



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • OCTOBER 20, 2020

Special

REMOTE/VIRTUAL

7:30 PM

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

I. Call to Order

II. Open Public Meetings Statement

This special meeting complies with the Open Public Meetings Act by notification on October 6, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press and Star Ledger and by the posting of same on the municipal bulletin board and Borough Web Site. Registration for this meeting is required in order to participate. Register from the Borough website at www.oceanportboro.com "Click Here to REGISTER for Planning Board Virtual Meetings..." This meeting is also being broadcast on Verizon FiOS Channel 28. The public will be muted upon entry to the meeting but will be able to participate during public portions of the meeting by using one of the following options:

- Register to listen/view meeting at www.oceanportboro.com
- Submit text comments through the Go-to-Webinar application to be read out loud during the live-stream public portions of the meeting.
- Use the Go-to-Webinar "Raise Your Hand" icon to be acknowledged for an opportunity to speak
- Email your question/comments to public.comments@oceanportboro.com
- Call the Borough's Public Comments Line # 732-272-8337 that is answered only during the live-stream. Callers' information will be taken and called back for their designated time to speak allowing the caller to be put on speaker and enter his or her comment on the record.

Instructions for Public Participation in the meeting are also available on the Borough's website: www.oceanportboro.com

III. Flag Salute

IV. Roll Call

V. New Business

1. PB2020-16 Kelly, Thomas
75 Horseneck Point Road
Block 132, Lot 8
Variances for construction of addition
2. PB2020-18 Beim, Jake
177 Comanche Drive
Block 40, Lots 21 & 21.01
Bulk variances for improvements to existing single family home
3. PB2020-22 Martelli @ Oceanport LLC
7 Balmer Court
Block 65.01, Lot 1.12
Bulk variance for accessory structure setback (pool)

VI. Petitions from the Public

VII. Adjournment

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1741)**

Meeting: 10/20/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1741

PB2020-16 Kelly, Thomas

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



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

5.1.a

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

September 23, 2020

VIA EMAIL

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

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

Dear Board Members:

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

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

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

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

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

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



General Comments

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

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

- Physical Constraints - Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property;
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- Benefits Outweighing the Detriments - A hardship may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.



2. The applicant has clarified that the height proposed for the addition to the front the of the house is 29 feet maximum. The height has to be measured from the crown of the road at the center of the lot frontage to the roof peak.
3. Since the driveway is being reconfigured, we recommend that the driveway area that is encroaching into the 15 foot right of way be removed.

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

Very truly yours,

MASER CONSULTING P. A.

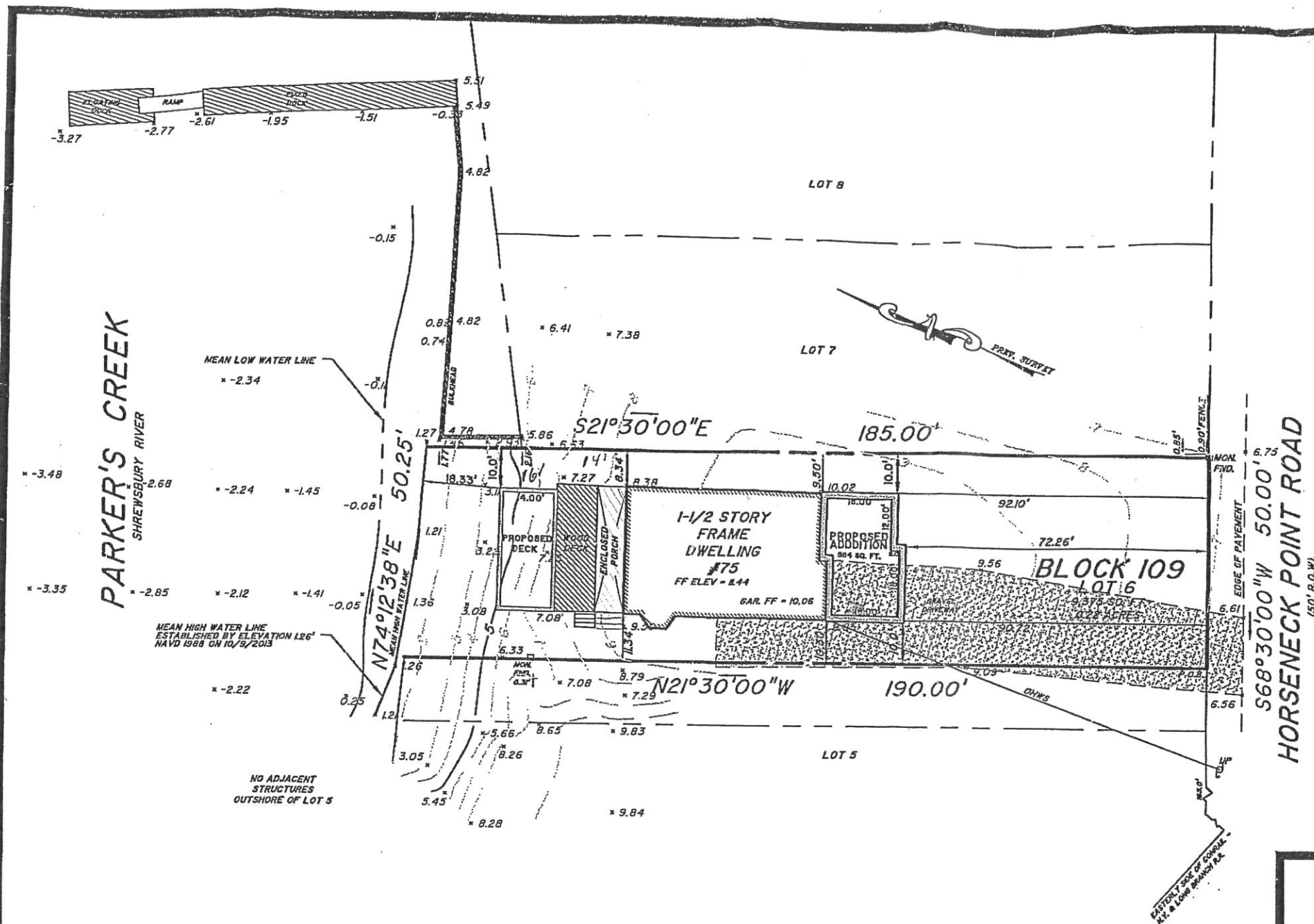
A handwritten signature in blue ink, appearing to read 'W.H.R. White, III'.

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

WHW/

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

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



NOTES:

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

SURVEY OF PROPERTY **BLOCK 109 LOT 6**

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

C.C. WIDDIS SURVEYING, LLC

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

JAMES B. GODDARD
N.J. Professional Land Surveyor

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

DATE

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

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

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



GAS LINE

—GAS—GAS—

1"=30'

