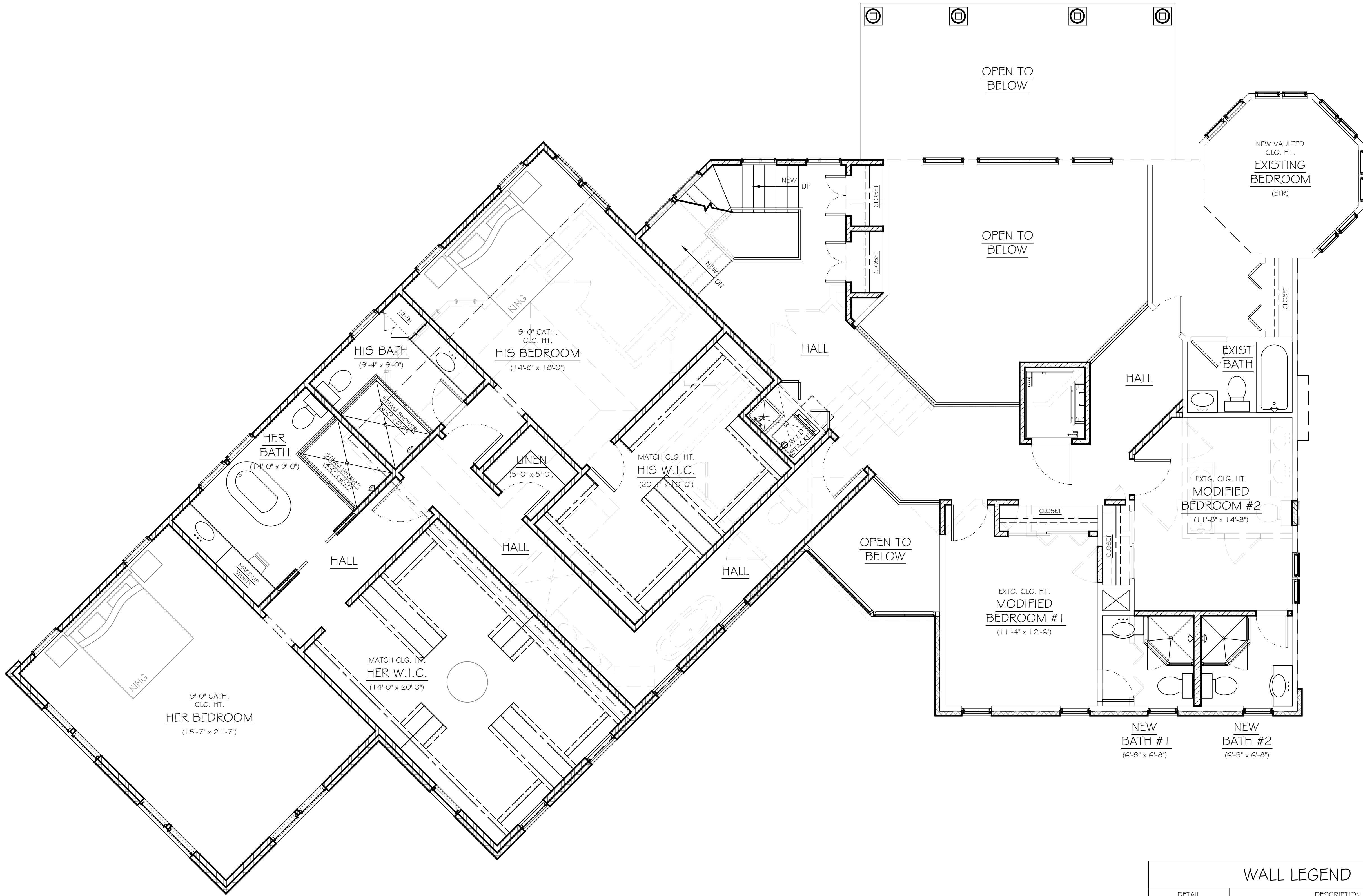
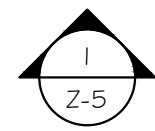
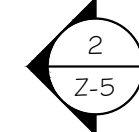
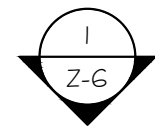
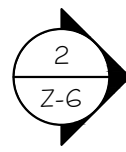
6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

