



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • OCTOBER 12, 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 - Special - Oct 20, 2020 7:30 PM
2. Planning/Zoning Board - Regular - Dec 22, 2020 7:30 PM

VIII. Old Business

1. Resolution of Approval - Carpenito, Robert, 4 Haskell Way

IX. New Business

1. PB2021-18 KENNETH RUBY ENTERPRISES
Block 2, Lot 25
66 Shrewsbury Avenue
Bulk Variance construction of a single family home
2. PB2021-17 West End-KB,LLC
10 Bridgewaters Drive
Block 101, Lots 6 and 7
Use Variance for Residential Units in Village Center Zone

X. Petitions from the Public

XI. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • OCTOBER 20, 2020****Special****REMOTE/VIRTUAL****7:30 PM****Municipal Building, 315 E. Main Street, Oceanport, NJ 07757**

- I. **Call to Order:** Vice Chairman Whitson called the meeting to order at 7:30 pm
- 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. Mr. Whitson then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- III. **Flag Salute:** Vice Chairman Whitson led attendees and members of the Board in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Absent	
James Whitson	Vice Chairman	Remote	
Patty Cooper	Mayor's Designee	Remote	
Thomas Tvrdik	Class III	Late	8:04 PM
Joseph Foster	Environmental Committee Liaison	Remote	
John (Jack) Kahle	Class IV	Remote	
Michael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Remote	
Michael Dailey	Alternate I	Absent	
Jacob Rue	Alternate II	Remote	
Jeanne Smith	Board Secretary	Remote	
Kevin Kennedy	Board Attorney	Remote	
William White	Board Engineer/Planner	Remote	

- V. **New Business:** Vice Chairman Whitson advised that due to the extent of the other applications, the agenda is amended to take the 7 Balmer Court application first with no objections.
1. PB2020-22 Martelli @ Oceanport LLC
7 Balmer Court
Block 65.01, Lot 1.12

EXHIBITS:

A-1 Land Development Application

A-2 Pool Plan, 1 Sheet, prepared by InSite Engineering, LLC, dated July 20, 2020

A-3 Maser Consulting Review Letter dated October 1, 2020

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. Ms. Smith provided the public with options to participate.

Mr. Kleiberg asked to comment and advised generally that the street name "Balmer Court" was named after Bobbie Balmer who lost his life in Vietnam in 1965 while serving in the Marines. There used to be a plaque under the flagpole at old Borough Hall.

While waiting for the public to call in, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2 and A-3. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

Mr. Salvatore Alfieri, Attorney for the Applicant, introduced witness Patrick Ward.

Patrick Ward, Applicant's Engineer/Planner, was sworn in, presented his qualifications and having been before the Board previously was accepted by the Board as an expert in both fields. Mr. Ward thanked Mr. Kleiberg for his explanation why the street was named as such. Mr. Ward provided additional description of the location of the site, previous location of the borough hall, new subdivision

with the subject lot being located on the island in the center of the neighborhood; the house is under construction and all plantings proposed as part of the subdivision approval; the contract purchaser has requested that the applicant obtain approvals for an in-ground pool – prefabricated, with a perimeter patio and detached shed with pool equipment to be located in the northwest corner. The application requires variance relief for front yard setback for the pool on the west side. The application meets all other bulk requirements including impervious coverage at 34.5%. Mr. Ward further testified that lots with 3 frontages are unique and if this lot was a corner lot it would be compliant. Mr. Ward testified that there would be additional plantings to mitigate the view of the pool from that frontage. The location was selected in lieu of centering in the rear yard as the pool would have been less than 10' from the rear door. Mr. Ward further testified that the site meets the balance of the C2 criteria positive and negative as the positives are use of the rear yard which is limited in nature due to the 3 frontages, maximizing the use of the rear yard that can be fenced in versus negative impacts of pool.

Vice Chairman Whitson asked for questions from Mr. White and the Board.

Mr. White asked Mr. Ward regarding his statement that if the lot had been a corner lot it would be compliant. Mr. Ward said yes, if the opposite side had been a corner lot. Mr. White added that the lot is not a corner because its all one street and does not connect with another street and yes, is fairly unique.

Mr. White asked about safety fencing and where was it located – he only sees it on the eastern side. Mr. Ward pointed out the location on the plan.

Mr. Foster asked if they moved the pool in 10' it would eliminate the variance. Mr. Ward explained it would need to be an additional 20' which puts the pool right near the rear door. Mr. Foster asked about the shed setbacks.

Mr. Rue asked if it were a side-yard setback what would it be. Mr. Ward answered 10' – they tried to mimic as if it were a side yard.

Mr. Kahle asked questions about lighting for around the pool, on the house and would it impact the neighbors. Mr. Ward answered there was no additional lighting planned – the house was still under construction. Mr. Kahle asked if there would be any power in the shed. Mr. Ward answered that there was plan to put a light on the shed but no other utility.

Mr. Whitson asked how tall was the shed. Mr. Ward answered they did not yet have a specific design but would meet the 15' limit.

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

Michelle Perrulli, contract purchaser, advised that the lighting would be that already planned off the back patio where the staircase into the home is located and a light on the shed which would be facing the pool directed downwards to not impact any neighbors. He confirmed that the shed height would be 13.5' and no other utilities than the light.

Mr. Rue asked what other properties had been sold and what other ownership interests were notified and if there's actually anyone to object the variance being requested. Mr. White responded that no COs had been issued as of yet, lots are under construction and the only ones noticed were the abutting properties and 200'. Ms. Smith added that there were additional persons notified not on the required list.

Mr. Foster asked what was the depth of the pool and was told 8' at its deepest.

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

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

Motion to Approve the Application with conditions

RESULT:	ADOPTED [6 TO 1]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Cooper, Foster, Kahle, Kleiberg, Davis
NAYS:	Rue
ABSENT:	Widdis, Tvrdek, Savarese, Dailey

Councilman Tvrdek entered the meeting at 8:04 PM

2. PB2020-16 Kelly, Thomas
75 Horseneck Point Road
Block 132, Lot 8

EXHIBITS

- A-1 Land Development Application
- A-2 Survey of Property, prepared by CC Widdis Surveying, LLC, dated June 15, 2018, last revised September 12, 2020

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

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

Thomas Kelly, Owner/Applicant, was sworn in. Mr. Kennedy asked general questions including ownership, residency.

Mr. Kelly described the application for an addition to the existing dwelling to add a level and expand 18'-20' toward the curb. Mr. Whitson asked him for the exact measurement and was told 18'. Mr. Kelly described the lot dimensions and the need for variance relief for lot width, minimum lot area, minimum front yard setback. Mr. White assisted and advised that there was an unimproved right of way so he had a 2nd frontage which had a setback of 15' requirement. Mr. White added that the average front setback is 111.89' required where 90.72' existed and 72.26' proposed. The second frontage complies with requirement for 30' but does not comply with the average front setback.

Mr. Whitson asked if all of the variances were covered in his notice. Mr. White advised that his letter had advised of the 8 variances total and Ms. Smith and Mr. Kennedy confirmed that the notice was correct.

Mr. Kelly continued to describe the additional variances being sought for minimum side setback, maximum building coverage and maximum impervious coverage and average rear yard setback – impacted by the angle of the rear yard line.

Vice Chairman Whitson asked for questions from Mr. White and the Board.

Mr. White commented that the height is shown as 29' measured from the ground level, and while it was relatively flat it should comply with 35' from crown of road. Mr. White also commented that the driveway should be reconfigured so that the portion in the 15' right of way be moved so it doesn't encroach.

Mr. Kelly responded that he agreed with him on the height and will comply with the driveway comments.

Mr. Kahle asked if Mr. White could go through the variances being sought.

Mr. White, referring to his review letter, recounted the 8 variances being sought – (1) lot area – existing condition; (2) lot width – existing condition with adjacent lots also non-compliant; (3) front yard setback of 15' required from 15' right of way – 7' existing; (4) minimum side yard setback 10' required – existing house is 8.34' eastern property line; (5) maximum building coverage of 25% – 20.54% existing, 28.03% proposed; (6) maximum impervious coverage of 37% - 38% existing, 43.8% proposed; (7) average front yard setback 111.89 required – existing is 90.72', 72.26' proposed with new addition; (8) average rear yard setback 30.96' required – 31' existing, proposed is 25'.

Mr. Whitson commented, basically, half the variances are existing and he's not further exacerbating them but there are 4 new variances or at least increases.

Mr. Kahle asked Mr. White the height wasn't a problem and was advised he didn't believe it was a problem but would need to comply.

Ms. Cooper asked questions about the driveway and would removal of some of it help impervious coverage and was told no because its not on his property.

Mr. Foster asked questions about the rear yard, any wetlands. Mr. Kelly answered that he does have a CAFRA permit for the dock.

Mr. Tvrdik asked questions about the right of way – was it Borough owned, utility owned. Mr. White responded he would have to research it but his records note that it is the Borough's right of way.

Mr. Davis commented that he would like to see the driveway reduced to single lane, 12' wide, to comply the side setback from right of way and help to reduce coverage. Mr. Davis asked if Mr. White was okay with the drainage. Mr. White had no concerns of impacts for the neighbors.

Mr. Rue asked questions about the use of the right of way as a storage area from a satellite image he was looking at; and for the double-wide driveway it appears that they've taken advantage of the right of way; it also appears a boat parked up against the house that looks like its on the easement.

Mr. Kahle commented that it would be helpful if the plans were clearer and better identified what the Applicant was seeking and show some changes for the driveway and reduce the coverage. The house plans with 4 sliders are also rough to view.

Mr. Davis commented he would like to see better plans and would like to see the coverage reduced and additional elevations on the house.

Mr. Rue asked for Ms. Smith to show the right of way and items on the satellite image to show the Board.

Councilman Tvrdik asked if the Applicant had made attempts to purchase from adjacent neighbors to purchase to make the lot more conforming. Mr. Kelly advised he wasn't aware of that requirement but would comply.

Mr. White commented that the right of way was only 15' and would bring him to 65' where 120' required and even with purchase of the lots outside he didn't think it could be brought to compliance. Also, the Borough has not for the last few years vacated any right of ways – since 2007. Councilman Tvrdik clarified he only asked if the attempt had been made for the process.

There was discussion regarding what items the Board would like to see the Applicant address before voting on the application: additional grades, a plan that clearly identifies what is being sought, address the driveway issue and contact the Engineer for further direction.

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

The Applicant requested to carry the application and would have revised plans on file 10 days in advance of the hearing date and consented to extend the timeframe on which the Board had to act on the matter.

Motion to Carry the Application to the November 24, 2020 Meeting with No Additional Notice Required

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

3. PB2020-18 Beim, Jake
177 Comanche Drive
Block 40, Lots 21 & 21.01

EXHIBITS

- A-1 Land Development Application
- A-2 Architectural Plans, 2 Sheets, prepared by Anthony Condouris Architect Inc., dated May 14, 2020
- A-3 Boundary & Topographic Survey Map, prepared by Richlan, Lupo & Associates, Inc., dated July 29, 2019
- A-4 Plot Plan, 4 Sheets, prepared by InSite Engineering, LLC, dated May 8, 2020, last revised September 2, 2020
- A-5 Maser Consulting Review Letter dated September 23, 2020
- A-6 Google Aerial Photograph of Site and Surrounding Properties, undated.

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

Thomas Hirsch, Attorney for the Applicant, gave opening remarks, introduced the expert witnesses to be heard and called for Jake Beim

Jake Beim, Applicant/Owner, was sworn in. Mr. Beim testified to ownership of the property, intention to knock down existing house which had been boarded up since Superstorm Sandy; the house has since been demolished and the lot is now vacant. Mr. Beim testified that he intends to build new house for himself. Mr. Beim also testified that an attempt to purchase additional land to bring the lot width into further compliance from the Borough's unimproved right of way was unsuccessful.

Vice Chairman Whitson asked for questions from the Board.

Councilman Tvrdik stated for the record that he was the realtor involved with the transaction but had no interest or conflict. Mr. Kennedy asked questions regarding direct or indirect financial relationship which there were none and asked if Mr. Tvrdik had any relationship with the Applicant that would prevent him from impartially viewing the application and was told no.

PUBLIC: Vice Chairman Whitson opened the hearing to questions from the public of this witness. Ms. Smith advised there were several emails submitted but none with questions for Mr. Beim. Ms. Smith asked the members of the public in attendance to use the raise hand tool to ask questions. As there was no one from the public with questions for this witness, Vice Chairman Whitson closed that portion of the meeting.

Mr. Kennedy asked Mr. Hirsch concerning the engineer's review letter seeking clarification on the height variance and whether it was a 'd' variance which impacts the combined Board. Mr. Hirsch advised that it was a 'c' variance.

Mr. Kennedy next addressed Ms. Smith's statement about email comments and advised of recent local finance board regulation that indicates the Board will receive written comments and at some point will read those into the record.

Patrick Ward, Applicant Engineer/Planner, was sworn in for the record, presented his qualifications and was accepted as an expert by the Board in both fields. Mr. Ward testified to the preparation of the plot plan and provided responses to each of the items in Mr.