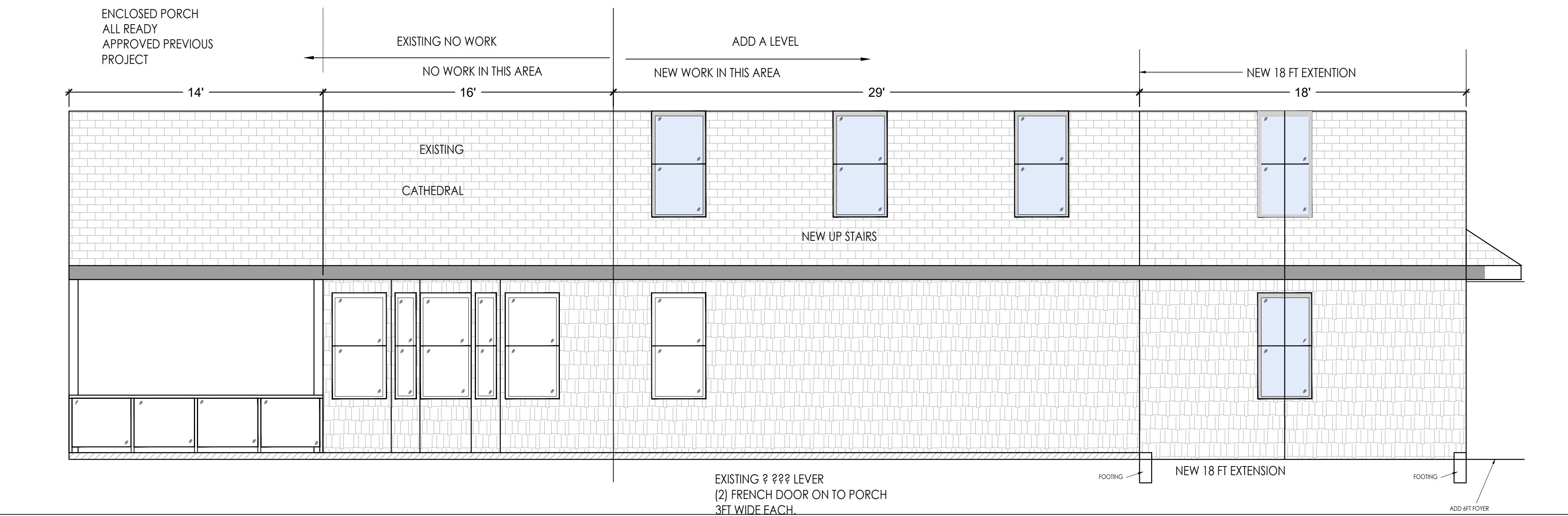
30 0 30 60

scale feet

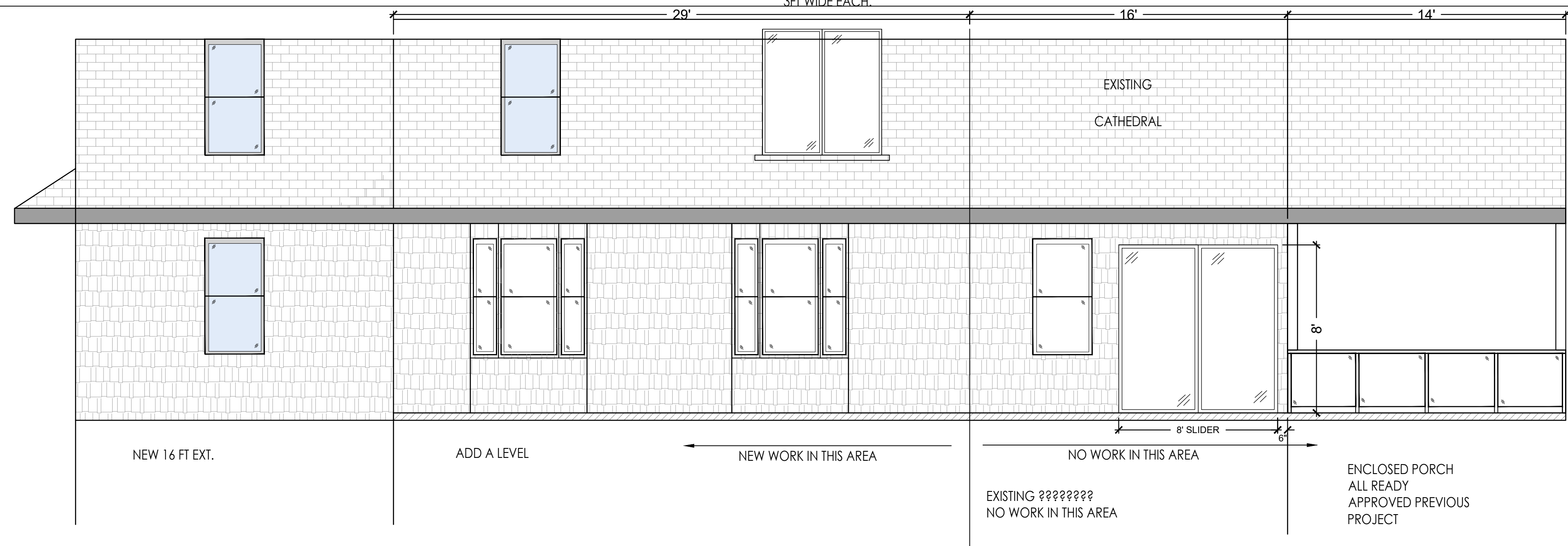
File No. 9690

Packet Pg. 7

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



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

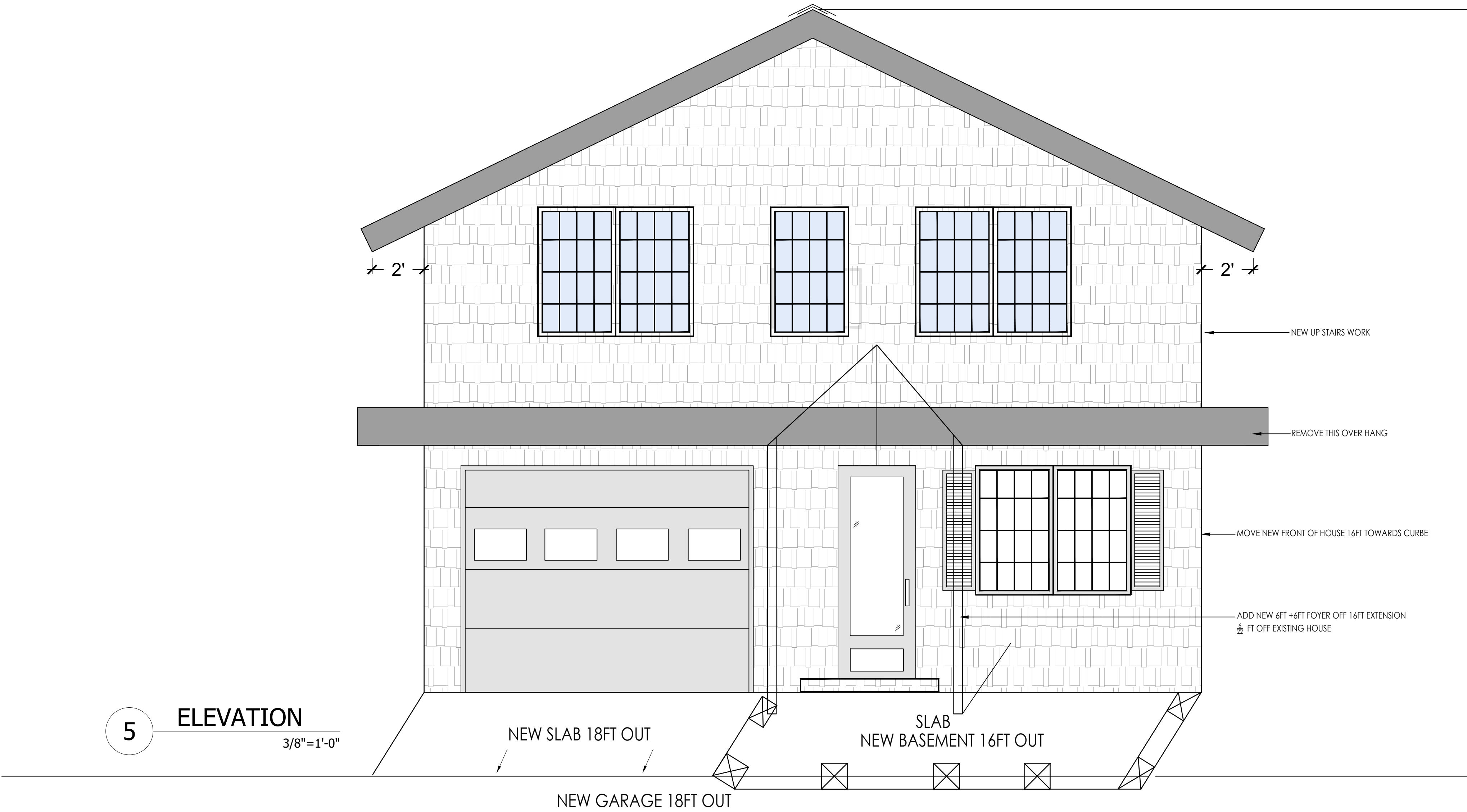


75 HORSENECK PT. RD.

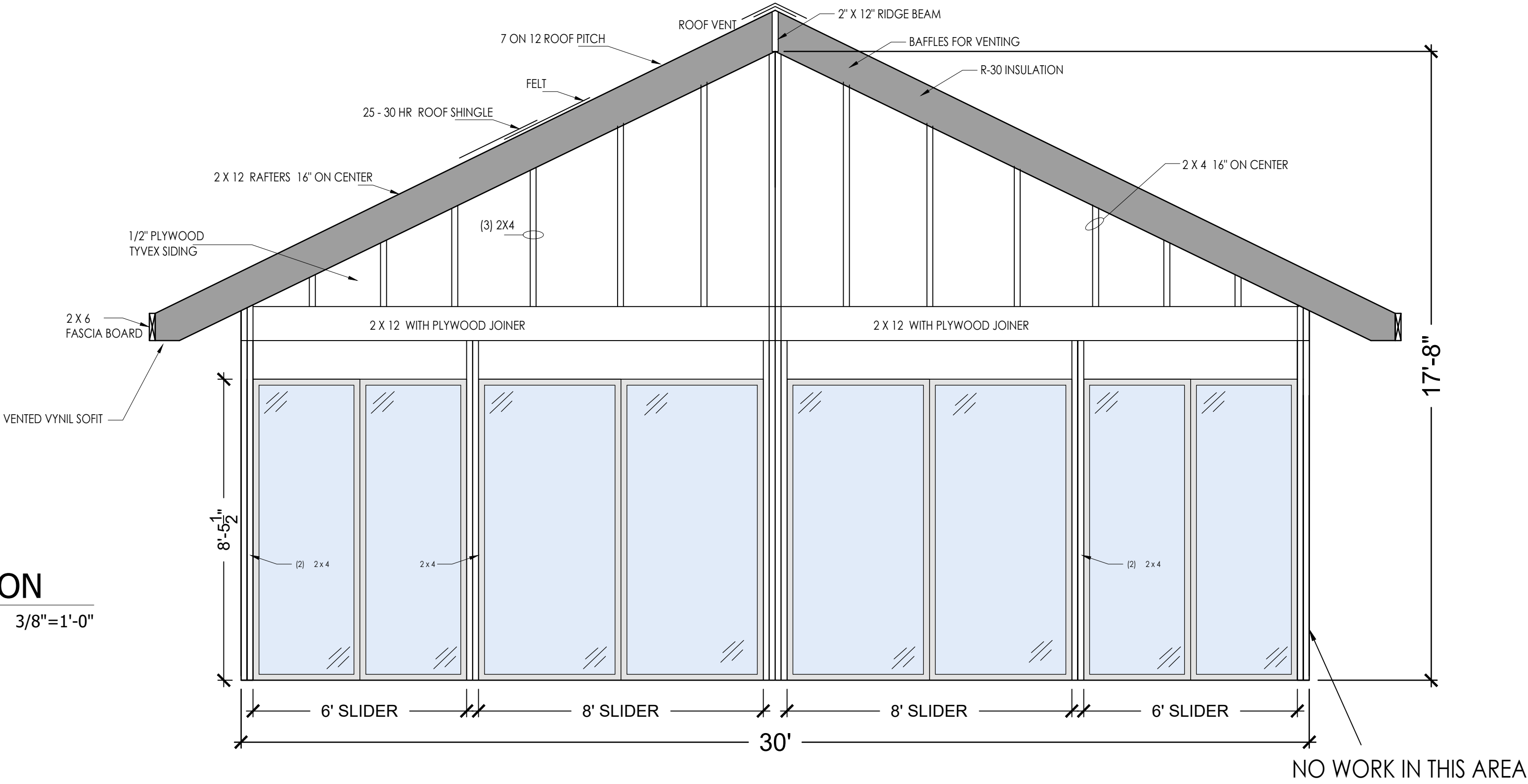
ELEVATION
LEFT & RIGHT

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

A.3



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



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

ISSUES/REVISIONS

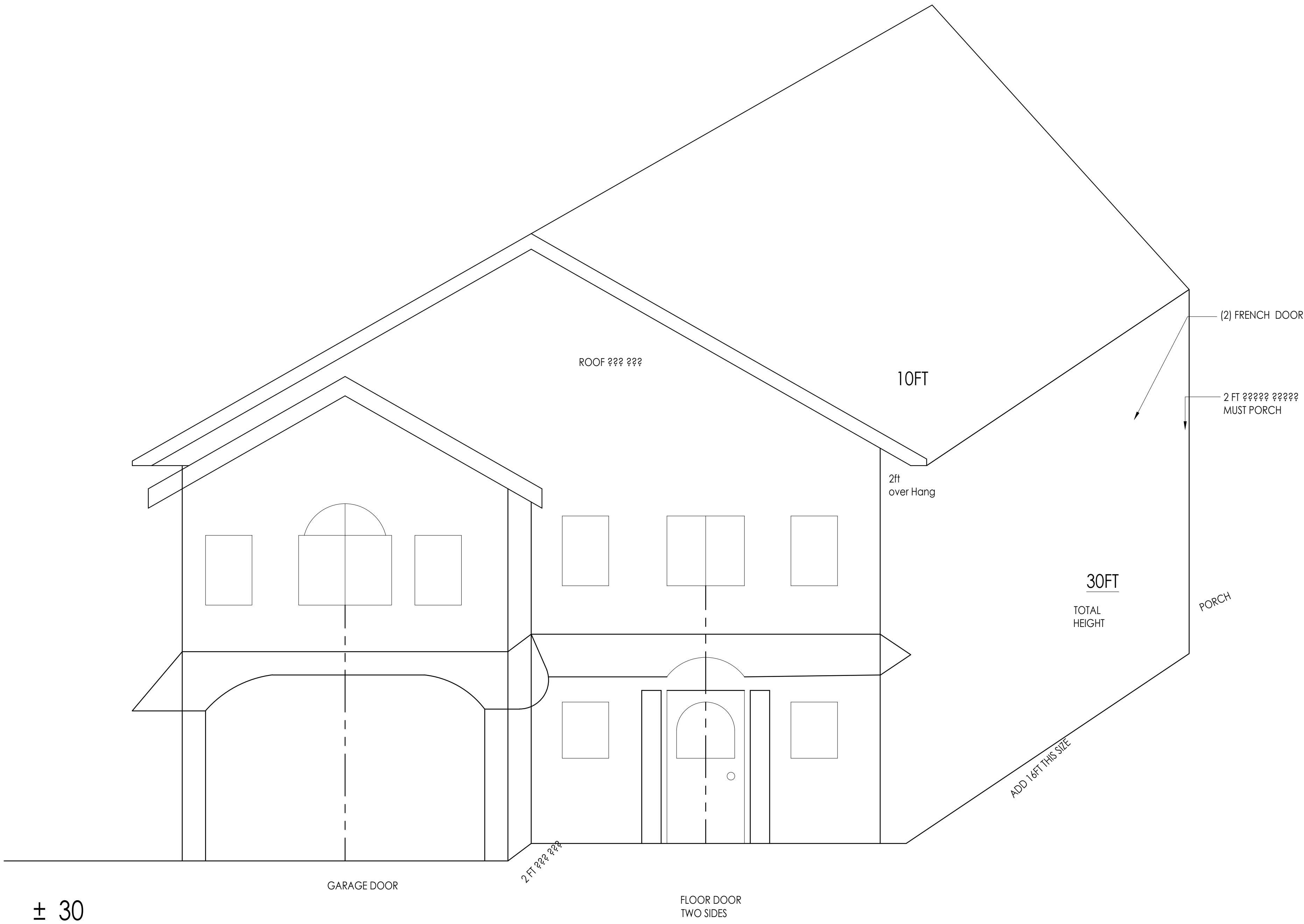
No.		DATE

75 HORSENECK PT. RD.

ELEVATION
FRONT & REAR

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

A.4



6

EXTENION REPORING

3/8"=1'-0"

ISSUES/REVISIONS		
No.		DATE

75 HORSENECK PT. RD.

EXTENION REPORING

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

A.5

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1746)**

Meeting: 10/20/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1746

PB2020-18 Beim, Jake

177 Comanche Drive
Block 40, Lots 21 & 21.01
Bulk variances for improvements to existing single family home



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

5.2.a

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

September 23, 2020

VIA EMAIL

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

Re: Bulk Variance
177 Comanche Drive
Block 40, Lot 21
PB2019-18
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-277

Dear Board Members:

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

- Plans entitled “Proposed New Construction for the Beim Residence”, prepared by Anthony Condouris Architect Inc., dated May 14, 2020 and consisting of two (2) sheets;
- Plan entitled “Boundary and Topographic Survey”, prepared by Richlan, Lupo & Associates, Inc., dated July 29, 2019 and consisting of one (1) sheet.
- Plan entitled “Plot Plan”, prepared by InSite Engineering LLC, last revised September 2, 2020 and consisting of four (4) sheets.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 26,605 SF (0.611 acres) on the northeast corner of the intersection of Comanche Drive and the unimproved portion Mohican Avenue. The Applicant demolished the previously existing house and proposes to construct a single-family dwelling with an attached two-car garage.

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

Variances/Design Waivers

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

Customer Loyalty through Client Satisfaction

Packet Pg. 12



1. Bulk variances are required for the following:
 - a. Minimum Lot Width: 120 feet required; 75 feet existing/proposed. A Bulk Variance is required for the pre-existing condition.
 - b. Minimum Front Yard: 15 feet required; 3.1 feet proposed from unimproved portion of Mohican Avenue. A Bulk Variance is required.
