



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • NOVEMBER 24, 2020

Regular

REMOTE/VIRTUAL

7:30 PM

Municipal Building, 315 E. Main Street, Oceanport, NJ 07757

I. Call to Order

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.

II. General Statement

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. This meeting is also being broadcast on the Borough's Local Public Access Channel, Verizon FiOS Channel 28.*

Members of the general public can register for meetings from the Borough website at www.oceanportboro.com by scrolling to the bottom of the homepage and clicking "REGISTER for Planning Board Virtual Meetings" to the left hand side of the screen. Registering allows the general public to view and participate in meetings on their computers, smart phones and tablets. Once registered, members of the general public will be muted upon entry to a meeting. Registration allows a member of the general public to participate during the public portions of a meeting by using one of the following options:

1. Text. Once registered for and admitted to a meeting, members of the general public can text comments through the GotoWebinar application. These text comments will be read out loud by the Secretary during the livestream public portions of the meeting.
2. Raise Your Hand Feature. Once registered for and admitted to a meeting, members of the general public can use the GoToWebinar's "Raise Your Hand" icon to be acknowledged for an opportunity to speak. Once recognized and advised to speak, members of the general public may need to unmute themselves to participate in the meeting.

Whether registered or not, the general public can (a) e-mail questions or comments prior to or during the meeting to public.comments@oceanportboro.com or (b) call the Borough's Public Comments Line at (732)-272-8337. The Public Comments Line is only answered during the **livestream broadcast of a meeting**. A caller to the Public Comments Line must provide his or her name and address in order to participate in a meeting. Once this information is provided, callers will either be admitted to speak at the meeting immediately or they will be called back by the Borough at the appropriate or designated time so that they can speak. Speakers participating through the Public Comments Line will be placed on speaker and all comments made will be part of the digital record of the meeting.

The instructions for Public Participation in the Borough's meetings are also available on the Borough's website at www.oceanportboro.com.

IV. Flag Salute**V. Roll Call****VI. Board Business**

1. Report of Pending Applications
2. Referral from Governing Body - Zoning Ordinance Amendment
Proposed ordinance adopting and codifying the new Land Use Development Ordinance

N.J.S.A. 40:55D-26. Referral powers

Referral powers. a. Prior to the adoption of a development regulation, revision, or amendment thereto, the planning board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a development regulation, revision or amendment thereto, shall review the report of the planning board and may disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendation. Failure of the planning board to transmit its report within the 35-day period provided herein shall relieve the governing body from the requirements of this subsection in regard to the proposed development regulation, revision or amendment thereto referred to the planning board. Nothing in this section shall be construed as diminishing the application of the provisions of section 23 of P.L. 1975, c. 291 (C. 40:55D-32) to any official map or an amendment or revision thereto or of subsection a. of section 49 of P.L. 1975, c. 291 (C. 40:55D-62) to any zoning ordinance or any amendment or revision thereto.

VII. Old Business

1. PB2020-16 Kelly, Thomas
75 Horseneck Point Road
Block 132, Lot 8
Variances for construction of addition

VIII. New Business

1. PB2020-25 Greene, Philip
5 Brookview Drive
Block 142, Lot 51
Bulk variance for fence installation along secondary front yard
2. PB2020-20 Padula
161 Monmouth Blvd
Block 71, Lot 1.02
Variance Relief for Construction of new single-family home

IX. Petitions from the Public**X. Adjournment**



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

CORRESPONDENCE (ID # 1856)

Meeting: 11/24/20 07:30 PM
Department: Planning/Zoning Board
Category: Referral to Planning Board
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1856

Referral from Governing Body - Zoning Ordinance Amendment

Proposed ordinance adopting and codifying the new Land Use Development Ordinance

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HISTORY:

11/10/20 Planning/Zoning Board



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1741)

Meeting: 11/24/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1741

PB2020-16 Kelly, Thomas

75 Horseneck Point Road
Block 132, Lot 8
Variances for construction of addition

HISTORY:

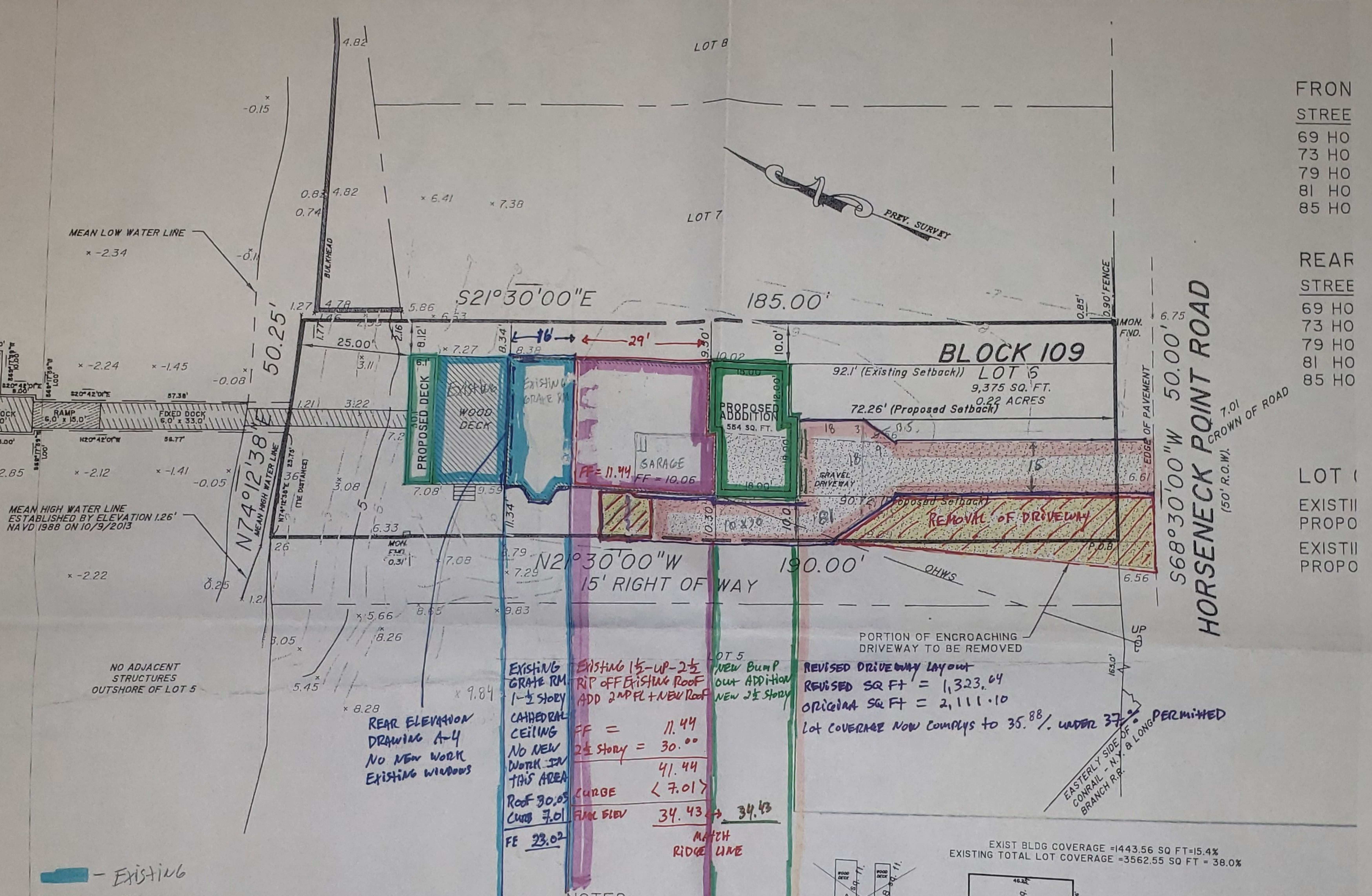
10/20/20 Planning/Zoning Board

EXHIBITS

- A-1 Land Development Application
- A-2 Survey of Property, prepared by CC Widdis Surveying, LLC, dated June 15, 2018, last revised September 12, 2020
- A-3 Development Plan, prepared by CC Widdis Surveying, LLC, dated June 20, 2018, last revised November 2, 2018
- A-4 Conceptual House Drawings, 7 Sheets, prepared by Owner, dated May 17, 2017
- A-5 Maser Consulting Review Letter dated September 23, 2020

PARKER'S CREEK
SHREWSBURY RIVER

RECEIVED
NOV 03 2020
OCEANPORT BOROUGH
PLANNING BOARD



FRONT
STREET
69 HO
73 HO
79 HO
81 HO
85 HO

REAR
STREET
69 HO
73 HO
79 HO
81 HO
85 HO

LOT (C)
EXISTING
PROPOSED
EXISTING
PROPOSED

LEGEND:
- Existing
- NEW
- REMOVE EXISTING ROOF
ADD 2ND FLOOR +
NEW ROOF

LEGEND:

EXISTING CONTOURS
EXISTING SPOT ELEVATION
SANITARY SEWER LINE
WATER LINE
GAS LINE

EXISTING GRADE RM
1-1/2 STORY
CATHEDRAL
CEILING
NO NEW
WORK IN
THIS AREA
Roof 30.05
CURB 7.01
FE 23.02
FF = 11.44
2 1/2 STORY = 30.00
41.44
< 7.01
34.43
34.43
MATCH
RIDGE LINE

NOTES:

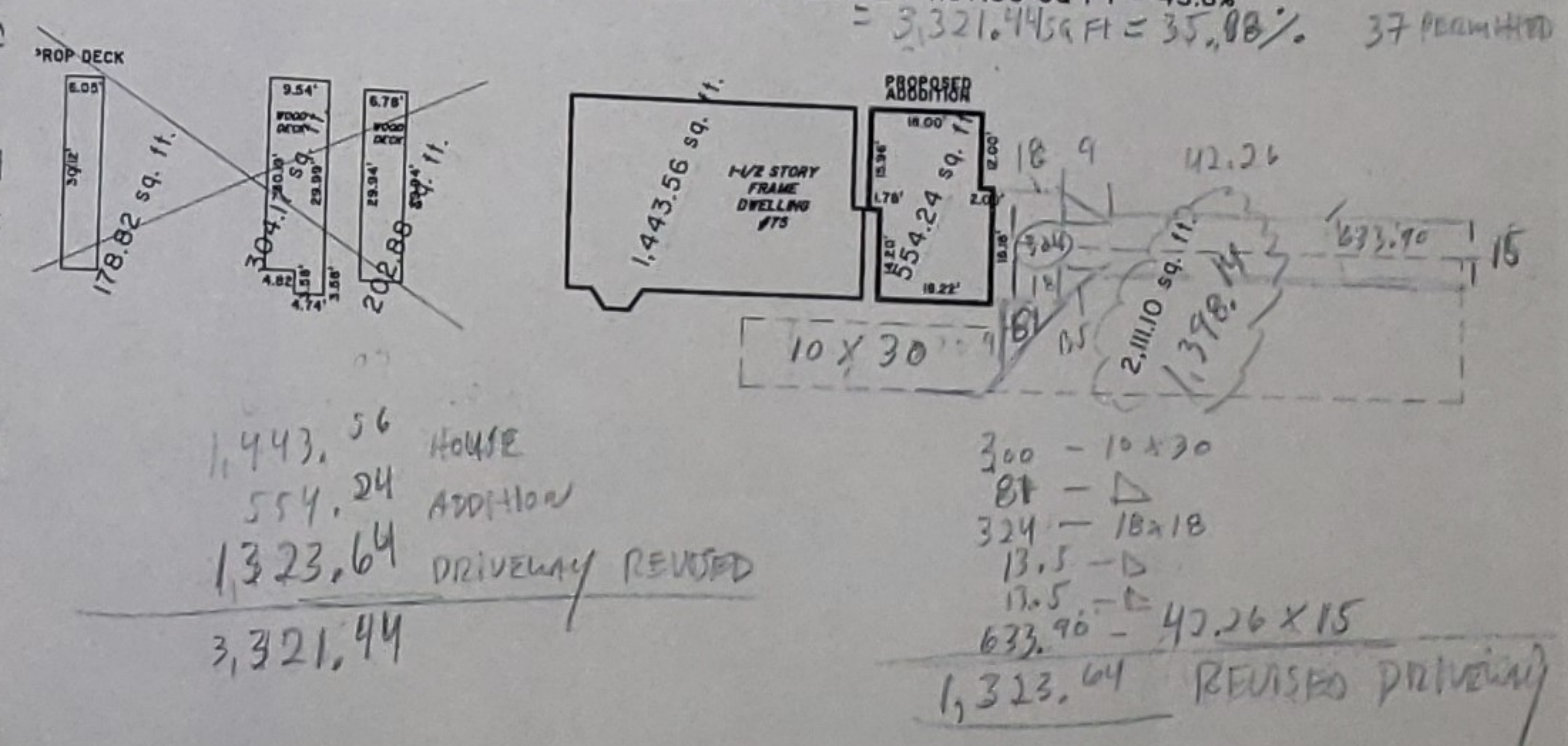
- 1) BUILDING OFFSETS AND PROPERTY LINES.
- 2) LOCATION OF UNDERGROUND
- 3) THIS SURVEY SUBJECT PERTINENT FACTS WHICH
- 4) WETLANDS, FLOOD HAZARDOUS SENSITIVE LANDS, IF
- 5) TOPOGRAPHIC INFORMATION
- 6) EXISTING GRADE ON PROPERTY

1"=30'
30
scale

REVISOR DRIVEWAY LAYOUT
REVISED SQ FT = 1,323.64
ORIGINAL SQ FT = 2,111.10
LOT COVERAGE NOW COMPLIES TO 35.88% UNDER 37% PERMITTED

EXIST BLDG COVERAGE = 1443.56 SQ FT = 15.4%
EXISTING TOTAL LOT COVERAGE = 3562.55 SQ FT = 38.0%

PROP BLDG COVERAGE = 1997.80 SQ FT = 21.3%
PROPOSED TOTAL LOT COVERAGE = 4107.80 SQ FT = 43.8%
= 3,321.44 SQ FT = 35.88% 37% PERMITTED





Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.1.a

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

September 23, 2020

VIA EMAIL

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

Re: Bulk Variances
75 Horseneck Point Road
Block 109, Lot 6
Application No. PB2020-16
Oceanport Borough, Monmouth County, New Jersey
MC Project No. OPP-276

Dear Board Members:

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

- Plan entitled “Survey of Property” prepared by CC Widdis Surveying, LLC, dated June 15, 2018, last revised September 12, 2020 and consisting of one (1) sheet,
- Plan entitled “Development Plan” prepared by CC Widdis Surveying, LLC, last revised November 2, 2018, and consisting of one (1) sheet.
- Architectural Plans entitled “75 Horseneck Pt. Rd.” consisting of seven (7) sheets, dated May17, 2017 and unsigned.

The subject property is situated in the R-3 – Residential Single-Family Zone District and have frontage on northside of Horseneck Point Road approximately 165 feet east of the Conrail New York & Long Branch Railroad. A 15 foot wide right of way abuts the property on the west side. The property each contain an existing single-family house.

