



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • DECEMBER 14, 2021

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Board Policy

- It is Board Policy that no application will be opened after 9:30 P.M.
- No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

III. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on June 29, 2021 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.

IV. Flag Salute

V. Roll Call

VI. Board Business

1. Notice - West Long Branch Zoning Board Hearing on Block 136, Lot 54
2. Report of Pending Applications

VII. Approval of Minutes

1. Planning/Zoning Board - Regular - Nov 24, 2020 7:30 PM
2. Planning/Zoning Board - Reorganization - Jan 12, 2021 7:00 PM
3. Planning/Zoning Board - Regular - Jan 26, 2021 7:00 PM
4. Planning/Zoning Board - Regular - Nov 9, 2021 7:00 PM

VIII. Old Business

1. PB2020-21 Somerset Lodging Parcel - Approval of Street Names
2. PR-21-33 Resolution of Approval - Oport Partners, Phase II
3. PB2021-13 SCHMIDT, WILLIAM W.

CARRIED from November 9, 2021

Block 49, Lot 1

101 Smith Street

Bulk Variances for construction of new single family dwelling

- Minimum Lot Area of 9,750 s.f. where 12,000 s.f. required
- Minimum Lot Width of 92.9' existing condition where 120' required
- Front setback of 21.2' where 30' required average
- Average front setback of 21.2' where 30.5' required.

DFD 1/18/22

IX. New Business

1. PB2020-05 McGeddy, William
- 75 Comanche Drive
Block 5, Lot 5

Variance relief for driveway expansion

DFD - waived

2. PB2021-11 Richard Veltri

9 Pocano Avenue

Block 39 Lots 6,7

Minor Subdivision with Variances (Lot Line Adjustment)

DFD 2/4/2022

X. Petitions from the Public

XI. Adjournment

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**CORRESPONDENCE (ID # 2251)**

Meeting: 12/14/21 07:00 PM
Department: Planning/Zoning Board
Category: Development
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2251

Notice - West Long Branch Zoning Board Hearing on Block 136, Lot 54

**THIS NOTICE IS BEING SERVED UPON YOU AS A PROPERTY OWNER WITHIN 200
FEET OF THE BOUNDARIES OF THE PROPERTY REFERENCED BELOW.**

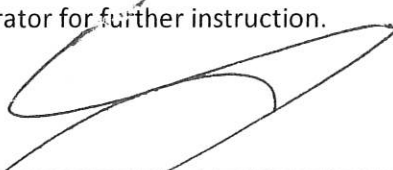
PLEASE TAKE NOTICE that on December 16, 2021 at 7:00 p.m. the Zoning Board of Adjustment of the Borough of West Long Branch will hold a hearing on the application Back Nine Golf, LLC. The public hearings will take place at the Borough Hall, 965 Broadway, West Long Branch, New Jersey. The premises which are the subject of this application are located on 185 NJ Route 36 (Building D), West Long Branch, New Jersey and are also known as Block 136, Lot 54 (Oceanport) and Block 69, Lots 5-8 and 17 (Borough of West Long Branch). The property is located in the OP (Office Professional) zone.

The applicant seeks Use Variance approval to open a retail business for golf equipment, clothing and other golf merchandise along with indoor golf instructions and recreational golf simulation. The proposed use is not permitted in the office professional zone. The applicant will also seek completeness waivers and a waiver of site plan approval as no site improvements are proposed.

The applicant also intends to request at the hearing such density, use and bulk variance and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

This notice is sent to owners of property who may be affected by this application, which is also published as required by law. Any interested persons may have an opportunity to be heard at the hearing on this matter. You may appear either in person, or by your attorney, and may ask questions and/or present objections or comments with regard to this application.

All Documents and plans relating to the application are on file and may be inspected by the public during normal business hours in the office of Zoning Board, Borough Hall, 965 Broadway, West Long Branch, New Jersey. Please contact the administrator for further instruction.



BY: SALVATORE ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS, LLC
955 ROUTE 34/SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: November 22, 2021

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • NOVEMBER 24, 2020****Regular****REMOTE/VIRTUAL****7:30 PM****Municipal Building, 315 E. Main Street, Oceanport, NJ 07757**

- I. Call to Order:** Chairman Widdis called the meeting to order at 7:30 PM
- II. General Statement:** Chairman Widdis advised that the Board shall be under no obligation to consider new matters after 10:00 p.m., and will take no new testimony beyond 10:30 p.m. This rule may be waived by the Chair or by an affirmative vote by a majority of the Board members present and qualified.
- III. Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate notification on January 15, 2020 of this location, date and time to the Asbury Park Press and to the LINK News and by the posting of same on the municipal bulletin board and Borough's Web Site. This meeting further complies with the Open Public Meetings Act by adequate notification on October 6, 2020 of this virtual/remote meeting and its location, date and time to the Asbury Park Press and the Star Ledger and by the posting of same on the municipal bulletin board and Borough's Web Site. Chairman Widdis read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as posted on the agenda, website and advertisement.
- IV. Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- V. Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Remote	
James Whitson	Vice Chairman	Remote	
Patty Cooper	Mayor's Designee	Remote	
Thomas Tvrdik	Class III	Remote	
Joseph Foster	Environmental Committee Liaison	Remote	
John (Jack) Kahle	Class IV	Absent	
Michael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Remote	
Michael Dailey	Alternate I	Remote	
Jacob Rue	Alternate II	Absent	
Jeanne Smith	Board Secretary	Remote	
Kevin Kennedy	Board Attorney	Remote	
William White	Board Engineer/Planner	Remote	

VI. Board Business:

1. Report of Pending Applications – Ms. Smith advised of upcoming applications for the December 8th meeting – Allison Hall parcel and bulk variance for single family lot on Revere Drive. One application – Fort Monmouth Lodging Parcel scheduled for December 22nd meeting and provided a brief summary of the application for 180 residential units.

Due to the volume of pending applications, there was discussion on whether to add a 3rd meeting in December. After which consensus was to add a 3rd meeting in December with Ms. Smith to work out a date with the Board's professionals and their availability.

Chairman Widdis reviewed the remainder of the agenda advising that he would like to change the order to take the application for Phil Greene first with no objections from the Board.

2. Referral from Governing Body - Zoning Ordinance Amendment

Borough Planner Kendra Lelie described the referral from the Governing Body for Ordinance #1030 – and the Planning Board's role to determine if the ordinance introduced was consistent with the Borough's Master Plan; provided the history of the committee and process to overhaul the outdated portions of the code, group all land

use related ordinances into one comprehensive Code and user friendly. She outlined the substance of changes to the Code but clarified that no changes were made to the Zoning Districts or Bulk Standards other than adding in the new districts for Fort Monmouth. She presented her opinion as to why the ordinance should be found consistent with the Master Plan as it meets the Master Plans Goals & Objectives and elements of the Land Use Element of the Master Plan.

Board members asked questions and offered comments that the ordinance be amended to address applications coming in for 3-story structures, issues of height for new construction and suggested changes. Mr. Davis commented at length the need for changes to remove the burden from Administration and residents for those unique situations where the grade is different and gave the example of the lot on Branch Ave that dips down below street grade; he also discussed the issue of pre-existing non-conforming lots that have to come before the Board even though they met all the bulk requirements. There was discussion but not resolved and agreed that further discussion and review was needed.

Ms. Lelie agreed and stated that the suggestions did seem of a substantive nature and would be best to look at later – the ordinance is a living record that can and should be updated and the Planning Board's role is to make recommendations for that.

Mr. White commented the revisions were discussed over the last few meetings by the Committee and his opinion is that it is consistent with the Master Plan. He suggested that Board members email the Board Secretary with items that come up so a list could be maintained.

Motion Determining Ordinance #1030 Consistent with Master Plan

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kleiberg, Davis, Dailey
ABSENT:	Kahle, Savarese, Rue

VIII. **New Business:** Agenda order changed by Chairman

1. PB2020-25 Greene, Philip

5 Brookview Drive

Block 142, Lot 51

Bulk variance for fence installation along secondary front yard

EXHIBITS:

A-1 Land Development Application

A-2 Survey of Property prepared by Charles Surmonte, PE, POS, dated Aug. 4, 2020

A-3 Survey of Property prepared by Charles Surmonte, PE, POS, dated Aug. 4, 2020 (with handwritten notations)

A-4 Photographs of subject property and surrounding homes/yards

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. Ms. Smith provided the public with options to participate. While waiting for the public to call in, Mr. Kennedy described and marked Exhibits A-1, A-2, A-3 and A-4. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice had a slight, non-conforming nature but due to the nature of the application it was discussed with the Applicant who advised he would deal with any jurisdictional issues and was permitted to proceed.

The following persons were sworn in: William White, Board Engineer/Planner and Philip and Renee Greene, Owner/Applicant.

Mr. Greene described the proposed application to install a 6' solid vinyl fence on the side yard and second frontage of his property along Main Street as they have young children and concerned for their safety adjacent to the busy Main Street. Mr. Greene also provided details on the location of the proposed fence and setbacks off the property lines – from the corner of the garage it would be 15' and along Main Street would be 22' from the curb and in the rear would be right on the property line and the southerly property line would be 8' where electrical meter was.

Mr. White commented that the Applicant is compliant with all other sides and the Board's review should be focused on the portion along Main Street which is where the variance is needed. The fence scales to 6' from the property line.

Mr. Greene also testified that the gate would be 4' wide.

Chairman Widdis invited questions from the Board.

Ms. Cooper asked if there would be a gate on the other side and was told no, just a panel.

Mr. Davis commented that it was prudent to put the fence up with 2 kids there and asked if it would be wood or vinyl and was told vinyl.

PUBLIC: Chairman Widdis opened the meeting to questions only for this witness. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the meeting to comments on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Darren Davis, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kleiberg, Davis, Dailey
ABSENT:	Kahle, Savarese, Rue

VII. Old Business:

1. PB2020-16 Kelly, Thomas

75 Horseneck Point Road

Block 132, Lot 8

Variances for construction of an addition

CARRIED from October 20, 2020

EXHIBITS

A-6 Illustrated Survey, prepared by CC Widdis, Surveying, LLC, dated June 15, 2018, with illustrated hand notations set forth thereon, received by the Borough of Oceanport on November 3, 2020.

Mr. Kennedy confirmed that Mr. Widdis was not present at the last meeting, however, had certified that he listened to the hearing and was eligible to vote on the matter. Ms. Smith advised that Mr. Dailey was eligible to participate in the hearing but not vote.

Mr. Kennedy described and marked Exhibit A-6 – illustrated survey with hand notations.

Thomas Kelly, Applicant/Owner, remaining under oath from the last hearing, described the revisions to the plan made in response to the last hearing to address Board concerns and comments including reduction of the driveway to be compliant and reduces the impervious coverage to 39.8% which was self-calculated. Mr. White confirmed that he had checked the numbers and found them correct. Mr. Kelly continued to describe the existing rear deck, 14x30 and the proposed additional rear deck, 6'x30', the existing part of the house has 1 ½ stories and would be raised to be 2 stories, height is 34.3' - under maximum of 35'; the existing portion at the rear of the house would have no changes. The hash marks on plan denote pea stone that will be converted back to grass.

Chairman Widdis asked where the mechanics were stored for the property. Mr. Kelly answered they only use wall units for air conditioning.

Mr. Kelly, Chairman Widdis and Mr. White next reviewed the variances needed including minimum lot area of 9,375 s.f. where 12,000 s.f. required; minimum lot width of 50' existing where 120' required, minimum front yard setback of 7' existing where 15' required for unimproved right of way frontage, maximum building coverage for 28.03' where 25% permitted, east side yard setback of 8.34' existing where 10' required, average front yard setback from Horseneck Point Road of 111.89' required, 72.26' proposed; no longer needs the impervious coverage as the revisions brought the plan below the maximum 37%, average rear setback 30.6', existing house at 31' and added deck to 25'.

Mr. Kelly further testified that the house was a 1 bedroom/1bath and the addition will provide for 2 additional bedrooms and a bath upstairs and a 1-car garage with storage.

Chairman Widdis asked why the request for the additional 6' of deck. Mr. Kelly responded his backyard drops off on grade with weeds and the deck would improve the aesthetic. Mr. White responded that the variance would go away if the additional 6' deck was removed from the plan.

Chairman Widdis invited comments from the Board.

Mr. Whitson asked if the driveway reduction was on the right of way side and who has the authority to remove that. There was discussion that the removal of items from the right of way was a separate matter for Mayor & Council.

Mr. Foster asked for confirmation that the impervious coverage is now compliant which Mr. White advised yes.

Mr. Davis asked why the driveway ran up the side of the house. Mr. Kelly responded for storage. Mr. Davis asked if the grading plan had been done requested last meeting. Mr. Kelly responded that the property is fairly flat from street to proposed addition. Mr. White stated he didn't see any problem with drainage.

Chairman Widdis revisited the additional deck and what variances would be eliminated if it were removed. Mr. White responded the maximum building coverage and the average rear setback.

Mr. Davis asked if the driveway on the side being used for storage what would be used for screening. Mr. Kelly responded that there's a number of trees there already. There was discussion about what to put in that area to screen after which the Applicant agreed to install a 6' fence from the front of the building to 10' beyond the rear of the building.

Mr. Davis suggested that the Applicant also include a location for the HVAC a.c condenser or he'd need to return to the Board. There was discussion on best place for it and it was decided in the front side of the house which the Applicant agreed and a variance for accessory in the front yard was added to the application with the understanding that the new ordinance would eliminate that need if it became effective prior to the Applicant's construction.

PUBLIC: Chairman Widdis opened the meeting to questions only for this witness. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Mr. White commented that there had been a lot of back and forth and requested that any approval be conditioned upon submitting a new engineer plan signed and sealed to certify the numbers and grading.

Chairman Widdis commented that any lighting installed be attentive to not spill over to any neighbors which the Applicant agreed to comply.

Chairman Widdis added that he would like to see the additional 6' deck removed from the application which some Board members agreed. Mr. Kelly stated he really wanted it but agreed to remove it from the application and revised plans be prepared for resolution compliance.

PUBLIC: Chairman Widdis opened the meeting to comments on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application as Amended and With Conditions

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kleiberg, Davis, Dailey
ABSENT:	Kahle, Savarese, Rue

VIII. New Business:

2. PB2020-20 Padula

161 Monmouth Blvd

Block 71, Lot 1.02

Variance Relief for Construction of new single-family home

EXHIBITS:

A-1 Land Development Application

A-2 Plans, 6 Sheets, prepared by Shore Point Architecture, last revised July 6, 2020

A-3 Plot Plan, 4 Sheets, prepared by InSite Engineering, LLC, dated October 11, 2020

A-4 Maser Consulting Review Letter dated November 16, 2020
 A-5 Illustrated Plot Plan/Aerial prepared by InSite Engineering, LLC, dated November 24, 2020
 A-6 Illustrated Rendering prepared by Shore Point Architecture dated Nov. 24, 2020
 A-7 Building Section Details prepared by Shore Point Architecture dated Nov. 24, 2020

Mr. Kennedy stated that this application was requesting a “d” variance for the height because it sought greater than 10% of the permitted height and therefore two members would recuse to create the zoning board. However, Ms. Krimko, Applicant’s Attorney has advised that there would be a request to revise the application to reduce the height and eliminate the need for a “d” variance.

Jennifer Krimko appearing for the Applicant stated that due to the number of available members that while they believe they could justify the additional height, they are requesting to amend the application to reduce the height from 39.5’ to 38.2’ to move the application along which was accepted and changes the variance to a “c” type.

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. Ms. Smith provided the public with options to participate. While waiting for the public to call in, Mr. White was sworn in as Board Engineer/ Planner. Mr. Kennedy described and marked Exhibits A-1, A-2, A-3 and A-4. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

Ms. Krimko described and had marked Exhibits A-5, A-6 and A-7.

Mr. Davis disclosed that Ms. Krimko’s firm does represent him on occasion but has no relationship with the Applicant and feels comfortable that he can participate.