 - c. Maximum Permitted Height, Principle Structure: 35' permitted, 37' is proposed. A Bulk Variance is required.
 - d. Average Rear Setback (390:14D): 106.5' required, 54.2' existing, $\pm 93.5'$ proposed. The setback should be measured to the second floor balcony.
 - e. In accordance with Ordinance Section 390-17.C., no accessory structures are permitted in the front yard. The Applicant is proposing to maintain the PVC Shed that is 12.9 feet from the Comanche Drive property line. A Bulk Variance is required. The applicant shall clarify if the shed in the unimproved portion of Mohican Avenue is to remain.

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:
 - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- **Flexible “c” or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

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



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-277
September 23, 2020
Page 3 of 3

General Comments

1. Building height is measured from the crown of the road at the midpoint of the property frontage to the peak of the roof. Note #5 of the Zoning chart states that "For non-conforming lots, the (permitted) height shall be determined only after Planning Board review to assure compliance with the intent and purpose of the zoning law." The distance from the first floor to the ridge is 30.75. The first floor is elevation 12.4 thus yielding a roof elevation of 43.15. The difference from the ridge elevation to the road is $43.15 - 5.4 = 37.75'$. The applicant shall verify the height calculation prior to advertising the requested variances. The Building Height Compliance Detail on the site plan appears to have an incorrect floor elevation.
2. The grading along the northern side yard will trap runoff that is presently traveling from Lot 20 southerly to the unimproved section of Mohican Avenue.
3. The property is located in an AE10 Flood Zone. The lowest finished floor is 12.4. The Design Flood Elevation is 12.4, so all construction below that shall be of water-resistant materials. A note is already provided on the plans.

Additional Agency Approvals

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

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

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

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

Very truly yours,

MASER CONSULTING P. A.

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

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

WHW/

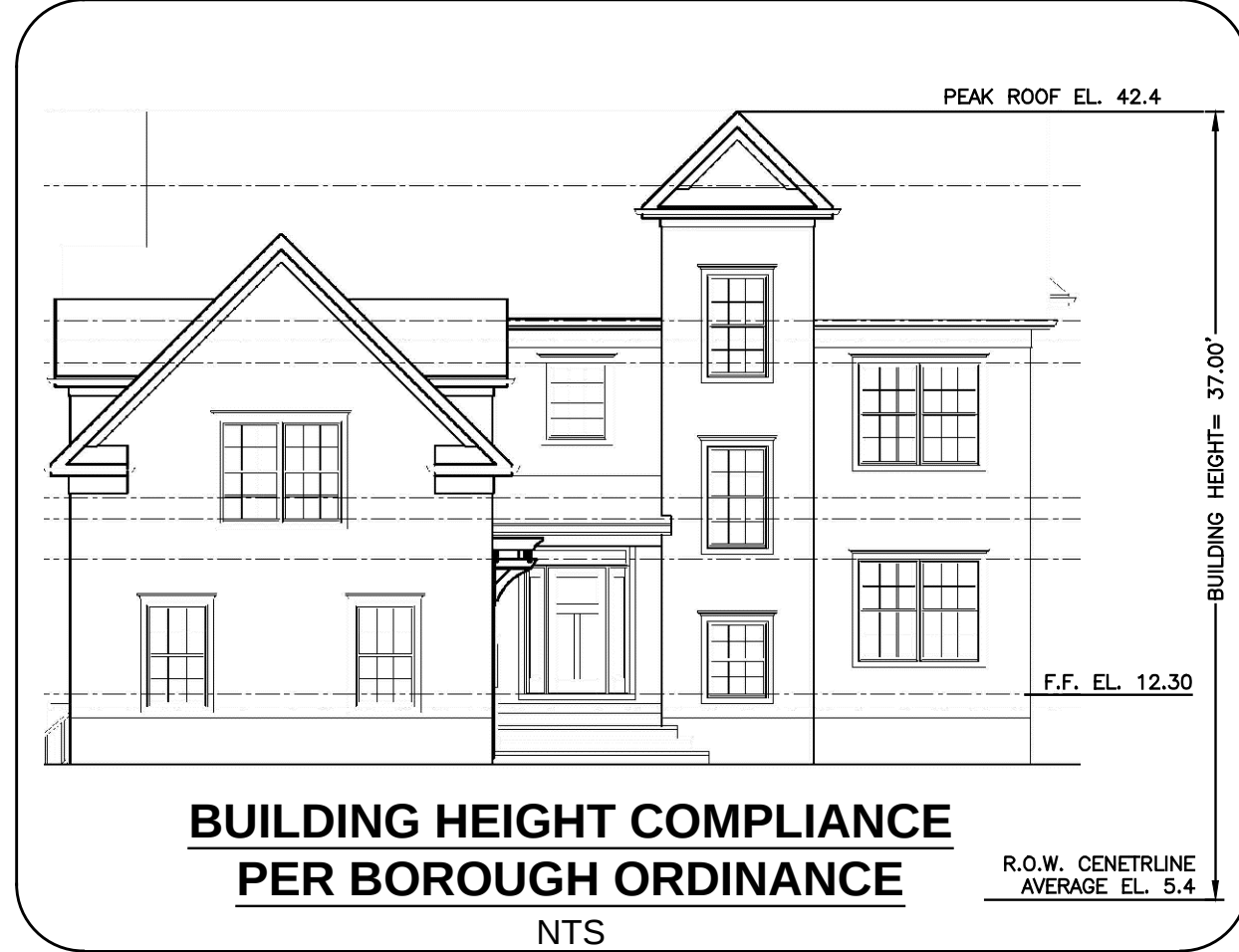
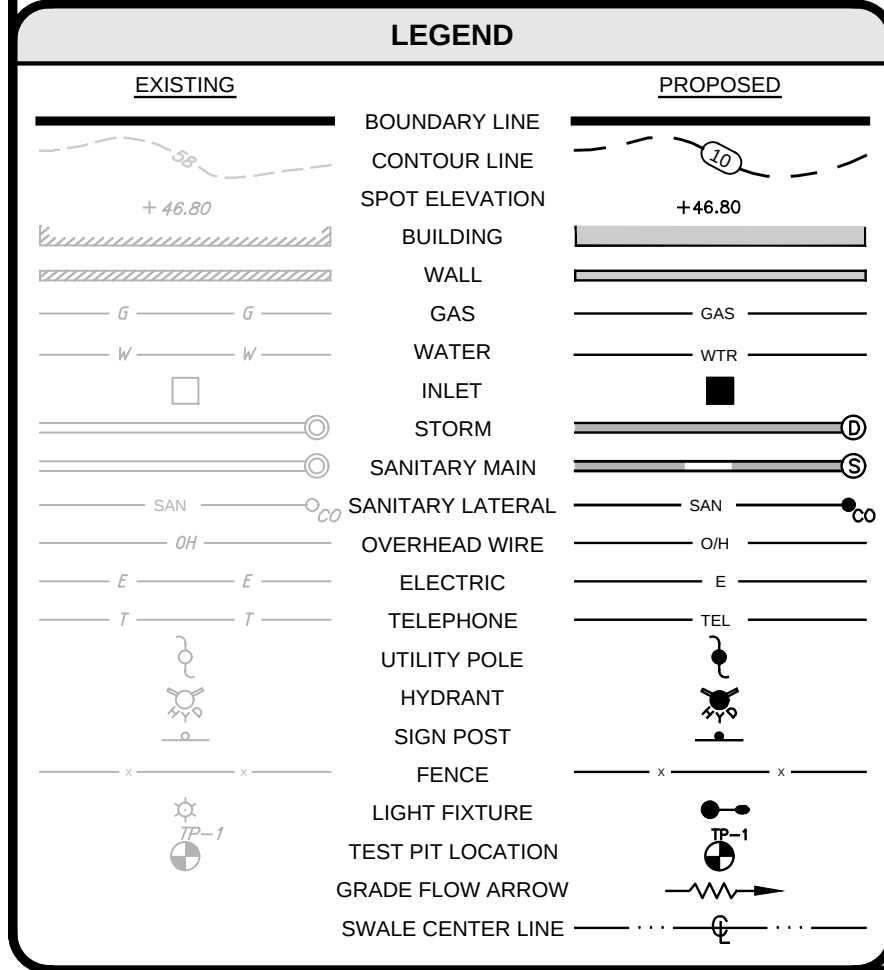
cc: Thomas J. Hirsch, Esq. (via email thomasjhirsch@aol.com)
Douglas Clelland, P.E. (via email doug@insiteeng.net)
Jake Beim (via email jakebeim@gmail.com)