The Applicant proposes to an addition to the front of the house and expand the deck closer to the river.

Based on our review, we recommend that the application be deemed **complete** and scheduled for the next available hearing.

A preliminary planning and engineering review of the application is included below.

General Comments

1. Bulk variances are required for the following:
 - a. Minimum Lot Area: 12,000 square feet required, 9,375 square feet existing condition.
 - b. Minimum Lot Width: 120 feet required, 50 feet existing condition.
 - c. Minimum Front Yard Setback: 15 feet required, ± 7 feet existing (from 15' ROW), exact dimension shall be clarified as it is not shown on the plans. The property is considered a corner lot with the setback on the second front yard being 50% of the requirement.
 - d. Minimum Side Yard Setback: 10' required, 8.34 feet existing condition.
 - e. Maximum Building Coverage: 25% permitted, 20.52% existing 28.03% proposed. The deck areas are to be included in the calculation.
 - f. Maximum Impervious Coverage: 37% permitted, 38 % existing, 43.8% proposed.
 - g. Average Front Setback (390:14B): 111.89' required, 90.72' existing, 72.26' proposed.
 - h. Average Rear Setback (390:14D): 30.96' required, 31' existing, 25' proposed.

The Municipal Land Use Law permits the granting of a hardship variance under either of the following 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 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 has clarified that the height proposed for the addition to the front the of the house is 29 feet maximum. The height has to be measured from the crown of the road at the center of the lot frontage to the roof peak.
3. Since the driveway is being reconfigured, we recommend that the driveway area that is encroaching into the 15 foot right of way be removed.

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

Very truly yours,

MASER CONSULTING P. A.

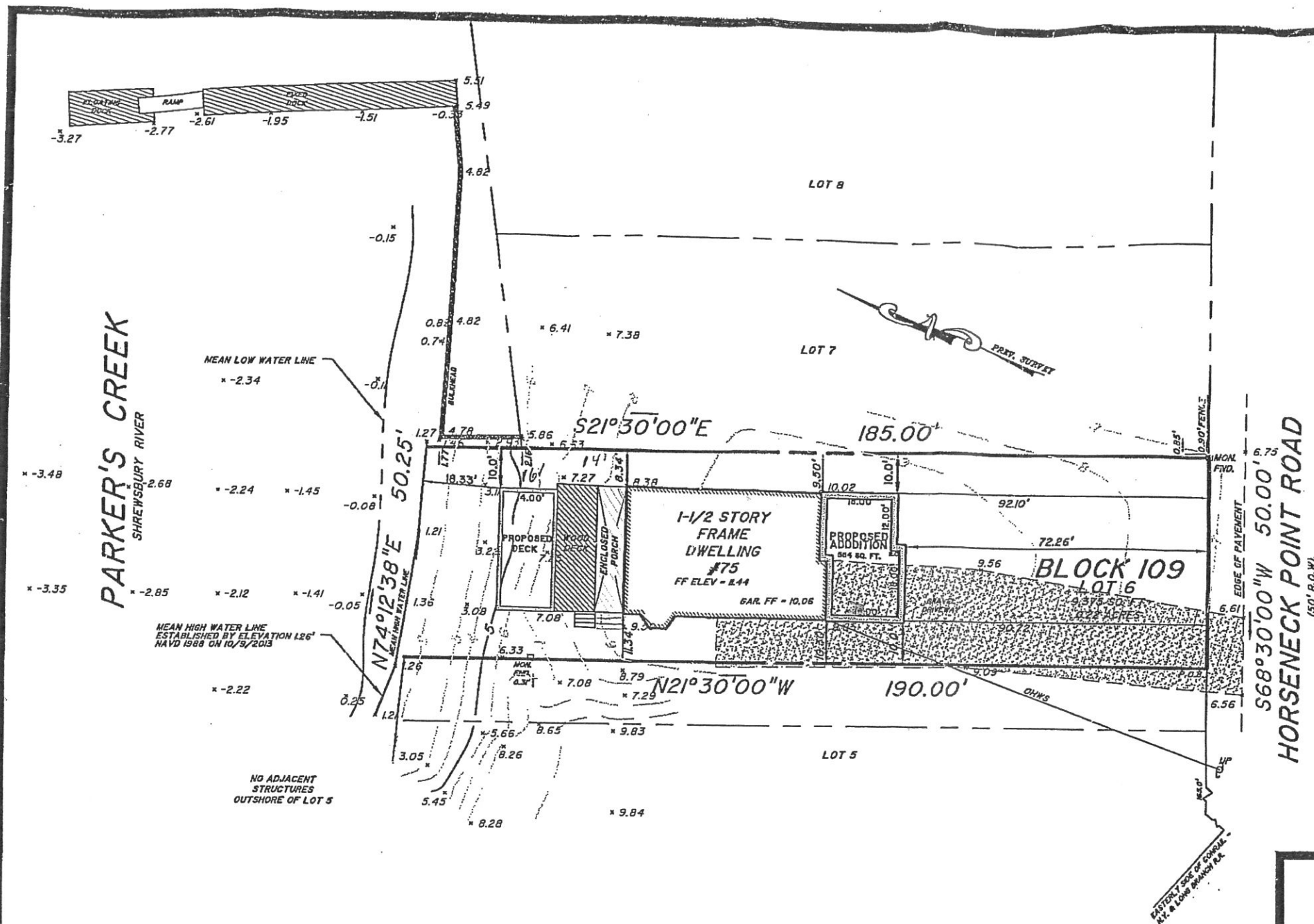
A handwritten signature in blue ink, appearing to read 'W.H. White, III'.

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

WHW/

cc: Kevin Kennedy Esq. (via email kkennedy@kevinkennedylaw.net)
Thomas Kelly (via email tkelly@hokane.com)

R:\General\Projects\Opp\OPP-276\Correspondence\OUT\200923_whw_75_horseneck.docx



NOTES:

- 1) BUILDING OFFSETS AND FENCES NOT TO BE USED TO ESTABLISH PROPERTY LINES.
- 2) LOCATION OF UNDERGROUND UTILITIES, IF ANY, NOT SHOWN
- 3) THIS SURVEY SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH.
- 4) WETLANDS, FLOOD HAZARD AREAS AND OTHER ENVIRONMENTALLY SENSITIVE LANDS, IF ANY, NOT SHOWN NOR INVESTIGATED.
- 5) TOPOGRAPHIC INFORMATION BASED ON 1988 NAVD.
- 6) EXISTING GRADE ON PROPERTY TO REMAIN THE SAME.

SURVEY OF PROPERTY

BLOCK 109 LOT 6

SITUATED IN:
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

C.C. WIDDIS SURVEYING, LLC

LICENSED LAND SURVEYORS
175 Broadway, Long Branch, New Jersey 07740
Voice: 732.222.8810 ~ Telefax: 732.222.8815
NEW JERSEY AUTHORIZATION No. 24GA28196100

JAMES B. GODDARD
N.J. Professional Land Surveyor

N.J. PROFESSIONAL LAND SURVEYOR, License No. 37588

DATE

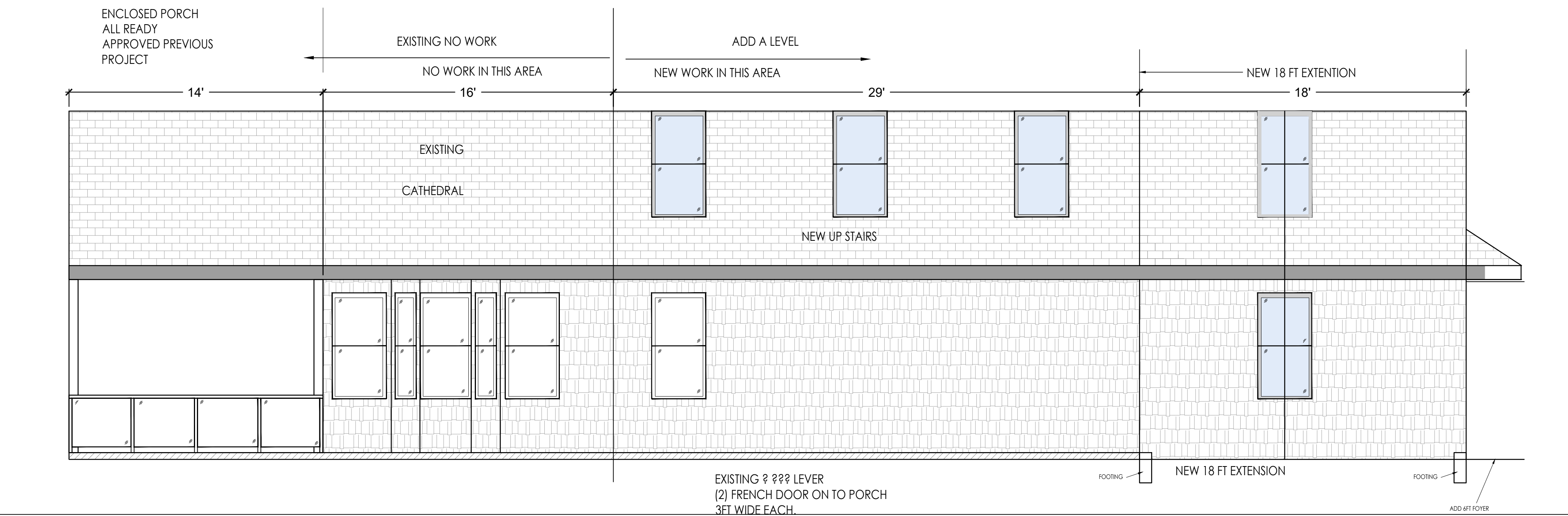
DATE:	6/15/2018
SCALE:	1" = 30'
DRAWN BY:	JMW
CHECKED BY:	AJW
APPROVED BY:	JBG
DRAWING FILE:	
MAP NO.:	C-
FILE NO.:	F9690
SHEET NO.:	1 OF 1

\\scilient\Projects\F9690\dwg\F9690PLOT PLAN 6-2018.dwg 6/18/2018 5:49:43 PM EDT

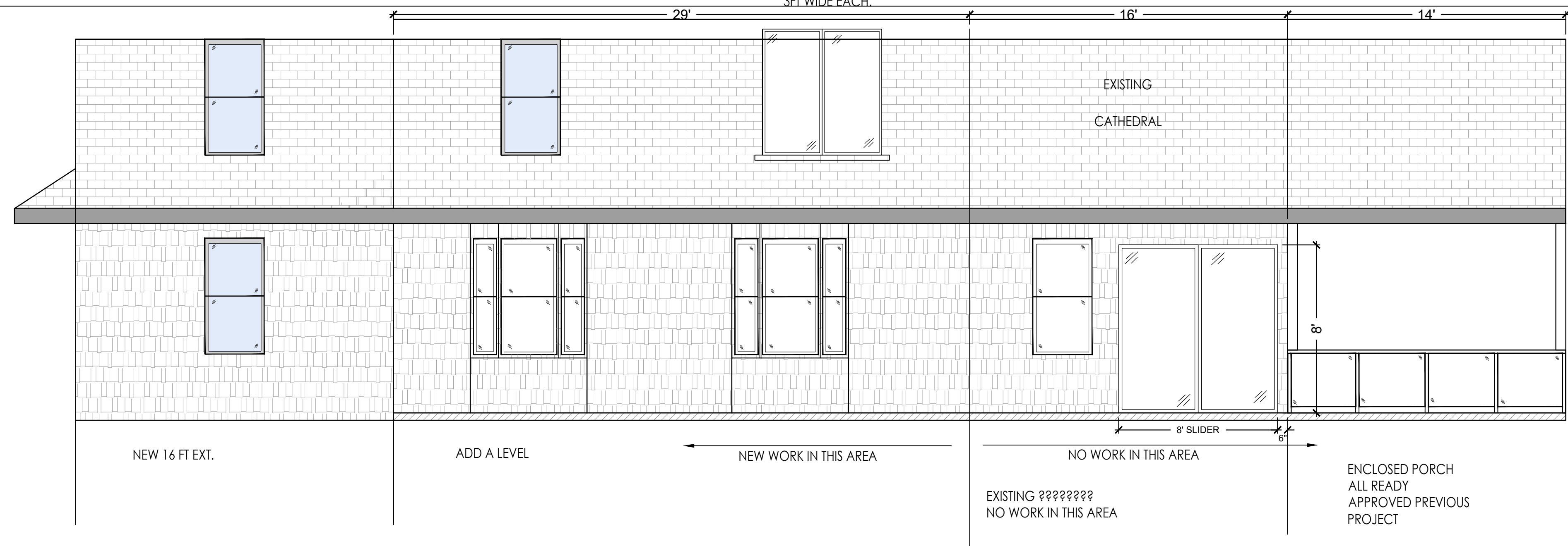
Map File No. C- Block 109 Lot 6 Official Tax Map of the Borough of Oceanport
File No. 9690