Ms. Krimko introduced the experts that would be testifying.

Jason Fichter, Applicant’s Engineer/Planner, was sworn in and having previously appeared before the Board was accepted by the Board as an expert in both fields. Mr. Fichter, referring to A-5, testified as to the characteristics of the property, its dimensions, location backing up to Blackberry Bay with a shoreline that dramatically collapses creating a zoning challenge, they have already obtained CAFRA approval; is located in a flood zone with base flood elevation 10. For compliance with flood damage prevention ordinance sets the first floor minimum at 12.4 with the proposed first floor designed at 14.67’ to place all utilities and areas needed to be above that elevation. The roof pitch has been reduced for the main portion of the roof and creates attic space for storage which is critical for properties in flood zone without basements. All new utilities are planned, exempt from storm water management and able to direct runoff to the tidal waterbody at the rear of the lot, required off-street parking complies and the driveway configuration provides a safe turn-around as required by the County being the lot is on a county road.

Ms. Krimko summarized the variances requested are for height, front setback and average front and rear setbacks on the block. Ms. Krimko requested to pause Mr. Fichter’s testimony to allow the architect to provide further details.

Steven Carlidge, Applicant’s Architect, was sworn in, provided his qualifications and was accepted by the Board as an expert in architecture. Mr. Carlidge provided testimony referring to A-6, describing the proposed house of colonial style, 2-story, attic space was unfinished and would be used for storage, the siding would be a hardy-plank clapboard and the foundation would have a thin stone veneer, gables, roof and overhangs designed to break up the vertical lines, 3 dormers, windows, floor plans, garage and reviewed the elevation profiles. Displaying A-7, Mr. Carlidge walked through the heights and floor elevations and how the house was established vertically, being measured from the crown of the road. He testified that the first floor was set at 14.67 in order to provide a 2” for framing and an area for ductwork above the base flood. Mr. Carlidge also testified that the change in ridge of roof to lower the height would not be discernible to the eye.

Ms. Krimko acknowledged that the plans submitted show a lattice around the deck but they weren’t committed so clarified that the base would have a decorative covering – not necessarily lattice.

Mr. Carlidge further described the total square footage of 6,230 finished s.f. with an approximate 1214 s.f. garage, and a shed in the yard for the owner’s fishing gear.

Chairman Widdis invited questions from the Board.

Mr. Kleiberg asked if they had the height of the adjacent houses which Mr. Fichter would discuss later.

Mr. Davis asked about the rear chimney if it would drop along with the roof line and was told yes. Mr. Davis asked if the outdoor shower was covered which the plan did show.

Mr. Kleiberg asked if the shower would be connected to sanitary sewer and referred to Mr. Fichter later.

Chairman Widdis asked if the fireplace near the pool would have a chimney and was told was a gas fireplace as a fire pit.

Chairman Widdis asked about lighting. Mr. Claridge described the exterior lighting which would be shielded and directed downward, wall mounted and colonial style, and low voltage type. And yes the shed would have a light.

PUBLIC: Chairman Widdis opened the meeting to questions only for this witness. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Mr. Fichter responded to questions regarding the pool equipment location would be in a compliant location and would be elevated and the shower drain connected to the sewer.

Chairman Widdis invited questions or comments from Mr. White and the Board for Mr. Fichter's engineering testimony.

Mr. White pointed out that the plan and testimony was for a lot of 1.07 acres and asked if it included areas below mean high tide. Mr. Fichter answered it was his understanding that it was. Mr. White commented that the survey prepared by Post calculates it at .89 acres and while it changes lot coverage numbers did not impact the need for variances.

PUBLIC: Chairman Widdis opened the meeting to questions only for this witness.

Stuart Kiely, 166 Monmouth Blvd, asked questions about the size of retaining wall and style of fence as they look directly at it from across the street. Ms. Krimko answered that the retaining wall would be 2 ½ ' high so wouldn't impact the view and the fence would be an open fence.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting.

Mr. Fichter next provided planning testimony for the variances being requested – the height had been reduced below the "d" variance and sought 3.2' above the permitted 35' and based on the architect's testimony to provide for additional space for mechanicals and wood framing to be out of flood level, similar to others in the neighborhood; the grading outside the home dictates where the crawl space had to be set at 9.8'; its measured from the crown of the road which is well know for being low in that area and believes the design was the safest way to design for the flood zone. Mr. Fichter presented his proofs for the front yard setback under both C1 and C2 criteria arguing the shape of lot presents a challenge especially for the averages even though the lot is oversized it is disproportionate. They situated the home in such a way to balance the front and rear yard for sake of the streetscape they placed it in line with neighbors on either side. The average is based on the 200' to each side and the homes further to the west skew it because the mean high water line juts out for those lots and thus creates a hardship due the subject property's unique shape. The neighbor to the east only has a rear yard of 2' because of the sharp angle of the mean high water line. Mr. Fichter also testified that the they propose a fully compliant 6' fence that is an open fence but would provide limited visibility of the retaining wall which is only 2.5' at its peak and tapers down to nothing on both sides for no visual impact. The project advances the purposes of planning by being an appropriate development that benefits the general welfare, creates a safer structure and improves the Borough's FEMA rating system, secures safety from flood and reduces loss of life and property and helps protect the National Flood Insurance Fund, provides adequate light and open space and is located on an oversized lot. As for the building height, the roof peaks are located 47' and 78' from the respective neighbors. And the maximum building height is over a small portion of the roof. Lastly it preserves property values in the neighborhood and a significant improvement over the existing home. It was his professional opinion that the variances could be granted based on the C1 and C2 criteria and would not cause substantial detriment to the zone and that the benefits of the application substantially outweigh the negative.

Chairman Widdis invited questions from the Board.

Mr. Davis asked if there would be any screening for the platform to block the equipment from the neighbors. Ms. Krimko stated if the Board would approve they would commit to buffering it from the neighbors. Mr. Davis asked what material would be used for the retaining wall and asked that it be high end as the neighbors have to look at it.

Mr. Davis asked if the shed could be pushed back a bit to add landscape buffer. Mr. Fichter advised that the location was intentional to provide access. Ms. Krimko asked if the shed doesn't need any relief, it is conforming, they would prefer to leave it. Mr. Davis asked if they would put at least on the right side to buffer the neighbor. Ms. Krimko offered a couple of plantings.

Chairman Widdis recommended a different material than aluminum for the fence due to the salt air which they would take under consideration.

PUBLIC: Chairman Widdis opened the meeting to comments on the application.

Ms. Smith acknowledged an email from Rich Luick, 163 Monmouth Blvd, and read for the record their full support for the application.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application as Amended with Conditions

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kleiberg, Davis, Dailey
ABSENT:	Kahle, Savarese, Rue

IX. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

X. Adjournment: As there was no further business, the meeting was adjourned at 10:49 pm on a motion by Ms. Cooper which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • JANUARY 26, 2021****Regular****REMOTE/VIRTUAL****7:00 PM****Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 PM
- II. **Board Policy:** Chairman Widdis advised the public of the following Board policies: 1) It is Board Policy that no application will be opened after 9:30 P.M. 2) No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 22, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press, Star Ledger and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- IV. **Flag Salute:** Chairman Widdis led attendees and the Board members in the flag salute.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived	Departed
Christopher Widdis	Chairman	Remote		
James Whitson	Vice Chairman	Remote		
Patty Cooper	Mayor's Designee	Remote		
Thomas Tvrdek	Class III	Remote		
Joseph Foster	Environmental Committee Liaison	Remote		
John (Jack) Kahle	Class IV	Remote		
Michael Savarese	Class IV	Remote	9:08 PM	
Robert Kleiberg	Class IV	Remote		
Darren Davis	Class IV	Remote		
Michael Dailey	Alternate I	Remote		
Vacant	Alternate II	Absent		
Jeanne Smith	Board Secretary	Present		
Kevin Kennedy	Board Attorney	Remote		
William White	Board Engineer/Planner	Remote		
Richard Tilton	Acting Board Attorney	Remote	8:55 PM	

VI. Board Business:

- Acceptance of Resignation - Jacob Rue. Chairman Widdis noted for the record that the Board had been advised of Mr. Rue's resignation and thanked for Mr. Rue for his time of service and his valuable input.
- Approval of Minutes - Aug 11, 2020 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
MOVER:	Joseph Foster, Environmental Committee Liaison
SECONDER:	John (Jack) Kahle, Class IV
AYES:	Widdis, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSTAIN:	Whitson, Tvrdek
ABSENT:	Savarese

- Report of Pending Applications

Ms. Smith gave a report of applications scheduled for the February 9th and 26th meetings subject to notice requirements

including Mohawk Ave and the former Fort Commissary and Allison Hall parcels.

VII. Old Business:

1. Resolution of Approval - 111 Hiawatha Ave, Stetter, Kevin - As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions, which Mr. Kahle made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	ADOPTED [8 TO 0]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Tvr dik, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Savarese
INELIGIBLE:	Cooper

2. Resolution of Approval - 177 Comanche Drive; Jake Beim - As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions, which Mr. Davis made a motion to approve the Resolution, which was seconded by Mr. Whitson and received the below roll call:

RESULT:	ADOPTED [8 TO 0]
MOVER:	Darren Davis, Class IV
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Tvr dik, Foster, Kahle, Kleiberg, Davis
ABSENT:	Savarese
INELIGIBLE:	Dailey

Councilman Tvr dik stated that it was his understanding that one of the parties regarding the next application expressed concern about his communications with the Applicant and neighbors as a Councilman conducted in good faith interaction and therefore recused from the Arce matter and exited the meeting at 7:19 PM

3. PB2020-27 Arce, Rosetta

CARRIED from December 16, 2020
49 Sagamore Ave
Block 11. Lot 25

EXHIBITS:

- A-6 Grading Plan Revised, prepared by R.C. Associates Consulting, Inc., last revised Jan. 6, 2021
- A-7 Topographic Survey Revised, prepared by R.C. Associates Consulting, Inc., last revised Dec. 30, 2020.
- A-8 Maser Consulting Review Letter dated January 25, 2021

Mr. Kennedy marked and described Exhibits A-6, A-7 and A-8. Mr. Kennedy then swore in Mr. White the Board's Engineer/Planner. Mr. Kennedy told Mrs. Arce that she was sworn in at the last meeting and that she remains under oath.

William Merumk, Applicant's Professional Engineer, was sworn in, presented his qualifications and was accepted as an expert in engineering.

Rosetta Arce, Applicant/Owner of 49 Sagamore Avenue re-introduced herself to the board. Mrs. Arce said after listening to the board's suggestions, they've revised the plans for the inground swimming pool, and taken the recommendations of the board, and the town engineer from the previous hearing, and have made a number of changes to conform. Plan changes include a reduction in the number of variances for the construction of the pool and have also reduced the initial requested impervious coverage amount. Concerning the engineering report from Maser Consulting, and the recommendations from the previous hearings, they have completed the additional requests listed from the November review letter.

Mr. Merumk testified that the pool was relocated to comply with the setback requirements include west setback to the house of 10' complies based on the latest review from Maser. The building setback to the porch deck in the back needs a setback

for 5.6 feet. For the landing they're proposing 4.5' by 7.5' and that's to get outside of the existing patio sliding doors that are on the back of the house. They reduced the original deck to a minimal so they can get outside of the house. At the rear property line they're proposing 2.5' setback to the pool. Right now the fence is about one foot off the property line so they're proposing to fill in the area between the pool and the existing fence line with some stone just to cover the areas to help with grading. There's not going to be any planned access way back there and it's just going to be if they need to go back there for maintenance of the pool. Variances are also needed for the existing shed on the property. The back shed is 0.7' off the side property line which is existing non-conformity and would like to keep that one, also the existing vinyl shed that sits in the driveway. They have revised the drainage design. They modified the walkway around the pool to just two sides. They have water directed into a trench drain which is then directed into a stone pit. They did a soil boring on the property and there is clay at the top of the ground level. They put a note on the plans to excavate below the clay layer then the bottom of the clay layer is going to be filled with sand or clean gravel on top of the good sand that's underneath the ground so that way the water will percolate into the ground and not get stuck in the clay layer. The building coverage is at 30.5% and we are reducing it down to 26.54% then the impervious coverage is being increased due to the pool going in, but that has been reduced since the original application. They also reduced the paved walkway around the pool to just the two sides.

Chairman Widdis asked to go over the variances that are requested.

Mr. Merumk replied proposed 2.66' for the rear setback and 5.6' from the house where 10' required. The pool is 10' from the actual dwelling but because the deck is counted as part of the building, they are 5.6' from the edge of the deck to pool.

Chairman Widdis asked if it was proposed to have walkway around two sides? Mr. Merumk stated yes that the side closest to the house and the side by the shed. The south side and east side only. On the north side would be decorative stone between the pool and existing fence just to cover the area since the pool is going to be elevated due to the existing slope on the property. Impervious coverage is 37% permitted, 50.5% exists and they want to increase that to 56.09%. that would include the enlarged pool, coping and the pool equipment. There is an existing frame shed on the property with a 7' existing setback where 10' is required and is a permanent shed so they would like to keep that and get the variance to let it stay. There is a shed in the front of the property that's off to the side at 7.8' and they want to keep that distance.

Chairman Widdis asked Mr. Merumk to address Mr. White's review letter.

Mr. Merumk testified that when they did the soil boring that the top left corner of the plan that there is clay soil down to about 6' and under that is all sand. They are proposing when they put in the stone pit to excavate out all the clay then fill in the bottom portion with clean sand and gravel, so that way at the bottom of the stone pit, that is being proposed 3x3x3 at the bottom of the 3' will be clean sand going down to the natural sand that's underneath the property. Mr. Merumk added that they can provide additional spot grades for water flow. The trench drain will catch all the water from the walkway and put it into that trench drain and recharge all the water. The area between the house and the pool will follow the existing flow over land.

Chairman Widdis asked what the level of the house, pool and backyard? Mr. Merumk said they're proposing the pool at 14.5, with a one-foot change in grade which they propose to fill with some stone.

Chairman Widdis asked if Mr. White had concerns or questions.

Mr. Whites expressed concern for the existing vinyl shed, impervious coverage, only one car able to park in the driveway, RSIS requires three and half cars, being it's a three to four bedroom house there should be parking for three. Mrs. Arce responded two cars fit in the driveway. Mr. White stated there was no room for a third car which was his concern. The driveway stops about 30' into the property and they look for about 18' to 20' depth per car. It looks like the bumper is going to be at the curb. Mr. Merumk asked if it would be acceptable to relocate the shed to give them the room in the driveway? Mr. White commented that increases the impervious coverage.

Mr. Whites also expressed concern that the pool coping is at 14.5, the rear fence is at 13.5 it's a very steep incline there and that basically a foot and half drop that's steep and unsafe. Mr. Merumk said if they lowered the grade down more they will have a big slope going from the yard into the pool. Mr. White said this a safety concern especially since there's only 1' coping around the pool.

Chairman Widdis opened up questions from the board members.

Mr. Foster asked if the stone being put in is impervious coverage? Mr. White said because its being used as landscape no. Mr. Foster asked about the Vinyl shed whats behind the steps, is it grass? Mr. Merumk said its all grass.

Mr. Davis asked Mr. White about the 3x3x3 recharge with the stone, is it going to clog, is it adequate, should it be a tank?

Mr. White said he asked drainage computations to demonstrate that was sufficient capacity.

Mr. Kahle asked if there were any other options to deal with the water that you're trying to catch in the dry well? Is this the only option available? Mr. Merumk responded the property drains from the right to the left side, side property drains down towards the west. Mr. Kahle asked if the dry well was going to catch the trench drain? Mr. Merumk yes, just catching the increasing impervious coverage that we are adding for the walkway.

