



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

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

JUNE 11, 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**
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-11 Resolution of Approval, Genna Laurino, 20 Winhar Place
 - 8.2. PR-25-12 Resolution of Approval, Joseph Sirianni, 7 Sagamore Avenue
9. **Old Business**
 - 9.1. PB2024-10 MPCC II
2 Crescent Place
Revised Parking
10. **New Business**
 - 10.1. PB2025-06 Kyle Arcomano
Block 124, Lot 1
46 Springfield Avenue
Proposed second story addition
11. **Petitions from the Public**
12. **Adjournment**

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF GENNA LEIGH LAURINO
20 WINHAR PLACE/BLOCK 52, LOT 5
APPLICATION No.: PB2024-11
APPROVED: MAY 13, 2025
MEMORIALIZED: JUNE 10, 2025**

INTRODUCTION

WHEREAS, Agents of Genna Leigh Laurino have made Application to the Oceanport Planning Board for the property designated as Block 52, Lot 5, commonly known as 20 Winhar Place, Oceanport, New Jersey, within the Borough's R-3 Zone, for the following: Minor Subdivision Approval and Bulk Variance Approval; and

PUBLIC HEARINGS

WHEREAS, the Board held Public Hearings on March 12, 2025 and May 13, 2025, Applicant's representatives having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

EVIDENCE / EXHIBITS

WHEREAS, at the said Hearings, the Board reviewed, considered, and analyzed the following:

- *Development Application, introduced into Evidence as A-1;*
- *Topographic Survey, prepared by InSite Surveying, LLC, dated October 17, 2018, introduced into Evidence as A-2;*
- *Minor Subdivision Plan, prepared by InSite Engineering, LLC, dated October 17, 2024, consisting of 6 sheets, introduced into Evidence as A-3;*

- *Plan entitled, "New Construction for Hemeway Construction/Winhar Place," prepared by Monteforte Architectural Studio, LLC, dated January 27, 2025, consisting of 4 sheets, introduced into Evidence as A-4;*
- *Plan entitled, "New Construction for Hemeway Construction/Seneca Place," prepared by Monteforte Architectural Studio, LLC, dated January 27, 2025, consisting of 4 sheets, introduced into Evidence as A-5;*
- *Review Memorandum from Colliers Engineering & Design, dated February 28, 2025, introduced into Evidence as A-6;*
- *Proposed Conditions Site Rendering, prepared by InSite Engineers, dated March 12, 2025, introduced into Evidence as A-7;*
- *Aerial Exhibit, prepared by InSite Engineers, dated March 12, 2025, introduced into Evidence as A-8;*
- *Illustrated Rendering, proposed House A, prepared by Monteforte Architectural Studio, LLC, dated March 12, 2025, introduced into Evidence as A-9;*
- *Illustrated Rendering, proposed House B (Seneca Place), prepared by Monteforte Architectural Studio, LLC, dated March 12, 2025, introduced into Evidence as A-10;*
- *Minor Subdivision Plan, prepared by InSite Engineering, LLC, last revised April 28, 2025, consisting of 6 sheets, introduced into Evidence as A-11;*
- *Review Memorandum from Colliers Engineering & Design, dated May 8, 2025, introduced into Evidence as A-12;*
- *Certification of Board Member Leslie Barham Widdis, confirming that she reviewed the transcript/listened to the tape of the March 12, 2025 Board meeting, introduced into Evidence as B-1;*
- *Certification of Board Member Joseph Foster, confirming that he reviewed the transcript/listened to the tape of the March 12, 2025 Board meeting, introduced into Evidence as B-2;*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WITNESSES

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Brandi Kelly, Professional Engineer;
- Genna Leigh Laurino, Applicant;
- Robert Hudak, Professional Planner;
- James Monteforte, Architect;
- Gary Laurino, father of the Applicant/Builder;
- David Haber, Esq. appearing

WHEREAS, William H.R. White, III, P.E., P.P., CME, the Board Engineer, was also sworn with regard to any testimony and information he would provide in connection with the subject Application; and

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE

APPLICANT'S REPRESENTATIVES

WHEREAS, testimony and other evidence presented by the Applicant's representatives revealed the following:

- The Applicant is the Owner of the subject property.
- The Applicant has owned the property for several years.
- There is an existing single-family home at the site.
- The Applicant does not currently live at the site.
- Details pertaining to the existing property include the following:

Designation:	Block 52 Lot 5
Size:	24,863 SF (0.571 acres)
Lot Width:	100-ft.
Lot Depth:	250-ft.
Minimum Required Lot Size in Zone:	12,000 SF
Use:	Single-family home.

- The Applicant proposes to subdivide the mother Lot into two (2) Lots; namely, proposed Lot A and proposed Lot B.
- Details pertaining to the proposed subdivision include the following:

	Proposed Lot A	Proposed Lot B
Size:	12,863 SF (0.295 acres)	12,000 SF (0.275 acres)
Minimum Required Lot Size in Zone:	12,000 SF	12,000 SF
Use:	Single-family home.	Single-family home.
New Home Orientation:	The proposed home will face Winhar Place.	The proposed home will face Seneca Place/Manitto Place.
Maximum Building footprint:	Approximately 3,200 SF	Approximately 3,000 SF

- Though the Applicant submitted conceptual architectural Plans, the Applicant testified that the actual building designs will only be similar to, and not identical to, the submitted architectural renderings.
- Notwithstanding the potential architectural deviation (from what was submitted into Evidence), the proposed new home on proposed Lot A will contain a maximum building footprint of approximately 3,200 SF.
- Notwithstanding, the potential architectural deviation (from what was submitted into Evidence), the proposed new home on proposed Lot B will contain a maximum building footprint of approximately 3,000 SF.
- The Applicant anticipates perfecting the Minor Subdivision by Deed.
- The Subdivision will be perfected within the statutory timeframe.

VARIANCE

WHEREAS, the Application as presented requires approval for the following Variance;

and

LOT WIDTH (for proposed Lot B): Minimum 120-ft. width required; whereas 100- ft exists/proposed;

PUBLIC COMMENTS

WHEREAS, the public comments, questions, statements, or objections associated with the subject Application were presented by the following:

- William Notlay
- Steve Briskey

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the members of the Oceanport Planning Board, after having considered the aforementioned Application, plans, evidence, and testimony, that the amended Application is hereby **granted/Approved with conditions**.

In support of its decision, the Oceanport Planning Board makes the following Findings of Fact and Conclusions of Law:

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located at 20 Winhar Place, Oceanport, New Jersey, within the Borough's R-3 Zone.
3. The subject property currently contains 24,863 SF.
4. The subject parcel is located on the south side of the intersection of Winhar Place and Manitto Place.
5. The subject property (i.e. the mother Lot) has frontage on/along Manitto Place, Winhar Place, and Seneca Place.
6. As indicated, the subject site (i.e. mother lot) currently contains 24,863 SF.

7. The Applicant's representatives propose to demolish the existing structure and to subdivide the property into 2 newly configured Lots; namely, proposed Lot A and proposed Lot B. (It is anticipated that a new single-family home will be constructed on each lot).

8. Such a proposal requires Minor Subdivision Approval and Bulk Variance Approval.

9. The Oceanport Planning Board has lawful authority and jurisdiction to grant the requested relief, and therefore, the matter is properly before the said entity.

10. With regard to the application and the requested relief, the Board notes and finds the following:

- The first Public Hearing occurred on or about March 12, 2025.
- At the March 12, 2025 Public Hearing, there were several questions, comments, and concerns expressed relative to the Application.
- Some of the questions, comments, and concerns involved the following:
 - A concern regarding the recharge / grading details;
 - A concern regarding the soil test results;
 - A concern regarding dry-well details, and the like;
 - A concern regarding the details of the submitted architectural renderings / elevations;
 - A concern regarding the need for additional architectural elevations / details;
 - A concern regarding the retaining wall details;
 - A concern regarding the landscape wall details;
 - A concern regarding the details pertaining to the actual sizes of the proposed homes;

- A concern regarding the details / sizes of the proposed building envelope;
 - A concern regarding potential inconsistencies between some Plan details and some of the testimony presented;
 - A concern regarding landscaping requirements / details; and
 - A concern regarding the need to obtain confirmation that water run-off would not go onto adjoining Lots; and
- The Board Members were not inclined to Approve the Application without the majority of the above-referenced questions/comments/concerns being satisfactorily addressed.
 - That notwithstanding, the Applicant's representatives argued that, in the context of a pure subdivision case, such additional information was not necessary.
 - The Board Members again expressed reservation about Approving an Application without having sufficient details/answers regarding a majority of the above-referenced issues.
 - With the Applicant's consent, the Public Hearing was adjourned so that the Applicant could attempt to address some of the aforesaid questions / comments / concerns.
 - The Public Hearing was ultimately continued to May 13, 2025, and revised Plans/details were submitted.
 - The Board appreciates the willingness of the Applicant to submit the requested/supplemental information / details.
 - The Board also appreciates the Applicant's attempt to address some of the aforesaid questions / comments/concerns.
 - At the continued Public Hearing, the Board noted that there were many more details provided regarding the proposed grading / drainage situation, and the other open issues.
 - Under the circumstances, it was appropriate for the Board to request additional information regarding the aforesaid issues.
 - There was a fairly intense discussion regarding the architectural renderings. Architectural renderings and details were submitted into evidence as A-4, A-5, A-9, and A-10. Additionally, the Applicant's

architect testified regarding architectural information. The Board Members commented on the very pleasing architectural design. The Applicant's representatives thereafter advised that the actual homes, as will be built, will not necessarily be identical to that which was submitted into Evidence (and that about which testimony was actually presented).

- In response to the aforesaid confusion, the Applicant's representatives advised as follows:
 - a. The architectural renderings submitted into Evidence were only concept Plans (and not to be relied upon);
 - b. One of the two proposed houses would be very similar to what was submitted into Evidence; while the other proposed home would be built to the ultimate specifications of the currently unknown future Buyer;
 - c. The building process always involves slight changes with regard to ultimate building details, as a result of circumstances, individual preferences, and site issues;
 - d. The Board should not really require, review, mandate, or approve the architectural details.
- In response to the aforesaid statements, the Board Members countered as follows:
 - a. The Applicant submitted specifically detailed architectural elevations/plans/information, identified as A-4, A-5, A-9, and A-10;
 - b. The Applicant's architect was sworn and qualified and presented specific testimony regarding the proposed architectural elevations;
 - c. Based upon the testimony and evidence presented, the Board Members were led to believe that the structures to be actually built on the two new Lots would be that which was marked into the record as A-4, A-5, A-9, and A-10;
 - d. The Zoning chart on the submitted Engineer Plans specifically referenced certain Building Coverages, certain Lot Coverages, certain Setbacks, certain heights, and the like – and, therefore, legitimate questions raised as to whether the information on the zoning chart would be materially different

based upon the ultimate homes which would actually be constructed on the site;

- e. The specifically requested grading information/Plans were presented (at the continued Hearing) presumably based upon the homes which would be specifically designed, and built upon, the site;
 - f. There was a question as to whether the Zoning chart/Coverage calculations, Setback calculations, etc. were still accurate if the homes to actually be built materially differed from what was presented into Evidence;
 - g. Questions were raised as to whether the ultimately submitted grading/drainage information/details were only sufficient for the renderings submitted – or whether the same would be equally applicable / accurate for different sized / designed home, etc.; and
 - h. There was a question raised as to whether the grading/drainage testimony presented was sufficient if the design / look / character /footprint /location of the actual homes was substantially different from what was presented.
- After further review and discussion, the Applicant agreed, and the Board agreed, that the Board Approved a specific building footprint for the two new Lots – and, as a result, the Board could rely upon the testimony / information presented.
 - After further review and discussion, the Applicant agreed, and the Board agreed, that proposed Lot A would have a maximum building footprint of approximately 3,200 SF. Likewise, it was agreed that proposed Lot B would have a maximum building footprint of approximately 3,000 SF.
 - Based upon the above information (and associated conditions), the Board determined that the Zoning chart information on the Plans, and the submitted grading / drainage testimony/information was not compromised.
 - Based upon the above information (and associated conditions), the Board determined that the testimony / evidence / grading / drainage details presented were still materially accurate.