R:\General\Projects\Opp\OPP-277\Correspondence\OUT\200923_Whw_smith_177_comanche_dr.docx

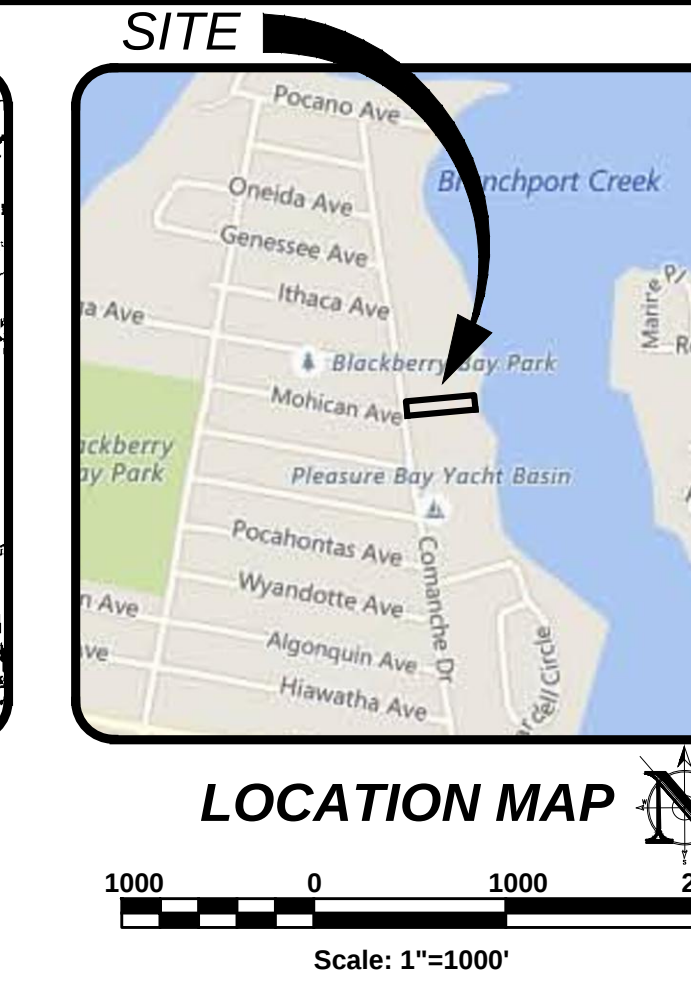
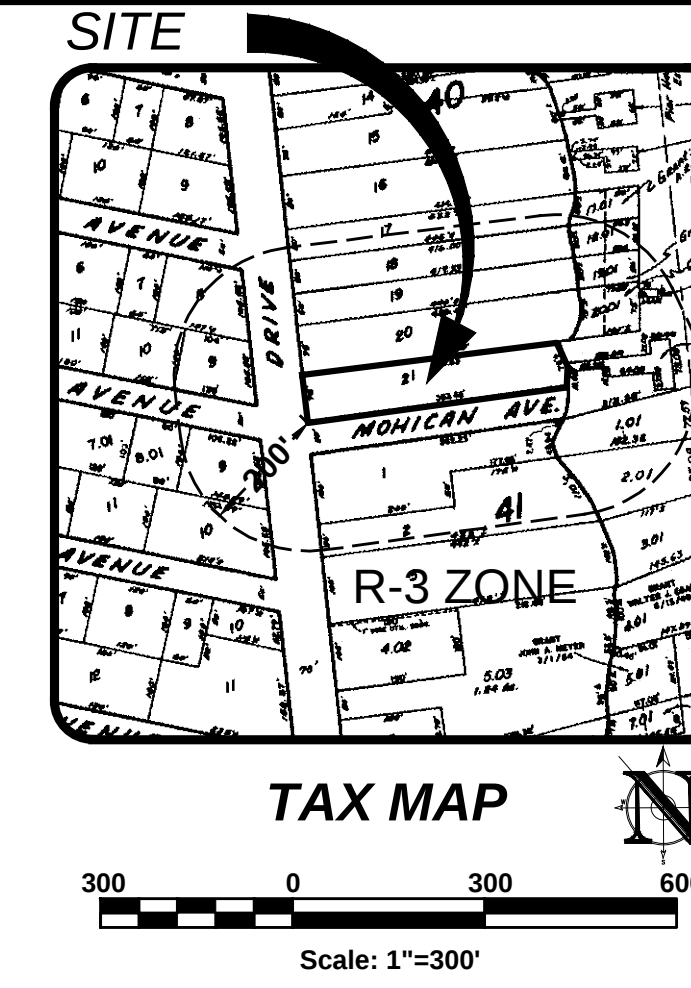
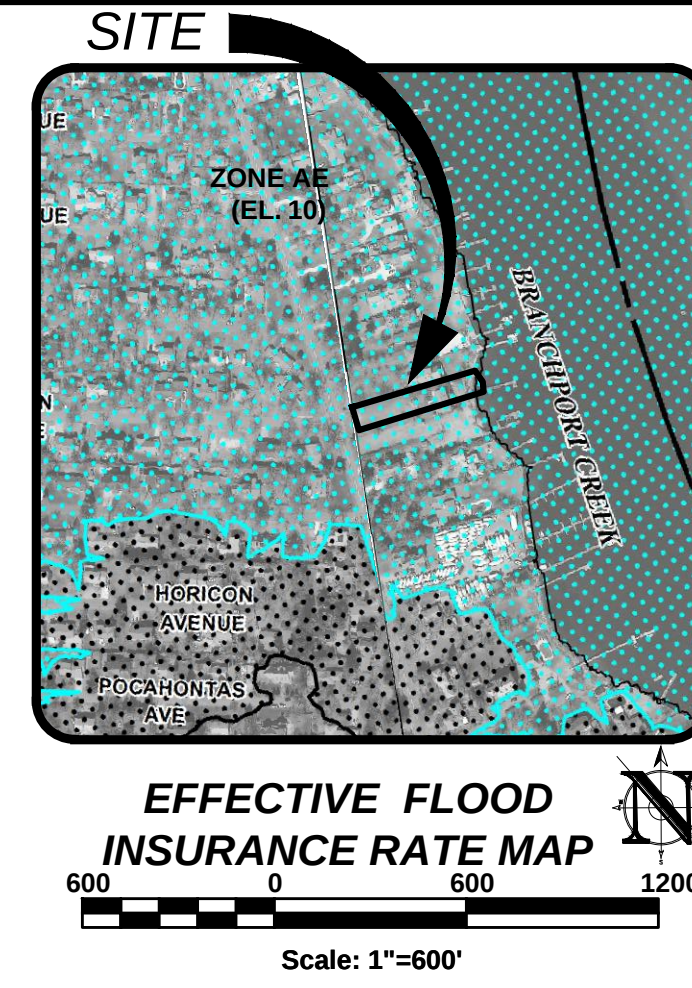
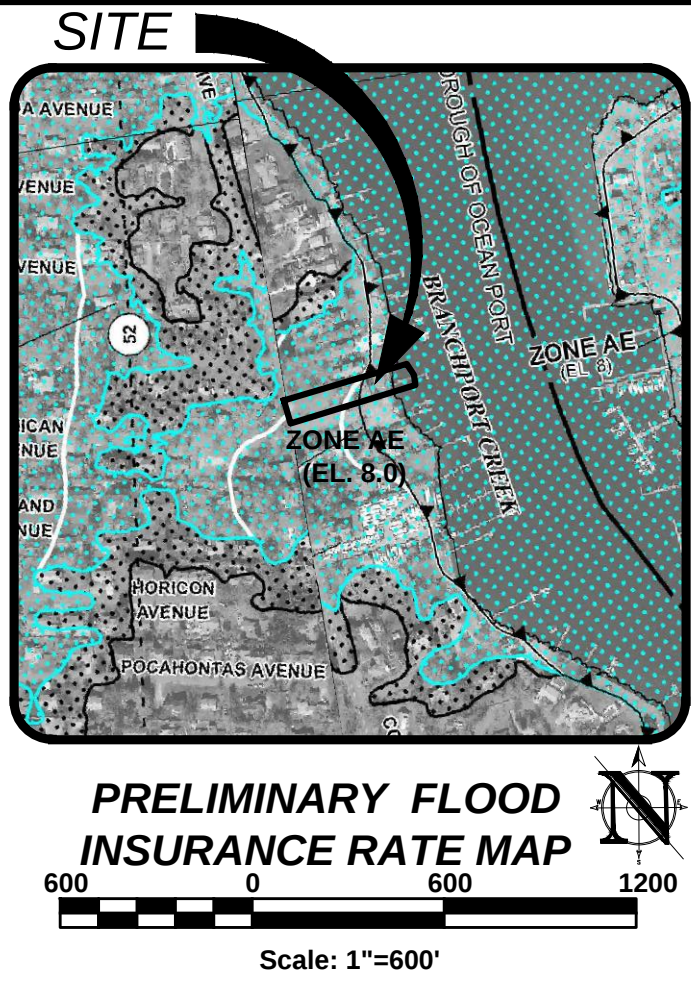
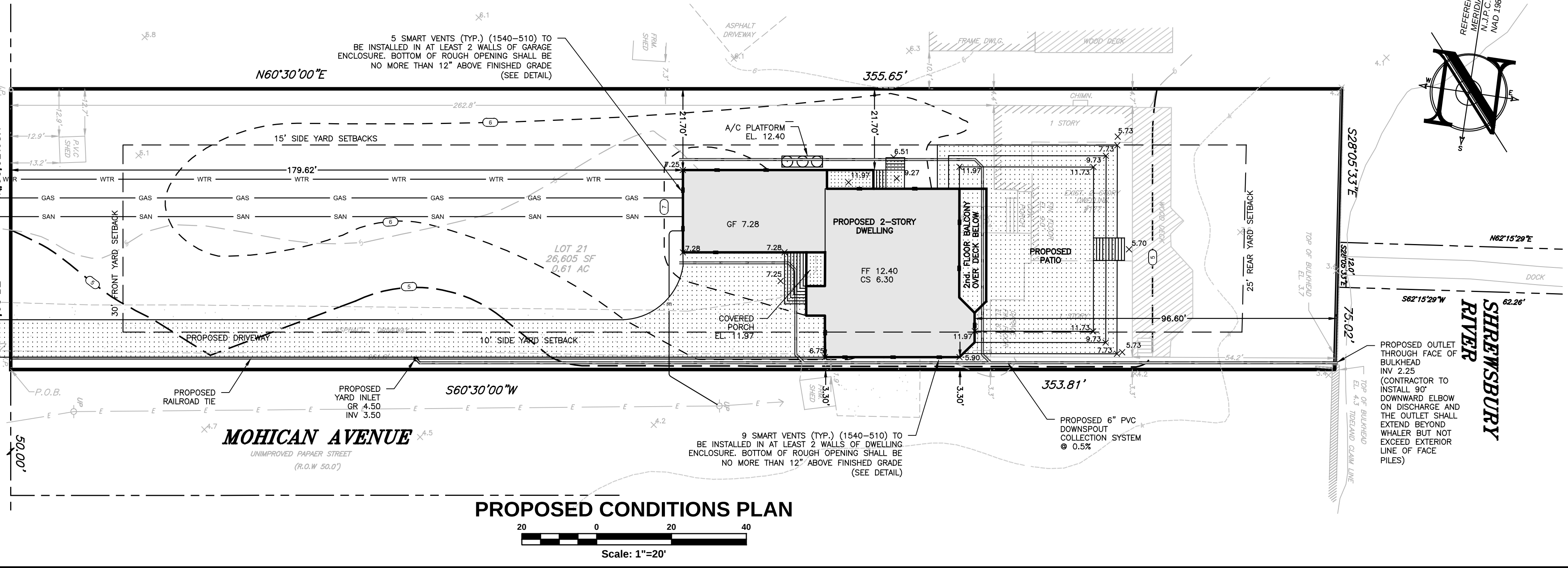
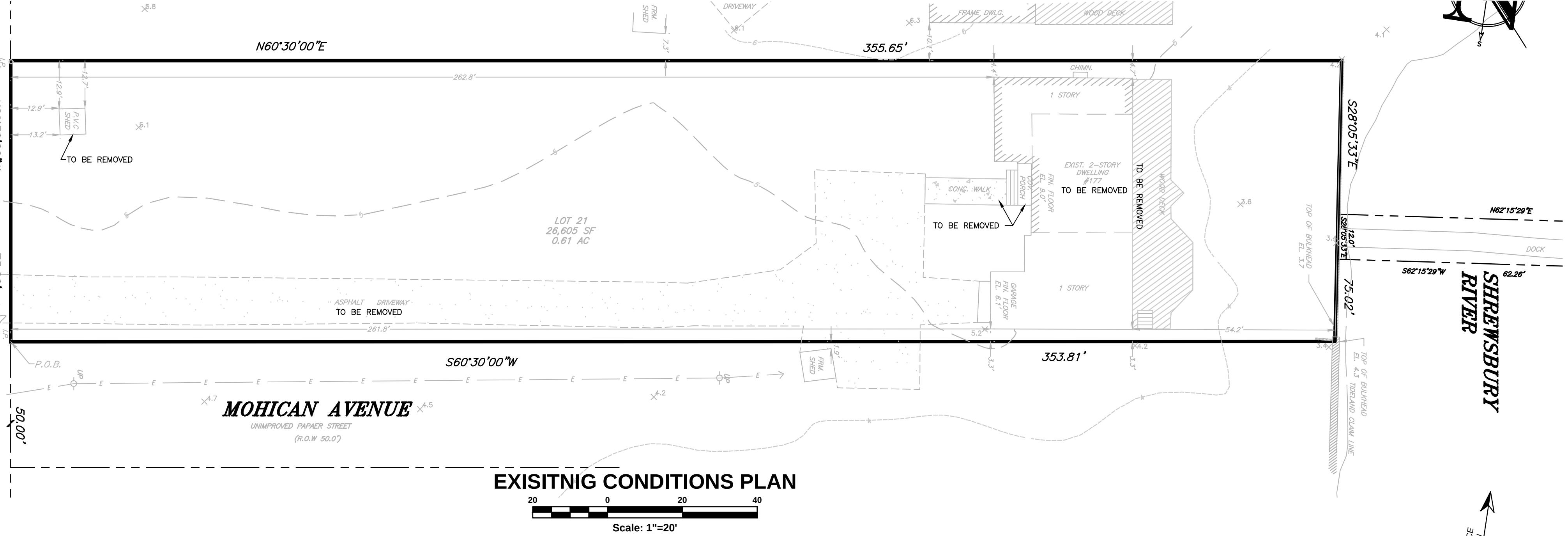
ZONING COMPLIANCE CHART					
R-3 (SINGLE-FAMILY) ZONE					
SINGLE-FAMILY DETACHED DWELLING: PERMITTED					
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED. II	MIN. LOT AREA (SF)	12,000	26,605 (0.61 AC)	N/A	YES
SCHED. II	MIN. LOT WIDTH (FT)	120	75 (N)	NO CHANGE (N)	NO (N)
SCHED. II	MIN. LOT DEPTH (FT)	100	354.73	NO CHANGE	YES
SCHED. II	PRINCIPAL BUILDING				
SCHED. II	MIN. FRONT YARD SETBACK (FT)	129.7 (1)	261.8	179.62	YES
SCHED. II	MIN. REAR YARD SETBACK (FT)	112.2 (2)	54.2	96.60 (V)	NO (V)
SCHED. II	MIN. SIDE YARD SETBACK				
SCHED. II	ONE SIDE (FT)	10	3.3 (N)	3.30	NO (V)
SCHED. II	BOTH SIDES (FT)	25	7.7 (N)	25.00 (X)	YES
SCHED. II	MAX. BUILDING HEIGHT (FT)	35	(a)	37.00 (V)	NO (V)
SCHED. II	MAX. BUILDING HEIGHT (STORIES)	2.5	2	2.5	YES
SCHED. II	MAX. BUILDING COVERAGE (%)	25	8.5	10.09	YES
SCHED. II	MAX. DWELLINGS PER ACRE	3.7	1.6	1.6	YES
SCHED. II	ACCESSORY BUILDING				
SCHED. II	ALLOWABLE YARD LOCATION (SHED)	SIDE/REAR	FRONT (N)	N/A	(X) YES
SCHED. II	MIN. REAR YARD SETBACK (FT)	5	N/A	N/A	N/A
SCHED. II	MIN. SIDE YARD SETBACK (FT)	10	12.7	N/A	N/A
SCHED. II	MAX. BUILDING HEIGHT (FT)	15/1	(a)	N/A	N/A
SCHED. II	MAX. BUILDING COVERAGE (%)	5	0.2	N/A	N/A
SCHED. II	LOT COVERAGE				
SCHED. II	MAX. IMPERVIOUS COVERAGE (%)	37	28.4	35.35	YES
(N) EXISTING NON-COMPLIANCE (E) EXISTING VARIANCE (V) PROPOSED VARIANCE (W) PROPOSED WAIVER (X) VARIANCE / NON-COMPLIANCE ELIMINATED N/A - NOT APPLICABLE N/S - NOT SPECIFIED					
(1) IN RESIDENCE DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT WITHIN THE SAME BLOCK.					
(2) PER §390-14.D, NO PRINCIPAL BUILDING SHALL BE NEARER TO NATURAL WATERLINE THAN THE AVG. ALIGNMENT OF EXIST. BUILDINGS WITHIN 200' OF EACH SIDE OF THE LOT WITHIN THE SAME BLOCK.					
(3) LANDSCAPE TERRACES MAY BE UTILIZED AS LONG AS THEY ARE SET BACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE					