White's review letter including lot location, size and characteristics; located next to unimproved portion of Mohican Ave; variance needed for lot width minimum of 120' with 75' existing; he presented a Google Aerial Photograph of the Site which was marked as Exhibit A-6. Mr. Ward referring to A-6, outlined the boundaries of the lot and the surrounding lot characteristics; the site originally had a single family dwelling with long driveway; while the lot was narrow, the lot area exceed the minimum due to its lot depth. Mr. Ward testified that the site would collect roof runoff and direct it to the river and would comply with additional drainage recommendations; the garage floor elevation is slightly elevated to provide protection from flooding. Mr. Ward testified that the lot width was an existing condition with no opportunity to cure it due to development on one side and unimproved right of way on other side that the Borough had declined to sell and falls within the C(1) criteria of the MLUL. Mr. Ward testified concerning the preparation of the average front and rear setbacks; they are proposing 93.56' where 106.5' required for rear yard setback which in his opinion was an improvement from the previous dwelling which was 55' from the water, the site is also impacted by the shoreline which meanders in at their site and skews the average; the new house is proposed further back and was more in line with the neighbors; the front average setback is also skewed due to the one lot south which has the house placed closer to the street and has limited water frontage due to the lot width at the rear. Mr. Ward testified that the setback anomalies fall within the C2 hardship criteria. Mr. Ward next testified concerning the side yard setback which was placed to mimic the previous dwelling of 3.3' side setback, intention was to minimize the impacts to the neighbor to the north and were looking to create perceived spacing of development to the north. Mr. Ward provided further testimony concerning the proposed building height of 37.0' where 35' is permitted. The finished floor elevation is 12.4' and the ridge elevation is 42.7' which results in 37' building height. They've designed the home to be as low as possible while still complying with the standard for flood elevation purposes. There is a loss of 7.4' when compared with the height of Comanche Drive and the grade at the house location. They view the height variance as both a C1 and C2 variance due to the loss of height from the road to the house. He provided positive criteria including eliminating the side yard setback issue with the house to the north, elimination of the combined side yard setback from the previous house, improving the rear yard setback and eliminating the accessory structure in the front yard and its encroachment onto Mohican Ave. The application furthers the purposes of planning as it is an appropriate use and development, secures safety from fire, flood and other natural and man-made disasters, complies with the latest codes of the Borough and FEMA requirements for flood hazard area, provides adequate light, air and open space. The proposed house location provides lateral spacing between existing development and gives the impression of good open space between the structures. Further the application is an improvement to the neighborhood and conserves property values with the new construction. He outlined the negative criteria including the rear yard setback which minimally impacts the river view, the front yard setback has minimal impact and the height of the house is minimized by the distance visually from the road and believe the application does not cause substantial detriment to the public good or the zone plan. Mr. Ward also reviewed the maximum 25% building coverage which was minimal at 10% proposed and indicates the intent of the Applicant to not seek over development of the site with a monstrous house.

Vice Chairman Whitson asked for questions from the Board.

Mr. White redirected Mr. Ward to Exhibit A-6 and asked for testimony on the actual average cited for the house. Mr. Ward's expressed his opinion that the proposed house location was better suited and more appropriate for the developments to the north, west and east.

Ms. Cooper asked Mr. White his thoughts regarding Mr. Ward's comments concerning the road, distance and building height.

Mr. Davis asked questions about the patio elevation, landscape buffering, building height from the elevation from the road.

Mr. Foster asked questions about the proximity of the property to the north, and the intent of the footprint to the sideline on the north.

Mr. Kleiberg asked about the south property line and any plantings that would infringe on the paper street.

Mr. Whitson expressed concern about the closeness on the south side and the proposed height.

PUBLIC: Vice Chairman Whitson opened the hearing to questions from the public of this witness. Ms. Smith asked the members of the public in attendance to use the raise hand tool to ask questions.

Celia Tennenbaum, Comanche Drive, asked about the Mohican Ave area which is used tremendously by the neighborhood for walking and access to the waterway and what was the thinking behind the 4' setback versus the required 10-15'. Mr. Ward reiterated his earlier testimony that they want to minimize the impact to neighbors to the north and that there was no entitlement to neighbors to the west and south to view through the property and there was no change to the paper street used by the neighbors. Discussion ensued with concern for the proposed setback, the towering appearance of the structure to those using the open space.

John Fornazor, 175 Comanche Drive, stated his issue was the views and asked questions about the average setbacks, the location of the house comparison to his dwelling location, asked about the patio height in the rear.

Susan Hunt, 165 Comanche Drive, asked questions about exhausting all options for the location and the height of the structure; and questioned why the house couldn't be located further to the north and increase the setback from Mohican Ave.

Toni Sverapa, submitted via email, expressed concern about the drainage and flooding of the paper street which is currently wet from the bulkhead to midway down the street even on the lightest rainfall and with no drainage currently and the applicant's raising of the land and the 3' setback, asked where is there room to remove the runoff? Mr. Ward reiterated his earlier testimony that they would collect runoff from the front and sides and discharge to the river.

Steven Sarles, 26 Mohican Ave, asked what was the height of the demolished house and was told that part was not surveyed but the finished floor was 9' which was not compliant with the flood plain.

While Ms. Smith reviewed emails for questions, Mr. Davis asked questions about the inlet going into the river and its design, and the elevation of the house clarification.

As there was no one from the public with questions for this witness, Vice Chairman Whitson closed that portion of the meeting.

Due to the lateness of the hours and the Board's policy of no new witness after 10pm, the Applicant requested to carry the application. Mr. Kahle commented that he felt the Board had made several comments and concerns and should outline them for the Applicant to address when they come back.

Ms. Smith added that there had been several comments submitted by the public majority of which concern the 3' side yard setback. There was discussion on whether to read the email comments onto the record.

Mr. Foster stated he felt the comments should be held until the end.

Mr. Kleiberg stated his concern was the side setback and they should consider redesign.

Mr. Hirsch requested copies of the email comments for them to review. Mr. Hirsch also commented that the Applicant purchased the site and the existing home historically sat 3' from the side yard and was trying to match the combined side yard to address those variances and it was their thought to maximize the space with the neighbor to the north, not necessarily the vacant lot side.

Mr. Davis commented further that the Applicant should take into consideration the size and height of the previous structure and its impression when walking the paper street versus the proposed structure that would appear as a skyscraper with that elevation.

Mr. Rue made a motion to carry the application.

Mr. Kennedy asked Mr. Hirsch if he would grant an extension of the decision deadline which Mr. Hirsch consented to on behalf of the Applicant.

Motion to Carry the Application to the November 10, 2020 Meeting with No Additional Notice Required

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jacob Rue, Alternate II
SECONDER:	Robert Kleiberg, Class IV
AYES:	Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Rue
ABSENT:	Widdis, Savarese, Dailey

- VI. Petitions from the Public:** Vice Chairman Whitson opened the meeting to Petitions from the Public advising the public on how to participate.

Celia Tannenbaum, Comanche Drive, asked about the meeting moved to November 10 and asked if it could be re-notified. She was advised that the notification requirement is the 200' list and that the Board had no statutory provision to impose such.

As no one from the public wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

- VII. Adjournment:** As there was no further business, the meeting was adjourned at 10:19 pm on a motion by Ms. Cooper which was seconded by Mr. Foster and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • DECEMBER 22, 2020****Regular****REMOTE/VIRTUAL****7:30 PM****Municipal Building, 315 E. Main Street, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:31 pm
- II. **General Statement:** Chairman Widdis gave a general statement concerning the Board's rules of procedure concerning no new matters after 10:00 p.m., and no new testimony beyond 10:30 p.m. This rule may be waived by the Chair or by an affirmative vote by a majority of the Board members present and qualified.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by notification on January 15, 2020 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further 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. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- IV. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute
- V. **Roll Call:**

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

- VI. **Board Business:**
1. **Report of Pending Applications**
Ms. Smith advised that the next meeting would be the Reorganization Meeting on January 12, 2021. No applications currently scheduled for that meeting in order to be available for this evening's application should it need to be adjourned. There are two applications currently being reviewed for completion.
 2. **Referral from Governing Body - Investigation for An Area in Need of Redevelopment, Block 110, Lot 1**
Ms. Smith advised that the developer had withdrawn their request from the Governing Body for the area in need of redevelopment designation and therefore an investigation by the Planning Board was no longer be necessary. The application would be rescheduled for one of January's meetings depending on results of that night's hearing.
- VII. **New Business:**
1. **PB2020-21 Somerset Development**
Block 110, P/O Lot 1
Fort Monmouth Lodging Area Parcel
Signal Avenue

EXHIBITS:

- A-1 Land Development Application
- A-2 Preliminary & Final Major Site Plan, 31 Sheets, prepared by Dewberry Engineering, Inc., dated November 15, 2019, last revised July 9, 2020
- A-3 Architectural Plans "Work for: Proposed Townhouse," prepared by Gravino & Gillis Architects and Planners, LLC, dated December 3, 2019, 28 sheets
- A-4 Stormwater Management Report," prepared by Dewberry Engineers, Inc., dated November 15, 2019, last revised July 9, 2020
- A-5 Operations & Maintenance Manual for Stormwater Management Facilities," prepared by Dewberry Engineers, Inc., dated November 20, 2019, last revised July 9, 2020
- A-6 Fort Monmouth Lodging Tract Environmental Impact Statement," prepared by Dewberry Engineers, Inc., dated July 2020
- A-7 Fort Monmouth Economic Revitalization Authority (FMERA), Mandatory Conceptual Review letter dated March 25, 2020
- A-8 Traffic Impact Study, prepared by Langan Engineering and Environmental Services, Inc., dated March 3, 2020, last revised July 15, 2020
- A-9 Rear Elevations, Sheet 28 of 28, prepared by Gravino & Gillis Architects and Planners, LLC, dated December 2, 2020
- A-10 Illustrated Site Plan, prepared by Marianne Cusato Design, LLC, dated December 22, 2020
- A-11 Photograph / Rendering of the Westmont Station, a mixed community development developed by Applicant
- A-12 Elevations/Concept Architectural Plan, prepared by Graviano & Gillis Architects & Planners, LLC, dated Dec. 2, 2020.

- B-1 Maser Consulting Review Letter dated November 25, 2020
- B-2 Borough Planner Kendra Lelie Review Letter dated December 22, 2020

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. Ms. Smith provided the public with options to participate. While waiting for the public to call in, Mr. White and Ms. Lelie were sworn in. Mr. Kennedy then described and marked Exhibits A-1 through A-9; B-1, B-2. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order. Mr. Kennedy next provided a brief introduction of the proceedings and the hearings uniqueness due to the jurisdiction of FMERA and its Land Use Regulations for the benefit of those attending from the public. He further outlined the Board's responsibilities and the zoning set by the Fort's Plan Amendment #14.

Mr. Michael Bruno, Attorney for the Applicant, appeared. Chairman Widdis asked for the disclosure of the members/principles of the corporation in order for the Board to determine any conflicts which ultimately there were none.

Mr. Bruno provided introductions on behalf of Somerset Development LLC, its owner, Ralph Zucker; described the application for Preliminary and Final Site Plan approval for proposed development consisting of market rate townhouse units as well as 36 affordable units, 16 of which were senior and one-bedroom units and 20 units for family with a mix of 1 and 2 bedroom and several studios.

Mr. Bruno advised there would be testimony from: Ralph Zucker, Applicant; Marianne Cusato, Design Professional; Mario Iannelli, Professional Engineer; Nicholas Graviano, Planner, Designer, and Karl A. Pehnke, Traffic Engineer. There will be 10 additional exhibits introduced with each testimony.

Mr. Bruno described the property, its location, size, located in Horseneck Center district of FMERA's rules; the number of planned units including affordable.

Ralph Zucker, Owner/Applicant, was sworn in. Mr. Zucker provided testimony regarding Somerset Development, its reputation for leaving developments better than when purchased; known for Bell Works in Holmdel; some of their other accomplishments in North Jersey was Westmont Station – the old Curtiss Wright Airplane plant. He believes they have prepared a plan developed over a long, painstaking effort to create a great place that will grow and be a walkable well-designed neighborhood. They've designed it to be integrated with surrounding community, opens up access, views, rear-loaded parking.

Chairman Widdis asked for questions from the Board for which there were none.

Mr. Kennedy advised that the public would have an opportunity to ask questions later in the hearing.

Marianne Cusato, Design Professional, was sworn in, provided her qualifications and experience and was accepted as a design professional expert. Ms. Cusato is known for working with communities after disasters in particularly high-end residential work both nationally and internationally and brings it to community building and place planning at all price points.