REVISIONS:

WINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

OCTOBER 17, 2024



WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

DATE: OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

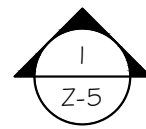
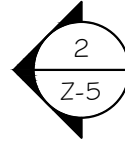
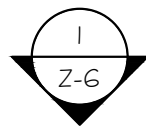
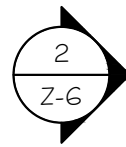
PROJECT:
ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

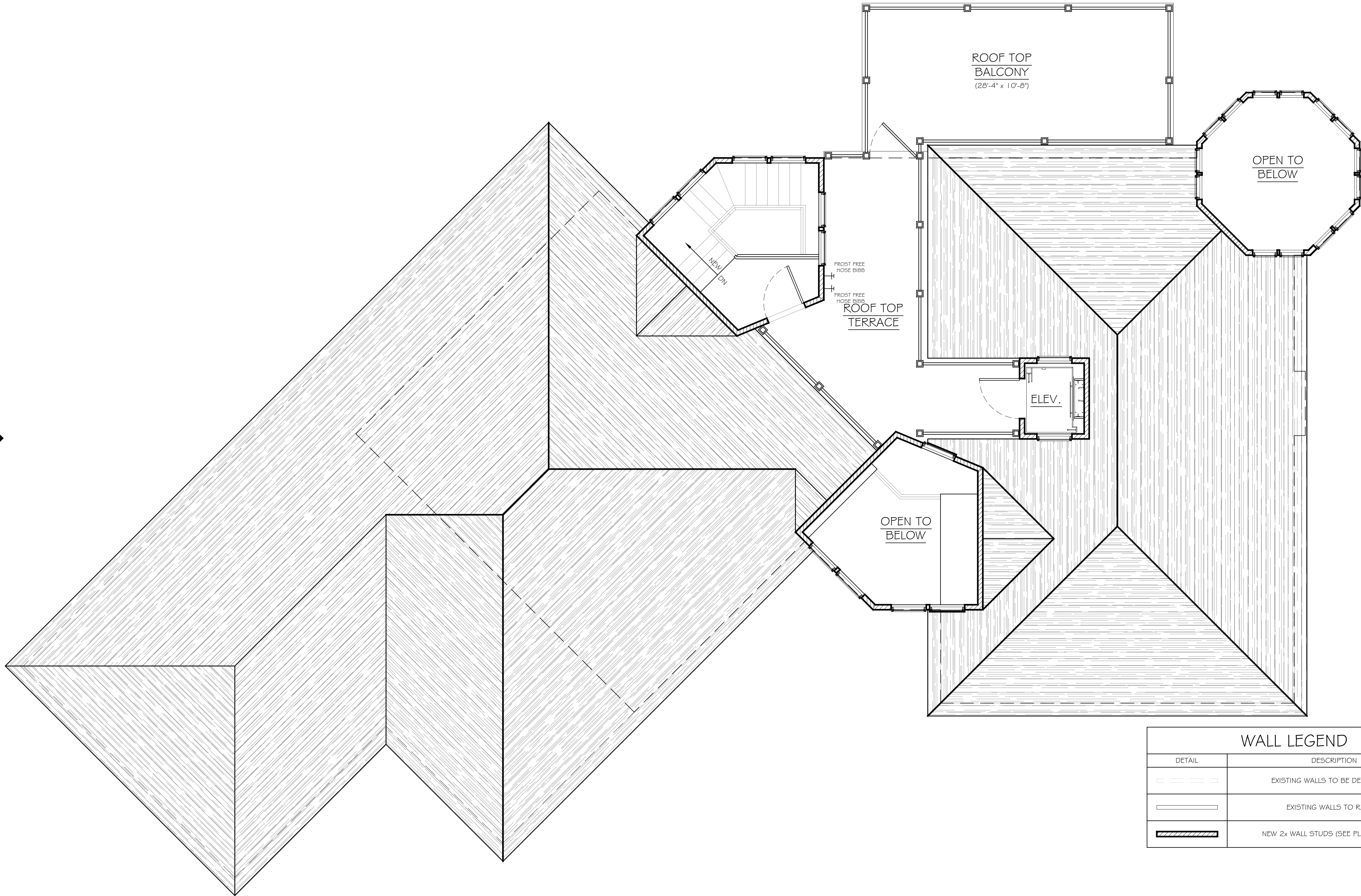
Z-3
SHEET 03 OF 06



1

PROPOSED ROOF & TERRACE PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

Z-4
SHEET 04 OF 06

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

REVISIONS:

DATE:

OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

OCTOBER 17, 2024

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

Z-5
SHEET 05 OF 06



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

OCTOBER 17, 2024

DATE:

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

Z-6
SHEET 06 OF 06



ENGENUITY
INFRASTRUCTURE

ENGenuity Infrastructure™
2 Bridge Avenue, Suite 323, Red Bank, NJ 07701
732.741.3176 | engenuitynj.com

OCPB-R0050
April 25, 2025
Via email and US Mail

Stephanie Kramer, Deputy Borough Clerk
Borough of Oceanport Planning Board
910 Oceanport Way
Oceanport, NJ 07757

**RE: Board Application PB2025-02
 Use & Bulk Variances
 Applicant/Owner: Ralph Mocci
 6 Blue Point Cove Road, Block 72, Lot 4.04
 Oceanport, Monmouth County, NJ
 First Engineering Review**

Dear Board Members:

Our office has received the following in support of the above referenced Use and Bulk Variance Application:

1. Plot and Grading Plan, dated December 9, 2024 and revised to February 5, 2025.
2. Architectural Plans entitled, "Additions & Alterations For The Mocci Residence, 6 Blue Point Cove, Block 72, Lot 4.04", dated October 17, 2024.

Based on our review, we recommend that the application be deemed **complete**, and scheduled for the next available hearing. An engineering review of the application is included below:

1. Project Description

The subject 30,407 SF (0.70 acre) property is within the R-1 Zone District and contains 168.51 feet of frontage along Blue Point Cove Road. Currently, the property is a 2-story single family dwelling with a paver driveway that abuts Blackberry (Bay) Creek with existing floating dock and an inground pool with multiple patios and retaining walls.

The Applicant is seeking use and bulk variance approval for an addition to add housekeeping quarters and from a zoning standpoint this will convert the single-family home to a two-family home. The housekeeping quarters proposed consist of the following:

- a separate entrance with designated walkway from the driveway
- separate kitchen and family room
- a bathroom
- two bedrooms
- a separate one car garage with entrance to housekeeping quarters

In addition to the one-car garage and first floor addition for the housekeeping quarters, the Applicant is proposing the following additions to the original single-family portion of the home:

Attn: Stephanie Kramer, Deputy Borough Clerk
Re: Board Application PB2025-02
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

- A first floor two-car garage addition
- A second story addition with two (2) bedrooms, two (2) bathrooms, and two (2) large walk-in closets.
- Interior renovations to modify three (3) existing bedrooms and add two (2) new baths.
- Three (3) new architectural towers are proposed and one existing tower will remain.
- A new rooftop balcony
- An elevator

The combination of the additions and renovations results in a total of seven (7) bedrooms, seven (7) bathrooms, three (3) car garage, two (2) kitchens, two (2) family rooms, one (1) living room, an elevator, and multiple patios. A shed is proposed to be removed. The patio additions consist of 342 SF of front walk, 157 SF of rear walkway, 40 SF of new rear landing & steps, new 141 SF front stoop & steps, and a new 2250 SF concrete driveway (existing paver driveway to be removed). The inground pool, docks, and retaining walls are proposed to remain.

2. Planning & Zoning Compliance

2.1 The subject property is located within an R-1 Zone District. The table below summarizes the bulk measures and zone requirements for the site:

<u>Description</u>	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum Lot Area	30,000 s.f.	30,407 s.f.	30,407 s.f.
Minimum Lot Width	150 feet	168.51 feet	168.51 feet
Minimum Lot Depth	200 feet	~165 feet	~165 feet ENC (1)- c variance
Maximum Building Height	2.5 stories/35 feet	2 stories/31.4 feet	2.5 stories/34.5 feet
Maximum Principal Building Coverage	20%	8.2%	11.5%
Maximum Accessory Building Coverage	5%	0.60%	0.21% (2)
Maximum Dwelling Units Per Acre	1.5	1.43	2.87 (V)- d variance
Minimum Principal Building Front Yard Setback	50 feet	55.4 feet	50.0 feet
Minimum Principal Building Side Yard Setback (One/Both)	15feet /35 feet	29.4 feet / 78.3 feet	15.4 feet / 64.3 ft
Minimum Principal Building Rear Yard Setback	40 feet	48.9 feet	~42 feet (3)