3 ELEVATION
3/8"=1'-0"



4 ELEVATION
3/8"=1'-0"

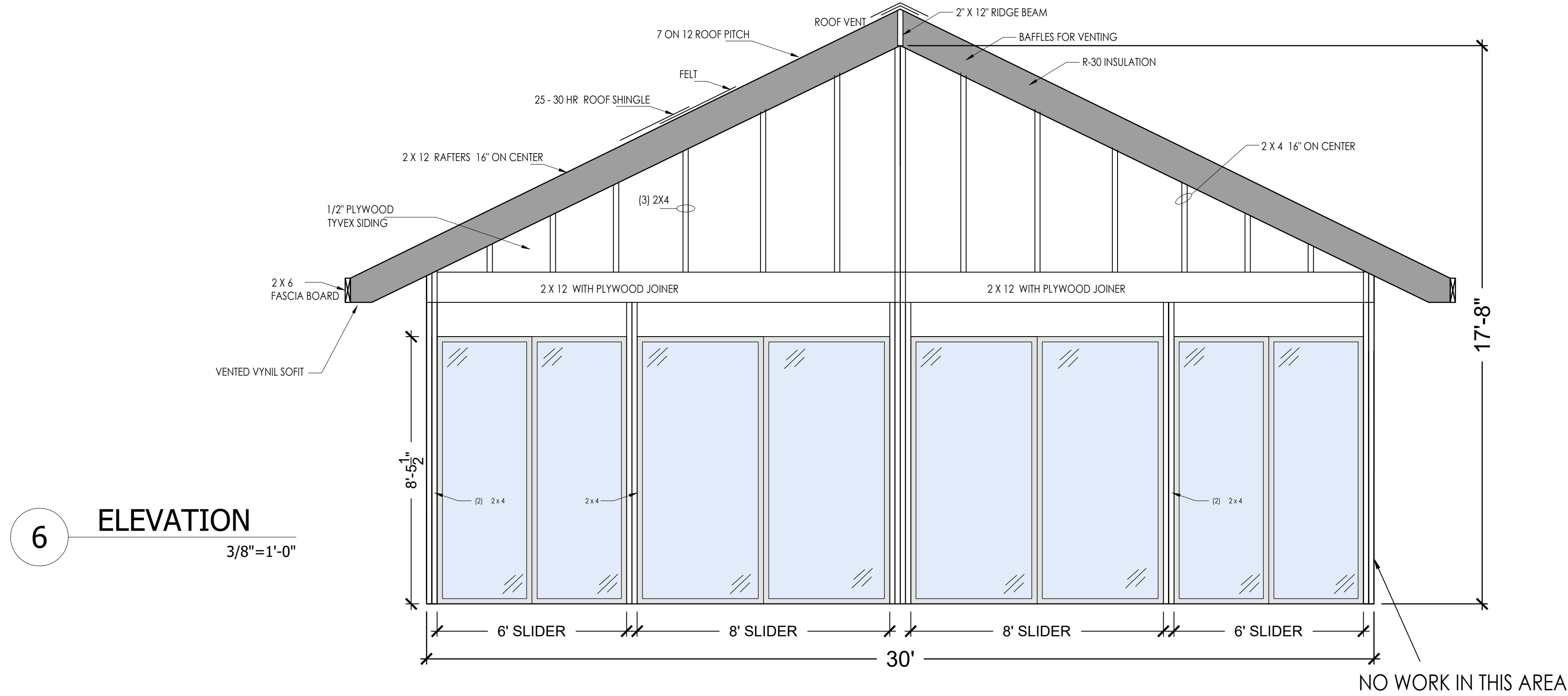
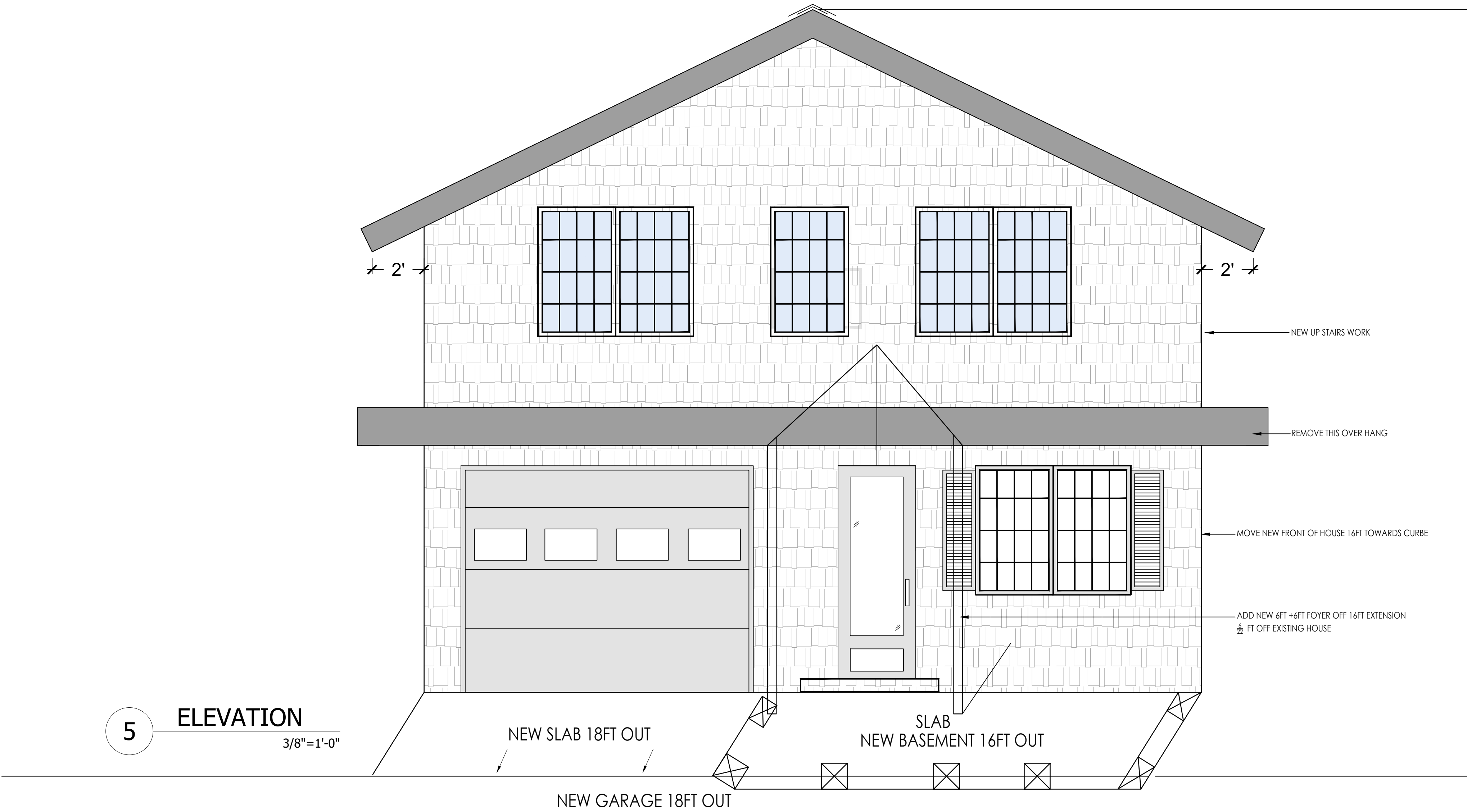


75 HORSENECK PT. RD.

ELEVATION
LEFT & RIGHT

DATE:	May 17/2017	SCALE:	1/8"=1'-0"
DRAWN BY:	MD	CHECKED BY:	MD
PROJECT NUMBER:	108-1	SHEET SIZE:	11"x17"

A.3



ISSUES/REVISIONS

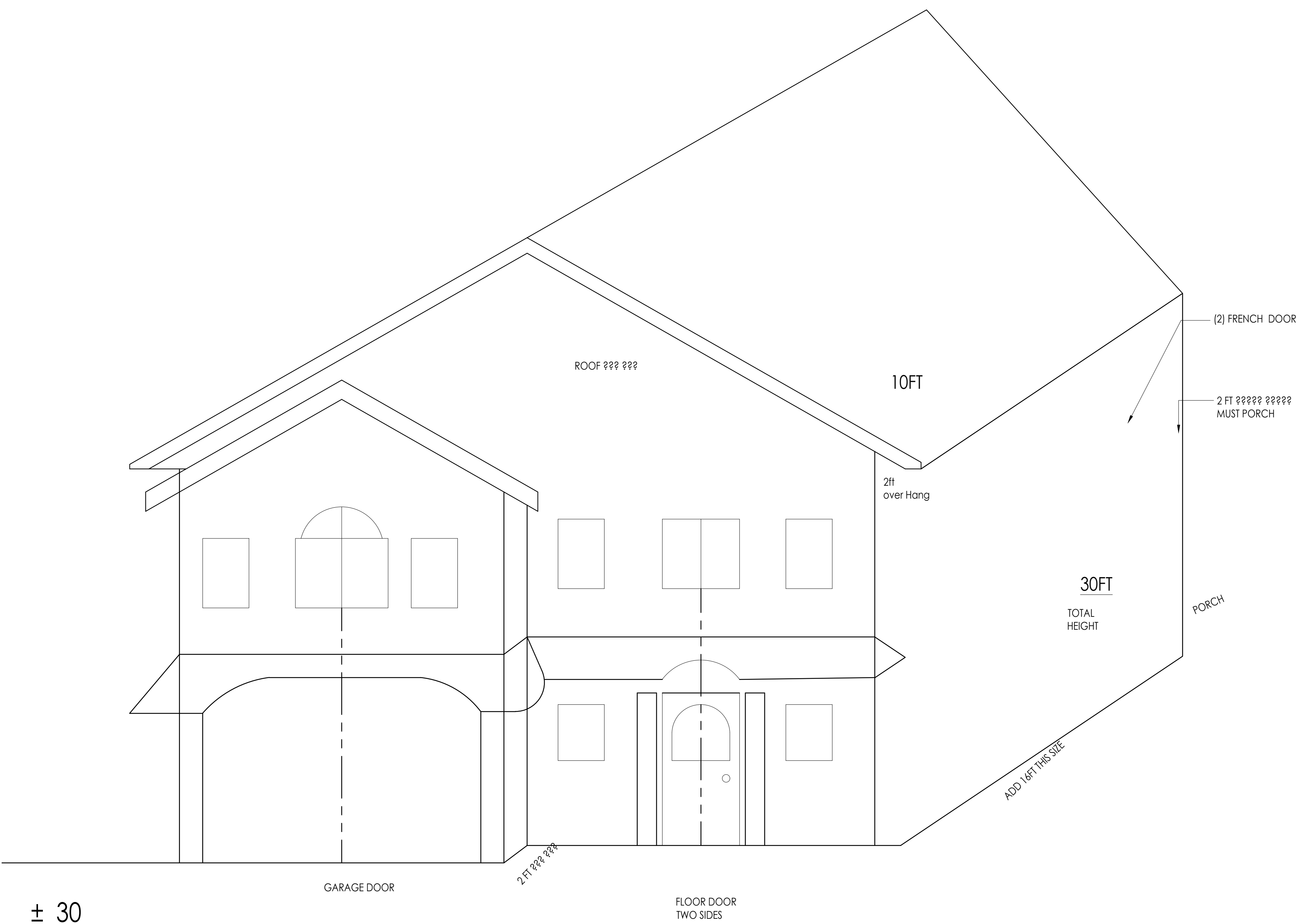
No.		DATE

75 HORSENECK PT. RD.

ELEVATION
FRONT & REAR

DATE:	May 17/2017	SCALE:	1/8"=1'-0"
DRAWN BY:	MD	CHECKED BY:	MD
PROJECT NUMBER:	108-1	SHEET SIZE:	11"x17"

A.4



6

EXTENSION REPORING

3/8"=1'-0"

ISSUES/REVISIONS		
No.		DATE

75 HORSENECK PT. RD.

EXTENSION REPORING

DATE:	May 17/2017	SCALE:	1/8"=1'-0"
DRAWN BY:	MD	CHECKED BY:	MD
PROJECT NUMBER:	108-1	SHEET SIZE:	11"x17"

A.5

**Planning/Zoning Combined Board**

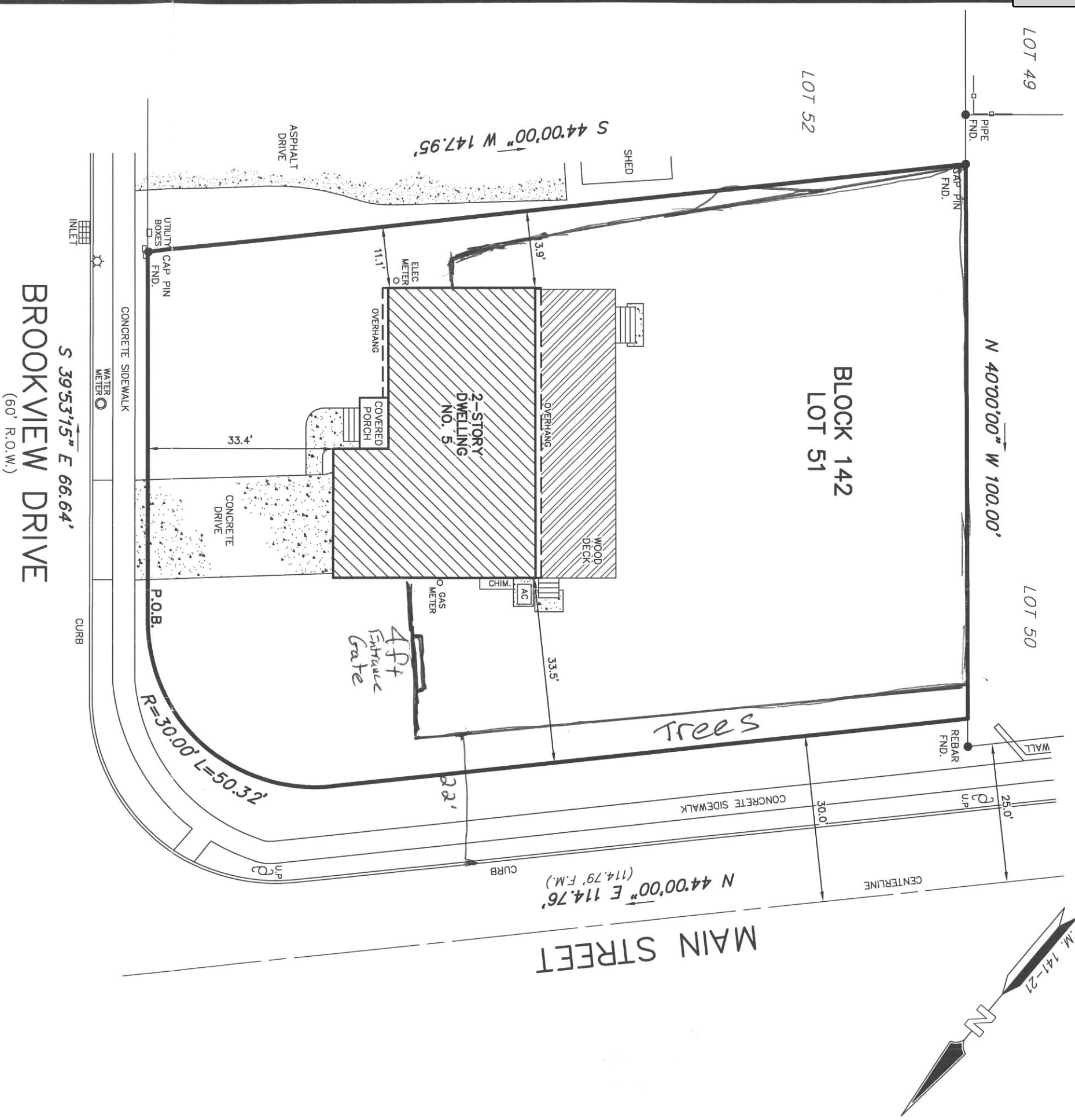
315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1831)**

Meeting: 11/24/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1831

PB2020-25 Greene, Philip

5 Brookview Drive
Block 142, Lot 51
Bulk variance for fence installation along secondary front yard



- THIS SURVEY IS CERTIFIED TO:
- **RENEE L. GREENE and PHILIP M. GREENE**
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - TWO RIVERS TITLE COMPANY, LLC (TRT2023940)
 - UNITED WHOLESALE MORTGAGE, ISAOA ATIMA
 - ERIC A. WASSERFALL, ESQUIRE

DEED DESCRIPTION:
BEING KNOWN AND DESIGNATED AS LOT 8F AS SHOWN ON A MAP ENTITLED, "MAJOR SUBDIVISION OF BROOKVIEW HOMES, MAIN STREET, BORO OF OCEANPORT, MONMOUTH COUNTY, N.J." WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OCTOBER 19, 1976 AS CASE No. 141-21.

NOTES:

1. ALSO KNOWN AS LOT 51 IN BLOCK 142 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 12.
2. UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

SURVEY OF PROPERTY
5 BROOKVIEW DRIVE
LOT 51 BLOCK 142

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.