Chairman Widdis asked where the fence is going? Mr. Merumk that there is a chain link fence at stairway going down the back of the driveway, they are proposing that the wall around the stairs to be increased to 4' to that it would be compliant, then add a fence down the east property line where the chain link fence is now at the back of the property line. Chairman Widdis asked about the fence on the eastside of property? Mr. Merumk proposing a 6' vinyl fence to go from stairway to the basement to the back property line where there is currently a 6' vinyl fence that's about 6 inches off the property line. Chairman Widdis asked what they were doing on the westside of the property? Mr. Merumk said they wanted to use the neighbor's fence to tie in with theirs. Mr. White commented that UCC code does not permit you to use somebody else's fence for a pool.

PUBLIC: Chairman Widdis opened this portion of the meeting to questions from the public for this witness. Ms. Smith provided the participation information.

Kathy Kenny, 84 Monmouth Blvd, located directly behind the Arces lot, was sworn in and described the backyard asked questions about water runoff and the pool being so close to her property and impacts to the value of her home was concerning. She expressed concern that there were only 2 dry wells planned for the backyard. She also stated that parts of her yard are at 12.09 elevation and the Arces are proposing 14.37 elevation which is 2' higher than hers. She is concerned about where the water will go and drainage issues for her backyard. Mr. Merumk responded the water will be diverted to the grass area to the left back corner towards Port Au Peck.

Mr. Kennedy exited the meeting with Mr. Tilton present in his stead.

Mr. Davis asked Mr. White what is the water table? Mr. Merumk said the water table is at 58 inches.

As there were no additional questions from the public, Chairman Widdis closed that portion of the meeting.

Mr. Foster asked if the 58-inch water table has an impact on the proposed 6' pool when you have heavy rains? Mr. Merumk said there is a water line 6 inches below the copae line. There is 6 inches of water that can go in there. When the pool is installed, there are ways around the water table. The pool contractor will have to take that into account.

PUBLIC: Chairman Widdis opened meeting to the public for comments on this application.

Kathy Kenny, 84 Monmouth Blvd., expressed concerned about water, privacy, size of the pool too close to her house. She asked the board to reject the pool until it fits the size of the yard.

Mrs. Arce commented that they have never had water in their yard, they have a full finished basement that's never gotten wet and that they have sump pump that has never gone off. She also said they have an engineer who would cooperate with the boards engineer about any run off.

As there were no additional comments from the public, Chairman Widdis closed that portion of the meeting.

Mr. Kleiberg made a motion to reject the application as it stands now.

Mr. Tilton advised the Board that some of the board members gave some good engineering solutions keeping in mind the balance of interests of the neighbors, the community and the zoning with the application. He suggested taking some of the suggestions and coming back with revised plans. He explained if Mrs. Arce moved forward she would risk having her application denied.

Mrs. Arce requested that her application be carried to provide additional time to address the Board and public concerns and prepare revised plans.

Motion to Carry Application to Feb. 23, 2021 with no additional notice required

RESULT:	ADOPTED [8 TO 0]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Savarese
RECUSED:	Tvrdik

Mr. Dailey recused himself from the Rosenbloom matter and exited the meeting at 8:32 PM

Councilman Tvrdik re-entered the meeting at 8:34 PM

4. PB2020-32 Rosenbloom, Matthew
 47 Tecumseh Ave
 Block 8, Lot 26
 Variance relief for impervious coverage for deck, outdoor grill and associated improvements

EXHIBITS:

- A-5 Revised Plot Plan prepared by KEE Engineering Enterprises dated Dec. 22, 2020.
 A-6 Revised Plot Plan prepared by KEE Engineering Enterprises, dated Dec. 22, 2020 with Expanded Zoning Schedule showing Zoning Conditions at time of Purchase by Applicant

The following persons were sworn in: Matthew Rosenbloom, Applicant and Board Engineer/Planner, Mr. White.

Mr. Rosenbloom described the application before the Board for a variance because he sold his home and was granted a temporary CO because there was no variance approval for the patio that was installed prior to sale. The patio is about 58.3% impervious coverage where 37% is allowed. He is coming before the board with a revised plan of 45% reduction of the impervious coverage.

Mr. Kahle asked how many square feet of impervious coverage did they take out from the previous plan? Mr. Rosenbloom said about 170 sq feet. Mr. Kahle asked if he had any permits for patio, gas line or electric? Mr. Rosenbloom said he was not able to get permits yet. Mr. Kahle asked if there is a block wall behind the grill on the rear? Mr. Rosenbloom said it's an outdoor kitchen.

Mr. Davis asked why Mr. Rosenbloom did not get the plans down to the 50.3 that was asked of him from the last meeting?

Mr. Rosenbloom said he is trying to work with the home's buyers but they are concerned about taking walkways out to meet the coverage for safety reasons. They did rip up driveway and reduced some of that coverage.

Mr. Foster said he didn't see any topographical markings on the plans so could Mr. Rosenbloom explain what the runoffs will look like? Mr. Rosenbloom said he has had no problem with water.

PUBLIC: Chairman Widdis opened the meeting questions of the witness only. Ms. Smith provided the participation information. As there was no from the public, Chairman Widdis closed that portion of the meeting.

Board members provided suggestions to Mr. Rosenbloom to reduce the coverage. He replied that he must go back to the homeowners. It was then suggested to have the new homeowners partake in the meeting as to avoid the back and forth. The homeowners have not accepted the invite to partake in the meeting with Mr. Rosenbloom. There was discussion on the matter.

Chairman Widdis asked for a motion on the application?

Mr. Whitson made a motion to reject application as stated which was seconded by Mr. Kleiberg.

Mr. Rosenbloom asked if he had the opportunity to carry the application so he could go back to the homeowners again to try and work through this.

Motion to Carry Application to March 9, 2021 with no additional notice required

RESULT:	ADOPTED [8 TO 0]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis
ABSENT:	Savarese
RECUSED:	Dailey

Mr. Savarese joined the meeting at 9:08 PM

Mr. Dailey re-entered the meeting at 9:09 PM

5. PB2020-21 Somerset Development

CARRIED from January 12, 2021

Fort Monmouth Lodging Parcel

Block 110, P/O Lot 1

Preliminary & Major Site Plan with variance(s) for construction of 180 residential units

EXHIBITS:

- A-11 Photograph / Rendering of the Westmont Station development site, a mixed community developed by the Applicant
- A-12 Elevations / Concept Architectural Plans, prepared by Graviano & Gillis Architects & Planners, LLC, dated Dec. 2, 2020
- A-13 HVAC Plan with Unit Example Location
- A-14 Photographic Exhibit of siding products, prepared by Ken Gold (of the Applicant's Office)
- A-15 A Composite of the Exhibit E (as set forth in the drop box), containing an existing aerial photograph, dated December 18, 2020, a proposed aerial Exhibit, dated December 18, 2020, a Landscaping Exhibit, dated December 22, 2020, and an overall Site Plan Exhibit (C102),

B-3 Fire Official Memo dated January 9, 2021

Mr. White, Board Engineer/Planner was sworn in. Mr. Kennedy marked and described Exhibits A-11 through A-15.

Michael Bruno, Attorney for Applicant, appeared along with Applicant, Ralph Zucker and Engineer Karl Pehnke who were both sworn in. Mr. Karl Pehnke is testifying as professional engineer with expertise in traffic engineering.

Mr. Bruno summarized the history of the application and previous hearings and that the Applicant has revised its plans to address the comments from the Board from the previous meeting and direct testimony of all the witnesses, except Karl Pehnke who will provide traffic engineering testimony on the submitted traffic impact study.

Mr. Bruno took time to address a comment made by a neighboring resident about a question to widen Carty Ave and create parking on both sides of the street. FMERA would allow them to widen the street. It will take about one foot which would come from the grass way that's between the curb line into the sidewalk area. It will provide between eight to ten parking spaces. Somerset is willing to do that in response to the resident's comment.

Mr. Bruno asked Mr. Pehnke to give testimony as to the parking, parking adequacy, location of the parking fields for the community as well as the means of circulation and access points for the project.

Mr. Pehnke said that they did prepare a traffic impact study on July of 2020 which was submitted with the application. They coordinated with FMERA and Monmouth County. They collected and observed traffic flow conditions on the area roadway networks. They visited the site, surrounding roadway network to take an inventory of the existing regulatory environment and roadway conditions and then prepared the traffic projections for the development, for developments that are occurring adjacent to the project. And with that data, we were able to prepare some modeling and analysis, which are documented in the traffic impact study. With that data, we were able to prepare some modeling and analysis, which are documented in the traffic impact study. Most important for the intersection of Oceanport Avenue and Saltzman as requested by Monmouth County. From a traffic standpoint referring to exhibit The primary access to this project is from Barton Avenue and from Bennett which both lead down to Russel Avenue and then ultimately connect down to Saltzman and then to Oceanport in the East and route 35 in the West. Ultimately the position of the application, there will be three primary points of access in, and out of this, this neighborhood. From a traffic standpoint, the project will generate about 20 or so inbound trips in the morning peak hour. As traffic engineers we study the peak of the roadways. When traffic is basically hitting its highest and peak generating hours of the development, which for a residential community is, usually, the weekday morning hours when people to and from work between 7:45 to 8:45 am and the weekday evening peaks which go 4:30 to 5:30pm. During the morning hours they expect about 20 vehicles arriving to the proposed 180-unit residential development, and around 60-65 those vehicles will distribute over Signal Avenue, Barton and Bennett where they are oriented to and from. In the evening it's a bit on the reverse with 65 vehicles returning to the residential community and between 35 to 40 leaving residential community. Traffic went through quickly with 40% of traffic wanting to travel west along Saltzman towards Tinton Falls on route 35 about 25% wanting to head north on Oceanport Avenue towards Little Silver, Red Bank and Rumson and the remaining 35% heading south bound to 36. The traffic will dissipate quickly, the traffic light at Hildreth and Oceanport Ave we continue to operate at good levels of service and will handle the modest amount of traffic that is projected to carry through the site. I will affirm statements that roadways have been properly designed following guidance, and then requirements of the residential site, improve standards which are promulgated by the department of community affairs they are statewide standard which govern residential development throughout the state of NJ. The design accommodates all the

types of vehicles that regularly using roadways and moving cars, delivery trucks, emergency vehicles, the standards were set specifically to be sure that a safe traffic flow will be provided in a residential community. Parking for the development meets and exceeds the requirements by the residential site improvement standards. A total of 414 spaces are required and we are providing 661 of our total spaces 589 are serving the townhouse community, both with one street and off-street parking. All of the townhouses are supported by two car garage, and two car driveway aprons. The driveway aprons all meet the minimum requirements.

Chairman Widdis asked Mr. Pehnke to explain what will happen with Cheryl Avenue.

Mr. Pehnke said the county has agreed to take over Sanger Avenue which connects in a north south direction between Cheryl Avenue where it intersects with Russell down to Saltzman so that will be a two-way roadway. The intersection where Sanger Avenue meets Cheryl Avenue to the west will become a two-way roadway. Cheryl will be a two way all the way as it goes to the west and turns onto Wilson Avenue and reconnects with Saltzman. To the east, which is Russell Avenue, it will remain one way in the west bound direction to the intersection with Sanger.

Chairman Widdis invited questions from the board members.

Mr. White asked when Signal Avenue gets extended out to Oceanport Avenue what kind of intersection is it? Signalized?

Mr. Penkhe its being viewed as an unsignalized intersection. Mr. White asked if the project never gets built what happens? How does that effect the access to Oceanport Avenue? Mr. Penkhe said they addressed that with the study and they have adequate access to Barton and Bennett which connects down to the primary roads which is Saltzman and Cheryl it doesn't affect them.

Mr. Tvrdek asked what is the plan for Allen Avenue? Mr. Penkhe said Allen Avenue will not have a direct connection to Oceanport Avenue the section of Signal Avenue from Allen Avenue to the site they propose to maintain for emergency access, pedestrian connectivity can also use it. They felt if it was opened there was a potential impact on the East Gate project as well as an impact on them by drawing traffic through Oceanport that rutted to bypass-to-bypass Cheryl Avenue and original bypass which isn't appropriate for the East Gate community as well. They gated it off. Mr. Tvrdek asked about the other end where it goes to Oceanport Avenue? Mr. Penkhe responded that connection would be permitted. The traffic from the residential community will be able to travel into the Allison Hall project which has some advantages because it has a commercial component to it which may be attractive to the residents. It provides another way in and out from both our neighborhood as well as East Gate that connection would continue through.

Mr. Savarese asked when they did the traffic counts with 180 units how many cars was generated for each unit?

Mr. Penkhe said the traffic regeneration estimates were utilizing data that's published by the Institute of Transportation Engineers entitled True Regeneration, 10th addition. A document is basically we resource documents for transportation professionals throughout the country. Within that document is this data that's been collected at similar communities, which we can use to project traffic flow. Mr. Savarese asked if looks at the fact that on a holiday or a summer day or a weekend that, each one of those units probably will have two vehicles all day long?

Mr. Penkhe said It reflects the typical traffic regeneration from a residential community. It reflects on data collected, from all times of the year and analyze to determine the average. There is going to be some days when there's more, some days when there is less.

Mr. Davis asked to be clear Allen Avenue is going to be blocked off on the West side? Mr. Penkhe said correct the connection between the Signal Avenue and Allen Avenue will be Emergency and Pedestrian only.

Mr. Davis asked Mr. White if he thinks it's a good application to close the gate? Would it help the disbursement of traffic if it was accessible? Mr. White said when the connection gets punched through you will be encouraging a shortcut and its going to be a problem. The fire Marshall has voiced concern already. It's a small community and they're trying to keep the traffic to a minimum and not have a high cut through.

Mr. Davis asked what adjustments were made pursuant to the fire Marshalls requests? Mr. Penkhe said the adjustments were minor. In the driveway areas between the townhouses were we had 20' wide cartway on the driveways with 20' deep driveway aprons we adjusted it to 24' driveway with 18'deep which is still compliant and it accommodates the largest emergency vehicle.

Mr. Kahle asked how many cars will enter and exit at Signal Avenue compared to the Russell Avenue entrance on Oceanport Avenue? Mr. Penkhe said Signal Avenue has a benefit for having more direct connection out to Oceanport Avenue. Mr. Kahle asked based upon numbers will Russell Avenue or Signal Avenue be used more? Mr. Penkhe said that Signal Avenue will be directly handling half of the traffic - it's a good diversion away from Bennett Avenue and Barton Avenue. Traffic that wants to go west will not find that desirable travel, you would still want to connect down to Cheryl and or Saltzman to get west to 35.

PUBLIC: Chairman Widdis opened the meeting for questions from the public of this witness only.

Don Solecki, 1 Russell Avenue, was sworn in and requested that there be some consideration and cooperation between the two developers Alison Hall and Somerset in ensuring that the Signal Avenue roadway is opened to Oceanport Avenue to facilitate the traffic flow. Mr. Bruno informed Mr. Solecki that is a separate application. Its between what FMERA and the planning board require. He said they're cooperating with them and they do have the common walk along the river and will cooperate because they're neighbors but as it relates to when Signal Avenue goes in they're not related to that issue.

Mr. Solecki asked if there could be a permit process that involves Signal Avenue opening up to Oceanport Avenue as a contingent about permitting the Somerset development? Mr. Bruno said the answer is no to that request.

Mr. Solecki asked about the traffic study on Bennett Avenue, as in figures 8, 9, in the Langdon engineering traffic study the drawings inaccurately portrayed Bennett Avenue aligned with Sanger Avenue. As Bennett Avenue exits Somerset Development it takes a hard left curve and it comes to Russell Avenue before it crosses to Stanger and where it takes the hard left turn the road narrows and the mailboxes and community bulletin board for East Gate exists, having the as a major traffic flow and egress and outgress is a dangerous situation how can you remedy that? Mr. Pencke said the traffic flows projected along Bennet are in the order of 30 or so for the peak hour direction of vehicles, it is a low amount of traffic, it is consistent with a residential neighborhood traffic flow. He sees no problem from a safety and traffic flow standpoint in that section of Russell and Bennett where it meets. They believe that the traffic they are projecting is low and modest and will not create difficulties.