Attn: Stephanie Kramer, Deputy Borough Clerk
 Re: Board Application PB2025-02
 Use & Bulk Variances
 Applicant/Owner: Ralph Mocci

<u>Description</u>	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum Accessory Building Side Yard Setback	20 feet	2 feet	2 feet ENC – c variance
Minimum Accessory Building Rear Yard Setback	10 feet	35 feet	35 feet
Maximum Impervious Coverage	25%	35.5%	37.2% (V)- c variance
Parking	4.5 spaces	5.5 spaces	5.5 spaces

(ENC) – Existing Condition (V) – Variance Required

- (1) The distance measured from the front lot line to the rear lot line. The minimum lot depth shall apply over no less than 80% of the required lot width. Rear Lot line is the lot line opposite and most distant from the front lot line.
- (2) Proposed Accessory Building Coverage includes the square footage of the existing shed. The square footage of the shed has been removed from the Principal Building Coverage calculations.
- (3) Rear yard setback measured from rear yard lot line to masonry porch.

2.2 Per Section 390 Attachment 1 of the Borough Ordinance, only single family detached dwellings are permitted in the R-1 Zone, whereas the applicant proposes a two-family home. The applicant should testify regarding the nature of the use of the housekeeping quarters that consists of a separate entrance, separate kitchen and family room, a bathroom, two bedrooms, and a separate one-car garage with its own entrance. A D(1) variance is required for a non-permitted use.

2.3 Per Section 390 Attachment 2, Schedule II, the maximum dwelling units per acre is 1.5, whereas the applicant proposes 2.87 dwelling units per acre. A D(5) variance is required.

2.4 Per Section 390 Attachment 2, Schedule II, the maximum side yard setback for an accessory building is 20 feet whereas the existing shed in the northeast corner of the site has a setback of 2 feet from the side lot line. A bulk 'c' variance is required. This This is an existing non-conformity.

2.5 Per Section 390 Attachment 2, Schedule II, the maximum impervious coverage allowed is 25% whereas the applicant is proposing 37.2%. A C variance is required.

2.6 The minimum lot depth is defined by ordinance as the distance measured from the front lot line to the rear lot line. The minimum lot depth shall apply over no less than 80% of the required lot width. Rear Lot line is defined as the lot line opposite and most distant from the front lot line. Therefore, the applicant should clarify how they calculated the lot depth of 202 ft. Per definition it appears that the rear lot line is approximately 165 ft for 80% of the required lot width. However, the applicant should confirm same and provide exact lot depth. It appears a bulk 'c' variance is required for lot depth. This is an existing non-conformity.

Attn: Stephanie Kramer, Deputy Borough Clerk
Re: Board Application PB2025-02
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