20-805

DATE:

08-04-20

SCALE:

1"=20'

SHEET:

1 OF 1

Pictures Of Site



Corner of Main St and Brookview Dr



Looking out from yard to Main St



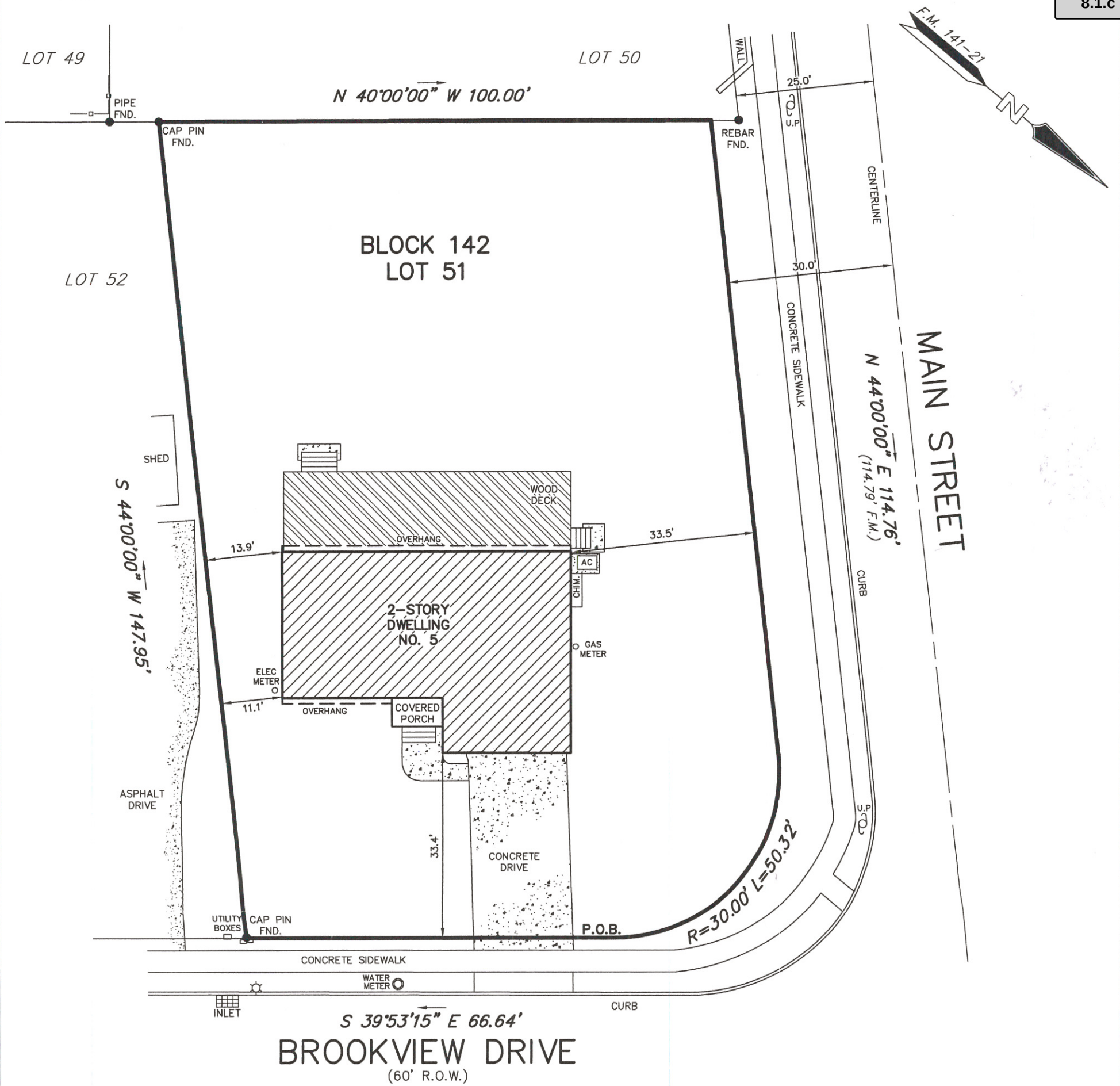
Opening from yard to Main St



Opening from yard to Main St



Neighbor with type of fence



THIS SURVEY IS CERTIFIED TO:

- RENEE L. GREENE and PHILIP M. GREENE
- FIRST AMERICAN TITLE INSURANCE COMPANY
- TWO RIVERS TITLE COMPANY, LLC (TRT2023940)
- UNITED WHOLESALE MORTGAGE, ISAOA ATIMA
- ERIC A. WASSERFALL, ESQUIRE

DEED DESCRIPTION:

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SURVEY OF PROPERTY

5 BROOKVIEW DRIVE
LOT 51 BLOCK 142

BOROUGH OF OCEANPORT

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35889

301 Main Street, 2nd Floor
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Phone 732-660-0606
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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.

20-805

DATE:

08-04-20

SCALE:

1"=20'

SHEET:

Packet Pg. 17

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1810)**

Meeting: 11/24/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1810

PB2020-20 Padula

161 Monmouth Blvd
Block 71, Lot 1.02
Variance Relief for Construction of new single-family home



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

November 16, 2020

VIA EMAIL

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

Re: Bulk Variance Application
161 Monmouth Blvd.
Block 71, Lot 1.02
PB2020-20
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-279

Dear Board Members:

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

- Plans entitled “Proposed new Single-Family Residence: Padula Residence” prepared by Shore Point Architecture, last revised July 6, 2020 and consisting of six (6) sheets;
- Plan entitled “Plot Plan” prepared by InSite Engineering, LLC, dated October 11, 2020 and consisting of four (4) sheets.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 46,755 SF (1.07 acres) on the north side of Monmouth Boulevard approximately 385 feet west of Bay View Place. The Applicant proposes to raze the existing house and construct a single-family dwelling with an attached three-car garage.

A revised Planning and Engineering Review of the Application is provided below.

Variances/Design Waivers

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

1. The Applicant proposes a building height of 39.5 feet where 35 feet is the maximum permitted. Since the proposed height exceeds the permitted height by more than 10%, a “D(6) Variance” is required.



The Municipal Land Use Law permits the granting of a “D” variance based on providing special reasons and satisfying the negative criteria, including that there is no substantial detriment to the public good and that the proposal does not impair the intent of the zone plan and zoning ordinance.

2. Bulk variances are required for the following:

- a. The Retaining Wall setback requires 10 feet from all property lines. The Applicant proposes 2.5 feet. A Bulk Variance is required.
- b. The average Rear Yard setback is 126.1 feet. The Applicant proposes to provide 53.81 feet. A Bulk Variance is required from Ordinance 390-14D. The Rear Yard setback should be measured to the Mean High-Water Line since the land below that is property of the State of New Jersey. The Applicant should verify that the setbacks for the neighboring properties were correctly measured.
- c. The average Front Yard setback is 36.5 feet. The Applicant proposes to provide 30.5 feet. A Bulk Variance is required from Ordinance 390-14B.

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

- **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.
- **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 variances being requested and/or identified.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-279
November 16, 2020
Page 3 of 3

General Comments

1. The roof leader collection system on the west side of the dwelling should discharge to the rear yard.
2. Additional spot grades shall be provided east of the retaining wall to direct runoff to the rear yard and not over the retaining wall.
3. The proposed grading along the eastern property line shall create a swale to direct runoff to the front and rear yards and not onto Lot 1.01. Additional spot grades shall be provided to demonstrate this.
4. Flood vents are required for the crawl space and are noted on the Architectural Plans.

Additional Agency Approvals

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

- a. NJDEP CAFRA
- b. Two River Water Reclamation Authority
- c. New Jersey American Water
- d. Freehold Soil Conservation District
- e. Monmouth County 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.

Very truly yours,

MASER CONSULTING, INC.

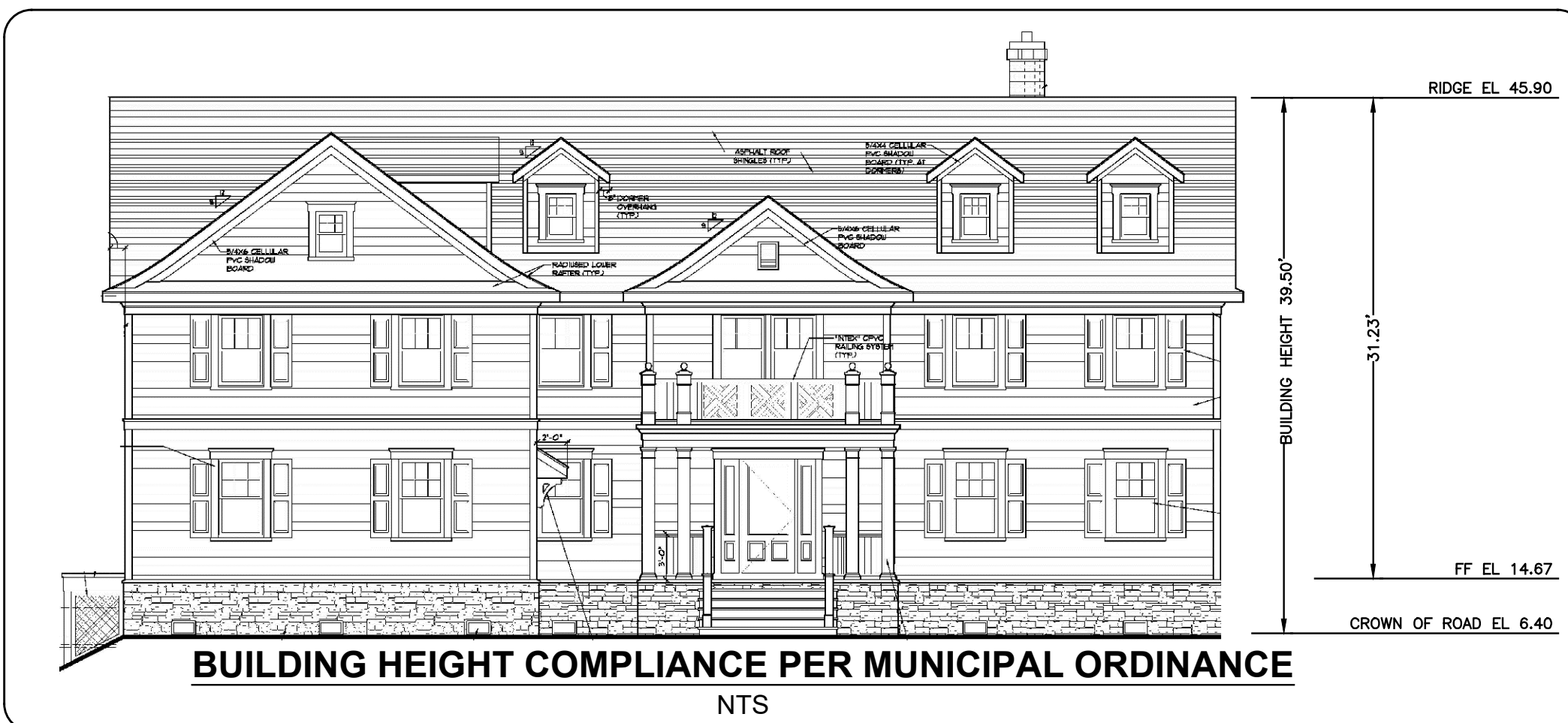
A blue ink signature of William H.R. White, III.

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

WHW/dmm

cc: Kevin Kennedy, Esq. (via email)
Jennifer Krimko, Esq. (via email)
Jason Fichter, PE (via email)