Mr. Bruno described and introduced Exhibit A-10 and asked Ms. Cusato to testify as to the goals set for this development. Ms. Cusato referring A-10 described the challenges to create a development to be a legacy project with historic buildings and on the water – 3 key design principles were community based and not a bunch of buildings and parking lots but streets and open spaces; second based on recognizing individuality within a community setting by not having cookie-cutter structures, keeping the community open to the water

view, face buildings to promenade and street to connect to parks and water and tie to existing buildings. They began with the buildings for the affordable units; alleys in the back and buildings that front the street with no curb cuts. The site naturally slopes towards the property and the building heights and change to more coastal amenities as it gets closer to the water. She further described the design of the site, materials to be used, pedestrian path that crosses through to the water, pocket parks, which buildings would have porticos and relate to the officer housing in the vicinity, narrow streets designed to meet all technical requirements but makes sit safer for pedestrians, bike riders, and vehicles and naturally calms down traffic. Site also has multiple ins and outs to diffuse traffic further.

Chairman Widdis invited questions from the Board.

Mr. White asked about the narrow streets being approved by everyone including fire safety and do they have something from the Fire Marshal and was deferred until the engineer's testimony.

Mr. White asked wasn't the promenade a requirement of FMERA. Mr. Bruno answered yes. Ms. Cusato added that they could have developed it as backyards but they designed it to be an open room with outdoor walls.

Mr. Dailey asked about the design to not block water views but site plan appears that the units further south cannot view the water.

Ms. Cusato commented that they designed the layout so that they could come out of their unit into a public area that connects through to the water.

Mr. Dailey asked questions about the testimony that the design intent was to not block water use but it doesn't appear that the majority of the site has that access. Ms. Cusato explained that the design puts public open space in front of the buildings along the water available to the public that is not blocked by other development. It is not a view of the water for every unit.

Mr. Bruno added that the terms with FMERA are that they need to coordinate with the Allison Hall development for a common theme of the walkway in that area.

Mr. Kahle asked that the lighting along the walkway should also be consistent. Mr. Bruno advised that they would work with both offsite developments to coordinate.

Mr. Davis commented that he agreed that it was misleading that all units have water views; only front row of houses will have that; also double stacking of cars on the road which being narrow are cause for concern with fire equipment getting through; asked what type of siding was 'high end', would it be plastic or like hardy board and was told it would be a weather resistant-low maintenance and would be detailed, tight connections, etc. Mr. Davis also asked about the proposed 4' chain link fence along water and why not select something more decorative. Mr. Bruno responded that the engineer would discuss the fence as it was their intent to have one that was attractive.

Ralph Zucker provided additional commentary concerning the design and the water use versus view. Mr. Bruno described and introduced Exhibit A-11 – a photograph of another development by Somerset as example. Mr. Zucker also expounded on the design's intent to promote walkability and create a pedestrian oriented community.

Mr. Savarese had one planning issue and asked about the circulation in the back versus front and the lack of backyard amenity space and concern that the tradeoff should be reconsidered. He also commented that the park-like does not have any seating areas which he would like to see. Ms. Cusato asked that Exhibit A be displayed and showed where the use of paths and benches was planned.

Mr. Zucker commented on the backyard space which if provided would force front loaded parking changing the face to the street and the nature of the community. If the design was for single family homes they would have designed backyard space.

Mr. Kleiberg asked questions about the general space areas, the width of sidewalks – designed for 2 people; narrow streets and snow removal hinder fire trucks getting down the street and prefers wider streets for safety reasons.

Mr. Foster commented on the street widths and concern for firetruck access, garbage pickup, double parking; a fluent walking path.

Mr. Foster asked Mr. White concerning the walk path who advised that they can only develop their property and he was conflicted out for RPM which seems to be the missing link.

Chairman Widdis requested that the Applicant pursue with FMERA to assure continuity with the river walk development.

Chairman Widdis asked to confirm if the roads in the complex would be private which Mr. Bruno confirmed correct unless the town wished to accept the roads. Chairman Widdis asked how that impacts public access to the water without it being trespassing and was deferred to the engineer's testimony, but the community overall was not private and anticipated to be open with the exception of a gate to ease traffic patterns. Mr. Zucker added that the roads would be maintained by the HOA and they have no intent of blocking off public access and parking provides plenty of visitor spaces.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. Ms. Smith provided the contact information to participate.

Elke Merz, 20 Russel Ave, was sworn in, had questions about the river walk, the number of bedroom units, and the design of the buildings 4th side.

Jordan Rizzo, 6 Carty Ave, was sworn in and asked questions about design materials for the units near Barton Ave.

Ben Tower, 42 Russel Ave, was sworn in and asked questions about unit yards, amount of park space planned proportioned to number of units, parking along the street, guest parking.

Robert Schmidt, 1 Allen Ave, was sworn in and asked questions about a parking area that infringes on the historic buffer bound by Building 271 and 328 to the east; cutting off access to the veteran's park built by East Gate.

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

Nicholas Graviano, Applicant's Professional Planner & Designer as to Architect Plan Zoning Conformance, was sworn in, presented his qualifications and was accepted as an expert in the field of planning. Mr. Graviano's testimony included description of the site, the plan for adaptive reuse of buildings 270 and 271 with a mix of apartments – Building 270 to have (3) studio units; (4) one-bedroom and (13) two-bedroom units; Building 271 will be age-restricted with two floors of (16) one-bedroom units for a total of 36 affordable units. The application has designed the buildings to befit the historic nature and maintain architectural integrity of the facades.

Mr. Graviano next testified to the new unit development part of the application entailing 144 dwelling units, described the dimensions of the proposed units, basic elements of 3-stories of living areas with a ground level garage, floor areas, all units comply with 44' height requirement per Plan Amendment #14 and does not seek relief for any of the building design; 4 parking spaces per unit;

Mr. Graviano described and introduced Exhibit A-12, conceptual elevation plan, slightly modified for an elevator configuration from initial plans submitted. Mr. Graviano referring to A-12, testified concerning the unit layouts in greater detail.

Mr. Graviano testified concerning the use and design of the rear alleys for the homes, advised that the FMERA Plan Amendment #14 requires rear-loaded alley which the Applicant has willingly provided; reviewed the plans compliance with other plan amendment requirements including density, 50' wide waterfront esplanade, maximum height.

Mr. Graviano outlined the Applicant's sought relief for one variance for 81.2% impervious coverage where maximum permitted is 75%; related to the lot location of building 270/271 and is sought due to the geometry of the lot lines, buildings 270 and 271 and the overall site development complies with the maximum impervious coverage. The variance is required due to the subdivision line creating that lot and relief can be granted under the C1 criteria due to the exceptional situation and shape of the specific piece of the property and would cause undue hardship upon the developer and there is no substantial deviation from the reuse plan or impairment to the community.

Mr. Bruno further advised that the application would have been fully compliant if it had been one lot but the applicant at the request of the municipality to age-restrict some of the units, Federal and State fair housing regulations require that the senior units cannot be on the same lot as non-senior units thus the standalone lot.

Chairman Widdis asked Mr. Graviano about the plan that indicates some units with a shaft that goes up through the roof. Mr. Graviano responded that the units fronting on Parker's Creek have access to the roof as an amenity for those units. There was discussion on whether the other units could entertain the same feature which they could and still would comply with the height requirements. Mr. Zucker clarified that currently the plan proposes only those units along the creek but would appreciate the flexibility for other units. The shaft is the stairway for access to the roof.

Chairman Widdis asked if there would be mechanicals on the rooftop and was told typically no.

Chairman Widdis asked how storage would be handled for miscellaneous items such as bikes, garbage cans, household items and was told in the garage. Mr. Graviano, referring to the exhibit with rear elevations, described the rear areas.

Chairman Widdis invited questions from the Board.

Mr. Foster asked questions about the storage of recyclables in the garage for the 20' units which don't appear to have enough space, one building with elevator, ADA compliance.

Councilman Tvrdik had no questions but stated that similar to other communities such as Hidden Meadows in Ocean, the residents per by-laws have to keep trash in the garage except collection days.

Mr. Kleiberg asked questions about firewalls between the garage walls, mechanical rooms, utility equipment and venting of mechanicals, roof access not ADA compliant.

Mr. Davis asked questions about the air condition unit locations, location of barbeques and any public facilities for them, balconies, lack of areas for those type activities. Mr. Zucker responded that they do not have the mechanical plans designed yet but would be compliant and submitted to the building department at that stage. Mr. Davis pressed the matter on the type of materials to be used and asked the Applicant to narrow it down. Mr. Bruno answered that the testimony was that it would be a combination of materials that would be weather resistant.

Mr. Whitson asked questions about auxiliary generators and if there was a location for one and was told no, and while it was a good point, it was not planned for this community. They will take it into consideration.

Mr. Kahle asked questions about the plans that identify units in the basement and another room designated as other use, would its conversion to a bedroom impact the parking requirement. Mr. Graviano responded that it was his opinion that it would not impact and

that parking provided for each unit exceed the requirement. Mr. Bruno pointed out that the requirement is for 346 spaces and they are providing 580 spaces.

Mr. Davis asked if the HOA rules would police the conversion of garage space into a bedroom. Mr. Bruno responded that there was nothing to prohibit a 4th bedroom – the space is there.

Mr. Savarese further commented on the lack of amenity space and that there should be more outdoor space private to each unit.

Mr. Dailey asked questions about the 3.5 spaces per unit requirement – 2 vehicles in garage and 2 in driveway and was told correct, but deferred parking to that expert. Mr. Bruno added that while there is the ability for 4 spaces, for purposes of parking counts they have only counted it as 3.5. Mr. Dailey asked about finished floor elevations for units nearer the water showing at 9 and 10 and would that be an issue with base flood elevation requirements. Mr. White responded that he had brought it to the engineer's attention and they would be raising the floors to be compliant. Mr. Dailey asked additional questions about the mechanicals and lower living spaces and flood elevation compliance.

Chairman Widdis asked questions about the senior housing and requirements for elevator access; the 3-story building will not have an elevator. Chairman Widdis asked Borough Planner, Kendra Lelie to comment.

Ms. Lelie, referencing her review letter, advised that the Applicant needs to address the accessibility and adaptability and the provision of an escrow posting to adapt the building for any future disability accommodations. Mr. Graziano testified that the Applicant will conform to all the items that identified in Ms. Lelie's review letter. The units will meet all requirements for accessibility and adaptability, and the applicant has been working with the DCA, as well as interested affordable housing stake holders on the design of the buildings.

Ms. Lelie asked questions concerning the affordability aspect; Mr. Graviano testified that all the townhomes will be family units, market rate, non-age-restricted; will meet income distribution and deed restrictions and was open to using the Borough's administrative agent and agreed to use the Borough's agent; the Applicant agreed to provide veteran's preference on the affordable units.

Mr. Davis asked questions about the garage depth and the ability to accommodate the storage of the miscellaneous units and was told 23' depth.

Mr. Foster asked if patios could be installed at the first level for the units to address the Board's concerns. Mr. Zucker responded that the plans were conceptual but it was their best practice to provide same for the units with the vast majority of them able to have that amenity.

Both Mr. Kleiberg and Councilman Tvrdik asked that the Applicant take into consideration with the next set of professionals, better architectural idea of what would be done, locations for mechanicals and parking concerns overflowing to nearby developments. There was discussion on the level of detail being sought as the Applicant wasn't ready to provide fully designed plans. Mr. Zucker commented that they would do their best to provide the requested details.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. Ms. Smith provided the contact information to participate.

Jordan Rizzo, 6 Carty Ave, asked that Mr. Bruno and Mr. Zucker decline further testimony on parking without making it open to the public or wait until the engineer testified to that. Mr. Kennedy responded that the engineer's testimony would cover those items.

Liz Rizzolo, 5 Russel Ave, asked questions about the parking and Mr. Zucker's statement concerning significant visitor parking which is not shown on the plans. Mr. Kennedy interjected and advised Ms. Rizzolo that those questions were better directed to the engineer's testimony and this time was for questions for the architect.

Robert Schmidt, 1 Allen Ave, questioned the professional's testimony concerning the buffering between the subject development and the added parking area that goes into the historic park which has been deemed untouchable and no one seems to be making an issue of it and does not understand why they were creating parking in the historic buffer zone.

Mr. Graviano responded that his testimony had not addressed parking for Buildings 270/271 and the Applicant is dealing with the Historic Preservation Office of the DCA who rigorously reviews this, they are unaware of a historic buffer zone. Mr. Schmidt referenced court documents that he would forward to the Secretary for distribution the next day.

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

Due to the lateness of the hour, Chairman Widdis asked the Applicant about carrying the application. Ms. Smith advised that January 12th was open for the application to continue. Mr. Kennedy asked Mr. Bruno if the Applicant consents to extend the timeframe for a decision which Mr. Bruno agreed to if it were necessary through January 12, 2021.