- 2.7 Off-Street Parking. Per Residential Site Improvement Standards Section 5:21-4.14, for a Single-Family Detached housing unit, 1.5 parking spaces are required for a 2-bedroom dwelling unit and 3.0 parking spaces are required for a 5-bedroom dwelling unit. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces and a two-car garage and driveway combination shall count as 3.5 off-street parking spaces.. Therefore, the Applicant is proposing 5.5 off-street parking spaces meeting the requirement of 4.5 off-street parking spaces.
- 2.8 Waterfront Properties. Per Section 390-17D in residential districts, no principal building shall be nearer to the mean high waterline than within two feet of the average alignment of the existing principal buildings along 200 feet of each side of the lot on the same block. The applicant shall provide the average alignment of the existing principal buildings along 200 feet of each side of the lot on the same block.
- 2.9 Per Section 390-20 There shall be no structure or plantings placed greater than four feet in height located within 10 feet of the side property line within the defined viewshed area. The "viewshed area" is defined as that area encompassing a space measured from half the distance between the rear facade of a principal building or the pool water edge (closest to the rear facade) and the mean high-water line or the property line at the water's edge, whichever is closest, at a 135° angle starting at the projection of the plane of the side facades of the principal structure to the rear property line of the property and adjacent properties. Based on the rear property line and side property line definitions, the applicant appears to comply, however, the applicant should confirm the same in testimony.
- 2.10 Per Section 390-25 Fences and walls- Residential fences may be no higher than four feet in the front yard and six feet in the side or rear yard. The site has existing fences that appear to comply, however the applicant should confirm the same in testimony.
- 2.11 Per section 390-25 Fences and walls - Stone and masonry walls are not considered to be fences and are prohibited. A bulk c variance is required for the modified retaining wall. The applicant shall clarify if the other masonry walls are pre-approved.
- 2.12 Per Section 390-26 Residential driveways shall be limited to 24 feet wide for garages that face the street and may transition to 36 feet wide starting at a point 24 feet from the dwelling. The site proposes a three (3) car garage; therefore the driveway is 36 feet wide within 24 feet of the dwelling. A variance is required.
- 2.13 Section 390-31 lists regulations applying to swimming pools. The pool is existing. The applicant should confirm in testimony that the existing pool has complied with these regulations.
- 2.14 The applicant must demonstrate that the application satisfies the criteria for granting variances. The Municipal Land Use Law permits the granting of a hardship variance under either of two situations (C.40:55D-70c):

Attn: Stephanie Kramer, Deputy Borough Clerk
 Re: Board Application PB2025-02
 Use & Bulk Variances
 Applicant/Owner: Ralph Mocci

Hardship c(1)- Physical Constraints- Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:

- a) Exceptional narrowness, shallowness or shape of a specific piece of property;
- b) Exceptional topographic conditions or physical features uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- c) An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.

Flexible “c” or c(2) – Benefits Outweighing Detriments- A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

- 2.15 The applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law for the granting of the use variance relief. The determination of the positive criteria establishes the benefits of the variance. The determination of the negative criteria establishes the detriments to the public good that would result from the variance. By nature, a variance is a departure from and an impairment of the zone plan. On balance, the benefits of granting the variance must be such that the resulting detriments are not substantial. The greater the benefits of the variance, the greater the detriments must be to be considered substantial. Accordingly, the applicant must demonstrate the following for "d" variance relief:

Positive Criteria

There are two prongs to the positive criteria that the applicant must satisfy, as follows:

That the site is particularly suited to the use. Unless the Board determines that the proposed use qualifies as an inherently beneficial use of the proposed site, the applicant must prove that the site is particularly suited to the use.

There are special reasons that allow a departure from the zoning regulations in this case. Unless the Board determines that the use qualifies as an inherently beneficial use as discussed above, the applicant must prove that special reasons support the grant of the variance. The only acceptable special reasons for the grant of a "d" variance would be proof that the variance promotes the purpose of zoning, or proof of undue hardship. The purposes of zoning are established by the Municipal Land Use Law (N.J.S.A. 40:55D2) and the applicant must demonstrate that the variance promotes one or more of those purposes to establish special reasons. Alternatively, the applicant may offer as a special reason proof that refusal to grant the variance would result in undue hardship. Proof of undue hardship for a "d" variance requires that the applicant prove that the property cannot be reasonably adapted to conform to the zone requirements.

Attn: Stephanie Kramer, Deputy Borough Clerk
Re: Board Application PB2025-02
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

Negative Criteria

There are two prongs to the negative criteria that the applicant must satisfy, as follows:

That the variance can be granted without substantial detriment to the public good. This prong requires an evaluation of the impact of the variance on surrounding properties and a determination as to whether or not it causes such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

That the variance will not substantially impair the intent and purpose of the zoning plan and ordinance. The Board of Adjustment is precluded by the negative criteria from granting any "d" variance relief unless an applicant demonstrates that the variance will not substantially impair the intent and purpose of the zone plan. The process for zoning decisions is through the recommendations of the municipal master plan as implemented through zoning ordinances adopted by the governing body. This establishes the zones, standards, and requirements for the development of the municipality. The Board of Adjustment is precluded by the negative criteria from granting any "d" variance relief unless an applicant demonstrates that the variance will not substantially impair the intent and purpose of the zone plan. If the grant of a variance substantially alters the municipality's zone plan, the action is impermissible because it usurps the zoning power of the governing body and undermines the municipal planning process

The applicant shall provide testimony in support of the variances being requested.