Mr. Solecki asked how can they use data on traffic from a nationwide study when NJ has more cars per capita than any other state in the union? Is this data in any way, shape, or form localized so that the formulas for trip generation reflect the local traffic and not national patterns? Mr. Pencke said the data includes data that's been collected in New Jersey. The opportunity to monitor existing communities has shown that the data is correct and most importantly it is the data that is used by the Department of Transportation Monmouth County. Every county in the state of New Jersey, and every traffic engineer in the state of New Jersey, and is an accurate representation of the traffic flows that we can anticipate from a development such as this.

Mr. Solecki asked why they closed Signal where it meets Allen? Mr. Pencke said what became quickly evident in our analysis and evaluation of the circulatory system, particularly with the completion of signal out to Oceanport, is that it provided a very direct parallel roadway to Cheryl Avenue to the point that we are concerned that, if we did not somehow disrupt that connection, you would have a regional traffic flow of people making a right in, on signal, traveling through the lodging section down to Allen through the officers' quarters section on down the Russell, and then continuing want to show and vice versa. . It would be a quicker movement, then traveling down to the signal at Oceanport Avenue. It became evident that we needed to disrupt that, we disrupted by maintaining that connection by blocking it off for emergency access only because we still do want the emergency connectivity. The connection is always there and if something changes in the future it could always be opened. We saw that as a big concern from my standpoint that we could have had a unintentional impact on the East Gate community by drawing regional traffic through and with the opening of Signal out to Oceanport Avenue.

Mr. Solecki asked did they consider, at any point, surges of traffic that occur from the Little Silver train station to the north, and Monmouth Park Racetrack to the south and the proposed developments that include not only the Allison Hall parcel but the Barker Circle parcel as well as the 400 area right across the street from the signal at Oceanport and Hildreth?

Mr. Pencke said they incorporated the Alison Hall which directly impacts both.

Donald Gordan, 21 Russell Ave, was sworn in and asked about the limited access coming in from Allen Avenue from Signal and how was that going to be maintained for emergency vehicles? Mr. Pencke - the site plan incorporates a gate. The specific details of that will be worked out with emergency services as to what they prefer to be able to break away. There's a couple of different ways that can be done. A gate or a bob in chain, or some other mechanism at both ends of it will be employed.

Robert Schmidt, 1 Allen Ave, was sworn in and asked questions about the numbers used for traffic study and numbers used for parking study should be the same? Mr. Pencke testified that the traffic generation data sources based upon units so it's reflective of typical parking requirements for a residential community the analysis, and projections are based upon the number of parking spaces provided. It's based upon, are the residential units provided, which, presumably, have provided the appropriate number of spaces. Mr. Schmidt asked about the parking area adjacent to building 270 and 328 its in an area of a historic park, and the fire Marshal is asking for access through that from Allen into the back parking area. Is there somewhere else you can place that parking area and preserve the park? Mr. Bruno responded and said they are going nowhere near the park.

Douglas Johnson, 26 Russell Ave, was sworn in and asked if they could eliminate the nine units along Carty Avenue and replace with a buffer zone and add some additional parking. Mr. Bruno told them the answer is no. Mr. Johnson asked if the units facing Carty Avenue will have facades that will match the historic area across the street? Mr. Bruno said the historic façade was considered when designing.

Elke Merz, 23 Russell Ave, was sworn in and asked how they plan to control traffic at Y in the road where Russell meets Bennett. She also has concerns about where all the mailboxes are located and the safety of getting to them with traffic. Mr. Penkhe said they were not proposing and changes at that location. He said it's a discussion to have with the Mayor and the HOA.

Chairman Widdis asked Mr. Bruno, Mr. Penkhe, Mr. White, and the Board if they could open Allen Avenue up to let traffic flow through until Signal Avenue was ready to be opened. Once its open than Allen Avenue gets closed again. All agreed with that suggestion and will incorporate it in.

Mr. Sweeney, 3 Russell Ave, was sworn in and asked questions about the exit point and entrance points around Carty Avenue? Is there any entrance and exit points from the Somerset project onto Carty? Mr. Penkhe there is one entrance and exit off Carty.

As there were no questions from the public for this witness, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the meeting to comments from the public on the application.

Mr. Solecki, 1 Russell Ave, said he thinks that the townhomes should be uniformed with the surrounding buildings and add the same brick front. Mr. Solecki asked if the State Historic preservation office or the NJ Historic Trust granted approval for the designs of the townhomes? Mr. Bruno said they're in the processing of approval.

As there were no other comments from the public, Chairman Widdis closed that portion of the hearing.

Mr. Kennedy stated there were several conditions imposed or discussed throughout the various hearings, and some of them have already been agreed to and sought direction on the best way to incorporate the conditions - blanket statement that the approval is conditioned upon compliance with all the promises and commitments and representations that the applicants team made or highlight a couple of them or the main ones, knowing that whatever they said is going to be a condition, and it will be in writing and he thinks the only thing we need to get clarification on is brick design if it's a request or a condition?

Mr. Bruno said they have spent so much time on the design of these buildings and would request the Board does not impose a condition on them.

Mr. Kennedy summarized the standard conditions after which Ms. Cooper made a motion to approve the application with the conditions stated during the hearings which was seconded by Mr. Kleiberg.

Motion to Approve Application with Conditions

RESULT:	ADOPTED [8 TO 0]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Savarese, Davis
INELIGIBLE:	Dailey

VIII. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one else from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

IX. Adjournment: As there was no further business, the meeting was adjourned at 11:21 pm on a motion by Mr. Davis which was seconded by Ms. Cooper and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • NOVEMBER 9, 2021****Regular****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 PM
- II. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- III. **Board Policy:** Chairman Widdis advised the public of the below Board policies: •It is Board Policy that no application will be opened after 9:30 P.M. •No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- IV. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on June 29, 2021 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.
- V. **Welcome New Member:**
1. Oath of Office - Maura Kelly, Alternate II - unexpired term ending 12/31/2021
- Ms. Kelly was unable to attend so this item was carried to the next meeting.

VI. Roll Call:

Attendee Name	Title	Status	Arrived	Departed
Christopher Widdis	Chairman	Present		
James Whitson	Vice Chairman	Present		
Patty Cooper	Mayor's Designee	Late	7:10 PM	
Thomas Tvrdik	Class III	Present		
Joseph Foster	Environmental Committee Liaison	Present		8:30 PM
John (Jack) Kahle	Class IV	Present		
Michael Savarese	Class IV	Absent		
Robert Kleiberg	Class IV	Present		
Darren Davis	Class IV	Present		
Michael Dailey	Alternate I	Present		
Jeanne Smith	Board Secretary	Present		
Kevin Kennedy	Board Attorney	Present		
William White	Board Engineer/Planner	Present		

VII. Board Business:

1. Report of Pending Applications - Ms. Smith advised the next meeting would be Nov. 16 which had been added to the regular meeting schedule and advertised in accordance with law to accommodate Barker's Circle application. Last meeting of the year is Dec. 14 with applications for a lot line adjustment and legalization of an expanded driveway.
- Ms. Smith also invited the public and Board members to attend the Borough's Veteran's Day Ceremony on Nov. 11th with distinguished Planning Board member Robert Kleiberg as guest speaker.

VIII. Approval of Minutes:

1. Planning/Zoning Board - Regular - Oct 26, 2021 7:00 PM

RESULT:	ACCEPTED [7 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Foster, Kahle, Kleiberg, Davis, Dailey
ABSTAIN:	Tvrdik
ABSENT:	Cooper, Savarese

IX. Old Business:

1. PR-21-32 Resolution of Approval - 10 Bridgewaters Drive

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions. Mr. Kahle made a motion to approve the Resolution, which was seconded by Mr. Davis and received the below roll call:

RESULT:	ADOPTED [7 TO 0]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Widdis, Whitson, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Savarese
INELIGIBLE:	Cooper, Tvrdik

2. PR-21-33 Resolution of Approval - Oport Partners, Phase II

Mr. Kennedy advised that the resolution had been distributed to the Applicant's attorney who had provided several comments. After discussion with the Chairman and Secretary and Board Conflict Engineer, a request was made to table for the next meeting in order to resolve comments and bring back to the Board.

RESULT:	TABLED [UNANIMOUS]	Next: 11/16/2021 7:00 PM
MOVER:	John (Jack) Kahle, Class IV	
SECONDER:	Darren Davis, Class IV	
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Dailey	
ABSENT:	Savarese	

Ms. Cooper entered the meeting at 7:10 PM

X. New Business:

1. PB2021-13 SCHMIDT, WILLIAM W.

101 Smith Street
Block 49, Lot 1

EXHIBITS:

- A-1 Land Development Application
- A-2 Survey of Property, prepared by Charles Surmonte P.E. & P.L.S., dated November 30, 2020
- A-3 Plot/Grading Plan, prepared by Charles Surmonte P.E. & P.L.S., last revised July 11, 2021
- A-4 Architect Plans, "House for: Mr & Mrs Billy Schmidt", (5) sheets, prepared by William Herchakowski R.A., dated 12/18/2019
- A-5 Board Engineer Review Letter, Collier's Engineering & Design, dated Sept. 16, 2021
- A-6 Minor Subdivision Map, Block 50, Lot 4 & 1.01, prepared by East Coast Engineering, Inc., dated July 15, 2014.
- A-7 Sketch for Quitclaim of a Portion of Tidlands Grant to Sarah Ann McCarthy, Block 50, Lot 4 & 1.01 prepared by East Coast Engineering, Inc., dated January 21, 2011.
- A-8 Map of Survey, Block 49, Lot 2, prepared by George W. Henn, Inc., date cutoff
- A-9 Google Maps Aerial Photographs of Site, 2 Sheets, undated.

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. While waiting for the public to respond, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

William Schmidt, Applicant, Chet Surmonte, Applicant Engineer and William Herchakowski, Applicant Architect, were sworn in.

Mr. Schmidt, owner of the property, described the application to construct a new home within the existing frame of the dwelling currently there which is not in a livable condition.

Mr. Surmonte described and marked Exhibit A-6, A-7 and A-8.

Councilman Tvrdik asked Mr. Schmidt to clarify his statement that the new home would be built within the existing frame or the existing footprint – he's building a new home so yes.

Mr. Surmonte provided testimony including a description of the property, its dimensions and characteristics, total lot area of 9,750 s.f. where 12,000 s.f. is required with no available land to either side to reduce the non-conformity, lot width of 92.9' where 120' required and front setback based on average drawn from 1 house based on definition of block in ordinance. There was discussion on what the average was based on, what the ordinance requires, the rear setback complies with both ordinance and the average with the front yard setback minimum with open porch is 24' where 15.3' proposed – same as previous dwelling.

Mr. Surmonte testified concerning the siting of the house location taking into consideration not to put any closer to the river – in fact pulling the house/rear deck back from the river about 5' so that they maintain the view for the neighbor to the south. He reviewed the proposed front setbacks for stacked entries – foyer with 2-story element due to need for first floor elevation in flood zone, and first floor living space entry. It was designed in such a way to minimize those entries to minimal heights and area. He described the proposed side-entry driveway from Werah. There are no plans to change the grading other than a couple inches for the garage to be at 7.3 in order to maintain building height of less than 35'. The proposed house reduces the existing dwelling's building coverage.

Chairman Widdis invited questions from Mr. White and the Board.

Mr. White commented that the this lot is similar to others where the first floor is below the Base Flood Elevation and should provide a deed restriction that no habitable space would ever be provided on the first floor at grade elevation and the plan should clarify that all construction below elevation 12.4 will be made of flood resistant material.

Chairman Widdis asked questions about the elevations at front and side where there's no curbing and where runoff would flow. Mr. Surmonte pointed out the elevations on the plans that grade the house at a foot higher than the road in the front.

Mr. Davis commented he had no questions but commented a concern on the front setback which seemed extreme and would suggest the entries be staggered to reduce.

Mr. Dailey commented on the driveway location, width of roadway.

Mr. Foster asked questions about elevations of first floor, garage floor and the base flood elevation.

Mr. Kleiberg asked what the setbacks off the road were for the houses on the block to the north. Mr. Surmonte answered based on the subdivision map for that lot, the setback is shown at 44-44.5'

Mr. Kahle asked for the process for calculating the front setbacks to each of the foyers/entries which Mr. Surmonte reviewed referring to A-4. Also, discussed height of the entries from the front setbacks.

Mr. Whitson asked what was the total height and was told measured from crown of road it was just under 35'. He expressed concern with the front setback and what was proposed for the front of the property. He asked if Mr. White was satisfied with drainage and was told yes, once they complied with his letter.

PUBLIC: Chairman Widdis opened the hearing to questions of this witness only. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

William Herchakowski, Professional Architect, presented his qualifications and was accepted as an expert in architecture. Mr. Herchakowski provided testimony related to the height of porch, the setback of the porch being back further than the house to the north, described the proposed house, floor layouts, proposed deck with stairs to grade, floor areas of the entries, first floor and second floor for a total of 2559 s.f. living area, typical for the area, horizontal siding most likely a hardy board, stainless steel cable railing system, the lower base would use colored stucco or cultured stone, minimal attic area to keep the roof pitch to comply with height requirements from the crown of the road, garage storage.

Chairman Widdis commented that the plans should be corrected to change the note from east to west which Mr. Herchakowski acknowledged and would correct.

Chairman Widdis invited questions from the Board.

Ms. Cooper commented that the front foyer seemed to be a waste of space and was there a way to widen the foyer and eliminate the front porch to reduce the non-conforming front setback. Mr. Herchakowski responded that the porch adds character to the house and breaks up the front façade. He added that Mr. White's review letter points out that the porch can be up to 24' front setback.

Councilman Trvrdek added that if they could take the entry foyer of 11'2" x 12' up to 12'10" you'd have a reveal on the left hand side of the house, shrink the entry and step up the landing, reposition the staircase so you don't have to come into the front yard setback. They would like to see the Applicant to increase the front setback by making changes to the foyer/entry/staircase. There was additional discussion on potential changes that could increase the setback.

Mr. Kahle asked what were the houses beyond that setback. Mr. Herchakowski introduced and described Exhibit A-9, 2 aerial photographs of the area, and pointed out the houses to the north. There was discussion on the street character of that neighborhood.

Mr. Kleiberg commented that he was concerned with all the discussion on redesign.

Mr. Foster asked about the earlier statement that the new house would be built within the confines of the existing house. Mr. Herchakowski answered that was incorrect. The house was placed in the best location to meet both CAFRA requirements and ordinance requirements. The house is of modest size and not a 4500 s.f. house. The foyer was intentional to be aesthetically pleasing. The existing house was being demolished including the slab and the proposed house would be smaller footprint, smaller coverage, smaller building coverage.

Mr. Kahle commented he didn't understand why the house has to be so close to the road. Mr. Herchakowski stated it was governed by CAFRA that they couldn't go any closer to the river.

Mr. Davis commented that they could go up 400 s.f. which Mr. Surmonte answered yes, but they would have to go back through the permitting process with CAFRA and they could do that but the intent was to respect the river side for the neighbors. Mr. Herchakowski added that because of flooding it was thought it would be safer to be back.

Mr. Foster asked about storm water runoff and the drainage. Mr. Herchakowski stated that Mr. White's review letter conditioned that drainage should be directed towards the river which they would comply. Mr. Foster asked about the existing driveway versus the proposed driveway. Mr. Herchakowski responded that the current driveway runs from Smith Street and they are proposing to relocate it off of Werah Place which puts in a good place nearer to the river to direct runoff.

Mr. Dailey commented that to him it seemed everyone's concern was with the entry foyer coming out to the covered porch, pointed out the grade shots and concern that the entry foyer may be too low, considering the flooding. There was a lengthy discussion concerning the proximity to the road, the lowness of the grade and potential solutions to resolve the issues including the reduction of a couple of risers and raise the entry foyer to avoid dampness in heavy rain and bring it closer to the house away from the street.