- Based upon the above information (and associated conditions), the Board determined that there was legally sufficient bases upon which Board Approval could be granted.
- During the Public Hearing process, a neighbor voiced several objections regarding the proposal, including, questions, comments, objections, and/or concerns regarding the following:
 - A. A concern suggesting that the Applicant's proposal was premature;
 - B. A concern regarding the sufficiency of the architectural details of the proposed two new homes;
 - C. A concern that the Applicant's requested Variance represented a particularly intense Variance request;
 - D. A concern that the Applicant's proposed Variance request was not reasonable;
 - E. A concern that the Applicant's proposed Variance request was generated by economic motives, which are not legally relevant / sufficient;
 - F. A concern that the Applicant seeks more Coverage than that which is permitted by Ordinance;
 - G. A concern that the Applicant's proposal represents a whole-sale disregard for the existing Borough Ordinance requirements and the prevailing Borough protocol;
 - H. A concern that, as a forty + year resident, neighbor sentiment (with regard to a development proposal) should be considered;
 - I. A concern that if the subdivision were Approved, there would be a significant period of on-going construction activity in the neighborhood;
 - J. A concern that the presence of construction vehicles would be disruptive to the neighborhood;
 - K. A concern that Approval of the Application would require the Applicant to violate a current street moratorium in effect;
 - L. A concern regarding the overall density of the Applicant's proposal;

- M. A concern that the Applicant's proposal was merely designed to maximize the actual size of the home;
 - N. A concern that the proposed homes were out of scale with the character of development in the area; and
 - O. A concern that Approval of the Subdivision would only generate the need for future Owners/Applicants to seek additional Bulk Variance relief for the construction of single-family homes on the 2 newly approved lots.
- The aforesaid questions, comments, objections, and concerns were legitimate concerns to be reviewed in the context of a Minor Subdivision Application, with associated Variance.
 - The Board Members always appreciate, and welcome, questions/comments/concerns from individuals in the neighborhood - i.e. those individuals presumably most directly affected by the proposed development.
 - With regard to the aforesaid comments of the affected neighbor, the Board notes the following:
 - A. The Development Application is not premature. Rather, the Subdivision Application was deemed complete and scheduled for a Public Hearing, in accordance with NJ law and in accordance with the checklist requirements of the prevailing Borough of Oceanport Ordinance.
 - B. The concerns as to the lack of commitment to a particular / specific architectural design are noted elsewhere herein, and appreciated. That notwithstanding, as referenced above, the Board has conditionally Approved a certain maximum building envelope, within which all improvements are to be located. Likewise, the Board has conditioned the Approval on a particular maximum building footprint for each new lot. As a result, the Board Approval is specifically contingent upon a compliant Building Coverage for each Lot, a compliant Lot Coverage for each Lot, a compliant Setback for each Lot, and a conforming structure height for each proposed new home. Moreover, as referenced above, the Board has confirmed that the grading / drainage information/testimony presented is particularly appropriate for the size of the new homes Approved herein.
 - C. Under the circumstances, the Board notes that the Lot width Variance for Seneca Place represents a pre-existing condition,

which is not being exacerbated as a result of the within Approval. Additionally, under the circumstances, the Board has determined that the requested Lot Width Variance is not particularly intense.

- D. Respectfully, the Board finds that subject to the conditions set forth herein, the conditional Approval of the Application is, in fact, reasonable.
- E. The Board finds that whether the Applicant's development goals are motivated by economics or not, the within Application has not been Approved because of economic reasons. Economics and profit are not legally recognized bases for the Approval of any type of Variance Application. Additionally, the Board recognizes, that, pursuant to NJ law, no Applicant is entitled to the most profitable use of his/her property. Again, the within Application has been Approved based upon strict Zoning criteria / standards, the Applicant's ability to satisfy the same, and economic motives/incentives have not factored into the Board decision in any regard.
- F. The affected neighbor expressed a concern that Approval of the Application involved more Coverage than that which is allowed pursuant to the Ordinance. Respectfully, the said situation is not the case. Rather, the Board finds that the Application as Approved requires a conforming Building Coverage for each Lot, and a conforming Lot Coverage for each Lot. A Building Coverage Variance and / or Lot Coverage Variance relief were not requested, noticed, or approved. As referenced, any homes constructed on either of the two new Lots will comply with prevailing Building Coverage/Lot Coverage requirements, absent future Variance relief granted by the Oceanport Planning Board.
- G. The concern as to whether or not the Application represents a "wholesale disregard" for the neighborhood, is presumably a matter of personal opinion – and the Board notes that individuals may have different (and equally legitimate) opinions in the said regard. However, notwithstanding the personal taste of all involved, the Board notes that each new home approved herein will have a compliant height, each home approved herein will have a compliant Building Coverage, each home approved herein will have a compliant Lot Coverage, each home approved herein will have a compliant setback, and each new parcel approved herein will have a compliant Lot Area. Respectfully, the Board finds that compliance with the aforesaid Bulk zoning standards is furthermore proof that the homes Approved herein will not be out of scale for the character of development in the neighborhood.

- H. While it is always hoped that neighborhood sentiment is included in each design proposal, respectfully, there is no known legal obligation requiring the same.
- I. While on-going construction (for the two Lot Subdivision Approved herein) can cause inconvenience, respectfully, the same is not a legally recognized basis to deny an actual variance / subdivision request. Additionally, and importantly, the Board notes that the Borough of Oceanport has an On-Site Construction Ordinance governing hours of construction, noise levels associated therewith, and the like. It is hoped that in accordance with the aforesaid requirements, construction disruption can be kept to a relative minimum.
- J. The existence of on-going construction certainly involves the presence of construction vehicles as well. Again, the Board notes that the prevailing Municipal regulations set forth rules as to where construction vehicles can be parked, where construction vehicles can be staged, etc. Compliance with the prevailing regulations should hopefully minimize the nature/extent of the inconvenience.
- K. To the extent the Applicant's proposal violates any current street moratorium in effect, then, in that event, the Applicant will need to either comply with the same, or formally petition the Borough of Oceanport for relief from then same. (The Planning Board has no jurisdiction to grant relief from any Borough moratorium currently in effect).
- L. With regard to the density concern, respectfully, there is no density Variance required in connection with the within Application. The Board notes that the prevailing Ordinance requires a minimum Lot size of 12,000 SF in the R-3 zone, and, both proposed Lots Approved herein comply with the aforesaid requirement. (One of the newly created lots will even exceed the minimum requirement.) Additionally, each subdivided Lot Approved herein will contain one single-family home, as is specifically permitted by the prevailing Ordinance.
- M. With regard to the concern regarding the size of the proposed homes, the Board notes that each home will have a conforming Building Coverage, a conforming Lot Coverage, a conforming Setback, and a conforming height, thereby tending to minimize the possibility of the sizes of the proposed homes being inconsistent with the character of development in the area.

N. There certainly exists a possibility that future Owners/Applicants can petition the Oceanport Planning Board for additional Variance relief relative to the 2 new lots. The ability to apply for Variance relief is a right available to all Oceanport Owners/occupants. However, the Board recognizes that just because one is permitted to apply for a Zoning Variance, does not mean that such a Variance request will be granted. Any Variance request will be critically reviewed in accordance with the prevailing legal standards/burdens, and any interested member of the public will have the right to oppose any such potentially requested relief.

Based upon the above, the Board has determined that, subject to the conditions set forth herein, Approval of the Application is warranted.

- As referenced, the Application as presented requires a Variance for proposed Lot B. Specifically, proposed Lot B will have a 100-ft. frontage along Seneca Place, whereas 120-ft. is otherwise required.
- The Board notes that the said condition is an existing condition, which is not being exacerbated as a result of the within Approval.
- Under the circumstances, it does not seem practical for the Applicant to attempt to acquire additional lands from adjoining parcels – as the same would presumably render the surrounding parcels non-compliant (in terms of lot size, etc.).
- Per the testimony and evidence presented by the Applicant’s professional witnesses, there are approximately sixteen (16) other homes on Seneca Place which have a Lot width of 100-ft. or less. As a result, the Board, respectfully, finds that Approval of the within Variance request will not disturb / disrupt the zoning scheme.
- The Board notes that the subject property is an irregularly shaped Lot.
- The irregularly shaped nature of the Lot presumably contributes to the Applicant’s inability to satisfy all prevailing Bulk standards.
- The Board notes that single-family use (as Approved herein) is a permitted use in the R-3 zone.
- The Board notes that the existing mother Lot contains 24,863 SF, which is well in excess of the minimum required Lot size in the R-3 zone.
- The Board notes that the Applicant presented the testimony from a licensed/qualified Professional Planner.

- The Applicant's Planner testified as to a number of the purposes of the NJ Municipal Land Use Law which would be advanced by Approval of the within Application.

- The Applicant's Planner testified that approval of the Application would advance the general welfare, in that the two new compliant Lots (compliant in terms of lot area) would be similar to actual lot sizes of other existing parcels in the neighborhood.
- The Applicant's Planner also testified that Approval of the within Application created a desirable visual environment, particularly in that the two new building footprints Approved herein will eliminate several pre-existing non-conforming conditions.
- The Applicant's Planner testified that Approval of the within Application would result in an appropriate population density for each Lot, particularly in that each newly created Lot will host a permitted / conforming single-family home.
- The Applicant's Planner testified that Approval of the within Application represents a more efficient use of the land, particularly in that the current oversized lot area of the mother Lot (24,863 SF) is very much out of scale with the character of other development in the neighborhood).
- The Applicant's Planner testified that Approval of the within Application promoted in-fill development, which is consistent with the character of development in the neighborhood.
- The Applicant's Planner also testified that the two new Lots created hereunder will not compromise the important traditional notions of creating Lots which have sufficient air, space, and light.
- The reconfigured Lot sizes approved herein will allow each new single-family home to have an appropriate amount of adequate light, air, and open space.
- In 2025, modern design principles recognize the value of having new homes which have a sufficient amount of air, space, and light.
- The homes to be constructed in accordance with the within approval will meet all prevailing building setback requirements.
- As a condition of the within approval, sidewalks and curbs will be installed, and such installation shall promote the interests of the neighborhood and the entire municipality.
- The new curbing and sidewalks required hereunder will improve the overall safety at and around the site.

- Subject to the conditions contained herein, and subject to any necessary submission waivers, the Application as presented and modified satisfies the minor subdivision requirements of the Borough of Oceanport.
- The requested variance relief can be granted without causing substantial detriment to the public good.

Based upon the above, and subject to the conditions contained herein, the Board is of the unanimous opinion that the Application can be granted without causing substantial detriment to the public good.

CONDITIONS

During the course of the Hearing, the Board has requested, and the Applicant has agreed, to comply with the following conditions:

- a. The Applicant shall comply with all promises, commitments, and representations made at or during the Public Hearing process.
- b. The Applicant's representatives shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, dated February 28, 2025 (A-6) and May 8, 2025 (A-12).
- c. The Applicant shall revise the Plans so as to portray and confirm the following:
 - Confirmation that a dry-well shall be installed on proposed Lot A (and for further confirmation that the proposed roof run-off from proposed Lot A shall be directed to the dry-well on Lot A);
 - Confirmation that the dry-well details shall be reviewed and Approved by the Board Engineer;
 - Confirmation that proposed Lot B shall have a conforming rear yard setback;
 - Confirmation that each Lot shall comply with prevailing Lot/Building Coverage requirements, absent further/formal Approval of the Oceanport Planning Board;
 - Confirmation that each home on the new lots created hereunder shall comply with prevailing Building Coverage requirements, absent further Approval of the Oceanport Planning Board;

- Confirmation that the drainage plans are, in the opinion of the Board Engineer, appropriate / sufficient for the homes to be actually constructed on each lot.
 - Confirmation that the home on proposed Lot A shall not exceed a building footprint of approximately 3,000 SF;
 - Confirmation that the home on proposed Lot B shall not exceed a building footprint of approximately 3,000 SF;
 - Confirmation that the basement and crawl space details shall be reviewed and Approved by the Board Engineer;
 - Confirmation that the existing home (straddling the proposed Lot line) shall be demolished prior to any constructions permits being issued;
 - Confirmation that the right side setback of Lot B can be reduced by up to 2 feet, if necessary (but no variance is approved/granted herein);
 - Confirmation that the 2 new lot designations shall be new Lot 5.01 and new Lot 5.02 (provided the Municipal Tax Assessor so allows);
 - Confirmation that there shall be no run-off directed to adjacent parcels;
 - Confirmation that prior to the issuance of Building Permits, the Board Engineer shall specifically review and Approve the grading plans so as to confirm the acceptability of the same;
 - Confirmation that the proposed new structures shall comply with the Borough's prevailing height requirements;
 - Confirmation that the proposed basement / crawl space (for each new structure) shall comply with prevailing / applicable FEMA/Flood rules;
 - Confirmation that any retention system/recharge system details shall be specifically reviewed and Approved by the Board Engineer;
- d. Confirmation that the dry-well system on Lot A shall be installed and maintained in accordance with prevailing Borough standards, and in accordance with prevailing manufacturing instructions/recommendations.
- e. Confirmation that the Applicant shall apply for any necessary relief required by the Borough of Oceanport (with respect to the terms and conditions of any road opening moratorium which may be in effect).
- f. Confirmation that the new lot designations shall be specifically reviewed and Approved by the Borough's Tax Assessor.

- g. The Applicant shall perpetually maintain, replace, and replant landscaping at the site, as necessary.
- h. Grading and Drainage details shall be reviewed and Approved by the Board Engineer.
- i. Upon completion of the improvements, and prior to the issuance of a Certificate of Occupancy (for each home), the Applicant's design professional shall submit a Certification confirming that the improvements have been constructed in accordance with the Approved Plans, in accordance with the testimony presented, and in accordance with the terms and conditions of the within Resolution.
- j. The Applicant's representatives shall obtain any necessary Demolition Permits as the Borough of Oceanport may require.
- k. In the event the Subdivision is to be perfected via Deed, the Subdivision Deed (including the Legal Descriptions) shall be reviewed and approved by the Board Attorney and Board Engineer.
- l. The Applicant shall contribute its fair share for necessary utility connections/extensions/improvements.
- m. Prior to the issuance of any Building / Construction Permits, the Applicant (or successor Applicants / Owners) shall submit grading, drainage, plot, and utility plans (and drainage calculations) to the Board Engineer, for his review and approval.
- n. The Applicant, or any successor Applicant / Owner, shall comply with all Prevailing Rules, Regulations, Installation and Hook-Up Requirements of the Municipal Utility Authorities.
- o. Prior to the issuance of any Building Permit, the Applicant, or any successor Applicant/Owner, shall submit detailed Plans/Elevations/Grading & Drainage Details – and the said documents shall be reviewed / approved by the Board Engineer/Zoning Officer (as well as any other applicable municipal officials).
- p. The subdivision shall be perfected in accordance with Requirements of New Jersey Law (and within the timeframe set forth in New Jersey Law.)
- q. The Applicant (or any successor Applicants) shall comply with all applicable Affordable Housing Rules/Regulations/Ordinances/Contributions/Directives/Payments as may be required by the Borough of Oceanport, the State of New Jersey, C.O.A.H., the Court System, or any other Agency having jurisdiction over the matter.

