BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA ● NOVEMBER 9, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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.

III. Flag Salute

IV. 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.

V. Roll Call

VI. Board Business

1. Report of Pending Applications

VII. Approval of Minutes

1. Planning/Zoning Board - Regular - Jan 25, 2022 7:00 PM
2. Planning/Zoning Board - Regular - Apr 26, 2022 7:00 PM
3. Planning/Zoning Board - Regular - May 10, 2022 7:00 PM
4. Planning/Zoning Board - Regular - Sep 13, 2022 7:00 PM
5. Planning/Zoning Board - Regular - Oct 11, 2022 7:00 PM
6. Planning/Zoning Board - Regular - Oct 25, 2022 7:00 PM

VIII. Old Business

1. PR-22-33 Resolution of Approval - Harvey, 28 Revere Dr
2. PB2022-18 Carchio, Kathleen

Block 51, Lot 2

60 Werah Place

DFD 12/08/2022

CARRIED from September 13, 2022

CARRIED from October 11, 2022

CARRIED from October 25, 2022

IX. New Business

1. PB2022-23 MSA Architects

Block 105, Lot 6

61 Riverside Avenue

Proposed improvements including new pool, cabana, garage, mud room, modification to porch, modification to driveway and fence that requires variance relief as follows:

- Minimum Lot Area of 21,469 s.f. existing where 30,000 s.f. required.

- Minimum Lot Width of 97.80' existing where 150' required.
- Minimum Lot Depth of 175' existing where 200' required.
- Minimum front yard setback 47.4' existing from Riverside Avenue where 50' required.
- Minimum front yard setback - The secondary front yard setback is required to provide a minimum of 25 feet. The garage addition is 10 feet from the unimproved right of way.
- Maximum Impervious Coverage - 19.97% existing, 32.8% proposed, 25% permitted.
- Minimum Rear Yard Setback, Accessory Structure - 4' to existing shed where 10' required.
- Minimum Side Yard Setback, Accessory Structure - 4' to existing shed where 20' required.

2. PB2022-24 White, Joseph

Block 122, Lot 25

274 Port Au Peck Ave.

Applicant seeks to subdivide the existing lot into two new lots and construct a 1 story single family dwelling for proposed 25.01

X. Petitions from the Public

XI. Adjournment

BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● JANUARY 25, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order: Chairman Whitson called the meeting to order at 7:00 PM

II. Board Policy: Chairman Whitson 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

III. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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: Chairman Whitson led attendees and members of the Board in the flag salute.

V. Roll Call:

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

VI. Board Business:

1. Report of Pending Applications

Ms. Smith advised of upcoming applications for the Feb. 8th including 45 Main Street, 73 Monmouth Blvd and 9A Pocano Ave for the Feb. 22nd meeting.

2. Motion to Accept Resignation of Michael Savarese *- Added*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Kleiberg, Davis, Dailey
ABSENT:	Widdis, Widdis, Savarese

3. Development Review Committee Appointments

Pursuant with Borough Ordinance, Chairman Whitson appointed the following members of the Board to serve as the Board's Development Review Committee: Chairman Jim Whitson, Vice Chairman Jack Kahle, Councilman Tvrdik and Ms. Cooper. The Committee will participate informally in development discussions and completeness reviews.

4. Referral from Governing Body - Area in Need Study

Ms. Smith reviewed the referring resolution from the Governing Body to undertake a study for an Area in Need of Redevelopment for Blocks 110.13 and 110.14. As the parcels were related to Fort Monmouth redevelopment, the Fort Monmouth Economic Revitalization Authority would procure and provide the study for the Board's review. Upon receipt of the study a public hearing will be scheduled.

VII. Approval of Minutes:

1. Planning/Zoning Board - Reorganization - Jan 11, 2022 7:00 PM (Rescheduled for Feb. 8, 2022 meeting)
2. Planning/Zoning Board - Regular - Sep 28, 2021 7:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Darren Davis, Class IV
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Kleiberg, Davis, Dailey
ABSENT:	Widdis, Widdis, Savarese

VIII. Old Business:

1. PB2021-16 Barker's Circle

Applicant: Barker's Circle Partnership, LLC
Block 110, Portion of Lot 1
Proposed New Block 110.20, Lot 1 - 2000 Avenue of Memories
Proposed New Block 110.21, Lot 1 - 2200 Avenue of Memories
Proposed New Block 110.22, Lot 1 - 100 Barker's Circle
Proposed New Block 110.23, Lot 1 - 200 - 500 Barker's Circle
Major Site Plan Approval
CARRIED from December 14, 2021

EXHIBITS:
A-12 Plan entitled "Preliminary & Final Major Site & Subdivision Plan," prepared by Morgan Engineering & Surveying, last revised December 29, 2021, consisting of 22 sheets.
A-13 Parking Analysis Letter Report dated December 30, 2021, prepared by McDonough & Rea Associates.
A-14
A-15 Colored Site Plan Rendering, prepared by Morgan Engineering & Surveying, dated Jan. 25, 2022
A-16 Interior Renderings, 8 Sheets, dated Jan. 13, 2022
A-17 Plan entitled "Preliminary & Final Major Site & Subdivision Plan, Shared Parking Exhibit" prepared by Morgan Engineering & Surveying, dated November 24, 2021, consisting of one (1) sheet

Motion to Approve Application as Amended

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

3. Resolution of Approval - 523 Port Au Peck Ave/Villapiano – Ms. Smith summarized the resolution and conditions after which Mr. Dailey made a motion to adopt the resolution which was seconded by Mr. Davis and received the following roll call:

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

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

Ms. Smith

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 10:21 pm on a motion by Mr. Kleiberg which was seconded by Mr. Dailey and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● APRIL 26, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order: Chairman Whitson called the meeting to order at 7:00 PM

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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.

III. Flag Salute: Chairman Whitson led attendees and members of the Board in the flag salute.

IV. Board Policy: Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 10:00 P.M.; no new testimony will be taken after 10:30 P.M., except at the discretion of the Board.

V. Roll Call:

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

VI. Capital Presentation:

1. PB2022-10 Borough of Oceanport

VII. Board Business:

1. Report of Pending Applications

VIII. Old Business:

1. Resolution of Approval - 73 Monmouth Blvd

RESULT:	**ADOPTED AS AMENDED [7 TO 0]**
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Cooper, Foster, Davis, Dailey, Widdis L
ABSENT:	Kleiberg
INELIGIBLE:	Tvrdik, Widdis C

2. Resolution of Approval - 23 Ithaca Ave

RESULT:	**ADOPTED AS AMENDED [6 TO 0]**
MOVER:	Thomas Tvrdik, Class III
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Davis
ABSENT:	Kleiberg
INELIGIBLE:	Widdis C, Dailey, Widdis L

3. Resolution of Approval - 199 Comanche Drive

RESULT:	**ADOPTED AS AMENDED [6 TO 0]**
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Widdis C
ABSENT:	Kleiberg
INELIGIBLE:	Dailey, Widdis L
RECUSED:	Davis

IX. New Business:

1. PB2022-06 Tennenbaum, Kent & Celia

Block 24, Lot 9
174 Comanche Drive
Proposed 6' and solid fence where 4' and 50% open is permitted in front yard

EXHIBITS:
A-1 Land Development Application
A-2 Pool Grading Plan prepared by MidState Engineering with Hand Notations for Proposed Fence & Landscaping
A-3 Survey Update prepared by Lakeland Surveying, dated 08/24/2020
A-4 Platform Detail

Motion to Carry Application to May 24, 2022 with no additional notice

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Dailey, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Kleiberg

2. PB2022-11 Ranieri, Domenick

82 Tecumseh Ave
Block 7, Lot 15
Construction of deck, above ground pool, patio, shed and fence seeking bulk variance relief for:
- Accessory structures in second front yard: pool and shed

- 6' fence in second front yard where 4' and 50% open is permitted

EXHIBITS:
A-1 Land Development Application
A-2 Survey of Property, prepared by Charles Surmonte, PE & PLS, dated September 17, 2017.
A-3 An undated hand marked-up copy of the Plan entitled “Survey of Property”, prepared by Charles Surmonte, PE & PLS, dated September 17, 2017
A-4 Illustrated Rendering of Proposed Improvements, undated, 2 sheets
A-5 Collier's Engineering & Design Review Letter dated April 12, 2022
A-6 Exhibit Containing _____ Sheets,

Motion to Approve Application As Amended

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Christopher Widdis C, Class IV
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Kleiberg

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

XI. **Adjournment:** As there was no further business, the meeting was adjourned at 9:22 pm on a motion by Mr. Tvrdik which was seconded by Chairman Whitson and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● MAY 10, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order: Chairman Whitson called the meeting to order at 7:00 PM

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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.

III. Flag Salute: Chairman Whitson led attendees and members of the Board in the flag salute.

IV. Board Policy: Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 10:00 P.M.; no new testimony will be taken after 10:30 P.M., except at the discretion of the Board.

V. Roll Call:

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

VI. Board Business:

1. Report of Pending Applications
2. Mayor & Council Referral - Fort Monmouth Plan Amendment #18
3. Referral from Governing Body - Land Development Ordinance Amendment

VII. Approval of Minutes:

1. Planning/Zoning Board - Regular - Mar 22, 2022 7:00 PM

RESULT:	**ACCEPTED [5 TO 0]**
MOVER:	Darren Davis, Class IV
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Whitson, Cooper, Davis, Dailey, Widdis L
ABSENT:	Kahle, Tvrdik, Foster, Kleiberg
INELIGIBLE:	Widdis C

VIII. Old Business:

1. PB2022-06 Tennenbaum, Kent & Celia
2. **PR-22-18** Resolution of Dismissal - Tennenbaum, Kent & Celia

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Dailey, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Cooper, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Kahle, Tvrdik, Foster, Kleiberg

3. PR-22- Resolution of Approval - 82 Tecumseh Ave

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Darren Davis, Class IV
SECONDER:	Christopher Widdis C, Class IV
AYES:	Whitson, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Kahle, Tvrdik, Foster, Kleiberg
INELIGIBLE:	Cooper

IX. New Business:

1. PB2022-08 Molino, Bruno
   Block 12, Lot 13
   144 Monmouth Blvd
   Proposed installation of in-ground pool and patio seeking relief for impervious coverage of 47.4% where 37% permitted and proposed 6' setback from the attached deck to the pool does not comply with the 10' required setback.

EXHIBITS:
A-1 Land Development Application
A-2 “Proposed Swimming Pool Topography Plan,” (3 Sheets), prepared by Martin G. Miller, III, PE & LS, dated 10/20/21
A-3 “Plan of Survey”, prepared by Leeper Land Group, LLC, dated September 23, 2021
A-4 "Pool Shop Drawing", prepared by prepared by Martin G. Miller, III, PE & LS, dated 09/01/21
A-5 Colliers Engineering & Design Review Letter dated April 14, 2022
A-6 Photograph
A-7 Photograph

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice, hearing no objections, stated that he and Ms. Smith had reviewed the notice and found it to be in order. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5.

The following persons were sworn in: William White, Board Engineer/Planner

Motion to Carry Application to July 12, 2022 with no additional notice required

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

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

XI. Adjournment: As there was no further business, the meeting was adjourned at 8:41 pm on a motion by Mr. Davis which was seconded by Mr. Dailey and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● SEPTEMBER 13, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order: Chairman Whitson called the meeting to order at 7:00 PM

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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.

III. Flag Salute: Chairman Whitson led attendees and members of the Board in the flag salute

IV. Board Policy: Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 10:00 P.M.; no new testimony will be taken after 10:30 P.M., except at the discretion of the Board

V. Roll Call:

Attendee Name	Title	Status	Arrived
James Whitson	Chairman	Present	
John (Jack) Kahle	Vice Chairman	Present	
Patty Cooper	Mayor's Designee	Present	
Thomas Tvrdik	Class III	Late	8:00 PM
Joseph Foster	Environmental Commission Liaison	Present	
Christopher Widdis C	Class IV	Absent	
Robert Kleiberg	Class IV	Absent	
Darren Davis	Class IV	Present	
Michael Dailey	Class IV	Present	
Leslie B Widdis L	Alternate I	Present	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Present	
William White	Board Engineer/Planner	Present	

VI. Board Business:

1. Report of Pending Applications

Ms. Smith advised the next meeting was scheduled for September 27, 2022. Two applications scheduled are a minor subdivision with no variances and an as-built pool exceeding the approval for impervious coverage.

VII. Old Business:

1. PR-22- Resolution of Approval - 144 Monmouth Blvd

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Whitson, Kahle, Cooper, Foster
ABSENT:	Tvrdik, Widdis C, Kleiberg
INELIGIBLE:	Davis, Dailey, Widdis L

VIII. New Business:

1. PB2022-18 Carchio, Kathleen

Block 51, Lot 2
60 Werah Place
Construction of a rear covered porch addition seeking variance relief for:
- Rear yard setback, 19.75' proposed, where 25' required
- Maximum building coverage, 28.4% proposed where 25% permitted
- Impervious coverage, 43.4% proposed, 39.9% existing, 37% permitted
DFD 12/08/2022

EXHIBITS:
A-1 Land Development Application
A-2 Plan entitled “Proposed Rear Porch Addition,” prepared by Monteforte Architectural Studio, LLC, last revised June 12, 2022.
A-3 Plan entitled “Final Asbuilt Survey” prepared by C.C. Widdis Surveying, LLC, dated November 8, 2019.
A-4 Colliers Engineering & Design review letter dated August 10, 2022

Motion to Carry Application with Conditions to October 11, 2022

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph Foster, Environmental Commission Liaison
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Kahle, Cooper, Foster, Davis, Dailey, Widdis L
ABSENT:	Tvrdik, Widdis C, Kleiberg

2. PB2022-16 Poulos, John & Elizabeth

18 Balmer Court
Block 65, Lot 1.02
Proposed accessory structures not permitted in front yard
DFD 12/13/2022

EXHIBITS:
A-1 Land Development Application
A-2 Plan entitled “Final As-built Survey,” prepared by InSite Surveying, last revised December 16, 2021.
A-3 Hand marked up copies of the survey prepared by Elizabeth Poulos, LLC, dated June 23, 2022, consisting of three (3) sheets
A-4 Colliers Engineering & Design review letter dated August 19, 2022

Motion to Approve Application

RESULT:	**ADOPTED [7 TO 0]**
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Davis, Widdis L
ABSENT:	Widdis C, Kleiberg
RECUSED:	Dailey

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

X. Adjournment: As there was no further business, the meeting was adjourned at 8:24 pm on a motion by Mr. Tvrdik which was seconded by Ms. Cooper and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● OCTOBER 11, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order: Chairman Whitson called the meeting to order at 7:00 PM

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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.

III. Flag Salute: Chairman Whitson led attendees and members of the Board in the flag salute.

IV. Board Policy: Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 10:00 P.M.; no new testimony will be taken after 10:30 P.M., except at the discretion of the Board

V. Roll Call:

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

VI. Board Business:

1. Report of Pending Applications

Ms. Smith advised that next meeting was October 25, 2022 and described the applications for 28 Revere Drive and continuation of 60 Werah Place

VII. Old Business:

1. PB2022-18 Carchio, Kathleen
   Motion to Carry Application to the October 25, 2022 meeting with no additional notice

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Whitson, Kahle, Cooper, Davis, Dailey, Widdis L
ABSTAIN:	Tvrdik, Widdis C
ABSENT:	Foster, Kleiberg

VIII. New Business:

1. PB2022-15 Sherman, Bradley & Joy
   19 Main Street
   Block 110, Lot 21
   Expansion of existing non-conforming accessory structure for construction of a fireplace.

EXHIBITS:
A-1 Land Development Application
A-2 "Location Survey for: Bradley and Joy Sherman" prepared by Richard E. Stockton & Associates, Inc, dated February 17, 2022
A-3 "Variance Plan for: Bradley & Joy Sherman" prepared by Richard E. Stockton & Associates, Inc, dated May 3, 2022.
A-4 "Carriage House Fireplace Addition", 2 Sheets, prepared by Sherman Pierre Architects, dated February 17, 2022
A-5 Notice of Appeal dated September 12, 2022
A-6 Narrative of Development
A-7 Colliers Engineering & Design Review Letter dated September 7, 2022
A-8 1878 Wolverton Map
A-9 1957 Sanborn Map
A-10 Photographs, 4 Sheets, Historical Aerials from 1969 and 1970

Motion to Approve with Conditions

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Dailey, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Kahle, Cooper, Tvrdik, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Foster, Kleiberg

2. PB2022-20 Manvan, LLC
   190-192 Monmouth Blvd
   Block 65, Lots 40 & 41
   Minor Subdivision (Lot Line Adjustment) with variances for Lot width, Lot Area

EXHIBITS:
A-1 Land Development Application
A-2 "Minor Subdivision Plan", prepared by Shore Point Engineering dated June 4, 2022
A-3 "Boundary and Topographic Survey, Tax Lots 40 and 41 Block 65", prepared by DPK Consulting, LLC dated April 5, 2022,
A-4 Colliers Engineering & Design Review Letter dated September 7, 2022

Motion to Approve with Conditions

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Thomas Tvrdik, Class III
AYES:	Whitson, Kahle, Cooper, Tvrdik, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Foster, Kleiberg

3. PB2022-21 196 Monmouth Blvd. LLC
   196 Monmouth Blvd
   Block 65, Lot 37
   Minor Subdivision

EXHIBITS:
A-1 Land Development Application
A-2 “Minor Subdivision Plan, 196 Monmouth Boulevard”, prepared by Shore Point Engineering dated June 4, 2022
A-3 “Boundary and Topographic Survey, Tax Lot 37, Block 65”, prepared by DPK Consulting, LLC dated May 31, 2022,
A-4 Colliers Engineering & Design Review Letter dated September 7, 2022

Motion to Approve with Conditions

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Darren Davis, Class IV
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Whitson, Kahle, Cooper, Tvrdik, Widdis C, Davis, Dailey, Widdis L
ABSENT:	Foster, Kleiberg

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

X. Adjournment: As there was no further business, the meeting was adjourned at 9:10 pm on a motion by Councilman Tvrdik which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● OCTOBER 25, 2022

Regular | **Clement V. Sommers Municipal Building** | **7:00 PM**

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order: Chairman Whitson called the meeting to order at 7:00 PM.

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 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.

III. Flag Salute: Chairman Whitson led attendees and members of the Board in the flag salute.

IV. Board Policy: Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 10:00 P.M.; no new testimony will be taken after 10:30 P.M., except at the discretion of the Board

V. Roll Call:

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

VI. Board Business:

1. Report of Pending Applications - Ms. Smith advised the next meeting was scheduled for WEDNESDAY, November 9, 2022 and described applications for 60 Werah Place and 274 Port Au Peck Avenue and possibly one other.

VII. Approval of Minutes:

1. Planning/Zoning Board - Regular - Sep 27, 2022 7:00 PM

RESULT:	**ACCEPTED [6 TO 0]**
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Christopher Widdis C, Class IV
AYES:	Whitson, Kahle, Cooper, Widdis C, Davis, Widdis L
ABSTAIN:	Tvrdik
ABSENT:	Foster, Kleiberg, Dailey

VIII. Old Business:

1. PR-22-29 Resolution of Approval - 35 Wyandotte Ave. As the resolution was provided in advance of the meeting, Mr. Kennedy summarized the resolution and conditions which was moved for approval by Mr. Widdis, seconded by Mrs. Barham-Widdis.

