



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • OCTOBER 26, 2021

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Flag Salute

III. Open Public Meetings Statement - This meeting complies with the Open Public Meetings Act by adequate and electronic notification on June 29, 2021 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

IV. 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 - Oct 12, 2021 7:00 PM
2. Planning/Zoning Board - Special - Oct 18, 2021 7:00 PM

VIII. Old Business

1. Resolution of Approval - RUBY

IX. New Business

1. PB2021-17 West End-KB,LLC

10 Bridgewaters Drive

Block 101, Lots 6 and 7

Use Variance for Residential Units in Village Center Zone

CARRIED from September 28, 2021

DFD 12/23/21

2. PB2021-16 Barker's Circle

DUE TO NOTICE ISSUE THIS APPLICATION IS BEING RESCHEDULED WITH NEW NOTICE REQUIRED

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

X. Petitions from the Public

XI. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • OCTOBER 12, 2021****Regular****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 p.m.
- II. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on June 29, 2021 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- IV. **Board Policy:** Chairman Widdis advised the public of the below Board policies: •It is Board Policy that no application will be opened after 9:30 P.M. •No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- V. **Roll Call:**

Attendee Name	Title	Status	Departed
Christopher Widdis	Chairman	Present	
James Whitson	Vice Chairman	Present	
Patty Cooper	Mayor's Designee	Present	
Thomas Tvrdik	Class III	Absent	
Joseph Foster	Environmental Committee Liaison	Present	
John (Jack) Kahle	Class IV	Present	
Michael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Absent	
Darren Davis	Class IV	Absent	
Michael Dailey	Alternate I	Absent	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Present	07:11 PM
William White	Board Engineer/Planner	Present	
Richard Tilton	for Board Attorney	Present	

- VI. **Board Business:**
- Report of Pending Applications - Ms. Smith advised of upcoming applications for the Special Meeting on 10/18 continuing the warehouse parcel application; Oct. 26th for 10 Bridgewaters Drive and Barker's Circle parcel and Nov. 9th.
- VII. **Approval of Minutes:**
- Planning/Zoning Board - Special - Oct 20, 2020 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Foster, Kahle
ABSENT:	Tvrdik, Savarese, Kleiberg, Davis, Dailey

- Planning/Zoning Board - Regular - Dec 22, 2020 7:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: James Whitson, Vice Chairman
SECONDER: Joseph Foster, Environmental Committee Liaison
AYES: Widdis, Whitson, Cooper, Foster, Kahle
ABSENT: Tvrdik, Savarese, Kleiberg, Davis, Dailey

VIII. Old Business:

1. Resolution of Approval - Carpenito, Robert - As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions. Mr. White commented that the plan reflects 13' for the deck and 1' for the retaining wall. Mr. Kennedy will revise the resolution to reflect the additional description. Mr. Foster made a motion to approve the Resolution as amended, which was seconded by Mr. Whitson and received the below roll call:

RESULT: **ADOPTED AS AMENDED [3 TO 0]**
MOVER: Joseph Foster, Environmental Committee Liaison
SECONDER: James Whitson, Vice Chairman
AYES: Widdis, Whitson, Foster
ABSENT: Tvrdik, Savarese, Kleiberg, Davis, Dailey
INELIGIBLE: Cooper, Kahle

IX. New Business:

1. PB2021-17 West End-KB,LLC

Motion to Carry Application with no additional notice required

Mr. Kennedy advised that due to a lack of quorum for this "use" application, the notice was reviewed and was found to be in order with no objections by the public and the Board could accept jurisdiction and carry the application to the October 26, 2021 meeting.

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

Mr. Kennedy exited the meeting at 7:11 PM due to a conflict with the next matter.

2. PB2021-18 KENNETH RUBY ENTERPRISES

66 Shrewsbury Ave
 Block 2, Lot 25
 Bulk variance for lot width

EXHIBITS

A-1 Land Development Application

A-2 Plan entitled "Proposed New Single-Family Residence for: Kenneth Ruby Jr. Enterprises" prepared by Maxine Gustus-Giordano, AIA, last revised April 20, 2020, consisting of five (5) sheets.

A-3 "Plot Plan," (1) Sheet, prepared by Key Engineering Enterprises, Inc, dated August 9, 2020

A-4 Colliers Engineering & Design Review Letter dated August 27, 2021

A-5 Height Calculation Statement prepared by Maxine Giordano, Architect, dated April 23, 2021

Mr. Tilton asked if there was anyone from the public with a question as to the sufficiency of the notice. While waiting for the public to respond. Ms. Smith then described and marked Exhibits A-1, A-2, A-3, A-4. As there were no objections to the notice, Mr. Tilton and Ms. Smith advised that the notice was found to be in order.

Michael Pugliese, Attorney for Applicant, appearing.

Kenneth Ruby, Sr., Principal Owner of Applicant, was sworn in and provided testimony on ownership of the property, existing lot conditions and proposal to construct a single-family home on a lot needing variance for lot width. The project complies with all other bulk requirements. Mr. Ruby referring to the Plot Plan, described the proposed setbacks and coverages.

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

Mr. White commented that the plan does not show the house location for adjacent lot 27 – only a reference to previous survey. Also, he would like to see water flow from roof directed to the front of the property at the street as there is currently a sump condition in the rear due to low area.

Mr. Pugliese commented that they would add that to the plans.

Mr. Kahle asked questions about drainage in the rear yard. Mr. White responded that the lot as it exists drains to the rear. His recommendation is to have roof runoff volume directed to the street.

Mr. Whitson asked Mr. White to confirm that if the gutters are set properly there will be less water to the back then before.

Mr. White responded that doesn't have that calculation because it goes from woods (with minimal runoff) to a house (that creates a lot of runoff). He confirmed Mr. Whitson's question "but with the raising of the lot and directing gutters to the street should improve the situation for the neighbors".

Mr. Foster also expressed concern that it be ensured that runoff would not be any worse and provide for a plan to ensure runoff from the roof is directed away from that area. Mr. Pugliese stated the Applicant will comply.

Ms. Cooper commented that she was fine as long as the drainage was directed to the street and not towards the neighbor.

Chairman Widdis asked Mr. White if the Applicant would have to prepare a stormwater presentation. Mr. White answered no, as this is not a major project being less than acre lot nor creating more than ¼ acre of impervious.

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

Joe Valentino, 70 Shrewsbury Ave, owner of Lot 24, stated that it is flat grade with no curbing, gutters, or storm drains and asked where the water would go at the street. Mr. White answered it heads southeasterly. Mr. Valentino added Branchport Avenue or the lowest level.

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

Mr. Ruby referring to the Architect's plan, described the proposed house, its characteristics, colonial style, crawl space foundation, attached garage, front porch, total living areas.

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

Mr. White had no questions.

Ms. Cooper asked about 2nd floor room 15x20 and was told it was master walk-in closet.

Mr. Kahle asked if there would be electric in there and was told yes.

Mr. Whitson asked what was the height of the building. Mr. Ruby responded 31.49'. Mr. Pugliese referenced the architect's height calculation statement which was marked as Exhibit A-5.

Mr. Foster asked if height was calculated from the crown of the road and was told yes.

Mr. White commented that there was no height variance being sought or Mr. Johnson would have denied it.

Mr. Kahle asked about the height of the collar ties for the walk-up attic. Mr. Ruby reviewed the plans and responded that he didn't have that number but it would be conventional attic space and no living space was proposed.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness testimony.

Joe Valentino, 70 Shrewsbury Ave, asked about the attic access was it a pull-down stair or walk up and was told walk-up.

Mr. Valentino asked what was the height from the floor of the attic to the roof and was told approximately 6'. Mr. Valentino expressed concern about the area being converted to living space instead of just using it for storage.

Ms. Cooper asked the Applicant if they would agree to no heating, cooling etc in that area. The Applicant advised that the area would be for storage and mechanicals.

Mr. White recommended that a condition of the resolution be that the space shall not be living space which the Applicant agreed to.

Chairman Widdis requested that the Applicant be concerned about any lighting on the property being directed downward and away from neighbors. He also commented that the one outdoor stairs does not show any pavement/landing and be aware that it would impact coverage. None was planned.

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

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

Motion to Approve Application with Conditions

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Foster, Kahle
ABSENT:	Tvrdik, Savarese, Kleiberg, Davis, Dailey

- X. **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.
- XI. **Adjournment:** As there was no further business, the meeting was adjourned at 7:49 pm on a motion by Mr. Whitson 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 18, 2021****Special****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 p.m.
- II. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- III. **Board Policy:** Chairman Widdis advised the public of the below Board policies: •It is Board Policy that no application will be opened after 9:30 P.M. •No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- IV. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on September 29, 2021 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- V. **Roll Call:**

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

VI. Old Business:

1. PB2020-29.1 PHASE II Warehouse Parcel - Oport Partners LLC
801/803/811 Oceanport Way
Block 110.13, Lot 1

EXHIBITS:

- A-23 Architectural Plan, Sheet A1.1 entitled "Preliminary First Floor Plan, Proposed Flex Building A", prepared by Rotwein and Blake Associates, last revised on Oct. 15, 2021.

John Giunco, Esq., provided a summary of the testimony provided at the last meeting – engineering, access, stormwater, architecture. Tonight's testimony will cover traffic and planning.

Jaclyn Flor, Board Conflict Engineer was sworn in.

Ms. Smith advised for the record that Mr. Dailey had certified that he had watched audio/listened to recording of the meeting and was eligible to participate and vote on this matter.

John Rea, Traffic Engineer, was sworn in, provided his qualifications and having appeared before the Board previously was accepted as an expert in field of engineering and traffic engineering. Mr. Rea testified concerning the details of the traffic impact analysis revised March 9, 2021 which he prepared. Mr. Rea's testimony included traffic volume data, highest counts used in analysis, evaluation of surrounding projects including Allison Hall, NJCU, Lodging Tract, municipal complex, bowling center and athletic center; projected volumes through 2025; they've also include upcoming projects for Barker's Circle and Post Office parcels; signalized intersections – Oceanport Ave and Rt. 537; Rt. 537 and Rt. 35; intersection Anson Ave and

Main Street; Anson Ave and Oceanport Way. His conclusion from the study was that the off-site intersections were operating effectively and within traffic parameters. Mr. Rea testified that per the site plan, the site provides adequate parking – in fact more than adequate. Mr. Rea also testified concerning roadways, bridges and to his inquiries there are no plans to alter roadways, expand or implement weight limits. Mr. Rea stated it was his opinion that the roadways in and around the subject site were sufficient for traffic for capacity, emergency service vehicles.

Chairman Widdis invited questions from Ms. Flor and the Board members.

Ms. Flor commented that the culvert on Anson Ave had been brought up in the event that intersection's limited access would impact the study done.

Ms. Flor commented that with FMERA having no plan to upgrade the cross-sections throughout the site, and this Applicant is proposing to upgrade along its frontage, asked if turning movements had been analyzed to be sure truck movements can make it through out the site. Mr. Rea responded that they had looked at those intersections and it was his opinion that trucks could navigate them with perspective to road widths the turns. Ms. Flor asked about the portion of roadways currently closed around the site and had he traversed them to determine if they could handle truck traffic and if the roadway was in disrepair would it be repaired to ensure access out to the Rt. 537. Mr. Rea responded that the Applicant didn't intend to send heavy truck traffic out to Main Street and that truck traffic would directed through Oceanport Ave and Rt. 537.

Discussion ensued on anticipated traffic circulation amounts for each intersection and surrounding road networks; what tools were available to direct traffic away from Main Street; where trucks would be parked and if any long-term parking expected – tenants unknown; timing of peak hours (7-9am and 3-6pm); what percentage of peak hour traffic was associated with truck traffic (20-30%).

Mr. Whitson asked about the statement that 15% of traffic would be on Anson and Main Street and would it be truck traffic. Mr. Rea commented that none as the plan was to direct traffic through other routes. There was discussion on how the Applicant could restrict truck access from Main Street. Mr. Giunco suggested via a tenant agreement.

Mr. Whitson asked for signage restricting truck traffic on Anson and Main Street and was told absolutely. Mr. Giunco added that they would handle that at plan review with the engineer.

Councilman Tvrdik stated he agreed with the restrictions and tightening it up with leases. Councilman Tvrdik asked about overnight truck parking suggested limiting it to the load dock spaces and not in front – keep it to the back of the building.

Mr. Foster asked if it was anticipated the site having any back-haul type of operations, shipping operations. Mr. Rea responded no, they would encourage smaller tenants such as contractors and certainly not anything like Amazon. There was discussion concerning a 7-24 operation.

Mr. Foster commented that the testimony had not included two other projects that are in the planning/approval stages – McAfee Center and other buildings near the bowling center; the traffic situation is fluid; and looking down the road, traffic on Rt. 537 is going to become more onerous and asked if the study had considered that. Mr. Rea responded that he looked at all the projects he was aware of and that the traffic studies will need to be updated as that happens but felt that it was a long time before there would be a traffic issue on Rt. 537; believes that the road network in general can accommodate the subject application.

Mr. Kahle asked questions and expressed concerns for the intersection at Main Street and Eatontown Blvd; potential for a weight limit on Anson Avenue; discussion on procedure for implementing weight limits with the local governing body, DOT, county;

Mr. Kleiberg commented that he would like to see the ADA parking spaces back to the original location – unlike Councilman Tvrdik's request to have it in the center. He explained the reasoning with curb cuts and distances. Councilman Tvrdik commented that it had been a suggestion but whatever worked best. Ms. Flor will work with them to address.

Ms. Flor asked if the multi-use trail would end on this site which had come up at the last hearing and that Army Corp was requiring it or not and did it need to be accommodated on the site plan. Mr. Giunco advised it was unknown. Ms. Flor would work out with their engineer Mr. Kennedy.

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

Andrew Janiw, Applicant's Professional Planner, was sworn in, provided his qualifications and was accepted by the Board as an expert in Planning. Mr. Janiw testified that the application seeks no variances but does seek waivers; provided an

overview of the Fort Monmouth standards which supersede local jurisdictions, parcel was impacted by Amendment #15 of the Redevelopment Plan; reviewed the permitted uses for the site, how “flex space” is defined by FMERA – a building or part of building used for research, office, light industrial fabrication, assembly as defined by amendment #3 which defines with greater detail; also permitted are assembly of pre-manufactured materials, components with minimal use of chemical and chemical process; light industrial uses include but not limited to warehouse, distribution, research & development and contractor services. In summary, the uses anticipated are focused on smaller uses, smaller spaces and not for obnoxious effects from chemical uses – more like contractor yards, storage.

Chairman Widdis asked the difference between flex and warehouse space. Mr. Janiw responded that flex space is generally smaller and adaptive to multiple uses; warehouse typically larger space with little office space.

Mr. Janiw further testified to the planning perspective related to the three waivers being sought, summarized the waivers – building setback to Oceanport Way – assumes the buildings will front on Oceanport Way which these buildings do not; refuse enclosure in front yard area – the subject site has multiple front yards and the location is best for the site configuration and the vicinity to Oceanport Way, and indoor bicycle storage was a secondary condition. Mr. Janiw testified that the lighting was planned to provide visibility, practically and the application deviates slightly on the ratio and de minimis. It was his opinion that the waivers requested were practical in nature and could be granted given the overall plan, design standards and function.

Chairman Widdis invited questions from Ms. Flor and the Board members.

Ms. Flor asked questions about the limitations of warehouse space permitted by the regulations and were they encompassed within the flex space or taken separately. Mr. Giunco opined as to the different tenant scenarios for flex space with some warehouse and didn’t necessarily anticipate large areas of warehouse. Mr. Janiw added that the flex space would be the principal use and not the accessory use. Ms. Flor expressed concern with the definition when it gets to the zoning officer.

Mr. Kahle asked about hours of lighting on the site. Mr. Janiw responded that it would depend on the uses. Mr. Giunco added that there would be safety lighting and would be an efficient use.

Mr. Whitson asked about hours of operation testimony. Mr. Giunco responded that there was no testimony but it was anticipated that the activities most would be 7am – 7pm but the buildings are available to tenants 24 hours a day. Mr. Janiw responded that flex space nature of use was indoors.

Mr. Giunco described and distributed Revised Sheet A1.1 of the Architectural Plans which shows the building description as flex space (previously indicated warehouse) which was marked as **Exhibit A-23**.

Mr. Whitson expressed concern that no specific operating hours were being provided.

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

John Johnson, 31 Sagamore Ave, asked if there were any plans for outdoor storage of materials and was told no, only indoors.

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

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

Mr. Kahle expressed concern with the 24-hour access statement and its impact on residential neighborhood on Main Street. Mr. Giunco responded that that was kind of the business to be available but offered to put in tenant agreements that access to the site during the hours 8pm to 7am shall be through Oceanport Way. There was lengthy discussion again on how to restrict trucks from impacting residents on Main Street. Afterwards the Applicant agreed to provide signage and tenant agreements that limit access to the site during the hours 8pm-7am through Rt. 537 and that signage would restrict access from Main Street and Anson Avenue during those hours. Councilman Tvrdik will bring request to the Borough Council to implement weight limit on Anson Avenue.

Mr. Foster asked if FMERA approves tenant use for compliance. Mr. Giunco answered no, they obtain permits for build-out for each tenant and ultimately a certificate of occupancy from the Borough.

Mr. Whitson asked if the access hours would be Monday-Friday. Mr. Giunco answered no, it would be 7 days per week – if a tenant is a food industry they’re working on Sunday.

Mr. Giunco concluded by requesting the Board approve the application which complies with the standards of the zone, testimony has been presented to address the waivers sought and has been designed carefully and to be attractive to improve the community.

Motion to Approve Application with Conditions

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

- VII. 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.
- VIII. Adjournment:** As there was no further business, the meeting was adjourned at 8:25 pm on a motion by Councilman Tvrdik which was seconded by Mr. Foster and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB 21-31

8.1

Meeting: 10/26/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2218

Resolution of Approval - RUBY

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF KENNETH RUBY JR. ENTERPRISES, INC.
66 SHREWSBURY AVENUE, BLOCK 2, LOT 25
APPROVED OCTOBER 12, 2021
MEMORIALIZED OCTOBER 26, 2021**

INTRODUCTION

WHEREAS, representatives of Kenneth Ruby Jr. Enterprises, Inc. have made Application to the Oceanport Planning Board for the property designated as Block 2, Lot 25, commonly known as 66 Shrewsbury Avenue, Oceanport, NJ, within the Borough's R-3 Zone, for the following approval: Bulk Variance associated with an Application to construct a single-family home with attached garage; and

Public Hearing

WHEREAS, the Board held a Public Hearing on October 12, 2021, Applicant's representatives having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

Evidence / Exhibits

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

- *Land Development Application, introduced into Evidence as A-1;*
- *Architectural Plans, prepared by Maxine Gustus-Giordano, AIA, last revised April 20, 2020, consisting of 5 sheets, introduced into Evidence as A-2;*
- *Plot Plan, prepared by Kee Engineering, dated August 9, 2020, last revised August 11, 2021, consisting of 1 sheet, introduced into Evidence as A-3;*
- *Review Memorandum, prepared by Colliers Engineering and Design, dated August 27, 2021, introduced into Evidence as A-4;*

- *Height Calculation Statement prepared by Maxine Gustus-Giordano, AIA, dated April 23, 2021, introduced into Evidence as A-5;*
- *Affidavit of Service; and*
- *Affidavit of Publication;*

Witnesses

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

- Kenneth Ruby, Jr., President of the Corporate Applicant;
- Michael Pugliese, Esq., appearing;

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

Testimony and Other Evidence Presented on Behalf of the Applicant

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

- The Applicant is the Owner of the subject property.
- The Applicant has owned the subject property for approximately one and a half years.
- The subject property contains 12,174.4 SF (0.28 acres).
- The subject property is located in the Borough's R-3 Zone.
- The subject property is currently vacant.
- The Applicant proposes to construct a single-family home and a garage on the site.
- Details pertaining to the proposed single-family home include the following:

Use	Single-family home.
Number of stories:	2
Size:	3,680 SF
Height:	31.49 ft.
Number of bedrooms:	4
Number of bathrooms:	Per plans

Orientation on Lot:	The new home will, essentially, be placed in the middle of the Lot.
Crawl space / basement?:	The home will have a crawl space (i.e. no basement)
Materials:	Vinyl siding- wood framing – asphalt shingles (per plans)

- Details pertaining to the proposed garage include the following:

Type of garage:	Attached
Number of bays:	2

- The Applicant, a Builder, will be constructing the new home itself.
- It is anticipated that the construction will be completed in the near future.

Variance

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

LOT WIDTH: 120 ft. required; whereas 105 ft. exists, which is an existing condition.

Public Comments

WHEREAS, sworn public comments, questions, and/or statements, in connection with the subject Application were presented by the following:

- Joseph Valentino

Findings of Fact

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

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

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

2. The subject property is located 66 Shrewsbury Avenue, Oceanport, NJ, within the Borough's R-3 Zone.

3. The subject property contains 12,174.4 SF (0.28 acres).

4. The subject property is currently vacant.

5. The Applicant's representatives propose to construct a single-family home, with garage, on the Lot.

6. A single-family home is a permitted use in the Borough's R-3 Zone.

7. That notwithstanding, the Application requires a Bulk Variance for Lot Width.

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

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

- The proposed single-family use is a permitted use in the Borough's R-3 Zone.
- The subject Lot has a pre-existing non-conforming Lot Width of 105 ft. (whereas 120 ft. is otherwise required).
- The Board notes that the non-conforming Lot Width is an existing condition, which is not being exacerbated as a result of the within approval.
- Per the testimony and evidence presented, there does not appear to be any land available which the Applicant could purchase so as to make the subject Lot Width compliant, or even more compliant.
- The Board notes that the subject property has a conforming Lot area.
- The Board notes, positively, that the single-family home to be constructed herein will comply with all Prevailing Setback Requirements, Coverage Requirements, and Height Requirements. That is, the only Variance granted herein concerns the Lot Width, which, as indicated, is an existing condition which is not being exacerbated as a result of the within approval.
- Approval of the within Application will allow single-family use to be instituted to the site.

- The Board Members recognize that it is important to offer a wide variety of housing options for its residents – and approval of the within Application will, in fact, advance such a goal.
- The new home approved herein will comply with Prevailing FEMA Regulations.
- One of the neighboring property owners attended the Public Hearing expressed questions and concerns regarding grading / drainage matters. The neighbor expressed questions / concerns about potentially adverse drainage impacts associated with the Applicant's proposal. The Board notes that as a condition of the within approval, the Plans will need to be revised so as to confirm that all storm drains and roof leaders shall be set and oriented so that the rainwater runs to the front (street-side) of the property, and so as to further confirm that no run-off will flow onto any surrounding properties. Furthermore, the details for the said improvements are subject to the review and approval of the Board Engineer. The Board finds that subject to the conditions set forth herein, approval of the within Application will minimize any potential adverse grading / drainage issues associated with the subject project.
- The Applicant submitted detailed plans of the proposed home which sufficiently described its appearance. Additionally, subject to the conditions set forth herein, the proposed home will comply with the Prevailing Building Code Requirements.
- Based upon the testimony / evidence presented, construction of the proposed home will continue the pattern of existing development in the area.
- The subject Lot is an appropriate host for a single-family home.
- Given the conforming size of the Lot, the location of the proposed home is appropriate and practical.
- The height of the proposed home will comply with the Borough's Prevailing Height Requirements. That is, 35 ft. is allowed in the Zone – and, per the testimony and evidence presented, the proposed home will have a conforming height of 31.49 ft.
- Subject to the conditions contained herein, the home approved herein will not overpower / overwhelm the subject Lot.
- Subject to the conditions contained herein, the home approved herein will not overpower / dwarf other homes in the area.
- The Board notes positively that the Applicant's proposal will have a conforming building coverage – and the said feature is one-way which the Board determined that the proposed home is appropriately sized.

- Per the testimony and evidence presented, under the Borough's Prevailing Regulations the site is required to have 2 off-street parking spaces – and 2 such spaces are proposed. Thus, no Parking Variance is required in connection with the Application.
- The existence of sufficient and appropriate parking at the Site is an important consideration – and but for the same, the within application may not have been approved.
- The Board finds that the proposed home has been efficiently designed.
- The site currently has a non-conforming width of 105 ft. – and approval of the within Application will not exacerbate the said condition.
- The proposed home will be consistent with other single-family homes in the area, particularly on Lots with undersized widths.
- Despite the nature of the existing non-conforming Lot width, the Applicant is complying with all other Prevailing Bulk Requirements.
- Subject to the conditions contained herein, a brand new, code-compliant home to be constructed on the site will be beneficial for the property, the neighborhood, and the Borough as a whole.
- Subject to the conditions set forth herein, the construction of a brand-new home on the site will aesthetically improve the neighborhood.
- Despite the non-complying lot width, the proposed home approved herein will not overwhelm the site. Additionally, the Applicant is complying with all of the Prevailing Bulk Requirements and Coverage Requirements. Complying with many of the Prevailing Bulk Requirements and Coverage Requirements will prevent the home from having too much of a “massive” or overpowering feel.
- The Board notes that there were, essentially, no direct public objections associated with the Application (provided grading/drainage concerns are addressed).
- The Board finds that sufficient testimony has been presented for the Application to be adjudicated – and the Board furthermore finds that, subject to the conditions contained herein, there is no need to elicit additional information to supplement the record.
- The architectural / aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicant's inability to comply with the Specified Bulk Standards (i.e. lot width).
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated with the same.

- Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfies the Statutory Requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

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

Conditions

During the course of the Hearing process, the Board Members requested, and the Applicant's representatives have agreed, to comply with the following conditions:

- a. The Applicant shall comply with all terms, conditions, promises, and representations made at or during the Public Hearing Process.
- b. The Applicant shall work with the Borough Engineer so as to appropriately control / manage storm-water management at the site.
- c. The Applicant shall comply with the terms and conditions of the Board Engineer's Review Memorandum, dated August 27, 2021 (A-4).
- d. The Applicant shall comply with any Prevailing Affordable Housing Rules / Regulations / Contributions / Directives as required by the State of New Jersey, the County of Monmouth, the Borough of Oceanport, C.O.A.H., the Court System, and any other Agency having jurisdiction over the matter.
- e. The Applicant shall comply with Prevailing FEMA Regulations.
- f. The Applicant shall cause the Plans to be revised so as to portray and confirm the following:
 - Confirmation that all storm drains / roof leaders shall be set and oriented so that the rainwater runs to the front (street-side) of the property, and so as to further confirm that no run-off shall flow onto any adjacent / surrounding properties;
 - The inclusion of a note confirming that the walk-up attic will not be utilized as living space;
 - Confirmation that the interior attic space shall be approximately 6 ft. in height;

- The inclusion of a note confirming that the Applicant's representatives shall perpetually maintain / replace / replant landscaping at the site, as necessary / appropriate;
- g. The Applicant shall comply with all Prevailing Building / Construction Code Requirements.
- h. The Applicant shall comply with all on-site construction regulations as required by the Borough of Oceanport and any other Agency having jurisdiction over the matter.
- i. 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
- j. If applicable, the proposed structure shall comply with applicable Provisions of the Americans with Disabilities Act.
- k. Grading / drainage plans shall be submitted to the Board Engineer so as to confirm that any drainage/run-off does not go onto or otherwise adversely affect adjoining properties.
- l. The proposed structure shall comply with the Borough's prevailing height regulations.
- m. The construction shall be strictly limited to the plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code and Applicable provisions of the Building Code.
- n. The Applicant shall comply with all terms and conditions of the review memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and/or other agents of the Borough.
- o. 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.
- p. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- q. Unless otherwise formally extended by the Planning Board, the within approval shall be deemed abandoned, unless, within 24 months from

adoption of the within Resolution, the Applicant obtains a Building Permit for the construction/ development approved herein.

Summary of Variance Approved

LOT WIDTH: 120 ft. required; whereas 105 ft. approved.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and/or its agents shall be deemed conditions of the approval granted herein, and any misrepresentations 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 development.

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on October 12, 2021 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Widdis	()	()	()	()	()
Whitson	()	()	()	()	()
Davis	()	()	()	()	()
Tvrdik	()	()	()	()	()
Foster	()	()	()	()	()
Kleiberg	()	()	()	()	()
Kahle	()	()	()	()	()
Savarese	()	()	()	()	()
Cooper	()	()	()	()	()
Dailey (Alt. 1)	()	()	()	()	()

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

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Widdis	()	()	()	()	()
Whitson	()	()	()	()	()
Davis	()	()	()	()	()
Tvrdik	()	()	()	()	()
Foster	()	()	()	()	()
Kleiberg	()	()	()	()	()
Kahle	()	()	()	()	()
Savarese	()	()	()	()	()
Cooper	()	()	()	()	()
Dailey (Alt. 1)	()	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of October 26, 2021.

Jeanne Smith, Secretary

KEK/dmp
Z:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Kenneth Ruby Jr. Enterprises, Inc (construct single fam & attached garage)\Resolution.doc

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 2120)**

Meeting: 10/26/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2120

PB2021-17 West End-KB,LLC

10 Bridgewaters Drive
Block 101, Lots 6 and 7
Use Variance for Residential Units in Village Center Zone
CARRIED from September 28, 2021
DFD 12/23/21

HISTORY:

10/12/21 Planning/Zoning Board

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



September 17, 2021

VIA EMAIL

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

West End KB LLC
10 Bridgewaters Drive
Block 101, Lots 6&7
Application No. PB2021-117
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0302

Dear Board Members,

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

- Plan entitled "New Construction Oceanport Cove" prepared by Jeremiah J. Regan, AIA, last revised April 20, 2020, consisting of two (2) sheets.
- Plan entitled "Location & Topographic Survey," prepared by Land Control Services, LLC, last revised March 5, 2021, consisting of one (1) sheet.
- Plans entitled "Preliminary and Final Major Site Plan," prepared by InSite Engineering, LLC, dated May 26, 2021, consisting of 11 sheets.
- Report entitled "Stormwater Management Report" prepared by InSite Engineering, LLC and dated May 26, 2021.
- Report entitled "Environmental Impact Report" prepared by InSite Engineering, LLC and dated June 2, 2021.

The subject property is a 18,985 SF (0.436-acre) parcel located in the VC – Village Center Zone. The property is on the south side of Bridgewaters Drive approximately 175 feet east of East Main Street. The Applicant proposes to construct four (4) new Townhome dwellings with attached garages.

A planning and engineering review of the Application is provided below.

A. Variances/Design Waivers

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

1. A d(1) use variance is required for the proposed residential use on the first floor as it is not a permitted use in the Village Center Zone as outlined in Ordinance Chapter 390 Attachment 1:2.

The Municipal Land Use Law (MLUL) requires an Applicant requesting a use variance to demonstrate that both the positive and negative criteria are satisfied. As to the positive criteria, the Applicant must provide testimony establishing "special reasons" for the Board to grant the requested use variance such as the promotion of one or more purposes of the MLUL found in NJSA 40:55D-2. In addition, the Applicant must demonstrate that the variance requested will promote the general welfare because the site is particularly suited for the proposed use.

As to the negative criteria, the Applicant must provide affirmative testimony addressing two areas. The first is to demonstrate that the requested variance can be granted without substantial detriment to the public good, referring specifically to the impact of the proposed variance on surrounding properties.

The second area of testimony is a demonstration that the requested variance can be granted without substantial impairment to the zone plan and zoning ordinance. Here the Applicant must offer an enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the zone plan and zoning ordinance.

2. Bulk variances are required for the following:
 - a. Retaining Wall Setback - 10 feet required; ± 0.5 feet proposed in front yard.
 - b. The Applicant proposes a site ID sign west of the driveway. The VC Zone does not permit freestanding signs. A detail of the sign shall be provided including dimensions, colors, and illumination details.

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

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

- i. Exceptional narrowness, shallowness or shape of a specific piece of property,

- ii. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
- iii. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.

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

- 3. Design Waivers are required for the following:
 - a. The Village Center requirements for sidewalk widths is 15 feet and constructed of concrete pavers. The Applicant is proposing the traditional 4’ wide concrete sidewalks.
 - b. Light spillage.

B. General Comments

- 1. A handicap parking space shall be provided with appropriate signage.
- 2. The Board shall require the Applicant to file a deed restriction that limits the use of the Ground Floor to parking, storage and building access. No habitable area is permitted.
- 3. The flood venting shall be installed in at least two (2) walls.
- 4. The property is in the AE8 Flood Hazard Area. Design Flood Elevation is 10.4’. All utilities must be at or above this elevation. All construction below this elevation shall be of flood resistant materials in accordance with FEMA Technical Bulletin 2. A not to this effect shall be provided on the plans.

C. Grading and Drainage

- 1. The runoff from the rear of the site is proposed to be collected by a proposed drainage system and discharged to an inlet in Bridgewaters Drive. Since the survey was performed the roadway was paved and that inlet was abandoned. The Applicant may have to repair/replace the drainage system in order to provide an outlet for the onsite system.
- 2. The proposed grading of the rear yard will redirect runoff onto lot 11 which was not the existing condition. The area has to be regraded or inlets added to redirect the flow to street.
- 3. Drainage calculations demonstrating the storm and roof leader pipes have sufficient capacity are required.

4. Sufficient top and bottom of wall spot grades shall be provided for the retaining walls. A wall detail needs to be added to the plans.
5. Spot grades are needed at the building corners and in the front yard area as there is not grading information provided between the building and sidewalk.
6. Both side property lines need more detail as to the proposed grading to assure the adjacent properties are not impacted by runoff.

D. Lighting

1. The proposed light fixture is not like that which is required in the VC Zone. A different fixture needs to be provided.
2. Testimony shall be provided as to the hours of operation of the site lights and if any building mounted fixtures are proposed.
3. Signed and sealed structural calculations are required for the light fixture foundation.

E. Landscaping

1. Two (2) shade trees should be provided between the retaining walls and structure.
2. Plant species should vary in the two (2) planting areas. The repetitive use of a single species is susceptible to blight and infestation. The mix of different species and adding of some color will only add to the aesthetics.
3. The planting details shall be revised to remove all references to rubber hose and galvanized wire. They should be replaced with a substitution to reflect 1" plastic chain. The installation of the plastic chain will cause less bark damage as the plant material ages.

F. Miscellaneous

1. The location of the dumpster enclosure does not appear to be easily accessible. The Applicant shall address how emergency vehicles and refuse trucks will maneuver throughout the site.
2. The mechanicals for the individual units shall be screened.
3. The Applicant is advised that Bridgewaters Drive was recently paved and is currently under moratorium for road openings. Council approval is required for any road opening permit during the moratorium.

G. Additional Agency Approvals

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

1. Oceanport Fire Marshall
2. NJDEP CAFRA
3. Freehold Soil Conservation District
4. NJAWC
5. TRWRA
6. Road Opening Permit

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

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

Sincerely,

Colliers Engineering & Design



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

WHW/dmm

cc: Jennifer Krimko, Esq. (via email)
Jason Fichter, PE (via email)
Jeremiah Regan, AIA (via email)

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***BLOCK 101, LOTS 6 & 7
TAX MAP SHEET #9
10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY***

The drawing shows a four-unit townhouse building with the following height annotations:

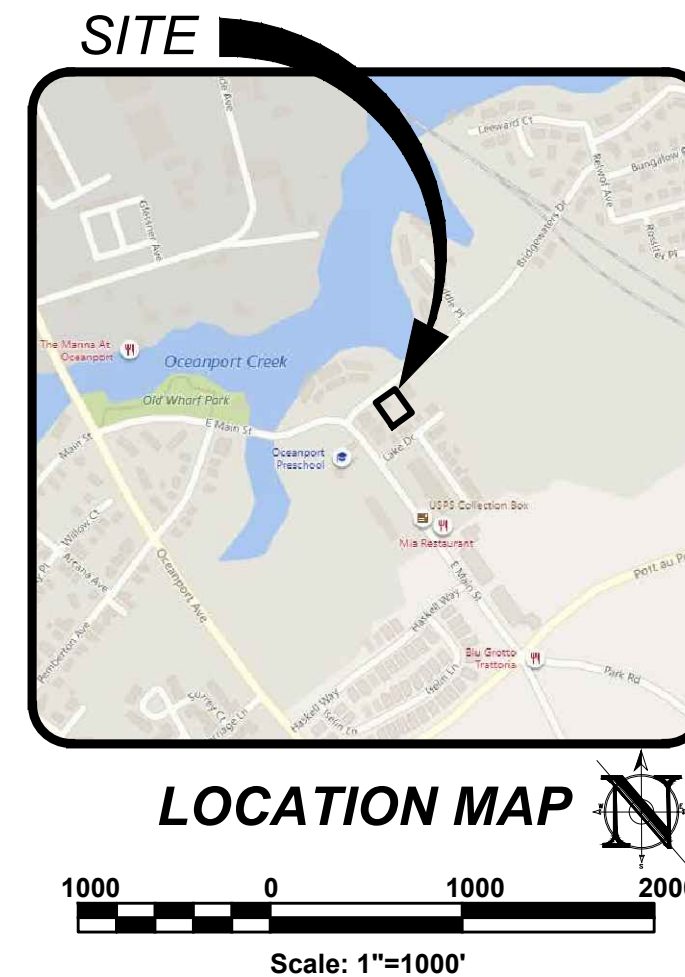
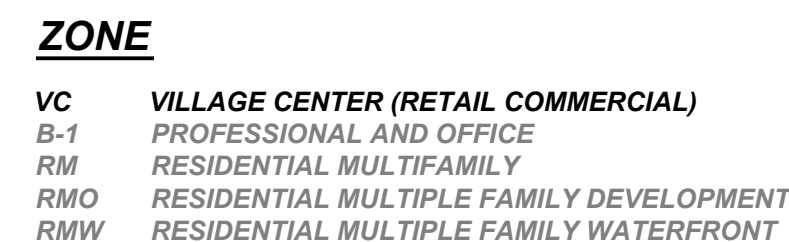
- PEAK EL. 40.0
- 24.95' - BUILDING HEIGHT - 35.00'
- FIRST FLOOR EL. 15.05'
- GARAGE FLOOR EL. 7.00
- CROWN ROAD EL. 5.00

Vertical dimensions on the left side of the drawing:

- 2ND FLOOR - 8.50'
- 1ST FLOOR - 8.50'
- 1ST FLOOR TERRACE - 3.00'
- 2ND FLOOR TERRACE - 3.00'
- GROUND CLEARANCE - 5.00'

BUILDING HEIGHT COMPLIANCE PER TOWNSHIP ORDINANCE

NTS



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 SITE PLAN WITH THE BOROUGH OF OCEANPORT ZONING BOARD.	
OWNER	DATE

ZONING BOARD	
THE APPLICATION WAS APPROVED AS A SITE PLAN BY THE BOROUGH OF OCEANPORT ZONING BOARD ON _____.	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

[illegible]

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #9: BLOCK 101, LOTS 6 & 7, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
CENTER SITE COORDINATES 539,750 N 624,500 E.
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL SITE PLAN MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LAND CONTROL SERVICES, LLC, ENTITLED "LOCATION & TOPOGRAPHIC SURVEY, PREPARED FOR WEST END KB LLC, LOTS 6 & 7 OF BLOCK 101, SITUATED IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", DATED 12/08/2020, WITH NO REVISIONS.
HORIZONTAL DATUM: FILED MAP 23-9 VERTICAL DATUM: NAVD88
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0184G, DATED 06/20/2018, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 8.
- FRESHWATER/COASTAL WETLANDS AND STREAMS**
THERE ARE NO FRESHWATER/COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY JEREMIAH J. REGAN, A I.A., ENTITLED "NEW CONSTRUCTION KELLY TOWNHOMES, WEST END LLC, 10 BRIDGEWATERS DRIVE, OCEANPORT, NJ, BLOCK 101 LOTS 6& 7, BEING DATED 01/15/21, WITH NO REVISIONS.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES SHALL BE THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- CONSTRUCTION PERMITS/INSPECTIONS**
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, NJ AMERICAN WATER COMPANY, TWO RIVERS WATER RECLAMATION CENTER, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ADCOMPLIANCE**
 - ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, TITLE III.
 - ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
- STORMWATER POLLUTION PREVENTION PLAN**
 - SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ000823 TO BE RESPONSIBILITY OF THE DEVELOPER/OWNER AND/OR SITE CONTRACTOR.
 - CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
- OVERALL CONSTRUCTION DOCUMENTS**
THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

SITE PREPARATION NOTES

- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
 - ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
 - THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
 - ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - PROTECT AND MAINTAIN IN OPERATION. ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNERS ENVIRONMENTAL CONSULTANT.
 - THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISIONS. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
 - THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT AS REQUIRED.
- EXISTING LIGHTING AND UTILITY POLE REMOVALS ARE TO BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
- ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORDINANCES, AND LAWS.

SITE LAYOUT NOTES

- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
- ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
- ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ALL SIDEWALK RAMP MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL GRANITE BLOCK CURBING. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
- ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
- SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
- SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.
- SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21, "RESIDENTIAL SITE IMPROVEMENT STANDARDS".

GRADING NOTES

- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL GRANITE BLOCK CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
- ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
- FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
 - ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
 - RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
 - ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
 - ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
- ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.

DRAINAGE NOTES

- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- UNLESS OTHERWISE INDICATED:
 - RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
 - HP PIPES SHALL BE ADS HP WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
 - STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.

SANITARY AND WATER NOTES

- CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
- PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
- ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TWO RIVERS WATER RECLAMATION CENTER AND NJDEP REQUIREMENTS. (TVD, PRESSURE RATED, AND MARKUP TESTED)
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
- ANY DAMAGE CAUSED TO THE SEWERAGE AUTHORITY'S SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE AUTHORITY'S SATISFACTION.
- PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
- PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH TWO RIVERS WATER RECLAMATION CENTER RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
- ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NEW JERSEY AMERICAN WATER COMPANY AND NJDEP REQUIREMENTS.
- ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
- ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
- IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
- UNLESS OTHERWISE INDICATED:
 - DIP WATER MAIN SHALL BE CLASS 53 CEMENT LINED DUCTILE IRON PIPE (POLYETHYLENE ENCASEMENT)
 - SANITARY SEWER MAINS SHALL BE PVC SDR-35
- A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
- CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS, JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.

PUBLIC UTILITY NOTES

- GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY JCP&L AND NJ NATURAL GAS COMPANY. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO JCP&L AND NJ NATURAL GAS COMPANY PROJECT ENGINEER AND THE PROJECT OWNER.
- TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
- CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

PROPERTY OWNERS WITHIN 200' (02/26/21)

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Addr'l Lots
88	28		2	ARBAN, ANTHONY & JACQUELINE 16 LAKE DRIVE OCEANPORT, NJ 0	16 LAKE DR	
88	29		2	BRANDLE, REGINA M & THEODORE M 12 LAKE DR OCEANPORT, NJ 0	12 LAKE DR	
68	35		4A	MARKET ON MAIN LLC PO BOX 218 LAKewood, NJ 0	275 E MAIN ST	
101	1		2	BROADWAY 200, LLC PO BOX 218 SEA BRIGHT, NJ 0	E MAIN ST	
101	2		4A	COLLARD, THOMAS & MEGAN PO BOX 218 SEA BRIGHT, NJ 0	285 E MAIN ST	
101	3		4A	WALL ST 205, LLC PO BOX 218 SEA BRIGHT, NJ 0	287 E MAIN ST	
101	4		4A	COLLARD REALTY, LLC PO BOX 218 SEA BRIGHT, NJ 0	2-4 BRIDGEWATERS DR	
101	5		2	BROADWAY 200, LLC PO BOX 218 SEA BRIGHT, NJ 0	BRIDGEWATERS DR	
101	8		4A	BRIDGEWATERS-#8 LLC 14 BRIDGEWATERS DR OCEANPORT, NJ 0	14 BRIDGEWATERS DR	
101	9		1	BURCKHART, LLC 81 MARVELL PLACE OCEANPORT, NJ 0	BRIDGEWATERS DR	
101	10		4A	LAGOSTELLA, SALVATORE & SAL JR 1 MARIE COURT OCEANPORT, NJ 0	17 LAKE DR	
101	11		2	PORTTELLA, SABINO 257 ROUTE 101 PECK AVENUE OCEANPORT, NJ 0	13 LAKE DR	
101	12		2	PORTTELLA, SABINO 257 ROUTE 101 PECK AVENUE OCEANPORT, NJ 0	11 LAKE DR	
101	13		2	STICKLE, MICHAEL F PO BOX 218 OCEANPORT, NJ 0	9 LAKE DR	
101	14		2	U.S. BANK TRUST, NA, N. HUDSON HOMES 3701 ROBERT BLVD, STE 200 IRVING, TX 75063	7 LAKE DR	
102	1		1	HARBOR POINT/TE CONDO ASSOC NEST LONG BRANCH OCEANPORT, NJ 0	BRIDGEWATERS DR	1.011
102	1.01		2	VENNILL, ELEANOR 9 BRIDGEWATERS DR #1 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #1	1.25
102	1.02		2	PESH, LEE 9 BRIDGEWATERS DR #2 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #2	1.26
102	1.03		2	NADA, THOMAS & HELEN F 9 BRIDGEWATERS DR #3 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #3	1.27
102	1.04		2	CABLEY, KATHLEEN 9 BRIDGEWATERS DR #4 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #4	1.28
102	1.05		2	BUNNINGS, DONALD L 2002 12TH PLACE #220 WALL, NJ 0	9 BRIDGEWATERS DR #5	1.29
102	1.06		2	BOEHMIG, JOSEPH & PATRICIA 3101 BRADSHAW RD 1804-2 ATLANTIC CITY, NJ 08401	9 BRIDGEWATERS DR #6	1.30
102	1.07		2	TAFFURI, MICHAEL J, TRUSTEE 9 BRIDGEWATERS DR #7 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #7	1.31
102	1.08		2	SCHLITZER, EDWARD & PATRICIA 9 BRIDGEWATERS DRIVE, #8 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #8	1.32
102	1.09		2	PALAMORA, STEVEN 9 BRIDGEWATERS DR #9 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #9	1.33
102	1.10		2	MANDELBAUM, JACQUELINE D 9 BRIDGEWATERS DRIVE #10 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #10	1.34
102	1.11		2	BENNETT, JUSTIN & HOLMES, KIMBERLY 9 BRIDGEWATERS DR #11 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #11	1.35
102	1.12		2	MCLAUGHLIN, LINDA & DONALD 4522 20 12TH PLACE #220 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #12	1.36
102	1.13		2	HEINELUS, STEVEN & MARRA, JENNIFER 9 BRIDGEWATERS DR, APT 13 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #13	1.37
102	1.14		2	TRAYERS, PAUL M 9 BRIDGEWATERS DR #14 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #14	1.38
102	1.15		2	LONGHIN, THOMAS G & MAUREEN CROWLEY 9 BRIDGEWATERS DR #15 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #15	1.39
102	1.16		2	DILKEN, DIANE L 9 BRIDGEWATERS DR #16 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #16	1.40
102	1.17		2	ANDERSON, EMILYN M 9 BRIDGEWATERS DR #17 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #17	1.41
102	1.18		2	IRVING, DANIEL B 9 BRIDGEWATERS DR #18 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #18	1.42
102	1.19		2	HINTELMANN, AMANDA H & HOFFMAN, TIM 9 BRIDGEWATERS DR #19 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #19	1.43
102	1.20		2	MARTINELLI, BETSY N 9 BRIDGEWATERS DR #20 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #20	1.44
102	1.21		2	JARNEK, KATHY 9 BRIDGEWATERS DR #21 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #21	1.45
102	1.22		2	GILL, MICHAEL J & JULIA K SAILO 9 BRIDGEWATERS DR #22 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #22	1.46
102	1.23		2	JOB PROPERTY MANAGEMENT, LLC 17 LENOX AVENUE RUMBA, NJ 0	9 BRIDGEWATERS DR #23	1.47
102	1.24		2	SCHNEIDER, RICHARD & TRACY 9 BRIDGEWATERS DRIVE #24 OCEANPORT, NJ 0	9 BRIDGEWATERS DR #24	1.48

UTILITY CONTACTS

- COMCAST
403 SOUTH STREET
EATONTOWN, NJ 07724
- VERIZON
PO BOX 4833
TRENTON, NJ 08650
- NJ NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719
- JCP&L COMPANY
ATTN: RICHARD COHEN
300 MADISON AVENUE
MORRISTOWN, NJ 07962
- TWO RIVERS WATER RECLAMATION CENTER
1 HIGHLAND AVENUE
MONMOUTH BEACH, NJ 07750
- NEW JERSEY AMERICAN WATER COMPANY
1025 LAUREL OAK ROAD
VORHEES, NJ 08045
ATTN: DONNA SHORT, GIS SUPERVISOR

PROJECT INFORMATION

PROJECT NAME:

10 BRIDGEWATERS DRIVE

PROJECT LOCATION:

BLOCK 101, LOTS 6 & 7
10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:

WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #0
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:

WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #0
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY:
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ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE, CN 7807
OCEAN, NJ 07712

ARCHITECT:
JEREMIAH J. REGAN AIA
147 BRIGHTON AVENUE, 2ND FLOOR
LONG BRANCH, NJ 07740

SURVEYOR:
LAND CONTROL SERVICES, LLC
620 WARDELL STREET
LONG BRANCH, NJ 07740



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COLORADO, DISTRICT OF COLUMBIA

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Jason T. Fichter, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE 61968
DCPE #3113 NYPE #02295 CTPE 23291
NCPE 33338 DCPE 900682 COPE 36605