- r. The Applicant shall comply with all terms and conditions of the Review Memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and / or other agents of the Borough.
- s. The Applicant shall obtain any and all approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District. To the extent the nature of the Application or the requested relief materially changes as a result of such outside Approvals, then, in that event, the Applicant shall be required to repetition the Board for further/amended relief.
- t. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant's representatives and / or agents thereof, shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicant's representatives contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within Application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other appropriate Rules, Regulations, and/or Ordinances of the Borough of Oceanport, County of Monmouth, and State of New Jersey.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicant of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Oceanport, the Borough of Oceanport, or its agents / representatives accept any responsibility for the perfection of the Minor Subdivision Approval.

SUMMARY OF VARIANCE GRANTED

*LOT WIDTH (for proposed Lot 5.02): Minimum 120-ft. width required;
whereas 100- ft Approved;*

Motion to Approve Application: _____

Second to Approve Application: _____

Those who voted to Approve the Application: _____

Those who voted against Approval of the Application: _____

Abstentions: _____

Motion to adopt Resolution made by: _____

Second to adopt Resolution was made by: _____

Those who voted to adopt the Resolution: _____

Those who voted against adoption of the Resolution: _____

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of June 10, 2025.

Stephanie Kramer, Board Secretary

KEK/gf
\\KKE_NAS_01\Shared\KevinKennedyLaw\Municipal\Oceanport Planning Board\Laurino (Minor Subdiv. w Variance)\Resolution.docx

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF JOSEPH SIRIANNI
7 SAGAMORE AVENUE / BLOCK 11 LOT 16
APPROVED MAY 13, 2025
MEMORIALIZED JUNE 10, 2025**

INTRODUCTION

WHEREAS, Joseph Sirianni has made Application to the Oceanport Planning Board for the property designated as Block 11, Lot 16, commonly known as 7 Sagamore Avenue, Oceanport, NJ, within the Borough's R-3 Zone, for the following Approval: Bulk Variances associated with a request to construct an addition to an existing single-family home; and

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on May 13, 2025, Applicant having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

EVIDENCE / EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Development Application, introduced into Evidence as A-1;*
- *Survey of Property, prepared by Michael J. Williams Land Surveying, LLC, last dated October 12, 2023, introduced into Evidence as A-2;*
- *Plans, prepared by Great Day Improvements, dated November 6, 2024, consisting of 9 sheets, introduced into Evidence as A-3;*
- *Review Memorandum from Colliers Engineering & Design, dated March 31, 2025, introduced into Evidence as A-4;*
- *Illustrated Aerial Photographs, introduced into Evidence as A-5;*
- *Affidavit of Service; and*
- *Affidavit of Publication;*

WITNESSES

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Joseph Sirianni, Applicant, appearing pro se;
- Nicholas Graviano, Professional Planner;

WHEREAS, William H. R. White, III, P.E., P.P., CME, the Planning Board Engineer and Planner, was also sworn with regard to any testimony/information he would provide in connection with the Application; and

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANT

WHEREAS, testimony and other evidence presented by the Applicant revealed the following:

- The Applicant is the Owner of the subject property.
- The Applicant has owned the subject property since approximately November 2023.
- There is an existing single-family home on the site.
- The Applicant lives at the site.
- There is a need for increased living space at the site.
- As a result, the Applicant is proposing to construct an addition.
- Details pertaining to the proposed addition include the following:

Use:	Sun Room.
Size:	12' x 18.5'
No. of Stories :	1
Location:	Rear of existing home.
Overall Height:	Per plans.
Materials:	Glass/Screens, White vinyl siding.
Surface material:	Concrete
Utilities:	Electricity only.

- There is an existing accessory shed located at the site.
- The said shed is a pre-existing non-conforming shed, situated with non-conforming setbacks.
- Details pertaining to the existing shed include the following:

Location:	North-east corner of property (per plans).
Size:	92 SF
Mounting Details:	Ground-mounted shed.
Utilities?	The shed does not have any utilities.

- The Applicant is seeking Approval to temporarily keep the non-conforming shed in its current location (until the same is intentionally or unintentionally demolished/removed).
- The Applicant anticipates having the renovation/construction work (associated with the sun room addition) completed in the near future.
- The Applicant will be utilizing licensed Contractors in connection with the renovation/construction process.

VARIANCES

WHEREAS, the Application as submitted requires Approval for the following Variances:

Expansion of a non-conforming structure:

Rear yard setback (for a Principal structure): 25-ft. required; whereas 21.21-ft. proposed;

Rear yard setback, for an Accessory Structure (Shed): 5-ft. required; whereas 0.2-ft. exists;

Side yard setback, for an Accessory Structure (Shed): 10-ft. required; whereas 1.1-ft. exists;

PUBLIC COMMENTS

WHEREAS, sworn public comments, concerns, questions, and/or statements were made by the following:

- None

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Oceanport, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application, is hereby **granted/Approved with conditions**.

In support of its decision, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located at 7 Sagamore Avenue.
3. The subject property is located on the north side of Sagamore Avenue, approximately 156-ft. west of Commanche Drive, within the Borough's R-3 Zone.
4. The subject property contains 10,000 SF (0.23 acres).
5. There is an existing 1-story single-family home at the site, and, per the testimony and evidence presented, there is a need for increased living space at the site.
6. The Applicant proposes to construct a sun room addition to the existing single-family dwelling. (The details pertaining to the proposed addition are set forth on the plans, are set forth herein, and the same were discussed, at length, during the Public Hearing.)
7. A single-family home is a permitted use in the subject Zone.
8. That notwithstanding, the Application as presented requires Approval for several Bulk Variances.
9. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore the matter is properly before the said entity.
10. With regard to the Application, and the requested relief, the Board notes the following:
 - The single-family use is a permitted use in the subject zone.
 - The Applicant is proposing to construct a sun room addition at the site.
 - The Application as presented requires a rear yard setback Variance.
 - The relevant rear yard setback calculations include the following:
 - Required rear yard setback... 25-ft.

- Existing rear yard setback... 17.87-ft.
- Proposed rear yard setback... 21.21-ft.

- The Board is aware that the existing home has a pre-existing non-conforming rear yard setback of only 17.87-ft. (whereas a minimum 25-ft. is otherwise required).
- The rear yard setback proposed herein will be more compliant than the currently existing non-conforming rear yard setback.
- The rear yard setback for the proposed sun room addition is greater than the existing rear yard setback at the site.
- The proposed sun room addition will be constructed over an existing concrete pad/patio and thus, Approval of the within Application will not materially change the overall Impervious Lot Coverage at the site.
- Per the testimony and evidence presented, one of the immediately surrounding Lots contains a detached garage (near the common property line), approximately 6-ft. – 8-ft. higher than the proposed sun room addition. Thus, the proposed sun room will not compromise the privacy rights of the other affected neighbor.
- Per the testimony and evidence presented, the other immediately adjacent property has a recessed garage (near the common property line) and therefore, again, the Board notes that the proposed sun room will not compromise the privacy rights of the affected neighbor.
- Currently, the existing Building Coverage at the site complies with the prevailing Ordinance requirements – and Approval of the within Application will not change the said arrangement.
- The proposed sun room addition will be appropriately screened, thereby minimizing any potentially adverse aesthetic impact otherwise associated with the non-conforming sun room addition Approved herein.
- The proposed sun room addition will not be very visible from the street, thereby further minimizing any potentially adverse aesthetic impact otherwise associated with the proposal.
- The proposed sun room addition will not compromise any of the traditionally important notions of ensuring that there is sufficient air, space, and light at a particular site.
- Subject to the conditions contained herein, the subject proposal, as approved herein, represents an appropriate and non-invasive fashion in which an existing structure can be updated/modified/improved/expanded, without causing substantial detriment to the public good.
- The benefits of the improved/renovated home, as espoused elsewhere herein, help justify the granting of the requisite Variance relief.

- Approval of the within Application will improve the overall visual appeal of the existing structure.
- There are a number of pre-existing non-conforming conditions associated with the existing structure, and Approval of the within Application will not materially exacerbate the same.
- The Board is aware that modern design and planning concepts recognize the need/desire/marketability for increased living space, and more open design layouts. The Board notes that the Applicant's proposal will achieve and/or further the aforesaid objectives.
- Per the testimony and evidence presented, there is no known detriment, let alone a substantial detriment, associated with the proposed improvement.
- The Application as presented does not require any Approval for a lot coverage variance or for a building coverage variance.
- The Board finds that the overall improvements/benefits associated with the proposal help justify the granting of the requested Variances.
- The Board is aware that the addition approved herein totals approximately 222 SF.
- The Board recognizes that the within proposal is, in fact, a modest proposal.
- The Board recognizes that Approval of the within Application will allow for a relatively modest expansion of the home, while still preserving sufficient outdoor/yard area at the site.
- Per the testimony and evidence presented, there are no drainage issues currently associated with the property – and there are no drainage issues associated with the anticipated construction. That notwithstanding, as a condition of the within Approval, unless otherwise waived by the Board Engineer, the Applicants shall submit grading/drainage details, for the review/Approval of the Board Engineer, so that the Planning Board Members can be further assured that there will be no adverse grading/drainage issues associated with the development.
- Single-family use is a permitted use in the Borough's R-3 Zone.
- Per the testimony and evidence presented, the existing single-family structure was not built for the needs of a modern family (in terms of size of home, design, layout, etc.).
- Per the testimony and evidence presented, there is a need for increased living space at the site.
- The Applicant submitted detailed plans of the proposed addition which sufficiently described the appearance of the same. Additionally, subject

to the conditions set forth herein, the proposed addition will comply with the Prevailing Building Code Requirements.

- Based upon the testimony/evidence presented, construction of the proposed addition will continue the pattern of existing development in the area.
- The subject Lot is an appropriate host for the expanded single-family home approved herein.
- Given the lay-out of the Lot and the existing home, the location of the proposed addition is appropriate and practical.
- The height of the proposed home will comply with the Borough's Prevailing Height Requirements. That is, 35 ft. is allowed in the Zone – and, per the testimony and evidence presented, the to-be-expanded home will have a conforming height.
- Subject to the conditions contained herein, the addition approved herein will not overpower/overwhelm the subject Lot.
- Subject to the conditions contained herein, the expanded home approved herein will not overpower/dwarf other homes in the area.
- Per the testimony and evidence presented, under the Borough's Prevailing Regulations the site is required to have a sufficient number of off-street parking spaces – and sufficient/compliant spaces are proposed. Thus, no Parking Variance is required in connection with the Application.
- The existence of sufficient and appropriate parking at the Site is an important consideration – and but for the same, the within Application may not have been approved.
- The Board finds that the proposed addition has been very efficiently and nicely designed.
- Upon completion of the renovation process, the expanded home (with addition) will be consistent with other single-family homes in the area, on similarly sized lots.
- Subject to the conditions set forth herein, the brand-new addition to be constructed on the site will be beneficial for the property, the neighborhood, and the Borough as a whole.
- The construction of the subject addition will aesthetically improve the site and the neighborhood.
- The Board notes that there were no public objections associated with the Application.

- The Board finds that sufficient testimony has been presented for the Application to be adjudicated – and the Board furthermore finds that, subject to the conditions contained herein, there is no need to elicit additional information to supplement the record.
- The architectural/aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicant’s inability to comply with the Specified Bulk Standards.
- The architectural design of the proposed addition will not be inconsistent with the architectural design of other single-family homes in the area (on similarly sized lots).
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated with the same.
- Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.
- The improvement to be constructed herein will not be inconsistent with other improvements located within the Borough.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfies the Statutory Requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

For the above reasons, and for the other reasons set forth in the public hearing process, the Board is of the unanimous opinion that the requested relief can be granted without causing substantial detriment to the public good.

CONDITIONS

During the course of the Hearing process, the Board Members requested, and the Applicant has agreed, to comply with the following conditions:

- a. The Applicant shall comply with all terms, conditions, promises, and representations made at or during the Public Hearing Process.
- b. The Applicant shall work with the Borough Engineer so as to appropriately control/manage storm-water management at the site.
- c. There shall be no adverse light spillover associated with the proposal.