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TIDAL DATUM 1988

STATION # 853-1925

GOOSENECK BRIDGE

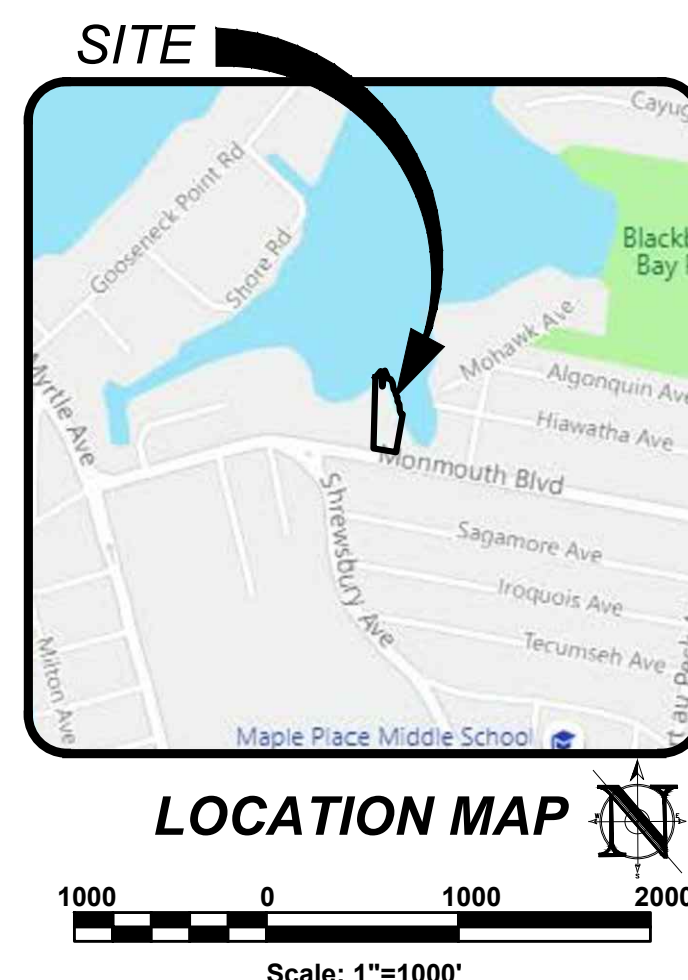
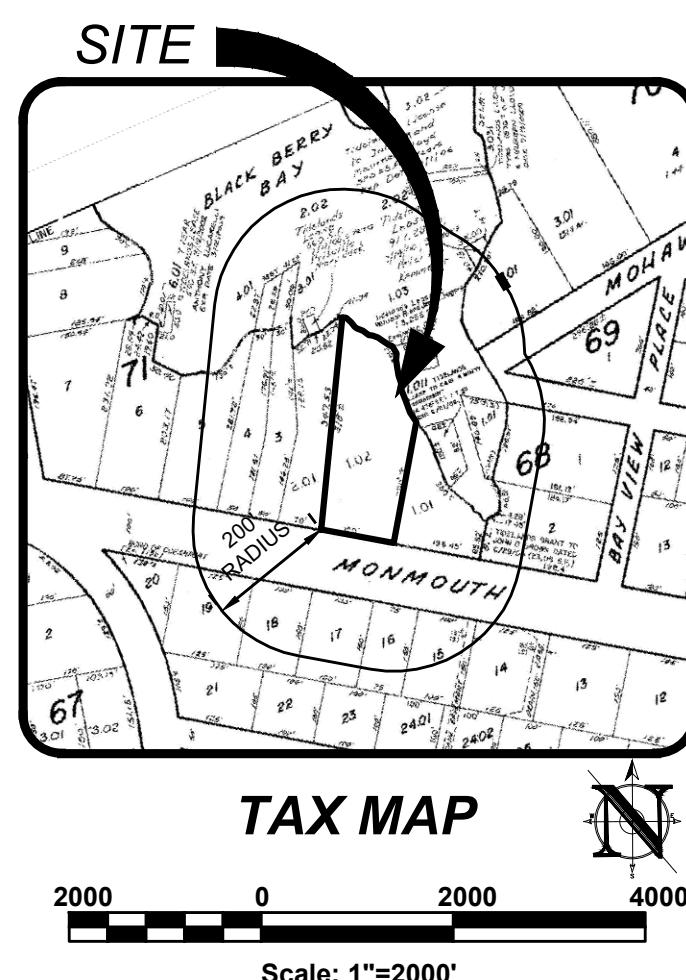
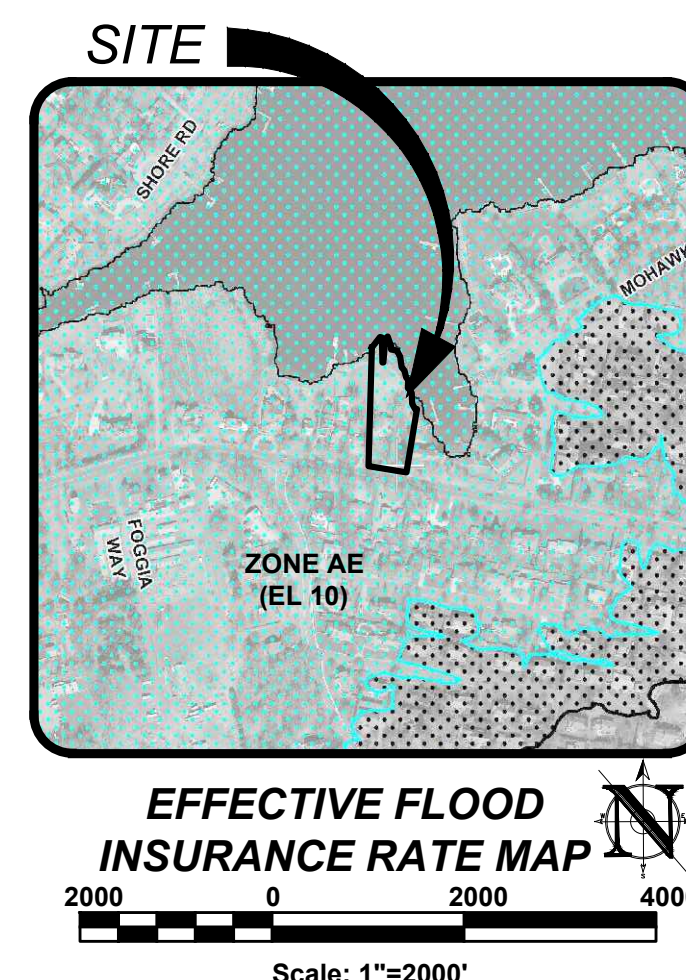
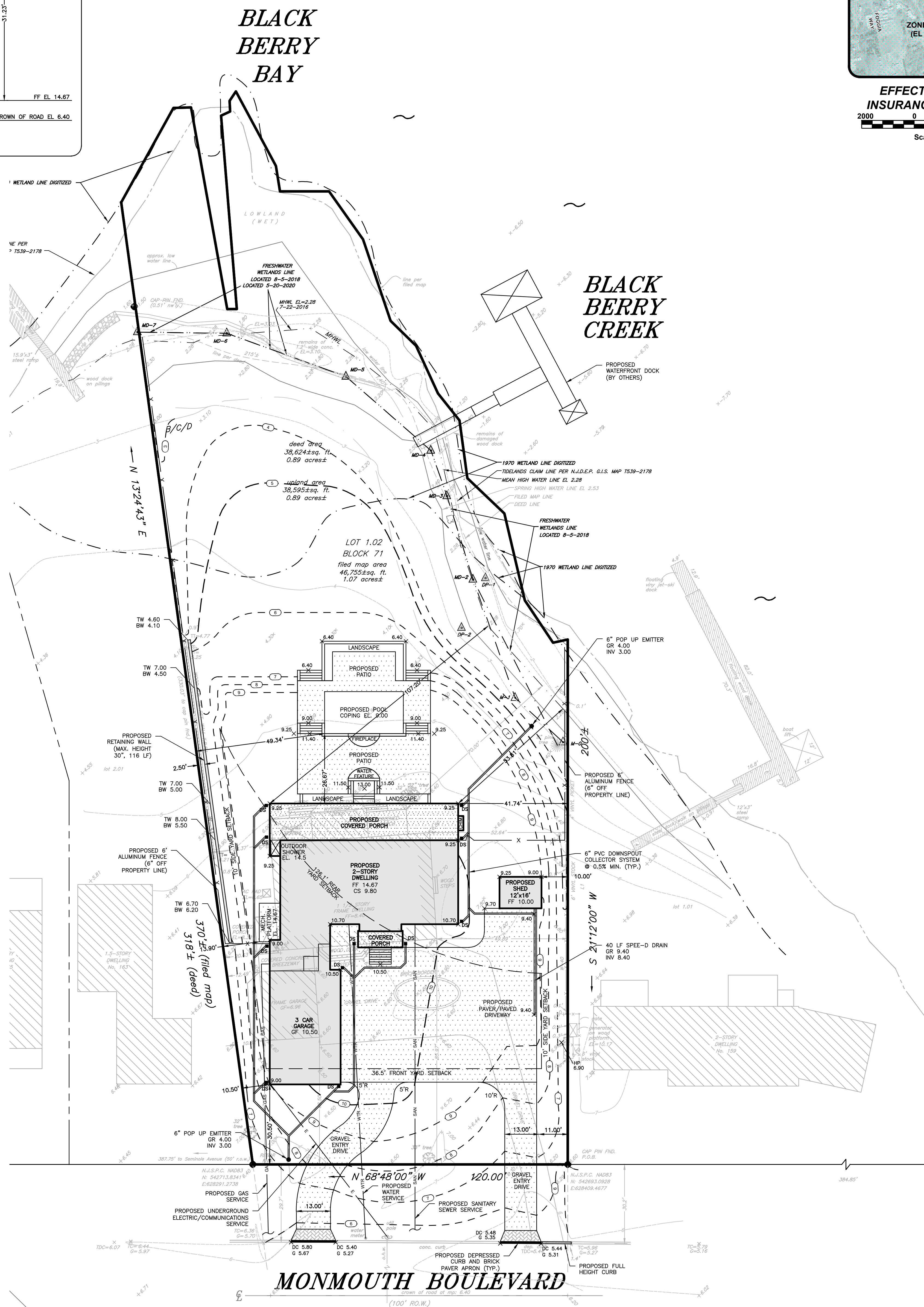
Spring High Tide = 2.53'

Mean High Water = 2.28'

Mean Low Water = -0.30'

Line	Bearing	Length
(fm) HL-1	N17°24'43"E	260.69'
(fm) HL-2	S89°08'47"E	1.67'
(fm) HL-3	S89°08'47"E	41.28'
HL-4	S76°28'38"E	42.14'
HL-5	S13°08'04"E	41.26'
HL-6	S47°01'47"W	23.60'
HL-7	S30°13'34"E	44.51'
HL-8	S18°01'48"E	34.26'
(fm) HL-9	S18°01'48"E	1.80'
(fm) HL-10	S27°12'00"W	153.17'

Line	Bearing	Length
(fm) L1	N88°48'00"W	40.00'
(fm) L2	N07°12'00"E	233.36'
(fm) L3	N08°16'58"E	22.24'
(fm) L4	N08°20'38"E	16.47'
(fm) L5	N07°12'33"E	6.22'
L6	N83°12'00"E	17.13'
L7	N83°12'00"E	10.00'
L8	S06°48'00"E	1.00'
L9	N83°12'00"E	20.50'
L10	S06°48'00"E	12.00'
L11	S83°12'00"W	1.50'
L12	S06°48'00"E	6.00'
L13	N83°12'00"E	9.00'
L14	N06°48'00"E	6.00'
L15	S83°12'00"W	1.50'
L16	N06°48'00"E	41.00'
L17	N83°12'00"E	7.00'
L18	N06°48'00"E	12.00'
L19	S83°12'00"W	20.00'
L20	S06°48'00"E	12.00'
L21	N83°12'00"E	7.00'
L22	S06°48'00"E	23.00'
L23	S83°12'00"W	20.50'
L24	S06°48'00"E	1.00'
L25	S83°12'00"W	10.00'
L26	S83°12'00"W	16.75'
L27	S27°12'03"E	1.25'
L28	S07°12'23"W	2.87'



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #10; BLOCK 71, LOT 1-02, 161 MONMOUTH BOULEVARD, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
PADULA, LOUIS JR & VIRGINIA R
124 BINGHAM AVENUE
RUMSON, NJ 07760
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH (FOR ENGINEERING AND ZONING APPROVAL) AND TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY RONALD W. POST SURVEYING, INC., ENTITLED "SURVEY OF PROPERTY WITTOGRAPHY & LOT PLAN GRADING", BEING DATED 05/14/20, WITH REVISIONS THROUGH 08/26/20.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY SHORE POINT ARCHITECTURE, PA. ENTITLED "PROJECT INFORMATION, FOUNDATION PLAN, SHED FLOOR PLANS AND ELEVATIONS", BEING DATED 07/06/20.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #402020190, DATED 06/20/18, THE ENTIRE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE 'NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- FLOOD PROOFING**
THIRTEEN (13) SMART VENTS (1540-510) TO BE INSTALLED IN AT LEAST 2 WALLS OF THE CRAWL SPACE ENCLOSURE (2,525 SF / 200 ± 13) BOTTOM OF ROUGH OPENING SHALL BE NO MORE THAN 12" ABOVE FINISHED GRADE.
- FLOOD RESISTANT MATERIALS**
ALL CONSTRUCTION MATERIALS AND UTILITIES LOCATED BELOW THE TWO-FOOT (2') REQUIRED FREEBOARD (EL. 12.4) BY THE BOROUGH OF OCEANPORT SHALL BE FLOOD RESISTANT MATERIALS.
- AVERAGE FRONT YARD SETBACK CALCULATION (PER SURVEYOR)**
LOT 5 - 42.6'
LOT 4 - 43.1'
LOT 3 - 36.5'
LOT 2.01 - 30.6'
LOT 1.01 - 29.9'
AVERAGE = 36.5' REQUIRED FRONT YARD SETBACK
- AVERAGE REAR YARD SETBACK CALCULATION (PER SURVEYOR)**
LOT 5 - 113.9'
LOT 4 - 142.9'
LOT 3 - 176.9'
LOT 2.01 - 194.9'
LOT 1.01 - 2'
AVERAGE = 126.1' REQUIRED REAR YARD SETBACK
- EXISTING TREES**
ALL EXISTING TREES ON THE SUBJECT PROPERTY HAVE BEEN PREVIOUSLY REMOVED.

ZONING COMPLIANCE CHART						
R-3 (RESIDENTIAL SINGLE FAMILY) ZONE						
SINGLE FAMILY DWELLING: PERMITTED						
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES	
SCHED II	MIN. LOT AREA (SF)	12,000	46,755 (1.07 AC)	NO CHANGE	YES	
SCHED II	MIN. LOT WIDTH (FT)	120	125.0	NO CHANGE	YES	
SCHED II	MIN. LOT DEPTH (FT)	100	316.7	NO CHANGE	YES	
SCHED II	PRINCIPAL BUILDING					
SCHED II	MIN. FRONT YARD SETBACK (FT)	36.5 (1)	47.1	30.50 (V)	NO	
SCHED II	MIN. REAR YARD SETBACK (TO MHWL)(FT)	126.1 (2)	70.0	53.81 (V)	NO	
SCHED II	MIN. SIDE YARD SETBACK					
SCHED II	ONE SIDE (FT)	10	10.8	10.50	YES	
SCHED II	BOTH SIDES (FT)	25	60.7	52.24	YES	
SCHED II	MAX. BUILDING HEIGHT (FT)	35 (3)	(a)	39.50 (V)	NO	
SCHED II	MAX. BUILDING HEIGHT (STORIES)	2.5	1.5	2	YES	
SCHED II	ACCESSORY STRUCTURE-SHED					
SCHED II	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES	
SCHED II	MIN. REAR YARD SETBACK (FT)	5	N/A	63.12	YES	
SCHED II	MIN. SIDE YARD SETBACK	10	N/A	10.00	YES	
SCHED II	MAX. ACCESSORY BUILDING HEIGHT (FT/STY)	15/1	N/A	14.08/1	YES	
SCHED II	MAX. ACCESSORY BUILDING COVERAGE (%)	5	N/A	0.4	YES	
SCHED II	SWIMMING POOL					
SCHED II	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES	
SCHED II	MIN. SETBACK TO ANY PROPERTY LINE (FT)	10	N/A	48.34	YES	
SCHED II	MIN. SETBACK TO DWELLING (FT)	10	N/A	26.67	YES	
SCHED II	LOT COVERAGE	25	8.3	10.8	YES	
SCHED II	MAX. PRINCIPAL BUILDING COVERAGE (%)	37	16.1	28.1	YES	
SCHED II	MAX. IMPERVIOUS COVERAGE (%)	3.7	0.83	NO CHANGE	YES	
SCHED II	MAX. DWELLINGS PER ACRE					
SCHED II	RETAINING WALL	10	0.9	(N)	2.50 (I/V)	NO
SCHED II #12	MIN. SETBACK TO PROPERTY LINE (FT)	10	0.9 (N)	2.50 (I/V)	NO	
(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/A - NOT APPLICABLE						
(E) EXISTING VARIANCE (O) VARIANCE / NON-COMPLIANCE ELIMINATED N/A - NOT SPECIFIED						
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER						
(U) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE						
(1) PER ORDINANCE SECTION 390-14.8, IN RESIDENCE DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT WITHIN THE SAME BLOCK						
(2) PER ORDINANCE SECTION 390-14.0, WATERFRONT PROPERTIES, IN RESIDENCE DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE NATURAL WATERSHED THAN THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT WITHIN THE SAME BLOCK						
(3) HEIGHT OF BUILDING - THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROAD OR THE IMPROVED STREET ON WHICH IT FRONTS AT THE MIDPOINT OF THE LOT TO THE HIGHEST POINT OF THE STRUCTURE, EXCLUDING SUCH APPURTENANCES AS OUTLINED IN § 390-13.						