REVISIONS

Rev.#	Date	Comment
1	10/1/21	REV. PER ENG. REVIEW LETTER
0	1/26/21	INITIAL RELEASE
SCALE:	N/A	DESIGNED BY: JWB
DATE:	5/26/21	DRAWN BY: GRS
JOB #:	21-1572-01	CHECKED BY: JLF
CAD ID:	21-1572-01-1	

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

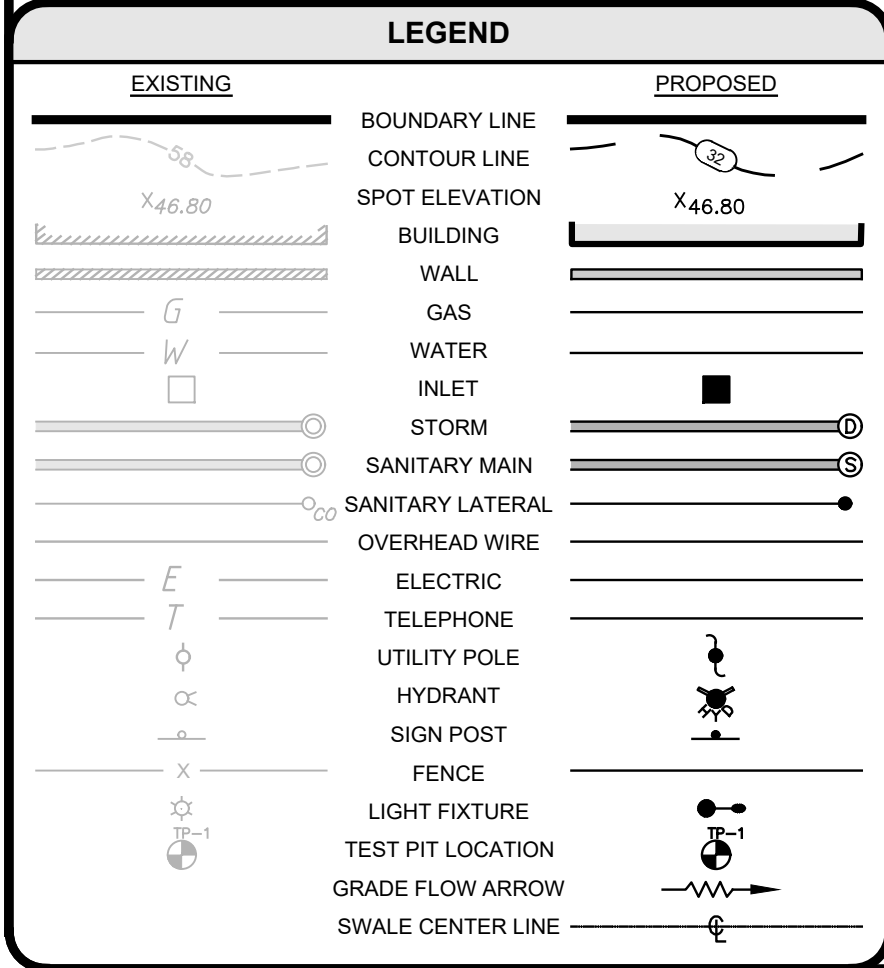
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:

NOTES SHEET

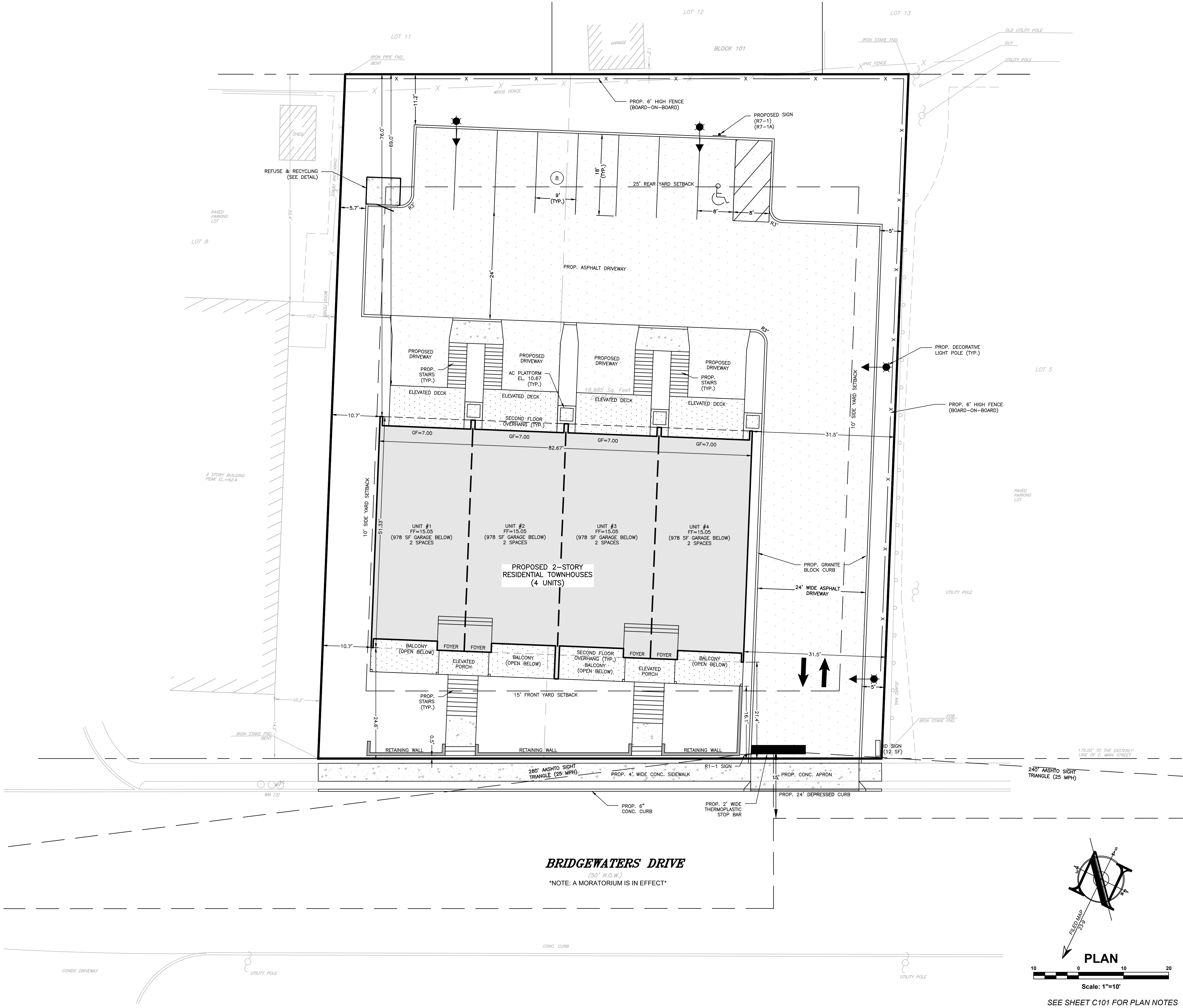
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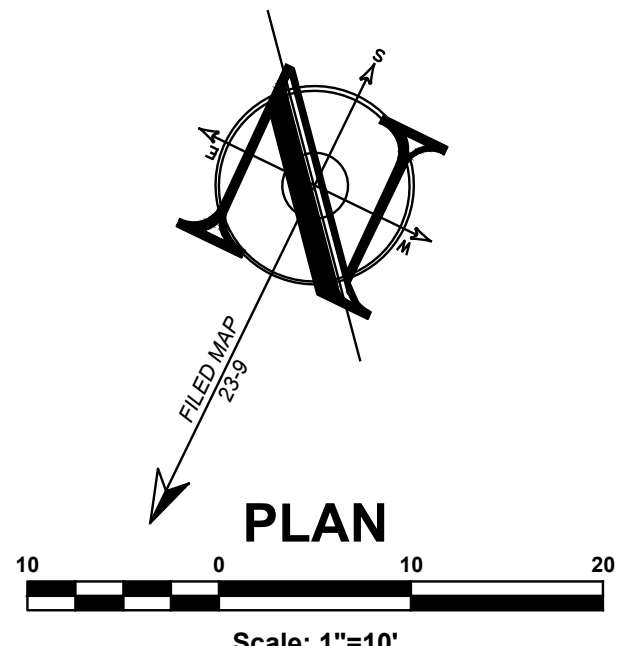
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LEGEND		
EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
	SPOT ELEVATION	
	BUILDING	
	WALL	
	GAS	
	WATER	
	INLET	
	STORM	
	SANITARY MAIN	
	SANITARY LATERAL	
	OVERHEAD WIRE	
	ELECTRIC	
	TELEPHONE	
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	
	LIGHT FIXTURE	
	TEST PIT LOCATION	
	GRADE FLOW ARROW	
	SWALE CENTER LINE	



BRIDGEWATERS DRIVE
(30' R.O.W.)
NOTE: A MORATORIUM IS IN EFFECT



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**10
BRIDGEWATERS
DRIVE**

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BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

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14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:
WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

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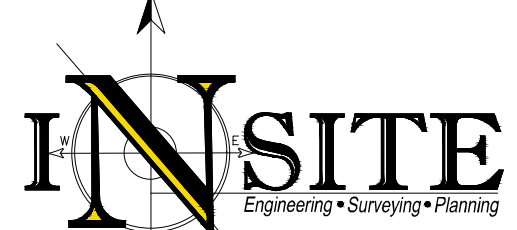
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JASON F. FICHTER, PE, PP, CFM, CME
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DEPE#0113 NYPE#002993 CYPE#23291
NCPE#33336 DCPE#900682 COPE#36605

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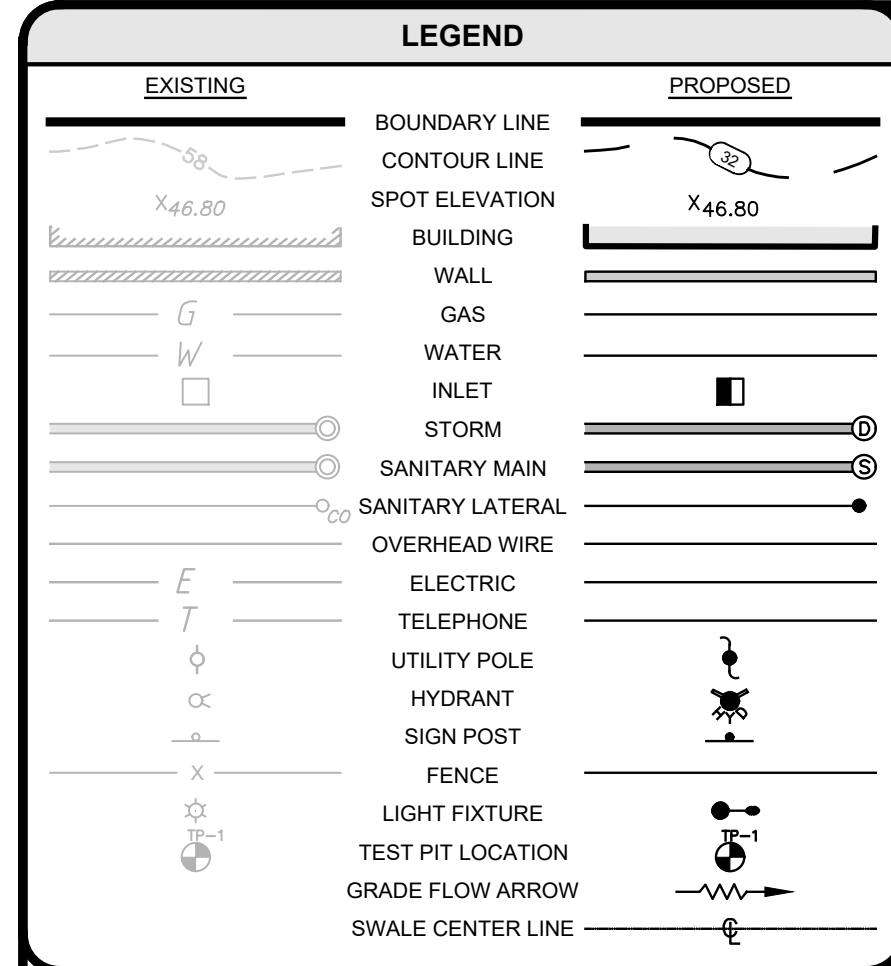
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PLAN INFORMATION

DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.:
C300



FLOOD CONTROL NOTES:

- DESIGN FLOOD ELEVATION IS 10.4 AND ALL UTILITIES MUST BE AT OR ABOVE THIS ELEVATION.
- ALL CONSTRUCTION BELOW THIS ELEVATION SHALL BE OF FLOOD RESISTANT MATERIALS IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2.

STORMWATER PIPE CALCULATIONS

Q = ciA

$c = 0.99$
 $i = 6.50$ in/hr
 $A = 0.299$ AC
 13038 SF
 INCLUDES ALL IMPERVIOUS ONSITE
 $Q = 1.926$ cfs

$i(100) = 8.90$ in/hr
 $i(25) = 6.50$ in/hr
 $i(10) = 5.20$ in/hr
 $i(5) = 4.40$ in/hr
 $i(2) = 3.40$ in/hr
 Tc = 6 minutes

Manning's Equation

$$Q = 1.49/n \cdot A \cdot R^{2/3} \cdot S^{1/2}$$

$n(pvc) = 0.01$
 $d = 12$ in
 $A(full) = 0.79$ sf
 $ro(full) = 3.14$ ft
 $R(full) = 0.25$ ft
 $S = 0.01$ ft/ft

Manning's Values:
 DIP 0.012
 RCP 0.015
 PVC 0.01
 HDPE 0.01

$Q(full) = 4.64$ cfs
 $Q(max) = 5.02$ cfs
 $90\% Q(max) = 4.51$ cfs
 $Q(needed) = 1.93$ cfs

OK

Q = ciA

$c = 0.99$
 $i = 6.50$ in/hr
 $A = 0.097$ AC
 4240 SF
 INCLUDES ALL ROOF AREA
 $Q = 0.627$ cfs

$i(100) = 8.90$ in/hr
 $i(25) = 6.50$ in/hr
 $i(10) = 5.20$ in/hr
 $i(5) = 4.40$ in/hr
 $i(2) = 3.40$ in/hr
 Tc = 6 minutes

Manning's Equation

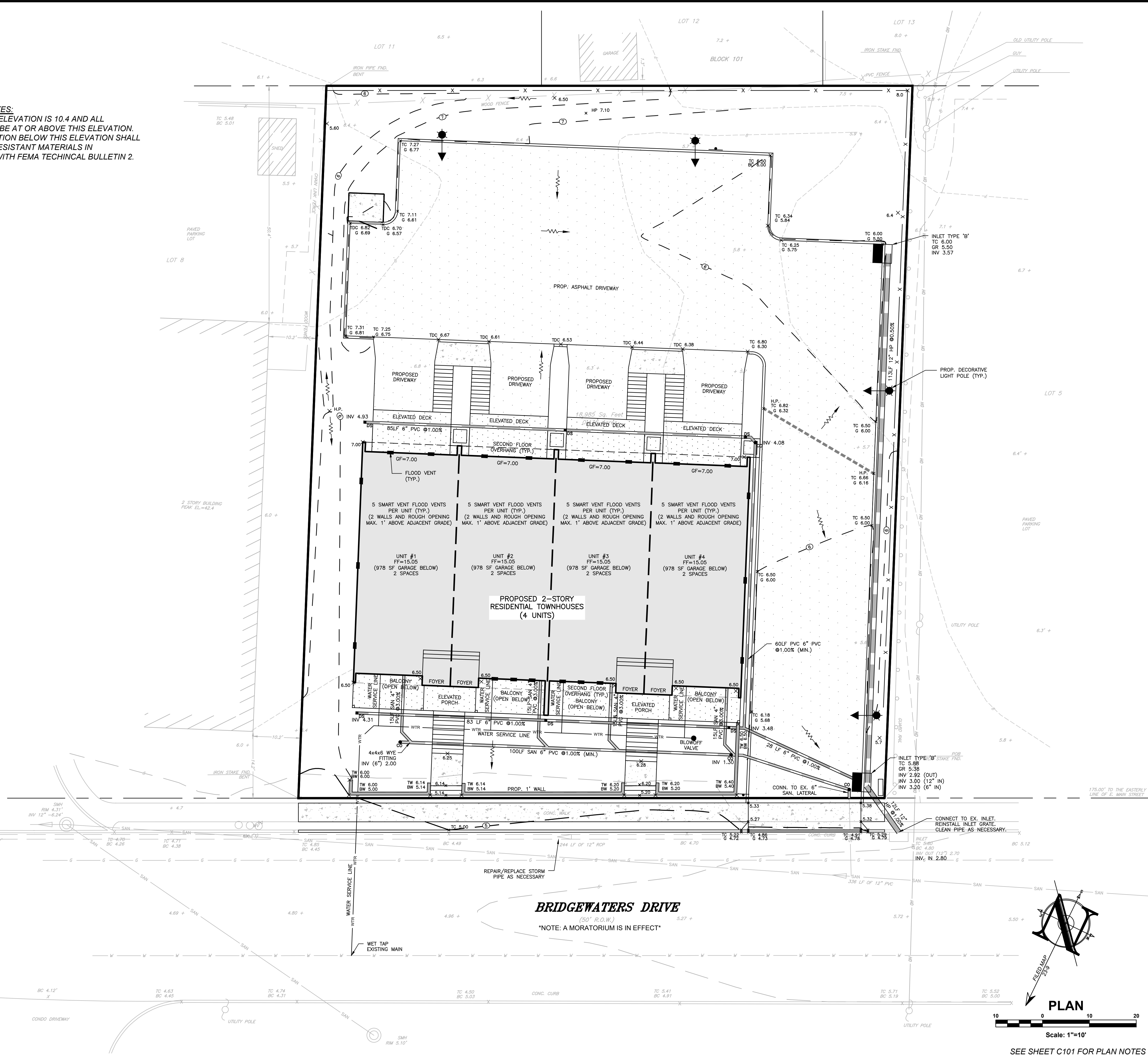
$$Q = 1.49/n \cdot A \cdot R^{2/3} \cdot S^{1/2}$$

$n(pvc) = 0.01$
 $d = 6$ in
 $A(full) = 0.20$ sf
 $ro(full) = 1.57$ ft
 $R(full) = 0.13$ ft
 $S = 0.01$ ft/ft

Manning's Values:
 DIP 0.012
 RCP 0.015
 PVC 0.01
 HDPE 0.01

$Q(full) = 0.73$ cfs
 $Q(max) = 0.79$ cfs
 $90\% Q(max) = 0.71$ cfs
 $Q(needed) = 0.63$ cfs

OK



PROJECT INFORMATION

PROJECT NAME:

10 BRIDGEWATERS DRIVE

PROJECT LOCATION:

 BLOCK 101, LOTS 6 & 7
 10 BRIDGEWATERS DRIVE
 BOROUGH OF OCEANPORT,
 MONMOUTH COUNTY, NJ

OWNER:

WEST END - KB, LLC
 14 BRIDGEWATERS DRIVE #D
 BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:

WEST END - KB, LLC
 14 BRIDGEWATERS DRIVE #D
 BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY:

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

ARCHITECT:

JEREMIAH J. REGAN AIA
 147 BRIGHTON AVENUE, 2ND FLOOR
 LONG BRANCH, NJ 07740

SURVEYOR:

LAND CONTROL SERVICES, LLC
 600 WARDELL STREET
 LONG BRANCH, NJ 07740


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SEWER	GREEN
TEMP. WAREHOUSE	MAGENTA
PROPOSED EXCAVATION	WHITE

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 Engineering • Surveying • Planning
 InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28083200
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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JASON T. FICHTER, PE, PP, CFM, CME

NJPE #3118 NJPP #726 PAPE 61968

DEPE 3613 NYPE 002393 CPE 23291

NCPE 33336 DCPE 900682 CPE 36605

REVISIONS

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DESIGNED BY: JWB

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DRAWN BY: GRS

JOB #: 21-1572-01

CHECKED BY: JLF

CAD ID: 21-1572-011

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL

MAJOR SITE PLAN

SHEET TITLE:

GRADING, DRAINAGE &

UTILITY PLAN

SHEET NO.:

C400

MDL2
Madeira™ LED

ORDERING INFORMATION

EXAMPLE: MDL2 P30 30K MVOLT GL3 BK RBK CH FBK

Housing Style	LED performance package ¹	Color temperature	Voltage	Optics
MDL2 Madeira LED Acorn style luminaire	P30 LED Performance Package	30K 3000 CCT	MVOLT Auto-sensing (120-277V/50/60Hz)	GL3 Type-3, Glass refractor
	P60 LED Performance Package	40K 4000 CCT		GL4 Type-4, Glass refractor
				GL5 Type-5, Glass refractor

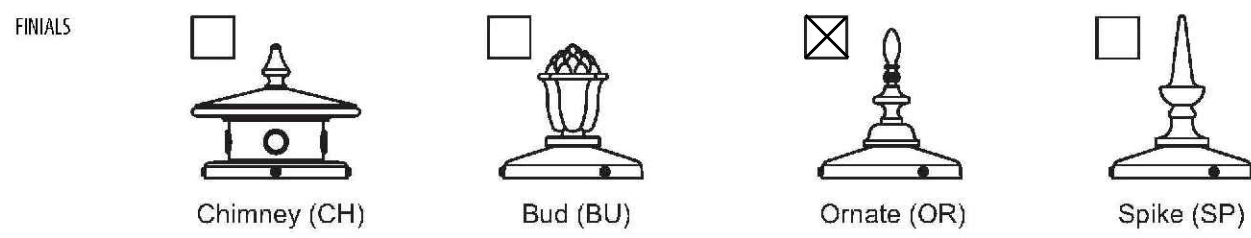
Housing Color	Rib Color	Finish	Final Color
BK Black	FBK Black	CH Chimney	FBK Black
RB Rosewood	RBZ Rosewood	BU Bud	RBZ Rosewood
CMC Custom Match Color	RCMC Custom Match Color	OR Ornate	FCMC Custom Match Color
CTBS STD Finish, TBD	KCTBS STD Finish, TBD	SK Spike	KCTBS STD Finish, TBD
GH Graphite	RGH Graphite		FGH Graphite
GR Green	RGR Green		FGR Green
GR Grey	RGR Grey		FGR Grey
RAL RAL Color	RRAL RAL Color		FRAL RAL Color
WH White	RWH White		FRWH White

Options	LED Label Options	Prewire Lead Options
Control Options		
AO Adjustable output dimming (not available with options "P5", "P7", or any other dimming option)	NLX1 1" x 1" ANSI wattage label	L01 15' of prewire leads
DC RDMX concierge dimming control (not available with any other photocell or add-on dimming option)	NLX2 2" x 2" ANSI wattage label	L03 3' of prewire leads
FPDor Factory programmed driver (XX = percentage of lumens or watts, see page 5)		L10 10' of prewire leads
PR12 120V button style photocell		L20 20' of prewire leads
PR20x427 208-277V button style photocell		L25 25' of prewire leads
PR3 3 pin NEMA photocell receptacle		L30 30' of prewire leads
PR7 7 pin NEMA photocell receptacle		
SR Shorting cap		

Accessories: Order as separate catalog number.	
House Side Shield	
WLEDH500 House side shield, 90 degree	
WLEDH517 House side shield, 120 degree	
WLEDH518 House side shield, 180 degree	



MARK APPROPRIATE BOX FOR TRIM OPTIONS



HoloPhane | 3825 Columbus Rd., Greenville, OH 45403 | Phone: 866-180-PHANE | www.holophane.com
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MDL2
Page 3 of 4TYPE 'A' LIGHT DETAIL
NTS

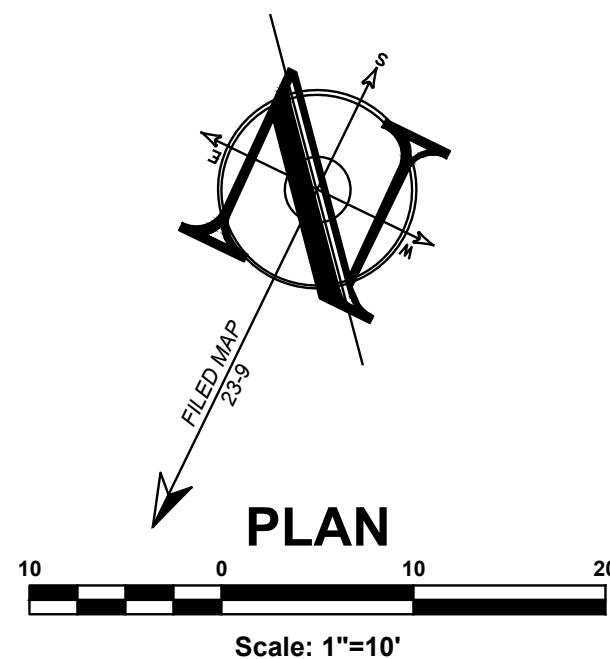
KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
TN	73	Thuja occidentalis 'Nigra'	Dark American Arborvitae	B & B		7-8' HT.	
DW	2	Cornus Florida	Flowering Dogwood	B & B	2.5'-3.5'	16' HT.	
LC	41	Cupressus x Leylandii	Leyland Cypress	B & B		7-8' HT.	
HP	12	Hydrangea Arborescens 'Pee Wee'	Pee Wee Oakleaf Hydrangea	CONT.		2'-2.5' HT.	
MG	9	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	CONT.		3'-3.5' HT.	
CAK	18	Calamagrostis x Acutiflora 'Karl Foerster'	Feather Reed Grass	CONT.			
LMB	105	Liriope Muscari 'Big Blue'	Big Blue Lilyturf	CONT.			