- d. The Applicant shall comply with the terms and conditions of the Board Engineer's Review Memorandum, dated March 31, 2025 (A-4).
- e. Unless otherwise waived by the Board Engineer, the Applicant shall submit grading/drainage plans/details to the Board Engineer, for his review and Approval.
- f. To the extent the existing non-conforming accessory shed is intentionally/unintentionally destroyed/removed, notwithstanding the temporary variance granted herein, the same shall only be replaced in a zoning-compliant location, absent further/formal Approval of the Planning Board.
- g. Upon completion of the improvement/addition, the Applicant shall submit an as-built survey.
- h. Upon completion of the improvement, the Applicant's design professional shall submit a certification confirming that the improvement has been constructed/installed in accordance with the approved plans, in accordance with the testimony presented, and in accordance with the terms and conditions of the within Resolution.
- i. The Applicant shall comply with all Prevailing Building/Construction Code Requirements.
- j. The Applicant shall comply with all on-site construction regulations as required by the Borough of Oceanport and any other Agency having jurisdiction over the matter.
- k. The Applicant shall obtain any applicable permits/Approvals as may be required by the Borough of Oceanport - including, but not limited to the following:
 - Building Permit
 - Plumbing Permit
 - Electric Permit
- l. If applicable, the proposed structure shall comply with applicable provisions of the Americans with Disabilities Act.
- m. Unless otherwise waived by the Board Engineer, prior to the issuance of Permits, grading/drainage plans shall be submitted to the Board Engineer (for his review and Approval) so as to confirm that any drainage/run-off does not go onto or otherwise adversely affect adjoining properties.
- n. The proposed structure shall comply with the Borough's Prevailing Height Regulations.
- o. The construction shall be strictly limited to the plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with Prevailing Provisions of the Uniform Construction Code and Applicable Provisions of the Building Code.

- p. The Applicant shall comply with all terms and conditions of the Review Memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and/or other Agents of the Borough.
- q. The Applicant shall obtain any and all Approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District. To the extent the nature of the Application or the requested relief materially changes as a result of such outside Approvals, then, in that event, the Applicant shall be required to return to the Board for further amended relief.
- r. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- s. If required by the Board/Borough Engineer, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Oceanport.
- t. The within Approval shall be void unless the Applicant obtains a building permit for the construction authorized herein within twenty-four (24) months of the adoption of the within Resolution (or any agreed upon extension as formally authorized by the Board).

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and/or his agents shall be deemed conditions of the Approval granted herein, and any mis-representations or actions by the Applicant contrary to the representations made before the Board shall be deemed a violation of the within Approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within Application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other appropriate Rules, Regulations, and/or Ordinances of the Borough of Oceanport, County of Monmouth, and State of New Jersey.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicant of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Oceanport, the Borough of Oceanport, or their agents/representatives

accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development.

SUMMARY OF APPROVED VARIANCE RELIEF

EXPANSION OF A NON-CONFORMING STRUCTURE;

REAR YARD SETBACK for Principal Structure: 25-FT. REQUIRED;
WHEREAS 21.21-FT. APPROVED;

REAR YARD SETBACK for an Accessory Structure (Shed): 5-FT.
REQUIRED; WHEREAS 0.2-FT. TEMPORARILY APPROVED
(pending intentional/unintentional demolition/removal of the existing
shed);

SIDE YARD SETBACK for an Accessory Structure (Shed): 10-FT.
REQUIRED; WHEREAS 1.1-FT. TEMPORARILY APPROVED
(pending intentional/unintentional demolition/removal of the existing
shed);

Motion to Approve Application: _____

Second to Approve Application: _____

Those who voted to Approve the Application: _____

Those who voted against Approval of the Application: _____

Abstentions: _____

Motion to adopt Resolution made by: _____

Second to adopt Resolution: _____

Those who voted to adopt the Resolution: _____

Those who voted against adoption of the Resolution: _____

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of June 10, 2025.

Stephanie Kramer, Acting Board Secretary

KEK/gf
S:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Sirianni (Sun Room Addition)\Resolution - Sirianni.docx

June 6, 2025
Via Email
(william.white@collierseng.com)

Colliers Engineering & Design
101 Crawfords Corner Rd, Suite 3400
Holmdel, NJ 07733

Attn: William White, PE, PP, CME, CFM, CPWM
Sr. Project Manager

**RE: MPCC II, LLC
Proposed Parking Lot Expansion
2 Crescent Place
Block 127, Lot 4
Borough of Oceanport
Monmouth County, NJ
DEC# 3192-99-001
PB 2020-09**

Dear Mr. White,

On behalf of MPCC II, LLC, enclosed please find the following items for continued discussion with the Borough of Oceanport Planning Board for consideration of an Administrative Approval for a phased parking design for the above referenced project:

- One (1) copy of the Parking Comparison Sketch - Phase 1, prepared by Dynamic Engineering Consultants, PC, dated June 2, 2025;
- One (1) copy of the Parking Comparison Sketch - Phase 2, prepared by Dynamic Engineering Consultants, PC, dated June 2, 2025; and
- One (1) copy of the Request for Approval to Phase Parking Lot Installation at 2 Crescent Place, prepared by the applicant, dated June 6, 2025.

The enclosed has been prepared to address the following comments from the Board Members. In order to facilitate the review, we have provided the following itemized response.

- A. At the initial Hearing, the Board Approved a so-called Parking Ratio Calculation (based upon the number of employees, the number of parking spaces, etc.). What will the new Parking Ratio Calculation be, and who enforces the same?*

The proposed parking in both Phases 1 and 2 are compliant with the Borough of Oceanport's Ordinance. Please see below for a breakdown of the same.

- **Crossfit Gym:** There are no applicable parking standards within the Borough for this use, as such parking counts were obtained by Dynamic Traffic, LLC for this specific user. It was found that the maximum parking demand during typical peak hours experienced by the CrossFit use is 25 spaces. These findings were previously presented and accepted by the Board.
- **Office:** Per the Borough Ordinance, Section § 390-22, offices require 4 parking spaces for every 1,000 SF of gross floor area.
- **Parking Calculation:**
 - $(\pm 5,900 \text{ SF Crossfit Gym}) = 25 \text{ parking spaces required}$
 - $(294,268 \text{ SF Office}) \times (4 \text{ spaces}/1,000 \text{ SF}) = 1,177 \text{ parking spaces required}$
 - $\text{Total required} = 1,202 \text{ parking spaces}$
 - $\text{Total proposed in Phase 1} = 1,205 \text{ parking spaces (compliant)}$
 - $\text{Total proposed in Phase 2} = 1,316 \text{ parking spaces (compliant)}$

B. *There was a recollection that some of the parking spaces were placed off-site, near residences. Will the parking spaces be removed from the residential area?*

A total of 114 public on-street parking spaces were previously approved by Oceanport Mayor and Council and have recently been constructed along Crescent Place. Please note these public on-street parking spaces are within the public right-of-way and are not owned or controlled by the owner of Lot 2, therefore they are excluded in all parking calculations for the subject property.

Additionally, the Borough requires a 100-foot residential parking setback located along the eastern property line on site which will be satisfied by the Phase 1 and Phase 2 parking designs.

C. *The Board Members would like to see a map/chart (identifying where the proposed parking was approved and from where the parking will be eliminated).*

Please see the enclosed Parking Comparison Sketches for markups of the parking areas to be constructed in the Phase 1 and Phase 2 parking designs.

D. *The Board Members would like to see a written narrative/chart more particularly describing the changes (based upon current conditions).*

The existing property currently contains 943 parking spaces on site which is below the Ordinance requirement for the site. Please see below for a breakdown of the existing users on the property:

- Crossfit Gym ($\pm 5,900 \text{ SF}$)
- St. Barnabas Realty Development Corp. ($\pm 217,500 \text{ SF}$)
- Vacant Space ($\pm 76,750 \text{ SF}$)

Ordinance Parking requirement for site = 1,202 spaces

Total proposed parking in Phase 1 = 1,205 spaces (compliant)

Total proposed parking in Phase 2 = 1,316 spaces (compliant)

E. *The Board Members would like a more formal written statement from the Applicant.*

Please see Request for Approval to Phase Parking Lot Installation at 2 Crescent Place, prepared by the applicant, dated June 6, 2025.

We request you please review the enclosed documents towards issuance of Administrative Approval for an alternate parking design for the above referenced project.

Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Douglas M. Hanley Jr, PE



Thomas J. Muller, PE, PP

Enclosures

cc: Carl Gross (via email)
Zachary Gross (via email)
Kevin Jacobs (via email)

MPCC II, LLC
Monmouth Park Corporate Center II
2 Crescent Place, Oceanport, NJ 07757

Borough of Oceanport
Planning Board
910 Oceanport Way PO Box 370
Oceanport, NJ 07757

**RE: Request for Approval to Phase Parking Lot Installation at 2 Crescent Place,
Oceanport, NJ 07757**

Dear Chairperson Whitson and Members of the Planning Board,

We are writing to respectfully request a modification to the site plan approval granted by the Planning Board on November 10, 2020 for the expansion of the parking lot at 2 Crescent Place, Block 127, Lot 4.

Currently MPCC II has two tenants, St. Barnabas occupies ±217,500 SF and Crossfit NJ, LLC occupies ±5,900 SF. With St. Barnabas' lease extension in 2020, the property owner was required to apply to the Borough of Oceanport to maximize the parking available to meet tenant's parking demand. Site plan approval was granted to add 373 stalls in addition to the existing 943 stalls on 11/10/2020.

Due to changes in the property's occupancy needs we are seeking the Board's approval to complete the parking lot expansion in two phases, rather than as a single construction effort. The goal of the phased approach is to provide roughly 33,000 square feet of green space, which would otherwise be lost if the project was developed as a single construction effort. The phased approach reduces soil disturbance and erosion risk, provides more efficient stormwater management and reduces impervious coverage. With the two-phase approach, the owner will be able to monitor parking demand with the goal of maximizing green space which we believe benefits the tenant's employees, guests and public at large, as well as improving the aesthetic of the property.

Proposed Phasing Plan:

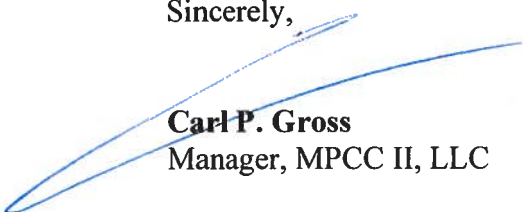
- **Phase I** will include the construction of approximately 262 parking spaces, installation of necessary stormwater management systems, lighting, and access improvements to ensure functionality and compliance with applicable codes.
- **Phase II** will complete the remaining 111 parking spaces and any associated landscaping or amenities as shown on the originally approved site plan.

Phase I will provide adequate parking for current tenant needs and is code compliant based on 100% occupancy of the building as office use. 1,205 spaces will be provided and 1,202 are required by code. A revised site plan showing the proposed phasing and construction schedule is attached for your review.

We respectfully request that the Planning Board formally approve this modification to allow phased construction, consistent with the intent of the original approval.

Thank you for your time and consideration.

Sincerely,



Carl P. Gross
Manager, MPCC II, LLC

**B-2
ZONE**

**R-7.5
ZONE**



PHASE 1 AREA

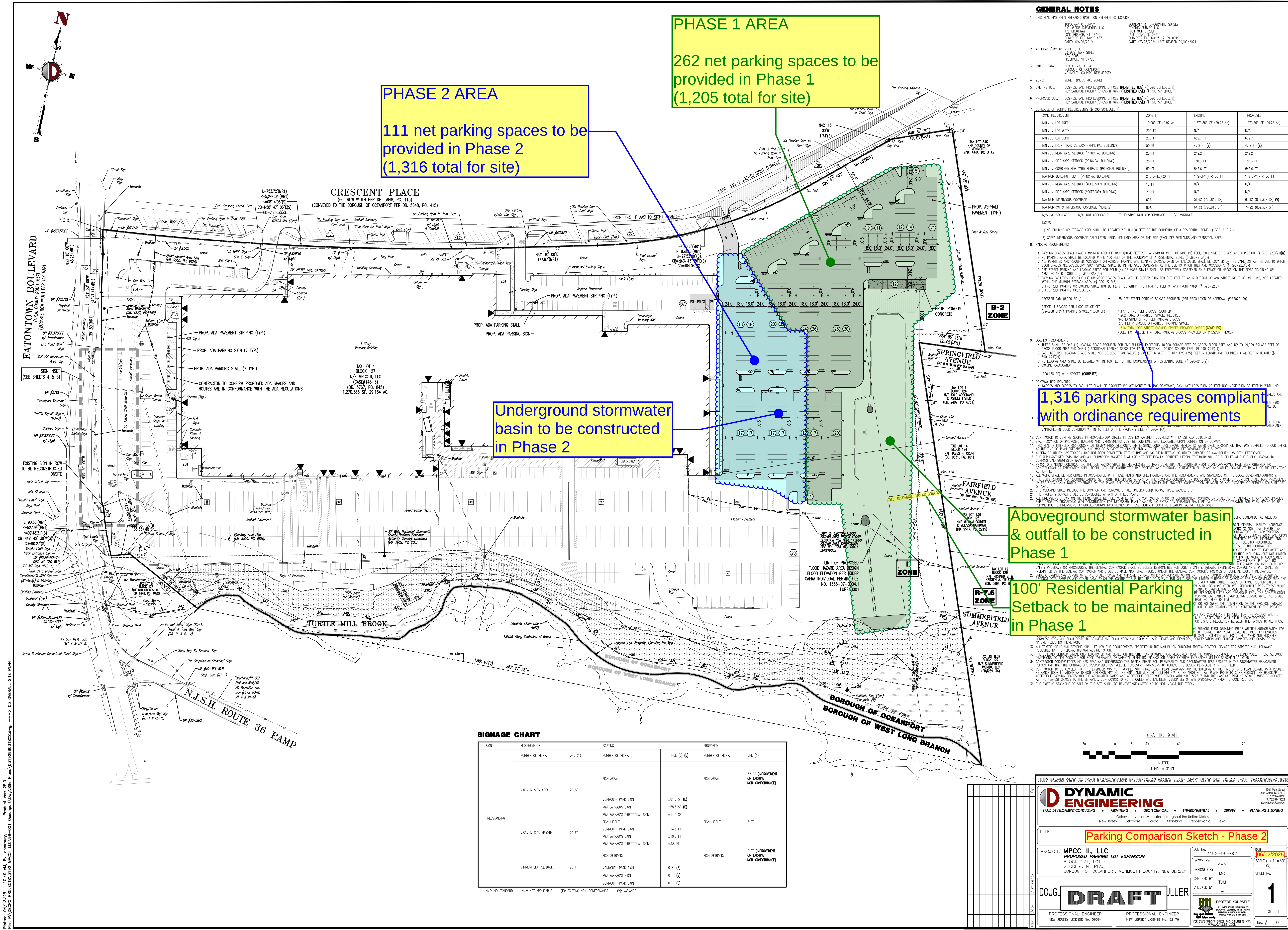
262 net parking spaces to be provided in Phase 1
(1,205 total for site)