Mr. Davis commented his concern was for the grade at the front and the foyer to be moved back and more blended in compared with the house to the north.

Chairman Widdis expressed concern for the driveway location and backing up towards the river on an active road where the public walks down to the water and there should be no parking permitted on the roadway. Mr. Herchakowski responded that they did the best they could to improve the driveway which had been approved by the Zoning Officer.

Mr. White clarified for the record that the ordinance permits the porch to encroach 6' into the front setback with an open porch which brings it to 24' and the Applicant proposes 15.3' – so its 24' required, not 30'.

There was additional discussion concerning the roof pitch of the foyer and the visual impact.

PUBLIC: Chairman Widdis opened the hearing to questions of this witness only.

Joseph Keller, Monmouth Beach, asked what was the maximum height in the town and was told 35' but houses lifting because of substantially improved are permitted to go up to 40' but not beyond BFE.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting.

Mr. Herchakowski stated that they heard the Board's concerns and they could cut the front porch down.

Mr. Schmidt commented that they had tried to position the house appropriately but the garage would require a complete re-design but they would take a look at the front foyer.

Mr. Davis commented that he wasn't concerned with the driveway because it was permitted and he wasn't there to request anything for it and clearly the other neighbor has the same thing, he was more concerned with the front setback and seeing it increased by at least half.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Carry Application to December 14, 2021, with no additional notice required

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Savarese

Mr. Foster recused himself from the next matter as he lives within 200' and exited the meeting at 8:29 PM

2. PB2021-19 Keller, Joseph

22 Asbury Avenue
Block 92, Lot 1

EXHIBITS:

A-1 Land Development Application

A-2 Location Land Survey of Lot 1 in Block 92" prepared by Thomas Finnegan Land Surveying, dated June 17, 2021

A-3 Location Land Survey of Lot 1 in Block 92" prepared by Thomas Finnegan Land Surveying, dated September 22, 2021

A-4 Architectural deck sketches, unsigned and undated, consisting of four (4) pages

A-5 Board Engineer Review Letter, Collier's Engineering & Design, dated Oct. 20, 2021

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. While waiting for the public to respond, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

Joseph Keller, Applicant/Owner, 23 Spalding Place, Monmouth Beach, was sworn in. Mr. Keller provided testimony concerning his ownership of 22 Asbury Avenue which is occupied and he is the sole owner of the LLC. Referring to Exhibit A-3, described the existing structure, the expansion portion of the deck and a proposed patio which require variance relief for maximum building coverage and maximum impervious coverage. There is not a lot of living space on the 1st floor and the existing deck was narrow and rotting away so they wanted to expand it provide three season living space and adding the future patio. The renter is a family member. Mr. Keller reviewed and described the plan showing the deck as it previously existed and the plot plan that shows the reconstructed deck and started expansion of the deck until he was apprised that he needed a variance. The deck was in bad shape and rotting and the new layout would provide better use of the backyard. He described the proposed dimensions of the deck. There is also a proposed patio that would need impervious coverage variance.

Chairman Widdis asked questions about the dimensions of the deck and walkways. The deck does not extend past the house, the patio would extend over to the walkway. The stone driveway will remain unchanged as well as the stone by the shed. The patio stops 3' from the sides to allow for garden area. The patio blocks to be used were likely impervious.

Chairman Widdis asked what lighting would be used. Mr. Keller answered none at this time but would add where needed.

Ms. Cooper asked if the deck would be 3-season would it be enclosed and was told no.

Ms. Cooper asked if the deck would have gaps between the boards and what was under it and was told, yes, there were gaps and ground beneath. Ms. Cooper asked if the deck then should be considered in the impervious coverage. Mr. White advised based on that new information, the deck would not be included in the impervious coverage and would now comply.

Mr. Whitson asked then the variance being requested is only for building coverage and was told yes.

Mr. Kahle asked if there were any plans for a gas-fire pit and was told there is one already existing – propane, not gas line.

Mr. Davis commented that they are changing the impervious coverage though. Ms. Cooper corrected but that number on the plan was now wrong because of the deck.

Chairman Widdis urged that any lighting not impact the neighbors. Mr. Keller responded that there were 2 existing fixtures on the house and the only thing they may add would be lighting caps on the deck.

Chairman Widdis asked questions about the fence and landscape along that property line and was told there was an existing fence and shrubbery.

PUBLIC: Chairman Widdis opened the hearing to questions of this witness only. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application as Amended for Building Coverage Variance of 28.12 where 25' permitted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Foster, Savarese

3. PB2021-20 CORSI, MICHAEL

27 Burnt Mill Circle
Block 136, Lot 46

EXHIBITS:

A-1 Land Development Application

A-2 Survey of Property, prepared by Charles V. Bell Associates Inc., dated May 6, 2017

A-3 Architectural Plan "Corsi Residence, Proposed Residential Renovation and Addition", 4 Sheets, unsigned, last revised May 4, 2021

A-4 Colored Rendering of building front view, undated

A-5 Board Engineer Review Letter, Collier's Engineering & Design, dated Oct. 12, 2021

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. While waiting for the public to respond, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

Michael Corsi, Applicant/Owner, was sworn in. Mr. Corsi testified that his application was for a variance to approve a front porch encroachment more than 6' into the front yard setback. This was due to the overhang which was not included in the initial setback. He considered reducing porch to 5.5' but didn't work with furniture and porch columns and was seeking variance for the additional 8".

There were no questions from the Board.

PUBLIC: Chairman Widdis opened the hearing to questions of this witness only. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Foster, Savarese

XI. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

XII. Adjournment: As there was no further business, the meeting was adjourned at 8:52 pm on a motion by Mr. Kleiberg which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

TABLED

RESOLUTION - PB 21-33

Meeting: 12/14/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2230

PR-21-33 Resolution of Approval - Oport Partners, Phase II

HISTORY:

11/09/21 Planning/Zoning Board TABLED Next: 11/16/21

Mr. Kennedy advised that the resolution had been distributed to the Applicant's attorney who had provided several comments. After discussion with the Chairman and Secretary and Board Conflict Engineer, a request was made to table for the next meeting in order to resolve comments and bring back to the Board.

11/16/21 Planning/Zoning Board MOVED FORWARD WITH NO OBJECTIONS Next:
12/14/21



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2137)

Meeting: 12/14/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2137 A

PB2021-13 SCHMIDT, WILLIAM W.

CARRIED from November 9, 2021

Block 49, Lot 1

101 Smith Street

Bulk Variances for construction of new single family dwelling

- Minimum Lot Area of 9,750 s.f. where 12,000 s.f. required
- Minimum Lot Width of 92.9' existing condition where 120' required
- Front setback of 21.2' where 30' required average
- Average front setback of 21.2' where 30.5' required.

DFD 1/18/22

HISTORY:

11/09/21 Planning/Zoning Board

101 Smith Street

Block 49, Lot 1

EXHIBITS:

- A-1 Land Development Application
- A-2 Survey of Property, prepared by Charles Surmonte P.E. & P.L.S., dated November 30, 2020
- A-3 Plot/Grading Plan, prepared by Charles Surmonte P.E. & P.L.S., last revised July 11, 2021
- A-4 Architect Plans - "House for: Mr & Mrs Billy Schmidt", (5) sheets, prepared by William Herchakowski R.A., dated Dec. 18, 2019
- A-5 Board Engineer Review Letter, Collier's Engineering & Design, dated Sept. 16, 2021
- A-6 Minor Subdivision Map, Block 50, Lot 4 & 1.01, prepared by East Coast Engineering, Inc., dated July 15, 2014.
- A-7 Sketch for Quitclaim of a Portion of Tidelands Grant to Sarah Ann McCarthy, Block 50, Lot 4 & 1.01 prepared by East Coast Engineering, Inc., dated January 21, 2011.
- A-8 Map of Survey, Block 49, Lot 2, prepared by George W. Henn, Inc., date cutoff
- A-9 Google Maps Aerial Photographs of Site, 2 Sheets, undated.

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. While waiting for the public to respond, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

Chet Surmonte, Applicant Engineer and William Herchakowski, Applicant Architect, were sworn in.

PUBLIC: Chairman Widdis opened the hearing to questions of this witness only. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

331 Newman Springs Road
Suite 203
Red Bank New Jersey 07701
Main: 877 627 3772



December 6, 2021

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P. O. Box 370
Oceanport, NJ 07757

101 Smith Street – Bulk Variances
Block 49, Lot 1
Application No. PB2021-13
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0303

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plan entitled "Survey of Property," prepared by Charles Surmonte P.E. & P.L.S., dated November 30, 2020, consisting of one (1) sheet.
- Plan entitled "Plot/Grading Plan," prepared by Charles Surmonte P.E. & P.L.S., last revised December 1, 2021, consisting of one (1) sheet.
- Plans entitled "New House for: Mr & Mrs Billy Schmidt," prepared by William Herchakowski R.A., last revised December 1, 2021, consisting of five (5) sheets.

The subject property is a 9,750 SF (0.223-acre) parcel on the southeast corner of the intersection of Smooth Street and Werah Place. The subject is in the R-3 Residential Zone. The Applicant proposes to raze the existing structure and construct a new dwelling.

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application. A planning and engineering review of the Application is included below.

A. Variances/Design Waivers

We offer the following comments for the Board's consideration:

1. Bulk variances are required for the following:
 - a. Minimum Lot Area – 12,000 square feet required; 9,750 square feet existing.
 - b. Minimum Lot Width - 120 feet required; 92.9 feet existing condition.
 - c. Minimum Front Setback - 30 feet required; 21.2 feet proposed.
 - d. Average Front Setback – 30.5 feet required; 21.2 feet proposed.

The Municipal Land Use Law permits the granting of a hardship variance under either of two following situations (C.40:55D-70c):

1. **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 piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **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.

B. General Comments

1. The Board shall require the Applicant to file a deed restriction that limits the use of the Ground Floor to parking, storage and building access. No habitable area is permitted.
2. Our office suggest that the Board recommend to Mayor and Council that parking be prohibited for the portion of Werah Place from Smith Street east to the river.

3. The flood venting appears to be insufficient. It is recommended to vent the foyer independently from the garage as the common wall must comply with the required fire rating. Additional vents may be required.

C. Additional Agency Approvals

This Application is subject but not limited to the following outside agency approvals or letter of no jurisdiction:

1. NJDEP CAFRA
2. Freehold Soil Conservation District
3. Road Opening Permit

We reserve the opportunity to further review and comment on this Application and all pertinent documentation, pursuant to testimony presented at the public hearing.

Should you have any questions regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design

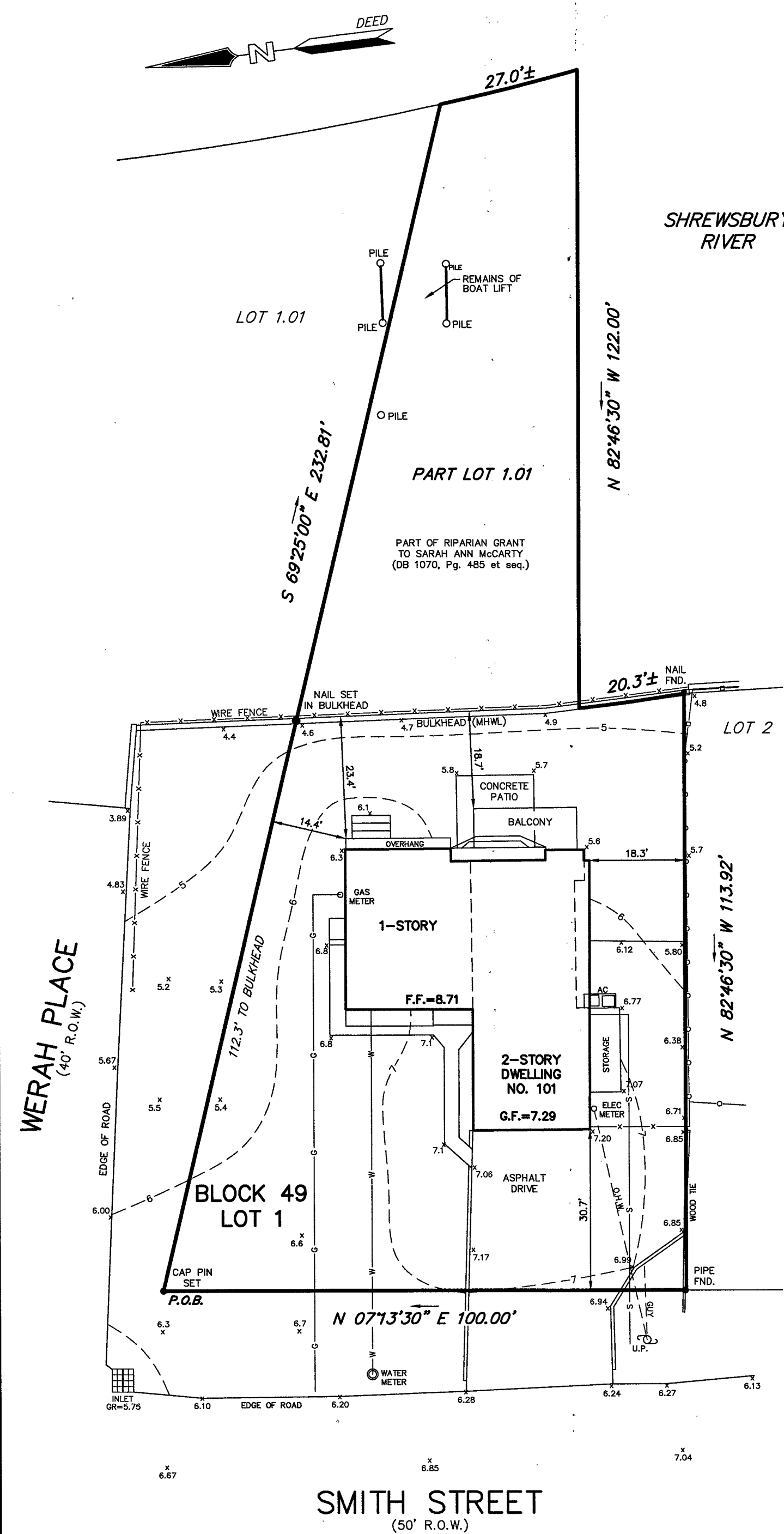


William H.R. White, III, PE, PP, CME, CFM, CPWM
Planning Board Engineer and Planner