CALCULATION SUMMARY					
AREA	CALC TYPE	UNITS	AVG	MAX	MIN
PARKING LOT	ILLUMINANCE	FC	0.9	1.5	0.4

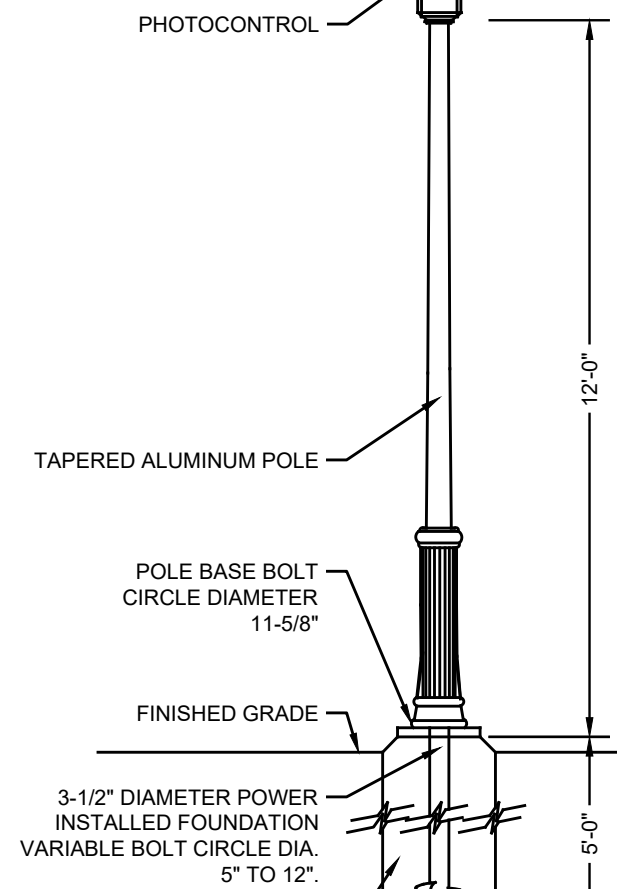
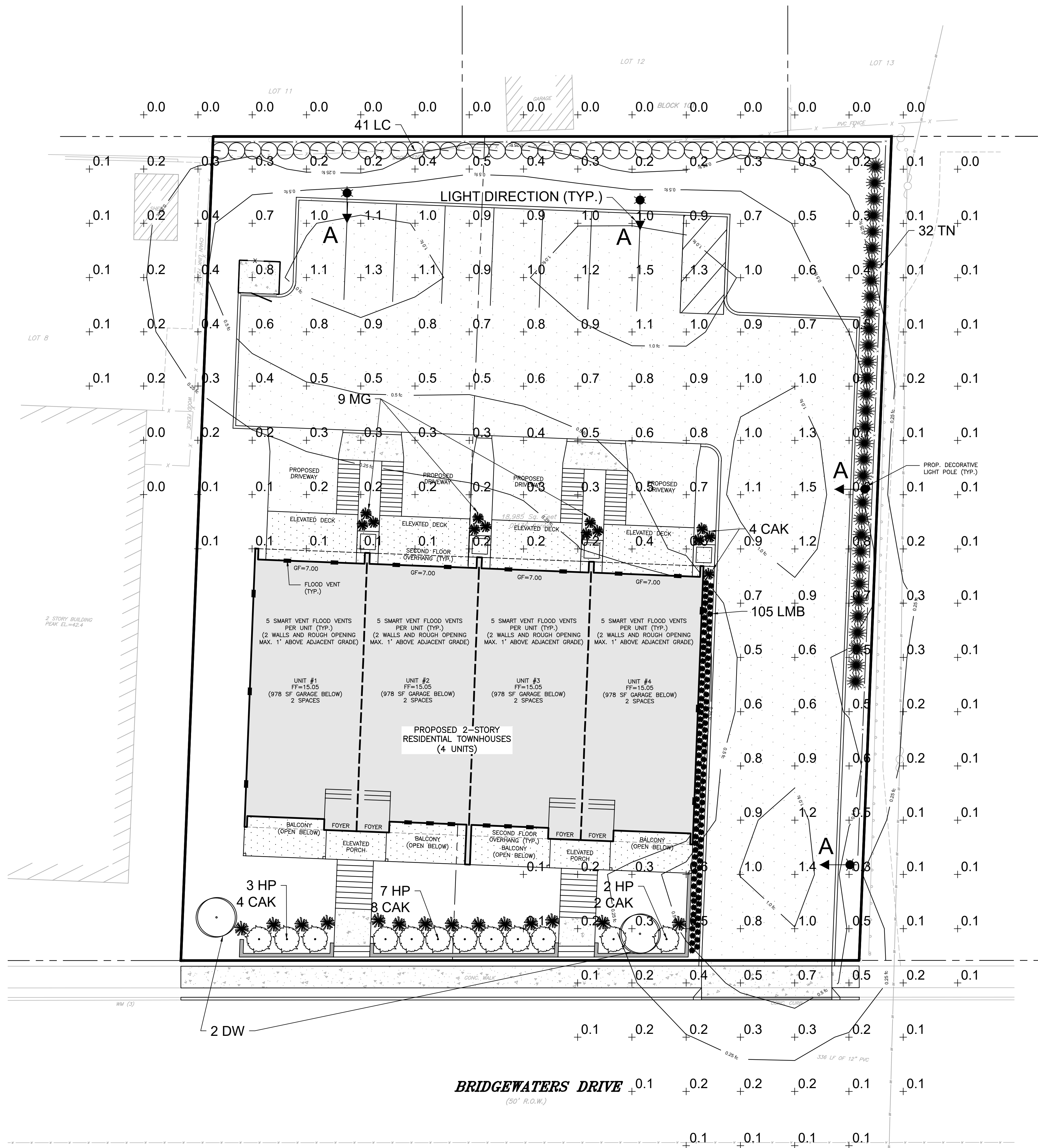
OVERALL LUMINAIRE SCHEDULE						
LABEL	SYMBOL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT
A	★	4	MDL2 P40 30K AS 4 WLEDH518	77 WATT	SINGLE	12'

NOTE:
 1. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 AND 0.50 FOOTCANDLES.
 2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.

LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE



SEE DETAIL FOR LIGHT FIXTURE

DECORATIVE LIGHTPOLE
NTS

PROJECT INFORMATION

PROJECT NAME:

10
BRIDGEWATERS
DRIVE

PROJECT LOCATION:

BLOCK 101, LOTS 6 & 7
 10 BRIDGEWATERS DRIVE
 BOROUGH OF OCEANPORT,
 MONMOUTH COUNTY, NJ

OWNER:

WEST END - KB, LLC
 14 BRIDGEWATERS DRIVE #D
 BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:

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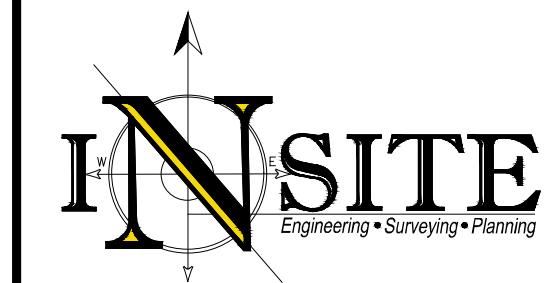


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(see sheet C600 for exceptions)

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



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 NJPE #3118 NJPP #726 PAPE 61968
 DEPE #6113 NYPE #002993 CPE 23291
 NCPE 33336 DCPE 900682 CCOPE 36605

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CAD ID: 21-1572-011	

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 MAJOR SITE PLAN

SHEET TITLE:

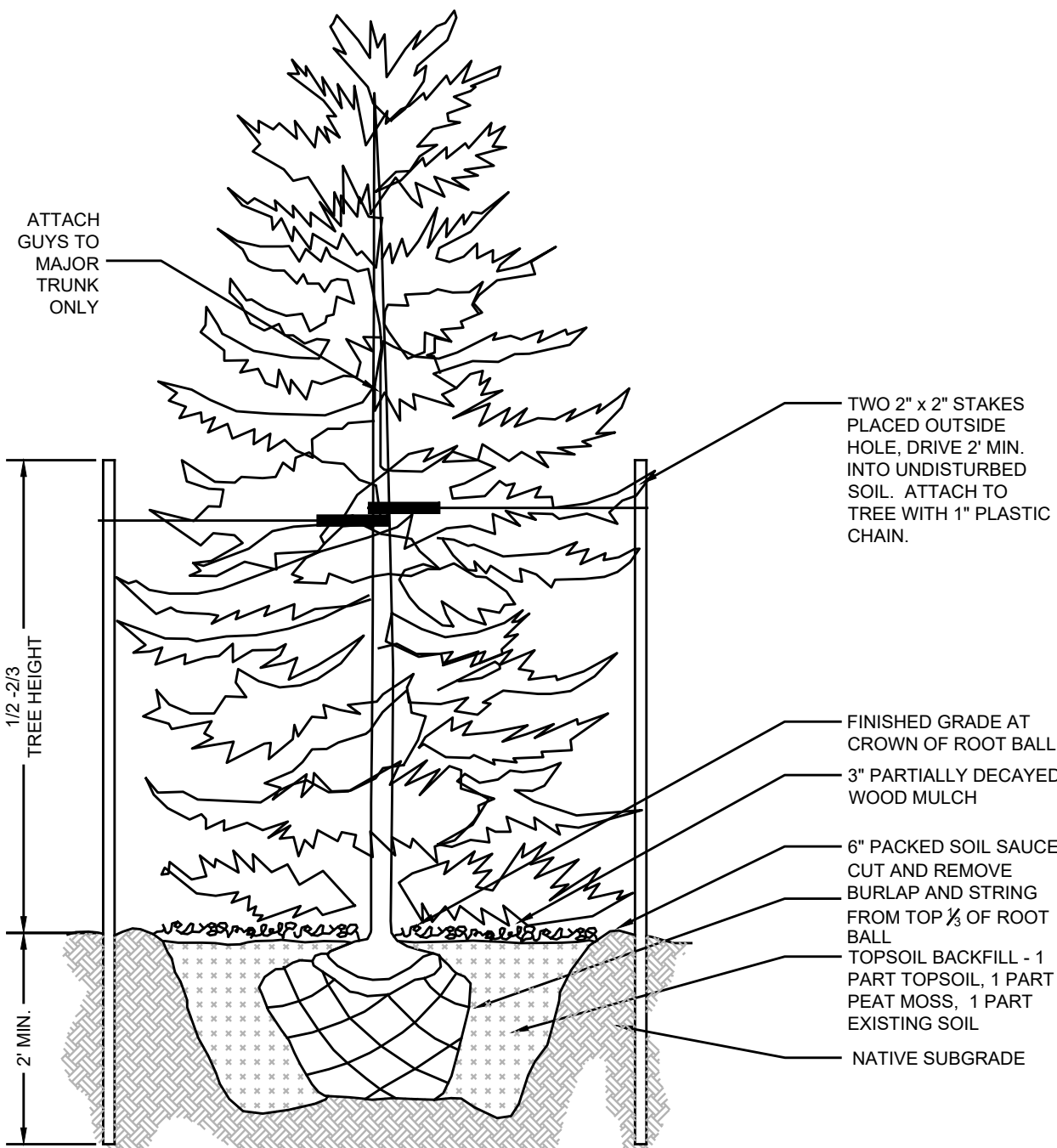
LANDSCAPE & LIGHTING
 PLAN

SHEET NO:

C600

SEE SHEET C101 FOR PLAN NOTES

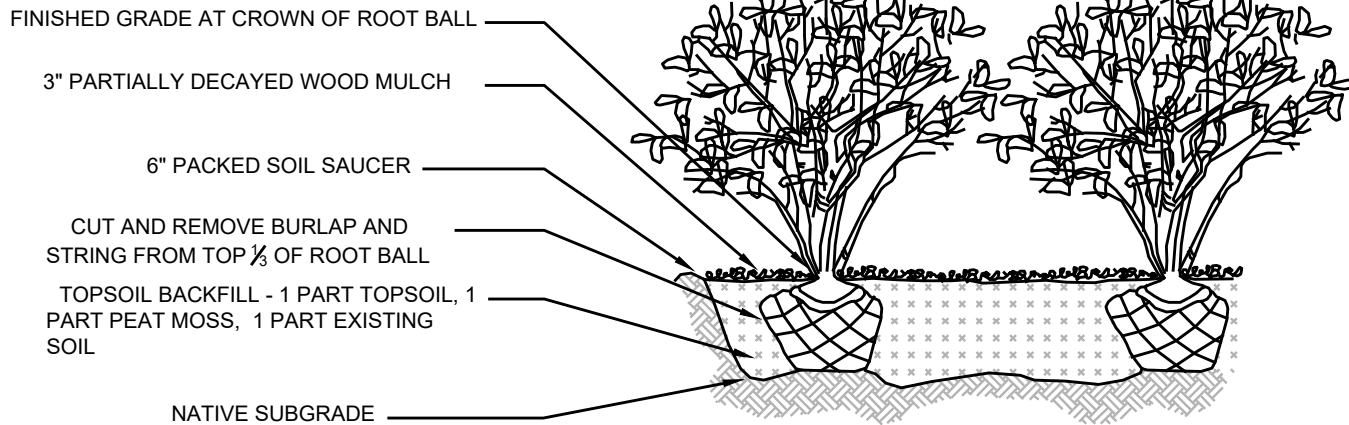
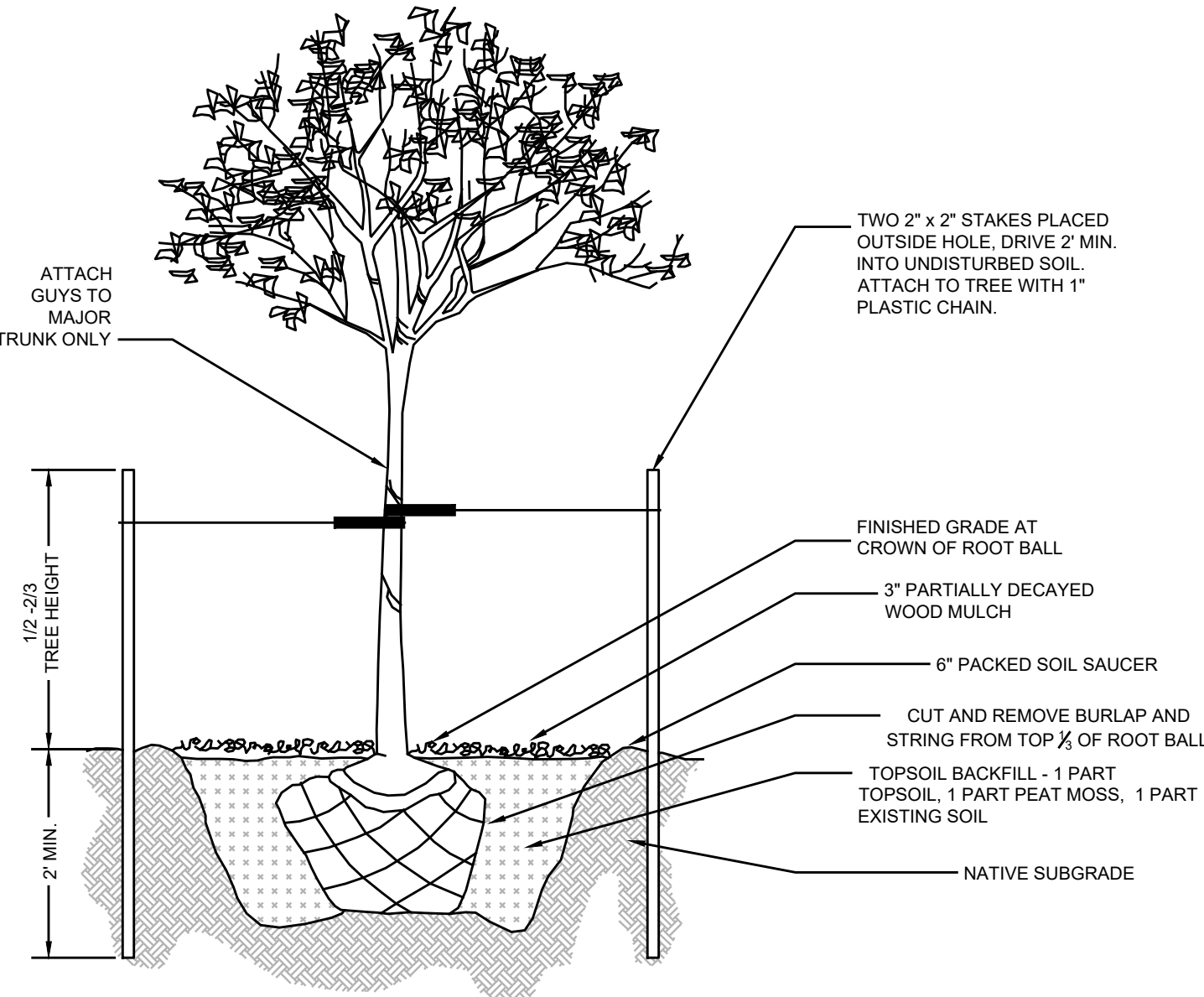
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- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.

EVERGREEN PLANTING & STAKING

NTS



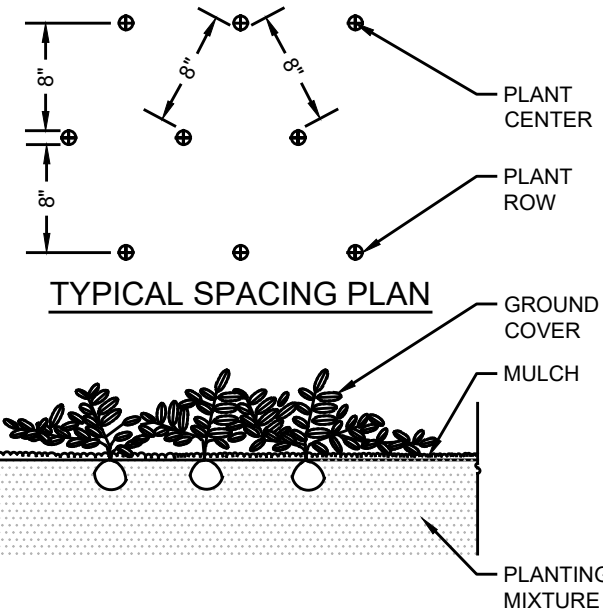
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 3. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING.

TREE & SHRUB PLANTING & STAKING

NTS

GENERAL LANDSCAPE NOTES

1. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
2. QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
4. ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.
5. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
6. TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREES PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
7. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE. TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE UNDERSIGNED FOR DECISION ON PLACEMENT.
8. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CL.R. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THK. MULCH AT BASE OF TRUNK.
9. GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 18" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
10. MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
11. REFER TO PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION.
12. ALL TURF AREAS ARE TO BE SODDED WITH AN APPROVED GRASS MIXTURE.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A 1-YEAR PERIOD FROM THE RELEASE OF THE PERFORMANCE BOND. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE PERIOD.



GROUND COVER PLANTING

N.T.S.

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:

10
BRIDGEWATERS
DRIVE

PROJECT LOCATION:

BLOCK 101, LOTS 6 & 7
10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:

WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:

WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY:
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ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE, CN 7807
OCEAN, NJ 07712

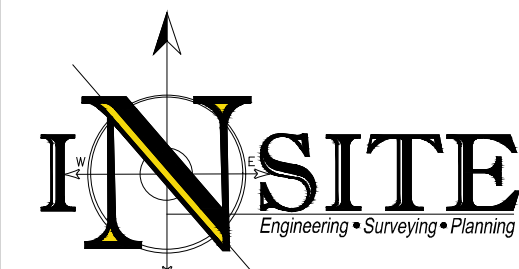
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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

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PRELIMINARY & FINAL
MAJOR SITE PLAN

SHEET TITLE:

LANDSCAPE NOTES &
DETAILS

SHEET NO.:

C601

TYPICAL GRAVITY WALL SECTION

VERTICAL GRANITE BLOCK CURB (ONSITE)
NTS

DEPRESSED CURB
NTS

CONCRETE SIDEWALK
NTS

CONSTRUCTION NOTES:

1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.

2. SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWING WITH A WET SPOON OR HAIR BRUSH.

3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20 LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANSVERSE JOINT IS TO BE CUT EVERY 4 LINEAR FEET.

4. EXPANSION JOINTS SHALL BE CURB OR OTHER STRUCTURE. A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.

5. SEE "DRIVEWAY APRON AND CURB SECTION" DETAIL FOR SPECIFICATIONS OF SIDEWALK WHEN CROSSING A DRIVEWAY.

 PLAN

BOARD ON BOARD REFUSE ENCLOSURE
NTS

CONCRETE PAD
NTS

CONCRETE PAVER DRIVE
NTS

PARKING STRIPING

STOP BAR
NTS

STOP SIGN (R1-1)
N.T.S.