PROJECT INFORMATION

PROJECT NAME:

PADULA RESIDENCE

PROJECT LOCATION:

BLOCK 71, LOT 1-02
161 MONMOUTH BOULEVARD
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

OWNER:

PADULA, LOUIS JR & VIRGINIA R
124 BINGHAM AVENUE
RUMSON, NJ 07760

APPLICANT:

PADULA, LOUIS JR & VIRGINIA R
124 BINGHAM AVENUE
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ATTORNEY:

JENNIFER S. KRIMKO, ESQ.
ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE-CN 7807
OCEAN, NJ 07712

ARCHITECT:

SHORE POINT ARCHITECTURE, PA
108 SOUTH MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:

RONALD W. POST SURVEYING, INC.
1732 HINDS ROAD
TOMS RIVER, NJ 08753

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(or visit 1stopdig.com)

ILL. TYPE: RED

LINE TYPE: YELLOW

COMMONS/ATKIN, LV: ORANGE

CURB: BLUE

TEMP. MARKERS: GREEN

PROPOSED EXCAVATION: MAGENTA

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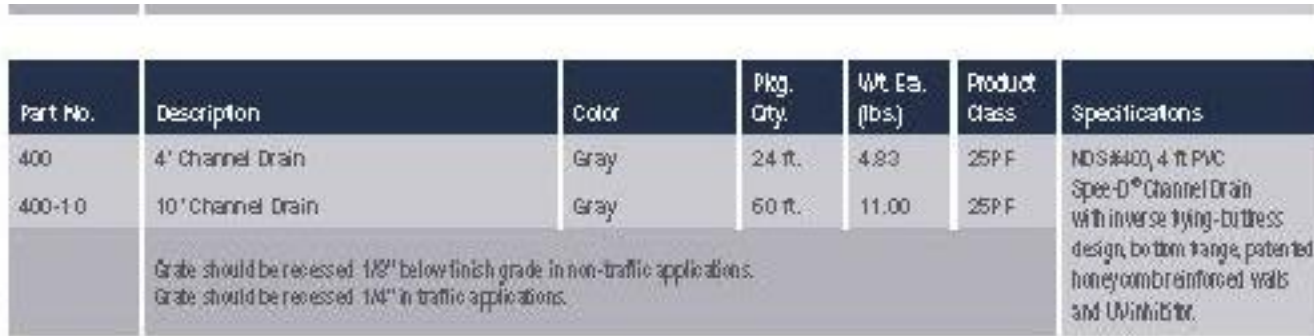
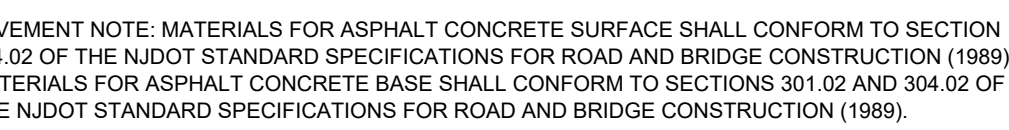
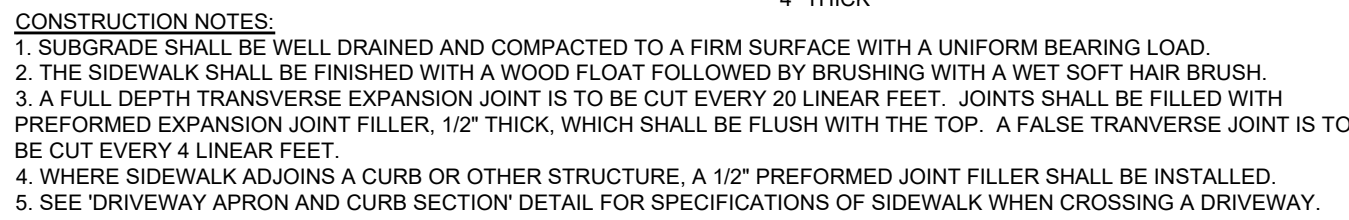
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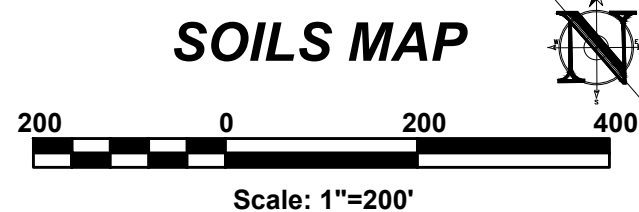
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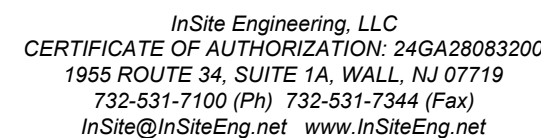


PADULA
RESIDENCE

APPLICANT:
PADULA, LOUIS JR & VIRGINIA R
124 BINGHAM AVENUE
RUMSON, NJ 07760

ATTORNEY: _____

SURVEYOR:
RONALD W. POST SURVEYING, INC.
1792 HINDS ROAD
TOMS RIVER, NJ 08753



LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA,
DELAWARE, CONNECTICUT, NORTH CAROLINA,
COLORADO, & DISTRICT OF COLUMBIA

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AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL
AND MAY HAVE BEEN ALTERED

JASON L. FICHTER, PE, PP, CFM, CME
PROFESSIONAL ENGINEER, PLANNER
NJPE 43118 NJPP 5726 PAPE 61968
DEPE 3813 NYPE 802295 CTPE 23291
NCPE 33336 DCPE 900682 OCPE 36605

Serial	Date	Comment
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0	11/11/20	INITIAL RELEASE
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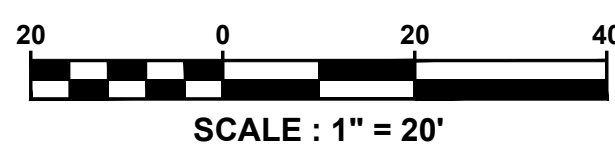
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DRAWING TITLE:

SOIL EROSION &

SOIL EROSION &
SEDIMENT CONTROL PLAN

SHEET NO: 3 OF 4



LEGEND

EXISTING

BOUNDARY LINE

CONTOUR LINE

SPOT ELEVATION

WALL

GAS

WATER

INLET

STORM

SANITARY MAIN

SANITARY LATERAL

OVERHEAD WIRE

ELECTRIC

TELEPHONE

UTILITY POLE

HYDRANT

SIGN POST

FENCE

LIGHT FIXTURE

TEST PIT

GRADE FIX

PROPOSED

WALL

GAS

WTR

INLET

STORM

SAN

SAN L

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E

TEL

HYDRANT

SIGN POST

FENCE

LIGHT FIXTURE

TEST PIT

GRADE FIX

The diagram illustrates the layout of a construction site with various protective and monitoring features. It includes a 'LIMIT OF DISTURBANCE' indicated by a dashed line at the top. Below this, a 'SILT FENCE' is shown as a horizontal line with 'X' marks. To the left of the silt fence is an 'INLET PROTECTION' represented by a square with a circle inside. To the right is a 'PROPOSED TREE PROTECTION' represented by a circle with a cross inside. Further right is a 'SOIL COMPACTION TEST LOCATION' represented by a circle with a cross inside. On the far right, there are three rectangular areas: a 'STABILIZED CONSTRUCTION ENTRANCE' with a brick pattern, a 'RIP-RAP APRON, SCOUR HOLE' with a pattern of small circles, and a 'SOIL RESTORATION AREA' with a brick pattern.

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (PPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE PREPARED SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- N.J.S.A. 42A:9-1 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT BY LOT OR SECTION-BY-SECTION BASIS. PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RESEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION OF BARE SOIL.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- THE STANDARDS FOR STABILIZED CONSTRUCTION ACCESS REQUIRE THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEEDS OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATION STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BLENDED WITH LIMESTONE, APPLIED AT THE RATE OF 12 OF TONS/ACRE, OR 450 LBS/1,000 SQ FT OF SURFACE AREA AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED Dewatering IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL Dewatering OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY Dewatering METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR Dewatering.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- LOCATIONS AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION AND A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. A CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 1,000 SQUARE FEET IS DISTURBED.
- ALL SOIL STOCKPILES MUST BE COVERED TO PREVENT EROSION AND SEDIMENTATION. TEMPORARY SOIL EROSION AND SEDIMENT CONTROL, NOTE #8, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION**1. SITE PREPARATION**

- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 38-1.
- INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 1 THROUGH 42.
- IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARPED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

- APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLES MUST BE TAKEN FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMITS SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
- WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
- SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING

- TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS) IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.
- SEEDING DATES: 2/15-5/1 AND 9/15-10/15

- CONVENTIONAL SEEDING: APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULT TRACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULT TRACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

- HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER. MULCH ANCHORING IS NOT A REQUIRED STEP FOR HYDROSEEDING. HYDROSEEDING IS NOT A PREPARED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS DURING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
- AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

- STRAW OR HAY, UNKNOTTED SMALL, GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

- APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE TO 90 POUNDS WITHIN EACH SECTION.

- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.

3. CRUMPER MULCH ANCHORING TOOL: A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL, SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE, NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS: MAY BE USED TO ANCHOR HAY OR STRAW MULCH.

- a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

- b. USE ONE OF THE FOLLOWING:
 - (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPROVE GROWTH OF TURFGRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISOLUBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING WILL NO LONGER BE SOLUBLE OR DISPERSIBLE. IN WATER, IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- B. WOOD-FIBER OR PAPER-FIBER MULCH: SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

- C. PELLETED MULCH: COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPOLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAT MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 50-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 1/2 TO 1/4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

- APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION**1. SITE PREPARATION**

- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
- INSTALL MEASURES OF TEMPORARY EROSION CONTROL, MEASURES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION

- APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL, WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLES MUST BE TAKEN FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COLONY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES IF FERTILIZER IS NOT INCORPORATED. APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. HIGH ACID PRODUCING SOILS: SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS FOR SPECIFIC RECOMMENDATIONS.

3. SEEDING

- SEED SEEDING MULCH HAS BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE, NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

- SEED MIXTURE

SEED MIXTURE	PLANTING RATE LBS/1,000 SF (LBS/ACRE)
HARD FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (75)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS	1 (45)

- "ACCEPTABLE" SEEDING DATES: 3/1-4/30 AND 9/1-10/31"
"OPTIMAL" SEEDING DATES: 3/15-10/30
"OPTIMUM" SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED.

- SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDBED AREA AND MOVED ONE.

- WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY SOI 1 AND ABOVE, SEE TABLE 4.3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

- COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 60°F. MANY GRASSES BECOME ACTIVE AT 60°F. SEE TABLE 4.3 MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

- CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULT TRACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULT TRACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

- AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

- HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER. MULCH ANCHORING IS NOT A REQUIRED STEP FOR HYDROSEEDING. HYDROSEEDING IS NOT A PREPARED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS DURING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

- STRAW OR HAY, UNKNOTTED SMALL, GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

- APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE TO 90 POUNDS WITHIN EACH SECTION.

- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.

3. CRUMPER MULCH ANCHORING TOOL: A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL, SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS: MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

- a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

- b. USE ONE OF THE FOLLOWING:
 - (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPROVE GROWTH OF TURF GRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISOLUBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

- NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- B. WOOD-FIBER OR PAPER-FIBER MULCH: SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

- C. PELLETED MULCH: COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN COPOLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED AREA AND WATERED, FORM MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAT MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 50-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 1/2 TO 1/4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5. IRRIGATION (WHERE FEASIBLE)

- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY) UNTIL VEGETATION IS WELL ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ANORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6. TOP DRESSING

- SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSCTION 2-A SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESSING WITH 10 TO 15 OR EQUIVALENT AT 30 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

- THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4.3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER OF THE SEEDBED SPECIES) AND MOVED ONE. NOTE THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE SELECTED OR OTHERWISE MISMANAGED.

CONSTRUCTION SEQUENCE

- EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE FALL OF 2020 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY. ONCE THE REQUIRED APPROVALS ARE SECURED, ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

TEMPORARY SOIL CONSERVATION FACILITIES	CONTINUOUSLY
1. ROUGH CLEARING AND GRADING	1 WEEK
2. TEMPORARY SEEDING	1 DAY
3. UTILITY INSTALLATION	1 WEEK
4. CURB CONSTRUCTION	1 WEEK
5. CONSTRUCTION OF BUILDINGS	6 MONTHS
6. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
7. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

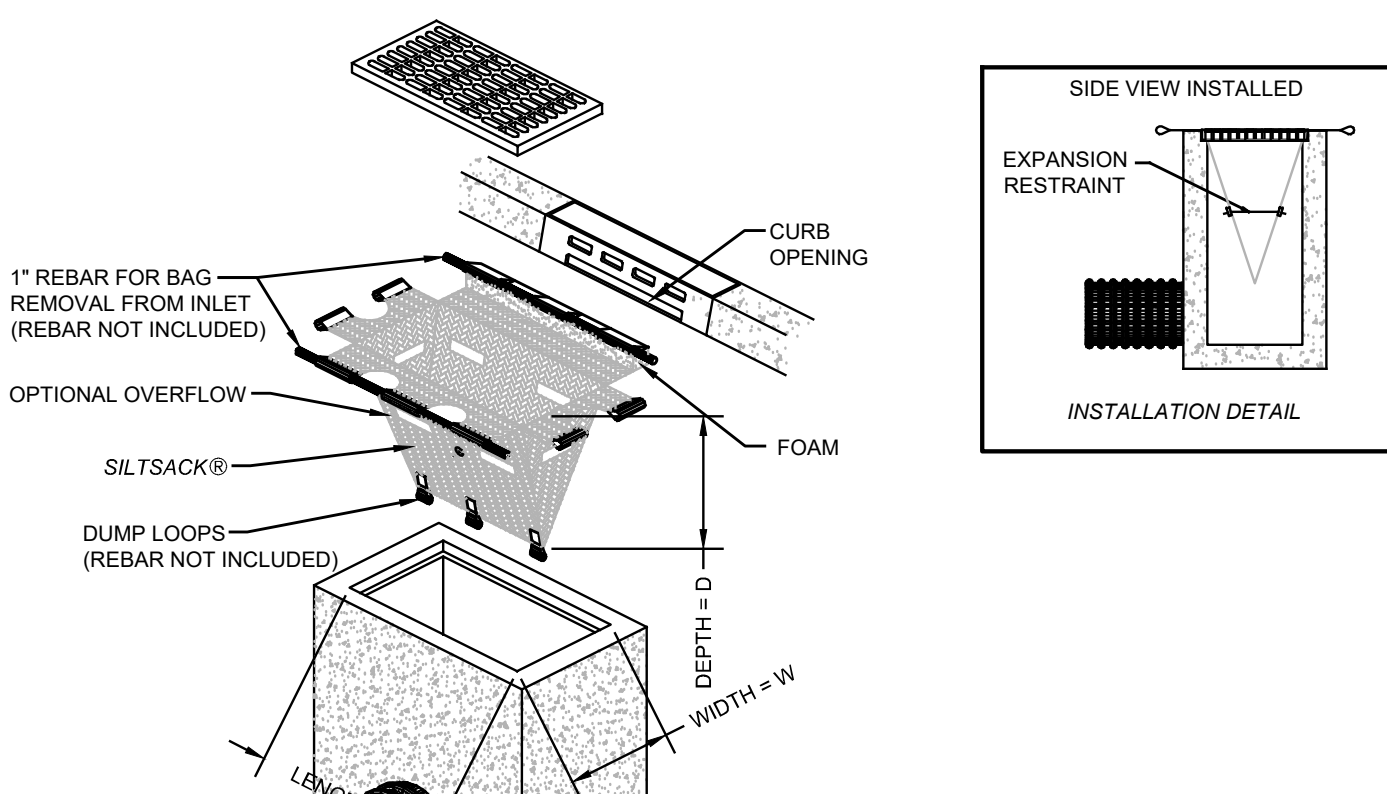
THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, AT OR MINIMUM, BY THE END OF EACH WORK DAY.