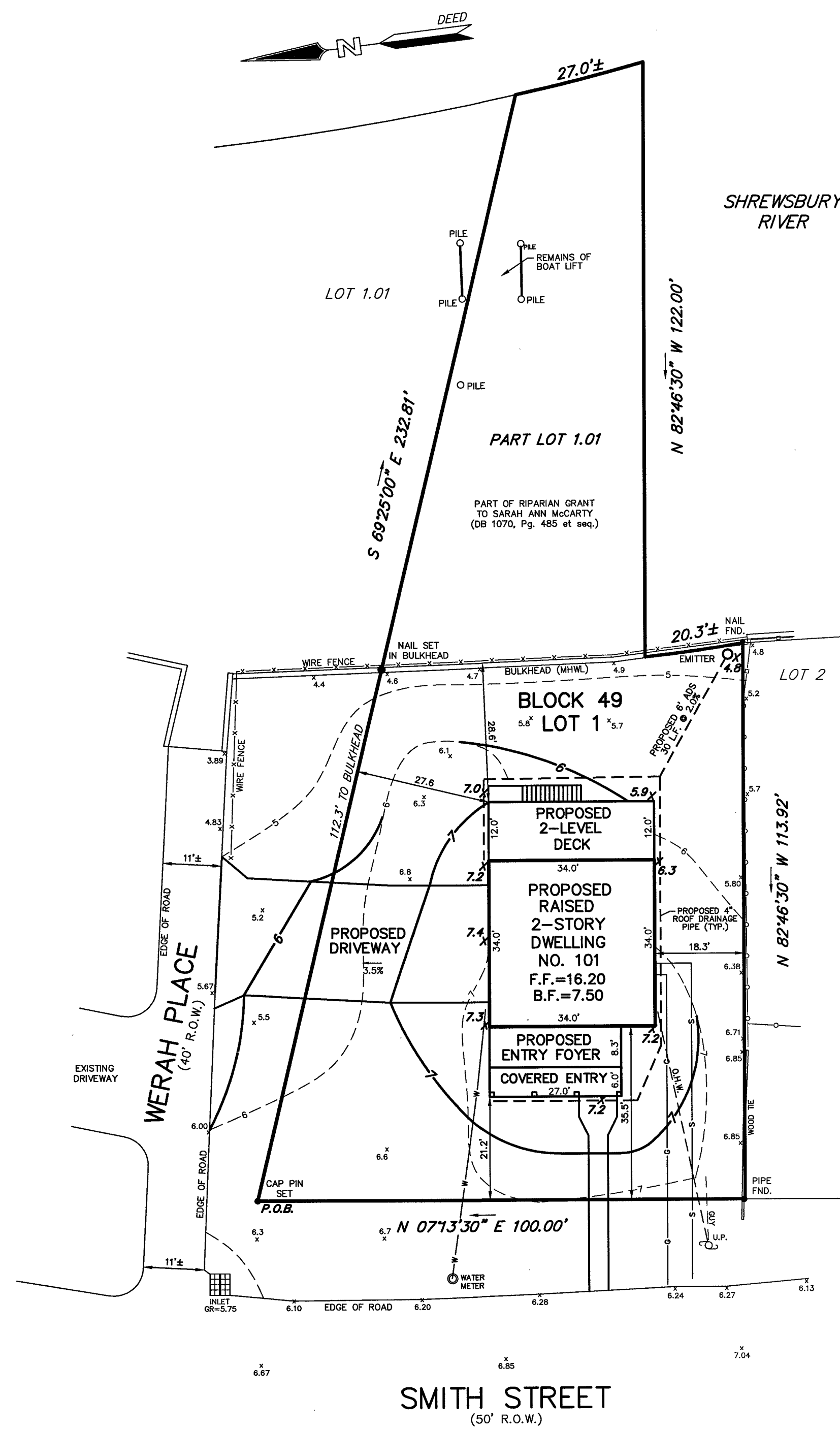
WHW/dmm

cc: William Schmidt (via email)
Charles Surmonte, P.E., P.L.S. (via email)

r:\projects\m-p\opp\opp0303\correspondence\out\211206_whw_101_smith_st_review#2.docx



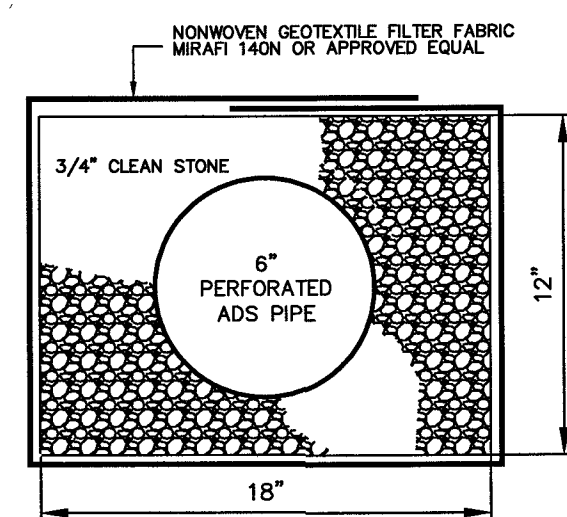
EXISTING CONDITIONS



PROPOSED CONDITIONS

6.7 EXISTING SPOT GRADE
 7.1 PROPOSED SPOT GRADE
 --- 6 --- EXISTING CONTOUR LINE
 --- 7 --- PROPOSED CONTOUR LINE

LEGEND



DRAINAGE DETAIL

N.T.S.

GENERAL NOTES:

1. PLAN BASED ON OUTBOUND AND TOPOGRAPHIC SURVEY PREPARED BY CHARLES SURMONTE P.E. & P.L.S. ELEVATIONS ARE BASED ON NAVD'88 DATUM.
2. THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE A8 (ELEV. 10) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 34025C0203G DATED JUNE 20, 2018.
3. FILED MAP REFERENCE: LOT 1 BEING KNOWN AND DESIGNATED AS LOTS 16, 17, 18, 19 & 20 IN BLOCK 56AF AS SHOWN ON A MAP ENTITLED, "MAP OF PORTAULPECK TERRACE IN THE BOROUGH OF OCEANPORT, N.J. BELONGING TO JOHN P. SMITH" WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 22, 1924 AS CASE No. 24-B.
4. PROPERTY IS SITUATED IN THE R-3 (SINGLE FAMILY RESIDENTIAL) ZONE.

REQUIREMENTS OF R-3 ZONE:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,000 S.F.	14,345 S.F.±	14,345 S.F.±
GROSS AREA		9750 S.F.±	9750 S.F.±
NET AREA (UPLAND OF BULKHEAD)		9750 S.F.±	9750 S.F.±
MIN. LOT WIDTH	100 FT.	92.9 FT. *	92.9 FT. *
MIN. LOT DEPTH	100 FT.	109.2 FT.	109.2 FT.
MIN. FRONT YARD SETBACK			
SMITH STREET	35.5 FT.	30.7 FT. *	21.2 FT. **
WERAH PLACE	15.0 FT.	14.4 FT. *	27.6 FT.
MIN. SIDE YARD SETBACK	10 FT.	18.3 FT.	18.3 FT.
MIN. REAR YARD SETBACK	25.5 FT.	18.7 FT. *	28.6 FT.
MAX. BUILDING HEIGHT	35 FT.	29.3 FT.	34.95 FT.
MAX. # OF STORIES	2-1/2 STORY	2 STORY	2 STORY
MAX. BUILDING COVERAGE	25.0% (2430 S.F.)	21.9% (2130 S.F.)	20.0% (1950 S.F.)
MAX. LOT COVERAGE	37.0% (3595 S.F.)	44.4% (4315 S.F.) *	30.5% (2970 S.F.)

* EXISTING NON-CONFORMING CONDITION

* PROPOSED NON-CONFORMING CONDITION

FRONT YARD SETBACKS WITHIN 200 FEET WITHIN BLOCK 49:

Lot 2 (5 Winhar Place) - 35.5 Feet

REAR YARD SETBACKS (TO RIVER) WITHIN 200 FEET WITHIN BLOCK 49:

Lot 2 (5 Winhar Place) - 26.5 Feet

BUILDING HEIGHT CALCULATION:

CROWN OF ROAD ELEVATION = 6.85

PROPOSED LOWER FLOOR ELEVATION = 7.50

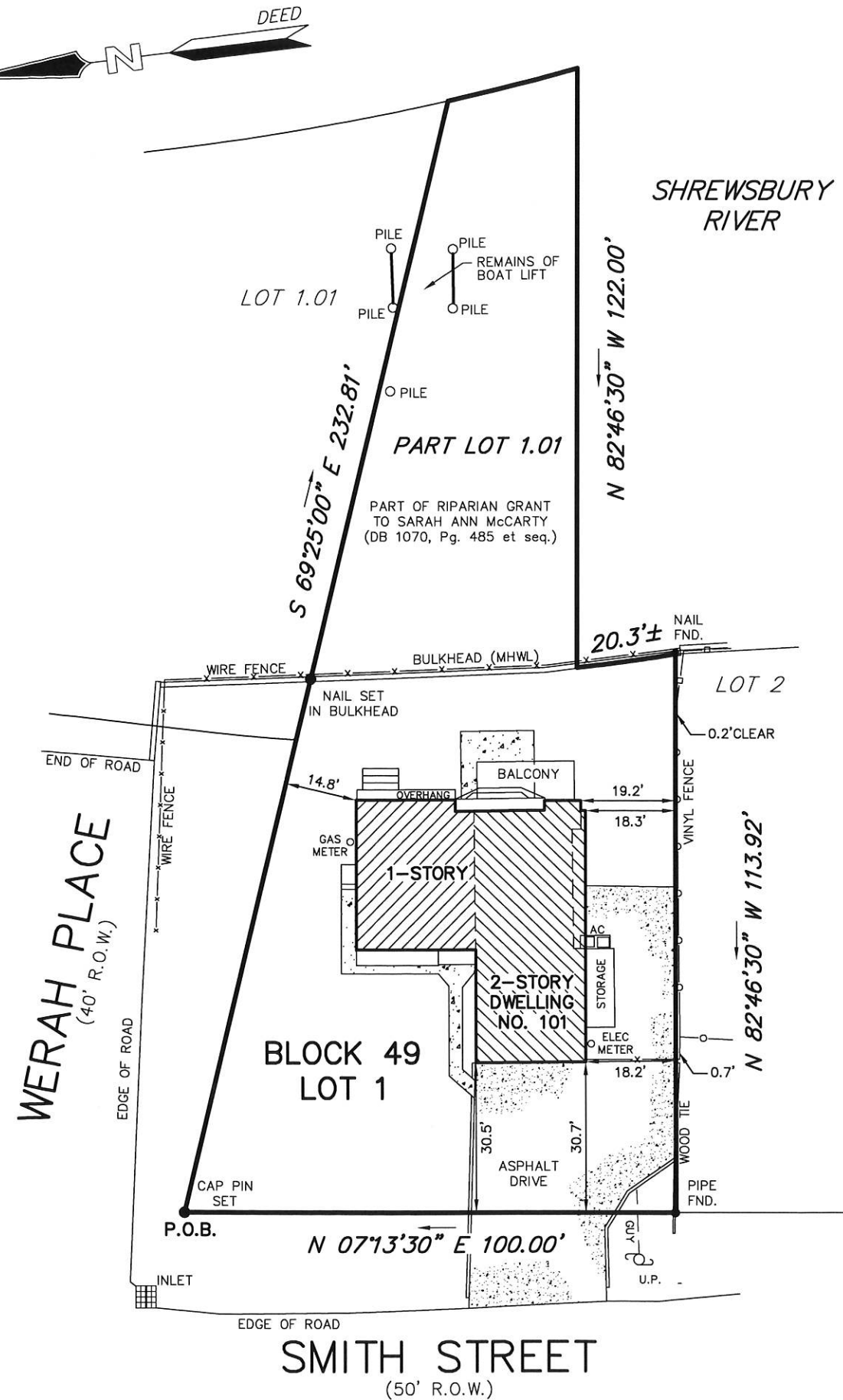
LOWER FLOOR TO ROOF RIDGE = 34.30 FEET

PROPOSED RIDGE ELEVATION = 41.80

PROPOSED BUILDING HEIGHT = 34.95 FEET

5. PROPOSED ACTIVITIES SHALL BE SUBJECT TO NJDEP CAFRA REGULATIONS, AS APPLICABLE. THE EXISTING STRUCTURE MEETS THE REQUIREMENTS OF INTERVENING DEVELOPMENT, THEREFORE A PERMIT IS NOT REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED DWELLING. THE PROPOSED DRIVEWAY SHALL BE EITHER CONSTRUCTED OF A PERMEABLE MATERIAL OR SLOPED EASTERLY SO AS TO DRAIN ONTO REAR YARD LAWN AREA.
6. FLOOD VENTS SHALL BE PROVIDED IN FOUNDATION IN ACCORDANCE WITH STATE AND/OR FEDERAL REGULATIONS.
7. PROPOSED DWELLING SHALL UTILIZE EXISTING WATER AND SANITARY SEWER SERVICE LINES
8. ALL UTILITIES AND EQUIPMENT SERVING THE PROPOSED DWELLING SHALL BE SET AT OR ABOVE ELEVATION 12.4. ANY CONSTRUCTION BELOW ELEVATION 12.4 SHALL BE OF FLOOD RESISTANT MATERIALS IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2.
9. ALL ROOF DOWNSPOUTS SHALL BE PIPED AND DISCHARGED TO THE REAR YARD AS INDICATED.

2	12-01-21	PER BOARD COMMENTS AT NOVEMBER HEARING & BOARD ENGINEER'S REPORT OF 09-16-21
1	07-11-21	PER COMPLETENESS CHECKLIST
NO.	DATE	DESCRIPTION
PLOT/GRADING PLAN		
101 SMITH STREET LOT 1 & PART OF LOT 1.01 BLOCK 49		
BOROUGH OF OCEANPORT MONMOUTH COUNTY		NEW JERSEY
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Professional Land Surveyor License No. 3589		301 Main Street, 2nd Floor Allentown, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404
PROJECT No.	DATE:	SCALE:
20-1496	02-18-21	1"=20'
SHEET:		1 OF 1



RECEIVED
AUG 03 2021
OCEANPORT BOROUGH
PLANNING BOARD

SURVEY OF PROPERTY

101 SMITH STREET
LOT 1 & PART OF LOT 1.01 BLOCK 49

BOROUGH OF OCEANPORT

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH.
OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.

PROJECT No.

20-1496

DATE:

11-30-20

SCALE:

1"=30'

SHEET:

Packet Pg. 34

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING THE DENIAL OF REQUEST TO VACATE THE PORTION OF WERAH PLACE
BETWEEN SMITH STREET AND BRANCHPORT CREEK**

**Resolution #2021-154
07/15/21**

WHEREAS, on June 10, 2021, the Borough received correspondence from resident Billy Schmidt, property owner of 101 Smith Street, Block 49, Lot 1; and

WHEREAS, Mr. Schmidt is seeking to perform improvements to the property which will require variance relief due to existing non-conforming lot width; and

WHEREAS, Mr. Schmidt's application to the Planning Board for variance relief requires that he attempt to purchase additional land to mitigate the lot's non-conformity; and

WHEREAS, said correspondence seeks to purchase a portion of the Borough's unimproved portion of the terminus of Werah Place in order to meet the requirements of the Municipal Land Use Law, *N.J.S.A. 40:55D et. Seq.*; and

WHEREAS, said correspondence indicated that the vacation of the property will result in an increase to Lot 1 width and bring the property more in compliance with zoning requirements; and

WHEREAS, the vacation of a portion of Werah Place was discussed at the June 17, 2021 Meeting of Mayor and Council, the importance of the Borough's right of ways that provide public access to the water and the position of this governing body and past governing bodies has been to maintain these right of ways for the use of all residents,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that vacating the portion of Werah Place between Smith Street and Branchport Creek would not be in the best interests of the residents.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Oceanport that the request to vacate that portion of Werah Place is hereby denied.

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Meghan Walker, Councilwoman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

I certify that the foregoing Resolution #2021-154 was adopted by the Oceanport Governing Body at the Regular Meeting held July 15, 2021


JEANNE SMITH, RMC
BOROUGH CLERK



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1625)

9.1

Meeting: 12/14/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1625

PB2020-05 McGeddy, William

75 Comanche Drive
Block 5, Lot 5
Variance relief for driveway expansion
DFD - waived



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

March 26, 2020

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
315 E. Main Street
Oceanport, NJ 07757

Re: Bulk Variance
Block 5, Lot 5
75 Comanche Drive
Application No.: PB2020-05
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-270

Dear Board Members:

Our office has received the following information in support of the above-referenced Variance application:

- Plan entitled “Boundary Location Survey”, prepared by American Layout & Land Surveying, last revised December 2, 2019 and consisting of one (1) sheet.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 15,792 SF (0.363 acres) on the southwest corner of the intersection with Sagamore Avenue. The Applicant proposes to legalize a driveway enlargement.

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

General Comments

1. Bulk variances are required for the following:
 - a. Maximum Impervious Coverage – 37% maximum permitted, 43.44% existing/proposed. A Bulk Variance is required.