Motion to Carry to the January 12, 2021 Meeting with no additional notice required

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Kleiberg, Class IV
SECONDER:	Joseph Foster, Class II
AYES:	Widdis, Whitson, Tvrdik, Foster, Kahle, Kleiberg, Davis, Savarese, Cooper

- VIII. Petitions from the Public:** Chairman Widdis opened the meeting to Petitions from the Public. Ms. Smith restated the contact information for the public to participate. As no one from the public presented, Chairman Widdis closed that portion of the meeting.
- IX. Adjournment:** As there was no further business, the meeting was adjourned at 10:46 pm on a motion by Ms. Cooper which was seconded by Mr. Savarese and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2185)

8.1

Meeting: 10/12/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2185

Resolution of Approval - Carpenito, Robert

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF ROBERT & ROSA CARPENITO
4 HASKELL WAY, BLOCK 121.02, LOT 2
APPROVED SEPTEMBER 28, 2021
MEMORIALIZED OCTOBER 12, 2021**

INTRODUCTION

WHEREAS, Robert and Rosa Carpenito have made Application to the Oceanport Planning Board for the property designated as Block 121.02, Lot 2, commonly known as 4 Haskell Way, Oceanport, New Jersey, within the Borough's RMO Zone, for the following approval: Bulk Variance and / or modification to conditions associated with a prior Board approval to effectuate the following:

- Enlargement of an existing rear patio / deck; and
- Installation of a hot tub.

PUBLIC HEARINGS

WHEREAS, the Board held Public Hearings on September 14, 2021 and September 28, 2021, Applicants having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

EVIDENCE / EXHIBITS

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

- *Oceanport Planning Board Development Application, introduced into Evidence as A-1;*
- *Oceanport Zoning Officer Denial Letter, dated June 7, 2021, introduced into Evidence as A-2;*
- *Survey, prepared by Land Control Services, LLC, dated September 1, 2020, introduced into Evidence as A-3;*
- *Architectural Plans, prepared by Michael Savarese Associates, last revised August 9, 2021, consisting of 1 page, introduced into Evidence as A-4;*
- *Picture of the subject property, introduced into Evidence as A-5;*

- *Review Memorandum from Colliers Engineering & Design, dated August 19, 2021, introduced into Evidence as A-6;*
- *A Photo Board containing 3 photographs of the subject property, introduced into Evidence as A-7;*
- *Revised Architectural Plans, prepared by Michael Savarese Associates, last revised September 22, 2021, introduced into Evidence as A-8;*
- *Revised Plans, with Updated Zoning Chart, dated September 28, 2021, introduced into Evidence as A-9;*
- *Affidavit of Service;*
- *Affidavit of Publication.*

WITNESSES

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

- Rosa Carpenito, Applicant, appearing Pro Se;
- Dake Long, Contractor;
- James Connor, Architect.

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

WHEREAS, Jacklyn Flor, P.E., the Acting Board Engineer, was also sworn with regard to any testimony and information she would provide in connection with the subject Application; and

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANT

WHEREAS, testimony and other evidence presented by the Applicants and their Representatives revealed the following:

- The Applicants are the owners of the subject property.
- The Applicants have owned the subject property for approximately 2 years.
- There is an existing single-family home at the site.

- The Applicants live at the site.
- The subject home is located in the Jockey Club Complex.
- There is an existing 10 ft. x 10 ft. concrete rear patio / deck at the site.
- In order to accommodate a need for increased space (associated with the Covid Pandemic, and emergency restrictions associated therewith), the Applicants propose to effectuate the following:
 - Enlargement of an existing rear patio / deck; and
 - Installation of a hot tub.
- Details pertaining to the proposed include the following:

PATIO / DECK

Type of Deck:	Raised
Size:	13 ft. D X 42 ft. W
Location:	Rear yard area, per plans. The deck will have an 18.1 ft. Side Setback on the southwestern portion of the property. The deck will have a 10 ft. Side Yard Setback on the southeastern portion of the property. The deck will also have a 10 ft. Setback from the Rear property line.
Materials:	Pavers
Cover?:	The deck approved herein will not be covered.

HOT TUB

Size:	80 in. X 80 in.
Location:	The hot tub will be located on the to-be-enlarged patio / deck in the rear yard.
Use:	The hot tub will be for residential use only.

- The Applicants anticipate having the patio / deck and hot tub installed in the very near future.
- The Applicants will be utilizing licensed contractors in connection with the construction / instillation process.

VARIANCES

WHEREAS, the Application as submitted, and modified, requires approval for the following Variances (and / or relief from the following conditions of prior Board approval):

ACCESSORY STRUCTURE ON AN INDIVIDUAL LOT:

The subject Jockey Club sub-division was approved by the Oceanport Planning Board in or about 2004, and the memorializing Resolution was adopted on or about May 12, 2004. The 2004 Resolution contained a condition (i.e. Condition #19) which prohibited sheds or any accessory structures being located on an individual lot. In the within situation, the Applicants are proposing the installation of a hot tub in the rear yard area, and, as such, Variance relief (and / or relief from a prior condition of Board approval) is required.

DECK PROJECTION:

The subject Jockey Club subdivision was approved by the Oceanport Planning Board in or about 2004, and the memorializing Resolution was adopted on or about May 12, 2004. The Resolution contained a condition (i.e. Condition #22) which permitted a deck to project up to 10 ft. from the dwelling. In the within situation, the Applicants' deck projects approximately 14 ft. beyond the structure. As such, Variance relief and / or relief from a Board's prior condition of approval is required.

PUBLIC COMMENTS

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

FINDINGS OF FACT

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

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

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

2. The subject property is located at 4 Haskell Way, Oceanport, New Jersey, within the Borough's RMO Zone.
3. The subject property is located on the south side of the roadway, approximately 100 ft. from Iselin Lane.
4. The subject property contains a single-family home.
5. The Applicants herein propose to effectuate the following:
 - Enlargement of an existing rear patio / deck; and
 - Installation of a hot tub.
6. Such proposals require Bulk Variance Approval and / or relief from conditions associated with a prior Planning Board approval.
7. The Oceanport Planning Board is statutorily authorized to grant the requested relief, and therefore, the matter is properly before the said entity.
8. With regard to the Application, and requested relief, the Board notes the following:
 - The Applicant initially appeared at the September 14, 2021 Public Hearing. At that time, there was some confusion / inconsistencies noted with some elements of the plans / measurements / calculations / coverages, etc. Specifically, it appears that the Applicants' representatives may have neglected to include the porch in the various coverage calculations. Understandably, the Board Members were not inclined to adjudicate, let alone approve, an Application which was not correct in all respects. As a result, and with the consent of the Applicants, the Hearing was adjourned so that the plans could be revised / clarified / confirmed, etc.
 - The Applicants arranged for the plans to be revised so that the same included the correct / updated / clarified calculations and measurements.
 - The Board appreciates the willingness of the Applicants to submit corrected / updated plans.
 - The revised plans were marked into the record as A-8 and A-9, and the same were critically reviewed during the Public Hearing process.
 - At the second Public Hearing (September 28, 2021), the Applicants' representatives, and the Board representatives further reviewed and confirmed the measurements / calculations, etc.

- The Board notes that the Jockey Club subdivision was approved by the Oceanport Planning Board in or about 2004.
- The Board furthermore notes that the Jockey Club subdivision Resolution was adopted on or about May 12, 2004.
- The Board is furthermore aware that the initial Jockey Club Resolution of Approval (for the subdivision) contained a number of conditions associated with the approval.
- The Board is aware that the Applicants are proposing improvements which violate some aspects of the conditions imposed by the Oceanport Planning Board in 2004. Specifically, the Applicants' proposal violates the Board's 2004 conditions as follows:
 - a) There is a request to install an accessory structure (i.e. hot tub) on the site; whereas, the Board's 2004 Approval prohibits the same; and
 - b) There is a proposal to construct a deck which projects 14 ft. beyond the structure; whereas the Board's 2004 Approval only allows a deck projection of up to 10 ft.
- The 2021 Board Members do not look lightly upon changing / modifying the terms and conditions of a Board approval from 2004.
- However, the Board is aware that in some circumstances, there can be compelling reasons to deviate from the earlier conditions imposed by the Board. In the absence of such compelling reasons, the 2021 Planning Board would not disturb the findings / conditions of the 2004 Oceanport Planning Board.
- The Board notes that although the within proposal deviates from some aspects of the 2004 approval, the within approval will not compromise or otherwise violate the privacy rights of the Applicants, or any other affected neighbors.
- Based upon the testimony and evidence presented, the Board finds that the approval of the within Application will not compromise the overall spirit / intent of the 2004 approval.
- Subject to the conditions contained herein, the Board finds that approval of the within Application will not compromise or adversely affect the Board's 2004 approval.
- The Board finds that approval of the within Application will not materially change the nature of the 2004 Approval from the Oceanport Planning Board.
- The existence of a hot tub in the rear yard area, shielded with landscaping and buffering, will not compromise the integrity of the Board's 2004 approval.

- The Board also notes that as a part of the 2004 approval, the Board approved a lot coverage of 45%. The Board notes, positively, that the Applicants herein are proposing a coverage of 43%. Thus, the Board notes that approval of the within Application will not extend / increase the coverage which was approved in 2004.
- The Board is aware that there are (technically) no new variances created in conjunction with the within approval.
- The deck projection approved herein should really not be readily noticeable from the public street or from the neighboring properties.
- Subject to the conditions contained herein, the deck / hot tub installation approved herein will not compromise the privacy rights of any of the affected neighbors.
- Per the testimony and evidence presented, there is sufficient landscaping at the site (between the Applicants' property and the adjacent properties) which will minimize any adverse impact associated with the within approval.
- The existing / extensive landscaping at the site will be maintained, so as to perpetually serve as a buffer between the Applicants' property and the adjacent property.
- Per the testimony and evidence presented, there are no adverse drainage impacts associated with the within approval.
- Per the testimony and evidence presented, there is need for a deck at the site.
- The proposed deck / hot tub is a permitted accessory use in the Zone. However, as referenced above, the Board's 2004 approval puts limitations on issues pertaining to the installation of a deck and a hot tub.
- Additionally, notwithstanding the need for relief, the Board notes that the location of the proposed deck / hot tub is practical, appropriate, and aesthetically pleasing.
- The proposed deck / hot tub will be attractive, aesthetically pleasing, and upscale, in accordance with Prevailing Community Standards.
- The Board notes that there were no public objections in connection with the subject Application.
- Approval of the within Application will enhance / improve the quality of life for the Applicants.
- Under the circumstances, the construction / placement of the proposed deck / hot tub in the specified location, represents sound planning.

- Approval of the within Application will not materially intensify the existing, and to-be-continued, single-family nature of the home / site.
- The subject lot is an appropriate site for a single-family home and deck / hot tub.
- Continued single-family use at the site (with a deck / hot tub) is consistent with the Borough's Master Plan.
- Continued single-family use at the site (with deck / hot tub) is consistent with the character of the neighborhood.
- Approval of the within Application will allow a brand new / upgraded / enlarged deck to be built at the site.
- To the extent necessary, the new deck / hot tub approved herein will satisfy all prevailing / updated Building Code Regulations, Construction Code Regulations, and Flood regulations.
- There are essentially no other practical / viable locations (on the site) for the deck / hot tub to be located, but for that which is proposed by the Applicants.
- The new deck / hot tub approved herein will not overpower or overwhelm the site or the neighborhood.
- Per the testimony and evidence presented, other development options were reviewed and considered, but the same were not practical / feasible.
- The Plans approved herein are reasonable, given the site constraints, and given the Applicants' need for a deck / hot tub.
- The proposed location for the Applicants' new / expanded deck / hot tub is logical and practical.
- Subject to the conditions contained herein, the new deck / hot tub approved herein will not have any significant detrimental impact on adjoining property owners.
- Approval of the subject Application will not appreciably intensify the historic single-family use at the Site. Consequently, the Board is of the collective opinion that the requested relief can be granted without impairing the intent or purposes of the Borough Zoning Plan / scheme.
- Subject to the conditions contained herein, approval of the within Application will improve the overall appearance of the area.
- Additionally, the architectural / aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicant's inability to comply with all of the specified Bulk Zoning Standards.

- The architectural design of the new deck / hot tub will not be inconsistent with the architectural character of other decks / hot tubs in the area.
- Sufficiently detailed Plans were submitted.
- Subject to the conditions contained herein, the location of the proposed deck / hot tub will minimize, to the greatest extent possible, any disturbance to the neighboring properties.
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated therewith.
- Subject to the conditions contained herein, approval of the within Application will have no known detrimental impact on adjoining property owners and thus, the Application can be granted without causing substantial detriment to the public good.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfied the statutory requirements of N.J.S.A. 40:55D-70(C) (Bulk Variance).

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

CONDITIONS

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

- a. The Applicants shall comply with all commitments, promises, and representations made at or during the Public Hearing process.
- b. The hot tub approved herein shall be for residential use only.
- c. The Applicants shall obtain, and submit to the Board Secretary, any Association approval which may be required.
- d. The Applicants shall revise the plans so as to portray and confirm that the hot tub shall have a Code-compliant fence with locking gate.
- e. If requested by the Board Engineer, the grading / drainage details shall be submitted (for the review and approval of the Board Engineer).
- f. The within approval shall be voided unless, within 24 months of the adoption of the Resolution, the Applicants obtain a Building Permit for the

development approved herein. (The said 24-month time frame may, under certain circumstances, be extended by formal action of the Planning Board.)