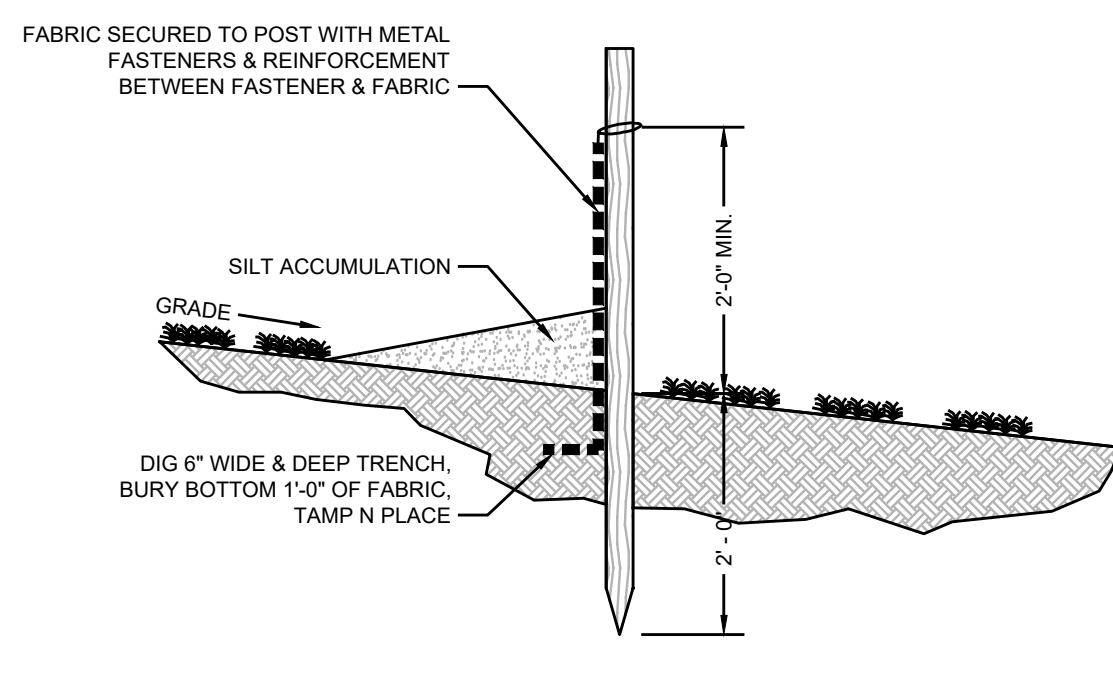
DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 4 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

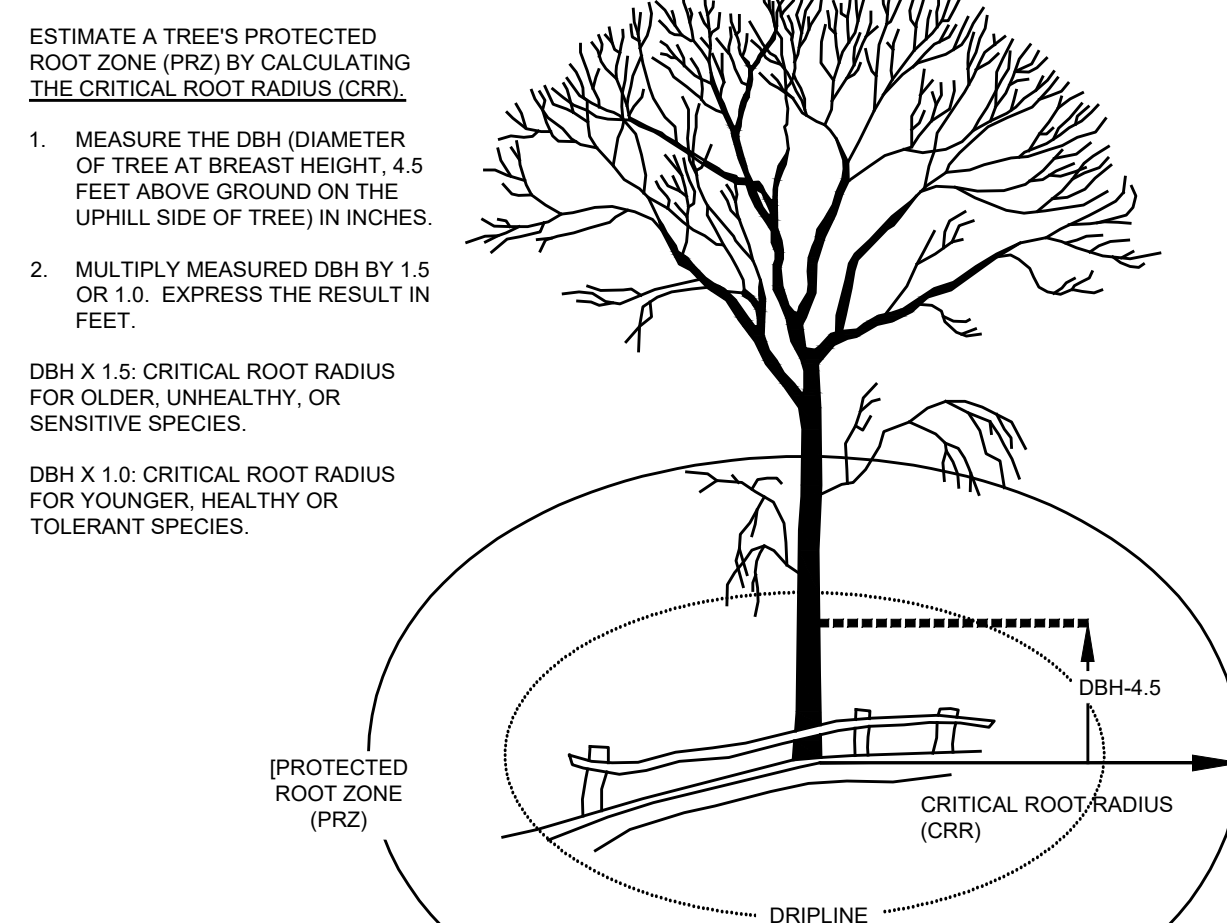
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

**INLET PROTECTION DETAIL**

NTS

**SILT FENCE DETAIL**

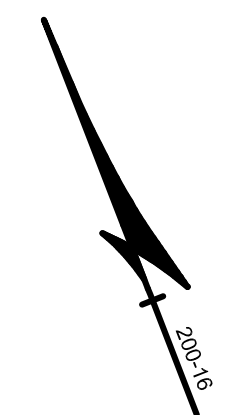
NTS





BLACK
BERRY
BAY

BLACK
BERRY
CREEK



TIDAL DATUM 1988

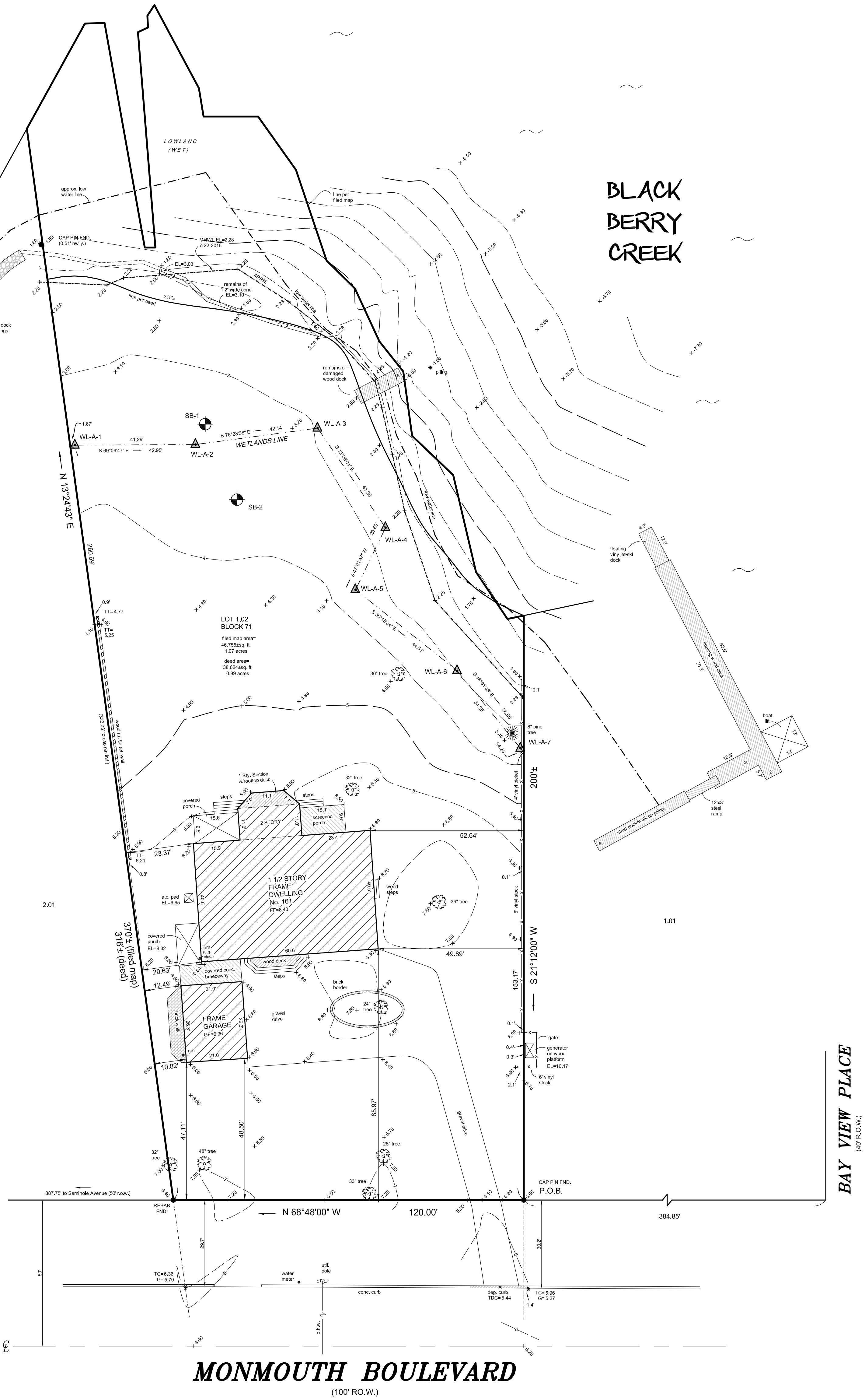
STATION # 853-1925

GOOSENECK BRIDGE

Spring High Tide = 2.53'

Mean High Water = 2.28'

Mean Low Water = -0.30'



MONMOUTH BOULEVARD
(100' R.O.W.)

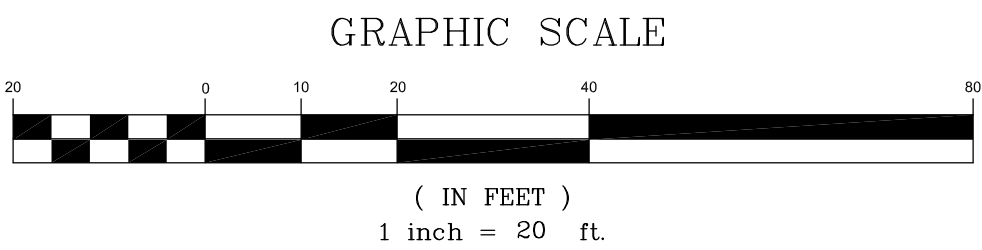
DEED DESCRIPTION:
BEING KNOWN AND DESIGNATED AS LOT 1.02 IN BLOCK 71 AS SHOWN ON A MAP ENTITLED, "MINOR SUBDIVISION, BLOCK 71, LOTS 1 & 2, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, N.J.," WHICH SAID MAP WAS DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 7, 1985 IN FILED MAP CASE NO. 200-16.

- NOTES:
1. ALSO KNOWN AS LOT 1.02 IN BLOCK 71 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.
 2. THE PREMISES ARE COMMONLY KNOWN AS 161 MONMOUTH BOULEVARD, OCEANPORT, NEW JERSEY.
 3. CORNER MARKERS SET AND/OR LOCATED, VERIFIED AND STAKED.
 4. PRELIMINARY FIRM ZONE AE8 EL=8.0 JAN. 30, 2015.
 5. ELEVATIONS BASED ON 1988 N.A.V.D. G.P.S.

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF LAND SURVEYING PROFESSION AS SET FORTH IN N.J.A.C. 13:40-5.1 AND AS PRACTICED IN THE STATE OF NEW JERSEY. IT IS ONLY CERTIFIED TO:

- LOUIS J. PADULA, JR.
- VIRGINIA R. PADULA
- TRIDENT ABSTRACT AGENCY, LLC
- GENOVA BURNS, LLC

NO.	DATE	DESCRIPTION	BY
1.	10-7-2016	WETLANDS FLAG	S.E.M.