PAVEMENT SECTION (ON SITE)
NTS

CONCRETE VERTICAL CURB (BRIDGEWATERS DRIVE)

12" **BOARD ON BOARD FENCE**
NTS

SIGN POST
NTS

PAVEMENT REPAIR
(BRIDGEWATERS DRIVE)
NTS

MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION	
<u>PROJECT NAME:</u>	10 BRIDGEWATERS DRIVE DRIVE
<u>PROJECT LOCATION:</u>	BLOCK 101, LOTS 6 & 7 10 BRIDGEWATERS DRIVE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ
<u>OWNER:</u>	WEST END - KB, LLC 14 BRIDGEWATERS DRIVE RD BOROUGH OF OCEANPORT, NJ 07757
<u>APPLICANT:</u>	WEST END - KB, LLC 14 BRIDGEWATERS DRIVE RD BOROUGH OF OCEANPORT, NJ 07757
APPLICANT'S PROFESSIONALS	
<u>ATTORNEY:</u>	JENNIFER KRIMKO, ESQ. ANSELL GRIMM & AARON, PC 1500 LAWRENCE AVENUE, CN 7807 OCEAN, NJ 07712
<u>ARCHITECT:</u>	JEREMIAH J. REGAN AIA 147 TRITON AVENUE, 2ND FLOOR LONG BRANCH, NJ 07740
<u>SURVEYOR:</u>	LAND CONTROL SERVICES, LLC 620 WARDELL STREET LONG BRANCH, NJ 07740



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



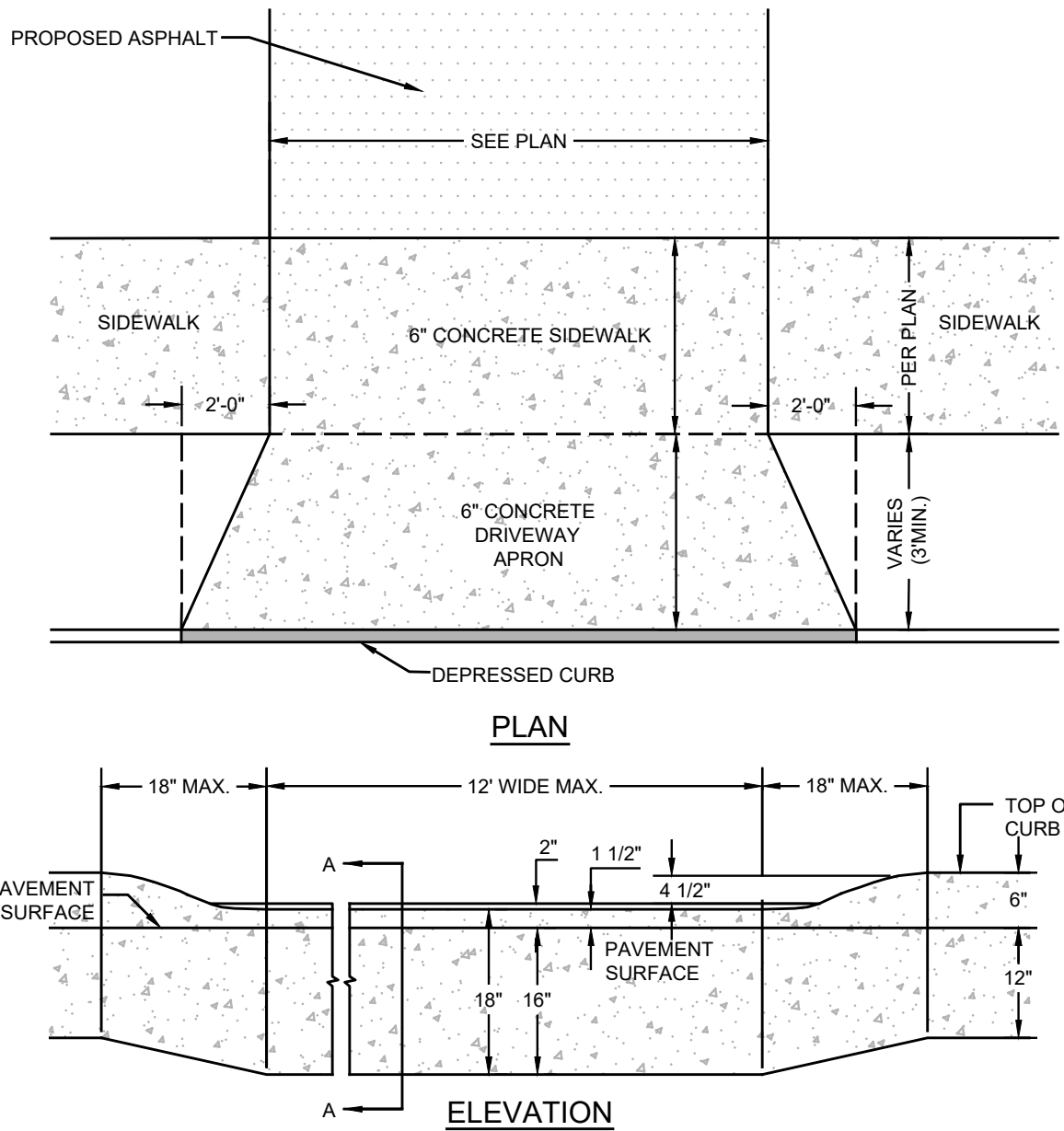
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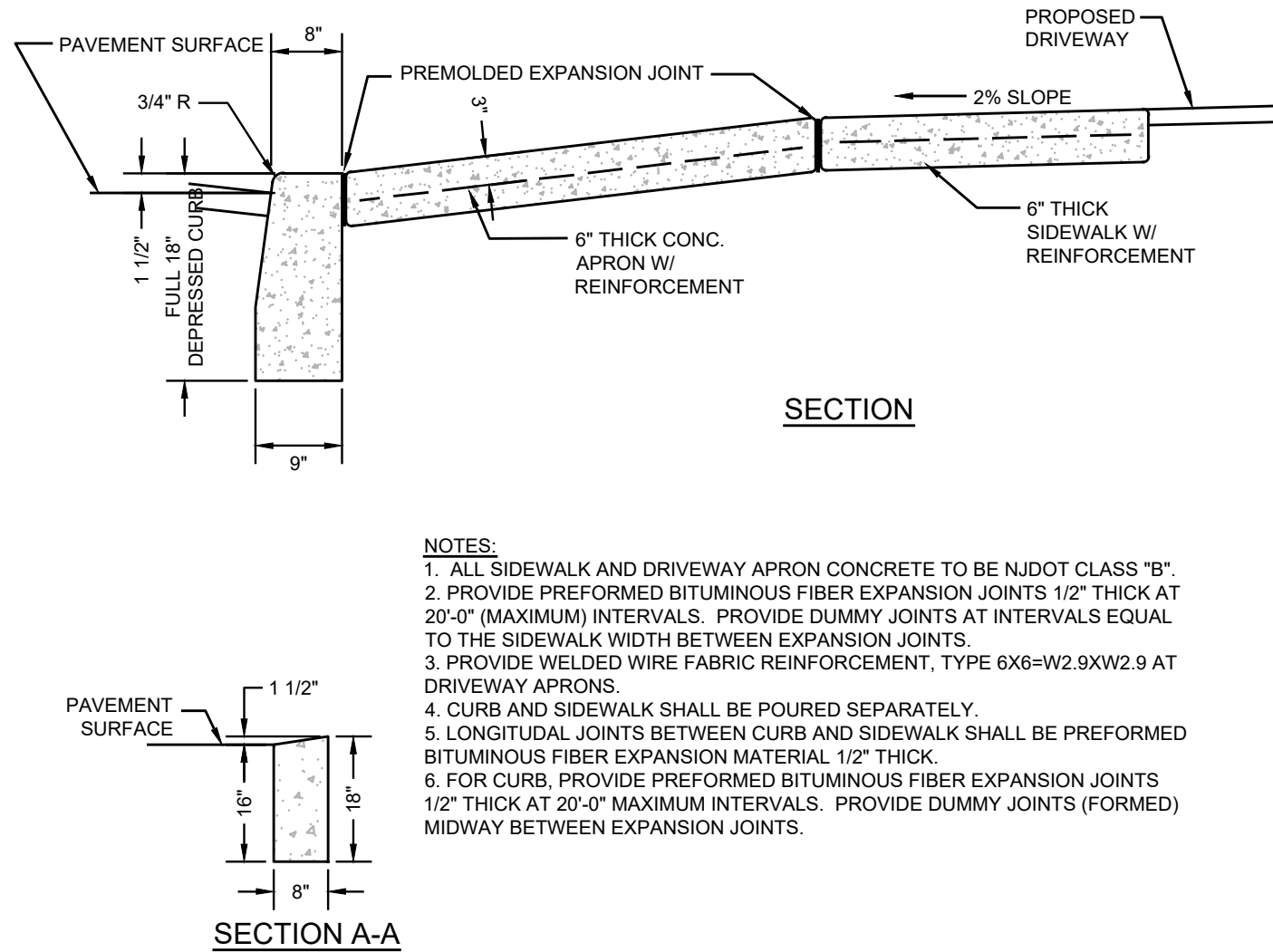
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Jason L. Fichter
JASON L. FICHTER, PE, PP, CFM, CME
 NJPE 43118 NJPP 4726 PAPE 61968
 DEPE 3813 NYPE 802295 CTPE 23291
 NCPE 33336 DCPE 900682 COPE 36605

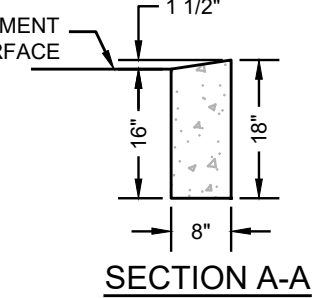
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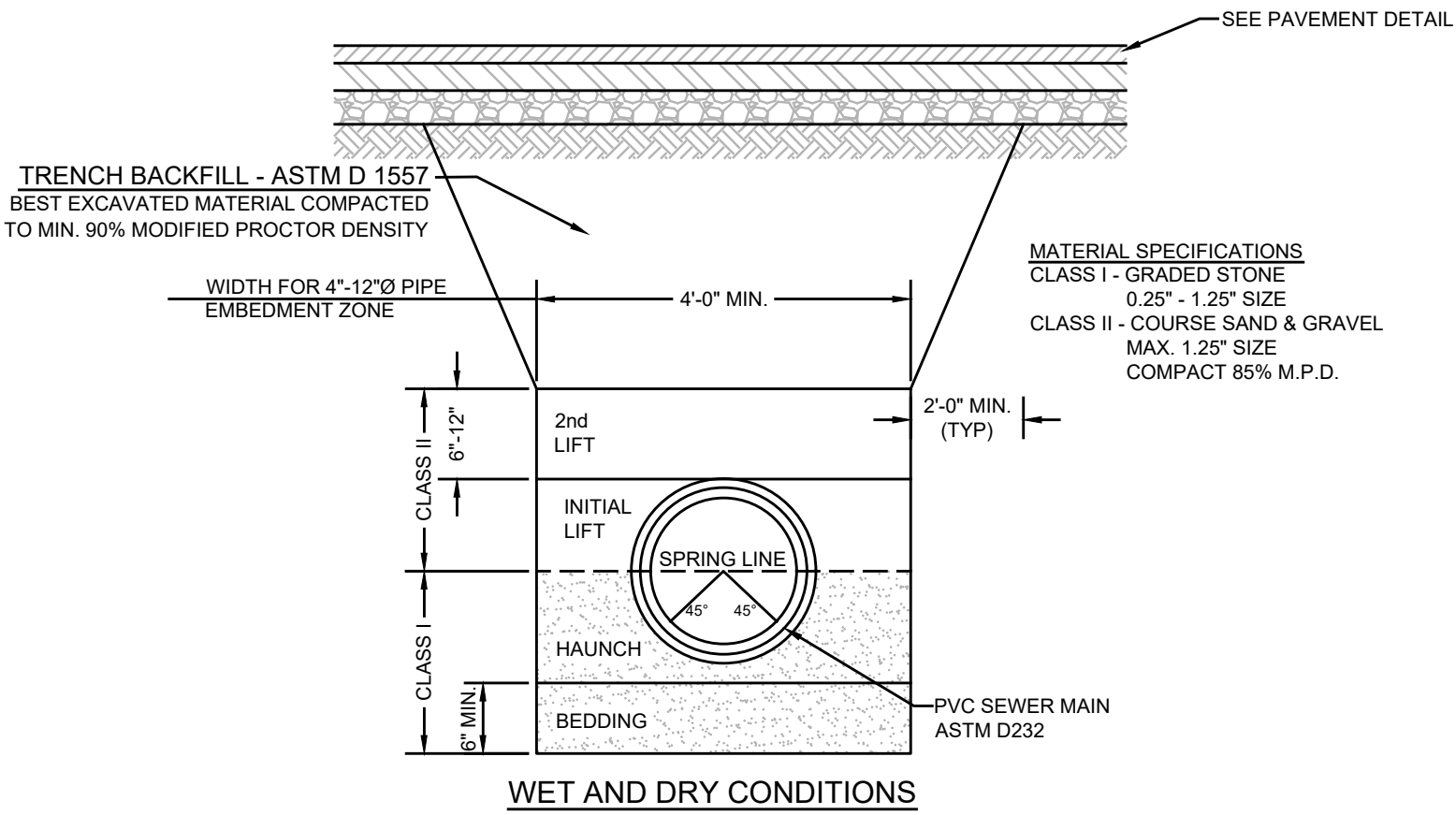
DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK
NTS



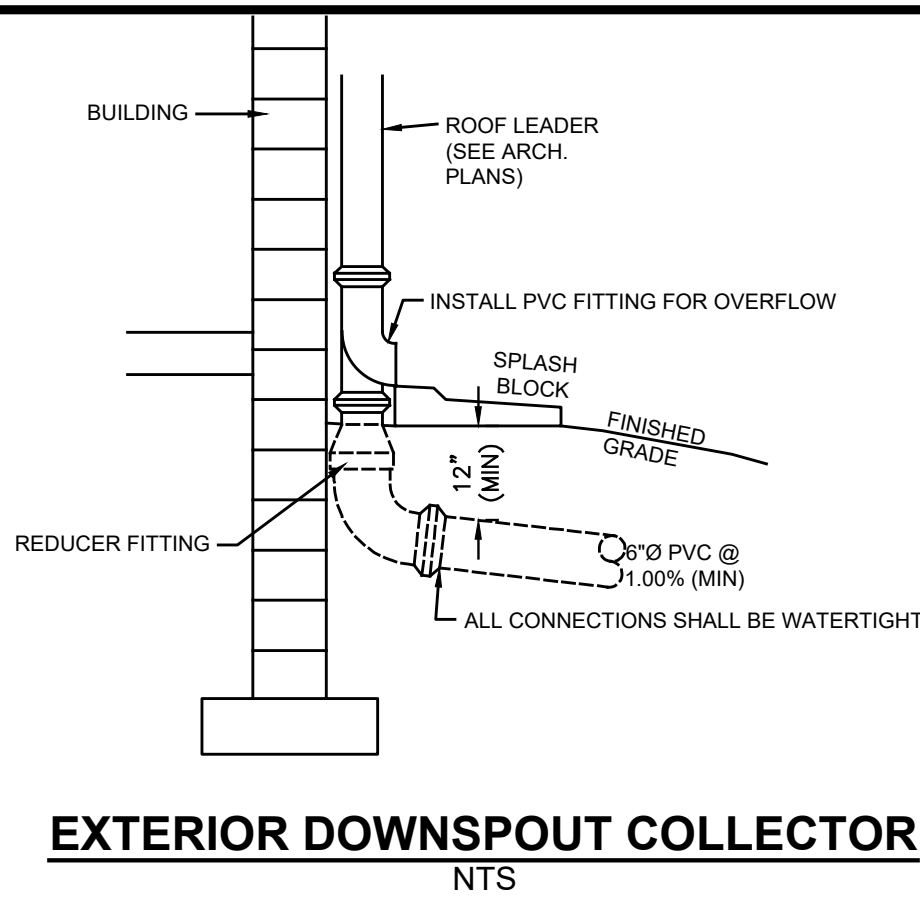
- NOTES:
1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE NJDOT CLASS "B".
 2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.
 3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6X6-W2.9XW2.9 AT DRIVEWAY APRONS.
 4. CURB AND SIDEWALK SHALL BE POURED SEPARATELY.
 5. LONGITUDINAL JOINTS BETWEEN CURB AND SIDEWALK SHALL BE PREFORMED BITUMINOUS FIBER EXPANSION MATERIAL 1/2" THICK.
 6. FOR CURB, PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" MAXIMUM INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.



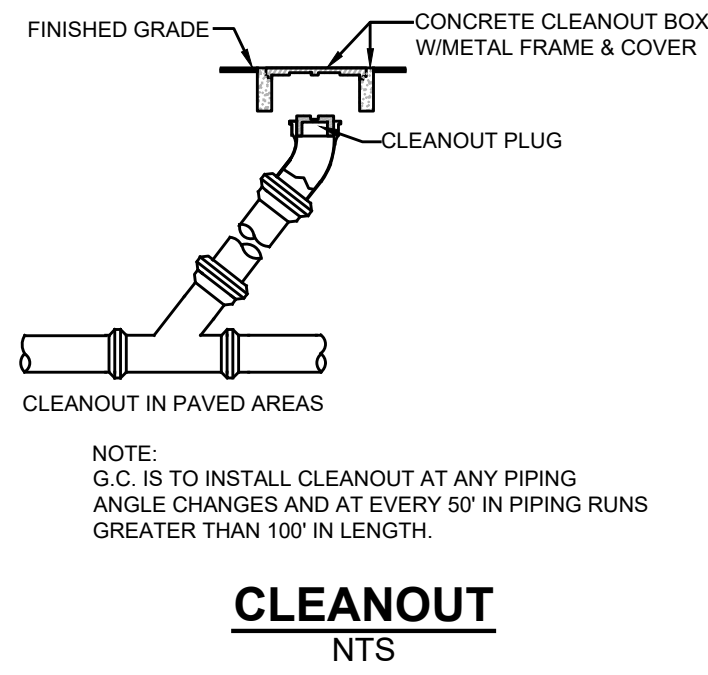
UTILITY TRENCH & PAVEMENT REPAIR
NTS



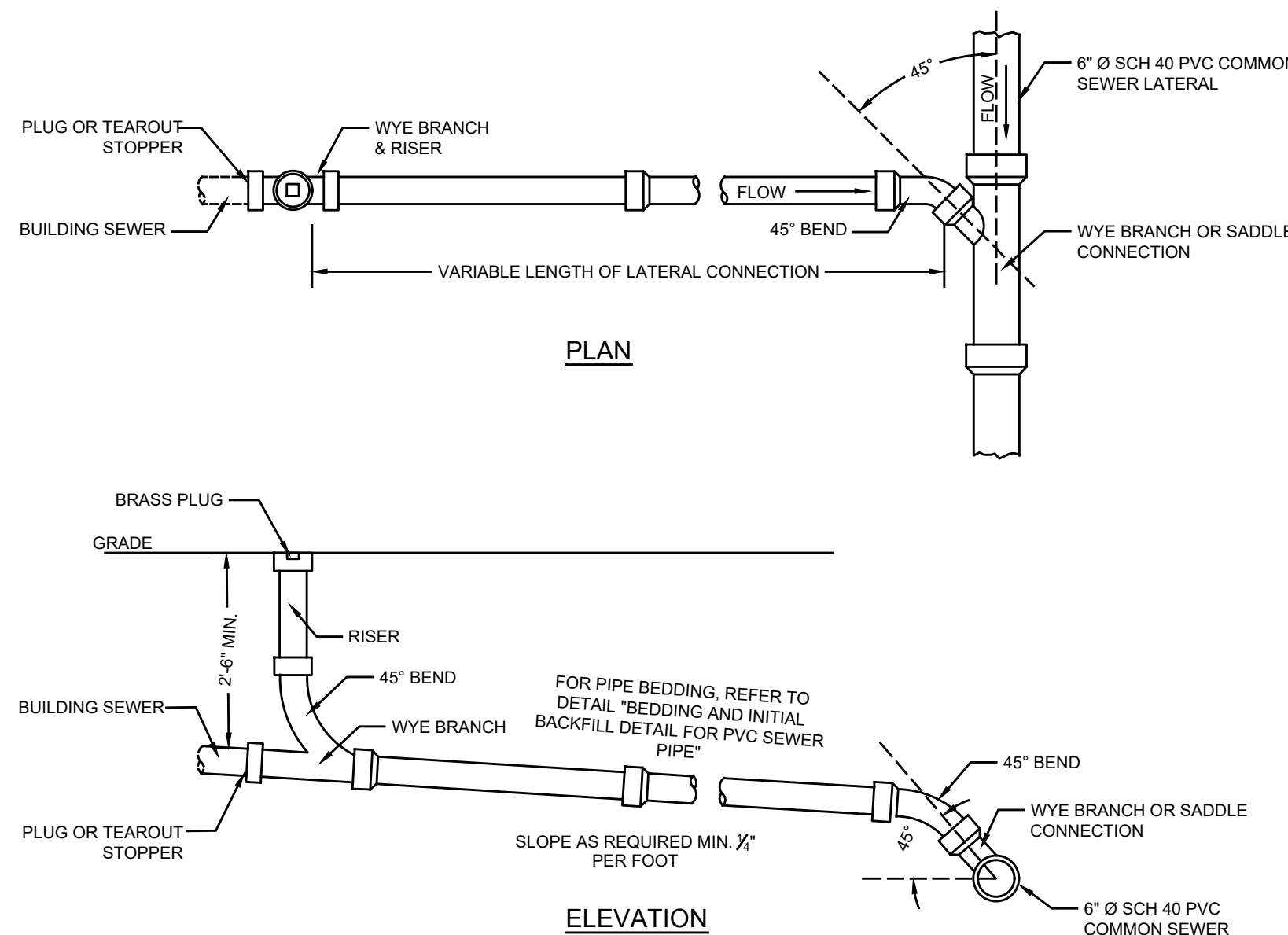
PAVEMENT NOTE: MATERIALS FOR ASPHALT CONCRETE SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989). MATERIALS FOR ASPHALT CONCRETE BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989).



EXTERIOR DOWNSPOUT COLLECTOR
NTS

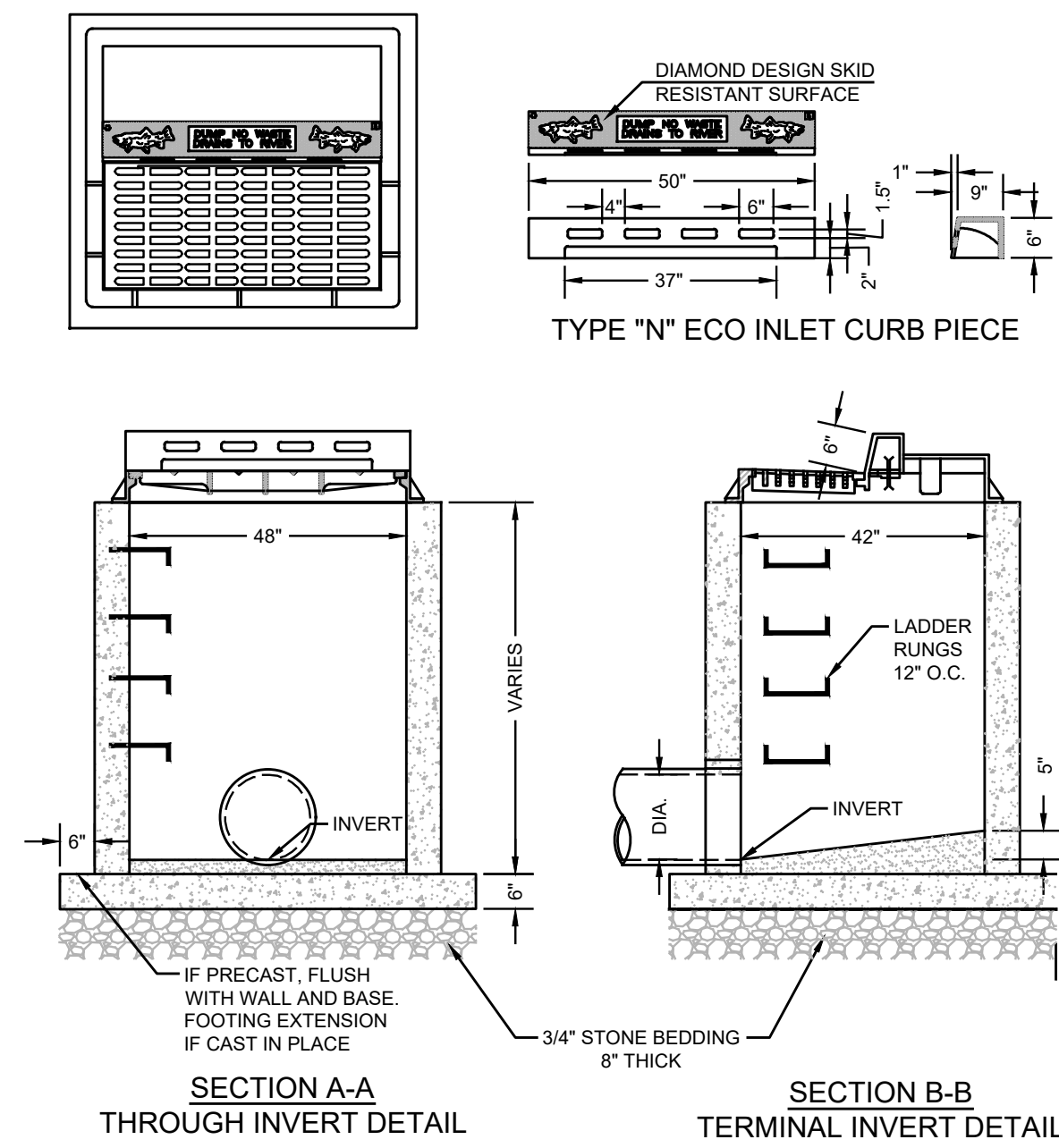


CLEANOUT
NTS



STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS
NTS

IN ACCORDANCE WITH NJAC 7:10-11.10(E), ALL WATER MAINS AND SANITARY LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.



- NOTES:
1. FOOTER TO BE NJDOT CLASS "D" CONCRETE.
 2. INVERT TO BE CLASS "C" CONCRETE.
 3. IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 4. FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL. CURB PIECE SHALL BE TYPE "N".
 5. CURB PIECE SHALL BE TYPE "N" - ECO CURB PIECE WITH "DRAINS TO WATERWAYS" CAST ON TOP AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
 6. PROVIDE 3/4" DIAMETER POLY-PROPYLENE LADDER RUNGS, 12" ON CENTER.
 7. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, THE WALLS SHALL BE INCREASED TO 8" WIDTH AND THE FOUNDATION SHALL BE 8" THICK.