- g. The landscaped area, at the site, shall be perpetually maintained / replaced / replanted, as necessary.
- h. The deck approved herein shall not be covered or enclosed, absent further approval of the Planning Board.
- i. The Applicants shall comply with all prevailing Affordable Housing Rules, Regulations, Directives, and Contributions, as required by the State of New Jersey, COAH, the Borough of Oceanport, the Court System, and any other Agency with jurisdiction over the matter.
- j. The Applicants 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
 - Construction Permit
 - Electric Permit
 - Fire Permit
- k. The Applicants shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, if any.
- l. The Applicants shall comply with all Prevailing / applicable FEMA / Flood Regulations.
- m. Unless otherwise waived by the Board Engineer, the Applicants shall submit Grading / Drainage Plans (for the review and approval of the Board Engineer), so as to confirm that the same will have no adverse impact on the site or the surrounding properties
- n. The construction / installation 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.
- o. The Applicants 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.
- p. The Applicants 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. Additionally, to the

extent the application materially changes as a result of any of the aforesaid outside approvals, then, in that event, the Applicants shall be required to return to the Board for further review / relief.

- q. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.

SUMMARY OF RELIEF GRANTED

ACCESSORY STRUCTURE LOCATION: a hot tub is authorized to be located in a rear yard area;

and

DECK PROJECTION: The Board has authorized the rear yard deck to project 14 ft. beyond the existing structure.

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

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

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' 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 Applicants 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 September 28, 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)	()	()	()	()	()
Vacant (Alt. 2)	()	()	()	()	()

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

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

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

Jeanne Smith, Secretary

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 2124)**

Meeting: 10/12/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2124

PB2021-18 KENNETH RUBY ENTERPRISES

Block 2, Lot 25
66 Shrewsbury Avenue
Bulk Variance construction of a single family home

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



August 27, 2021

VIA EMAIL

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

66 Shrewsbury Avenue
Block 2, Lot 35
Application No. PB2021-18
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0300

Dear Board Members,

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

- 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.
- Plans entitled "Plot Plan," prepared by Key Engineering Enterprises, Inc, dated August 8, 2020, consisting of one (1) sheet.

The subject property is a 12,174.4 SF (0.28-acre) parcel located in the R-3 Residential Zone. The property is on the south side of Shrewsbury Avenue approximately 100 feet west of Maple Place. The Applicant proposes to construct a new dwelling with attached two-car garage.

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

A. Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Minimum Lot Width - 120 feet required; 105 feet proposed (pre-existing condition).

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

1. **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **Flexible “c” or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

B. General Comments

1. The plot plan should be revised to show the location of the dwelling on adjacent Lot 27.
2. All roof leaders shall be piped/directed to discharge to Shrewsbury Avenue.
3. The rear yard presently has a low area (sump). Testimony shall be provided as to the current and proposed runoff patterns and potential impacts on adjacent properties.

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: Kenneth Ruby Jr. (via email)

r:\projects\m-p\opp\opp0300\correspondence\out\210827_whw_66_shrewsbury_ave_rvw#1.docx

DESCRIPTION	R-8 ZONE REQUIREMENTS	PROPOSED
MIN LOT AREA	12000 SF	12174.4 SF
MIN LOT WIDTH	120 FT	105.0 FT*
MIN LOT DEPTH	100 FT	109.75 FT
MAX HEIGHT		
FLAT ROOF	30 FT	NA
ALL OTHERS	35 FT	31.49' (AS PER ARCHITECT)
MAX LOT COVERAGE		
PRINCIPAL	25 PERCENT	20.7 PERCENT
ACCESSORY	5 PERCENT	NA
MAX DWELLING PER ACRE	3.7	3.57
MIN YARDS		
PRINCIPAL		
FRONT	30 FT	31.0 FT
SIDE ONE	10 FT	22.4 FT
SIDE BOTH	25 FT	44.9 FT
REAR	25 FT	35.7 FT
ACCESSORY		
SIDE	10 FT	NA
REAR	5 FT	NA
IMPERVIOUS COVERAGE	37 PERCENT	28.2 PERCENT

R-3 ZONING SCHEDULE

THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

- DEED BOOK OR-9350, PAGE 5525 (P.Q. W/ NO DESCRIPTION)
- ORDINANCE FOR STREET VACATION OAK PLACE WHICH WAS PREVIOUSLY DEDICATED AS A PUBLIC STREET, BUT NEVER OPENED, AND EXTINGUISHING THE PUBLIC RIGHT THEREUNDER DATED 8/3/1978.
- DEED BOOK OR-9333, PAGE 5060 (LOTS 22.01 & 23.01)
- SURVEY OF PROPERTY PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 7/2/2018. (LOTS 22.01 & 23.01)
- DEED BOOK 4201, PAGE 49 (LOT 24)
- DEED BOOK 4591, LOT 921 (LOT 26)
- DEED BOOK 5849, LOT 346 (LOT 27)
- SURVEY OF PROPERTY PREPARED BY CREST ENGINEERING ASSOCIATES, INC DATED 3/21/2002. (LOT 27)
- A FILED MAP ENTITLED "SUPPLEMENTAL MAP SHOWING SUBDIVISION OF BLOCK TWO (2) UPON CERTAIN MAP ENTITLED "MAP OF PROPERTY OF PORTAUPECK REALTY COMPANY KNOWN AS PORTAUPECK, MONMOUTH CO., N.J. " PREPARED BY E.ETHROCKMORTON ON 1/6/1921 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 1/8/1923 AS MAP NO. 23-1.
- THE OFFICIAL TAX MAPS FOR THE BORO OF OCEANPORT, MONMOUTH COUNTY, N.J.
- FIELD SURVEY PERFORMED BY KEE ENGINEERING ENTERPRISES, INC. ON 8/9/2020.
- FILED MAP ENTITLED "MAP OF PROPERTY OF PORTAUPECK REALTY CO. " PREPARED BY GEORGE D. COOPER, CE ON 9/3/1970 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 9/16/1907 AS CASE NO. 23-5 WAS NOT USED.

NOTES:

- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHER GOVERNING BODIES STANDARDS. ANY CHANGES OR MODIFICATIONS FROM THIS PLAN MUST BE APPROVED BY THE REVIEWING AGENCIES PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- PROPOSED WATER AND SEWER CONNECTIONS MUST COMPLY WITH MUNICIPAL DETAILS AND REQUIREMENTS INCLUDING PAYMENT OF METER AND CONNECTION FEES.
- SIZE, TYPE AND EXACT LOCATION OF ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REGULATIONS.
- CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREON SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (THE LATEST EDITION AND AMENDMENTS)
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- THIS PLAN IS NOT TO BE USED FOR PROPERTY TRANSFER.
- THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
- PROPOSED BUILDING DIMENSIONS ARE TO BE TAKEN FROM THE ABOVE REFERENCED ARCHITECTURAL PLANS.
- THIS PLAN SHALL ALSO SERVE AS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
- ALL ROOF LEADERS ARE TO BE DISCHARGED TOWARD THE STREET.
- PROPOSED CONSTRUCTION SHALL COMPLY WITH ALL PREVAILING BUILDING AND CONSTRUCTION CODE REQUIREMENTS.
- APPLICANT SHALL COMPLY WITH ALL ON-SITE CONSTRUCTION REGULATIONS AS REQUIRED BY THE BOROUGH OF OCEANPORT AND OTHER AGENCIES HAVING JURISDICTION OVER THE MATTER.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- PROPERTY IS LOCATED IN ZONE X AS SHOWN ON HE NATIONAL FLOOD HAZARD MAP PREPARED BY FEMA ON MAP NO. 34025C0184G DATED 6/20/2018.
- CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO THE START OF WORK.

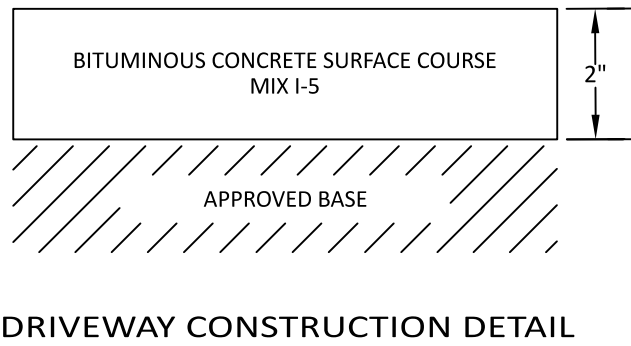
LOTS 22.01 & 23.01
DEED BOOK OR-9333, PAGE 5060
SURVEY OF PROPERTY BY
MORGAN ENGINEERING & SURVEYING
ON 7/2/2018

LOT 24
DEED BOOK 4201, PAGE 49

LOT 26
DEED BOOK 4591, PAGE 921

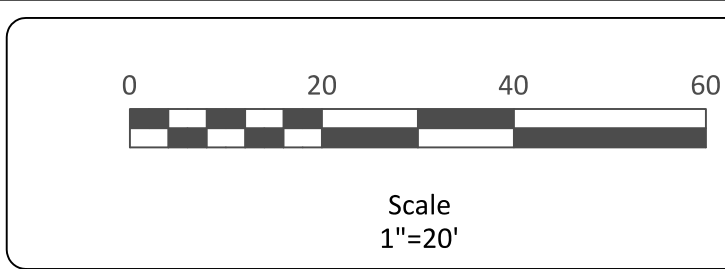
LOT 27
DEED BOOK 5849, PAGE 349
SURVEY OF PROPERTY PREPARED BY
CREST ENGINEERING ASSOCIATES,
INC. ON 3/21/2002.

BLOCK 2 (T.M.)
LOT 25 (T.M.)
DEED BOOK OR-9350, PAGE 5525 (NO DESCRIPTION)
12174.40 Sq. Feet
0.28 Acres
N 72°15'00" W 105.00'