RWP

Ronald W. Post Surveying, Inc.
Professional Land Surveying and Planning
1792 Hinde Road, Toms River, NJ, 08753
Phone:(732)-255-9050 Fax:(732)-255-9196

Ronald W. Post
Professional Land Surveyor
Professional Planner
Certificate of Authorization No. 245427969400

N.J. Lic. 23538
N.J. Lic. 02940

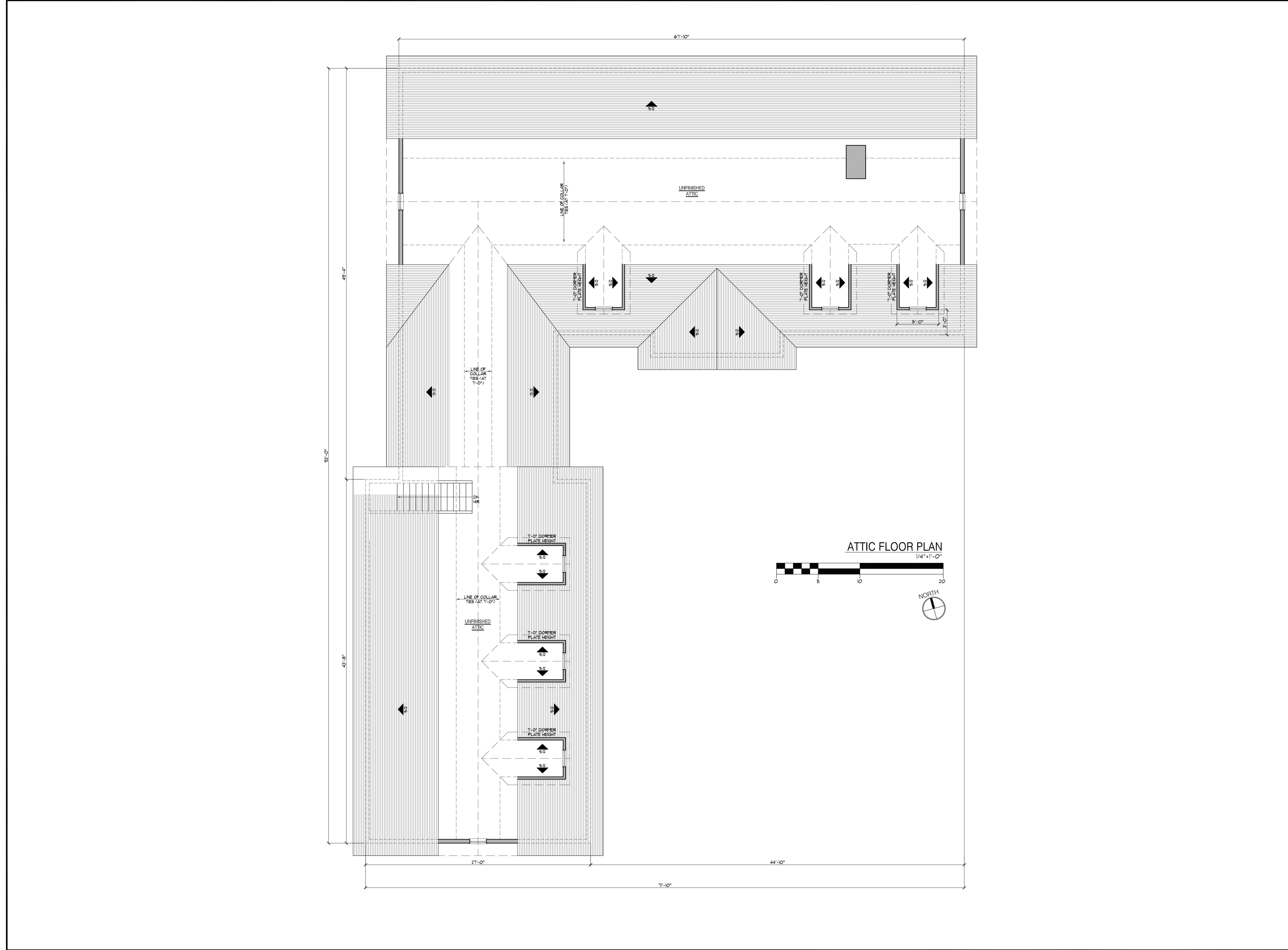
SURVEY OF PROPERTY
W/TOPOGRAPHY
& SOUNDINGS

LOT 1.02 BLOCK 71

BOROUGH OF OCEANPORT

MONMOUTH COUNTY, NEW JERSEY

Scale	Dr.	Chk.	Date	Job No.
1"=20'	S.E.M.		7-22-2016	160326



PROPOSED NEW SINGLE-FAMILY RESIDENCE:
PADULA RESIDENCE
Block: 71
Lot: 1.02
161 Monmouth Boulevard
Oceanport, New Jersey 07757

SEAL
[Signature]
Stephen L. Carls, AIA
NJ Lic # A00888

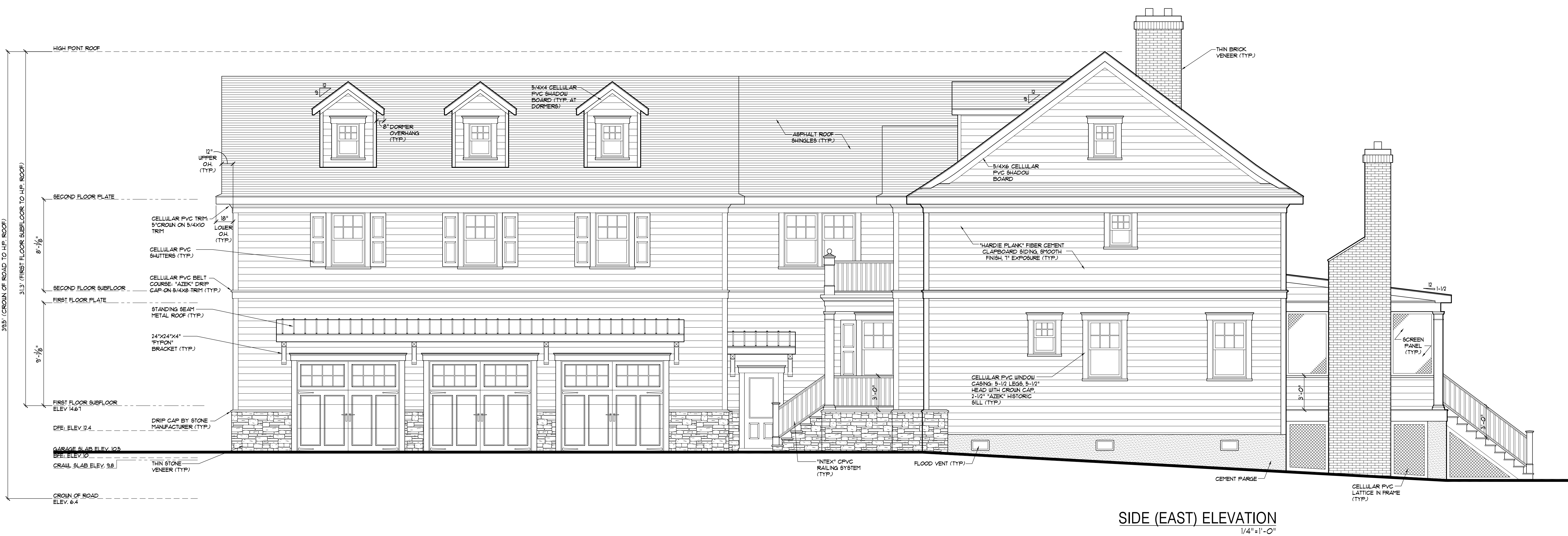
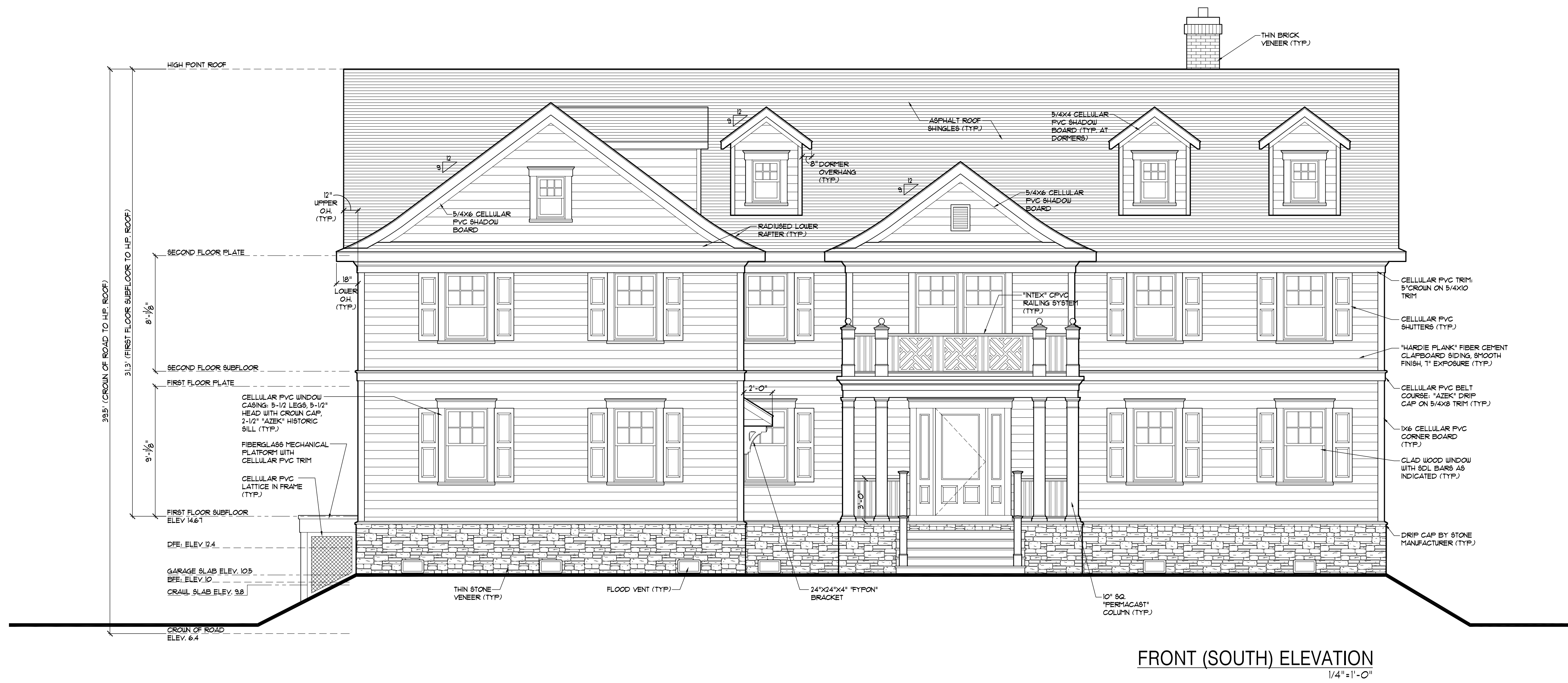
**SHORE POINT
ARCHITECTURE, PA**
109 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6800 F: 732.774.7250 www.shorepointarch.com

ATTIC FLOOR PLAN
SCALE: AS SHOWN
DRAWN: ASB
DATE: 07/06/2020

DATE	REVISION/SUBMISSION
7/6/20	VARIANCE SUBMISSION

JOB NUMBER
2019-35

A-4
PADULA



PROPOSED NEW SINGLE-FAMILY RESIDENCE:
PADULA RESIDENCE
161 Monmouth Boulevard
Oceanport, New Jersey 07757

Block: 71
Lot: 1.02

SEAL
Stephen L. Carling, AIA
Stephen L. Carling, AIA
NJ Lic # A00888

SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6800 F: 732.774.7250 www.shorepointarch.com

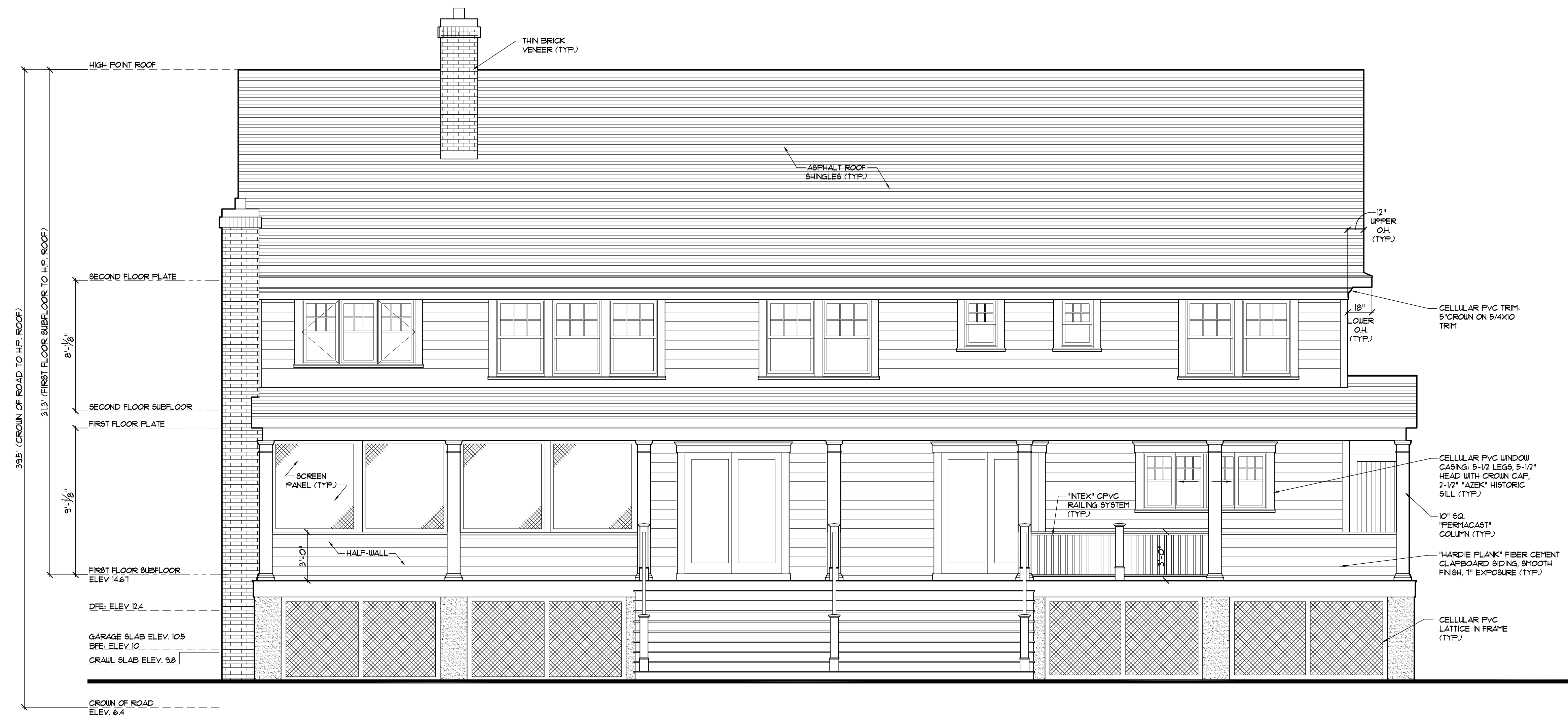
FRONT (SOUTH) ELEVATION,
SIDE (EAST) ELEVATION
SCALE: AS SHOWN
DRAWN: ASB

DATE
07/06/2020

REVISION/SUBMISSION
DATE
7/16/20
VARIANCE SUBMISSION

JOB NUMBER
2019-35

A-5
PADULA



REAR (NORTH) ELEVATION
1/4"=1'-0"



SIDE (WEST) ELEVATION
1/4"=1'-0"

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
PADULA RESIDENCE
161 Monmouth Boulevard
Oceanport, New Jersey 07757

Block: 71
Lot: 1.02

SEAL
[Signature]
Stephen J. Carls, AIA
NJ Lic # A03888

SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6500 F: 732.774.7250 www.shorepointarch.com

REAR (NORTH) ELEVATION,
SIDE (WEST) ELEVATION

DRAWN: ASB

SCALE: AS SHOWN

DATE	REVISION / SUBMISSION
7/6/20	VARIANCE SUBMISSION

JOB NUMBER
2019-35

A-6
PADULA