The Municipal Land Use Law permits the granting of a hardship variance under either of two situations (C.40:55D-70c):

- Physical Constraints – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-270
March 26, 2020
Page 2 of 2

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 piece of property;
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- Benefits Outweighing the Detriments- A hardship 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. The Applicant shall provide testimony as to when the driveway was enlarged.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

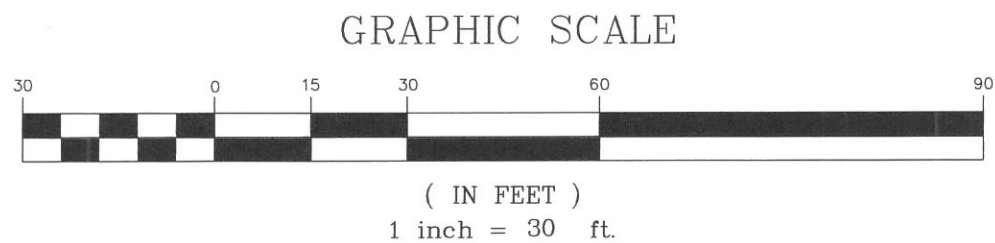
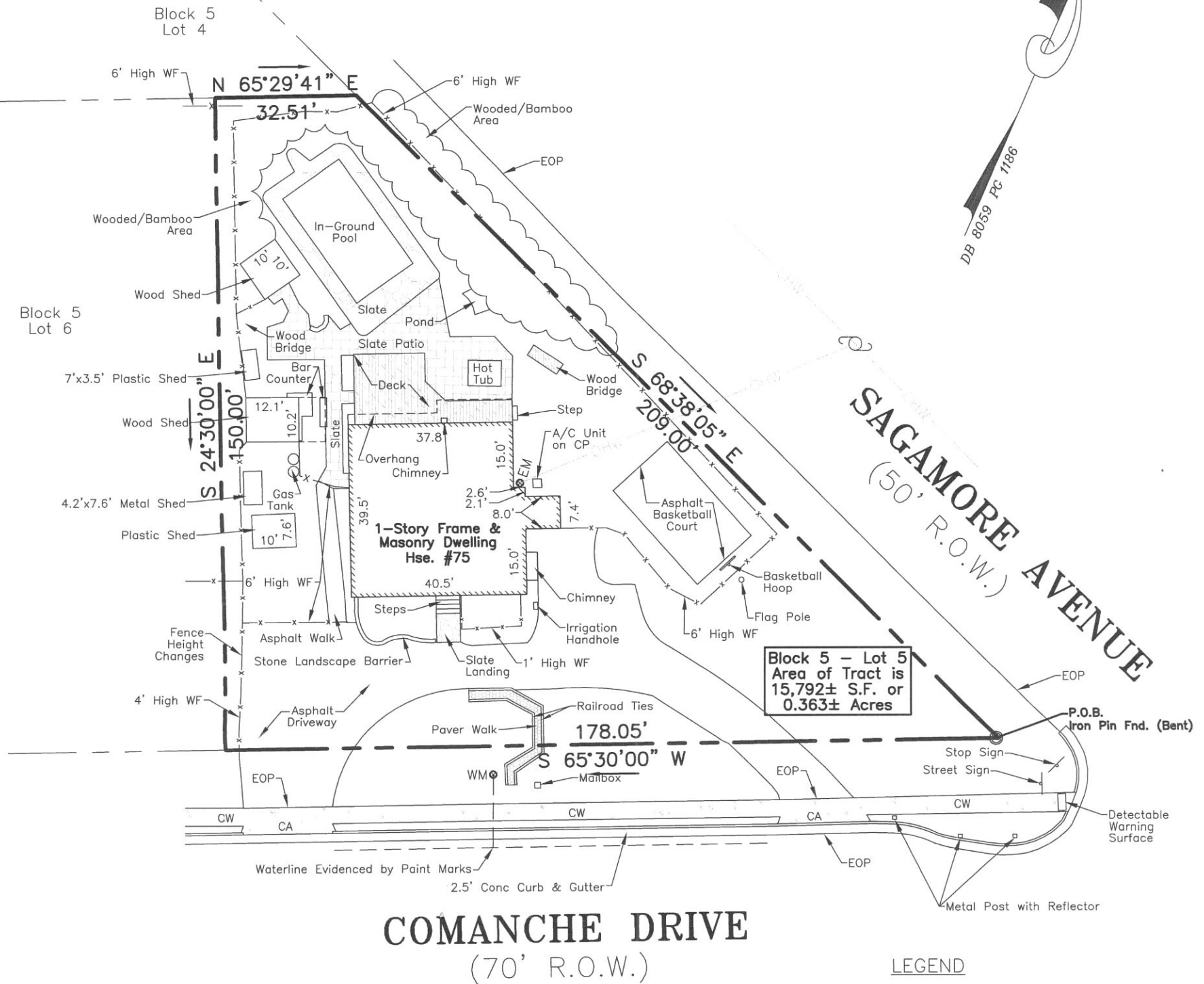
A handwritten signature in blue ink, appearing to read 'W. H. White, III'.

William H.R. White, III, P.E., P.P., C.M.E.
Planning Board Engineer and Planner

WHW/nb

cc: William McGeddy, (via email mcgeddy1@verizon.net)
Kevin Kennedy, Esq.

R:\General\Projects\Opp\OPP-270\Correspondence\OUT\200326_whw_smith_75_Comanche_drive.docx



GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
3. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
4. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
5. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES AND/OR OTHER PERMANENT STRUCTURES.
6. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENT IF ANY ARE NOT SHOWN HEREON UNLESS INDICATED.
7. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURCHASE AND OR MORTGAGE OF THE HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PARTIES.
8. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
9. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE ORIGINAL.
10. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 09/18/2019. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/21/2019 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 13:40-5.1(d)).

LEGEND

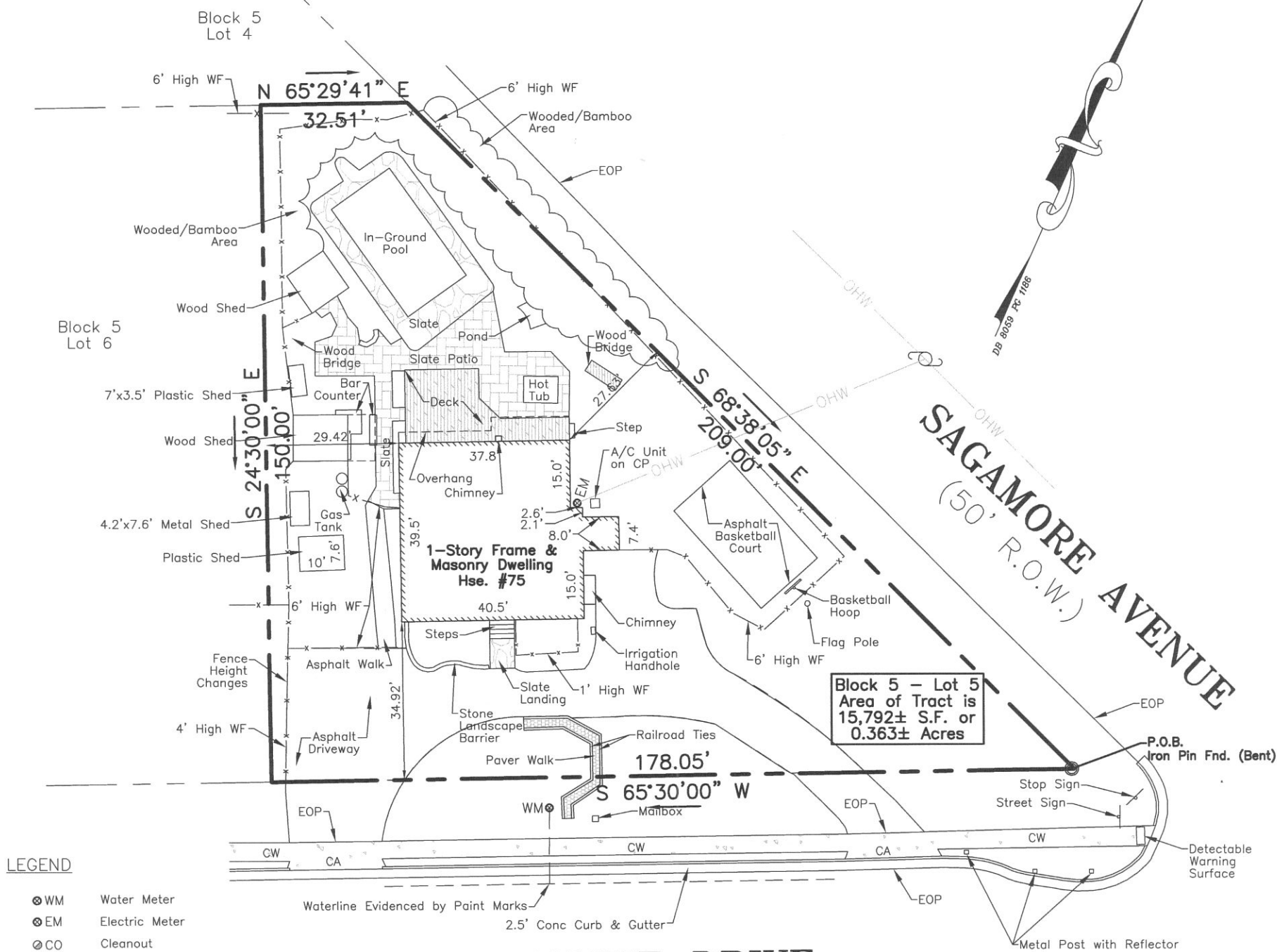
- WM Water Meter
- EM Electric Meter
- CO Cleanout
- Utility Pole
- OHW Overhead Wire
- Traffic Sign
- R.O.W. Right-of-Way
- Fnd. Found
- Typ. Typical
- Conc. Concrete
- Hse. House
- CA Concrete Apron
- CP Concrete Pad
- CW Concrete Walk
- EOP Edge of Pavement

DESCRIPTION:

BEING KNOWN AS LOT 5 BLOCK 5 AS SHOWN ON SHEET NUMBER 27 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.

ALSO BEING KNOWN AS LOT 17, BLOCK 5 AS SHOWN ON A PLAN ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUECK", HAVING BEEN FILED ON NOVEMBER 11, 1920 IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE NO. 23-6.

BOUNDARY LOCATION SURVEY PREPARED FOR BLOCK 5 - LOT 5 75 COMANCHE DRIVE SITUATED IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY		AMERICAN LAYOUT & LAND SURVEYING 436 WEST COMMODORE BOULEVARD, SUITE 1 JACKSON, NJ 08527 TEL: (844)-787-8399 WWW.AMERICANSURVEYORS.US		LAND SURVEYING CONSTRUCTION SURVEYING CERTIFICATE OF AUTHORIZATION #24GA2815330 CERTIFICATE OF AUTHORIZATION #LB8131	
ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E. PROFESSIONAL LAND SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER NJ LICENSE No. 42759 - PA LICENSE SU-075530 - FL LICENSE LS7020		THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR HELD UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF AMERICAN LAYOUT, LLC.			
REVISION DATE		DATE 10/21/2019		SCALE 1" = 30'	
		SHEET NO. 1 OF 1		YB PI AM	
				DRAWN CHECKED RELEASED	
				CADD FILE 2088 bndy loc.dwg	
				PROJECT FILE NO. 2088	



COMANCHE DRIVE
(70' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ZONE REQUIREMENTS:

PROJECT IS LOCATED IN RESIDENTIAL (R-3 SINGLE-FAMILY) ZONE

PRINCIPAL BUILDING REQ.:

REQUIRED

EXISTING

MIN. LOT AREA
MIN. LOT WIDTH
MIN. LOT DEPTH
MIN. FRONT YARD SETBACK
MIN. ONE SIDE YARD SETBACK
TOTAL OF TWO SIDE YARDS
IMPERVIOUS LOT COVERAGE (%)

12,000 S.F.
120 FT.
100 FT.
30 FT.
15 FT.
25 FT.
37%

15,792 S.F.
178.05 FT.
150 FT.
27.63 FT.
29.42 FT.
104.96 FT.
43.44%

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
3. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
4. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
5. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES AND/OR OTHER PERMANENT STRUCTURES.
6. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENT IF ANY ARE NOT SHOWN HEREON UNLESS INDICATED.
7. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR THE PURCHASE AND OR MORTGAGE OF THE HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PARTIES.
8. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
9. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE ORIGINAL.
10. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 09/18/2019. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

DESCRIPTION:

BEING KNOWN AS LOT 5 BLOCK 5 AS SHOWN ON SHEET NUMBER 27 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.

ALSO BEING KNOWN AS LOT 17, BLOCK 5 AS SHOWN ON A PLAN ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUECK", HAVING BEEN FILED ON NOVEMBER 11, 1920 IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE NO. 23-6.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/21/2019 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 13:40-5.1(d)).

BOUNDARY LOCATION SURVEY

PREPARED FOR
BLOCK 5 - LOT 5
75 COMANCHE DRIVE

SITUATED IN
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

REVISED TO SHOW ZONING SCHEDULE

REVISION

12/2/2019

DATE



AMERICAN
LAYOUT

ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E.

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
NJ LICENSE No. 42759 - PA LICENSE SU-075530 - FL LICENSE LS7020

AMERICAN LAYOUT & LAND SURVEYING

436 WEST COMMODORE BOULEVARD,
SUITE 1
JACKSON, NJ 08527
TEL: (644)-787-8399

WWW.AMERICANSURVEYORS.US

LAND SURVEYING
CONSTRUCTION SURVEYING

CERTIFICATE OF AUTHORIZATION #24GA2815330
CERTIFICATE OF AUTHORIZATION #LB8131

-ATTENTION- THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR RELEASD UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF AMERICAN LAYOUT, LLC.		
DATE	10/21/2019	
SCALE	1" = 30'	
SHEET NO.	1 OF 1	
YB	PI	AM
DRAWN	CHECKED	RELEASED
CADD FILE	2086 bndy loc.dwg	
PROJECT FILE	2086	



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2089)

9.2

Meeting: 12/14/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2089

PB2021-11 Richard Veltri

9 Pocano Avenue
Block 39 Lots 6,7
Minor Subdivision with Variances (Lot Line Adjustment)
DFD 2/4/2022

331 Newman Springs Road
Suite 203
Red Bank New Jersey 07701
Main: 877 627 3772



October 11, 2021

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P. O. Box 370
Oceanport, NJ 07757

9 & 9A Pocano Avenue, Minor Subdivision
Block 39, Lots 6 & 7
Application No. PB2021-11
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0304

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plan entitled "Location Survey" prepared by Land Control Services, LLC dated March 1, 2016, consisting of one (1) sheet.
- Plan entitled "Minor Subdivision (Lot Line Adjustment)," prepared by Land Control Services, LLC., dated April 1, 2021, consisting of one (1) sheet.

The subject properties are a 7,934 SF and 5,714 SF parcel located in the R-3 Residential Zone. Lot 6 has frontage on the north side of Pocano Avenue approximately 250 feet east of the intersection with Comanche Drive. Lot 7 is directly north of Lot 6 with no frontage on an improved street, access is provided via an access easement. The Applicant proposes to adjust the common property line such that the existing garage which is located on both properties will be solely on proposed Lot 6.02.

We offer the following comments for the Board's consideration:

A. Variances/Design Waivers

1. Bulk variances are required for the following:
 - a. Minimum Lot Area – 12,000 square feet required; 8,649 SF and 5,000 SF proposed.
 - b. Minimum Lot Width - 120 feet required; 50 feet existing condition for both lots.
 - c. Minimum Side Yard Setback - 10 feet required; 6.3 feet existing.
 - d. Maximum Impervious Coverage – 37% permitted; 41% proposed.
 - e. Minimum Rear Yard Setback, Accessory Structure – 5 feet required; 3.59 feet proposed.

- f. Minimum Side Yard Setback, Accessory Structure – 10 feet required; 1.67 proposed. The existing shed encroaches onto Lot 5. The Board cannot grant relief for this nonconformity.
- g. Maximum Accessory Building Coverage – 5% permitted: 6% proposed. The Applicant's surveyor shall verify this coverage.