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #11, BLOCK 40, LOTS 21 & 21.01, 177 COMANCHE DRIVE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757
- OWNER / APPLICANT**
JAKE M. BEIM
177 COMANCHE DRIVE
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP (FOR ENGINEERING AND ZONING APPROVAL) AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY RICHLAN, LUPO & ASSOCIATES, INC. ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP OF TAX MAP LOTS 21 & 21.01 IN BLOCK 40", WITH THE LATEST REVISION BEING DATED 6/29/2019. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS, ARCHITECT, INC. ENTITLED "PROPOSED NEW CONSTRUCTION FOR THE BEIM RESIDENCE", WITH THE LATEST REVISION BEING DATED 11/5/2019.
- FRESHWATER/COASTAL WETLANDS AND STREAMS**
FRESHWATER/COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN (TAKEN FROM THE REFERENCED SURVEY OR LOCATED WITH GPS EQUIPMENT WITH SUB-FOOT ACCURACY) WERE DELINEATED IN THE FIELD BY ENVIROTECTICS, INC. (WALL, NJ) ON OR ABOUT AUGUST 12, 2005. THE 50-FOOT TRANSITION AREAS ARE ASSUMED AND ARE SUBJECT TO NJDEP VERIFICATION.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #34025C0184G & 34025C0203G, DATED 6/20/18, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10.0. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0184H, DATED 01/09/19, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 8.0 AND 9.0. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
THE PROPOSED RESIDENCE QUALIFIES FOR A CAFRA GENERAL PERMIT-BY-RULE 1, IN ACCORDANCE WITH N.J.A.C. 7:7-4.1.
- ALL FINISHED FLOORS TO BE 1 FOOT ABOVE FLOOD HAZARD ELEVATION PER NJDEP. ALL FINISHED FLOORS TO BE 2 FEET ABOVE FLOOD HAZARD ELEVATION PER OCEANPORT. ANY MATERIAL BELOW ELEVATION 12.40 SHALL BE FLOOD RESISTANT.
FLOOD HAZARD ELEVATION = 10.0 (FEMA)
MINIMUM BUILDING FINISH FLOOR = 12.40
- ALL RUNOFF SHALL BE DIRECTED TO EITHER THE COMANCHE DRIVE ROW OR SHREWSBURY RIVER.