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Christopher Widdis C, Class IV
SECONDER:	Leslie B Widdis L, Alternate I
AYES:	Whitson, Kahle, Cooper, Widdis C, Davis, Widdis L
ABSENT:	Foster, Kleiberg, Dailey
INELIGIBLE:	Tvrdik

2. PR-22-30 Resolution of Approval - 19 Main Street. As the resolution was provided in advance of the meeting, Mr. Kennedy summarized the resolution and conditions which was moved for approval by Mr. Widdis, seconded by Mrs. Barham-Widdis.

RESULT:	**ADOPTED AS AMENDED [UNANIMOUS]**
MOVER:	Christopher Widdis C, Class IV
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Whitson, Kahle, Cooper, Tvrdik, Widdis C, Davis, Widdis L
ABSENT:	Foster, Kleiberg, Dailey

3. PR-22-31 Resolution of Approval - 196 Monmouth Blvd. As the resolution was provided in advance of the meeting, Mr. Kennedy summarized the resolution and conditions which was moved for approval by Mr. Widdis, seconded by Mrs. Barham-Widdis.

RESULT:	**ADOPTED AS AMENDED [UNANIMOUS]**
MOVER:	Leslie B Widdis L, Alternate I
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Kahle, Cooper, Tvrdik, Widdis C, Davis, Widdis L
ABSENT:	Foster, Kleiberg, Dailey

4. PR-22-32 Resolution of Approval – 190-192 Monmouth Blvd. As the resolution was provided in advance of the meeting, Mr. Kennedy summarized the resolution and conditions which was moved for approval by Mr. Widdis, seconded by Mrs. Barham-Widdis.

RESULT:	**ADOPTED AS AMENDED [UNANIMOUS]**
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Thomas Tvrdik, Class III
AYES:	Whitson, Kahle, Cooper, Tvrdik, Widdis C, Davis, Widdis L
ABSENT:	Foster, Kleiberg, Dailey

5. PB2022-18 Carchio, Kathleen. Ms. Smith received correspondence from Applicant's attorney advising that revised plans would be completed and submitted by the coming Friday and requested to carry the application to the November 9th meeting with no additional notice.

   Motion to Carry Application to November 9, 2022 with no additional notice required

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	Leslie B Widdis L, Alternate I
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Kahle, Cooper, Tvrdik, Davis, Widdis L
ABSTAIN:	Widdis C
ABSENT:	Foster, Kleiberg, Dailey

IX. New Business:

1. PB2022-19 Harvey, Chris
   28 Revere Drive
   Block 65, Lot 18.01
   Variance relief for impervious coverage for patio and pavers

EXHIBITS
A-1 Land Development Application
A-2 Sketch of Pool As-Built Survey for 28 Revere Drive, prepared by R.C. Burdick, PE, PP, PC, dated Jan. 25, 2022
A-3 Colliers Engineering & Design Review Letter dated September 7, 2022
A-4 Sketch of Pool As-Built Survey for 28 Revere Drive without patio and pavers, prepared by R.C. Burdick, PE, PP, PC, dated Jan. 25, 2022

Motion to Approve Application

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

X. Petitions from the Public: Chairman Whitson opened the meeting for petitions from the public. As there was no one from the public present, Chairman Whitson closed that portion of the meeting.

XI. Adjournment: As there was no further business, the meeting was adjourned at 7:26 pm on a motion by Councilman Tvrdik 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

SCHEDULED

RESOLUTION - PB (ID # 2584)

Meeting: 11/09/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2584

PR-22-33 Resolution of Approval - Harvey, 28 Revere Dr

RESOLUTION

BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF CHRISTOPHER HARVEY
28 REVERE DRIVE, BLOCK 65, LOT 18.01
APPROVED OCTOBER 25, 2022
MEMORIALIZED NOVEMBER 9, 2022

Introduction

WHEREAS, Christopher Harvey has made Application to the Oceanport Planning Board for the property designated as Block 65, Lot 18.01, commonly known as 28 Revere Drive, Oceanport, New Jersey, within the Borough's R-3 Zone, for the following approval: Bulk Variance Relief associated with a request to retroactively legitimize the installation of a paver patio at the site;

Public Hearing

WHEREAS, the Board held a Public Hearing on October 25, 2022, Applicant having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

Evidence / Exhibits

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

- *Oceanport Planning Board Development Application, introduced into Evidence as A-1;*
- *As-Built Survey, prepared by R.C. Burdick, P.E., P.P., P.C., dated January 25, 2022 (which portrays / demonstrates the existing paver patio at the site), introduced into Evidence as A-2;*
- *Colliers Engineering & Design Review Memorandum, dated September 7, 2022, introduced into Evidence as A-3;*
- *As-Built Survey, prepared by R.C. Burdick, P.E., P.P., P.C., dated January 25, 2022 (the same does not show / portray the existing paver patio), introduced into Evidence as A-4;*

- *Affidavit of Service; and*
- *Affidavit of Publication.*

Witnesses

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

- Christopher Harvey, Applicant, appearing Pro Se;

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

Testimony and Other Evidence Presented on Behalf of the Applicant

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

- The Applicant is the owner of the subject property.
- The Applicant has owned the subject property for approximately 12 years.
- There is an existing single-family home at the site.
- The Applicant lives at the site.
- The Applicant previously obtained Variance Approval (including an Impervious Coverage Variance) to install a pool at the site.
- In conjunction with the aforesaid approval, the pool was installed at the site.
- In conjunction with the pool installation process, the Applicant also arranged for a paver patio to be installed at the site as well.
- The Applicant did not obtain Permits / Approvals for the installation of the aforesaid patio.
- The installation of the aforesaid patio resulted in excess impervious coverage at the site (i.e. beyond the scope of the previously granted Zoning Variance).
- The Applicant is now seeking approval to retroactively justify the prior installation of the paver patio at the site.

- Details pertaining to the previously installed paver patio include the following:

Size:	Per Plans
Location:	North-eastern portion of property, per Plans.
Materials:	Pavers

Variance Relief

WHEREAS, the Application as submitted requires approval for the following Variance:

IMPERVIOUS COVERAGE: Maximum 37% allowed; whereas 42.5% proposed.

Public Comments

WHEREAS, there were no public comments, questions, statements, or objections associated with the subject Application;

Findings of Fact

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

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

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.

2. The subject property is located at 28 Revere Drive, Oceanport, New Jersey, within the Borough's R-3 Zone.

3. The site contains an existing single-family dwelling, which is a permitted use in the zone.

4. The Applicant previously obtained Variance Approval (including Impervious Coverage Approval) to install an in-ground pool at the site.

5. In furtherance thereof, the Applicant arranged for the pool to be installed at the site.

6. In conjunction with the aforesaid pool installation, the Applicant also arranged for a paver patio to be installed at the site.

7. The installed paver patio was not on the previously approved Plans, nor did the Applicant obtain any Permits / Approval for the same.

8. The installation of the paver patio, as aforesaid, resulted in excess Impervious Coverage at the site (i.e. beyond the parameters of the prior Variance Approval).

9. Agents of the Borough of Oceanport became aware of the situation and instituted enforcement action and / or threatened enforcement action.

10. The Applicant is now seeking approval to retroactively legitimize the installation of the aforesaid patio at the site.

11. As indicated, such a request requires approval for an Impervious Coverage Variance (i.e. beyond the scope of the prior approval).

12. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.

13. With regard to the Application, and the requested relief, the Board notes the following:

- The Board previously approved a specific Variance for Impervious Lot Coverage at the site (in conjunction with the previously approved installation of an in-ground pool).

- In the pool installation process, the Applicant also arranged for a patio to be installed at the site as well, and the installation of the aforesaid patio increased the previously approved Impervious Coverage from 39.44% to 42.5%.

- The unauthorized installation of the patio further intensified / expanded the scope of the prior Board approval.

- It was appropriate for Agents of the Borough to formally review / investigate the matter.

- Unauthorized Plan modifications, and / or the unauthorized increase of the previously approved Lot Coverage could, under certain circumstances, prove to be damaging to the Borough of Oceanport and / or surrounding residents.

- Unauthorized Plan modifications, and / or the unauthorized increase of the previously approved Impervious Lot Coverage Variance could, under certain circumstances, compromise the overall Zoning / Development process.

- Unauthorized Plan modifications, and / or the unauthorized increase of the previously approved Impervious Lot Coverage Variance could, under certain circumstances, compromise Municipal / Tax / Assessment Records.

- Unauthorized Plan modifications, and / or the unauthorized increase of the previously approved Impervious Lot Coverage Variance could, under certain circumstances, constitute a negative and troubling precedent.

- As referenced, it was appropriate for Agents of the Borough to review the matter and require the Applicant to either secure retroactive approval and / or otherwise remove the unauthorized improvement.

- For the reasons set forth herein and subject to the conditions set forth herein, the Applicant provided sufficient testimony to retroactively justify the requested relief.

- As indicated, the within Application represents an attempt to legitimize a prior / unauthorized installation of a patio at the site.

- The Applicant, essentially, apologized for the confusion / misunderstanding associated with the matter.

- Approval of the within Application will allow for the situation to be fully resolved in a manner which does not compromise the overall interests of the Borough of Oceanport, or the residents thereof.

- Subject to the conditions set forth herein, the amended approval does not negate the benefits associated with the prior approval.

- Subject to the conditions set forth herein, the amended approval does not compromise the overall Zoning scheme.

- Subject to the conditions set forth herein, approval of the amended Application does not materially intensify the previously approved application.

- Subject to the conditions set forth herein, the amended Application approved herein does not materially change the nature of the prior approval.

- Subject to the conditions set forth herein, the amended approval does not dramatically change the overall aesthetic appeal of the property.

- Subject to the conditions set forth herein, the amended approval does not change overall parking needs for the property.

- The Board notes that the patio satisfies Prevailing Setback Requirements.

- The existing single-family home is a permitted use in the Zone.

- The previously approved pool is a permitted accessory use in the zone.

- The Applicant considered a number of potential host locations for the patio, and the selected location is most appropriate / desirable.

- The Application as presented requires approval for an Impervious Coverage Variance. The relevant calculations in the said regard include the following:

Maximum allowable impervious coverage	37%
Previously approved impervious coverage:	39.44%
Proposed impervious coverage:	42.5%

- The Applicant essentially testified that the existing drainage system / pattern at the site works quite well – thereby providing further justification for the required Variance relief.

- Subject to the conditions contained herein, the grading and drainage testimony/plans presented satisfied the technical concerns of the Board Engineer.

- Per the testimony and evidence presented, there will be no adverse drainage impacts associated with the within approval.

- The subject site can accommodate the Applicant's proposal.

- Per the testimony and evidence presented, there are no adverse health / safety / construction issues associated with the non-compliant Impervious Coverage approved herein.

- Per the testimony and evidence presented, the installation of the patio approved herein will not compromise the health and safety of the occupants / neighbors.

- There will be no adverse lighting associated with the placement of the patio in the referenced location.

- The patio will be shielded by shrubbery and/or fencing, further ensuring that the proposed installation will not have an adverse impact on adjacent property owners.

- The patio will be appropriately shielded with landscaping / fencing.

- Subject to conditions contained herein, the location of the patio will minimize, to the greatest extent possible, any disturbance to the neighboring property owners.

- Additionally, notwithstanding the Impervious Variance relief, the Board notes that the location of the proposed patio is practical, appropriate, and aesthetically pleasing.

- The proposed patio will be attractive, aesthetically pleasing, and upscale, in accordance with Prevailing Community Standards.

- The Board notes that the patio will not be readily seen from the public road.

- The Board notes that there were no public objections in connection with the subject Application.

- Approval of the within Application will enhance/improve the quality of life for the Applicant.

- Approval of the within Application will not materially intensify the existing and to-be-continued single-family nature of the home/site.

- Sufficiently detailed Plans were submitted.

- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated therewith.

- Subject to the conditions contained herein, approval of the within Application will have no known detrimental impact on adjoining property owners and thus, the Application can be granted without causing substantial detriment to the public good.

- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

- The Application as presented satisfied the statutory requirements of N.J.S.A. 40:55D-70(C) (Bulk Variance).

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

Conditions

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

a. The Applicant shall comply with all commitments, promises, and representations made at or during the Public Hearing process.

b. The Applicant shall cause the Plans to be revised so as to portray and confirm the following:

- Confirmation that the exact / true / correct Lot Coverage shall be included on the subject As-Built Surveys (including the documents marked into the record as A-2 and A-4).

c. Unless obviated herein, the Applicant shall comply with the terms and conditions of any prior approval.

d. The Applicant shall obtain any applicable permits / approvals as may be required by the Borough of Oceanport - including, but not limited to, the following:

- Building Permit
- Plumbing Permit
- Electric Permit
- Fire Permit

e. The Applicant shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, dated September 7, 2022 (A-3).

f. There shall be no adverse drainage impact on the adjoining properties.

g. The Applicant shall comply with any Prevailing Affordable Housing Rules, Regulations, Directives, Contributions as may be required by the State of New Jersey, the Borough of Oceanport, C.O.A.H., the Court System, and any other Agency having jurisdiction over the matter.

h. The installation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the installation shall comply with Prevailing Provisions of the Uniform Construction Code.

i. The Applicant shall obtain any and all approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District.

j. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.

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

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

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

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicant of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Oceanport, the Borough of Oceanport, or their agents/representatives accept any responsibility for the structural design of the proposed improvements, or for any damage which may be caused by the installation.

SUMMARY OF VARIANCES GRANTED

IMPERVIOUS COVERAGE: Maximum 37% allowed; whereas 42.5% approved.

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on October 25, 2022 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Whitson	( )	( )	( )	( )	( )
Kahle	( )	( )	( )	( )	( )
Cooper	( )	( )	( )	( )	( )
Foster	( )	( )	( )	( )	( )
Tvrdik	( )	( )	( )	( )	( )
Widdis, C.	( )	( )	( )	( )	( )
Kleiberg	( )	( )	( )	( )	( )
Davis	( )	( )	( )	( )	( )
Dailey	( )	( )	( )	( )	( )
Widdis, L. (Alt. #1)	( )	( )	( )	( )	( )
Vacant (Alt. #2)	( )	( )	( )	( )	( )

This resolution was offered by _____, seconded by _____, and adopted on roll call by the following vote:

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Whitson	( )	( )	( )	( )	( )
Kahle	( )	( )	( )	( )	( )
Cooper	( )	( )	( )	( )	( )
Foster	( )	( )	( )	( )	( )
Tvrdik	( )	( )	( )	( )	( )
Widdis, C.	( )	( )	( )	( )	( )
Kleiberg	( )	( )	( )	( )	( )
Davis	( )	( )	( )	( )	( )
Dailey	( )	( )	( )	( )	( )
Widdis, L. (Alt. #1)	( )	( )	( )	( )	( )
Vacant (Alt. #2)	( )	( )	( )	( )	( )

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of November 9, 2022.

_____
Jeanne Smith, Secretary

KEK/dmp
Z:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Harvey #2 (retroactive paver patio)\Resolution-revised.docx

Planning/Zoning Combined Board
PO Box 370
Oceanport, NJ 07757

SCHEDULED

Meeting: 11/09/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2471

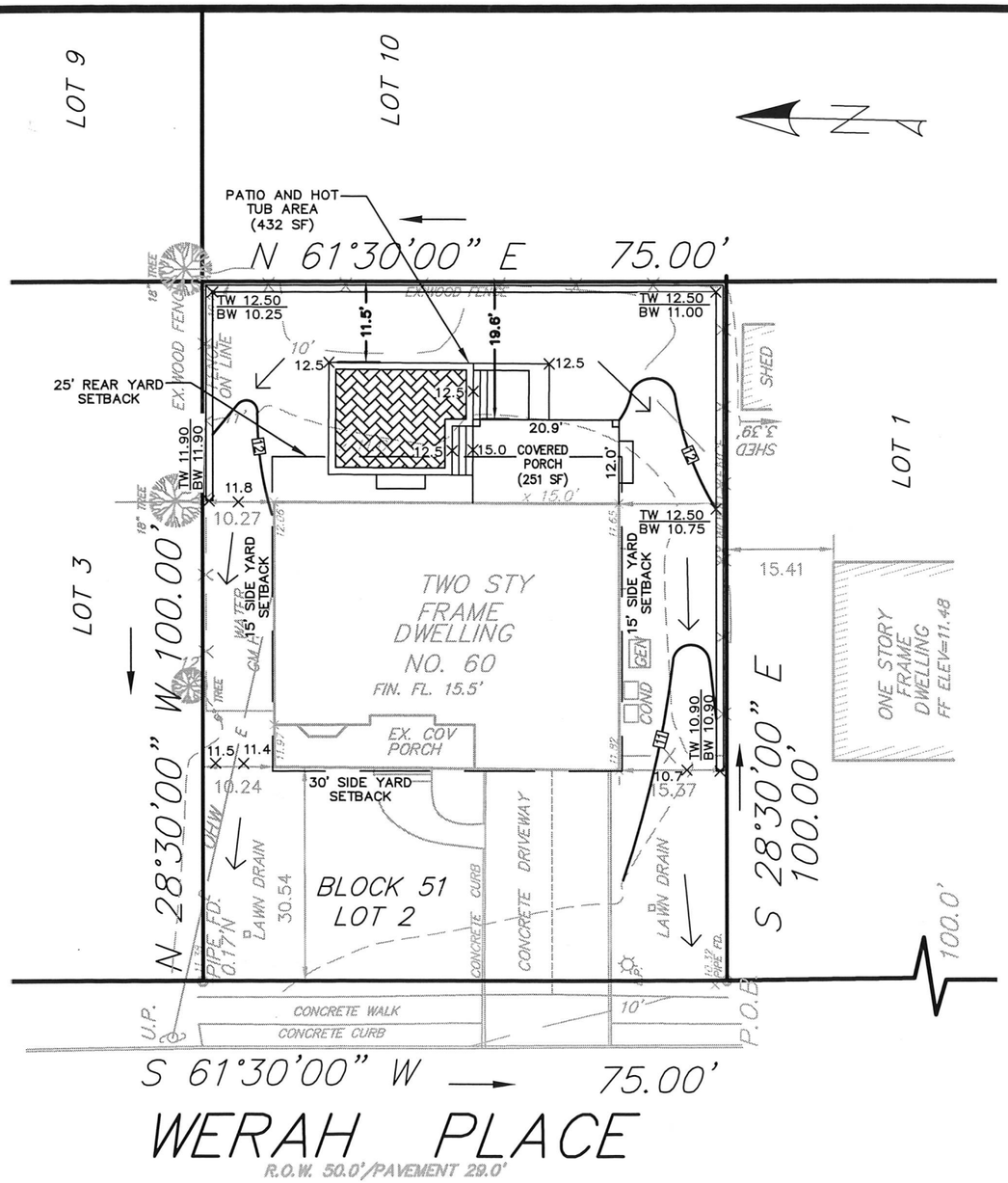
PLANNING BOARD APPLICATION (ID # 2471)

PB2022-18 Carchio, Kathleen

Block 51, Lot 2
60 Werah Place
DFD 12/08/2022
CARRIED from September 13, 2022
CARRIED from October 11, 2022
CARRIED from October 25, 2022

HISTORY:

09/13/22	**Planning/Zoning Board**
10/11/22	**Planning/Zoning Board**
10/25/22	**Planning/Zoning Board**



NOTES

1. APPLICANT/OWNER
   CARCHIO, KATHLEEN
   60 WERAH PLACE
   OCEANPORT, NJ 07757
2. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 51; LOT 2, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY (SHEET 27).
3. LOT INFORMATION BASED UPON SURVEY ENTITLED "PROPOSED REAR PORCH ADDITION, 60 WERAH PLACE, OCEANPORT, NJ" DATED APRIL 21, 2022, PREPARED BY MONTEFORTE ARCHITECTURAL STUDIO, LLC.
4. VERTICAL DATUM: NAVD 88.
5. PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34025C0184H, HAVING AN EFFECTIVE DATE OF JUNE 15, 2022.
6. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.