The Municipal Land Use Law permits the granting of a hardship variance under either of two following situations (C.40:55D-70c):

1. **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 piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **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.

The Applicant shall provide testimony in support of the variance being requested and/or identified.

B. General Comments

1. The Applicant shall address the encroachment of improvements, such as a shed, retaining walls, etc, on Lots 6 & 7 onto Lot 5.
2. A signed and sealed survey shall be provided for existing Lot 7. The survey for Lot 6 should be updated to reflect current conditions as the structure was removed.
3. Proposed Lot 6.02 should be relabeled as Lot 7.01. The Applicant shall clarify how the subdivision be filed, by deed or map.
4. A metes and bounds description shall be provided for the 12' wide access easement for review and approval.
5. Shade Trees shall be provided outside of the right of way and spaced in accordance with Chapter 371.
6. Should the Board approve the Application, a condition of approval should be to provide an acceptable grading plan for the vacant lot at the time building permits are applied for.
7. The proposed dwelling shall comply with the remaining bulk standards including average front yard setback (390-17B), or variance(s) will have to be obtained from the Board for any non-conforming bulk standards.

C. Additional Agency Approvals

This Application is subject but not limited to the following outside agency approvals or letter of no jurisdiction:

1. NJDEP CAFRA
2. Freehold Soil Conservation District
3. Monmouth County Planning Board

Should you have any questions regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design



William H.R. White, III, PE, PP, CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/dmm

cc: James Goddard, PLS (via email)
Salvatore Alfieri, Esq. (via email)

r:\projects\m-p\opp\opp0304\correspondence\out\211011_whw_9-9a_pocano__review#1.docx



Rick Brodsky, Esq./Ansell, Grimm & Aaron, P.C.

Borough of Oceanport

LOCATION SURVEY PREPARED FOR "VELTRI" LOT 6 OF BLOCK 39 SITUATED IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY			
	LAND CONTROL SERVICES, LLC SURVEYING & MAPPING 620 WARDELL STREET LONG BRANCH, NEW JERSEY 07740 (732) 229-7628 landcontrol@comcast.net	DATE	03/01/2016
		SCALE	1" = 20'
		DRAWN	CWK
JAMES B. GODDARD, PLS LICENSE NO. 37588 		CHECKED	FDF
		FILE NO.	1655
		SHEET 1 OF 1	

NEW LOT 6.02
R-3 SINGLE FAMILY ZONE

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
MINIMUM LOT AREA	12,000 S.F.	7,934 S.F.	8,649 S.F.	YES
MINIMUM LOT WIDTH	120 FT	50 FT	50 FT	YES
MINIMUM LOT DEPTH	100 FT	149.44 FT	163.74 FT	NO
BUILDING SETBACKS				
FRONT YARD	30 FT	57.64 FT	71.95 FT	NO
SIDE YARD (BOTH)	10 (25)	6.30 FT (25.54 FT)	6.30 FT (25.54 FT)	YES
REAR YARD	25 FT	38.43 FT	38.43 FT	NO
BUILDING HEIGHT				
MAXIMUM PERMITTED	35 FT	26 FT	26 FT	NO
	2.5 STORIES	2 STORIES	2 STORIES	
LOT COVERAGE:				
PRINCIPAL BUILDINGS & ACCESSORY STRUCTURES	37 %	38%	41%	YES
ACCESSORY STRUCTURES				
MINIMUM SETBACK (SIDE/REAR)	10 FT/5 FT	1.67 FT/3.59 FT	1.67 FT/3.59 FT	YES
MAXIMUM PERMITTED HEIGHT	15 FT	15 FT	15 FT	NO

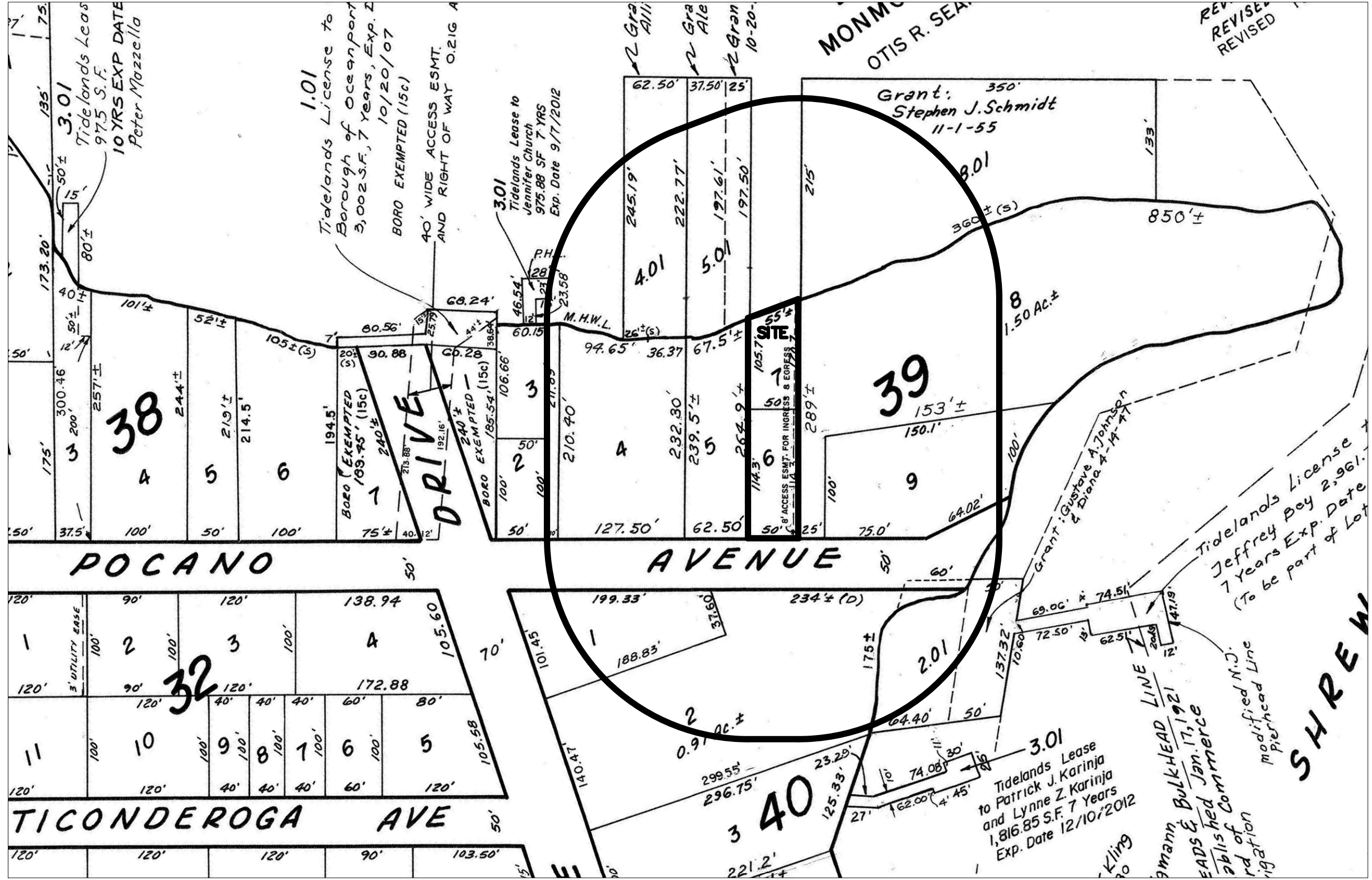
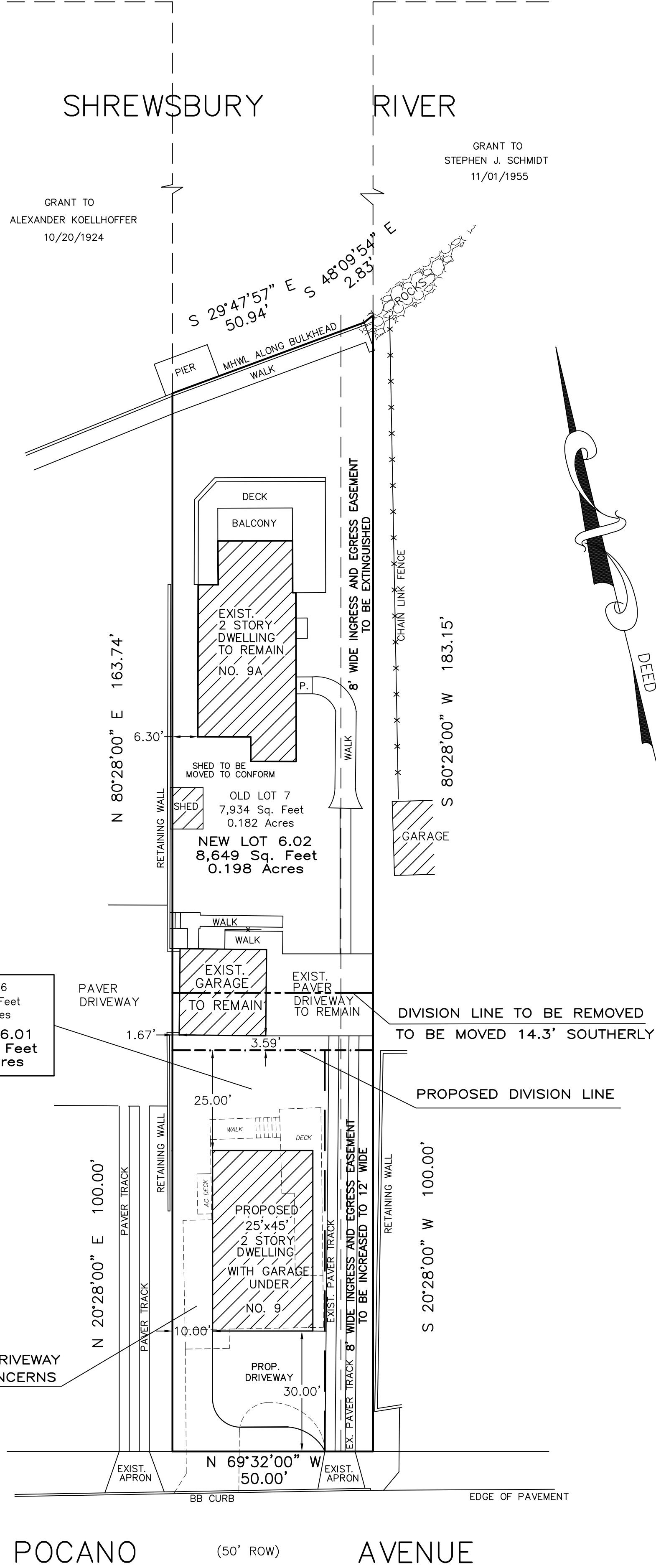
NEW LOT 6.01 (VACANT)
R-3 SINGLE FAMILY ZONE

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
MINIMUM LOT AREA	12,000 S.F.	5,714 S.F.	5,000 S.F.	YES
MINIMUM LOT WIDTH	120 FT	50 FT	50 FT	YES
MINIMUM LOT DEPTH	100 FT	114.3 FT	100 FT	NO
BUILDING SETBACKS				
FRONT YARD	30 FT	N/A	30 FT	NO
SIDE YARD (BOTH)	10 (25)	N/A	10 FT (25 FT)	NO
REAR YARD	25 FT	N/A	25 FT	NO
BUILDING HEIGHT				
MAXIMUM PERMITTED	35 FT	N/A	<35 FT	NO
	2.5 STORIES		2.5 STORIES	
LOT COVERAGE:				
PRINCIPAL BUILDINGS & ACCESSORY STRUCTURES	37 %	N/A	<37%	NO
ACCESSORY STRUCTURES				
MINIMUM SETBACK (SIDE/REAR)	10/5	N/A	<10 FT/5 FT	NO
MAXIMUM PERMITTED HEIGHT	15 FT	N/A	<15 FT	NO

PROPERTY OWNERS WITHIN 200'
BLOCK # LOT # NAME & ADDRESS

39	2	BYRNES, MICHAEL P. & ANN M. 19 POCANO AVENUE OCEANPORT, NJ 07757
39	3	BOWES, OWEN T. & LINDA G. 21 POCANO AVENUE OCEANPORT, NJ 07757
39	4	DAVIS, DARREN K. 15 POCANO AVENUE OCEANPORT, NJ 07757
39	5	VELTRI, RICHARD & LISA 13 POCANO AVENUE OCEANPORT, NJ 07757
39	8	HUANG, KENNETH 3 POCANO AVENUE OCEANPORT, NJ 07757
39	9	MENDOZA, PIERRE & KATRINA 1 POCANO AVENUE OCEANPORT, NJ 07757
40	1	KUHN, RICHARD J. & SANDRA F. 15 BUNGALOW PLACE OCEANPORT, NJ 07757
40	2	BEY, JEFFREY & LINA MARIA 229 COMANCHE DRIVE OCEANPORT, NJ 07757
40	3	KARINJA, PATRICK J. & LYNNE Z. 301 WEST END AVENUE OCEANPORT, NJ 07757

9 POCANO AVE
FORMER DWELLING, DECK & DRIVEWAY
REMOVED DUE TO SAFETY CONCERNS



NOTES:

1. THE PROPERTY IS KNOWN AS LOTS 6 & 7 IN BLOCK 39 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT.
2. IT IS THE INTENTION OF THE OWNER TO MOVE THE EXISTING DIVISION LINE BETWEEN LOTS 6 & 7 TO THE SOUTH IN ORDER TO MAKE THE EXISTING SHARED GARAGE SOLELY ON LOT 7 AND ENLARGE THE INGRESS & EGRESS EASEMENT OVER AND ACROSS LOT 6 FOR THE USE OF LOT 7 AND EXTINGUISH THE INGRESS & EGRESS EASEMENT OVER AND ACROSS LOT 7 FOR THE USE OF LOT 6.
3. ADDRESS OF NEW LOT 6.02, BLOCK 39 TO REMAIN 9A POCANO AVENUE.
4. ADDRESS OF NEW LOT 6.01, BLOCK 39 TO REMAIN 9 POCANO AVENUE.
5. THIS SUBDIVISION IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH, UNDERGROUND STRUCTURES NOT LOCATED.
6. OFFSET DIMENSIONS FROM STRUCTURE TO THE PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
7. OUTBOUND INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY THIS FIRM DATED 03-1-16.
8. ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.

OWNER/APPLICANT: RICHARD & LISA VELTRI
9A POCANO AVENUE
OCEANPORT, NJ 07757
PHONE: (917)992-7442

THIS MAP HAS BEEN APPROVED AS A MINOR SUBDIVISION PLAN BY THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, LAND USE BOARD. ATTESTED BY:

PLANNING BOARD CHAIRMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDER OF THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THIS MAP.

RICHARD VELTRI _____ DATE _____

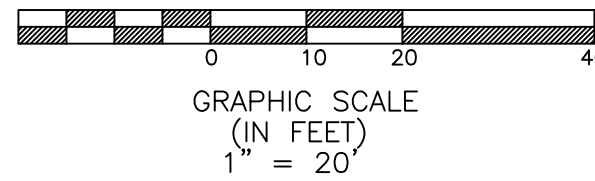
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND IT CONFORMS TO THE PROVISIONS OF THE "MAP FILING LAW" AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

LICENSED PROFESSIONAL LAND SURVEYOR _____ DATE _____
NJ LICENSE NO 37588



MINOR SUBDIVISION (LOT LINE ADJUSTMENT) PREPARED FOR "VELTRI" LOTS 6 & 7 OF BLOCK 39 SITUATED IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY			
	LAND CONTROL SERVICES, LLC SURVEYING & MAPPING 620 WARRELL STREET LONG BRANCH, NEW JERSEY 07740 (732) 228-7628 landcontrol1@gmail.com	DATE	04/01/2021
		SCALE	1" = 20'
		DRAWN	CWK
JAMES B. GODDARD, PLS LICENSE NO. 37588 		CHECKED	JBG
		FILE NO.	1655
		SHEET	1 OF 1