AVERAGE FRONT SETBACKS									
177 COMANCHE DRIVE, OCEANPORT, MONMOUTH COUNTY, NEW JERSEY									
BLOCK	LOT	ADDRESS	FACING COMANCHE DRIVE	FACING SHREWSBURY RIVER TO M.H.W.L.	DWELLING	PORCH	STEP	DWELLING	DECK/PORCH
24	9	134 COMANCHE DRIVE	16.5	23.9	17.4	N/A	N/A	N/A	N/A
24	10	170 COMANCHE DRIVE	31.6	N/A	35.1	N/A	N/A	N/A	N/A
26	8	180 COMANCHE DRIVE	28.5	36.4	31.2	N/A	N/A	N/A	N/A
26	9	184 COMANCHE DRIVE	24.8	37.2	38.8	N/A	N/A	N/A	N/A
40	17	189 COMANCHE DRIVE	23.9	24.6	24.5	116.0	115.1	N/A	N/A
40	18	187 COMANCHE DRIVE	23.5	N/A	N/A	113.3	106.2	94.4	N/A
40	19	185 COMANCHE DRIVE	23.5	N/A	N/A	123.7	118.1	N/A	N/A
40	20	183 COMANCHE DRIVE	21.7	N/A	N/A	55.1	44.6	44.6	N/A
40	21	177 COMANCHE DRIVE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
41	1	175 COMANCHE DRIVE	27.9	59.6	45.8	214.1	193.8	148.8	N/A
41	2	169 COMANCHE DRIVE	265.9	257.2	257.2	51.3	61.1	57.8	N/A
AVERAGE			129.7	110.3	95.9	112.2	106.5	86.4	N/A



PROJECT INFORMATION

PROJECT NAME: **BEIM RESIDENCE**

PROJECT LOCATION: BLOCK 40, LOT 21 & 21.01, 177 COMANCHE DRIVE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ

OWNER: **JAKE M. BEIM**, 177 COMANCHE DRIVE, BOROUGH OF OCEANPORT, NJ 07757

APPLICANT: **JAKE M. BEIM**, 177 COMANCHE DRIVE, BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY: **THOMAS J. HIRSCH, ESQ.**, 3359 ROUTE 138, BUILDING 1, SUITE 214, WALL, NJ 07719

ARCHITECT: **ANTHONY M. CONDOURIS, ARCHITECT, INC.**, 20 BINGHAM AVENUE, RUNSCON, NJ 07760

SURVEYOR: **RICHLAN, LUPO & ASSOCIATES, INC.**, 2 INDUSTRIAL ROAD, SUITE 204, FAIRFIELD, NJ 07004

INSITE ENGINEERING, LLC
SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL... 800-272-1000
or visit njonecall.org

ELECTRIC	RED
TELEPHONE	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
RIVER	GREEN
YEAR SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

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

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

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

PATRICK R. WARD, PE, PP
NJPE 24GE05079000 NJPP 33LI00626800

REVISIONS

Rev #	Date	Comment
1	09/02/20	REV. PER BOROUGH
0	05/08/20	INITIAL RELEASE

SCALE: 1"=20' DESIGNED BY: DCC
DATE: 05/08/20 DRAWN BY: AMC
JOB #: 20-1373-01 CHECKED BY: PRW
CAD ID: 20-1373-011

☒ NOT FOR CONSTRUCTION

APPROVED BY: _____

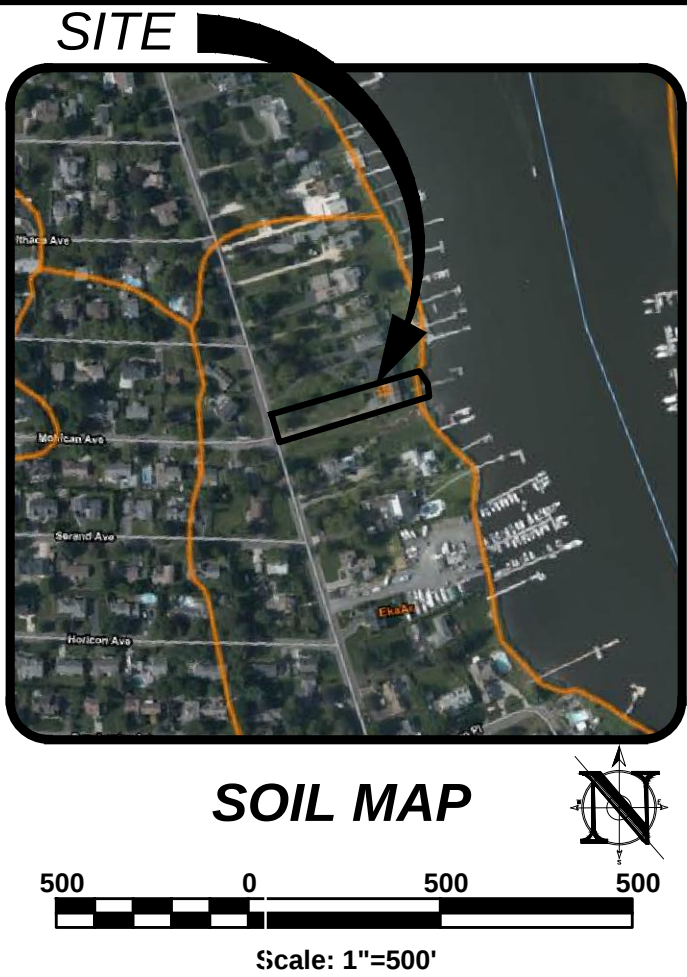
FOR CONSTRUCTION

PLAN INFORMATION

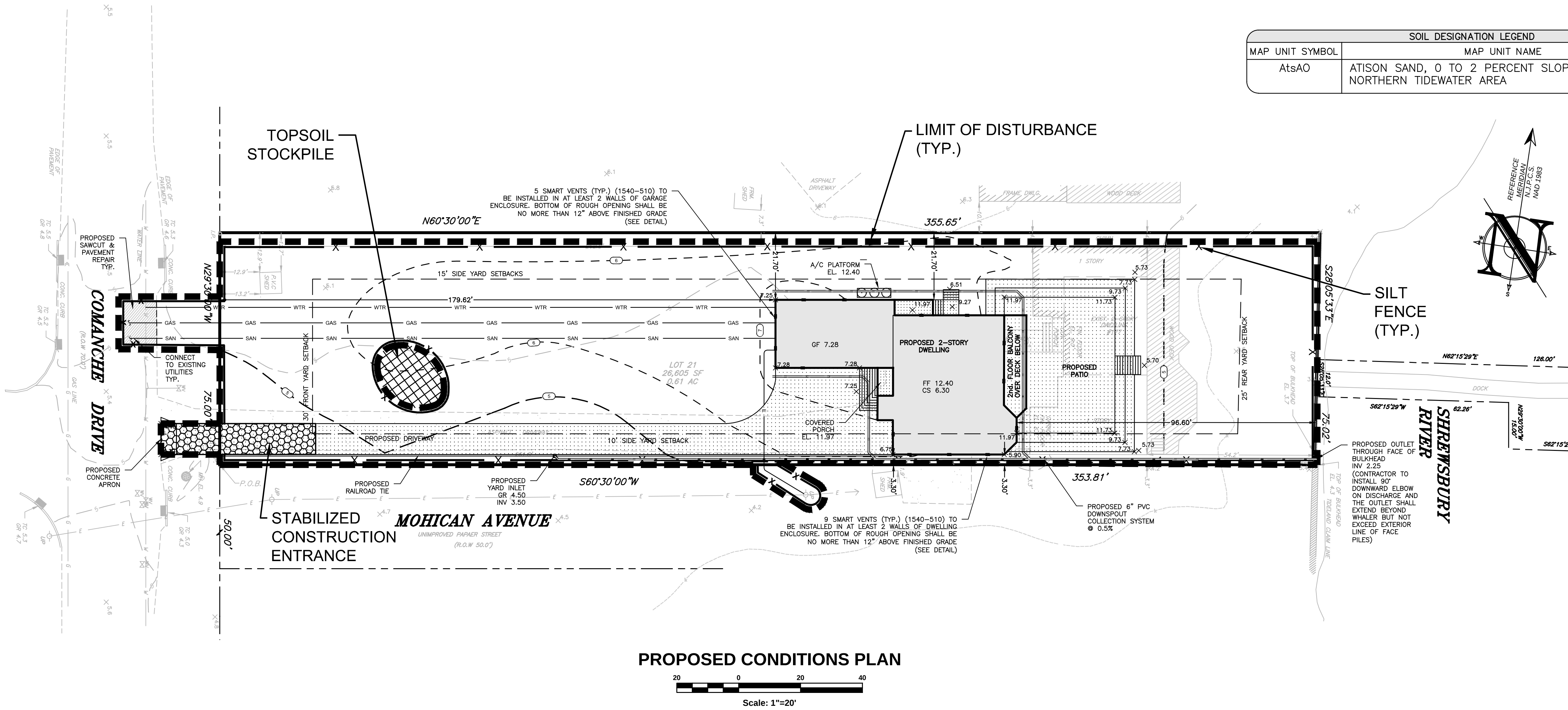
DRAWING TITLE: **PLOT PLAN**

SHEET TITLE: **PLAN**

SHEET NO.: **1 OF 4**



SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
AtsAO	ATISON SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A/D



SOIL EROSION LEGEND

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

CONSTRUCTION NOTE

THIS PLAN WAS PREPARED TO ADDRESS NJ SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS

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

TOTAL LIMIT OF DISTURBANCE = 0.58 AC.

SOIL RESTORATION EXEMPTION

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

PROJECT INFORMATION

PROJECT NAME: **BEIM RESIDENCE**

PROJECT LOCATION: BLOCK 40, LOT 21 & 21.01
177 COMANCHE DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER: **JAKE M. BEIM**
177 COMANCHE DRIVE
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT: **JAKE M. BEIM**
177 COMANCHE DRIVE
BOROUGH OF OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY: **THOMAS J. HIRSCH, ESQ.**
3350 ROUTE 138, BUILDING 1, SUITE 214
WALL, NJ 07719

ARCHITECT: **ANTHONY M. CONDOURIS, ARCHITECT, INC.**
20 BINGHAM AVENUE
RUMSON, NJ 07760

SURVEYOR: **RICHLAN LUPO & ASSOCIATES, INC.**
2 INDUSTRIAL ROAD, SUITE 204
FAIRFIELD, NJ 07004

INSITE ENGINEERING LLC
SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL 800-272-1000
or local 732-999-9999

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

INSITE
Engineering • Surveying • Planning

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

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

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

PATRICK R. WARD, PE, PP
NJPE 24GE05079000 NJPP 33L100626800

REVISIONS

Rev.#	Date	Comment
1	09/02/20	REV. PER BOROUGH
0	05/08/20	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: DCC
DATE: 05/08/20	DRAWN BY: AMC
JOB #: 20-1373-01	CHECKED BY: PRW
CAD ID: 20-1373-01r1	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

SESC PLAN

SHEET NO:

3 OF 4

SETBACK CERTIFICATION
TAX LOT 21, BLOCK 40
BOROUGH OF OCEAN PORT
MONMOUTH COUNTY
NEW JERSEY



Mr. Clelland:

Below, please find field measurements performed in regard to Average Front Setbacks within 200' of the property in question (PQ), said property known as 177 Comanche Drive in Oceanport, New Jersey. Field measurements were performed on July 20, 2020.