Residential Zone (R-3) Zoning Schedule 60 Werah Place – Block 51, Lot 2				
	Required	Existing	Proposed	Complies
Min. Lot Area	12,000 SF	7,500 SF	NO CHANGE	No*
Min. Lot Width	100 FT	75.0 FT	NO CHANGE	No*
Min. Lot Depth	120 FT	100.0 FT	NO CHANGE	No*
Min. Front Yard Setback	30 FT	30.5 FT	NO CHANGE	Yes
Min. Rear Yard Setback	25 FT	27.2 FT	19.6 FT	No**
Min. Side Yard Setback				
One Side	10 FT	10.2 FT	NO CHANGE	Yes
Combined	25 FT	25.6 FT	NO CHANGE	Yes
Max. Building Coverage	25 %	25.0 %	28.4 %	No**
Max. Impervious Coverage	37 %	39.9 %	42.5 %	No**
Max. Building Height	35 FT	34.5 FT	NO CHANGE	Yes

**Existing non-conformity*

***Variance Requested*

****BUILDING HEIGHT – The vertical distance measured to the topmost point of the roof from a reference plane representing the average of finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.*

20 10 0 20 40 60

15 5

GRAPHIC SCALE
1 INCH = 20 FEET

RELEASED BY: KES	PROJECT No.: SFH-2221
CHECKED BY: KES	DATE: 10/25/22
DRAWN BY: KES	SCALE: 1"=20'

PLOT PLAN
60 WERAH PLACE
BLOCK 51, LOT 2

SITUATED IN
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800

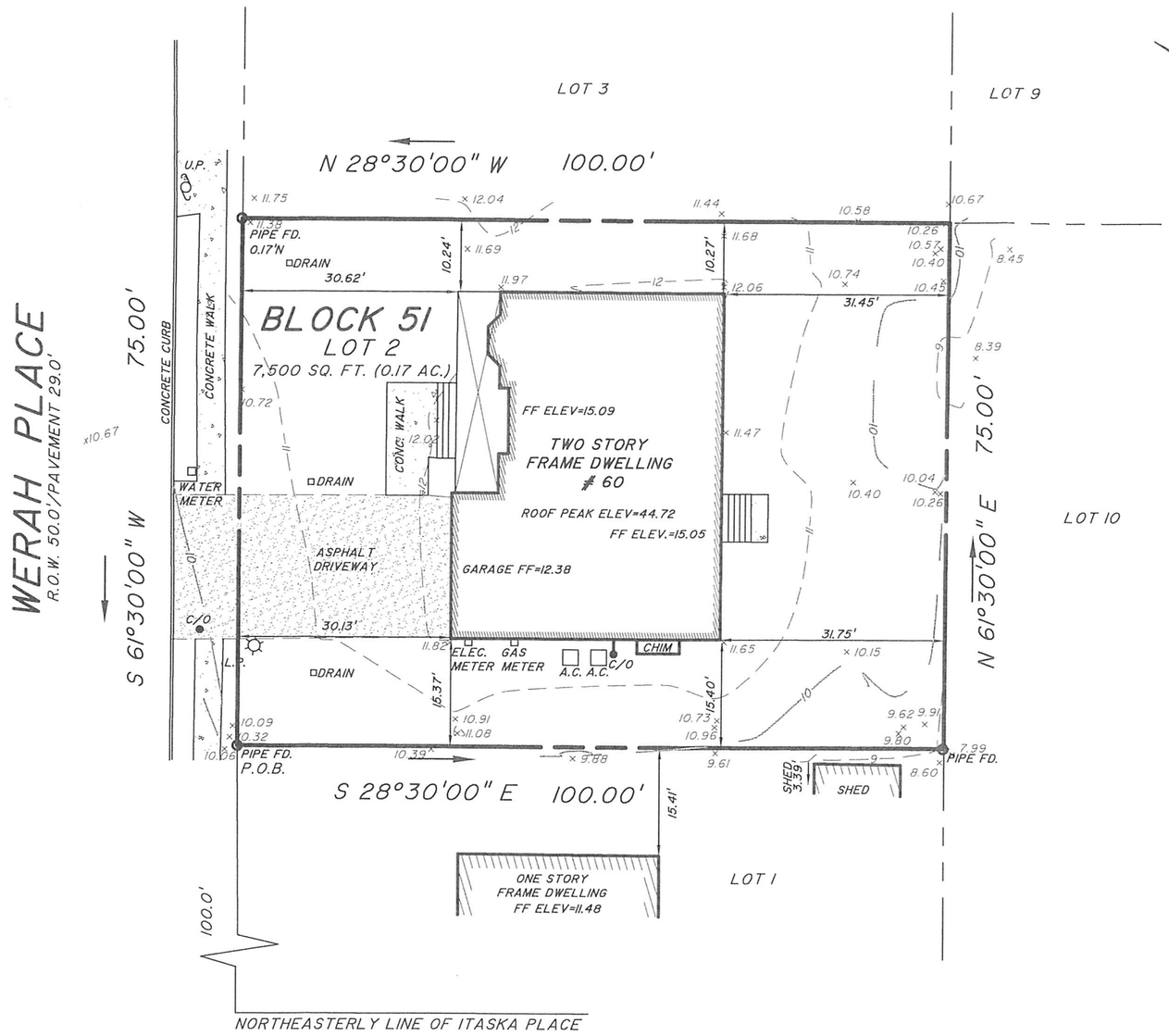
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE50303300

Date 10/25/22

File Name: C:\Users\rholl\OneDrive - Shore Point Engineering\Shore Point - Share\Shore Point Engineering\Kevin Shelly - Clients\Single Family Homes\
Plot time: Oct 25, 2022 - 10:38am

PREMISES ALSO KNOWN AS LOTS 5, 6 & 7 IN BLOCK 38 AS SHOWN ON A CERTAIN MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK, MONMOUTH COUNTY, NEW JERSEY." FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON NOVEMBER 11, 1920 IN CASE NO. 23-6.

DB5723/PG182



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.

ZONING APPROVED
ACCEPTED
INITIALS DATE 12/9/19
INITIALS DATE

LEGEND:

EXISTING CONTOURS	——— 10 ———
EXISTING SPOT ELEVATION	×100.66
SANITARY SEWER LINE	———SS———SS———
WATER LINE	———W———W———
GAS LINE	———GAS———GAS———

1"=20' scale: 20 0 20 40 feet

60 WERAH PLACE

FINAL ASBUILT SURVEY

BLOCK 51 **LOT 2**

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

11/18/2019
DATE

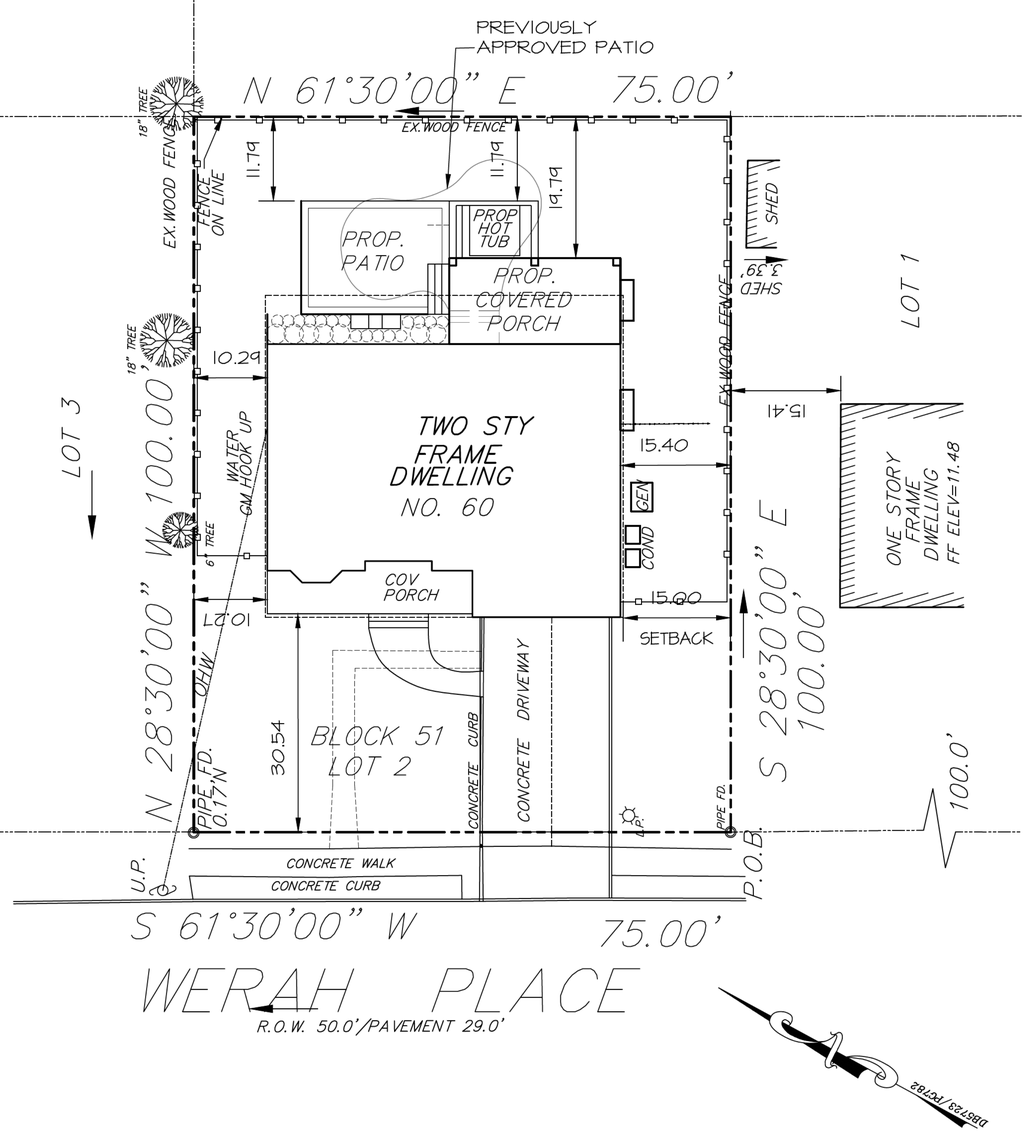
DATE:	11/8/2019
SCALE:	1" = 20'
DRAWN BY:	JMW
CHECKED BY:	AJW
APPROVED BY:	JBG
DRAWING FILE:	F9967FABII-2019.DWG
MAP NO.:	C-9363
FILE NO.:	F9976
SHEET NO.	1 OF 1

Map File No. C- 9363 Block 51 Lot 2 Official Tax Map of the Borough of Oceanport

File No. 9976

RECEIVED 12/9/19

\\tsclient\S\Projects\F9976\dwg\F9976 FAB 11-2019.dwg 11/8/2019 9:58:38 AM EST



PROPOSED SITE PLAN

1"=10'

ZONING REQUIREMENTS

R-3 ZONE				
REQUIREMENTS	REQ.	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	12,000 SF	7,500 SF*	NC	PRE-EXISTING NON-CONFORMITY
MINIMUM LOT WIDTH	100 FT	75 FT *	NC	PRE-EXISTING NON-CONFORMITY
MINIMUM LOT DEPTH	120 FT	100 FT *	NC	PRE-EXISTING NON-CONFORMITY
MAX. LOT COVERAGE (IMPERVIOUS)	37% (4440 SF)	39.9%(2995 SF) *	43.4% (3,257.1SF) **	
MAX. BUILDING COVERAGE	25% (3000 SF)	25% (1880 SF)	28.4% (2,131 SF)	PROPOSED OPEN PORCH=251 SF)
MAXIMUM BUILDING HEIGHT	35 FT	34.54 FT	NC	
FRONT YARD SETBACK	30 FT	30.04 FT	NC	
SIDE YARD SETBACK (ONE SIDE)	10 FT	10.27 FT	NC	
SIDE YARD SETBACK (BOTH SIDES)	25 FT	25.67 FT	NC	
REAR YARD SETBACK	25 FT	27.17 FT	19.79' **	PROPOSED COVERED PORCH

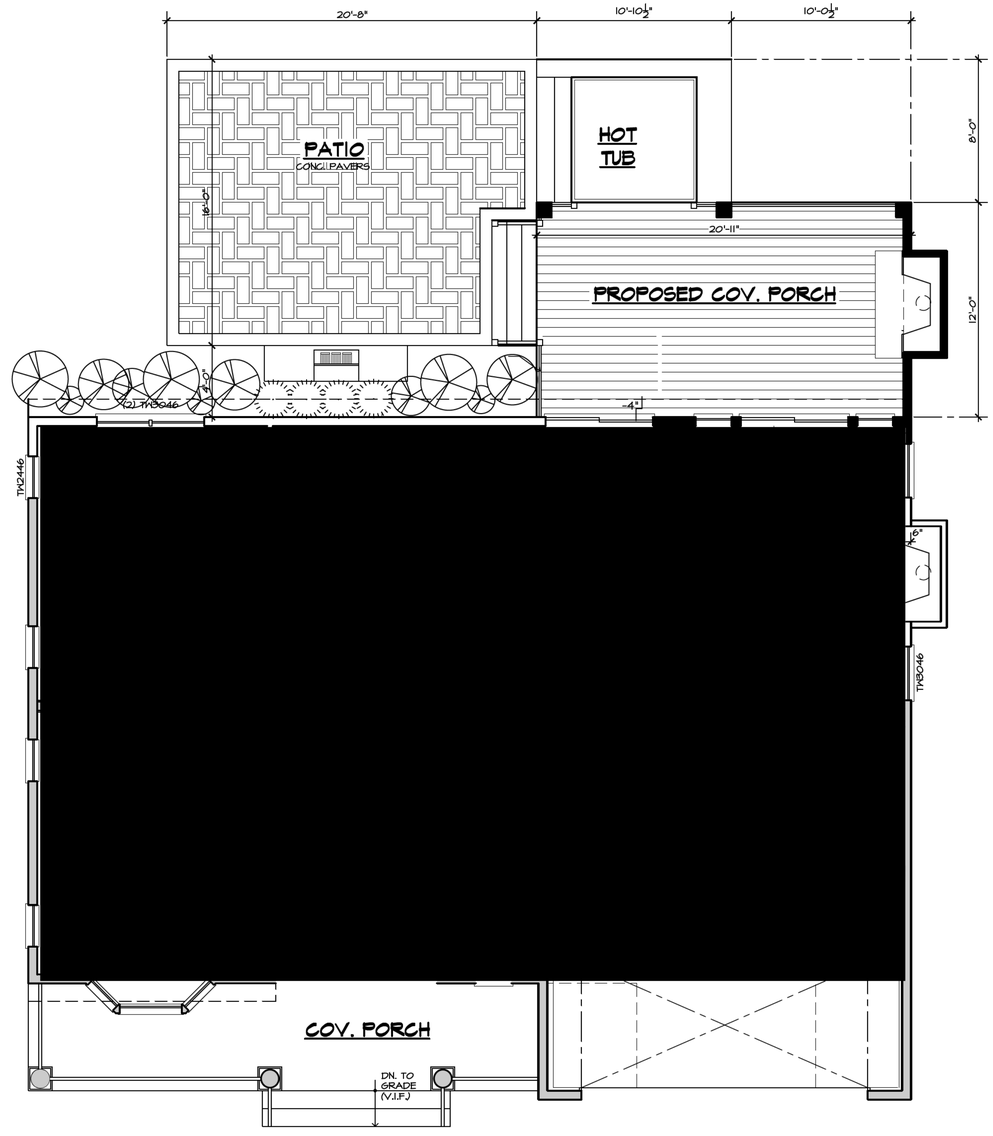
*PRE-EXISTING NON- CONFORMITY
**VARIANCE REQ. SEE IMPERVIOUS COVERAGE CHART

IMPERVIOUS COVERAGE CALCULATIONS

DESCRIPTION	EXISTING	PROPOSED	COMMENTS
FRONT WALK	97 SF	97 SF	
DRIVEWAY	552 SF	552 SF	
REAR PATIO	432 SF***	433 SF	PATIO GRILL AND HOT TUB W/ PLATFORM
AC PADS FIRE PLACE	34 SF	44.7 SF	
	1,115 SF	1,126.7 SF	11.7 SF INCREASE
BUILDING COVERAGE			
DWELLING	1880 SF	1880 SF	COMPLIES WITH 25% BLDG COV.
REAR COV. PORCH	0	251 SF	
	1880 SF	2,131 SF	PROP. 2,131 28.4% BLDG COV.**
TOTAL	2,995 SF	3,257.1 SF	262.1 SF DECREASE IN IMPERVIOUS COVERAGE**

***PREVIOUSLY APPROVED PATIO

ZONING CHART



FIRST FLOOR PLAN

1/4"=1'-0"

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE SPECIFICALLY RESERVED. DRAWINGS ARE NOT FOR PROTOTYPICAL USE. MONTEFORTE ARCHITECTURAL STUDIO, LLC. © 2019

MONTEFORTE AIA
JAMES J. MONTEFORTE, AIA
733 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