3. Design Waivers:

- 3.1 Section 390-40 states that in conventional developments, sidewalks shall be placed in the right-of-way, parallel to the cartway, unless an exception has been permitted to preserve topographical or natural features, to provide visual interest, or unless the applicant shows that an alternative pedestrian system provides safe and convenient circulation. The development where the lot exists does not have sidewalk. A design waiver may be required.
- 3.2 Per Section 390-41 Street trees shall be planted at a ratio of one tree at least every 50 feet. Such trees shall be at least 2.5 inches caliper. A design waiver is required.
- 3.3 Driveways. Per Section 390-26 A driveway apron shall be provided at the intersection of all driveways with the public roadway. The apron shall be made of concrete when it abuts or may in the future abut a concrete sidewalk; otherwise, asphalt or suitable paver materials maybe utilized. The apron shall extend a minimum of six feet from the edge of the road or the back edge of the sidewalk, whichever is greater. Per Section 390-40 At vehicular crossings, sidewalks shall be reinforced with 6 x 6 No. 10 WWF reinforcement or an equivalent. Construction details are to be provided for the apron.

Attn: Stephanie Kramer, Deputy Borough Clerk
Re: Board Application PB2025-02
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

4. Stormwater, Grading, and Drainage

- 4.1 The proposed impervious lot coverage adds up to 11170 SF, however the table lists 12,779 SF. The 37.2% lot coverage is correct; however, the applicant should confirm the calculation in the table.
- 4.2 The site is in an AE Zone with a flood elevation of 10 ft NAVD 88. The plans should list the BFE of the structure. We defer to the Borough's Floodplain Manager for review.
- 4.3 Since the impervious coverage has increased from 35.5% to 37.2% the applicant should testify regarding if there will be any drainage impact, or whether the increase is negligible.
- 4.4 Locations of roof leaders should be shown on plan.
- 4.5 The plans indicate that retaining walls will be modified (note 3). The plans show top and bottom wall elevations indicating the wall is 4.2 feet in some areas. Since over 3 ft in height, wall calculations may be required by the construction official. A detail should be provided of the wall.

5. Utilities

- 5.1 The applicant should clarify whether the utilities for the units will be separately metered. The applicant should clarify which utilities will be separate for the housekeeping quarters.
- 5.2 The proposed utility connections should all be shown on the plans (sewer, water, gas, electric, etc.)

6. General Comments and Outside Approvals

- 6.1 Details should be provided for the apron, curb, and pavement repair in the Borough right-of-way as well as any utility repair details.
- 6.2 The plans show a 75 ft utility easement and the driveway is existing and proposed within this easement. The applicant should provide a copy of the easement and clarify whether the driveway is permitted within the same. We just want to confirm no issues with access to the driveway/garage in the future since the driveway crosses this easement.
- 6.3 This application may be subject to the following outside agency approvals:
 - A. Freehold Soil Conservation District- the plans show an LOD disturbance over 5,000 SF, plans show 14,300 SF of disturbance.
 - B. Oceanport Environmental Commission- if required.
 - C. Oceanport Floodplain Manager
 - D. Fire Official

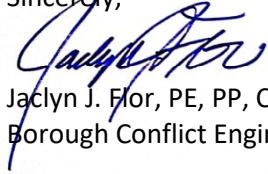
Attn: Stephanie Kramer, Deputy Borough Clerk
Re: Board Application PB2025-02
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

- E. All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to the Borough.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Sincerely,



Jaclyn J. Flor, PE, PP, CME
Borough Conflict Engineer

cc: Kevin Kennedy, Esq, Board Attorney
Donna M. Bullock, PE, Applicant's Engineer
Ralph Mocci, Applicant

TOGETHER WITH ALL RIGHT, TITLE & INTEREST IN AND TO A PORTION OF A RIPARIAN GRANT RECORDED IN THE M.C.C.O. ON 10/6/1992 IN DB 5172 PG 180 AND LIBER BOOK J-8 PG 95.