TYPE B INLET
NTS

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:

10
BRIDGEWATERS
DRIVE

PROJECT LOCATION:

BLOCK 101, LOTS 6 & 7
10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:

WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:

WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY:

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

ARCHITECT:

JEREMIAH J. REGAN AIA
147 BRIGHTON AVENUE, 2ND FLOOR
LONG BRANCH, NJ 07740

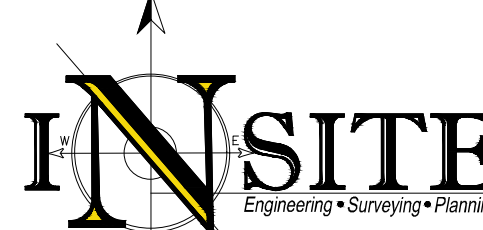
SURVEYOR:

LAND CONTROL SERVICES, LLC
600 WARDELL STREET
LONG BRANCH, NJ 07740


SINCE 2003

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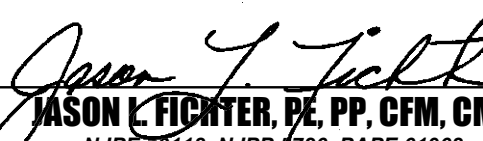
ELECTRICAL	RED
Gas, Oil	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SENSITIVIZERS	MAGENTA
PROPOSED EXCAVATION	WHITE


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JASON F. FICHTER, PE, PP, CFM, CME
NJPE#33118 NJPP#726 PAPE 61968
DEPE 30113 NYPE 803295 CPPE 23291
NCPE 33336 DCPE 900682 CCOPE 36605

REVISIONS

Rev.#	Date	Comment
1	10/1/21	REV. PER ENG. REVIEW LETTER
0	5/26/21	INITIAL RELEASE

SCALE: AS SHOWN

DESIGNED BY: JWB

DATE: 5/26/21

DRAWN BY: GRS

JOB #: 21-1572-01

CHECKED BY: JLF

CAD ID: 21-1572-0111

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL
MAJOR SITE PLAN

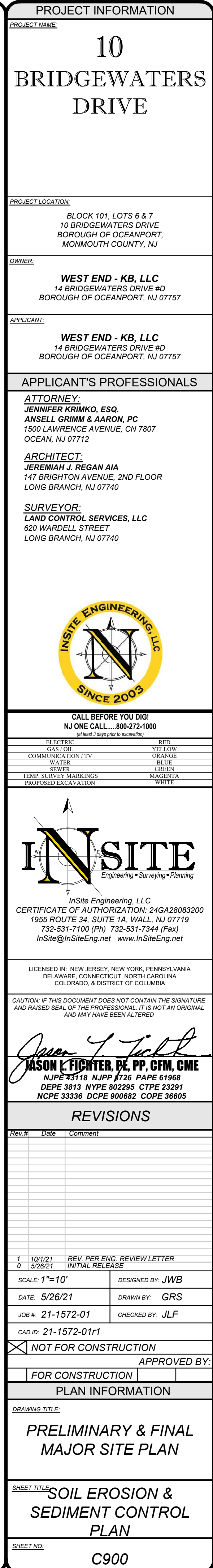
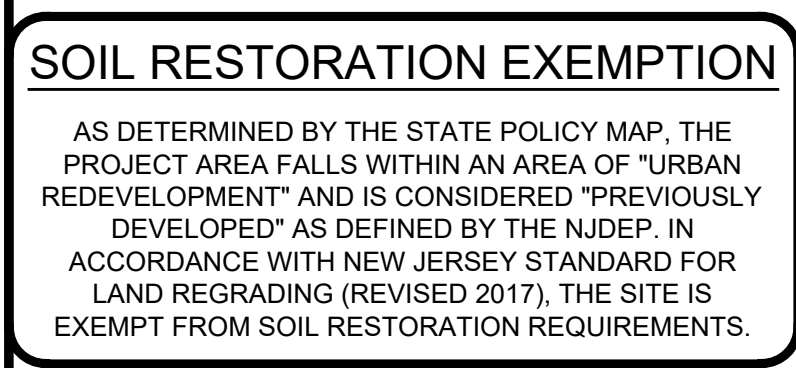
SHEET TITLE:

CONSTRUCTION
DETAILS

SHEET NO:

C801

Packet Pg. 35



SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FRESHFOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FOURTY-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 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. 4-2A-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 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 COVER. THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER. THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION 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 ON 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 ESTABLISHED 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 LOTS 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 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 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. UNPULVERIZED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
15. 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.
16. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
17. 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 SEEDED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 16-1.
- 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. SEEDED 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. LIMEING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMEING 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 SEEDED IS PREPARED.
- C. INSPECT SEEDED 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 9/15-10/15
- 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 SEEDED. 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, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

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, UNROOTED 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-CLOWERS 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 TO 90 POUNDS WITH 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 MOVED.
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 PHYTOXIC EFFECT OR IMPEDING GROWTH OF TURF GRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, 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 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 GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS 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. PELLETED 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, FORM A MULCH MAT. PELLETED 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 TO 0.4 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 TACKIFIER AGENTS ARE NOT PRACTICAL OR DESIRABLE.

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

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

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED 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 MULCH 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 TOPSOIL.
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL, STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDED 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://NAJES.RUTGERS.EDUCOUNTY). 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 SEEDED 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 SEEDED 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 SEEDED 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: 2/15-4/30 AND 9/1-10/14**
*OPTIMAL SEEDING DATES: 9/15-10/30
**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 RATE. AFTER 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 MOVED ONCE.
2. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 85°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 85°F. MANY GRASSES BECOME ACTIVE AT 60°F. SEE TABLE 4-3 MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL-SEASON MIXTURES.

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

- 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 SEEDED. 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, UNROOTED 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-CLOWERS 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 65% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE TO 90 POUNDS WITH 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 MOVED.
3. CRIMPER (MULCH ANCHORING COUNTER 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 STRAW 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 PHYTOXIC EFFECT OR IMPEDING GROWTH OF TURF GRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
- (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, 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 2014 GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
- C. PELLETED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETED 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 TO 0.4 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 TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEEDED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5. IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS INSUFFICIENT SUPPLY NEW SEEDLING 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 IN SECTION 2A-SEEDED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESS WITH 15-15-15 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 1 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 SEEDED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO 50% REDUCTION IN RATE. AFTER PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT, THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER OF THE SEEDED SPECIES AND MOVED ONCE. NOTE THIS DESIGNATION OF MOVED 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 SPRING 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

PHASE	DURATION
1. INSTALL TEMPORARY SOIL EROSION FACILITIES (CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, INSTALL SILT FENCE, INSTALL TREE PROTECTION FENCING)	IMMEDIATELY
2. SITE DEMOLITION	1 WEEK
3. ROUGH CLEARING AND GRADING	1 WEEK
4. TEMPORARY SEEDING	IMMEDIATELY
5. UTILITY INSTALLATION	2 WEEKS
6. INSTALL INLET PROTECTION	IMMEDIATELY
7. FINAL EXCAVATION	1 WEEK
8. CURB AND SIDEWALK CONSTRUCTION	1 WEEK
9. PAVEMENT SUB-BASE	1 WEEK
10. CONSTRUCTION OF BUILDING	9 MONTHS
11. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES	CONTINUOUSLY
12. PRELIMINARY INSTALLATION OF LANDSCAPING	1 WEEK
13. FINAL PAVEMENT COURSE	1 WEEK
14. 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.

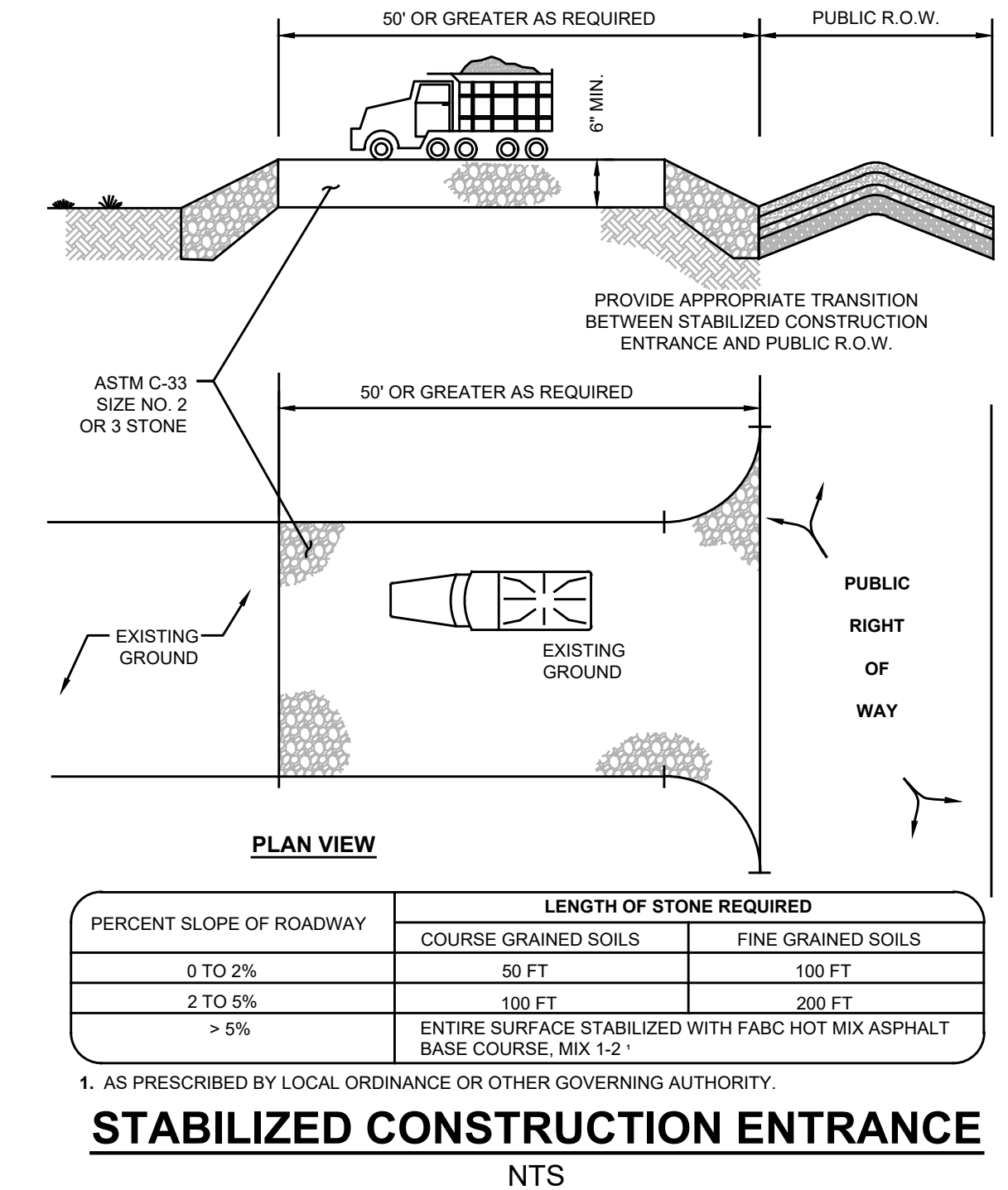
THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

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.

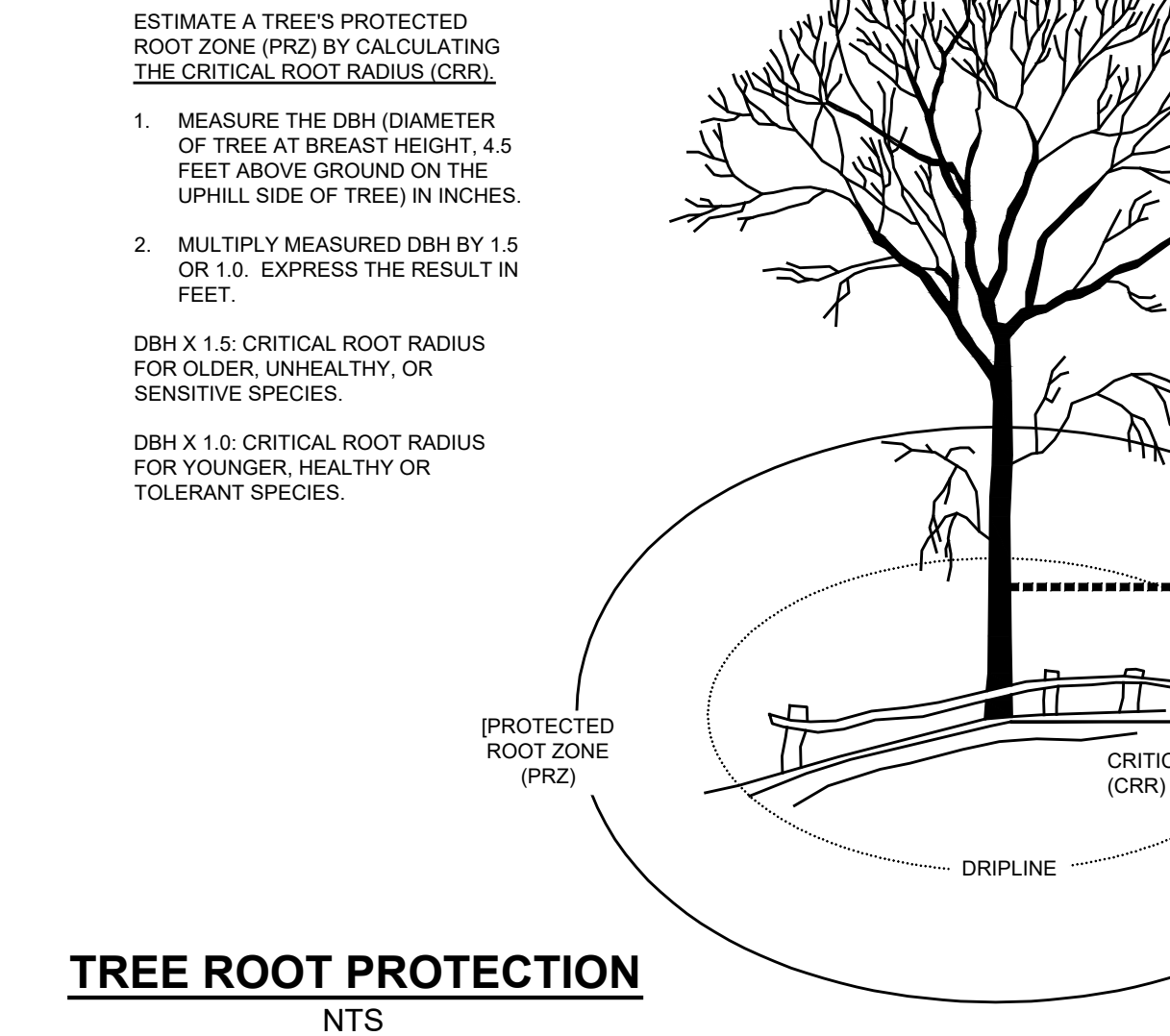
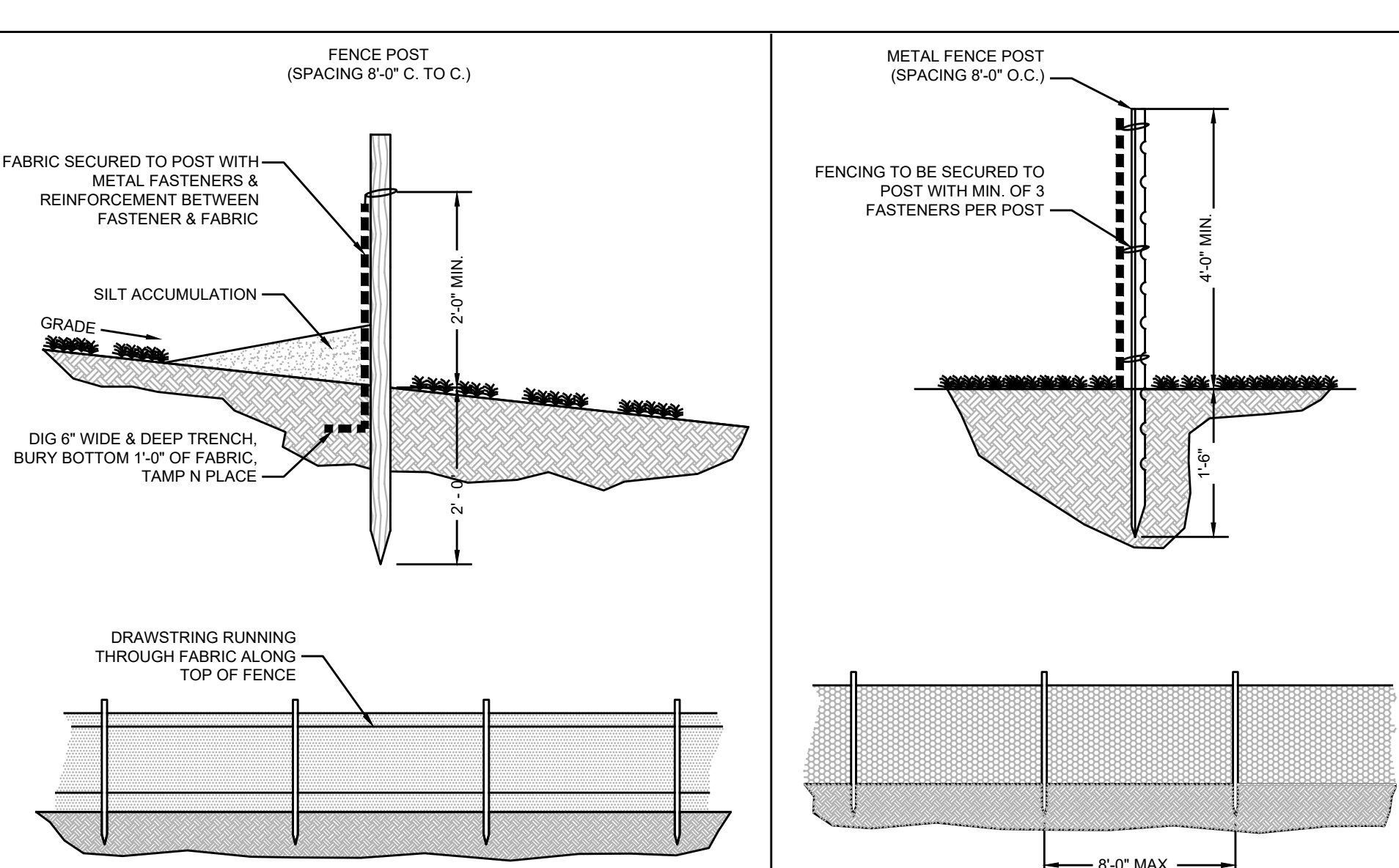
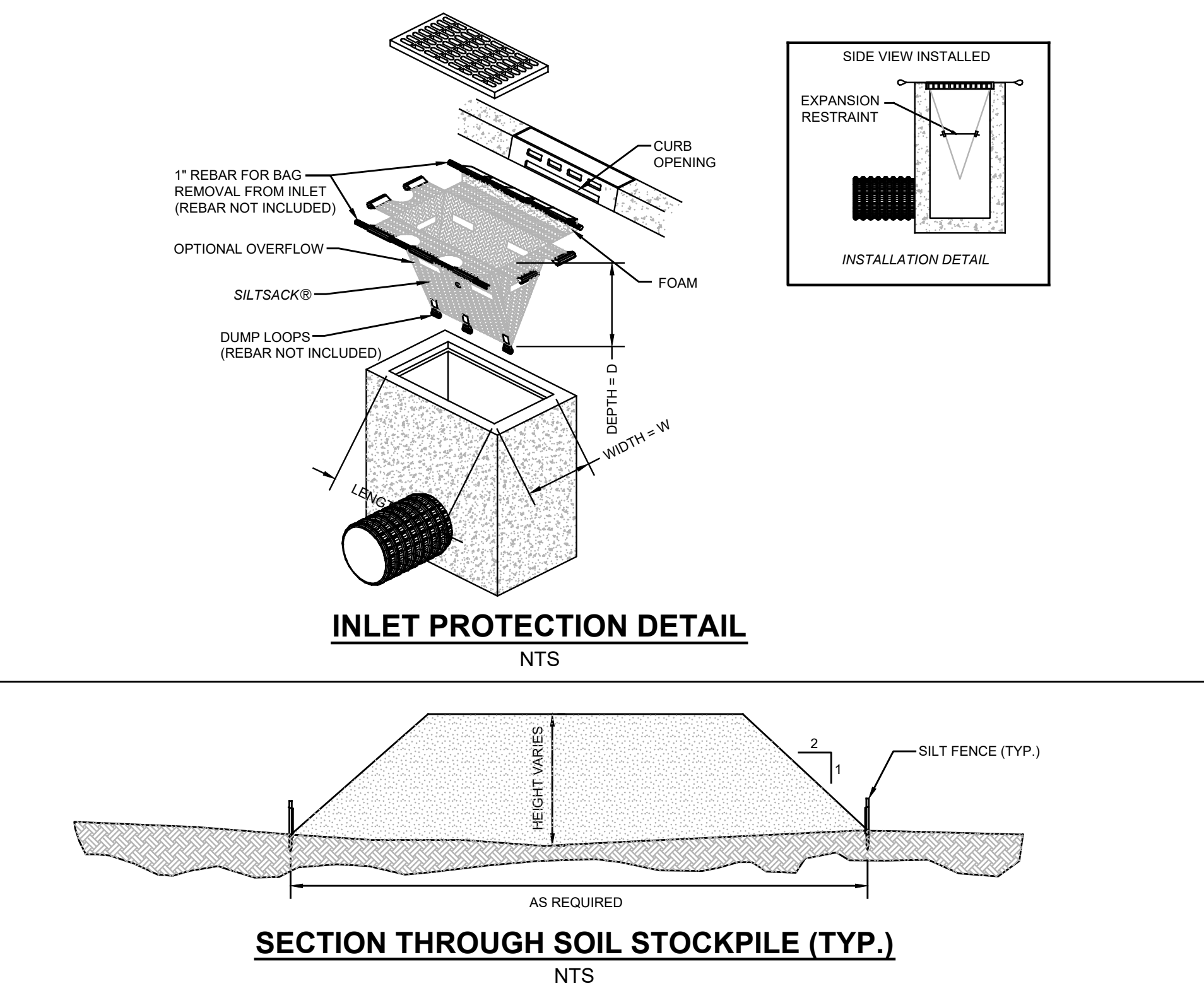
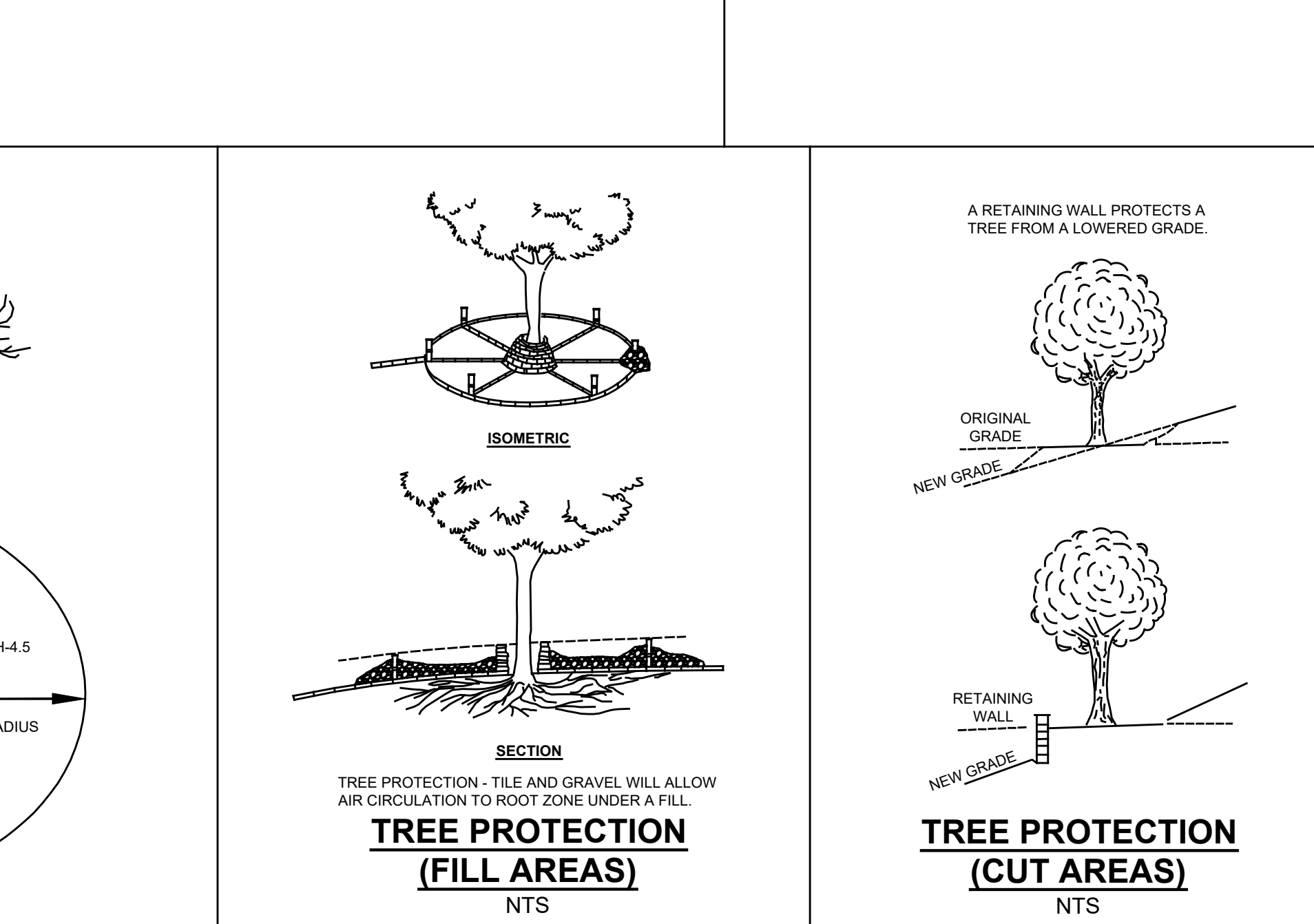
STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 4 OF SOIL EROSION & SEDIMENT CONTROL NOTES)

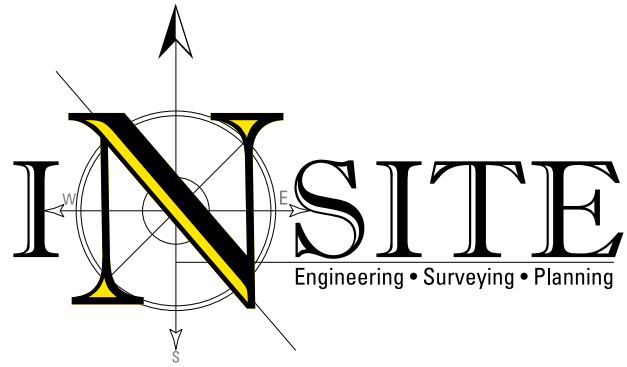
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.