- NJ LIC. NO. 12132
- NY LIC. NO. 026417
- PA LIC. NO. RA017093
- FLA. LIC. NO. 0016221
- N.C.A.R.B. LIC. NO. 43377

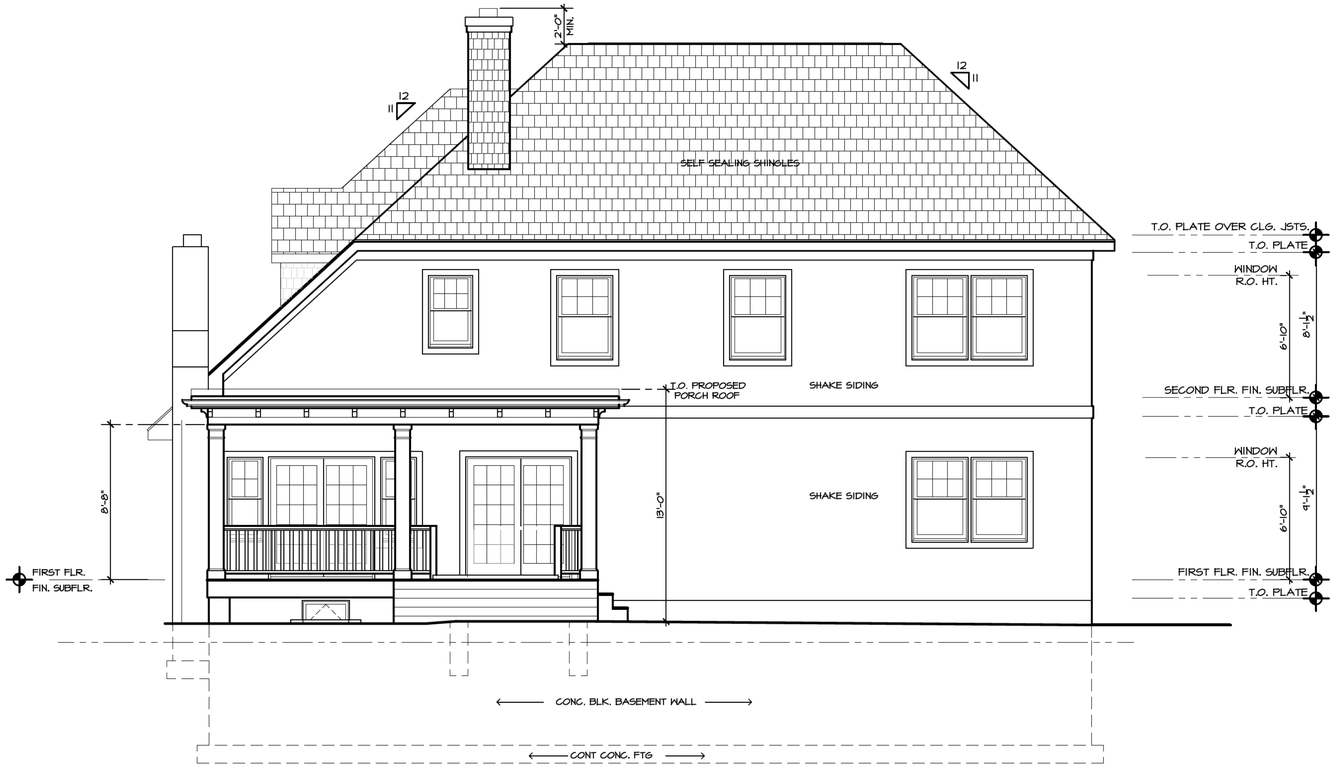
CT LIC. NO. ARI11059
MA LIC. NO. 30598

PROPOSED REAR PORCH ADDITION
KATHLEEN CARCHIO
60 WERAH PLACE OCEANPORT, NJ
LOT 2 BLOCK 51

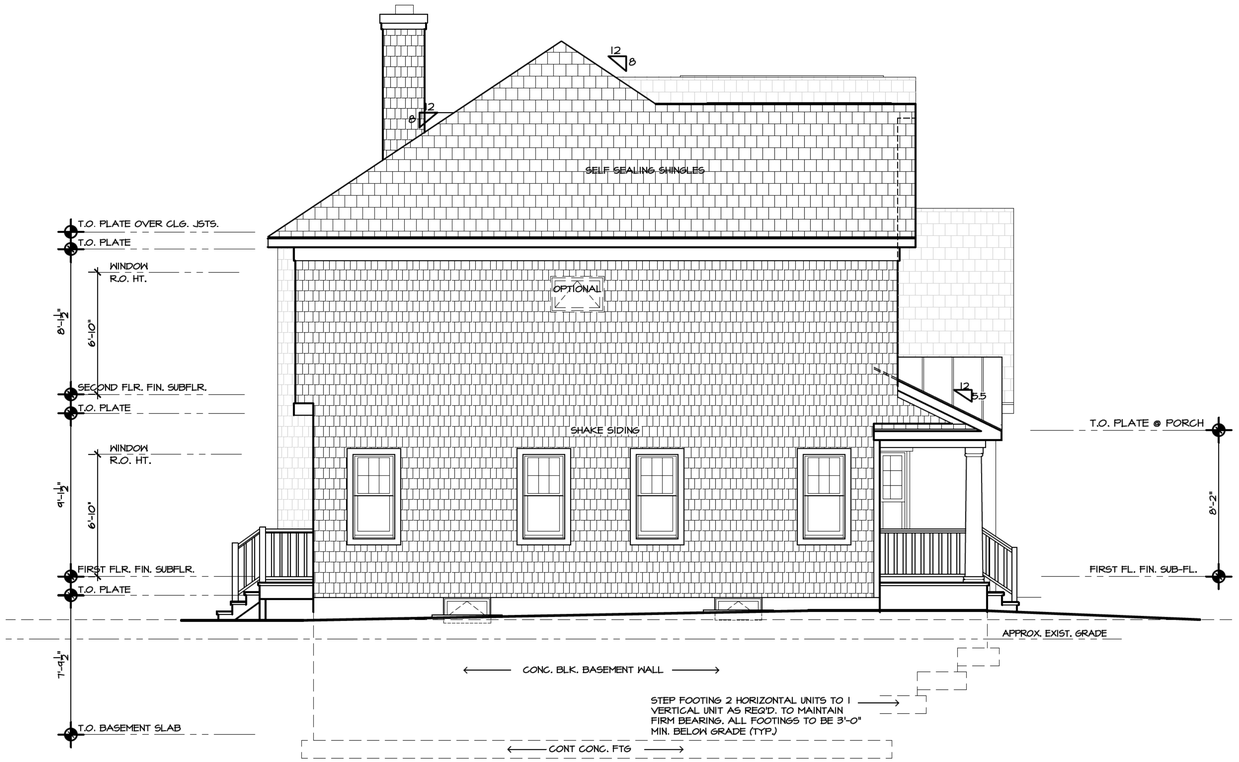
REVISIONS:
DATE:

DRAWN BY: JJM
CHECKED BY: JJM
JOB NO. 2213
DATE: 4.21.22

A101 1 OF 2



A REAR ELEVATION



B LEFT ELEVATION

1/4"=1'-0"

MONTEFORTE AIA
JAMES J. MONTEFORTE, AIA
733 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

- NJ LIC. NO. 12132
- NY LIC. NO. 026417
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PROPOSED REAR PORCH ADDITION
KATHLEEN CARCHIO
60 WERAH PLACE OCEANPORT, NJ
LOT 2 BLOCK 51

REVISIONS:
DATE:

DRAWN BY: JJM
CHECKED BY: JJM
JOB NO. 2213
DATE: 4.21.22

A102 2 OF 2

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

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Planning/Zoning Combined Board
PO Box 370
Oceanport, NJ 07757

SCHEDULED

Meeting: 11/09/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2542

PLANNING BOARD APPLICATION (ID # 2542)

PB2022-23 MSA Architects

Block 105, Lot 6
61 Riverside Avenue
Proposed improvements including new pool, cabana, garage, mud room, modification to porch, modification to driveway and fence that requires variance relief as follows:
- Minimum Lot Area of 21,469 s.f. existing where 30,000 s.f. required.
- Minimum Lot Width of 97.80' existing where 150' required.
- Minimum Lot Depth of 175' existing where 200' required.
- Minimum front yard setback 47.4' existing from Riverside Avenue where 50' required.
- Minimum front yard setback - The secondary front yard setback is required to provide a minimum of 25 feet. The garage addition is 10 feet from the unimproved right of way.
- Maximum Impervious Coverage - 19.97% existing, 32.8% proposed, 25% permitted.
- Minimum Rear Yard Setback, Accessory Structure - 4' to existing shed where 10' required.
- Minimum Side Yard Setback, Accessory Structure - 4' to existing shed where 20' required.

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

Colliers
Engineering & Design

October 11, 2022

VIA EMAIL

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

61 Riverside Avenue – Bulk Variances
Block 105, Lot 6
Application No. PB2022-23
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0334

Dear Board Members,

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

- Plan entitled "Boundary Survey," prepared by InSite Surveying, dated August 12, 2020, consisting of one (1) sheet.
- Plan entitled "Variance, Addition, Pool and Garage Grading Plan," prepared by D.S. Engineering, P.C., dated July 8, 2022, consisting of one (1) sheet.
- Plans entitled "Saladino Residence," prepared by Michael Savarese Associates Architects, last revised August 4, 2022, consisting of five (5) sheets.

The subject property is a 21,469 SF (0.492-acre) parcel is within the R-1 Residential Zone. The parcel is located at the northeast corner of the intersection of Riverside Avenue and an unnamed street, which is not improved. The lot is a corner lot with primary and secondary frontages. The Applicant proposes to construct an addition to the dwelling for a two-car garage with living space above and a mud room. The existing second floor will be renovated. Site improvements include a pool and cabana.

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.

Colliers Engineering & Design

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 – The R-1 Zone requires a Minimum Lot Area of 30,000 square feet. The existing lot provides 21,469 square feet.

    b. Minimum Lot Width - A lot width of 150 feet is required in the R-1 Zone. The existing lot has 97.80 feet of frontage on Riverside Avenue.

    c. Minimum Lot Depth – The R-1 Zone requires 200 feet of depth. The existing lot provides 175 feet.

    d. Minimum front yard setback - The primary front yard setback of 47.4 feet is provided from Riverside Avenue whereas 50 feet is required. This is an existing condition.

    e. Minimum front yard setback - The secondary front yard setback is required to provide a minimum of 25 feet. The garage addition is 10 feet from the unimproved right of way.

    f. Maximum Impervious Coverage - The R-1 Zone permits up to 25% impervious coverage. The lot currently has 19.97% coverage. The Applicant proposes to increase the coverage to 32.8%. The plans shall be revised with respect to the computation of impervious coverage to include the pool area as impervious.

    g. Minimum Rear Yard Setback, Accessory Structure - A minimum setback of 10 feet is required where the existing shed is only 4 feet.

    h. Minimum Side Yard Setback, Accessory Structure - A minimum setback of 20 feet is required where the existing shed is only 4 feet.

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. <u>General Comments</u>

1. A signed and sealed copy of the topographic survey shall be submitted and the appropriate reference note provided on the Site Plan.

2. The Applicant shall demonstrate compliance with the Building Height requirement or request a variance if needed.

3. The property is located in an AE8 Flood Hazard Area, so the Design Flood Elevation (DFE) is 10.4. Any addition of habitable space shall follow the Borough Flood Damage Prevention ordinance. All construction below the DFE shall be of flood resistant materials as outline in FEMA Technical Bulletin 2. The Applicant shall clarify the elevation of the mud room.

4. The Applicant shall provide a cost estimate for the building improvements only, so the Borough can determine if this is considered a "Substantial Improvement" in accordance with the Flood Damage Prevention Ordinance Chapter 229. Should there be a determination that the improvements are substantial, the entire structure would have to be brought into compliance with all the requirements of that Chapter.

5. A north arrow shall be provided on the Site Plan.

6. An Architectural Elevation should be provided for the Pool Cabana. The Applicant shall clarify what utilities will be proposed for the structure.

Colliers Engineering & Design

C. Additional Agency Approvals

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

1. New Jersey Department of Environmental Protection

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

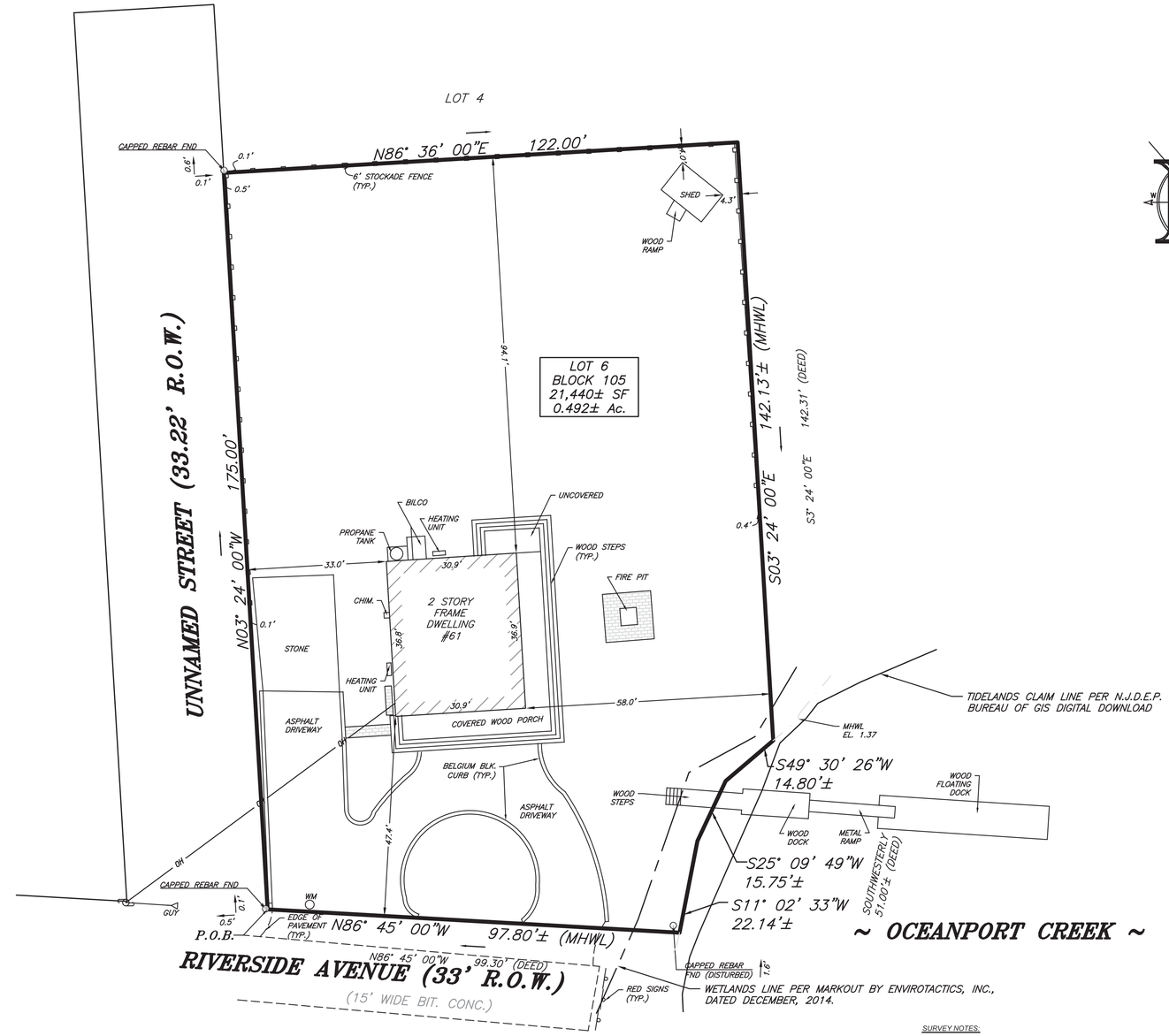
Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

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

WHW/dmm
cc: Michael Savarese AIA. (via email)

r:\projects\m-p\opp\opp0334\correspondence\out\221011_whw_61_riverside_review#1.docx



20 0 20 40

SCALE : 1" = 20'

LEGEND

EXISTING

	BOUNDARY LINE
48	CONTOUR LINE
X 46.80	SPOT ELEVATION
	BUILDING
	WALL
G G	GAS
W W	WATER
	INLET
	STORM
	SANITARY MAIN
OH	OVERHEAD WIRE
E E	ELECTRIC
T T	TELEPHONE
	UTILITY POLE
	HYDRANT
	SIGN POST
x x	FENCE
	LIGHT FIXTURE
TP-1	TEST PIT LOCATION
	GRADE FLOW ARROW
	SWALE CENTER LINE

CERTIFIED TO:
ANDREA SALADINO, UNMARRIED
FIRST HOME BANK, ISAOA/ATIMA
CHICAGO TITLE INSURANCE COMPANY
ALL AHEAD TITLE AGENCY, LLC
ROBERT E. S. VACCHIANO, ESQ.

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

THE WETLANDS AREA SHOWN ON THIS MAP PER MAP REF. 1.

SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 8.0 PER FLOOD HAZARD DATA DATED 6/20/18.

MAP REFERENCES:

A MAP ENTITLED, "NJDEP DEVELOPMENT PLAN, BLOCK 105, LOT 6, 61 RIVERSIDE AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," BY INSITE ENGINEERING, LLC DATED 7/29/15, REVISED 10/14/15.

A MAP ENTITLED, " SURVEY OF PROPERTY, 61 RIVERSIDE AVENUE, LOT 6, BLOCK 105, T.M. SHEET 9, SITUATE IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," BY LANDMARK SURVEYING AND ENGINEERING, INC., DATED 1/8/15, REVISED 3/25/15.

DEED REFERENCES:

DB 8938 PG 8729

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

PROJECT NAME:

BOUNDARY SURVEY
OF
BLOCK 105, LOT 6
61 RIVERSIDE AVENUE

SITUATED IN:

BOROUGH OF OCEANPORT
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

ALL AHEAD TITLE AGENCY, LLC

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InsiteSurveying.net
www.InSiteSurveying.net

REVISIONS

Rev.#	Date	Comment
0	8/12/20	INITIAL RELEASE

SCALE: 1"=20"	DRAWN BY: BLG
DATE: 8/12/20	CHECKED BY: JS
JOB #: 20-S415-01	

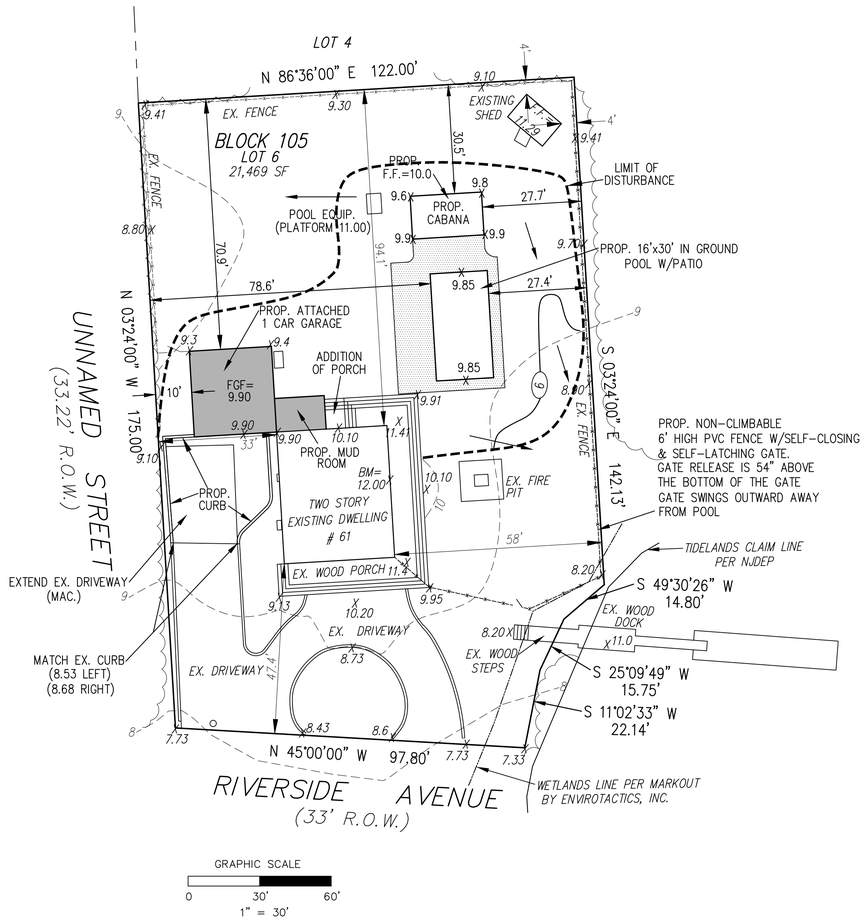
CERTIFICATION

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

JUSTIN T. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362

SHEET NO:
1 of 1

File: S:\Jobs\S415 – All Ahead Title\'20–S415–01 – 61 Riverside Avenue_Oceanport, NJ\20S41501CAD\dwg\Survey.dwg, ---> 18x24 SURVEY
Copyright 2020, InSite Engineering, LLC, All Rights Reserved.