TOGETHER WITH ALL RIGHT, TITLE & INTEREST IN AND TO A PORTION OF A RIPARIAN GRANT RECORDED IN THE M.C.C.O. ON 10/6/1992 IN DB 5172 PG 180 AND LIBER BOOK J-8 PG 95.

NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A ZONING PERMIT FROM THE TOWNSHIP OF OCEANPORT FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 4.04, BLOCK NO. 72, TOWNSHIP OF OCEANPORT, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 3/29/24.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOVIEW INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 10 AS SHOWN ON CURRENT FIRM MAP #34025C184H, DATED 06/15/2022.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R-1 ZONE.
- ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS BLUE POINT COVE.
- NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
- LIMIT OF DISTURBANCE = 14,300 S.F. / 0.328 AC.
- RETAINING WALL DESIGN AND STABILIZATION CALCULATIONS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- VARIANCES REQUESTED PER ZONING APPLICATION DENIAL - ZA-24-0189 DATED 1/7/2025.

ZONE R-1 REQUIREMENTS

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT DEPTH	30,000 S.F.	30,047 S.F.	30,047 S.F.
MIN. LOT WIDTH	200 FT.	202 FT.	202 FT.
MIN. LOT FRONTAGE	150 FT.	169 FT.	169 FT.
MIN. FRONT SETBACK	150 FT.	169 FT.	169 FT.
MIN. SIDE SETBACK	50 FT.	55.4 FT.	50.0 FT.
MIN. REAR SETBACK	15/30 FT.	29.4/78.3 FT.	15.4/64.3 FT.
MAX. BUILDING COVERAGE	40 FT.	48.9 FT.	48.9 FT.
MAX. IMPERVIOUS COVERAGE	20%	8.8%	11.7%
MAX. BUILDING HEIGHT:	25%	35.5%*	37.2%**
FEET	35 FT.	31.3 FT.	34.5 FT.
STORIES	2.5 STY.	2 STY.	2.5 STY.

* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED

BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING	2,427 S.F.	3,416 S.F.
SHED	180 S.F.	63 S.F.
BAR	36 S.F.	36 S.F.
BUILDING LOT COVERAGE	2,643 S.F.	3,515 S.F.
LOT AREA		30,047 S.F.
TOTAL BUILDING	8.8%	11.7%
LOT COVERAGE		

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	2,643 S.F.	3,515 S.F.
PAVERS	3,596 S.F.	3,651 S.F.
DRIVEWAY	2,559 S.F.	2,250 S.F.
WALLS	583 S.F.	599 S.F.
POOL	725 S.F.	725 S.F.
PORCHES & STEPS	509 S.F.	430 S.F.
CONCRETE	53 S.F.	0 S.F.
IMPERVIOUS LOT COVERAGE	10,668 S.F.	12,779 S.F.
LOT AREA		30,047 S.F.
TOTAL IMPERVIOUS	35.5%	37.2%
LOT COVERAGE		

VARIANCES REQUIRED:

- MAXIMUM IMPERVIOUS COVERAGE:
REQUIRED: 25%
PROPOSED: 37.2%
- NUMBER OF DWELLING UNITS:
REQUIRED: ONLY SINGLE-FAMILY DWELLINGS PERMITTED
PROPOSED: TWO-FAMILY DWELLING
- RETAINING WALL DETAILS

APPROVED BY: BOROUGH OF OCEANPORT ZONING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

VARIANCE PLAN FOR BUILDING ADDITION

LOT 4.04 BLOCK 72

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: DTP Date: 12/9/24 JOB #: E24-00094 CAD File #: PLOT PLAN Sheet #: 1 OF 1

MONMOUTH BOULEVARD
(A.K.A. MONMOUTH COUNTY ROUTE NO. 33)
(25' TO CENTERLINE)

Two Rivers Water Reclamation Center
1 Highland Avenue
Monmouth Beach, NJ 07750

JCP&L Co.
ATTN: Richard Cohen
300 Madison Ave.
Morristown, NJ 07960

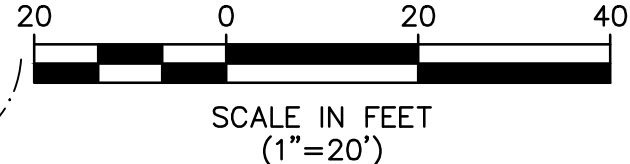
Comcast
403 South Street
Eatontown, NJ 07724