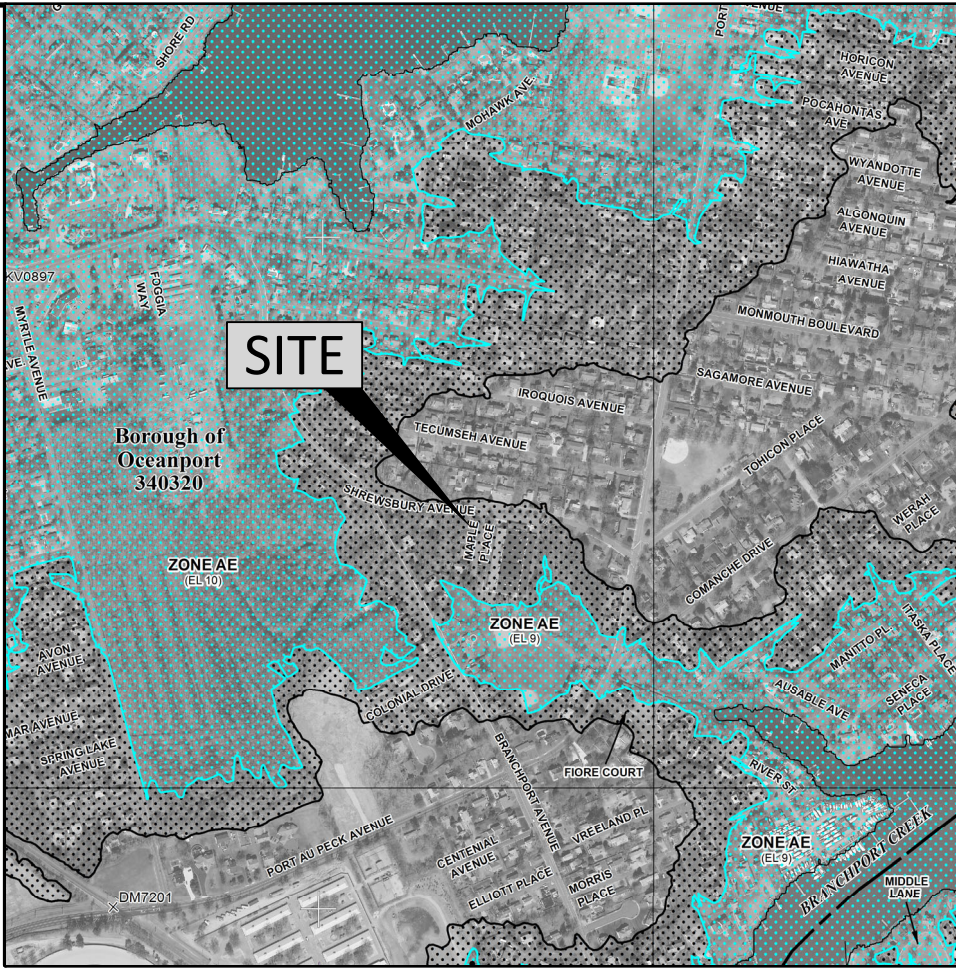


LEGEND

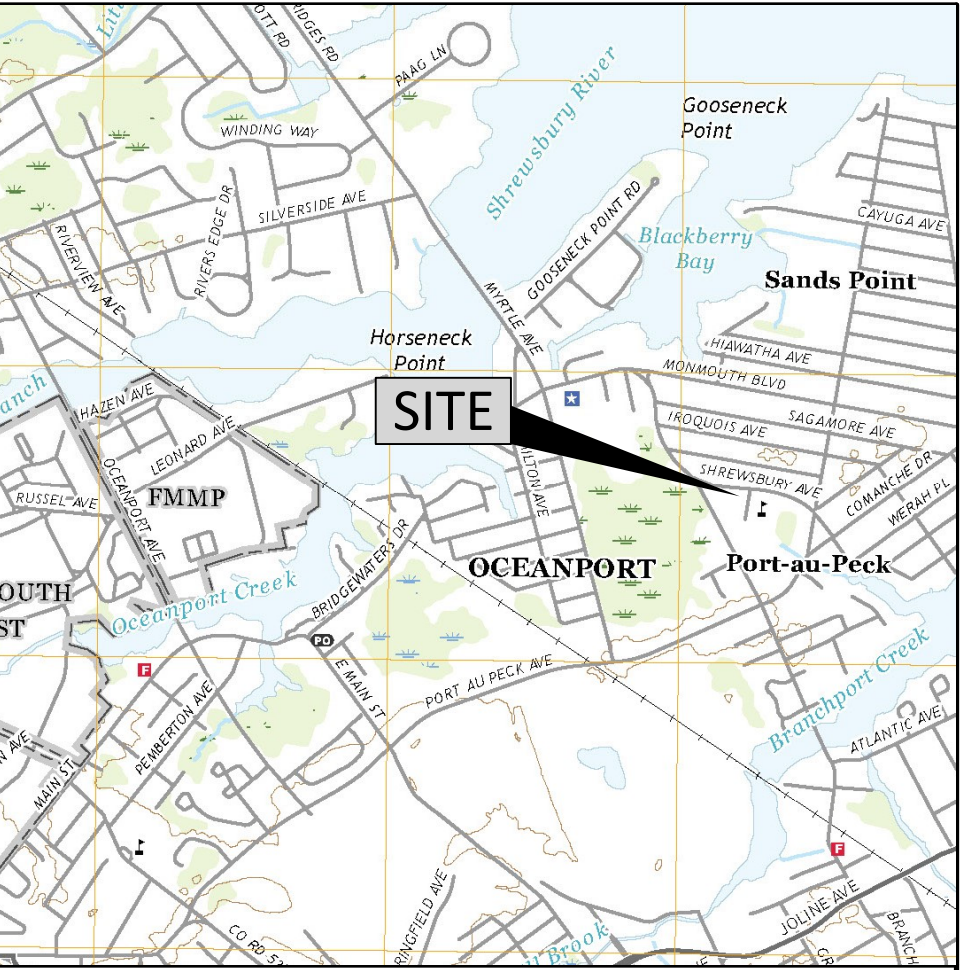
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS
- EXISTING UTILITY LINE
- EXISTING TREE
- EXISTING FENCE
- EXISTING WOODS LINE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED UTILITY LINE



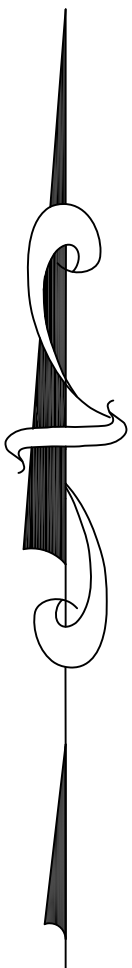
1	AS PER COLLIER'S LTR 8/2/2021	8/11/2021
No.	Revisions	Date



F.I.R.M.
N.T.S.



USGS KEY MAP
N.T.S.



PLOT PLAN

FOR #66 SHREWSBURY AVENUE

BLOCK 2 LOT 25

BOROUGH OF OCEANPORT

MONMOUTH COUNTY NEW JERSEY

Engineers Surveyors Planners
Since 1977
51 Gerard Avenue, Matawan, New Jersey 07747
(732)290-9600
Certificate of Authorization No. 24CA28050100

Date 8/9/2020	File No. K020-012	CAD File 020012PLOT	Field Book K-80
Designed By RTK Jr.	Drawn By RTKIII	Ckd. By RTK JR.	Sheet No. 1 of 1

ROBERT T. KEE, JR.

Professional Engineer & Land Surveyor
New Jersey License No. 23206

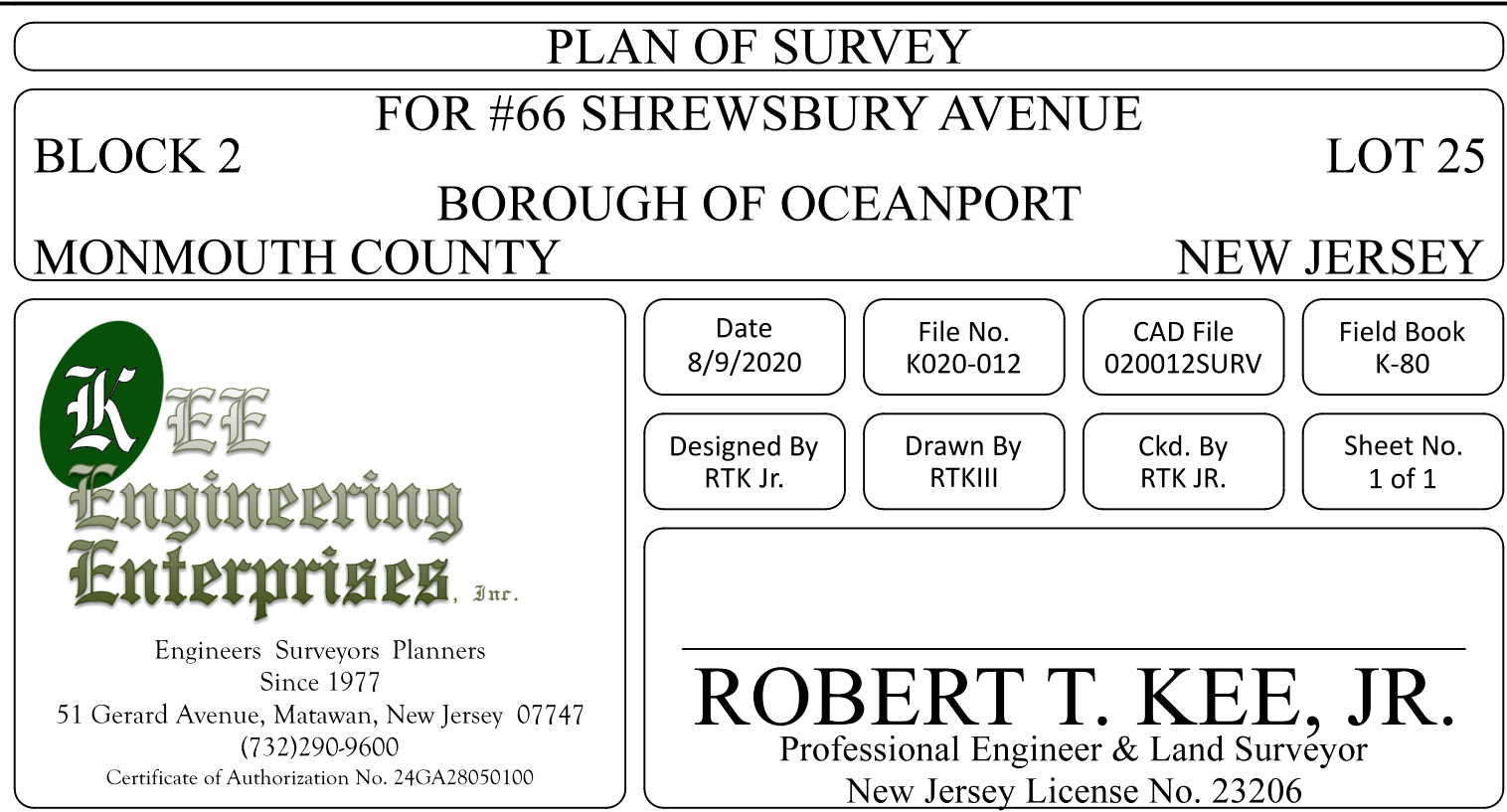
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Packet Pg. 30

1. DEED BOOK OR-9350, PAGE 5525 (P.Q. W/ NO DESCRIPTION)
2. ORDINANCE FOR STREET VACATION OK PLACE WHICH WAS PREVIOUSLY DEDICATED AS A PUBLIC STREET, BUT NEVER OPENED, AND EXTINGUISHING THE PUBLIC RIGHT THEREUNDER DATED 8/3/1978.
3. DEED BOOK OR-9333, PAGE 5060 (LOTS 22.01 & 23.01)
4. SURVEY OF PROPERTY PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 7/2/2018. (LOTS 22.01 & 23.01)
5. DEED BOOK 4201, PAGE 49 (LOT 24)
6. DEED BOOK 4591, LOT 921 (LOT 26)
7. DEED BOOK 5849, LOT 346 (LOT 27)
8. SURVEY OF PROPERTY PREPARED BY CREST ENGINEERING ASSOCIATES, INC. DATED 2/21/2002. (LOT 27)
9. A FILED MAP ENTITLED "SUPPLEMENTAL MAP SHOWING SUBDIVISION OF BLOCK TWO (2) UPON CERTAIN MAP ENTITLED "MAP OF PROPERTY OF PORTAUEPAC REALTY COMPANY KNOWN AS PORTAUEPAC, MONMOUTH CO., N.J." PREPARED BY E.E. THROCKMORTON ON 1/6/1921 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 1/8/1923 AS MAP NO. 23-1.
10. THE OFFICIAL TAX MAPS FOR THE BORO OF OCEANPORT, MONMOUTH COUNTY, N.J.
11. FIELD SURVEY PERFORMED BY KEE ENGINEERING ENTERPRISES, INC. ON 8/9/2020.
12. FILED MAP ENTITLED "MAP OF PROPERTY OF PORTAUEPAC REALTY CO." PREPARED BY GEORGE D. COOPER, CE ON 9/3/1970 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 9/16/1970 AS CASE NO. 23-5 WAS NOT USED.

1. ONLY COPIES FROM ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY LISTED HEREON AND THE SUCCESSORS OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THIS SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR FOR ANY OTHER PARTY NOT LISTED ABOVE EITHER DIRECTLY OR INDIRECTLY.
4. THE SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NONEXISTENCE OF WETLANDS, HAZARDOUS MATERIALS AND/OR ENVIRONMENTALLY SENSITIVE AREAS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, THAT THERE ARE NO WETLANDS, HAZARDOUS MATERIALS AND/OR ENVIRONMENTALLY SENSITIVE AREAS SHOWN HEREON. FURTHER, NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTIONS OF THIS PROPERTY, SHOWN HEREON, IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
5. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
6. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
7. THE ACCURACY OF THIS SURVEY IS BASED ON THE ABOVE REFERENCED DOCUMENTS THAT HAVE BEEN PROVIDED BY THE CLIENT, ATTORNEY OR TITLE AGENCY.
8. THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY OR ANY ADJOINERS. THIS OFFICE IS NOT RESPONSIBLE FOR ANY UNDISCOVERED EASEMENTS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT, ATTORNEY, OR TITLE AGENCY.
9. THIS PLAN OF SURVEY WAS PREPARED IN ACCORDANCE WITH A WRITTEN AGREEMENT SIGN BY THE CLIENT AND SHALL NOT BE USED FOR PROPERTY TRANSFER.
10. ALL BLOCK AND LOT NUMBERS, SHOWN HEREON, ARE TAKEN FROM THE OFFICIAL MUNICIPAL TAX MAPS. (UNLESS OTHERWISE SHOWN.)
11. PROPERTY SUBJECT TO DOCUMENTS, EASEMENTS AND RESTRICTIONS OF RECORD CONTAINED IN THE ABOVE REFERENCED TITLE REPORT.
12. S SUBJECT TO TERMS, CONDITIONS, DECLARATIONS, COVENANTS, AGREEMENTS, RESTRICTIONS, REVERSIONS, EXCEPTIONS, REVERSIONS, EASEMENTS, SETBACKS, RIGHTS OF WAY(S), MAPS AND DRAWINGS AS CONTAINED AND/OR SET FORTH IN DEED BOOK 2379, PAGE 404 ET SEQ.
13. PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE NATIONAL FLOOD HAZARD MAP PREPARED BY FEMA ON MAP NO. 34025C01846 DATED 6/20/2018.

LOTS 22.01 & 23.01
DEED BOOK OR-9333, PAGE 5060
SURVEY OF PROPERTY BY
MORGAN ENGINEERING & SURVEYING
ON 7/2/2018





ARCHITECT

PO BOX 155
MIDDLETOWN, NJ 07748
PHONE 732.391.3905
mggarch155@comcast.net

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR:
KENNETH RUBY JR. ENTERPRISES

66 SHREWSBURY AVE., OCEANPORT, NJ 07757
 LOTS: 8.02 & 8.04 BLOCK: 840 MONMOUTH COUNTY

JOB NO. :
20-14

DATE: _____

APRIL 20, 2020

REVISIONS:

SCALE:

$$1/4'' \approx 1' - 0''$$

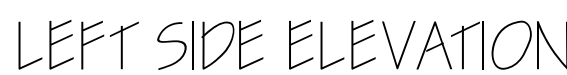
SHEET NO.