GRAPHIC SCALE

0 30' 60'

1" = 30'

PROPERTY OWNERS WITHIN 200 FT

BLOCK 105 LOT 1 – US GOVERNMENT
BLOCK 105 LOT 3 – US GOVERNMENT
BLOCK 105 LOT 4 – SHALLEY, MARY T.
BLOCK 104 LOT 7 – TWO RIVERS WATER RECLAMATION AUTH.

UTILITY NOTES:

1.) IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED TO ANY EXCAVATION AND/OR CONSTRUCTION1-800272-1000.

2.) NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.

PRIVATE RESIDENTIAL SWIMMING POOL NOTES

1.) THE EXISTING AND PROPOSED SWIMMING POOL IS ENCLOSED BY A PERMANENT FENCE SUFFICIENT TO MAKE THE POOL INACCESSIBLE TO SMALL CHILDREN. THE FENCE, INCLUDING THE GATE THEREIN, ARE NOT BE LESS THAN FOUR (4) FEET IN HEIGHT, NO MORE THAN SIX (6) FEET IN HEIGHT. ALL GATES ARE SELF CLOSING AND SELF LATCHING WITH LATCHES PLACED FOUR FEET SIX INCHES (4 1/2 FEET) ABOVE THE UNDERLYING GROUND AND OTHERWISE MADE INACCESSIBLE FROM THE OUTSIDE TO SMALL CHILDREN.

NOTES:

1.) OUTBOUND INFORMATION FOR BLOCK 105 LOT 6 AS SHOWN ON A MAP ENTITLED "SITE PLAN FOR SALADINO RESIDENCE" BY JASTIN J. HEDGES DATED 08/09/2020.

2.) PROPOSED POOL SIZE, LOCATION AND CONFIGURATION AS SUPPLIED BY THE HOMEOWNER.

3.) PROPOSED FENCE LOCATION AND TYPE AS PER HOMEOWNER.

4.) TOPOGRAPHIC INFORMATION FOR BLOCK 105 LOT 6 AS OBTAINED ON JULY, 2022.

5.) BENCH MARK OF 12.90 ON F.F.F.

6.) BM=12.90 ON F.F.F. AS OBTAINED FROM THE "ELEVATION CERTIFICATION".

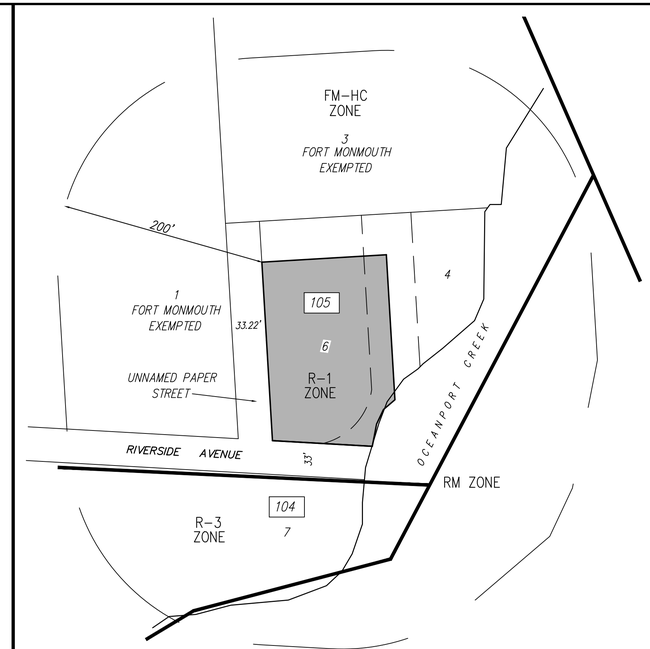
7.) EXISTING ELEVATIONS BASED ON THE NAVD 1988 DATUM.

8.) FLOOD ZONE AE, ELEVATION 8.0.

GENERAL NOTES:

1. NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.

2. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000



TAX MAP # 4

SCALE: 1"=70'
LOT 6, BLOCK 105

* ALTHOUGH THE OCEANPORT ZONE MAP INDICATED LOT 6, BLOCK 105 WITHIN THE FM-HC ZONE, THIS PROPERTY FOLLOWS THE R-1 ZONE REQUIREMENTS.

LOCATION MAP

N.T.S.

ZONING DATA – R-1

	REQUIRED:	EXISTING	PROPOSED
MIN. LOT AREA	30,000 SF	21,469 SF **	NO CHANGE
MIN. LOT FRONTAGE	150 FT	150.49 FT (CORNER LOT)	NO CHANGE
MIN. LOT DEPTH	200 FT	175 FT	NO CHANGE
PRINCIPAL BUILDING			
MIN. PRIMARY FRONT	50 FT	47.4 FT **	NO CHANGE
MIN. SECONDARY FRONT	25 FT	33.0 FT	10.0 FT *** (V)
MIN. REAR YARD	40 FT	94.1 FT	70.9 FT
MIN. SIDE YARD	15 FT / 35 FT TOTAL	58 FT TOTAL	NO CHANGE
MAX. BUILDING HEIGHT	35 FT (2 1/2 STORIES)	27.16 FT	26.66 FT
MAX. % LOT COVERAGE PRINCIPAL	25 %	24.2% (5,201 SF)	6,568 SF / 21,469 SF = 30.6% ***
ACCESSORY BUILDING	5% (1,072%)	0.4% (100 SF)	240 SF (1.10%)
ACCESS. MIN. REAR YARD SHED	10 FT	4 FT **	4 FT **
ACCESS. MIN. SIDE YARD	20 FT	27.7 FT	27.7 FT

NOTES:

THIS PROPERTY IS A CORNER LOT TWO FRONT YARDS AS SHOWN THE PRIMARY FRONT YARD ABUTS RIVERSIDE AVENUE, THE SECONDARY FRONT YARD ABUTS THE OCEANPORT CREEK.

** – INDICATES PRE-EXISTING NONCONFORMING CONDITION

LOT COVERAGE CALCULATION

	EXISTING	NEW	TOTAL
EX. HOUSE (INC. PORCH)	1,960 SF	0	1,960 SF
ASPHALT DRIVEWAYS	2,100 SF	510 SF	2,670 SF
SHED	96 SF	0	96 SF
FIRE PIT	132 SF	132 SF	132 SF
POOL *	0	0	0 *
POOL DECK/WALKWAYS/FILTER	0	791 SF	791 SF
CABANA	0	240 SF	240 SF
NEW ATTACHED GARAGE/MUD ROOM	N/A	664 SF	664 SF
CONCRETE PAD FOR A/C CONDENS.	N/A	15 SF	15 SF
TOTAL	4,288 SF	2,288 SF	6,568 SF OR 30.6% *** (V)

* – SURFACE AREA OF 16'x30' POOL IS NOT INCLUDED AS IMPERVIOUS COVERAGE

*** – VARIANCE REQUIRED – FOR FRONT YARD GARAGE & IMPERVIOUS COVERAGE (V)

SALADINO
61 RIVERSIDE AVENUE,
OCEANPORT, NJ 07757

LEGEND

100	– EXISTING CONTOUR
X 100.00	– EXISTING SPOT ELEVATION
×100.00	– PROPOSED SPOT ELEVATION
F.F.F.	– FINISHED FIRST FLOOR
	– LIMIT OF DISTURBANCE LINE

PLANNING & REDEVELOPMENT BOARD APPROVAL
BOROUGH OF OCEANPORT
BOARD CHAIRPERSON DATE
BOARD SECRETARY DATE
BOARD ENGINEER DATE

DATE:	07/08/22
SCALE:	AS SHOWN
DESIGN BY:	SGL
DRAWN BY:	
CHECKED BY:	DJS

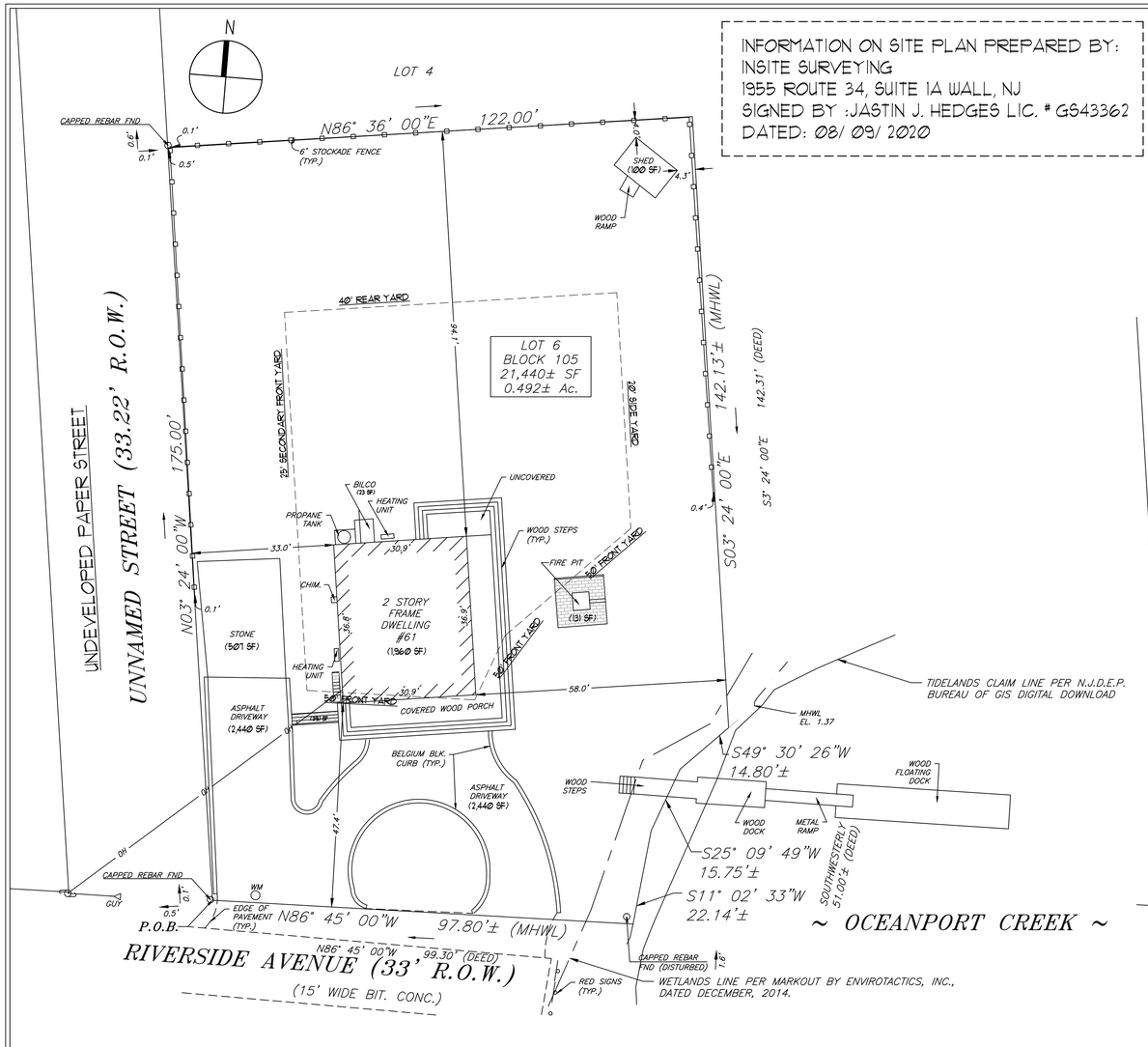
DATE	AUTH.	REVISIONS

VARIANCE, ADDITION, AND GARAGE GRADING PLAN
Prepared For
BLOCK 105
LOT 6
Situated In
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. BOX 792
Rocky Hill, New Jersey, 08553
(908) 359-0989
dave@dsepc.com
BY: David J. Schmidt
Professional Engineer N.J. Lic. No. 39409

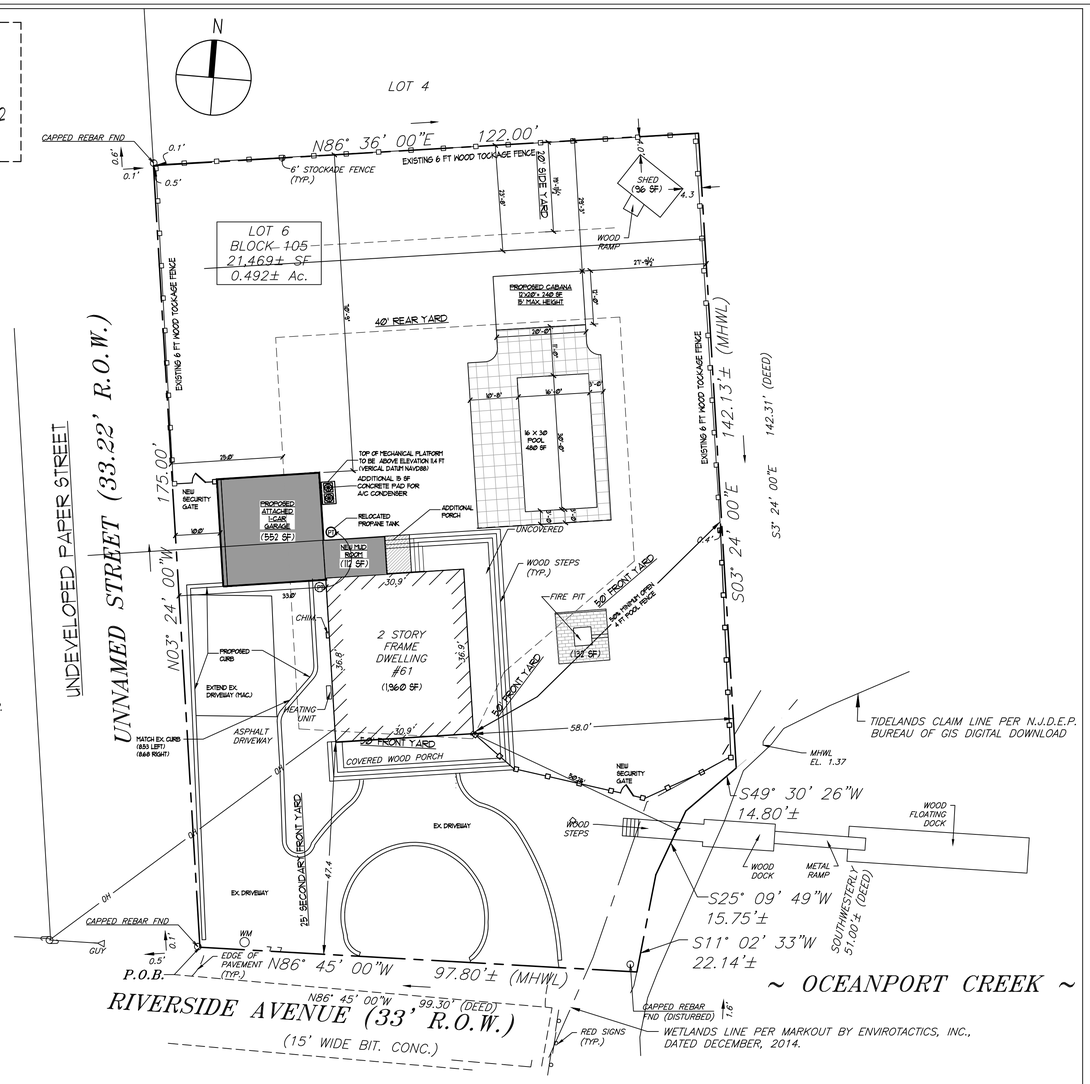
SHEET NUMBER: 1 OF 1

INFORMATION ON SITE PLAN PREPARED BY:
INSITE SURVEYING
1955 ROUTE 34, SUITE 1A WALL, NJ
SIGNED BY :JASTIN J. HEDGES LIC. # GS43362
DATED: 08/ 09/ 2020



1 EXISTING SITE PLAN

SCALE: 1/16' = 1'-0'



2 PROPOSED SITE PLAN

SCALE: 1/16' = 1'-0'

ZONING & CONSTRUCTION DATA

BLOCK 105
LOT 6
ZONE R-1

DESIGN GROUP R-3
CONSTRUCTION CLASS TYPE VB
CLIMATE ZONE
WIND ZONE 110 ML/HR

DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R301(L))
FLOORS:40 PSF LIVE LOAD 10 PSF DEAD LOAD
ROOF: 30 PSF LIVE LOAD 10 PSF DEAD LOAD
FLOOD ZONE : AE BFF: 8' (Vertical Datum NAVD88)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 SF	21,469 SF**	NO CHANGE
MIN. LOT FRONTAGE	150 FT	150.49 FT (CORNER LOT)	NO CHANGE
MIN. LOT DEPTH	200 FT	175 FT**	NO CHANGE
PRINCIPAL BUILDING			
MIN. PRIMARY FRONT	50 FT	47.4 FT **	NO CHANGE
MIN. SECONDARY FRONT	25 FT	33.0 FT	10.0 FT
MIN. REAR YARD	40 FT	94.1 FT	70.9 FT
MIN. SIDE YARD	15 FT / 35 FT TOTAL	58 FT TOTAL	NO CHANGE
MAX. BUILDING HEIGHT	35 FT (2½ STORIES)	27.16 FT	26.66 FT
MAX. % LOT COVERAGE PRINCIPAL	25%	24.2% (5,201 SF)	6,568 SF/ 21,469 SF= 30.6% ***
ACCESSORY BUILDING	5% (1,072 SF)	.04% (100 SF)	240 SF(1.1%)
ACCESS. MIN. REAR YARD (SHED)	10 FT	4 FT**	NO CHANGE
ACCESS. MIN. SIDE YARD (SHED)	20 FT	4.3 FT**	NO CHANGE
ACCESS. MIN. REAR YARD (CABANA)	10 FT	N/A	30.5 FT
ACCESS. MIN. SIDE YARD (CABANA)	20 FT	N/A	27.1 FT

NOTES:
THIS PROPERTY IS A CORNER LOT W/ TWO FRONT YARDS AS SHOWN, THE PRIMARY FRONT YARD ABUTS RIVERSIDE AVENUE, THE SECONDARY FRONT YARD ABUTS THE OCEANPORT CREEK.