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 FABRIC HOT MIX ASPHALT BASE COURSE, MIX 1-2"	

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

**TREE ROOT PROTECTION (NTS)****TREE PROTECTION FENCING (NTS)**



ENVIRONMENTAL IMPACT STATEMENT

for

10 BRIDGEWATERS DRIVE

Located at

BLOCK 101 – LOTS 6 & 7

In

**BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ**

Has been prepared for

**West End-KB, LLC
14 BRIDGEWATERS DRIVE #D
OCEANPORT, NJ 07757**

On

June 2, 2021

InSite Project No. 21-1572-01

**Maeve E. Desmond, PP, AICP
Senior Project Manager**

InSite Engineering, LLC

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APPENDIX A

Exhibits:

1. Tax Map
2. USGS Map
3. Soils Map
4. FEMA Map

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INTRODUCTION

This report is being submitted as part of the development application for West End-KB, LLC (Applicant) for the property located 10 Bridgewaters Drive in the Borough of Oceanport, Monmouth County, New Jersey. This Environmental Impact Report has been prepared in accordance with the requirements of Chapter 390-10.B.(9) of the Borough's Code. This report documents the anticipated environmental impacts from the proposed development.

PROJECT LOCATION

The project site is located at 10 Bridgewaters Drive, also known as Block 101, Lots 6 and 7 (Property) as shown on Sheet 9 of the Official Tax Map of the Borough of Oceanport, Monmouth County, New Jersey. The Property is south of the Oceanport Creek, north of Lake Drive and west of East Main Street in the Village Center of the Borough. Surrounding areas include single-family residential dwellings to the south and an existing office building to the east. The Property location is identified on the enclosed site location maps.

PROJECT DESCRIPTION

The Applicant is proposing to demolish an existing, vacant single-family home on the Property and construct four (4) townhouses and associated parking.

SEWER FACILITIES

The site is within the sewer service area of Two Rivers Water Reclamation Authority. The existing dwelling is connected to the existing sanitary sewer main within Bridgewaters Drive. A six (6) - inch sanitary sewer lateral is proposed to connect from the existing sanitary sewer main within Bridgewaters Drive to the proposed townhouses.

WATER SUPPLY

According to NJDEP's GeoWeb, the Property is in the service area of New Jersey American Water Company – Coastal North. New Jersey American Water Company provided a Will-Serve letter dated February 10, 2021 stating that there is an existing 12-inch CI water main fronting the Property.

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WATER QUALITY

The project is not anticipated to adversely impact water quality. Stormwater associated with the project will discharge to an existing inlet located in Bridgewaters Drive adjacent to the northwest corner of the Property.

SURFACE AND SUBSURFACE HYDROLOGY

According to the NJ Stormwater Management Rules, NJAC 7:8, and the Borough's Ordinance, the project is not considered major development since the development will not disturb one or more acres of land and does not increase impervious surfaces by one-quarter acre or more. Therefore, the project is exempt from groundwater recharge, stormwater runoff quantity and stormwater runoff quality standards. The site is relatively flat and drains from back to front (south to north) to the municipal stormwater collection system within the right of way. The proposed drainage pattern remains essentially the same as the existing conditions. The proposed building and pavement surfaces will be captured and conveyed to the municipal stormwater collection system. A portion of the driveways will sheet flow to the right of way.

AIR QUALITY

There are no anticipated adverse impacts associated with air quality with this project. The proposed development will not require any air permits from the New Jersey Department of Environmental Protection.

TRAFFIC VOLUME, NOISE, AND FLOW

The traffic volume will be typical of a small-scale residential development. Given the small-scale of the proposed development, traffic volume and noise and anticipated to be minimal.

LIGHTING

The lighting plan has been designed to minimize the potential for glare and to avoid off-site disturbance. The lighting plan provides the minimum illumination for parking lot and walkway areas.

NOISE

The state of New Jersey has promulgated noise standards, which generally dictate that noise levels are to be kept below 65 decibels during daytime and 50 decibels at night. Noise sources that may arise from the project will occur during two time periods: a temporary construction period and a post construction operational period.

The project will restrict construction activity to the hours between 7 am and 6 pm on weekdays and Saturday. Construction noise during this time frame can typically be higher than that of the project operations and is generally greater in the earlier stages of the project. Construction noise is considered temporary since it ends with the completion of the project construction.

DEMOGRAPHY

The proposed project will provide new housing in the community and is consistent with housing products in the vicinity. The project will add to the available mix of housing types in the Borough.

GEOLOGY

According to NJDEP's Geologic Map of New Jersey, the Property is located within the Hornerstown Formation bedrock geology region which typically contains glauconite sand, fine to medium grained. The site is also within the Cape May Formation, Unit 2 surficial geology containing sand, pebble gravel, minor silt, clay, peat and cobble gravel; very pale brown, yellow, reddish yellow, white, olive yellow, and gray.

SOILS AND SOIL PROPERTIES

The existing soil classifications for the site are based on the USDA NRCS Web Soil Survey. The survey is useful at the planning level to draw general conclusions about the suitability of a site for certain land uses. Based on the NRCS data, the site consists of the following soil type:

SOIL NAME

HYDROLOGIC GROUP

EkaAr – Elkton loam, 0 to 2 percent slopes, rarely flooded	C/D
--	-----

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The entirety of the site is comprised of Elkton loam. As shown on the chart, the soils are classified as hydrologic group C/D.

TOPOGRAPHY

The topography of the Property is relatively flat and slopes from approximately elevation 8 at the south to approximately elevation 5 at the north.

SLOPES

There are no steep slopes of greater than 15% on the Property.

VEGETATION

Lot 6 is currently occupied by one (1) single-family home. Lot 7 has historically been used as a contractor's yard and consists of compacted surfaces and gravel with little vegetation. There are no forested areas on the Property. Impacts to vegetation will be minimal as there is little existing vegetation. The proposed project includes attractive landscaping along the frontage and an evergreen buffer along the south and west property lines.

WETLANDS

According to the NJDEP's publicly available mapping on NJ-Geoweb, there are no freshwater wetlands mapped on the Property.

WILDLIFE AND HABITATS

According to the Natural Heritage Program Letter dated February 28, 2021, there are no records of endangered or threatened animals or rare plant species on the Property. The project is not anticipated to impact endangered or threatened species or their habitats.

WATERCOURSES / WATERFRONT / SHORELINE FEATURES

There are no water features located on the Property. The nearest waterbody is Oceanport Creek, located approximately 135 feet to the northeast of the Property. The proposed project will not impact a shoreline or shoreline features.

HISTORIC LANDMARKS

The Property is not identified on the New Jersey or National Register of Historic Places and is not within a historic district. No adjacent properties are classified as historic properties. There are no anticipated adverse impacts on historic sites associated with the project.

DISPOSAL OF WASTE AND TOXIC OR HAZARDOUS MATERIALS

Any waste generated by the project is anticipated to be typical of residential use and is not anticipated to be toxic or hazardous. All materials from demolition of the existing home will be disposed of properly.

FLOOD AND FLOOD HAZARD AREAS

According to FEMA's Effective FIRM entitled "FIRM - Flood Insurance Rate Map (FIRM), Monmouth County, New Jersey (All Jurisdictions)," Map Number 34025C0184G, dated 6/20/18, the site is located within the AE flood zone with a base flood elevation of 8. The Preliminary FIRM, Map Number 34025C0184H, dated 1/31/14 also indicates that the site is located within the AE flood zone, with a base flood elevation of 8. The FEMA map and the record survey reference the NAVD88 vertical datum.

Per the Borough's Flood Prevention Ordinance, section 229-17.A.(1), *New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above the base flood elevation or advisory base flood elevation whichever is more restrictive, plus two feet.*

The finished floor of the proposed townhouses will be at elevation 15.05. The minimum requirement would be for the finished floor to be at elevation 10. The project therefore exceeds

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the requirement of the Borough's Flood Prevention Ordinance for the finished floor to be elevated at least two (2) feet above the base flood elevation.

ELEVATION AT TWO-FOOT CONTOURS

According to a survey prepared by Land Control Services, LLC entitled *Location & Topographic Survey prepared for "West End KB LLC" Lots 6 & 7 of Block 101* dated December 8, 2020, last revised March 5, 2021, the topography of the Property ranges from elevation 5 at the northwest to elevation of 8 at the south.

SOIL EROSION

In accordance with the Soil Erosion and Sediment Control Act, soil erosion measures will be incorporated into the design and are graphically depicted on the Soil Erosion and Sediment Control Plans. These measures consist of, but are not limited to:

- Sediment Barriers and Silt Fences
- Stabilized Construction Access
- Topsoil Stockpiles
- Temporary and Permanent Stabilization
- Downstream Stability

An application will be filed to the Soil Conservation District for the plan to be certified.

REVIEW AGENCIES

Following is a list of the agencies from which approvals, permits and licenses must be obtained for the proposed development:

- Borough of Oceanport Planning Board
- Monmouth County Planning Board
- Freehold Soil Conservation District
- New Jersey Department of Environmental Protection
- New Jersey American Water Company

CONCLUSION

In summary, the proposed project will result in minimal environmental impact on the site and the surrounding area. The proposed project will make efficient use of a disturbed property that is already occupied by a residential use. The minimal environmental impact of the project is outweighed by the benefit of providing new housing in the community.

APPENDIX A

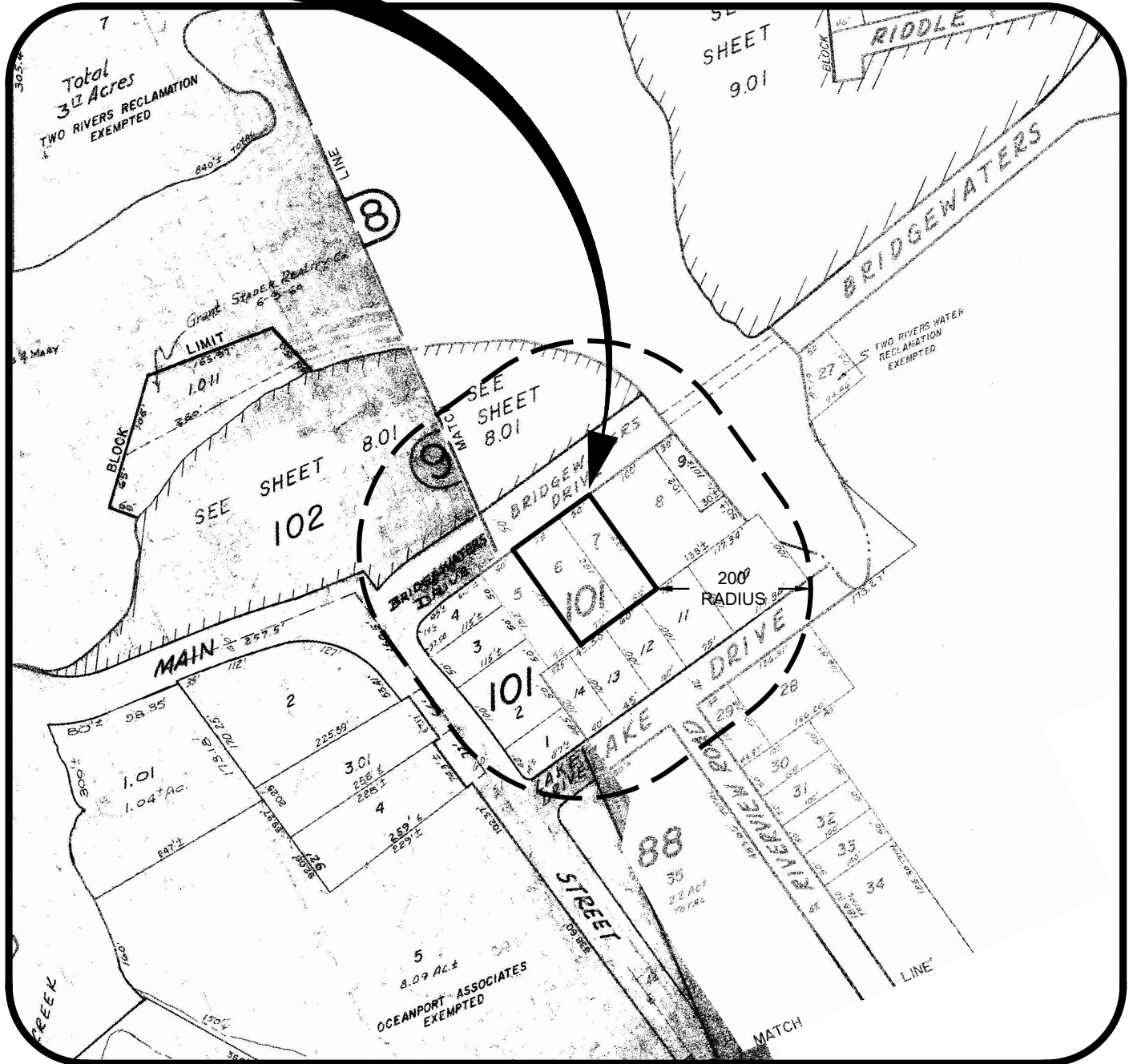
Exhibits:

- 1. Tax Map**
- 2. USGS Map**
- 3. Soils Map**
- 4. FEMA Map**

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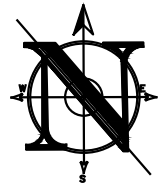
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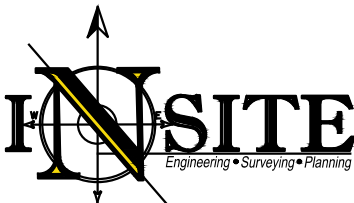
PLAN



Scale 1"=200'



TAX MAP



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 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
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 WALL, NJ 07719
 732-531-7100 (Ph)
 732-531-7344 (Fax)
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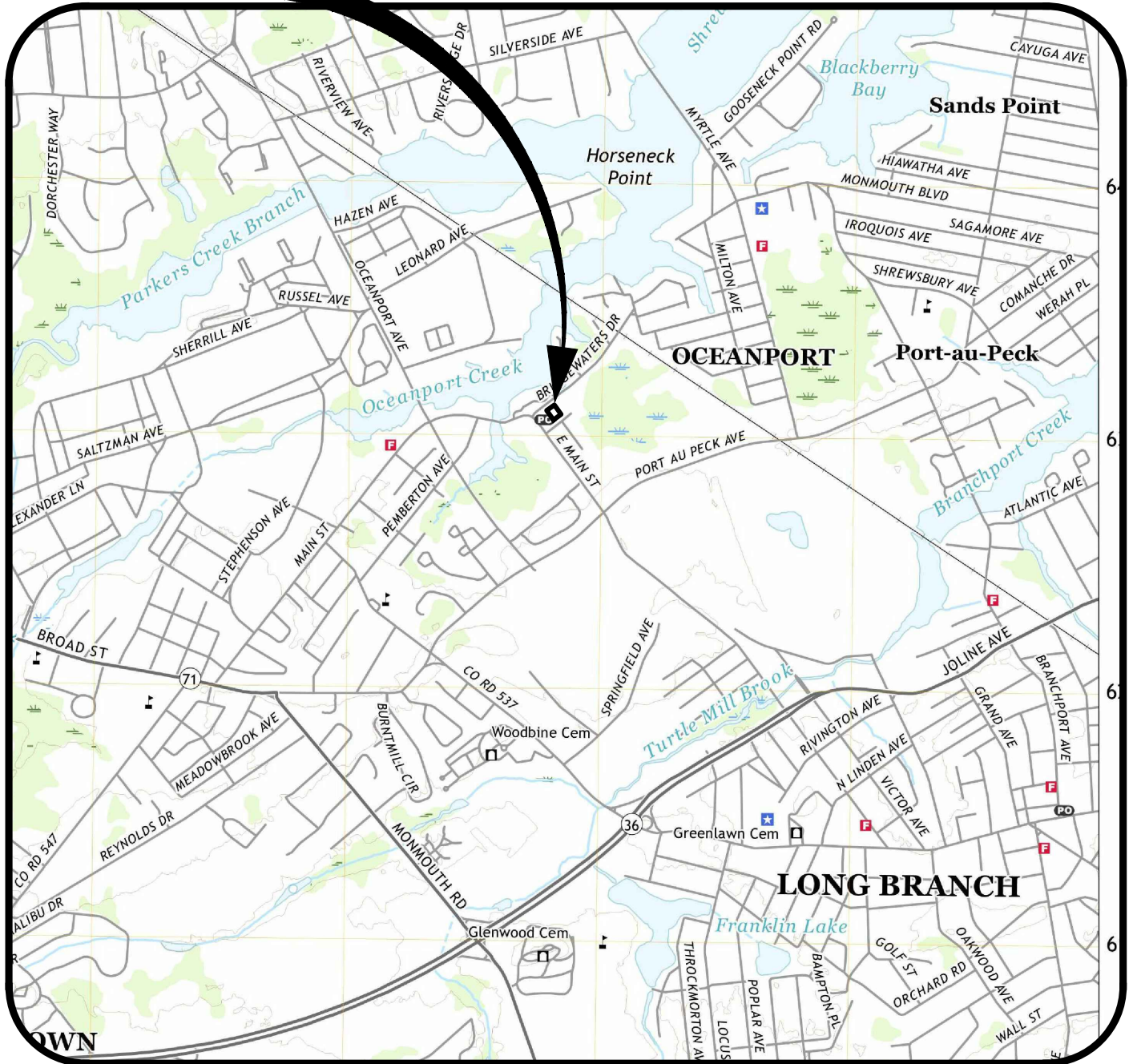
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 10 Bridgewaters Drive
 Block 101, Lots 6 & 7
 Borough of Oceanport, Monmouth County, NJ

Reference:
 Borough of Oceanport
 Tax Map #9

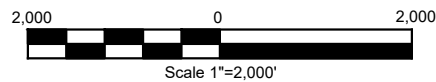
InSite Project No.
 21-1572-01
Drawing No.
 21-1572-01
Date
 January 25, 2021

Revisions
EXHIBIT
A-1

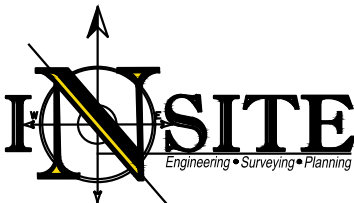
SITE



PLAN



USGS QUADRANGLE MAP



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 732-531-7100 (Ph)
 732-531-7344 (Fax)
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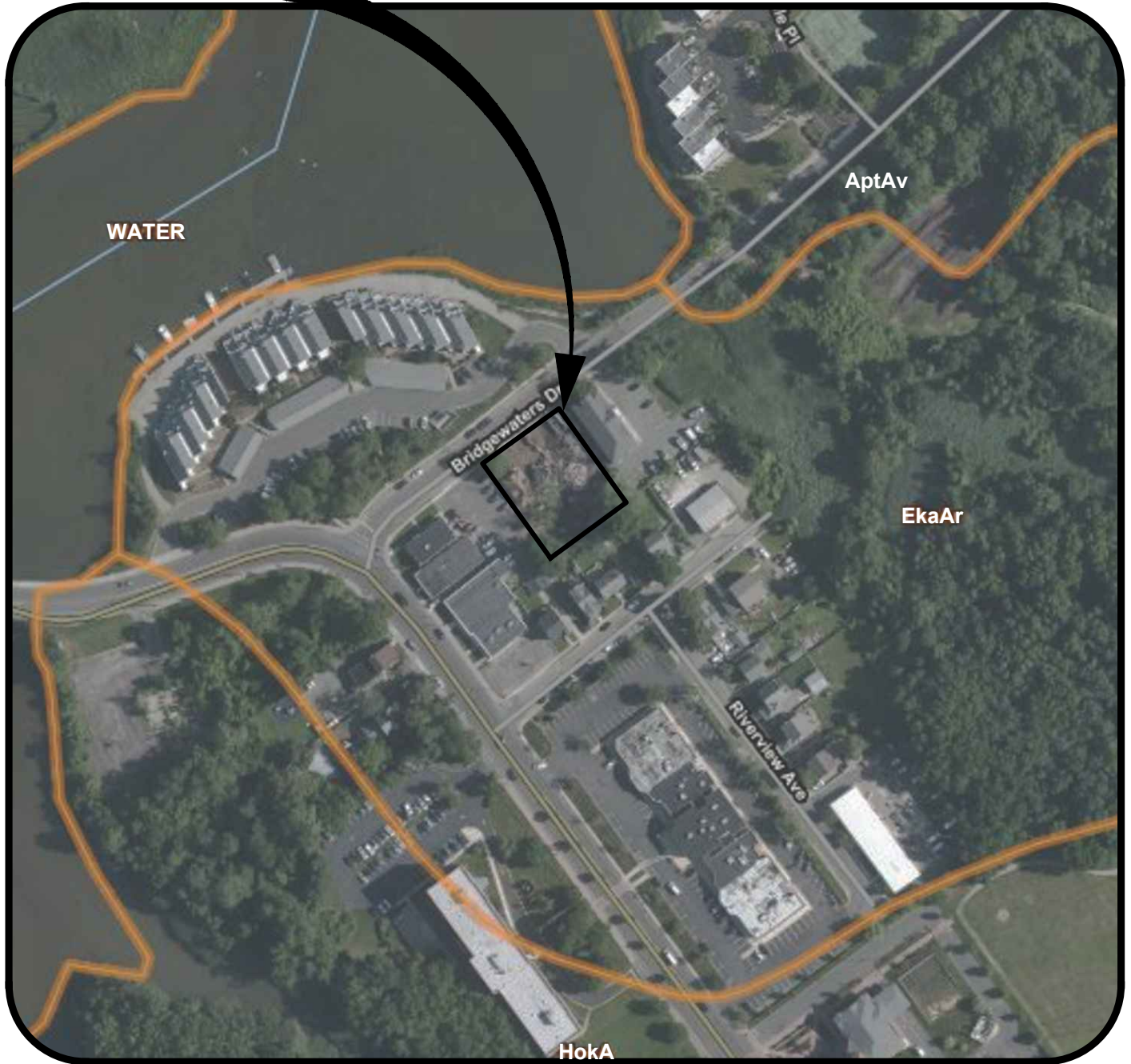
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 10 Bridgewater Drive
 Block 101, Lots 6 & 7
 Borough of Oceanport, Monmouth County, NJ

Reference:
 United States Geological Survey (USGS)
 Long Branch West, NJ 2019

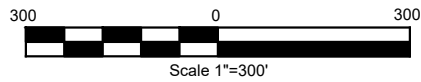
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Drawing No.
 21-1572-01
Date
 January 25, 2021