PHASE 2 AREA

Existing parking spaces,
driveways, and lawn areas to
remain in Phase 1

1,205 parking spaces
compliant with ordinance
requirements

Page 41 of 49



PHASE 1 AREA

262 net parking spaces to be provided in Phase 1 (1,205 total for site)

PHASE 2 AREA

111 net parking spaces to be provided in Phase 2 (1,316 total for site)

Underground stormwater basin to be constructed in Phase 2

Aboveground stormwater basin & outfall to be constructed in Phase 1

100' Residential Parking Setback to be maintained in Phase 1

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY & TOPOGRAPHIC SURVEY	EXISTING & TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC 175 BROADWAY LONG BRANCH, NJ 07740 SURVEYOR FILE NO. 11487 DATED: 09/06/2019	DYNAMIC SURVEY, LLC 175 BROADWAY LONG BRANCH, NJ 07740 SURVEYOR FILE NO. 11487 DATED: 09/06/2019

2. APPLICANT/OWNER: MPCC II, LLC
BLOCK 127, LOT 4
CRESCENT PLACE
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

3. PARCEL DATA: BLOCK 127, LOT 4
CRESCENT PLACE
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

4. ZONE: ZONE 1 (INDUSTRIAL ZONE)

5. EXISTING USE: BUSINESS AND PROFESSIONAL OFFICES (PERMITTED USE) (§ 390 SCHEDULE I)
RECREATIONAL FACILITY (CROSSFIT GYM) (PERMITTED USE) (§ 390 SCHEDULE I)

6. PROPOSED USE: BUSINESS AND PROFESSIONAL OFFICES (PERMITTED USE) (§ 390 SCHEDULE I)
RECREATIONAL FACILITY (CROSSFIT GYM) (PERMITTED USE) (§ 390 SCHEDULE I)

7. SCHEDULE OF ZONING REQUIREMENTS (§ 390 SCHEDULE I)

ZONE REQUIREMENT	ZONE 1	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF (0.92 AC)	1,273,363 SF (29.23 AC)	1,273,363 SF (29.23 AC)
MINIMUM LOT WIDTH	200 FT	N/A	N/A
MINIMUM LOT DEPTH	200 FT	632.7 FT	632.7 FT
MINIMUM FRONT YARD SETBACK (PRINCIPAL BUILDING)	30 FT	472.1 FT (E)	472.1 FT (E)
MINIMUM REAR YARD SETBACK (PRINCIPAL BUILDING)	25 FT	219.2 FT	219.2 FT
MINIMUM SIDE YARD SETBACK (PRINCIPAL BUILDING)	25 FT	150.3 FT	150.3 FT
MINIMUM COMBINED SIDE YARD SETBACK (PRINCIPAL BUILDING)	50 FT	545.6 FT	545.6 FT
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	2 STORIES/30 FT	1 STORY / < 30 FT	1 STORY / < 30 FT
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	10 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	60%	56.6% (120,816 SF)	65.9% (839,327 SF) (V)
MAXIMUM CARPORT IMPERVIOUS COVERAGE (NOTE 2)	80%	64.3% (120,816 SF)	74.9% (839,327 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:

1) NO BUILDING OR STORAGE AREA SHALL BE LOCATED WITHIN 100 FEET OF THE BOUNDARY OF A RESIDENTIAL ZONE (§ 390-21.8(2))

2) CARPORT IMPERVIOUS COVERAGE CALCULATED USING NET LAND AREA OF THE SITE (EXCLUDES WETLANDS AND TRANSITION AREA)

8. PARKING REQUIREMENTS

A. PARKING SPACES SHALL HAVE A MINIMUM AREA OF 180 SQUARE FEET WITH A MINIMUM WIDTH OF NINE (9) FEET, EXCLUSIVE OF SHAPE AND CONDITION. (§ 390-22.8(1))

B. NO PARKING AREA SHALL BE LOCATED WITHIN 100 FEET OF THE BOUNDARY OF A RESIDENTIAL ZONE (§ 390-21.8(2))

C. ALL REMOVED AND REQUIRED ACCESSORY OFF-STREET PARKING AND LOADING SPACES SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH SUCH SPACES ARE ACCESSORY. SUCH SPACES SHALL BE IN THE SAME OWNERSHIP AS THE USE TO WHICH THEY ARE ACCESSORY. (§ 390-22.8(5))

D. OFF-STREET PARKING AND LOADING AREAS FOR FOUR (4) OR MORE STALLS SHALL BE EFFECTUALLY SECLUDED BY A FENCE OR HEDGE ON THE SIDES ADJOINING OR ABUTTING AN A DISTRICT. (§ 390-22.8(6))

E. PARKING FACILITIES FOR FOUR (4) OR MORE STALLS SHALL NOT BE CLOSER THAN TEN (10) FEET TO AN A DISTRICT OR ANY STREET RIGHT-OF-WAY LINE, NOR LOCATED WITHIN THE MINIMUM SETBACK AREA. (§ 390-22.8(7))

F. OFF-STREET PARKING OR LOADING SHALL NOT BE PERMITTED WITHIN THE FIRST 15 FEET OF ANY FRONT YARD. (§ 390-22.2)

G. OFF-STREET PARKING CALCULATION

CROSSFIT GYM (5,000 SF +/-) = 25 OFF-STREET PARKING SPACES REQUIRED (PER RESOLUTION OF APPROVAL #P2020-09)

OFFICE: 4 SPACES PER 1,000 SF OF GFA
124,238 SF GFA PARKING SPACES (124,238 / 1,000) = 124.238 SPACES REQUIRED

1.177 OFF-STREET SPACES REQUIRED
1,200 TOTAL OFF-STREET SPACES REQUIRED
943 EXISTING OFF-STREET PARKING SPACES
373 NET PROPOSED OFF-STREET PARKING SPACES
1,573 TOTAL OFF-STREET PARKING SPACES PROVIDED (COMPLIES)
(DOES NOT EXCEED 114 TOTAL PARKING SPACES PROVIDED ON CRESCENT PLACE)

9. LOADING REQUIREMENTS

A. THESE SHALL BE ONE (1) LOADING SPACE REQUIRED FOR ANY BUILDING EXCEEDING 10,000 SQUARE FEET OF GROSS FLOOR AREA AND UP TO 49,999 SQUARE FEET OF GROSS FLOOR AREA AND ONE (1) ADDITIONAL LOADING SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET. (§ 390-22.1(1))

B. EACH REQUIRED LOADING SPACE SHALL NOT BE LESS THAN TWELVE (12) FEET IN WIDTH, THIRTY-FIVE (35) FEET IN LENGTH AND FOURTEEN (14) FEET IN HEIGHT. (§ 390-22.1(2))

C. NO LOADING AREA SHALL BE LOCATED WITHIN 100 FEET OF THE BOUNDARY OF A RESIDENTIAL ZONE. (§ 390-21.8(2))

D. LOADING CALCULATION

(300,168 SF) = 4 SPACES (COMPLIES)

10. DRIVEWAY REQUIREMENTS

A. ACCESS AND EGRESS TO EACH LOT SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN 20 FEET NOR MORE THAN 30 FEET IN WIDTH. NO DRIVEWAY SHALL BE LOCATED WITHIN 10 FEET OF THE BOUNDARY OF A RESIDENTIAL ZONE. (§ 390-16.4)

11. B. MAINTAINED IN GOOD CONDITION WITHIN 10 FEET OF THE PROPERTY LINE. (§ 390-16.4)

12. CONTRACTOR TO CONFORM SLOPES IN PROPOSED ADJACENT EXISTING PAVEMENT COMPLIES WITH LATEST ADA GUIDELINES

13. EXISTING LOT AREA OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY

14. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED TO CORRECT AND MUST BE CORRECTED TO CORRECT AND MUST BE CORRECTED TO CORRECT

15. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED

16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AGENCIES

17. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE FOR PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSULTANT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS

18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY

19. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE FOR PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSULTANT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS

20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS

22. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER/CONSULTANT MANAGER OF ANY DISCREPANCY BETWEEN PLANS & FIELD CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER/CONSULTANT MANAGER OF ANY DISCREPANCY BETWEEN PLANS & FIELD CONDITIONS

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SIGNAGE CHART

TYPE	REQUIREMENTS	EXISTING	PROPOSED
FREESTANDING	NUMBER OF SIGNS: ONE (1)	NUMBER OF SIGNS: THREE (3) (E)	NUMBER OF SIGNS: ONE (1)
	MAXIMUM SIGN AREA: 20 SF	SIGN AREA: MONMOUTH PARK SIGN: 181.0 SF (E) FINU BARNHARTS SIGN: 158.5 SF (E) FINU BARNHARTS DIRECTIONAL SIGN: 111.5 SF	SIGN AREA: 32 SF (IMPROVEMENT ON EXISTING NON-CONFORMANCE)
	MAXIMUM SIGN HEIGHT: 20 FT	SIGN HEIGHT: MONMOUTH PARK SIGN: 114.5 FT FINU BARNHARTS SIGN: 110.0 FT FINU BARNHARTS DIRECTIONAL SIGN: 11.8 FT	SIGN HEIGHT: 6 FT
	MINIMUM SIGN SETBACK: 20 FT	SIGN SETBACK: MONMOUTH PARK SIGN: 0 FT (E) FINU BARNHARTS SIGN: 0 FT (E) MONMOUTH PARK SIGN: 0 FT (E)	SIGN SETBACK: 2 FT (IMPROVEMENT ON EXISTING NON-CONFORMANCE)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

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New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

TITLE: Parking Comparison Sketch - Phase 2

PROJECT: MPCC II, LLC
BLOCK 127, LOT 4
CRESCENT PLACE
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

JOB NO: 3192-99-001
DATE: 06/02/2025
SCALE: 1" = 30' (V)
SHEET NO: 1 OF 1

DRAWN BY: AMN
DESIGNED BY: MIC
CHECKED BY: TJM
CHECKED BY: [Signature]