'**' INDICATES PRE-EXISTING NONCONFORMING CONDITION

INDICATES PROPOSED AND APPROVED NONCONFORMING CONDITION

LOT COVERAGE CALCULATION

	EXISTING	NEW	TOTAL
EXISTING HOUSE (INCL. PORCH)	1,960 SF	0 SF	1,960 SF
ASPHALT DRIVEWAYS	2,100 SF	+510 SF	2,670 SF
SHED	96 SF	0 SF	96 SF
FIRE PIT	132 SF	0 SF	132 SF
POOL	N/A	+480 SF *	480 SF *
POOL DECK/ WALKWAYS/ FILTERS	N/A	+791 SF	791 SF
CABANA	N/A	+240 SF	240 SF
NEW ATTACHED GARAGE / MUD ROOM	N/A	+664 SF	664 SF
CONCRETE PAD FOR A/C CONDENS.	N/A	+15 SF	15 SF
TOTAL	4,288 SF	2,288 SF	6,568 SF OR 30.6% *** (V)

'*' SURFACE AREA OF 480 SF POOL IS NOT INCLUDED AS IMPERVIOUS COVERAGE
'***' VARIANCE REQUIRED, FOR FRONT YARD GARAGE & IMPERVIOUS COVERAGE (V)

OWNER & ADDRESS REPORT

OCEANPORT — 200 FOOT LIST BLOCK 105 LOT 6 — 07/20/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
104	7		15F	TWO RIVERS WATER RECLAMATION AUTH 1 HIGHLAND AVE MONMOUTH BEACH, N J 07750	RIVERSIDE AVE	
105	1		15F	FORT MONMOUTH ECONOMIC REVITALIZATI PO BOX 267 OCEANPORT, NJ 07757	LEONARD AVE	
105	3		15F	US GOV US ARMY SELI EH-E FORT MONMOUTH, N.J. 07703	RIVERSIDE AVE	
105	4		1	DP PARTNERS, LLC 7 BALMER COURT OCEANPORT, NJ 07757	66 RIVERSIDE AVE	

PLANNING & REDEVELOPMENT BOARD APPROVAL

BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

BOARD ENGINEER DATE

MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
email msassc@msassc.com

114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6031
F: (732) 443-4220

email msassc@msassc.com

ISSUES

DATE:	DESCRIPTION
08/04/2022	REVIEW SET

PROJECT
SALADINO RESIDENCE
61 RIVERSIDE AVE.
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK: 105
LOT: 6
ZONE: R-1

SEAL
MICHAEL SAVARESE
N.J. LIC. #19043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:
SITE PLAN & ZONING

JOB NO.:	DRAWN BY
800-20108	AJB
SCALE: AS NOTED	DATE: 08/01/22

BSCAN/ APPLICATION NO.:

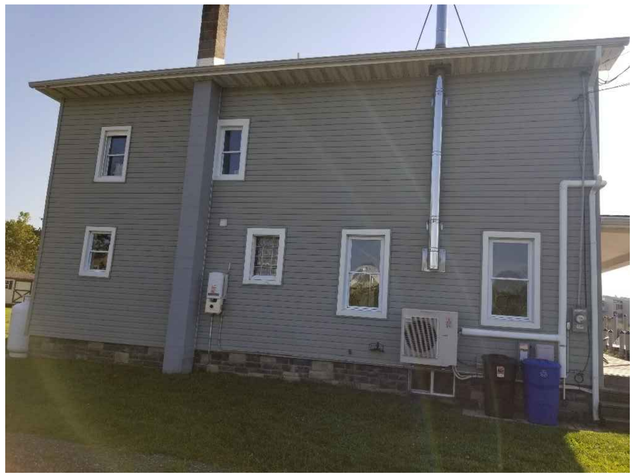
SHEET NO. T-1 | PAGE 1 OF 5

3 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

4 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-Ø"



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ISSUES

DATE:	DESCRIPTION
08/04/2022	REVIEW SET

PROJECT

SALADINO RESIDENCE

61 RIVERSIDE AVE.
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK: 105
LOT: 6
ZONE: R-1

SEAL

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:

ELEVATIONS

JOB NO.:	DRAWN BY
800-20108	AJB
SCALE	DATE
AS NOTED	08/01/22

BSCAN/ APPLICATION NO.:

SHEET NO. A-1

PAGE 2 OF 5

1 PROPOSED SOUTH ELEVATION

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

2 PROPOSED NORTH ELEVATION

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

MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
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ISSUES

DATE:	DESCRIPTION
08/04/2022	REVIEW SET

PROJECT

SALADINO RESIDENCE

61 RIVERSIDE AVE.
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK: 105
LOT: 6
ZONE: R-1

SEAL

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:

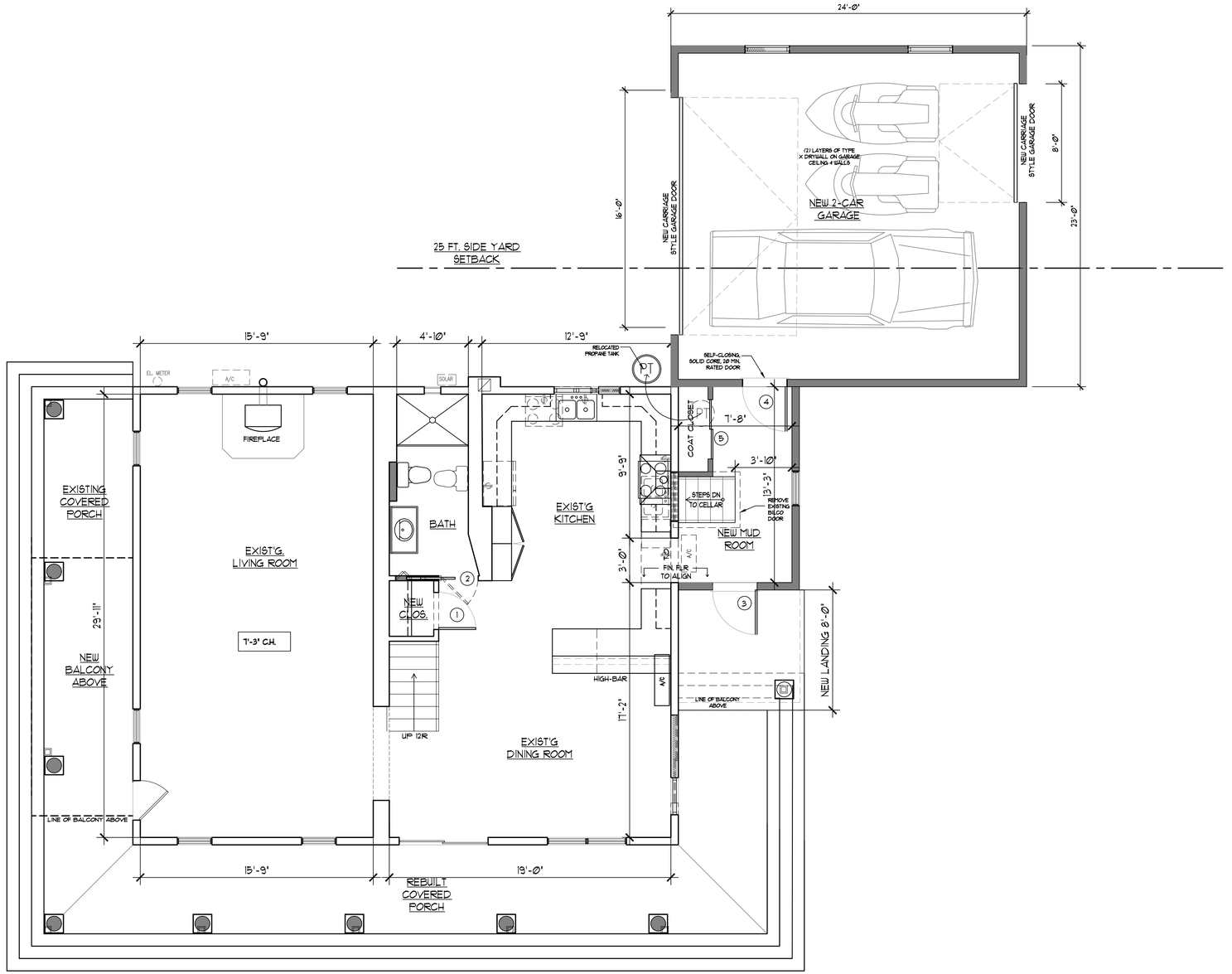
ELEVATIONS

JOB NO.:	DRAWN BY
800-20108	AJB
SCALE	DATE
AS NOTED	08/01/22

BSCAN/ APPLICATION NO.:

SHEET NO. A-2

PAGE 3 OF 5



1 PROPOSED 1ST FLOOR PLAN

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

N

MICHAEL SAVARESE ASSOCIATES
ARCHITECTS

34 SYCAMORE AVENUE, UNIT #1E
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ISSUES

DATE:	DESCRIPTION
08/04/2022	REVIEW SET

PROJECT

SALADINO RESIDENCE

61 RIVERSIDE AVE.
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK: 105
LOT: 6
ZONE: R-1

SEAL

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

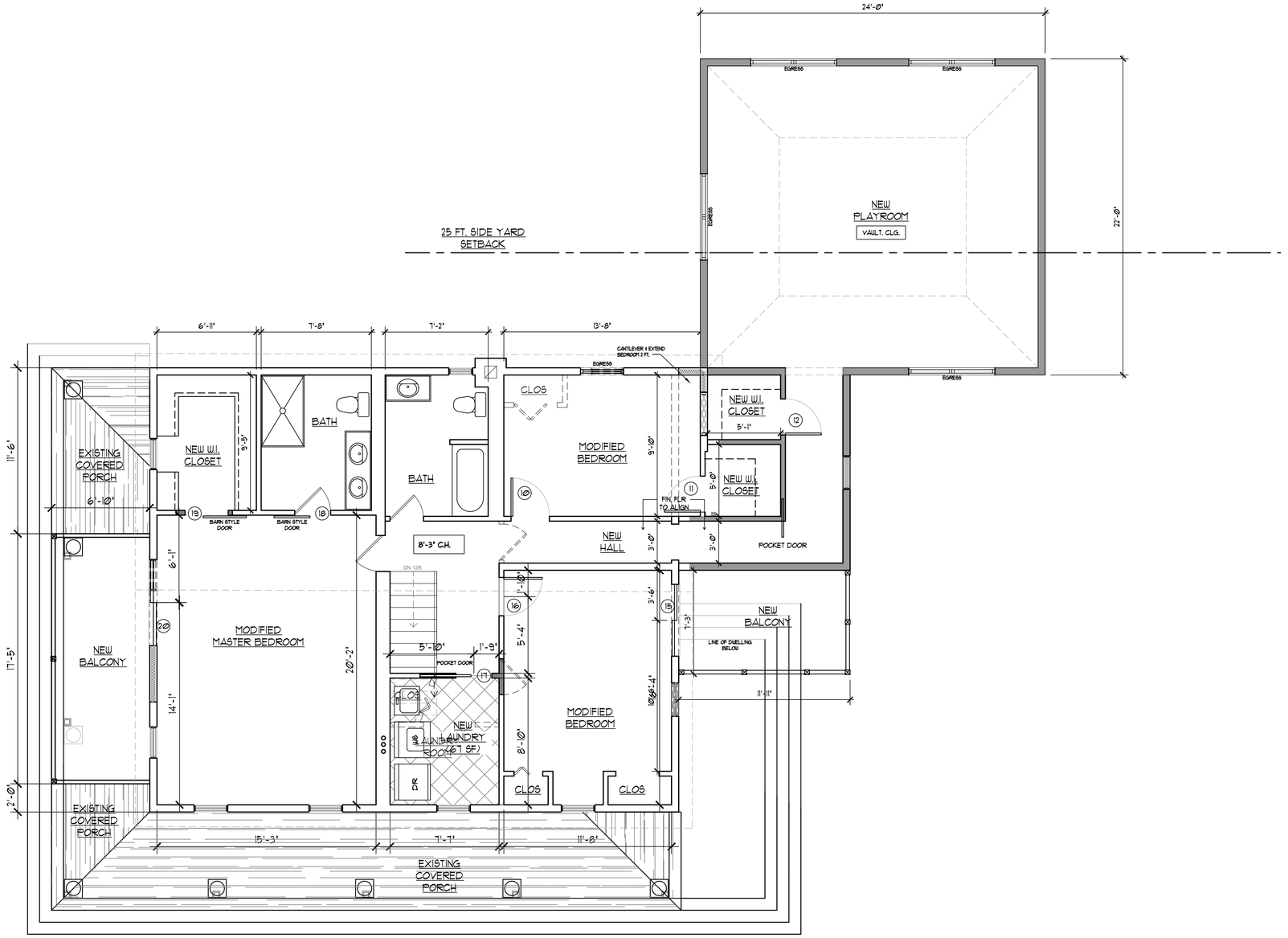
SHEET TITLE:

FIRST FLOOR PLAN

JOB NO.:	DRAWN BY
800-20108	AJB
SCALE	DATE
AS NOTED	08/01/22

BSCAN/ APPLICATION NO.:

SHEET NO.	PAGE
A-3	4 OF 5



1 PROPOSED 2ND FLOOR PLAN

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

N

MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
email msassc@msassc.com

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NEW YORK, NY 10001
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F: (732) 443-4220

email msassc@msassc.com

ISSUES

DATE:	DESCRIPTION
08/04/2022	REVIEW SET

PROJECT

SALADINO RESIDENCE

61 RIVERSIDE AVE.
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK: 105
LOT: 6
ZONE: R-1

SEAL

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:

SECOND FLOOR PLAN

JOB NO.:	DRAWN BY
800-20108	AJB
SCALE	DATE
AS NOTED	08/01/22

BSCAN/ APPLICATION NO.:

SHEET NO.	PAGE
A-4	5 OF 5

Planning/Zoning Combined Board
PO Box 370
Oceanport, NJ 07757

SCHEDULED

Meeting: 11/09/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2544

PLANNING BOARD APPLICATION (ID # 2544)

PB2022-24 White, Joseph

Block 122, Lot 25
274 Port Au Peck Ave.
Applicant seeks to subdivide the existing lot into two new lots and construct a 1 story single family dwelling for proposed 25.01

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

Colliers Engineering & Design

October 10, 2022

VIA EMAIL

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

274 Port Au Peck Avenue, Minor Subdivision
Block 122, Lot 25
Application No. PB2022-24
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0335

Dear Board Members,

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

- Plan entitled "Survey of Property," prepared by JY Land Surveying, Inc., dated March 28, 2022, consisting of one (1) sheet.
- Plan entitled "Minor Subdivision Plan" prepared by InSite Engineering, LLC, dated August 4, 2022, consisting of four (4) sheets.
- Plan entitled "Proposed Alteration/Addition for White/Gagliardi Residence" prepared by Brian Fitzgerald Arch + Design, dated September 7, 2022, consisting of nine (9) sheets.

The subject property is a 43,957 SF (1.01-acre) parcel located in the R-3 Residential Zone. The parcel is on the southside of Port Au Peck Avenue, approximately 457 feet west of Branchport Avenue. The Applicant proposes to raze part of the existing dwelling and expand the structure after subdividing the property to create two (2) lots.

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

A. Variances/Design Waivers

1. Bulk variances are required for Minimum Lot Width as 120' is required and 100' is proposed for each lot. Proposed lot 25.01 is a corner lot as there is a 10' wide extension of Centennial Avenue. Corner lots have a primary and a secondary front yard. The primary front yard is along the street frontage it faces.

Colliers Engineering & Design

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 clarify how the subdivision will be filed: deed or map. The map was not reviewed for compliance with the Title Recordation Law.

2. Shade trees shall be provided in accordance with Ordinance 371-1. The trees are to be installed along the frontages on the properties, not in the right of way.

3. A Tax Map Revision Fee of $255 shall be paid to the Borough should the Application be approved.

4. The Applicant shall be required to provide an electronic version of the boundary survey and subdivision maps in AutoCAD format.

5. Should the Board approve the Application, a condition of approval should be to provide an acceptable grading plan for each lot at the time of application for building permits.

6. The proposed dwelling on Proposed Lot 25.02 shall comply with the remaining bulk standards, or variance(s) will have to be obtained from the Board.

Colliers Engineering & Design

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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

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

WHW/dmm
cc: Douglas Clelland, P.E (via email)
Salvatore Alfieri, Esq (via email)

r:\projects\m-p\opp\opp0297\correspondence\out\221010_whw_274_pap_review#1.docx

ZONING COMPLIANCE CHART						
R-3 (RESIDENTIAL SINGLE FAMILY) ZONE (CH 390)						
SINGLE FAMILY DWELLING: PERMITTED						
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED LOT 25.01	PROPOSED LOT 25.02	COMPLIES
Ch 390	MIN. LOT AREA (SF)	12,000	43,957 (1.009 AC)	20,000 (0.459 AC)	20,000 (0.459 AC)	YES
Ch 390	MIN. LOT WIDTH (FT)	120	200.0	220.00	100.00 (V)	NO
Ch 390	MIN. LOT DEPTH (FT)	100	220.0	100.00	220.00	YES
	PRINCIPAL BUILDING					
Ch 390	MIN. FRONT YARD SETBACK (FT)	30 (1)(2)				YES
	PORT-AU-PECK AVENUE		38.1	37.95	TO COMPLY	YES
	10' UNNAMED R.O.W.		30.0	30.33	TO COMPLY	
Ch 390	MIN. REAR YARD SETBACK (FT)	25	151.12	127.76	TO COMPLY	YES
Ch 390	MIN. SIDE YARD SETBACK					
	ONE SIDE (FT)	10 (2)	42.7	10.05	TO COMPLY	YES
	BOTH SIDES (FT)	25	121.6	N/A	TO COMPLY	YES
Ch 390	MAX. BUILDING HEIGHT (STORIES / FT)					
Ch 390	FLAT ROOF	2 / 30	-	-	TO COMPLY	YES
Ch 390	ALL OTHER ROOFS	2.5 / 35	1 / (a)	NO CHANGE	TO COMPLY	YES
Ch 390	MAX. DWELLING UNIT PER ACRE	3.7	3.7	1.7	TO COMPLY	YES
Ch 390	MAX. COVERAGE PER PRINCIPAL BUILDING (%)	25	4.5	10.1	TO COMPLY	YES
	LOT COVERAGE					
Ch 390	MAX. IMPERVIOUS COVERAGE (%)	37	9.0	19.9	TO COMPLY	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN FIVE FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK. BUILDINGS UTILIZED FOR COMPARISON SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PRINCIPAL BUILDING AND IN ANY EVENT SHALL NOT VIOLATE THE MINIMUM FRONT YARD SETBACK.

(2) IN RESIDENTIAL DISTRICTS, A PORCH ONE STORY IN HEIGHT CAN PROJECT NOT MORE THAN SIX FEET INTO THE FRONT YARD AND NOT MORE THAN FIVE FEET INTO THE SIDE YARD BUT IN NO INSTANCE NEARER THAN 10 FEET TO A SIDE LOT LINE AND 24 FEET TO THE FRONT LOT LINE

GENERAL NOTES:

1. **SUBJECT PROPERTY**
BLOCK 122 LOT 25; OF TAX MAP SHEET #15; 274 PORT AU PECK AVENUE, BOROUGH OF OCEANPORT , MONMOUTH COUNTY, NJ

2. **OWNER & APPLICANT**
JOSEPH WHITE
274 PORT AU PECK
OCEANPORT, NJ 07757

3. **PURPOSE OF THIS PLAN**
THIS PLAN HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF OCEANPORT FOR A MINOR SUBDIVISION APPROVAL.