I hereby certify the following:

AVERAGE FRONT SETBACKS								
177 COMANCHE DRIVE, OCEANPORT, MONMOUTH COUNTY, NEW JERSEY								
BLOCK	LOT	ADDRESS	FACING COMANCHE DRIVE			FACING SHREWSBURY RIVER TO MHWL		
			DWELLING	PORCH	STEP	DWELLING	DECK/PORCH	STEP
24	9	174 COMANCHE DRIVE	16.5	23.9	17.4	N/A	N/A	N/A
24	10	170 COMANCHE DRIVE	31.6	N/A	35.1	N/A	N/A	N/A
26	8	180 COMANCHE DRIVE	28.5	36.4	31.2	N/A	N/A	N/A
26	9	184 COMANCHE DRIVE	24.8	37.2	38.8	N/A	N/A	N/A
40	17	189 COMANCHE DRIVE	252.6	247.6	245.6	116.0	115.1	N/A
40	18	187 COMANCHE DRIVE	207.5	N/A	N/A	113.3	106.2	94.4
40	19	185 COMANCHE DRIVE	230.5	N/A	N/A	123.7	118.1	N/A
40	20	183 COMANCHE DRIVE	211.7	N/A	N/A	55.1	44.6	44.6
40	21	177 COMANCHE DRIVE	N/A	N/A	N/A	N/A	N/A	N/A
41	1	175 COMANCHE DRIVE	27.9	59.6	45.8	214.1	193.8	148.8
41	2	169 COMANCHE DRIVE	265.3	257.2	257.2	51.2	61.1	57.8
AVERAGE			129.7	110.3	95.9	112.2	106.5	86.4

8/7/2020

DATE

JUSTIN J. HEDGES
 NJ PLS NO. GS43362

InSite Surveying, LLC

1955 Route 34; Suite 1A • Wall, NJ 07719
 732-531-7100 (ph) • 732-531-7344 (fx)
 www.InSiteSurveying.net

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1827)**

Meeting: 10/20/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1827

PB2020-22 Martelli @ Oceanport LLC

7 Balmer Court
Block 65.01, Lot 1.12
Bulk variance for accessory structure setback (pool)



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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

October 1, 2020

VIA EMAIL

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

Re: 7 Balmer Court - Pool
Block 65.01, Lot 1.12
Borough of Oceanport, Monmouth County, New Jersey
Application No. PB2020-22
MC Project No. OPP-281

Dear Board Members:

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

- Plans entitled "Pool Plan", prepared by Insite Engineering, LLC, dated July 20, 2020, consisting of one (1) sheet.

The subject property is a 15,615.2 SF (0.3585-acre) parcel which was formerly a portion of the old Borough Hall site located in the R-3 Residential Zone. The property is the southernmost lot on the interior of the loop road. The applicant proposes to install a pool.

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

A. Variances/Design Waivers

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

- Bulk variances are required for the following:
 - Accessory Structure location: Ordinance 390:30 H does not permit pool, pool fence or pool accessory to be located in a front yard. The proposed pool is 10' from the Right of Way whereas the front yard would require a setback of 30.17'

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

Customer Loyalty through Client Satisfaction



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-281
October 1, 2020
Page 2 of 2

to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:

- a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- **Flexible “c” or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

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

B. General Comments

1. The proposed grading plan does not provide sufficient spot grades to demonstrate the flow patterns. The applicant should provide addition spot grade and flow arrows.
2. The applicant shall provide a breakdown of the impervious coverage computation.

C. Additional Agency Approvals

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

- a. NJDEP – CAFRA

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

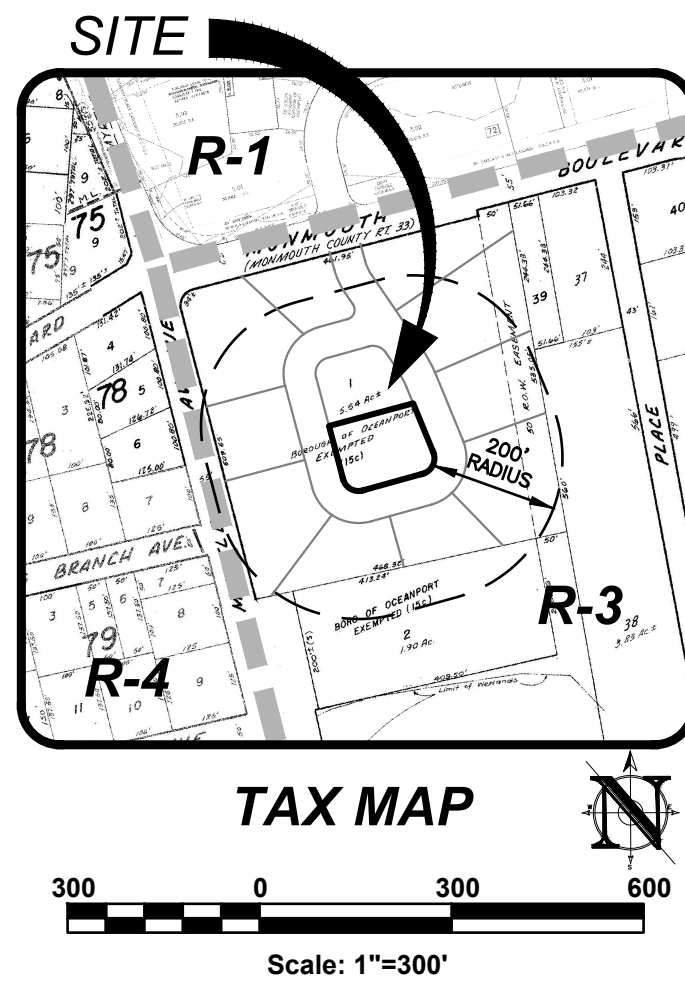
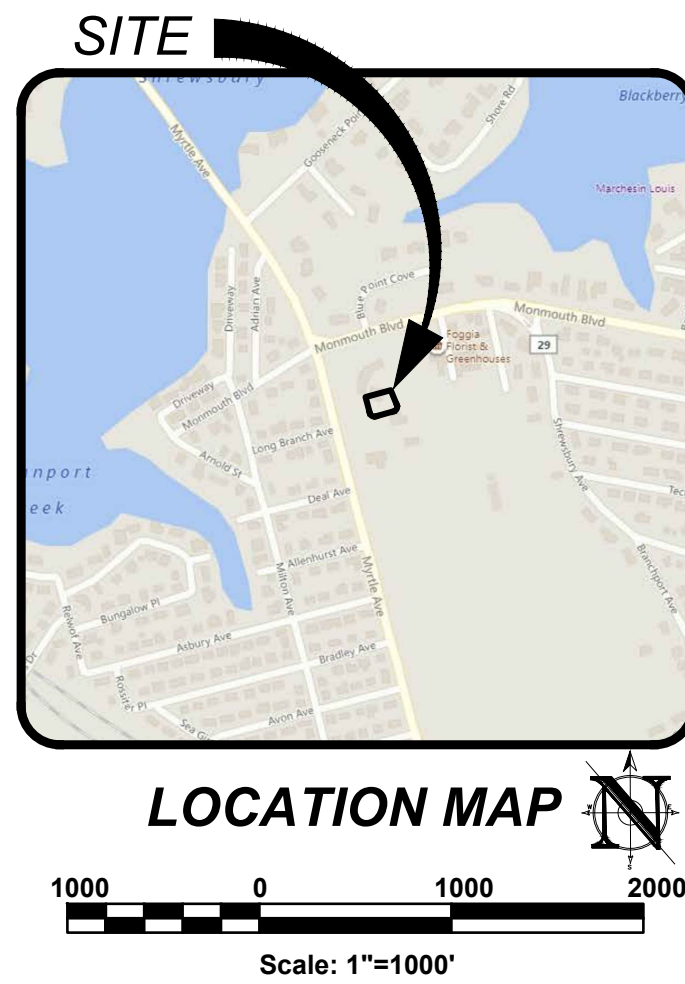
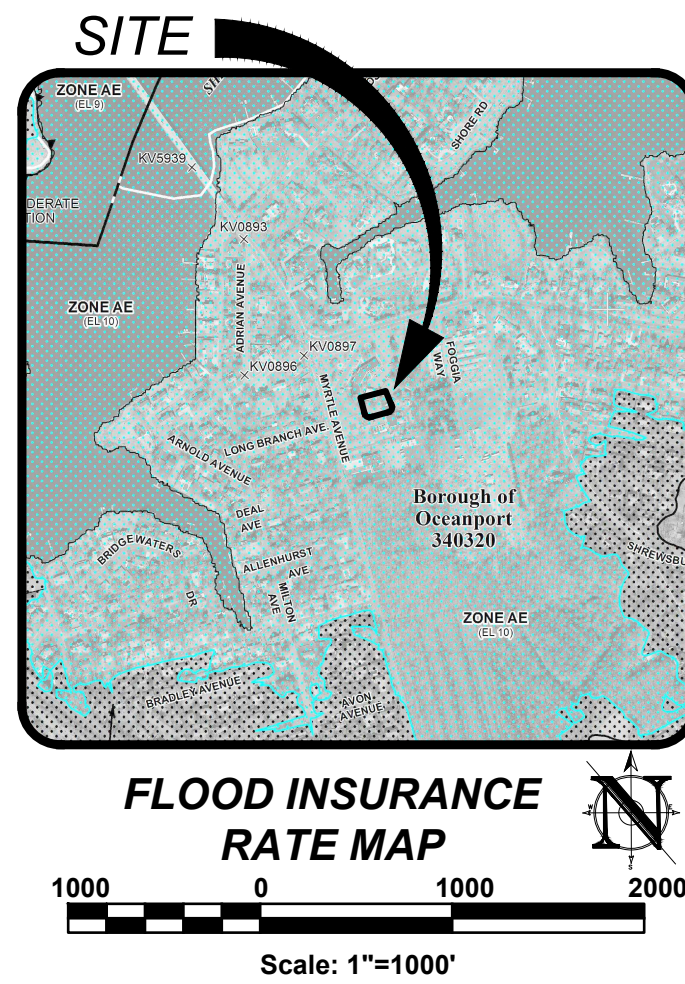
Very truly yours,

MASER CONSULTING, P.A.

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

WHW/

cc: Michael Daily (via email mike@martellisignaturehomes.com)
Patrick Ward, P.E., (via email patrick@insiteeng.net)



PROJECT INFORMATION

PROJECT NAME: **7 BALMER COURT**

PROJECT LOCATION: BLOCK 65.01, LOT 1.12
7 BALMER COURT
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER: **MARTELL@OCEANPORT LLC**
716 NEWMAN SPRINGS ROAD, SUITE 367
LINCOLN, NJ 07738

APPLICANT: **MARTELL@OCEANPORT LLC**
716 NEWMAN SPRINGS ROAD, SUITE 367
LINCOLN, NJ 07738

APPLICANT'S PROFESSIONALS

ARCHITECT: **MICHAEL JAMES MONROE ARCHITECTURE**
2000 LOWTHER DRIVE
EATONTOWN, NJ 07724

ENVIRONMENTAL CONSULTANT: **DUBOIS ENVIRONMENTAL CONSULTANTS**
190 NORTH MAIN STREET
MANAHAWKIN, NJ 08050

SURVEYOR: **KFT2 PROFESSIONAL LAND SURVEYORS**
PO BOX 521
COLTS NECK, NJ 07722



CALL BEFORE YOU DIG!
NJ ONE CALL... 800-272-1000
(NJ One Call is required)

UTILITY	COLOR
ELECTRIC	RED
GAS	YELLOW
COMMUNICATIONS/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAMP SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