DRAFT

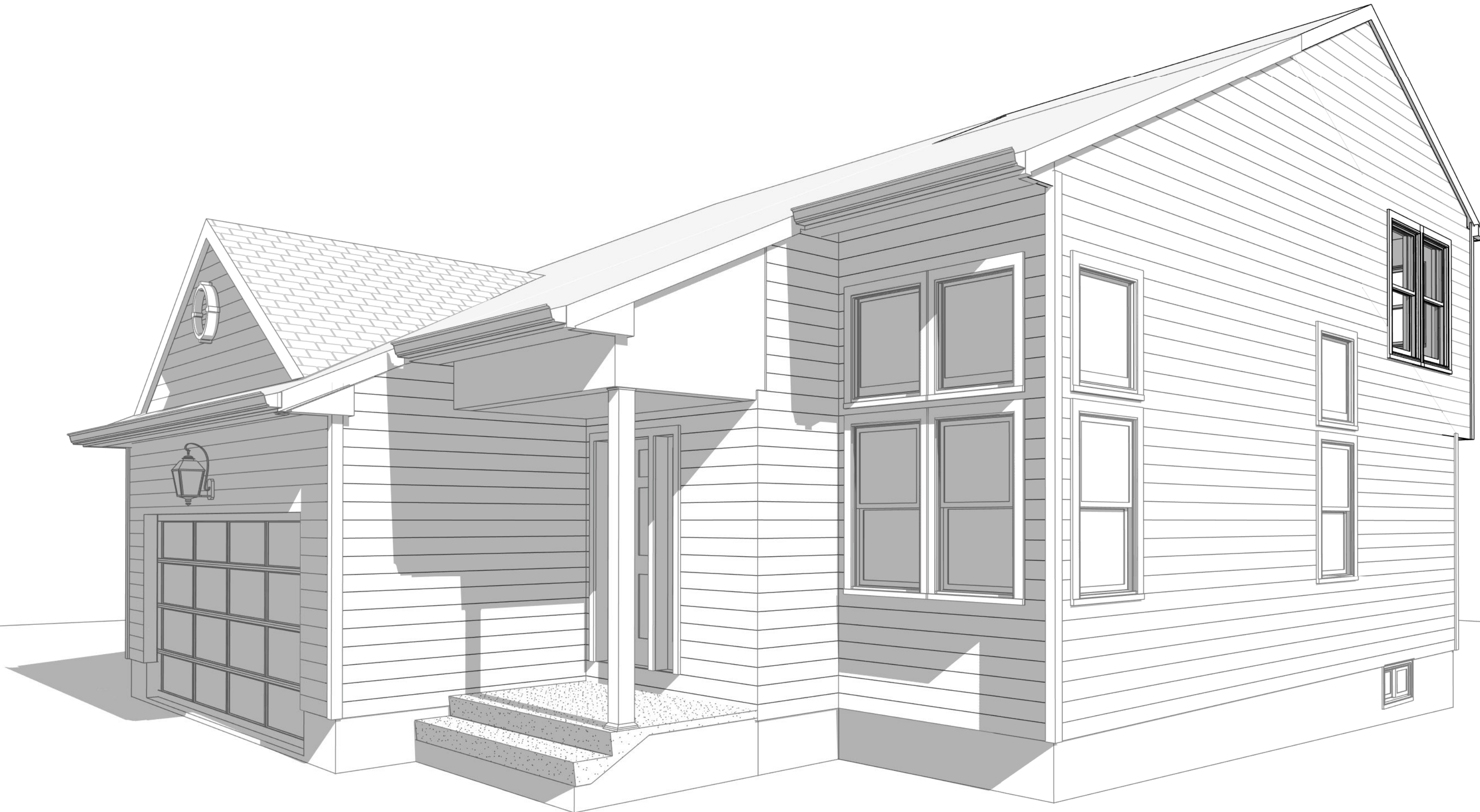
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 56564

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52179

FOR YOUR PROTECTION, ALWAYS VERIFY THE QUALITY OF THE WORK AND THE QUALITY OF THE MATERIALS USED. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE ENGINEER OR ARCHITECT IMMEDIATELY.

Printed: 04/19/25 - 10:49 AM By: [Signature] Product Ver: 25.0
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Arcomano Residence



Building Information

INTERPRETATION OF 2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY ADDITION

PROJECT DATA:

USE GROUP: R-5

PROPOSED CONSTRUCTION TYPE: V-B

SINGLE FAMILY

EXISTING SQUARE FOOTAGE:	
BASEMENT:	755 S.F.
FIRST FLOOR:	838 S.F.
SECOND FLOOR:	<u>562 S.F.</u>
TOTAL:	2,155 S.F.

PROPOSED SQUARE FOOTAGE:	
BASEMENT:	755 S.F.
FIRST FLOOR:	838 S.F.
SECOND FLOOR:	<u>749 S.F.</u>
TOTAL:	2,342 S.F.

EXISTING BUILDING VOLUME:	<u>19,395 C.F.</u>
PROPOSED BUILDING VOLUME:	<u>21,078 C.F.</u>

EXISTING HEIGHT OF STRUCTURE:	<u>+/- 25' - 11"</u>
PROPOSED HEIGHT OF STRUCTURE:	<u>+/- 26' - 6"</u>

MIN LIVE FLOOR LOADS

LIVING SPACE: 40 PSF

ATTIC SPACE W/ LIMITED STORAGE: 20 PSF

ROOF LOAD: 40 PF SF
(4:12 - 12:12)

FEMA FLOOD ZONE DESIGNATION: NONE

FEMA BASE FLOOD ELEVATION: NA

WIND DESIGN SPEED: 120 MPH

Governing Building Codes

N.J. Uniform Building Codes including:

New Jersey Administrative Code 5:23-6 Rehabilitation Code
International Residential Building Code -NJ ed., 2021
National Standard Plumbing Code, 2021
National Electrical Code (NFPA70), 2020
International Fuel Gas Code, 2021
International Energy Conservation Code, 2021
ASHRAE 90.1-2019
International Mechanical Code 2021

TYPE OF REHABILITATION:

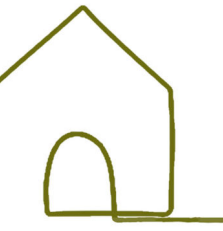
Work is an ALTERATION/ADDITION to the existing building in accordance with NJAC 5:23-6.3 and NJAC 5:23-6.6.

Scope of work involves construction of new partitions, and doors, the extension or rearrangement of system, the installation of additional equipment or fixtures. No work will reduce the load bearing capacity or imposes additional loads on a primary structural component.

Drawing List

<u>Sheet Number</u>	<u>Sheet Name</u>	<u>Current Revision</u>	<u>Sheet Issue Date</u>
G-001	Cover Sheet		02/24/25
SP-101	Site Plans		02/24/25
RA-100	Exist. Plans		02/24/25
RA-201	Exist. Elevations		02/24/25
AD-101	Prop. Demo Plans/ Elevations		02/24/25
A-101	First And Second Floor Plan		02/24/25
A-200	Elevations		02/24/25

Brian Fitzgerald
ARCH + DESIGN




Ian Fitzgerald R.A. NCARB, A.I.A., LEED AP

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Lic. # ARC5323
NCARB Cert. # 88189
1st Main Street
Fairport, NJ 07757
(732) 859-4968
an@bfarchdesign.com

Proposed Renovation For:

Arcomano
Residence

5 Springfield Avenue
Oceanport, NJ 07757

ock: 124

pt: 1

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Cover Sheet

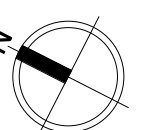
Project number 2024-16

Submission Date 01/10/25

Sheet Issue Date 02/24/25

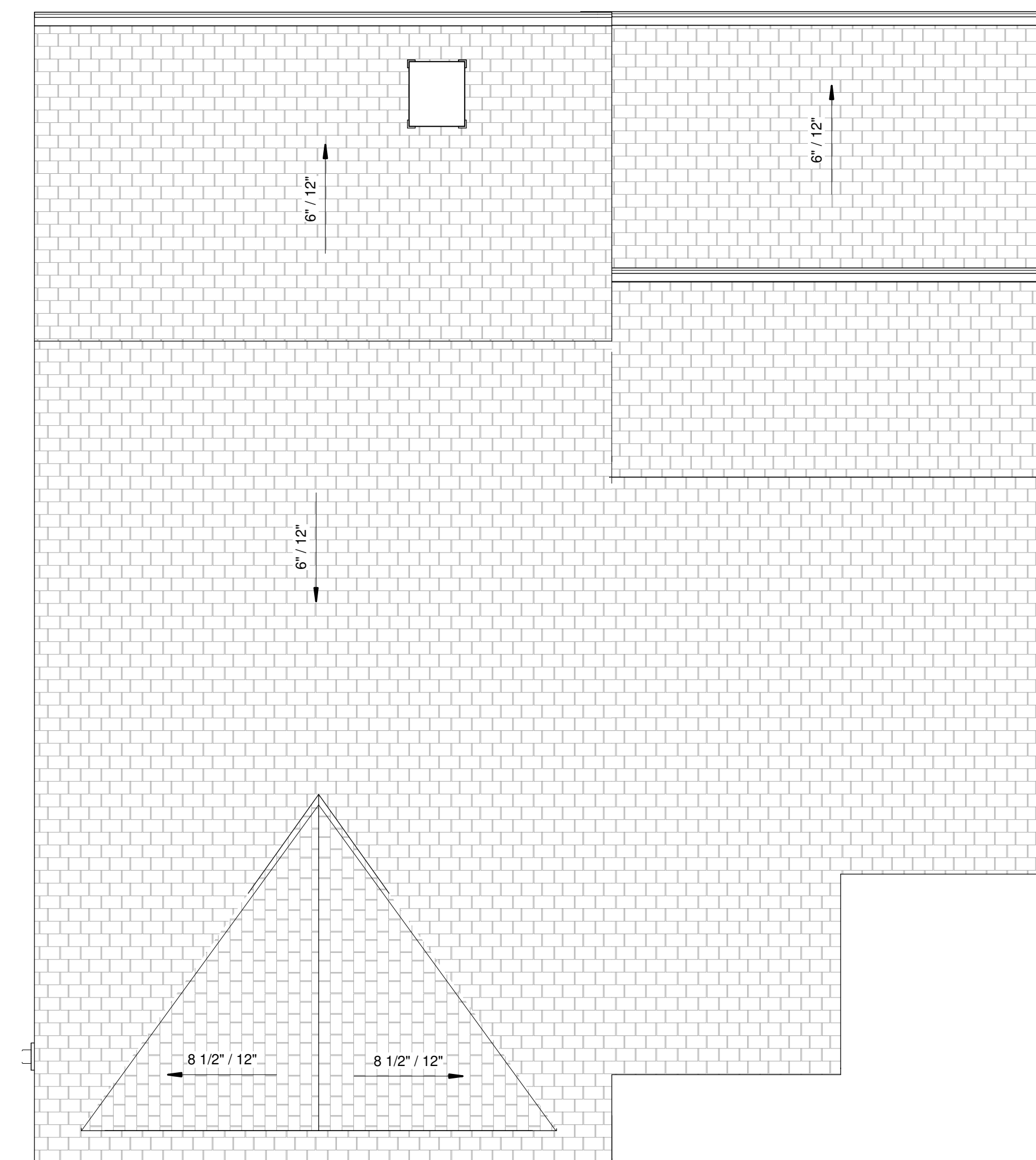
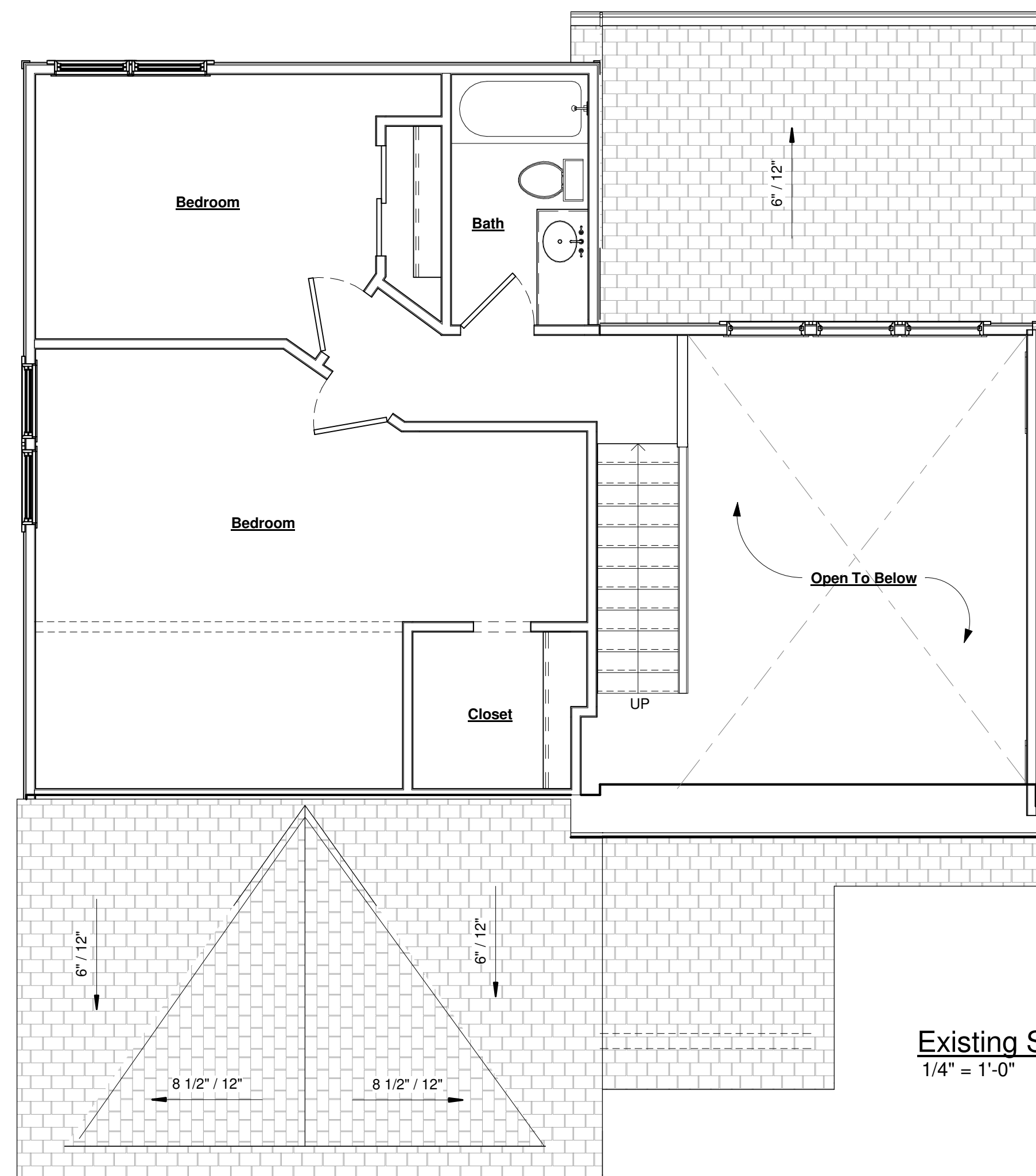
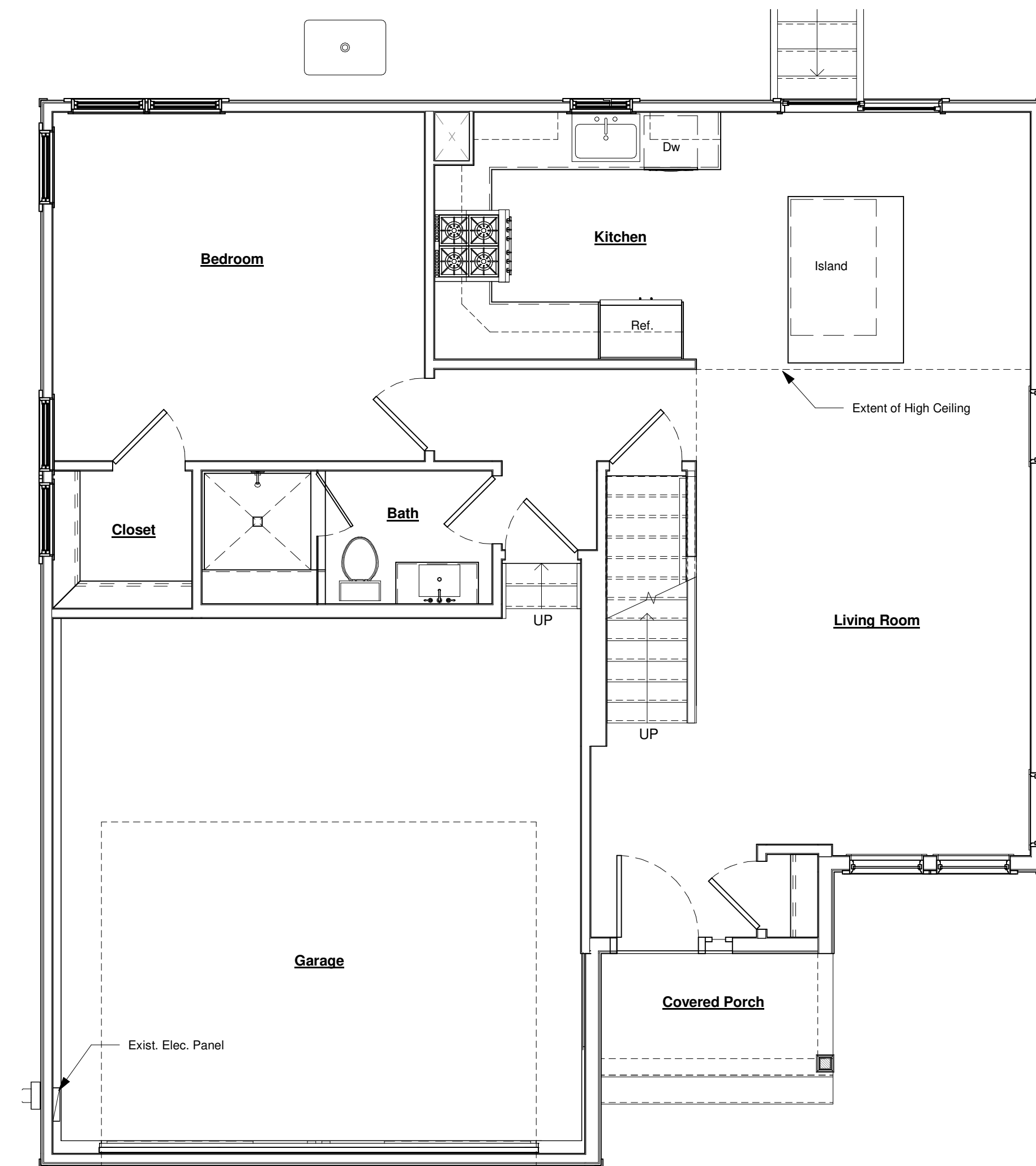
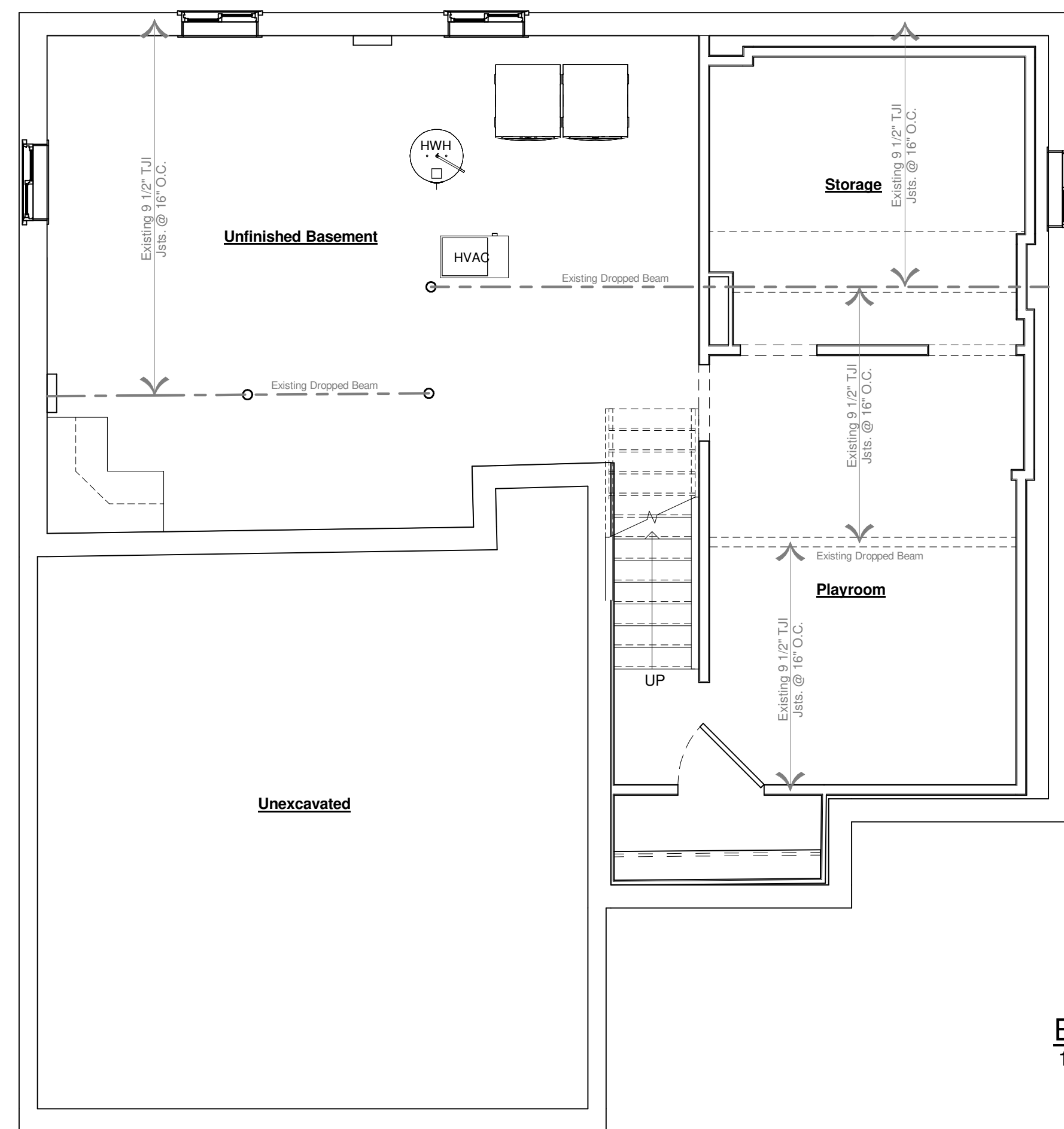
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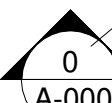
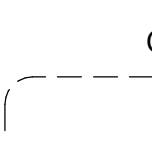


G-001

Scale $1/4" = 1'-0"$



LEGEND

	INDICATES EXISTING WALLS TO REMAIN UNTOUCHED
	INDICATES EXISTING WALLS AND OR ITEMS TO BE REMOVED
	Section Number Building Section Sheet Number
	Callout Number Detail Callout Sheet Number

Brian Fitzgerald
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Fairport, NJ 07757
(732) 859-4968
an@bfarchdesign.com

Proposed Renovation For:

Arcomano
Residence

5 Springfield Avenue
Oceanport, NJ 07757

ock: 124

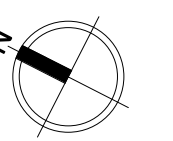
ot: 1

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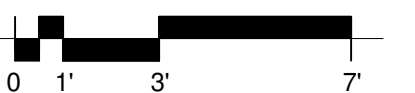
Exist. Plans

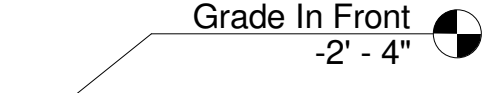
Project number	2024-16
Submission Date	01/10/25
Meeting Issue Date	02/24/25
Drawn by	RP
Checked by	BPF



A-100

scale	$1/4" = 1'-0"$
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 INDICATES EXISTING WALLS TO REMAIN UNTOUCHED
 INDICATES EXISTING WALLS AND/OR ITEMS TO BE REMOVED
 INDICATES PROPOSED WALLS TO BE CONSTRUCTED

Building Section

 Callout Number

Detail Callout

 Sheet Number

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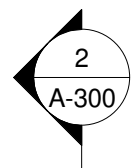
Arcomano Residence

Lot: 1

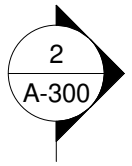
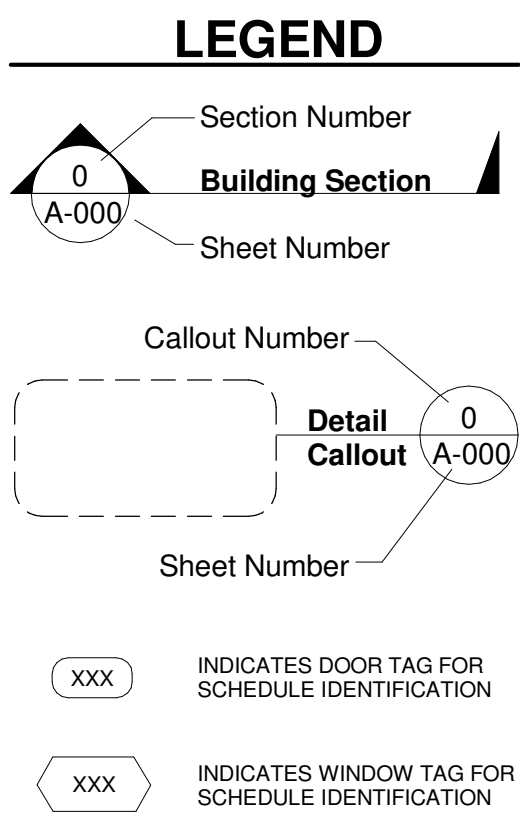
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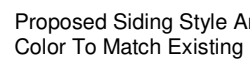




10



1


$$1/4'' = 1'-0''$$


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Arcomano
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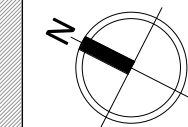
Block: 124