A -

OF 5



ALL GRADES SHOWN ARE APPROXIMATE -
VERIFY IN FIELD (V.I.F.) EXACT GRADEING



EXTERIOR MATERIALS:

ROOF

- A. PROVIDE RIDGE VENTS AT ALL NEW RIDGES.
B. 3-DIMENSIONAL ROOF SHINGLES AS SELECTED BY OWNER
C. PROVIDE GUARD 5'-0" UP PERIMETER OF ROOF, @ ALL ROOF VALLEYS &
ALL ROOF / WALL INTERSECTIONS @ NEW ROOF.
D. CLAD ALL FASCIA IN WHITE ALUMINUM
E. BLIND ALUMINUM FLASHING @ ALL ROOF / WALL INTERSECTIONS

SOFFITS

- A. PROVIDE ALL WHITE VINYL CONTINUOUS VENTING SOFFITS

GLITTERS & LEADERS

- A. PROVIDE NEW ALUMINUM GUTTERS W/ ALUMINUM LEADERS AS REQUIRED
TO DRAIN TO STREET UNDERGROUND OR AT MINIMUM 12' FROM HOUSE

EXTERIOR SIDING

- A. PROVIDE ALL NEW HORIZONTAL VINYL SIDING @ WHOLE HOUSE -
STYLE AS PER ELEVATIONS & COLOR AS SELECTED BY OWNER
- B. WRAP HOUSE IN "TYVEK" AND TAPE ALL SEAMS PRIOR TO INSTALLATION OF SIDING

EXTERIOR TRIM

- A. PROVIDE TRADITIONAL CORNERS- WHITE -BY "CERTAINEED"® @ ALL CORNERS OF HOUSE.
B. PROVIDE 3-1/2" TRIM BY "CERTAINEED"® AROUND WINDOWS & DOORS.
C. PROVIDE ALL NEW WINDOW HEADS BY "FYFON"® ON FRONT ELEVATION ONLY.
D. PROVIDE NEW CROSSHEAD & FLUTED PILASTERS BY "FYFON"® AROUND FRONT DOOR
E. PROVIDE CROWN @ FRONT GABLES BUILT UP OVER WHITE AZEK BOARD

EXTERIOR COLUMNS & RAILINGS

- A. PROVIDE "H3&G" 10" SQUARE STRUCTURAL POLYMERABLE COLUMNS
W/ TUSCAN CAP & BASE @ FRONT COVERED PORCH
B. PROVIDE FAIRWAY OR EQUAL WHITE VINYL RAILING @ 36" HIGH, MIN. W/ BALUSTERS 4" APART
(MAX.)



REAR ELEVATION



RIGHT SIDE ELEVATION

MG

MAXINE GUSTUS – GORDANO, AIA

ARCHITECT

PO BOX 155
PHONE 732.391.3905

MIDDLETOWN, NJ 07748
mggarch155@comcast.net

NJ AI 13410

NCARB 47,887

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR:

KENNETH RUBY JR. ENTERPRISES

66 SHREWSBURY AVE., OCEANPORT NJ 07757

LOT: 25 BLOCK: 2 MONMOUTH COUNTY

JOB NO. :
20-14

DATE:
APRIL 20, 2020

REVISIONS:

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

SHEET NO.

A-2

ARCHITECT

NJ-AI 13410
MIDDLETOWN, NJ 07748

732.391.3905 maxinearchitect@gmail.com

MAXINE GIORDANO – AIA – LLC
P.O. BOX 155

DATE: April 23, 2021

emailed & Mailed

ATTN: Zoning Officer

TO: Zoning Department
Borough of Oceanport
315 E. Main Street
Oceanport, NJ 07757



RE: Proposed New Single-Family Residence for

Kenneth Ruby Jr. Enterprises

66 Shrewsbury Ave. in Oceanport

Lot: 25, Block: 2

Dear Mr. John Johnson;

This letter is in reference to the above-mentioned project. This letter is to address the height of the home. Please accept the following clarifications to my drawings:

Crown of Road Compliance for height:

1. According to the grading plan – crown of the road is 12.51 and the first floor is 15.0. The structure from first floor to ridge is 29'. With the first floor set at 2.49' above the grade to meet the floor ($15.0 - 12.51 = 2.49$ feet) – the overall height from grade to ridge should be (2.49 feet plus $29' = 31.49'$ rounded off equals $32'$). This is less than the maximum $35'$ permitted if the measurement is to the ridge.

Thank you in advance for accepting this revision for the drawings. Two signed and sealed letters will follow in the mail. Please call if any additional information is needed.
Sincerely,

Maxine Giordano, AIA

CC: Mr. Ken Ruby Sr. & Mr. Ken Ruby Jr. – emailed.

D:\2020\20-15RubyHorseneck\BuildL1 R3



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2120)

9.2

Meeting: 10/12/21 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

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



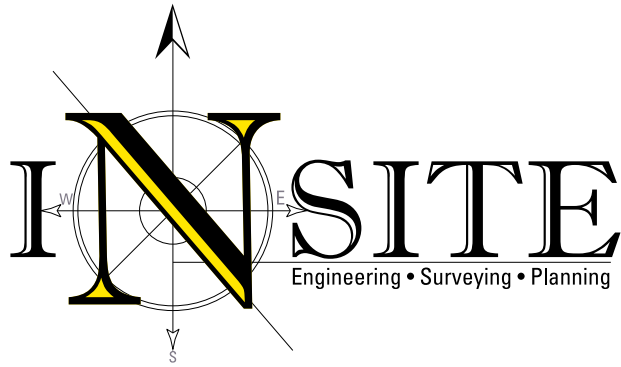
William H.R. White, III, PE, PP, CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/dmm

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

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Borough of Oceanport
Zoning Board Secretary
Attn: Jeanne Smith
910 Oceanport Way
Oceanport, NJ 07757



October 1, 2021

Via: Hand delivery

RE: **ENGINEERING RESPONSE LETTER**
10 Bridgewaters Drive (#PB2021-117)
Block 101, Lots 6 & 7
Borough of Oceanport
Monmouth County, NJ

Ms. Smith;

We are submitting this letter on behalf of the Owner/Applicant in response to the Colliers Engineering & Design Engineering Review Letter, dated 09/17/21. Each comment and response is numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference*; non-italicized text represents our responses.

Colliers First Engineering Review Letter, dated 9/17/21

1. Variance/Design Waivers

- 1.1 *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.*

Relief is requested and testimony will be provided.

1.2 Bulk variances are required for the following:

- a. *Retaining Wall Setback - 10 feet required; +0.5 feet proposed in front yard.*

Relief if requested and testimony will be provided.

- 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.*

Relief is requested and testimony will be provided.

A detail of the sign will be provided.

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
Licensed in NJ, PA, DE, NY, CT, MD, NC, DC, & CO

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.

Relief is requested and testimony will be provided.

b. Light spillage.

Testimony will be provided.

2. General Comments

2.1 *A handicap parking space shall be provided with appropriate signage.*

The revised site layout plan (sheet C300) depicts the handicap parking space.

2.2 *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.*

The applicant will comply.

2.3 *The floor venting shall be installed in at least two (2) walls.*

Sheet C400 depicts this note.

2.4 *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 floor resistant materials in accordance with FEMA Technical Bulletin 2. A note to this effect shall be provided on the plans.*

The applicant will comply and a note stating such has been added to sheet C400.

3. Grading and Drainage

3.1 *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.*

The applicant will comply and a note stating such has been added to sheet C400 to repair/replace the system as necessary.

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- 3.2 *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.*

The area has been regraded as depicted on sheet C400.

- 3.3 *Drainage calculations demonstrating the storm and roof leader pipes have sufficient capacity are required.*

Calculations demonstrating sufficient pipe capacity have been added to sheet C400.

- 3.4 *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.*

Sheet C400 has been revised accordingly. The wall detail has been added to sheet C800.

- 3.5 *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.*

Sheet C400 has been revised accordingly.

- 3.6 *Both side property lines need more detail as to the proposed grading to assure the adjacent properties are not impacted by runoff.*

Sheet C400 has been revised accordingly.

4. Lighting

- 4.1 *The proposed light fixture is not like that which is required in the VC Zone. A different fixture needs to be provided.*

The light required in the VC Zone has been discontinued from the vendor, therefore a similar light is proposed.

- 4.2 *Testimony shall be provided as to the hours of operation of the site lights and if any building mounted fixtures are proposed.*

Testimony will be provided.

- 4.3 *Signed and sealed structural calculations are required for the light fixture foundation.*

Structural calculations will be provided. We respectfully request this be deferred as a post approval condition (if approved).

InSite Engineering, LLC

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5. Landscaping

5.1 *Two (2) shade trees should be provided between the retaining walls and structure.*

Sheet C600 has been revised accordingly.

5.2 *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.*

Sheet C600 has been revised accordingly.

5.3 *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.*

Sheet C601 has been revised accordingly.

6. Miscellaneous

6.1 *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.*

The plans have been submitted to the Oceanport Department of Public Works and the private refusal hauler to review the dumpster enclosure location. The plans have also been submitted to the Oceanport Fire Marshall for review. Testimony will be provided.

6.2 *The mechanicals for the individual units shall be screened.*

The landscape plan (Sheet C600) has been revised to add vegetative screening around the mechanical units.

6.3 *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.*

The applicant understands this condition.

InSite Engineering, LLC

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7. 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*

The applicant will comply.

In accordance with the above, please find enclosed the following information:

- Fourteen (14) copies of the Preliminary and Final Major Site plan prepared by InSite Engineering, LLC entitled "10 Bridgewaters Drive" dated 5/26/21 and last revised (r1) 10/1/21, consisting of 11 sheets.

If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,
InSite Engineering, LLC



Jay Battesh, PE

20-1353-01

JWB/jar

cc:

Michael Kelly
michaelkelly@kellydevelopers.com
Jen Krimko, esq
JSK@ansellgrimm.com

Owner/Applicant (w attachments)
(Via Email)
Attorney (w attachments)
(Via Email & Delivery)

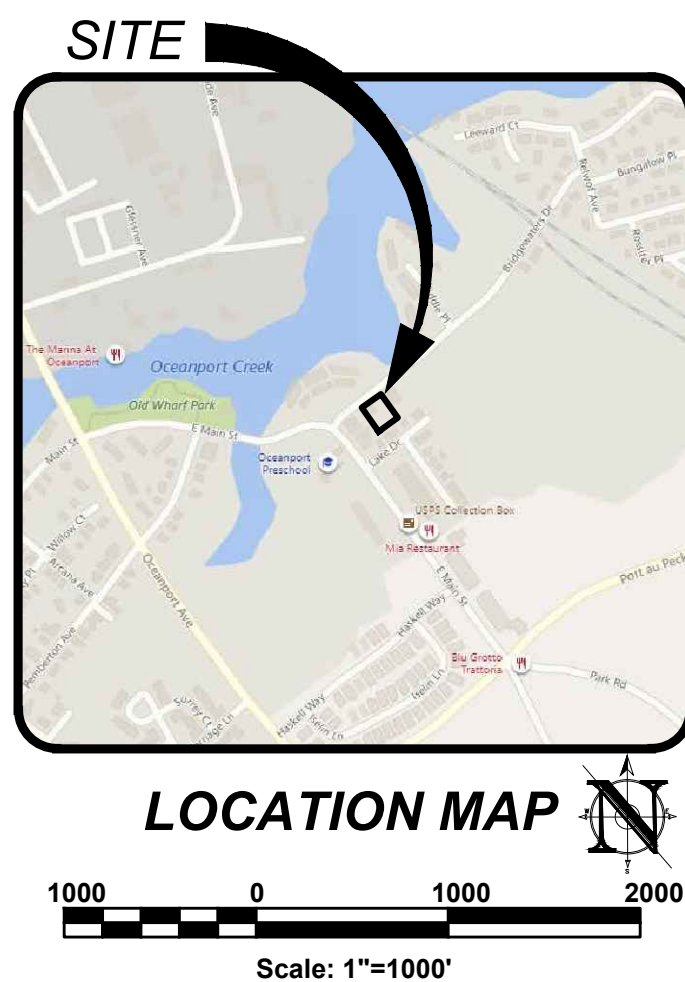
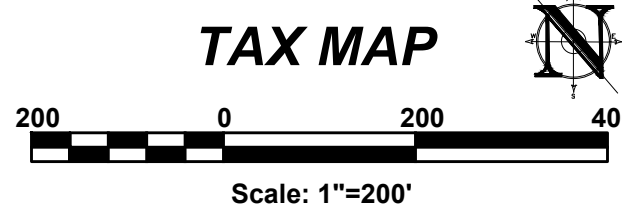
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BLOCK 101, LOTS 6 & 7
TAX MAP SHEET #9
10 BRIDGEWATERS DRIVE
TOWNSHIP OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

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

Packet Pg. 41

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.
- ADACOMPLIANCE**
 - 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. NJ080823 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, SOLIDS, 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 OSHA AND 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.
- ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
- 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, JACK-HAMMERS, 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.