4. **SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LAND SURVEYING, INC., ENTITLED "SURVEY OF PROPERTY LOT 25 BLOCK 122"; LAST REVISED 03/28/22.

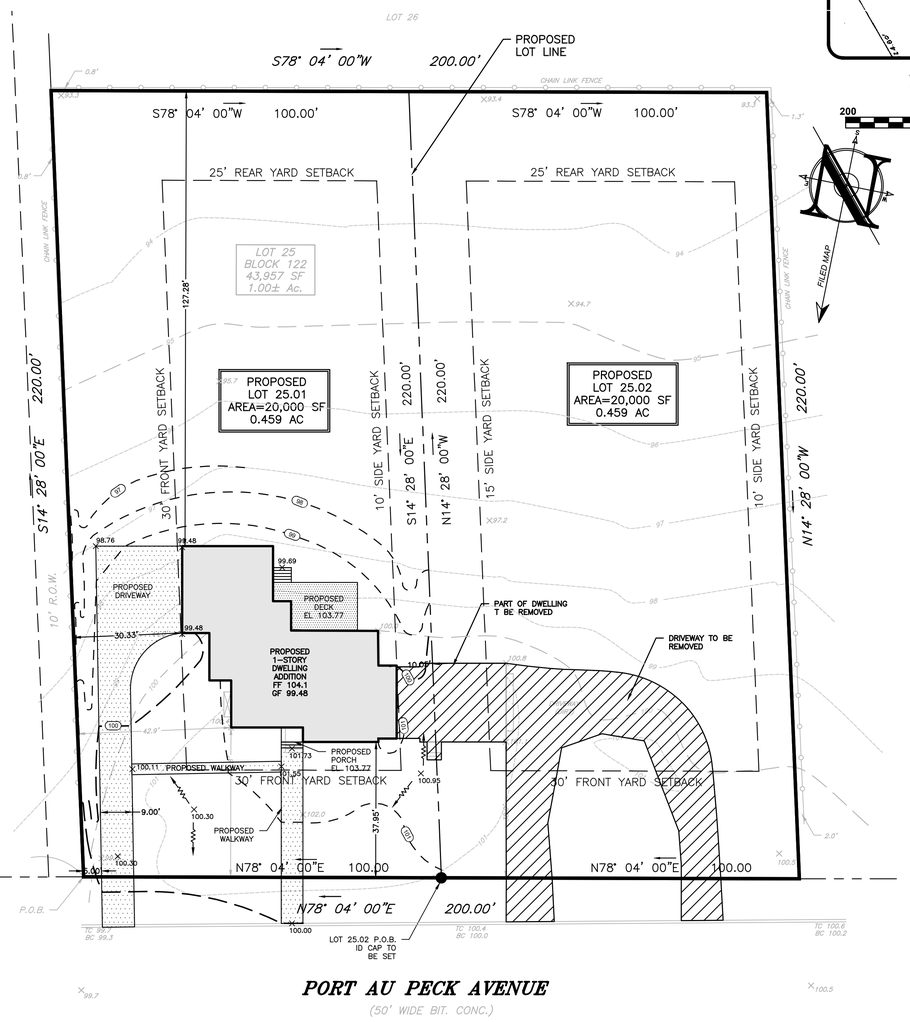
5. **PROPOSED LOT NUMBERS**
PROPOSED LOT NUMBERS SHALL BE VERIFIED BY BOROUGH OF OCEANPORT TAX ASSESSOR AS A CONDITION OF APPROVAL.

6. **SUBDIVISION FILING**
THIS SUBDIVISION SHALL BE FILED BY DEED.

7. **BASE FLOOD ELEVATION**
SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.

8. **CLOSURE**
BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10, 000)

9. **UTILITIES**
EXISTING UTILITIES CONNECTIONS TO BE USED.



PLAN

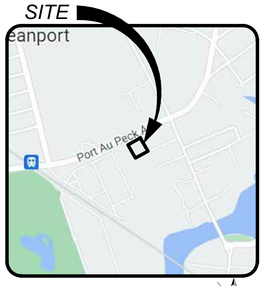
20 0 20 40

Scale: 1"=20'

TAX MAP

200 0 200 400

Scale: 1"=200'



LOCATION MAP

1000 0 1000 2000

Scale: 1"=1000'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
76	CONTOUR LINE	78
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	S
	SANITARY MAIN	S
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
x x	FENCE	x x
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

BOUNDARY SURVEY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 03/28/22, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

BRIAN T. YURO P.L.S. NJ LIC. #GS43252 DATE

MONMOUTH COUNTY PLANNING BOARD (STAMP)

OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE BOROUGH OF OCEANPORT PLANNING BOARD.

OWNER DATE

NOTARY PUBLIC

SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF

NOTARY PUBLIC DATE

MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND THE REQUIRED DIGITAL SUBMISSIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE BOROUGH ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER (AFFIX SEAL) DATE

MUNICIPAL CLERK

I HAVE CAREFULLY EXAMINED THIS MAP AND THE REQUIRED DIGITAL SUBMISSIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE BOROUGH ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL CLERK DATE

CERTIFICATIONS

PLANNING BOARD

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE BOROUGH OF OCEANPORT PLANNING BOARD

BOARD CHAIRPERSON

ATTEST:

BOARD ENGINEER DATE

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE WHICH DATE IS ONE HUNDRED AND NINTY (190) DAYS FROM THE SIGNATURE OF THIS MAP FOR FINAL.

BOARD SECRETARY DATE

PROJECT INFORMATION

PROJECT NAME:

274 PORT AU PECK AVENUE

PROJECT LOCATION:
BLOCK 122, LOT 25.01
274 PORT AU PECK AVENUE
BOROUGH OF OCEANPORT,
COUNTY, NJ

OWNER:
JOSEPH WHITE
274 PORT AU PECK AVENUE
OCEANPORT, NJ 07757

APPLICANT:
JOSEPH WHITE
274 PORT AU PECK AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

SURVEYOR:
LAND SURVEYING, INC
1 WALNUT DRIVE
JACKSON, NJ 08527

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

PRELIMINARY

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
0	08/04/22	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: DDC
DATE: 08/04/22	DRAWN BY: JMW
JOB #: 22-1953-01	CHECKED BY: DDC
CAD ID: 22-1953-01r0	

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

SUBDIVISION PLAN

SHEET TITLE:

PLAN

SHEET NO:

1 OF 4

File: X:\Jobs\1953 -- Joe White\22--1953--01 -- 274 Port au Peck Avenue, Oceanport, NJ\2219530101\DWG\dwg\01--Subdivision.dwg, ---> 01--PLOT
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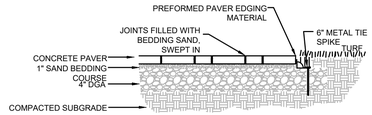
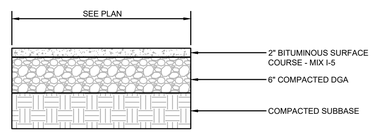
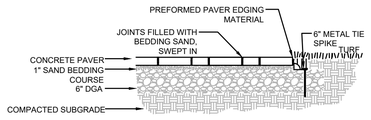


CONCRETE PAVER WALKWAY
NTS



DRIVEWAY PAVEMENT
NTS



CONCRETE PAVER DRIVEWAY
NTS

PROJECT INFORMATION

PROJECT NAME:

274 PORT AU PECK AVENUE

PROJECT LOCATION:

BLOCK 122, LOT 25.01
274 PORT AU PECK AVENUE
BOROUGH OF OCEANPORT,
COUNTY, NJ

OWNER:

JOSEPH WHITE
274 PORT AU PECK AVENUE
OCEANPORT, NJ 07757

APPLICANT:

JOSEPH WHITE
274 PORT AU PECK AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

SURVEYOR:
LAND SURVEYING, INC
1 WALNUT DRIVE
JACKSON, NJ 08527

INSITE ENGINEERING, LLC SINCE 2003

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WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
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PRELIMINARY

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	08/04/22	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: DDC
DATE: 08/04/22	DRAWN BY: JMW
JOB #: 22-1953-01	CHECKED BY: DDC
CAD ID: 22-1953-01r0	

☒ *NOT FOR CONSTRUCTION*
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

SUBDIVISION PLAN

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO:

2 OF 4

File: X:\Jobs\1953 – Joe White\22-1953-01 – 274 Port au Peck Avenue_Oceanport, NJ\2215301CAD\Dwg\01–Subdivision.dwg, —> 02–DETAILS
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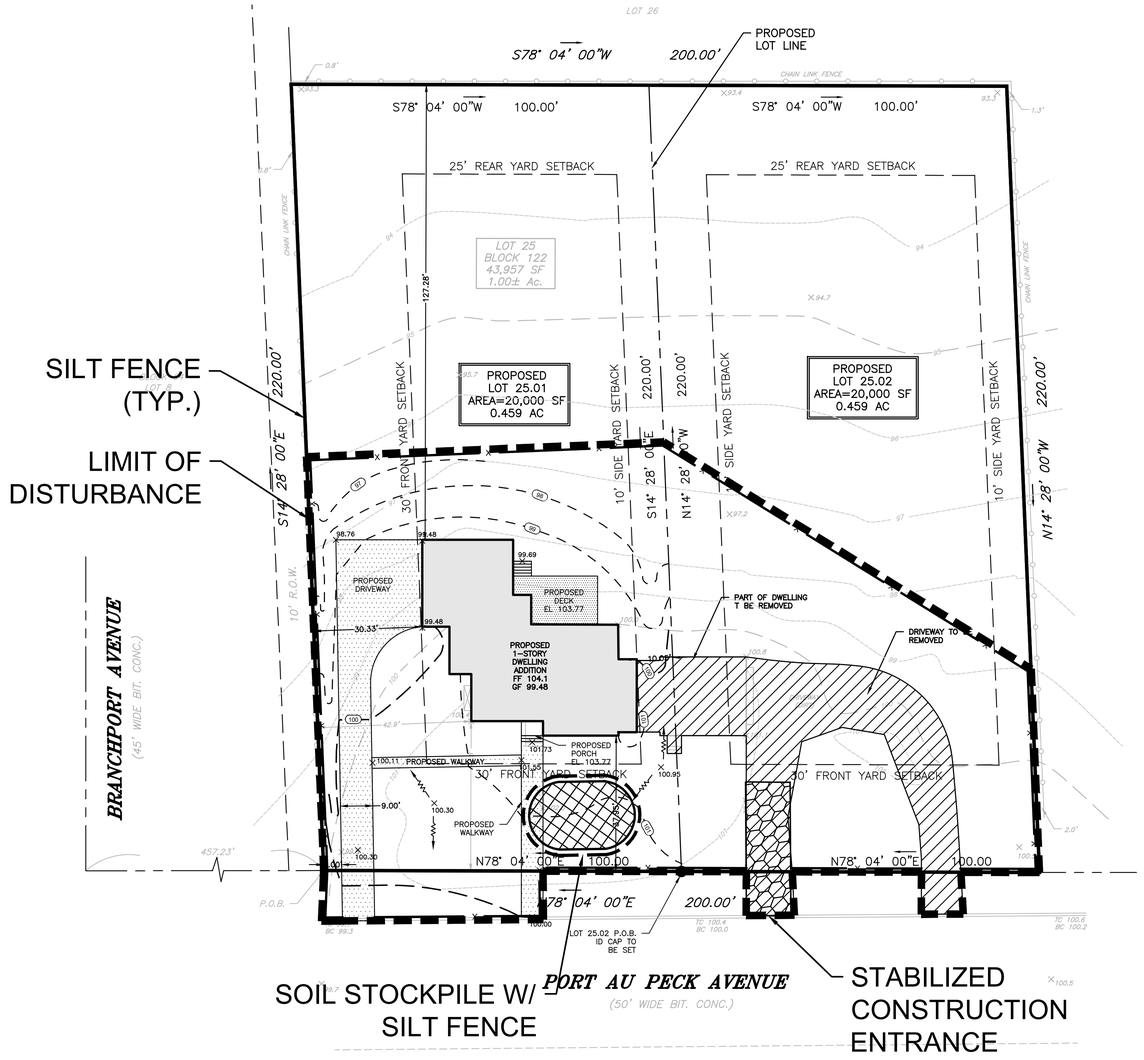

SOILS MAP

500 0 500 1000

Scale: 1"=500'

SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
FrkC	FREEHOLD SANDY LOAM, 5 TO 10 PERCENT SLOPES	B
FrrC	FREEHOLD URBAN LAND COMPLEX 0 TO 10 PERCENT SLOPES	B

20 0 20 40

SCALE : 1" = 20'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G	GAS	GAS
W	WATER	WTR
	INLET	
	STORM	D
	SANITARY MAIN	S
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E	ELECTRIC	E
T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X	FENCE	X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) 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.

TOTAL LIMIT OF DISTURBANCE = 0.500 AC.

SOIL RESTORATION EXEMPTION

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.

PROJECT INFORMATION

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274 PORT AU PECK AVENUE

PROJECT LOCATION:

BLOCK 122, LOT 25.01
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JACKSON, NJ 08527

INSITE ENGINEERING, LLC SINCE 2003

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ELECTRIC	RED
GAS / OIL	YELLOW
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WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

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DOUGLAS D. CLELLAND, PE
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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

SUBDIVISION PLAN

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO:

3 OF 4

Plot: X:\Jobs\1953 — Joe White\22-1953-01 — 274 Port au Peck Avenue_Oceanport, NJ\2019\3D\04\Dwg\01-SubMaster.dwg, ---> 03-SESC
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SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. 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.
3. 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.
4. N.J.S.A 4:24-39 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.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. 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 ½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. 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.
7. 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.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES 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.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE 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 WAY 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.
12. 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 BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 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.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. 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.
15. 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.
16. STOCKPILE 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 OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. 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

A. 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. 19-1.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 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

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. 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.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. 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

A. 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 8/15-10/15

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED 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.

C. 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 FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING 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.

4. MULCHING

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.

A. STRAW OR HAY. UNNROTTED 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 CRIMPER 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 APPROXIMATELY 95% 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 70 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 CRIS-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 MOWED.
3. CRIMPER (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 IMPEDE GROWTH OF TURFGRASS. 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, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL 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 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT 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. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED 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 PELLETIZED 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

A. 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.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

C. 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 TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). 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.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH 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 SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE 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 REQUIREMENTS.

3. SEEDING

A. SEED GERMINATION SHALL HAVE 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	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS	1 (45)

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

1. 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 SEEDED AREA AND MOWED ONCE.
2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85O F 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.
3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85OF. MANY GRASSES BECOME ACTIVE AT 65OF. 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.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED 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.

C. AFTER SEEDING, FIRMING 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.

D. 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 FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

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.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE 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 CRIMPER 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 70 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 MOWED.
3. CRIMPER (MULCH ANCHORING COULTER 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 IMPEDE GROWTH OF TURF GRASS. 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, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF 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 GIVEN 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 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH 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. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS,FERTILIZERS,AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED 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 ABNORMALLY 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 INSECTION 2A-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 DRESS WITH 10-10-10 OR EQUIVALENT AT 300 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 COMPLIANCEIS 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 AREPORT OF COMPLIANCEFROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED 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 2022 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

1. TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
2. ROUGH CLEARING AND GRADING	1 WEEK
3. TEMPORARY SEEDING	1 DAY
4. UTILITY INSTALLATION	1 WEEK
5. CURB CONSTRUCTION	1 WEEK
6. CONSTRUCTION OF BUILDINGS	9 MONTHS
7. MAINTENANCE OF TEMPORARY EROSION CONRTOL MEASURES	CONTINUOUSLY
8. PRELIMINARY INSTALLATION OF LANDSCAPE	1 WEEK
9. 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.

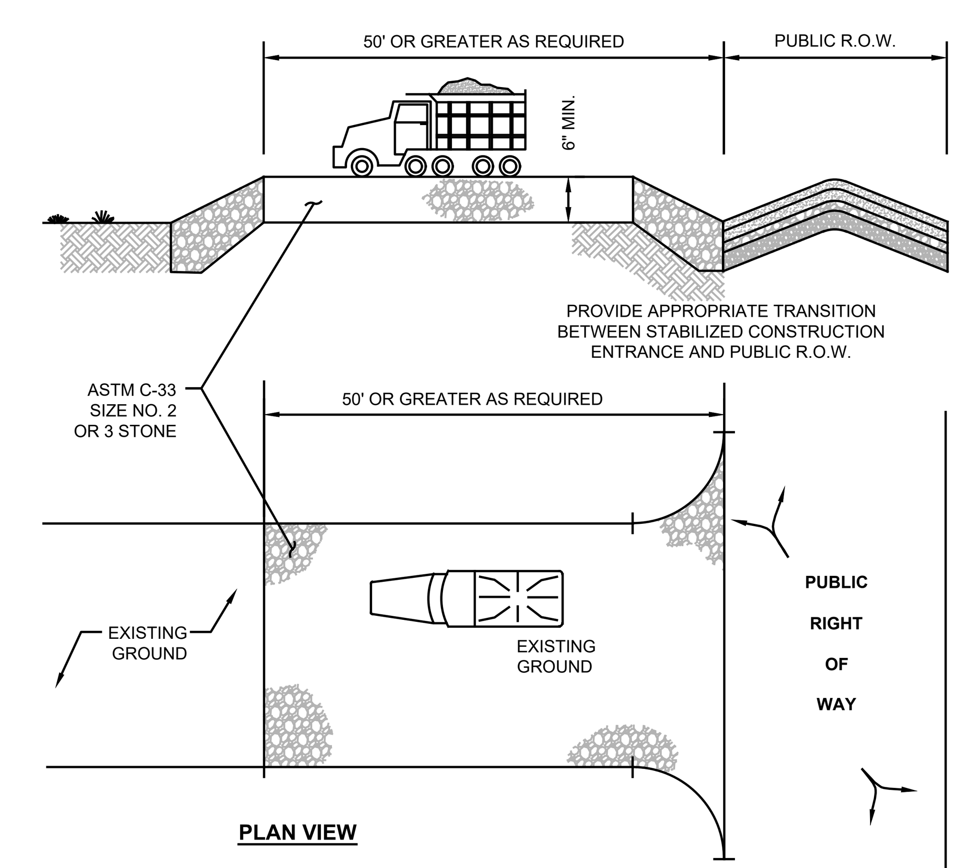
THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

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, OR AT 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. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