Lot: 1

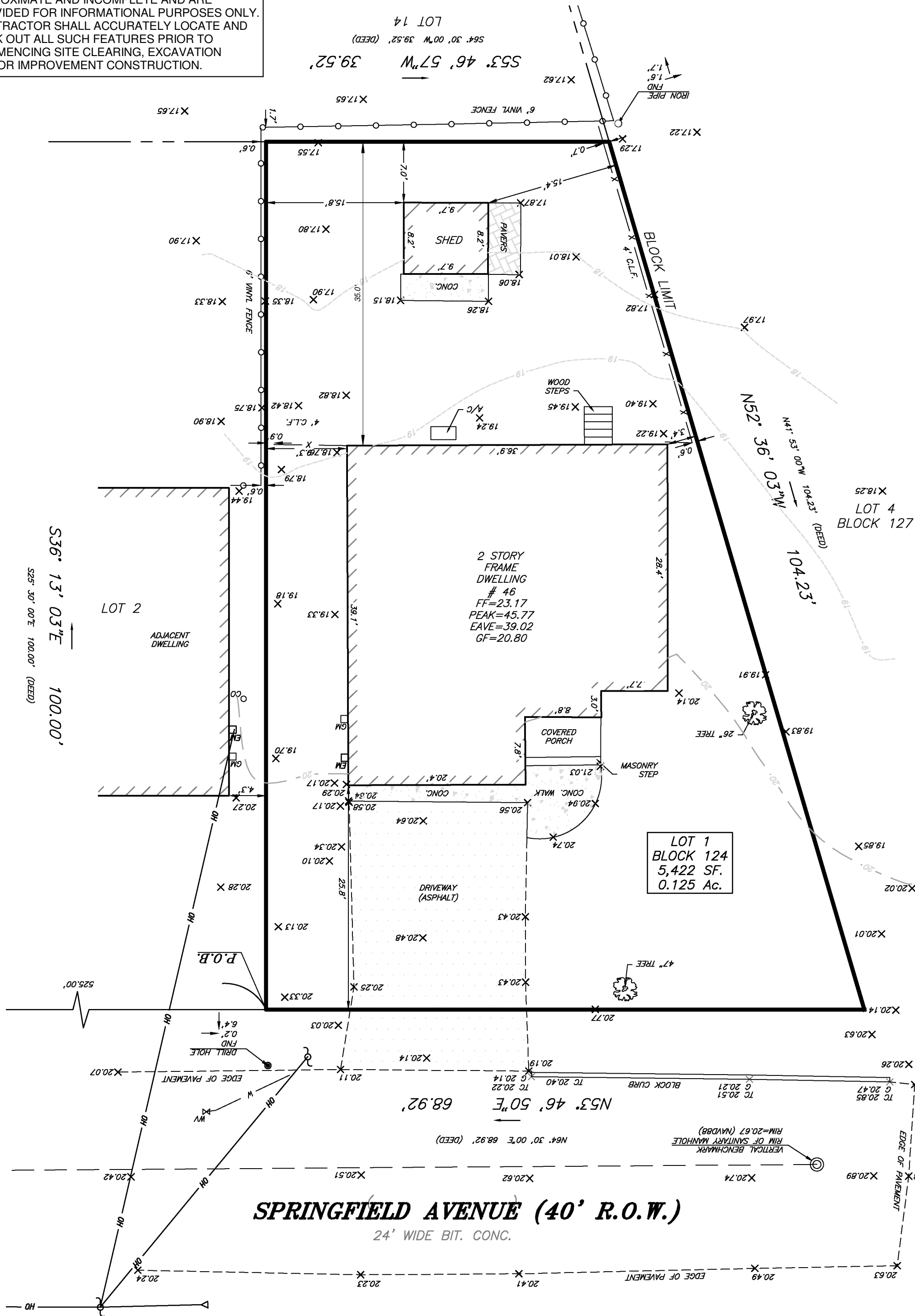
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Elevations	
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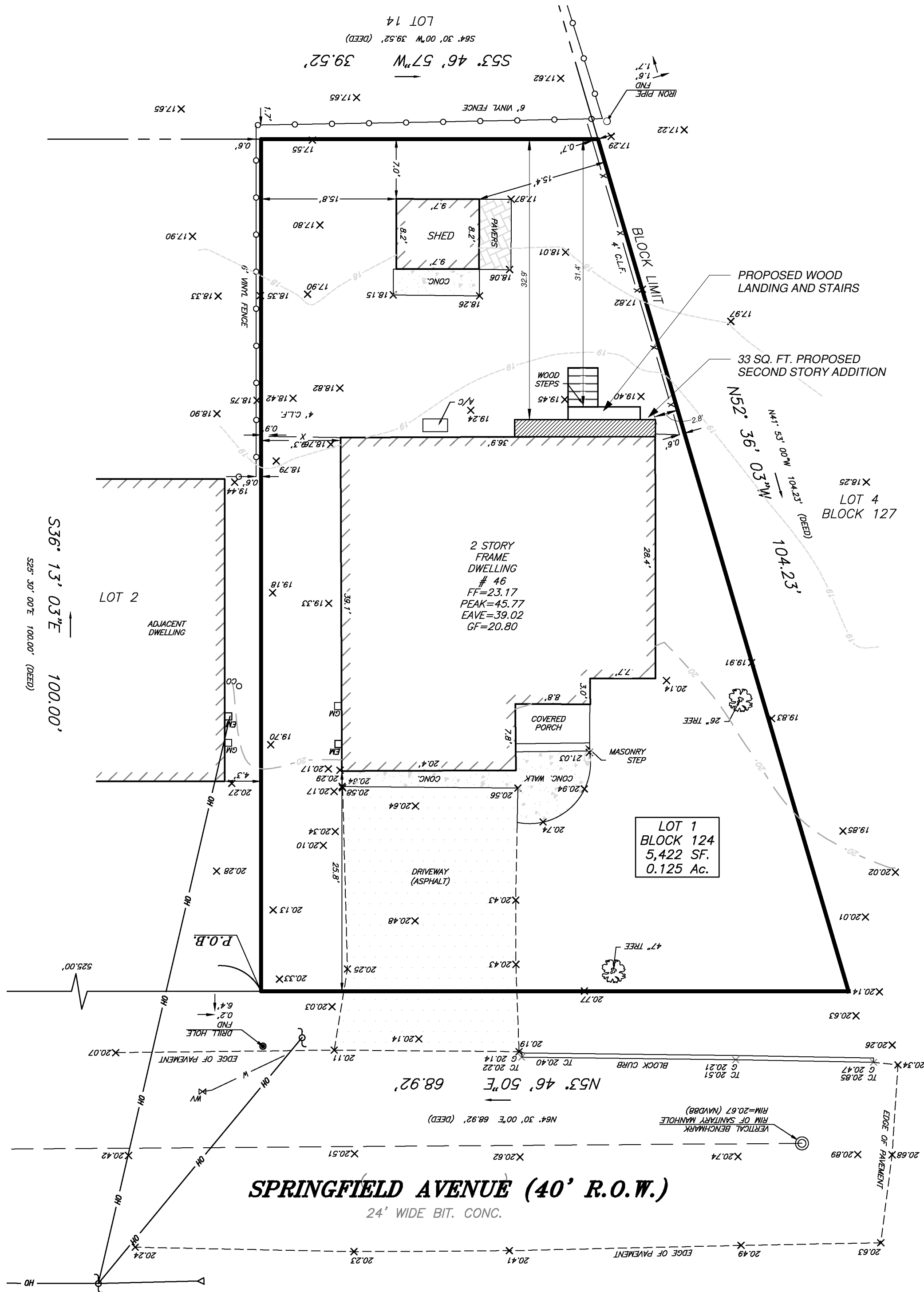
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AT THE EXAMPLE AND INCOMPLETE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL ACCURATELY LOCATE AND MARK OUT ALL SUCH FEATURES PRIOR TO COMMENCING SITE CLEARING, EXCAVATION AND/OR IMPROVEMENT CONSTRUCTION.



Existing Site Plan
1" = 10'-0"



Proposed Site Plan

ZONING COVERAGE TABLE

<u>Existing Coverages</u>	Sq. Ftg.	<u>Proposed Coverages</u>	Sq. Ftg.
Dwelling	1,292.0	Dwelling	1,325.0
Driveway	519.5	Driveway	519.5
Covered Front Porches	39.7	Covered Front Porches	39.7
Front Walkway On Grade	70.6	Front Walkway On Grade	70.6
AC Condensor	4.4	AC Condensor	4.4
Existing Uncovered Rear Stairs	14.1	Existing Uncovered Rear Stairs	28.3
Shed	80.0	Shed	80.0
Shed Conc.	31.8	Shed Conc.	31.8
Shed Pavers	30.8	Shed Pavers	30.8
Subtotal	2,082.9	Subtotal	2,130.1
<u>Coverage Credits</u>		<u>Coverage Credits</u>	
None	-	None	-
Subtotal	-	Subtotal	-
Total Coverage	2,082.9	Total Coverage	2,130.1

ZONING COMPLIANCE CHART

R-7.5 (SINGLE FAMILY) ZONE
DETACHED SINGLE FAMILY DWELLING: PERMITTED

LOT TYPE: INTERIOR LOT

ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED
SCHD II	MIN. LOT AREA (S.F.)	7,500 SQ. FT.	5,422 SQ. FT.	E 5,422 SQ. FT. CENC
SCHD II	MIN. LOT WIDTH	75 FT	60.16 FT	E 60.16 FT CENC
SCHD II	MIN. LOT DEPTH	100 FT	100.00 FT	E 100.00 FT CENC
	<u>MINIMUM YARD REQUIREMENTS - PRINCIPAL STRUCTURE</u>			
SCHD II	MIN. PRIMARY FRONT SETBACK	30 FT	25.8 FT	E 25.8 FT CENC
SCHD II	MIN. SIDE YARD SETBACK (ONE SIDE)	10 FT	3.4 FT	E 2.8 FT V
SCHD II	MIN. SIDE YARD SETBACK (TOTAL OF TWO SIDES)	20 FT	12.7 FT (3.4' & 9.3')	E 12.1 FT (2.8' & 9.3') V
SCHD II	MIN. REAR YARD SETBACK	25 FT	35 FT	32.9 FT (Building) & 31.4 FT (Deck)
	<u>MINIMUM YARD REQUIREMENTS - ACCESSORY STRUCTURE</u>			
SCHD II	MIN. SIDE YARD SETBACK	10 FT	15.4 FT	15.4 FT
SCHD II	MIN. REAR YARD SETBACK	5 FT	7.0 FT	7.0 FT
	<u>MAX. PERMITTED BUILDING HT. - PRINCIPAL STRUCTURE</u>			
SCHD II	STORIES	2 1/2	2	2
SCHD II	HEIGHT (SLOPED ROOFS)	35 FT	25.15 FT	25.75 FT
	<u>MAX. PERMITTED BUILDING COVERAGE</u>			
SCHD II	MAX. BUILDING COVERAGE (PRINCIPAL)	25%	23.8 % - 1,292 SQ. FT.	24.4 % - 1,325 SQ. FT.
SCHD II	MAX. BUILDING COVERAGE (ACCESSORY)	5%	1.4 % - 80 SQ. FT.	1.4 % - 80 SQ. FT.
	<u>MAX. PERMITTED IMPERVIOUS COVERAGE</u>			
SCHD II	MAX. IMPERVIOUS COVERAGE	45%	38.4 % - 2,083 SQ. FT.	39.2 % - 2,130 SQ. FT.

NOTES

This Property Is Depicted As Tax Map Lot 1, Block 124, Upon Sheet No. 23 Of The Tax Map Of Oceanport Borough.

Filed Map References:
A Map Entitled, "Map Of Section No. 1, Hillcrest, Borough Of Ocean Port, Monmouth County, N.J.," Filed In
The Monmouth County Clerk's Office On May 15, 1925 As Case No. 24-1.

Deed References:
Or Bk 9497 Pg 6731

Owners /Applicants: Kyle Arcamano & Ashley Fister
46 Springfield Avenue
Oceanport, Nj 07757

Boundary And Topographic Information Depicted Hereon Is Based Upon Survey Maps Entitled "Boundary & Topographic Survey" Dated 12-06-24 Prepared By Frank J. Barlowski, Pls, For Kyle Arcamano & Ashley Fister.

Horizontal Datum - Nad 1983 And Vertical Datum - Navd 1988; Based On Gps Observations Performed By Insite Surveying, Llc, On December 6, 2024 And Referring To Leica Smartnet Continuously Operating Reference Station (CORS) Network

Lot 1 Has A Gross Area Of 5,422± S.F. (.125± Ac.), Is Located Entirely Within The 'R-7.5' Single Family Residential Municipal Land Use Zone And Is Presently Developed For Single Family Residential Use.

Subject Property Is Entirely Located In Fema Flood Zone X (Unshaded) Area Per Fema Flood Insurance Rate Map Number 34025c0192f, Effective Date September 25, 2009.

No Environmentally Restricted Area Including Freshwater Wetlands, F. W.W. Transition Area, Flood Hazard Area, Riparian Zones, Tideland Claims, Etc., Is Known To Exist Upon This Property.

Pursuant To The New Jersey "Underground Facility Protection Act" Any/All Parties Performing Excavation Upon The Tract Shall Participate In, And Comply Wit, Requirements Of The One-Call Damage Prevention System Established Under N.J.S.A. 48: 2- 73 Et Seq.

(Ref: <https://www.nj1-call.org/resources/nj-lcw/>)

200 FOOT LIST - Block: 124 Lot: 1						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'L Lots
124	2		2	Geary, Sean & Sam 44 Springfield Avenue Oceanport, NJ 07757	44 Springfield Ave	
124	3		2	Shirley, James & Theresa 42 Springfield Avenue Oceanport, NJ 07757	42 Springfield Ave.	
124	4		2	Evans, Amy 40 Springfield Avenue Oceanport, NJ 07757	40 Springfield Ave.	
124	5		2	Pace, Zachary & Jamie 38 Springfield Avenue Oceanport, NJ 07757	38 Springfield Ave.	
124	11		2	Troilan, Patrick & Viola 29 Fairfield Avenue Oceanport, NJ 07757	29 Fairfield Ave.	
124	12		2	Mazza, Jennifer 31 Fairfield Avenue Oceanport, NJ 07757	31 Fairfield Ave.	
124	13		2	Koechlin, James & Barbara L 33 Fairfield Avenue Oceanport, NJ 07757	33 Fairfield Ave.	
124	14		2	Crupi, James H. 35 Fairfield Avenue Oceanport, NJ 07757	35 Fairfield Ave.	
126	1.01		2	Schmitt, William & Melissa Hathaway 38 Fairfield Avenue Oceanport, NJ 07757	38 Fairfield Ave.	
126	1.02		2	Piraguiwe Fabio & Litsa 36 Fairfield Avenue Oceanport, NJ 07757	36 Fairfield Ave.	



Aerial Location Map

Brian Fitzgerald
ARCH + DESIGN





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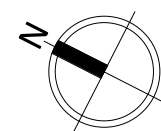
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Site Plans

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SP-101

Scale As indicated