NJ-American Water Company, Inc
1025 Laurel Oak Road
Voorhees, NJ 08043
Attn: Donna Short, GIS Supervisor

NJ Natural Gas Co.
1415 Wyckoff Rd.
Wall, NJ 07719

Verizon
C/O Wireline Engineering
999 W Main Street
Freehold, NJ 07728

MONMOUTH BOULEVARD
(A.K.A. MONMOUTH COUNTY ROUTE NO. 33)
(25' TO CENTERLINE)



LEGEND	
Tree Line	W
Fence Line	W
Water Line	W
Water Valve	W
Sanitary Sewer Line	W
Sanitary Cleanout	W
Manhole	W
Gas Line	W
Inlet	W
Contours	W
Major	W
Spot Elevation	W
Surface Flow Direction	W
Limit of Disturbance	W
Silt Fence	W

PREPARED FOR: RALPH MOCCI

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."



DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931



Oceanport Borough
910 Oceanport Way
Oceanport NJ 07757
(732) 222-0641
constructionofficial@oceanportboro.com

Date Issued:	
Application Number:	ZA-24-0189
Application Date:	12/12/2024
Project Number:	
Permit Number:	
Fee:	\$100.00

Zoning Permit

Worksite: **6 BLUE POINT COVE ROAD**
Location: **OCEANPORT, NJ**

Contractor: **RALPH MOCCI**
6 BLUE POINT COVE
OCEANPORT NJ 07757

Owner: **RALPH MOCCI**
Address: **6 BLUE POINT COVE**
OCEANPORT, NJ 07757

Applicant: **Ralph Mocci**
Address:
, NJ

Block: 72 Lot: 4.04 Qualifier: _____ Zone: R-1

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Single-Family

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: Single-Family

Work Description:

Addition - PUT ON ADDITION

Payment and Plan ACKNOWLEDGEMENT: YES, Online PAYMENTS Now Being Accepted: YES

Application Approved Date: _____

Upon review it was determined that the Zoning Permit is:

☐ Permitted by Ordinance

☐ Permitted by Variance approved on: _____

☐ Approved with Conditions

☐ Valid Nonconforming Use/Structure is established by

☐ Zoning Board of Adjustment

☐ Zoning Officer

Additional Comments:

11/21/24. waiting on plans

12/12/24, plans dropped off

ZONING APPLICATION DENIAL - ZA-24-0189

Property: 6 Blue Point Cove Applicant: Ralph Mocci Owner: Ralph Mocci Project: Proposed Addition to Home, Driveway and Walkway Modifications, Shed Removal

Decision: Denied

Reason for Denial:

The application for the project at 6 Blue Point Cove (ZA-24-0189) is denied due to non-compliance with several zoning regulations applicable to the R-1 zoning district.

Impervious Coverage: The proposed project exceeds the maximum allowable impervious coverage of 25% for the R-1 zone. The provided plot plan dated December 9, 2024, from Morgan Engineering indicates a proposed impervious coverage of 37.2%.

Number of Dwelling Units: The R-1 zoning district, as detailed in Borough code 390 Attachment 1, permits only single-family homes. The submitted house plans from Minkler Architecture dated October 17, 2024, propose converting the existing structure into a two-family dwelling with the "Housekeeping Quarters" meeting the definition of a two-family

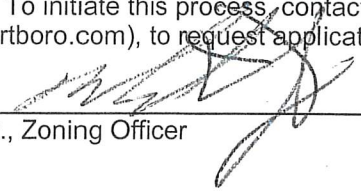
dwelling.

Retaining Wall Details (if applicable): For applications seeking variances that include retaining walls, detailed plans are required for review by both the Floodplain Management Office and a licensed engineer.

Action Items:

Resubmit Application with Compliant Plans: The applicant can re-submit the application with revised site and building plans that adhere to the R-1 zoning regulations.

Apply for Variance Relief: The applicant may choose to apply for a variance from the Planning Board to allow for the proposed project. To initiate this process, contact the Planning Board Secretary, Ms. Jeanne Smith (jsmith@oceanportboro.com), to request application documents and discuss the variance requirements.



Michael Thulen Jr., Zoning Officer

1/7/2025

Date