Revisions
EXHIBIT
A-2

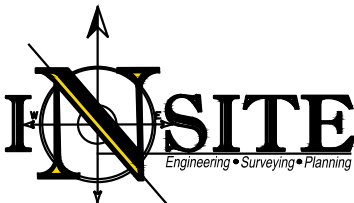
SITE



PLAN



SOILS MAPPING



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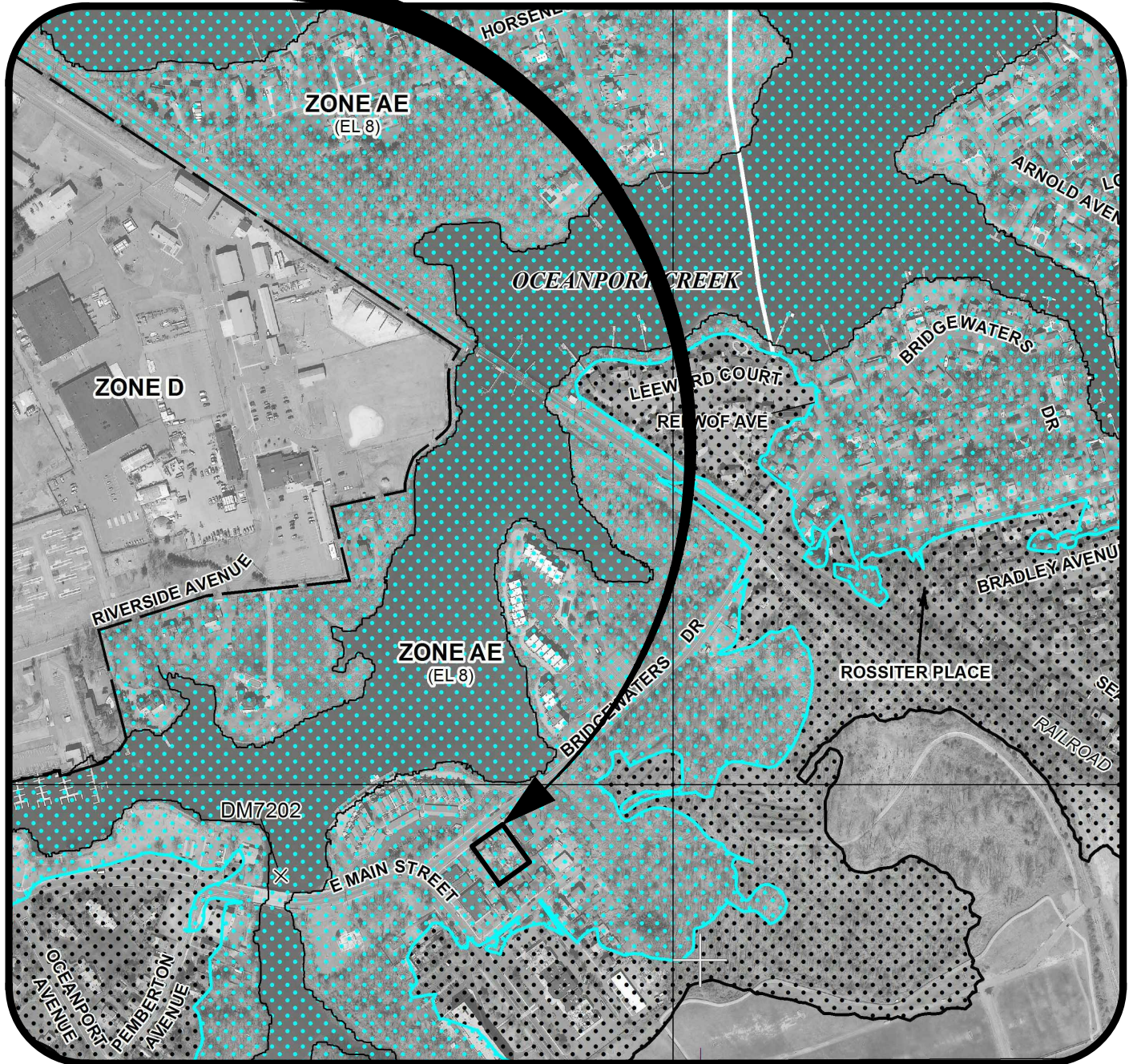
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 10 Bridgewaters Drive
 Block 101, Lots 6 & 7
 Borough of Oceanport, Monmouth County, NJ

Reference:
 United States Department of Agriculture - Natural Resources Conservation Service

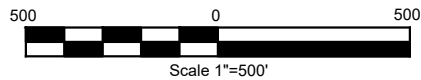
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Date
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Revisions
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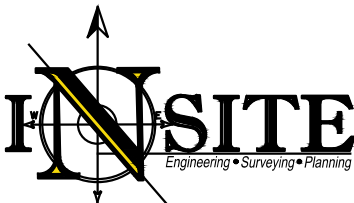
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PLAN



EFFECTIVE FEMA EXHIBIT



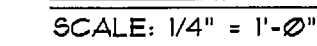
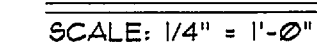
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Site Location:
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 Block 101, Lots 6 & 7
 Borough of Oceanport, Monmouth County, NJ

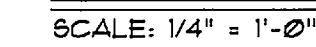
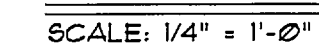
Reference:
 Flood Insurance Rate Map - Monmouth County
 Map Number - 34025C0184G
 Effective Dated June 20, 2018

InSite Project No.
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Drawing No.
 21-1572-01
Date
 January 25, 2021

Revisions
EXHIBIT
A-3



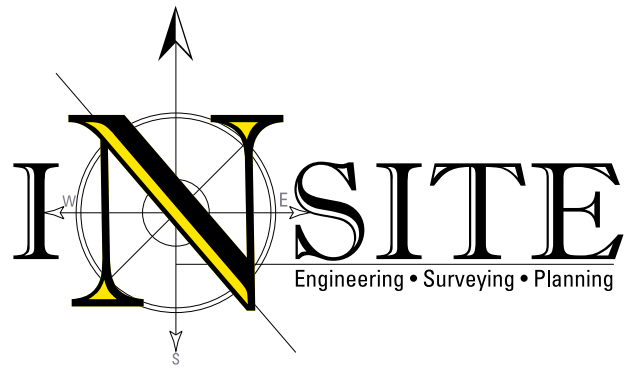
BASE FLOOD ELEVATION	8.0' + 2.4'
GARAGE ELEVATION	7.0'
ENTRY FOYER ELEVATION	13.11'
FIRST FLOOR ELEVATION	15.05' / 16.05"
UTILITY PLATFORM ELEVATION	10.50'



NEW JERSEY LIC. AI-10726
MARYLAND LIC. 8060-A

ELEVATIONS

SCALE AS NOTED	DRAWN BY MH	CHECKED JJS
PROJECT NO. 2064		DATE 5/1/21
DRAWING NO. Z=2 2 OF 2		



STORMWATER MANAGEMENT REPORT

for

10 BRIDGEWATERS DRIVE

Located at

**10 BRIDGEWATERS DRIVE
BLOCK 101, LOTS 6 & 7**

In

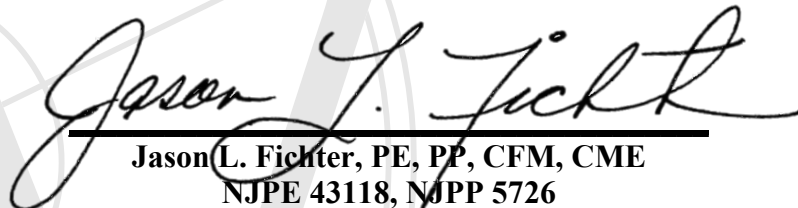
**BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ**

Has been prepared for

**WEST END – KB, LLC
14 BRIDGEWATERS DRIVE #D
OCEANPORT, NJ 07757**

on

May 26, 2021


**Jason L. Fichter, PE, PP, CFM, CME
NJPE 43118, NJPP 5726**

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TABLE OF CONTENTS

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II.	STORMWATER MANAGEMENT REGULATORY SUMMARY	2
III.	CONCLUSION	3

Appendix I Pre-Development and Post-Development Coverage Maps

I. INTRODUCTION

The subject property is located at 10 Bridgewaters Drive within Block 101, Lots 6 & 7 in the Borough of Oceanport, Monmouth County, New Jersey and is bounded by an existing office building to the east, an existing commercial building and parking lot to the west, Bridgewaters Drive and the Oceanport Creek to the north, and existing single-family dwellings to the south. The project is located in the Village Center zone and contains 0.436 acres.

The property was previously used as a contractor storage lot for a tree removal company. Heavy equipment, machinery, and crane trucks have historically parked on the gravel portion of the property and the lot also contains a vacant single-family home. Stormwater currently flows across the compacted gravel parking area, to inlets within Bridgewaters Drive, and is conveyed through a stormwater pipe directly to the tidal Oceanport Creek.

The proposed development includes a four-unit residential townhouse with associated surface parking. Runoff from the building and parking lot will be collected through a proposed roof drain system and an inlet within the parking lot, and then conveyed to the dedicated storm sewer system directly in front of the property and immediately tributary to the tidal Oceanport Creek. The project requires both an NJDEP CAFRA permit and site plan approval from the Borough of Oceanport.

II. STORMWATER MANAGEMENT REGULATORY SUMMARY:

The proposed project is not considered a major development by both State standards (N.J.A.C. 7:8) and the Borough of Oceanport (Ordinance #1034 which recently replaced the existing Stormwater Control ordinance 328).

The state definition (N.J.A.C. 7:8-1.2) and Oceanport definition (above ordinance), both define a major development as the disturbance of one or more acres of land since February 2, 2004, the creation of one-quarter acre or more of regulated impervious surface since February 2, 2004, the creation of one-quarter acre or more of regulated motor vehicle surface (since March 2, 2021 for the State requirements or February 18, 2021 for

Oceanport) or a combination of the regulated impervious or regulated motor vehicle surface that totals an area of one-quarter acre or more (same surface not counted twice). The project would not be considered major development as it does not meet any of the above definitions above. The project will result in less than 1 acre of disturbance as the project disturbance area is approximately 0.47 acres. The increase in regulated impervious coverage would only be 0.21 acres, which is less than the one-quarter acre threshold. Further, the increase in regulated motor vehicle surface would be only 0.12 acres, which is also less than the one-quarter acre threshold. Finally, the combination of increase in regulated impervious coverage and regulated motor vehicle surface is only 0.21 acres (with no surface counted twice and the increase in motor vehicle surface entirely part of the increase in impervious surface), which is under the threshold. The existing conditions at the site have existing since prior to February 2, 2004, so there is no earlier increase in coverages to account for cumulatively at the site. Coverage calculations are provided on the Coverage Map included in the appendix of this report.

As the project does not meet the State or Borough definitions for major development, the project is not subject to the stormwater runoff quantity, water quality or recharge requirements in the State or Borough regulations. As noted above, the project's stormwater runoff will be directly tributary to a nearby tidal outfall via proposed storm sewer conduits on the site and the Borough's storm sewer in Bridgewaters Drive. The stormwater collection system design and tidal discharge will ensure that there are no adverse impacts on or around the site due to the construction of the project.

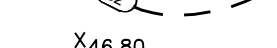
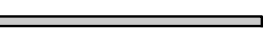
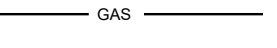
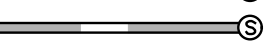
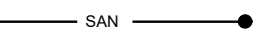
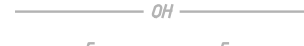
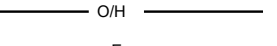
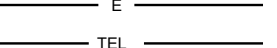
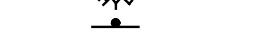
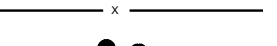
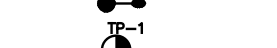
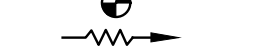
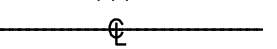
III. CONCLUSION

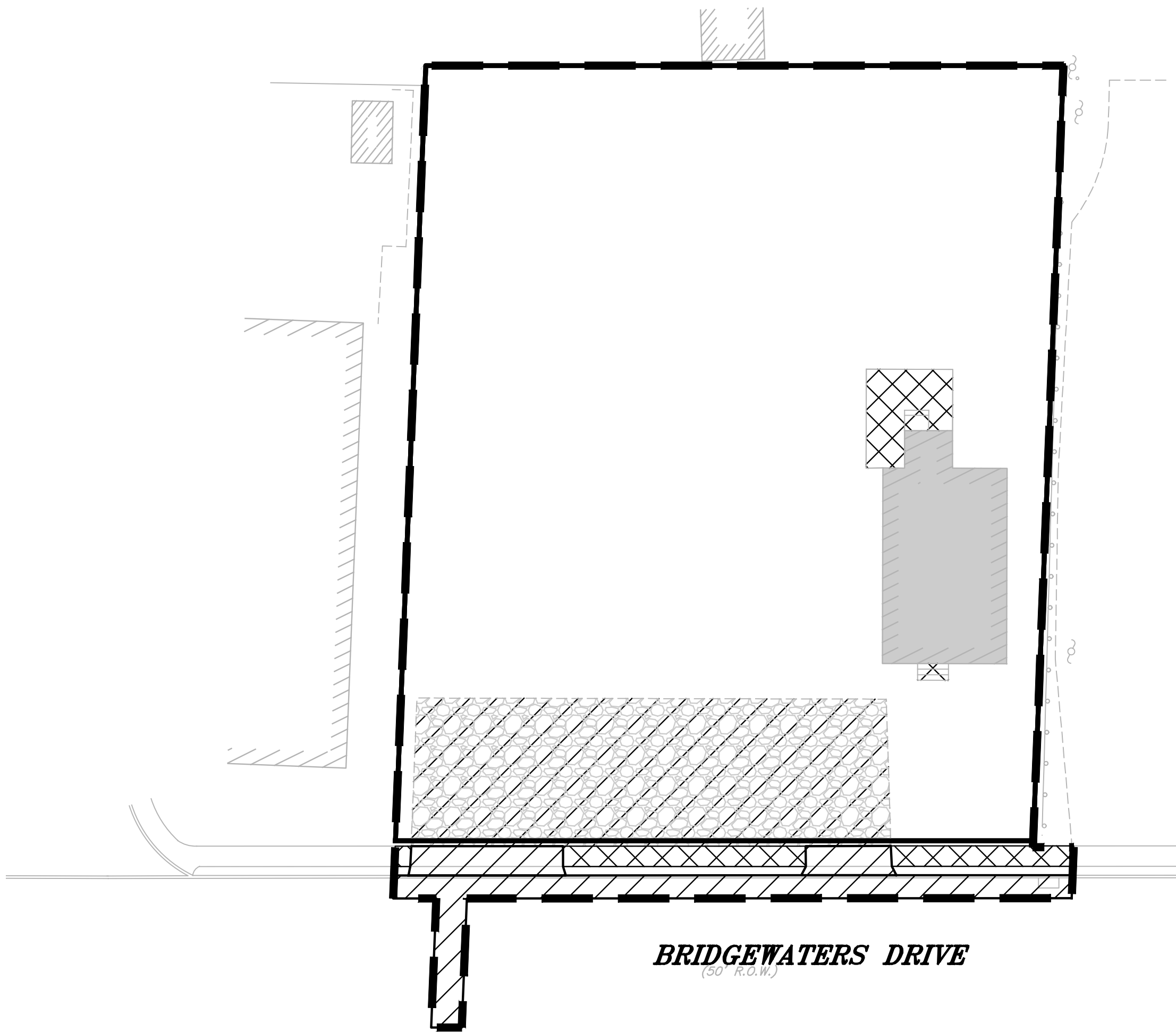
In conclusion, the project will comply with the storm water management requirements of the State of New Jersey and the Borough of Oceanport.

APPENDIX I

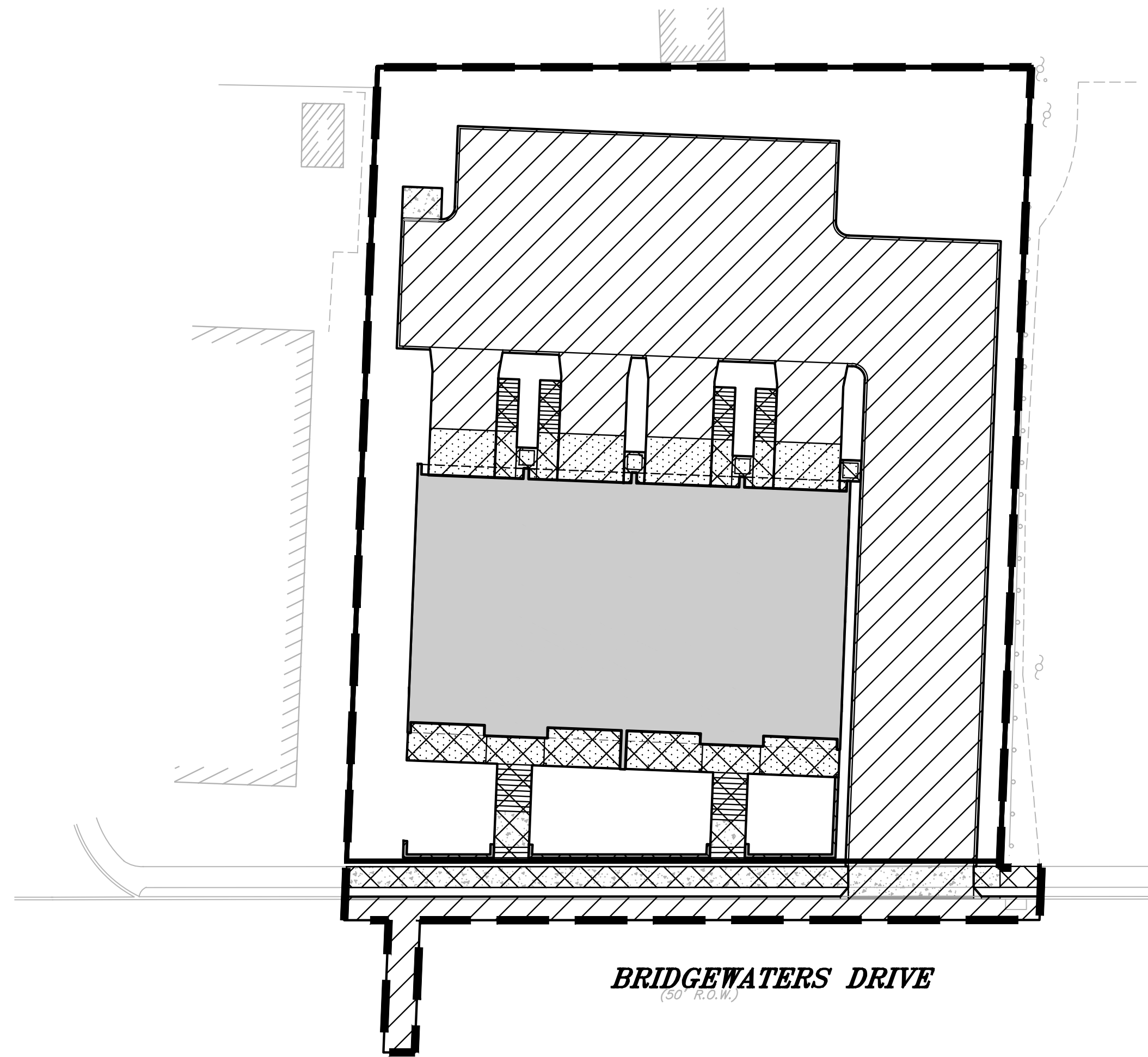
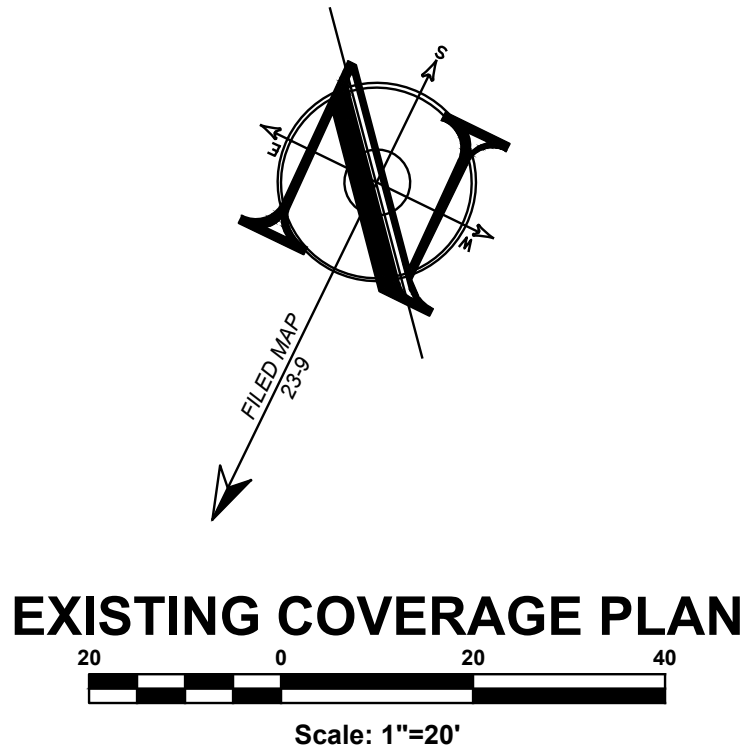
Pre-Development and Post-Development Coverage Maps

File: X:\Jobs\1572 - 10 Bridgewaters Drive_Oceanport, NJ\21-1572-01 - 10 Bridgewaters Drive_Oceanport, NJ\21-1572-01\Map\Support\Coverage_Plan.dwg --> Coverage
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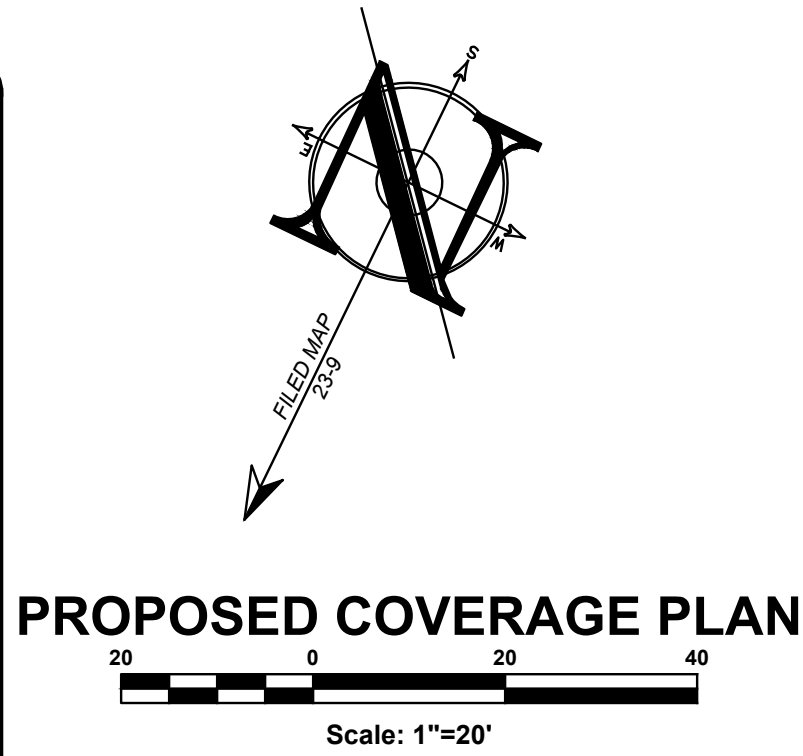
LEGEND	
EXISTING	PROPOSED
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	



LEGEND	
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	STRUCTURES 0.02 AC
	PEDESTRIAN IMPERVIOUS 0.02 AC
	VEHICULAR IMPERVIOUS 0.08 AC
	PERVIOUS 0.35 AC
ANALYSIS LIMIT	
TOTAL AREA: 0.47 AC. 100%	
TOTAL IMPERVIOUS: 0.12 AC. 25.5%	
TOTAL PERVIOUS: 0.35 AC. 74.5%	



LEGEND	
DISTURBANCE AREA: 0.47 AC.	
	STRUCTURES 0.09 AC
	PEDESTRIAN IMPERVIOUS 0.04 AC
	VEHICULAR IMPERVIOUS 0.20 AC
	PERVIOUS 0.14 AC
ANALYSIS LIMIT	
TOTAL AREA: 0.47 AC. 100%	
TOTAL IMPERVIOUS: 0.33 AC. 70.2%	
TOTAL PERVIOUS: 0.14 AC. 29.8%	



PROJECT INFORMATION

PROJECT NAME:
**10
BRIDGEWATERS
DRIVE**

PROJECT LOCATION:
BLOCK 101, LOTS 6 & 7
10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:
WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT:
WEST END - KB, LLC
14 BRIDGEWATERS DRIVE #D
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

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

ARCHITECT:
JEREMIAH J. REGAN AIA
147 BRIGHTON AVENUE, 2ND FLOOR
LONG BRANCH, NJ 07740

SURVEYOR:
LAND CONTROL SERVICES, LLC
620 WARDELL STREET
LONG BRANCH, NJ 07740



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Gas	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE


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InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-551-7100 (Ph) 732-551-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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DELAWARE, CONNECTICUT, NORTH CAROLINA,
COLORADO, & DISTRICT OF COLUMBIA

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MASON F. FICHTER, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE 61968
DEPE 3613 NYPE 002295 CPE 23291
NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

Rev. #	Date	Comment
0	5/26/21	INITIAL RELEASE
1	5/26/21	DESIGNED BY: JWB
2	5/26/21	DRAWN BY: GRS
3	21-1572-01	CHECKED BY: JLF
4	21-1572-01/0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:
COVERAGE PLAN

SHEET NO:
1 OF 1