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

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

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

Patrick R. Ward, P.E., P.P.
NJPE 24GE05079000 NJPP 33L00628800

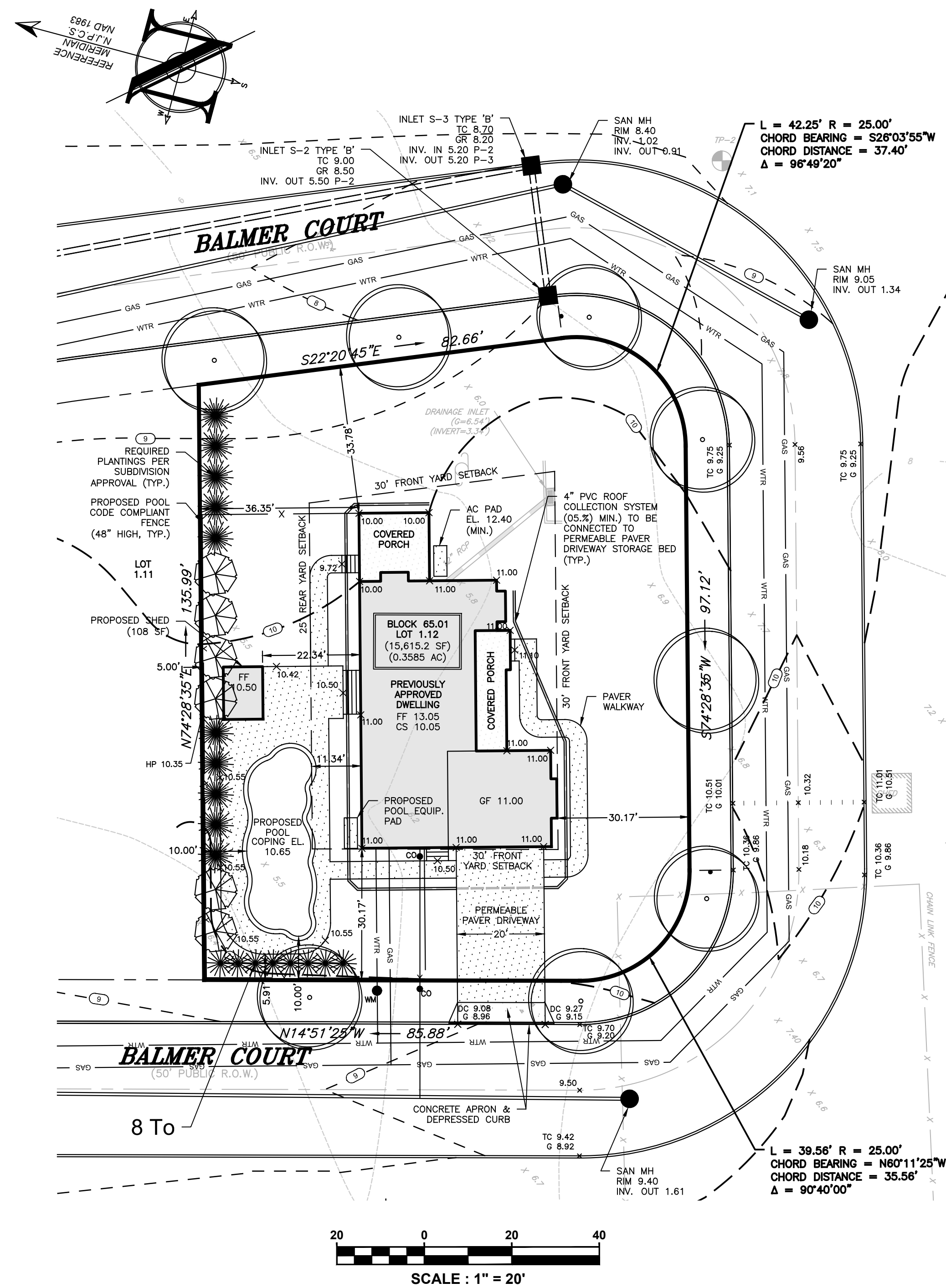
REVISIONS

Rev #	Date	Comment
0	07/20/20	INITIAL RELEASE
1	07/20/20	DESIGNED BY: PRW
2	07/20/20	DRAWN BY: TJJ
3	20-1409-01	CHECKED BY: PRW
4	18-1038-04r1	POOL LOT 1.12
5		NOT FOR CONSTRUCTION
6		APPROVED BY:
7		FOR CONSTRUCTION
8		PLAN INFORMATION
9		DRAWING TITLE:
10		POOL PLAN
11		SHEET TITLE:
12		PLAN
13		SHEET NO.:
14		1 OF 1

- GENERAL NOTES**
- SUBJECT PROPERTY**
TAX MAP #10: BLOCK 65.01, LOT 1.12, 7 BALMER COURT, MONMOUTH COUNTY, NEW JERSEY
 - OWNER / APPLICANT**
MARTELL@OCEANPORT LLC
716 NEWMAN SPRINGS ROAD, SUITE 367
LINCOLN, NJ 07738
 - PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH (FOR BULK VARIANCE RELIEF FOR THE PROPOSED POOL).
 - SURVEY DATA**
THE SUBJECT PROPERTY WAS CREATED AS PART OF A MAJOR SUBDIVISION APPROVED BY THE BOROUGH PER RESOLUTION MEMORIALIZED ON 06/03/20. PROPOSED GRADING HEREON WILL ULTIMATELY TIE INTO THE FUTURE GRADING OF ADJACENT LOT 1.11 PER THE LATEST APPROVED SUBDIVISION PLAN AND THE FUTURE GRADING OF LOT 1.11. PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - PRELIMINARY & FINAL MAJOR SUBDIVISION**
THE SUBJECT PROPERTY WAS CREATED AS PART OF A MAJOR SUBDIVISION APPROVED BY THE BOROUGH PER RESOLUTION MEMORIALIZED ON 06/03/20. PROPOSED GRADING HEREON WILL ULTIMATELY TIE INTO THE FUTURE GRADING OF ADJACENT LOT 1.11 PER THE LATEST APPROVED SUBDIVISION PLAN AND THE FUTURE GRADING OF LOT 1.11. PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY MICHAEL JAMES MONROE ARCHITECTURE, ENTITLED "PROPOSED NEW RESIDENCE FOR MARTELL SIGNATURE HOMES", WITH THE LATEST REVISION BEING DATED 06/03/20.
 - POOL INFORMATION**
THE PROPOSED POOL SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY SAN JUAN FIBERGLASS POOLS, ENTITLED "DAYTONA BEACH".
 - BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #3402500184G, DATED 9/25/09, THE ENTIRE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM. THE FLOOD HAZARD AREA WAS ESTABLISHED ON SITE USING METHOD 2 (FEMA TIDAL).
 - CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
 - UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
 - LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
 - SOIL EROSION & SEDIMENT CONTROL**
THE PROPOSED DEVELOPMENT WILL RESULT IN GREATER THAN 5,000 SF DISTURBANCE. THE APPLICANT HAS RECEIVED PLAN APPROVAL FROM THE FREEHOLD SOIL CONSERVATION DISTRICT (FSCD), REFERENCE #2019-0272, DATED 10/08/19.
 - NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
ALL NJDEP CONSTRAINTS AND REGULATED ACTIVITIES SHOWN HEREON WERE APPROVED BY THE NJDEP AS FOLLOWS:
 - FRESHWATER WETLANDS LETTER OF INTERPRETATION (FILE NO. 1338-04-0016.1) BEING DATED 08/01/19.
 - FRESHWATER WETLANDS GENERAL PERMIT 6 (FILE NO. 1338-04-0016.1 LUP 190001) BEING DATED 03/20/20.
 - FRESHWATER WETLANDS TRANSITION AREA WAIVER PERMIT (FILE NO. 1338-04-0016.1 LUP 190001) BEING DATED 03/20/20.
 - FLOOD HAZARD AREA INDIVIDUAL PERMIT AND FLOOD HAZARD VERIFICATION (FILE NO. 1338-04-0016.1 LUP190002) BEING DATED 01/31/20.
 - FLOOD PROOFING**
EIGHT (8) SMART VENTS (1540-510) TO BE INSTALLED IN AT LEAST 2 WALLS OF THE CRAWL SPACE ENCLOSURE (1,460 SF / 200 ± 8). BOTTOM OF ROUGH OPENING SHALL BE NO MORE THAN 12" ABOVE FINISHED GRADE.
 - FLOOD RESISTANT MATERIALS**
ALL CONSTRUCTION MATERIALS AND UTILITIES LOCATED BELOW THE TWO-FOOT (2') REQUIRED FREEBOARD (EL. 12.4) BY THE BOROUGH OF OCEANPORT SHALL BE FLOOD RESISTANT MATERIALS.
 - POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE IN ACCORDANCE WITH THE BOROUGH ORDINANCE AND ALL APPLICABLE CODES.

ZONING COMPLIANCE CHART				
R-3 (RESIDENTIAL SINGLE FAMILY) ZONE				
SINGLE FAMILY DWELLING - PERMITTED				
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED
SCHED II	MIN. LOT AREA (SF)	12,000	15,615.2 (0.3585 AC)	NO CHANGE
SCHED II	MIN. LOT WIDTH (FT)	120	146.65	NO CHANGE
SCHED II	MIN. LOT DEPTH (FT)	100	111.18	NO CHANGE
SCHED II	MIN. FRONT YARD SETBACK (FT)	30	N/A	30.17
SCHED II	MIN. REAR YARD SETBACK (FT)	25	N/A	36.35
SCHED II	MIN. SIDE YARD SETBACK (FT)	10	N/A	N/A
SCHED II	ONE SIDE (FT)	25	N/A	N/A
SCHED II	BOTH SIDES (FT)	35	(1)	35.00
SCHED II	MAX. BUILDING HEIGHT (STORIES)	2.5	N/A	2.5
SCHED II	ACCESSORY STRUCTURE-SHED			
390-17.C	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR
SCHED II	MIN. SETBACK TO ANY PROPERTY LINE (FT)	5	N/A	5.00
SCHED II	MIN. SIDE YARD SETBACK (FT)	10	N/A	N/A
390-17.D	MAX. ACCESSORY BUILDING HEIGHT (FT/STY)	15 / 1	N/A	1
SCHED II	MAX. ACCESSORY BUILDING COVERAGE (%)	5	N/A	0.7
390-30.H	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR/FRONT (V)
390-30.H	MIN. SETBACK TO ANY PROPERTY LINE (FT)	10	N/A	10.00
390-30.H	MIN. SETBACK TO DWELLING (FT)	10	N/A	11.34
SCHED II	MAX. PRINCIPAL BUILDING COVERAGE (%)	25	N/A	16.8
SCHED II	MAX. IMPERVIOUS COVERAGE (%)	37	N/A	34.5
SCHED II	MAX. DWELLINGS PER ACRE	3.7	N/A	2.8

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION (X) VARIANCE / NON-CONFORMITY ELIMINATED N/A - NOT APPLICABLE N/S - NOT SPECIFIED
(E) EXISTING VARIANCE (V) PROPOSED VARIANCE
(P) PROPOSED VARIANCE (W) PROPOSED WAIVER
(A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) HEIGHT OF BUILDING: THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROAD OF THE IMPROVED STREET ON WHICH IT FRONTS AT THE MIDPOINT OF THE LOT TO THE HIGHEST POINT OF THE STRUCTURE, EXCLUDING SUCH APPURTENANCES AS OUTLINED IN § 390-13. ON A CORNER LOT, THE BUILDING HEIGHT SHALL BE MEASURED FROM THAT STREET WHICH IS TO BE REGARDED AS THE FRONT OF THE BUILDING.



PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	DESCRIPTION
To	8	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' AT PLANTING	B&B