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



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NTS

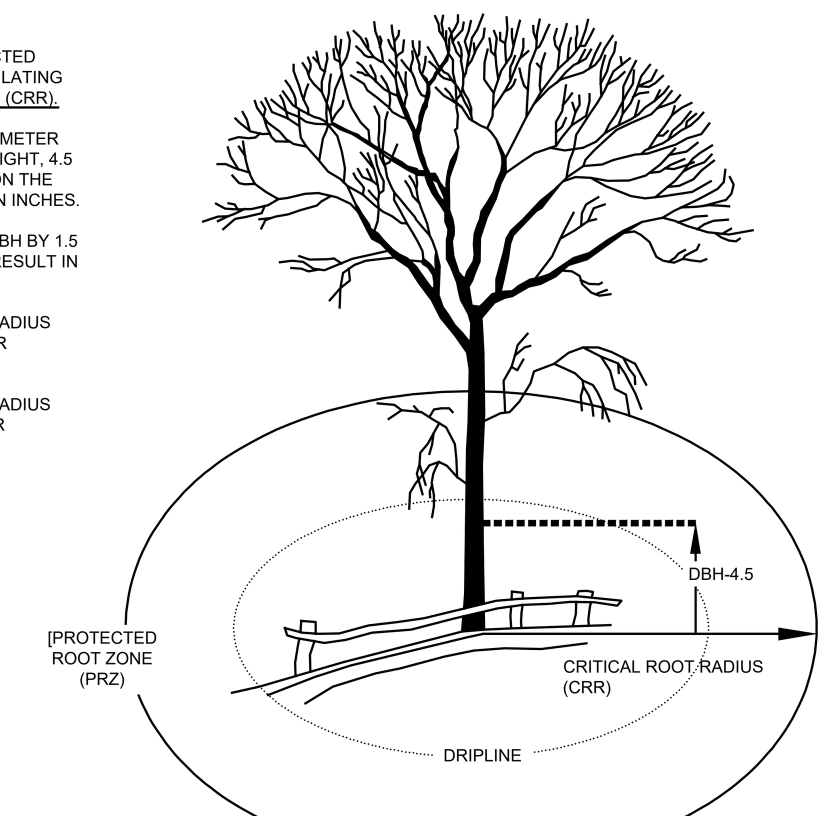
NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

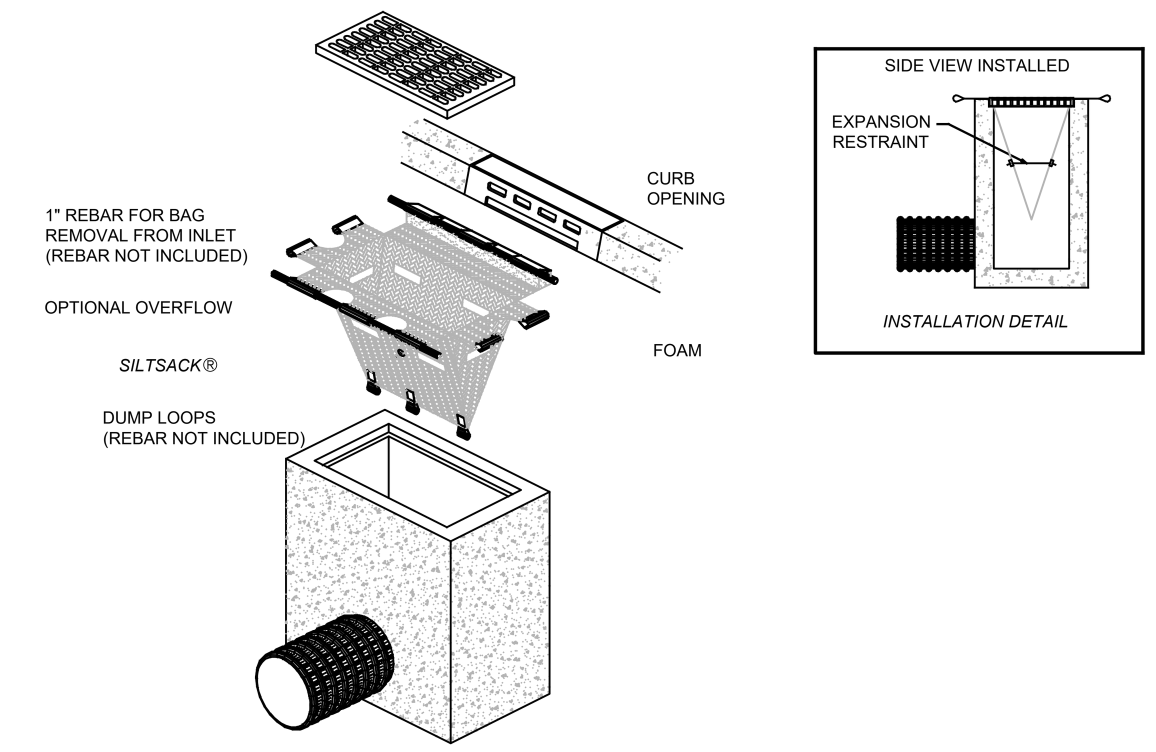
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

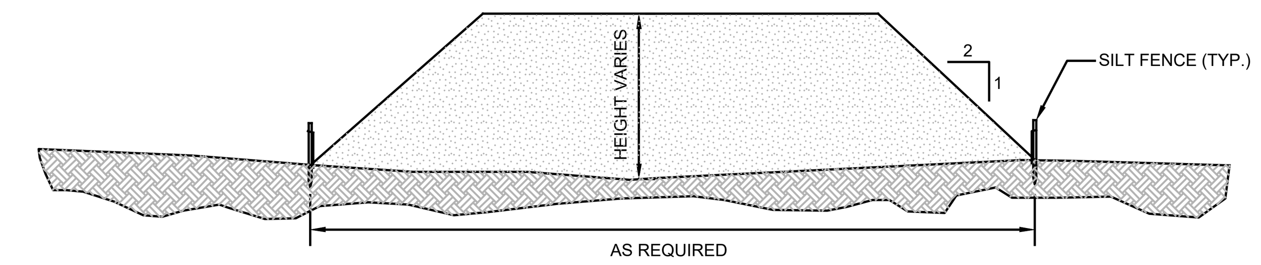
DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



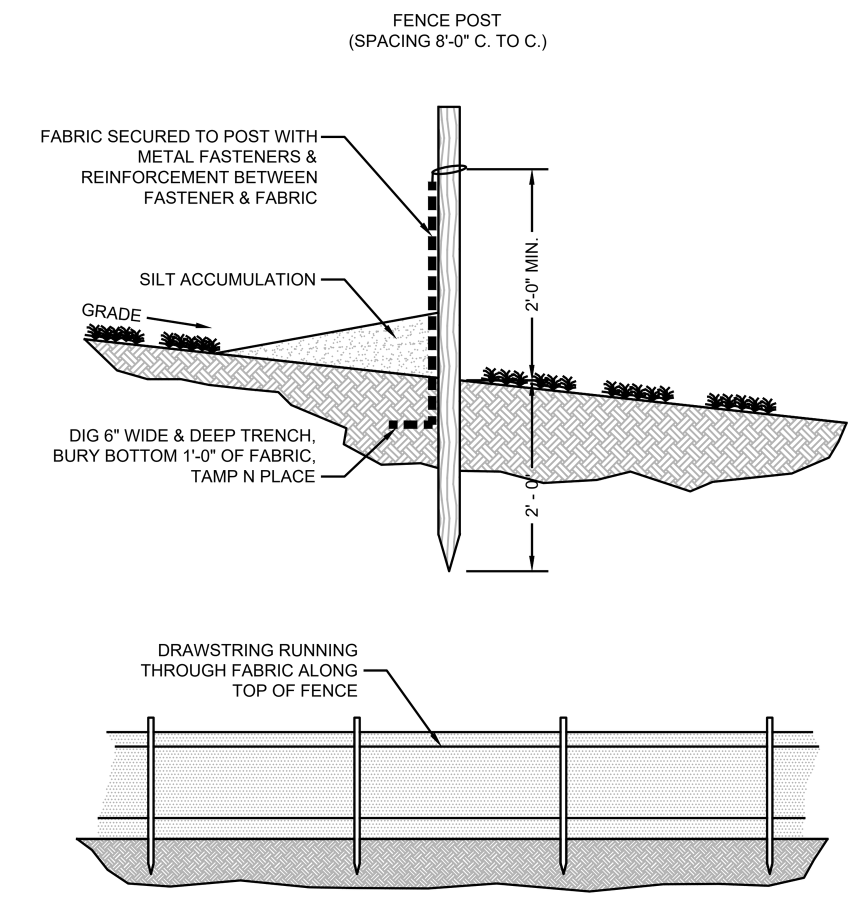
TREE ROOT PROTECTION
NTS



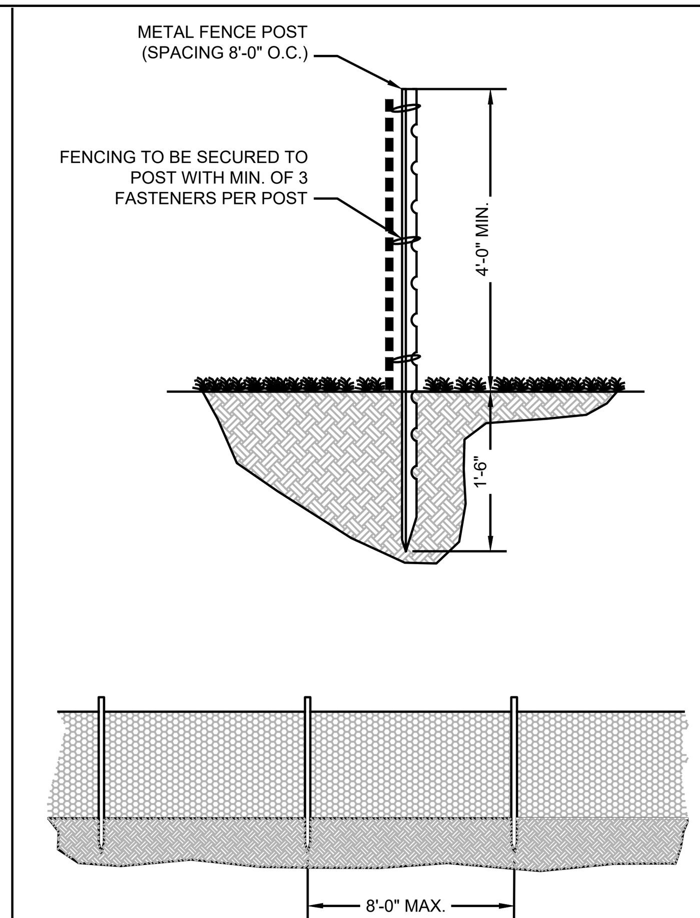
INLET PROTECTION DETAIL
NTS



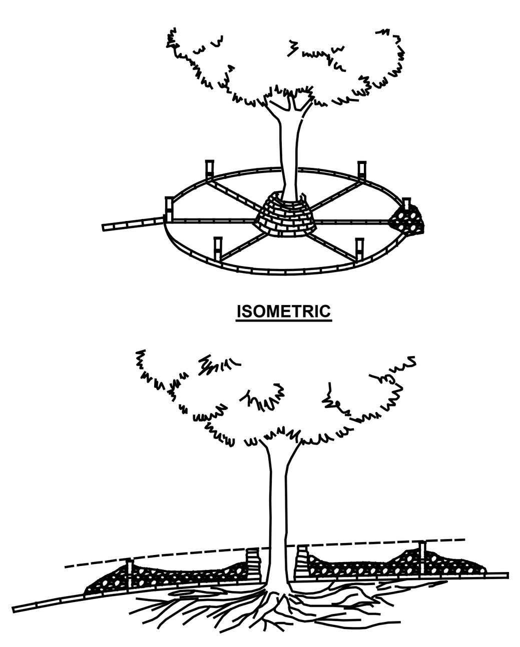
SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS



SILT FENCE DETAIL
NTS



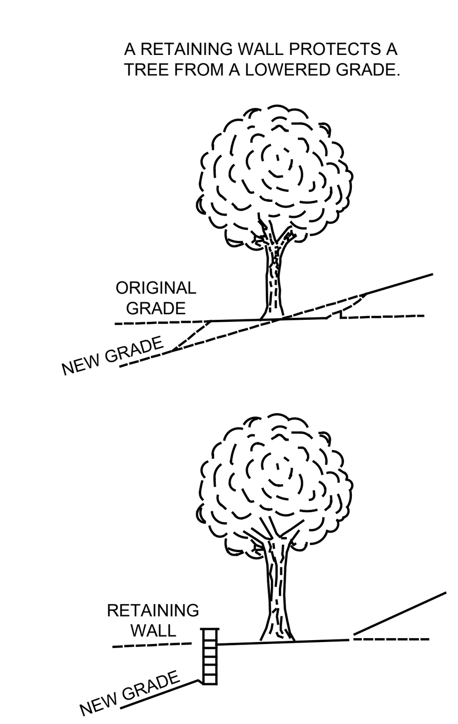
TREE PROTECTION FENCING
NTS



TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)
NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.



TREE PROTECTION (CUT AREAS)
NTS

PROJECT INFORMATION

PROJECT NAME:
274 PORT AU PECK AVENUE

PROJECT LOCATION:
BLOCK 122, LOT 25.01
274 PORT AU PECK AVENUE
BOROUGH OF OCEANPORT,
COUNTY, NJ

OWNER:
JOSEPH WHITE
274 PORT AU PECK AVENUE
OCEANPORT, NJ 07757

APPLICANT:
JOSEPH WHITE
274 PORT AU PECK AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

SURVEYOR:
LAND SURVEYING, INC
1 WALNUT DRIVE
JACKSON, NJ 08527

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

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PRELIMINARY

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	08/04/22	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: DDC
DATE: 08/04/22	DRAWN BY: JMW
JOB #: 22-1953-01	CHECKED BY: DDC
CAD ID: 22-1953-01r0	

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
SUBDIVISION PLAN

SHEET TITLE:
SESC NOTES & DETAILS

SHEET NO:
4 OF 4

File: X:\Jobs\1953 - Joe White\22-1953-01 - 274 Port au Peck Avenue_Oceanport, NJ\22195301CAD\dwg\01-Subdivision.dwg, ---> 04-SESC DET
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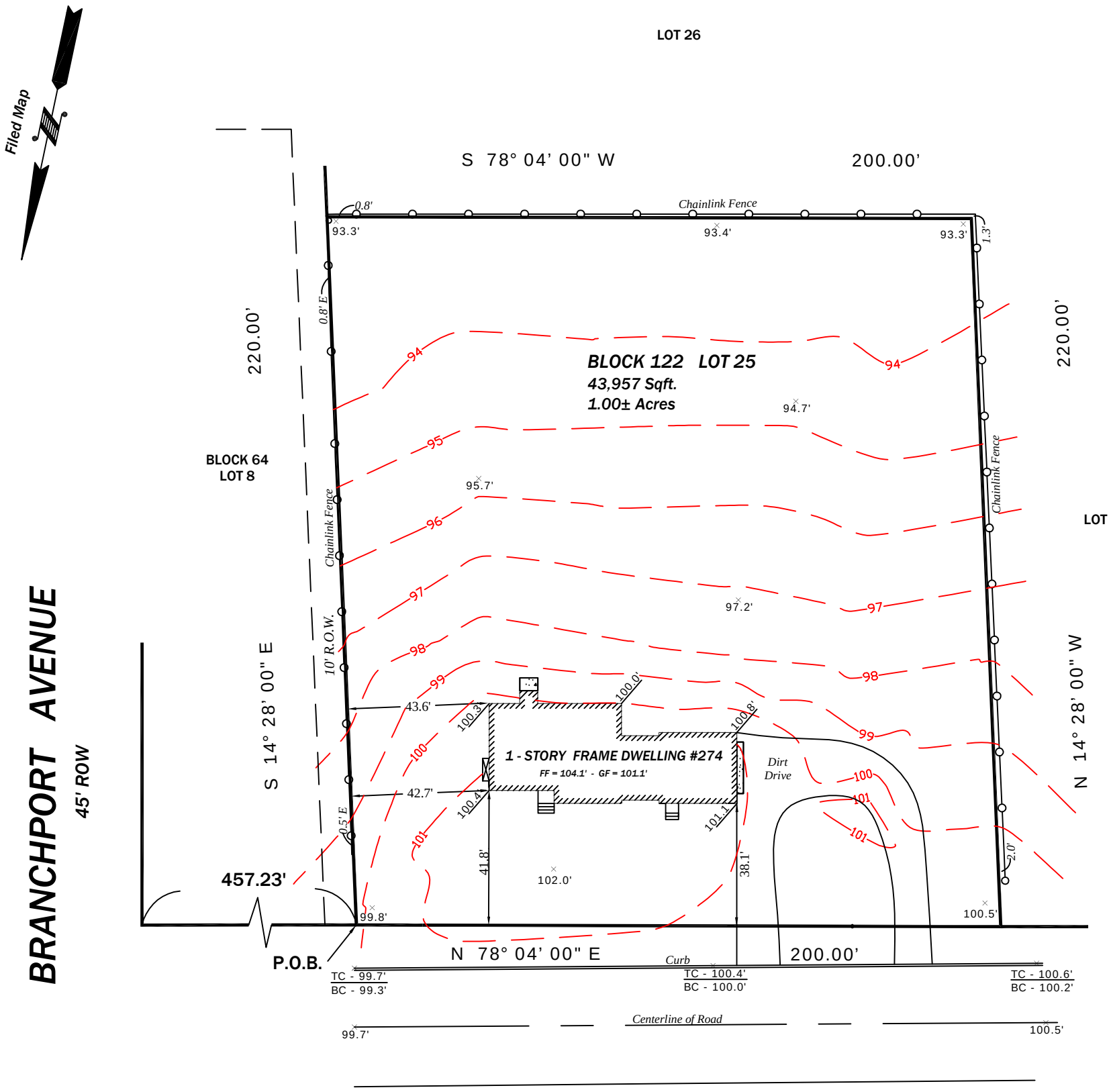

PROPERTY KNOWN AS PART OF LOT 2 BLOCK 69 AS SHOWN ON MAP ENTITLED "MINOR SUBDIVISION LOT 2 BLOCK 69" FILED MAY 23, 1963 AS CASE No. 43-29

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the Ultimate user pursuant to P.L.1003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d)

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS AND CONDITION WHICH MAY BE DISCLOSED BY AN ACCURATE TITLE SEARCH. TITLE SEARCH WAS NOT PROVIDED FOR THIS SURVEY.

UNDERGROUND UTILITIES/STRUCTURES NOT LOCATED. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

This Survey is for the exclusive use of those certified below. Use by any other parties shall void any and all contractual agreements or Obligations of the surveyor that may be in effect without the expressed written Permission of the Surveyor

NO ATTEMPT WAS MADE, NOR LIABILITY ASSUMED, TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

SURVEY OF PROPERTY

LOT 25 BLOCK 122

Situated in

OCEANPORT BOROUGH MONMOUTH COUNTY NEW JERSEY

This Survey is Certified To:

WHITE, JOSEPH & GAGLIARDI, ANTHONY

J Y
LAND SURVEYING, INC.
Professional Land Surveyors Planners
1 Walnut Drive Jackson NJ 08527 (732) 928 3398
Certificate of Authorization No. 24GA28128900

PROFESSIONAL LAND SURVEYOR
BRIAN T. YURO
NJLS No. GS43252

File	Date	Scale
22278	3-28-22	1" = 40'