UTILITY CONTACTS

- | | |
|--|--|
| 1. COMCAST
403 SOUTH STREET
EATONTOWN, NJ 07724 | 4. JCP&L COMPANY
ATTN: RICHARD COHEN
300 MADISON AVENUE
MORRISTOWN, NJ 07962 |
| 2. VERIZON
PO BOX 4833
TRENTON, NJ 08650 | 5. TWO RIVERS WATER RECLAMATION CENTER
1 HIGHLAND AVENUE
MONMOUTH BEACH, NJ 07750 |
| 3. NJ NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719 | 6. NEW JERSEY AMERICAN WATER COMPANY
1025 LAUREL OAK ROAD
VORHEES, NJ 08045
ATTN: DONNA SHORT, GIS SUPERVISOR |

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	
			2	BRANDLE, REGINA M & THEODORE M 12 LAKE DR OCEANPORT, NJ 0	12 LAKE DR	
88	29		2	MARKET ON MAIN LLC PO BOX 218 LAKewood, NJ 08701	275 E MAIN ST	
68	35		4A	BROADWAY 200, LLC PO BOX 218 SEA BRIGHT, NJ 0	275 E MAIN ST	
101	1		2	BROADWAY 200, LLC PO BOX 218 SEA BRIGHT, NJ 0	275 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	BURCK, KAT, 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	PORTIELLA, SABINO 257 FOOT AU PECK AVENUE OCEANPORT, NJ 0	13 LAKE DR	
101	12		2	PORTIELLA, SABINO 257 FOOT AU 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 POINTE 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 17TH PLACE #220 WALL, NJ 0	9 BRIDGEWATERS DR #5	1.29
102	1.06		2	BOEHMIG, JOSEPH & PATRICIA 3101 BRADSHAW CTR 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	MAHDE, BAHM, JACQUELINE 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	UNGERS, 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

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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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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ELECTRIC	RED
Gas, Oil	YELLOW
COMMUNICATION TV	ORANGE
SEWER	GREEN
TEMP. WATER	MAGENTA
PROPOSED EXCAVATION	WHITE



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DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, DISTRICT OF COLUMBIA

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Jason F. Fichter, PE, PP, CFM, CME
JASON F. 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:

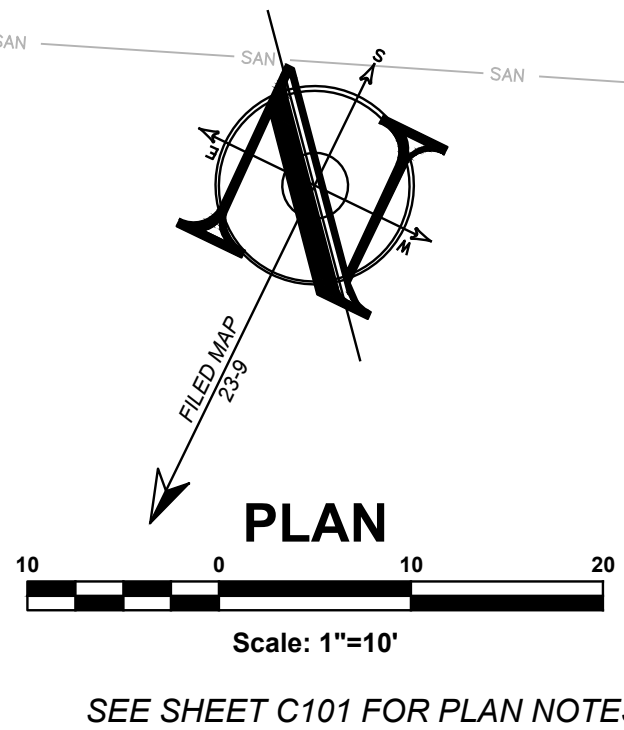
PRELIMINARY & FINAL MAJOR SITE PLAN

File: X:\Jobs\1572 - 10 Bridgewaters Drive Oceanport, NJ\2157201\DWG\02 - Existing Conditions.dwg, ----> C200 Existing Conditions

1572 - 10 Bridgewaters Drive Oceanport, NJ\2157201\DWG\02 - Existing Conditions.dwg, ----> C200 Existing Conditions

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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	



SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION

PROJECT NAME:
**10
BRIDGEWATERS
DRIVE**

PROJECT LOCATION:
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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

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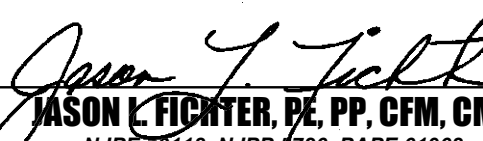
ELECTRIC	RED
GAS	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE


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MASON F. FICHTER, PE, PP, CFM, CME
NJPE #3718 NJPP #726 PAPE 61968
DEPE #613 NYPE #002993 CPE 23291
NCPPE 33336 DCPE 900682 CCOPE 36605

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SCALE: 1"=10'

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:

**EXISTING CONDITIONS &
SITE PREPARATION PLAN**

SHEET NO:

C200

PROJECT INFORMATION

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10
BRIDGEWATERS
DRIVE

PROJECT LOCATION:

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10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:

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14 BRIDGEWATERS DRIVE #0
BOROUGH OF OCEANPORT, NJ 07757

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14 BRIDGEWATERS DRIVE #0
BOROUGH OF OCEANPORT, NJ 07757

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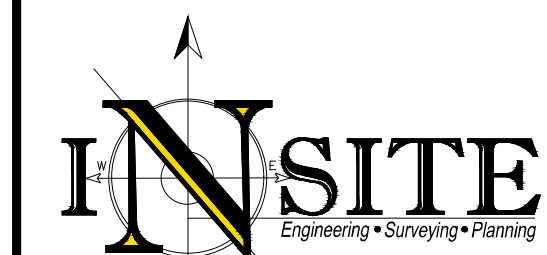
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LONG BRANCH, NJ 07740CALL BEFORE YOU DIG!
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(in NJ, 2 days prior to excavation)

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

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.netLICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA,
DELAWARE, CONNECTICUT, NORTH CAROLINA,
COLORADO, & DISTRICT OF COLUMBIACAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE
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Jason F. Fichter
MASON F. FICHTER, PE, PP, CFM, CME
NJPE #3718 NJPP #726 PAPE 61968
DEPE 3813 NYPE 002393 CYPE 23291
NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

Rev.#	Date	Comment

1 10/1/21 REV. PER ENG. REVIEW LETTER
0 5/26/21 INITIAL RELEASE

SCALE: 1"=10'

DATE: 5/26/21

JOB #: 21-1572-01

CAD ID: 21-1572-01/1

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

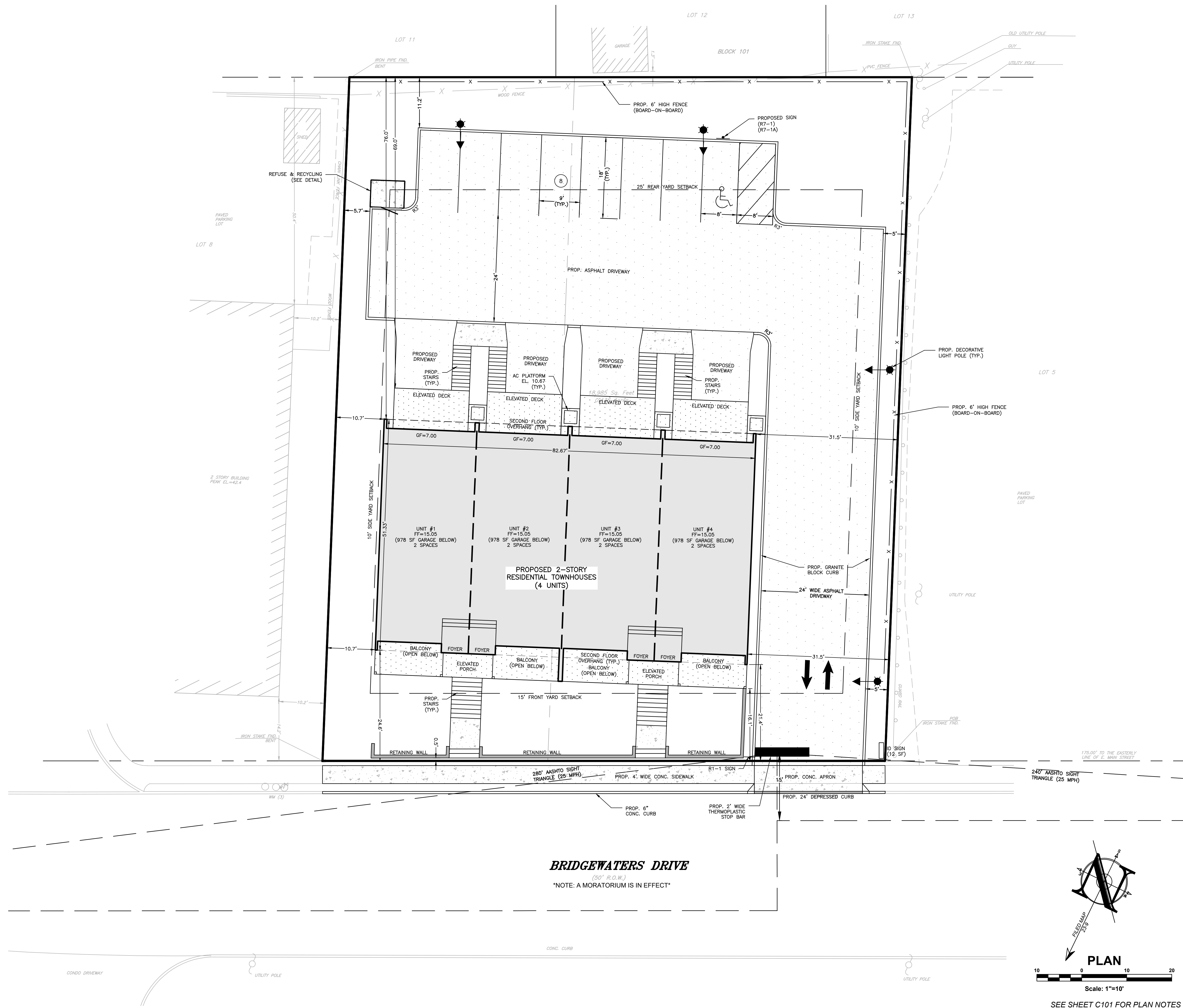
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:

SITE LAYOUT PLAN

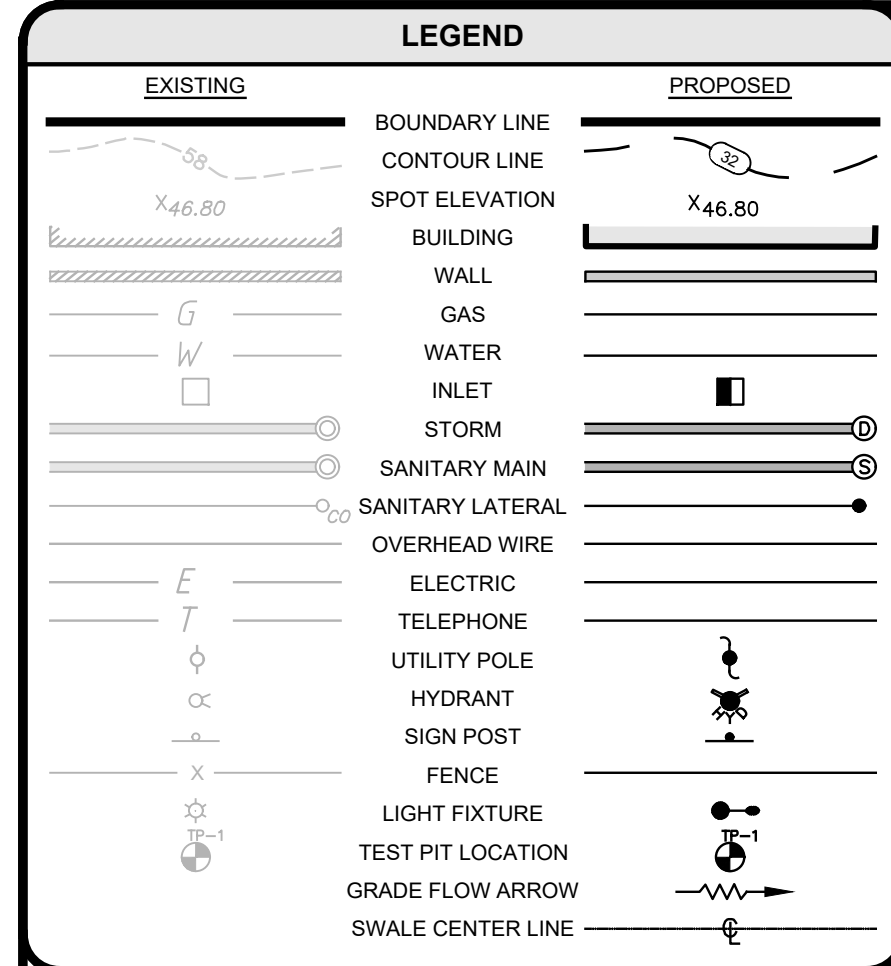
SHEET NO.:

C300



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



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 * A * R^{2/3} * 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 required = 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

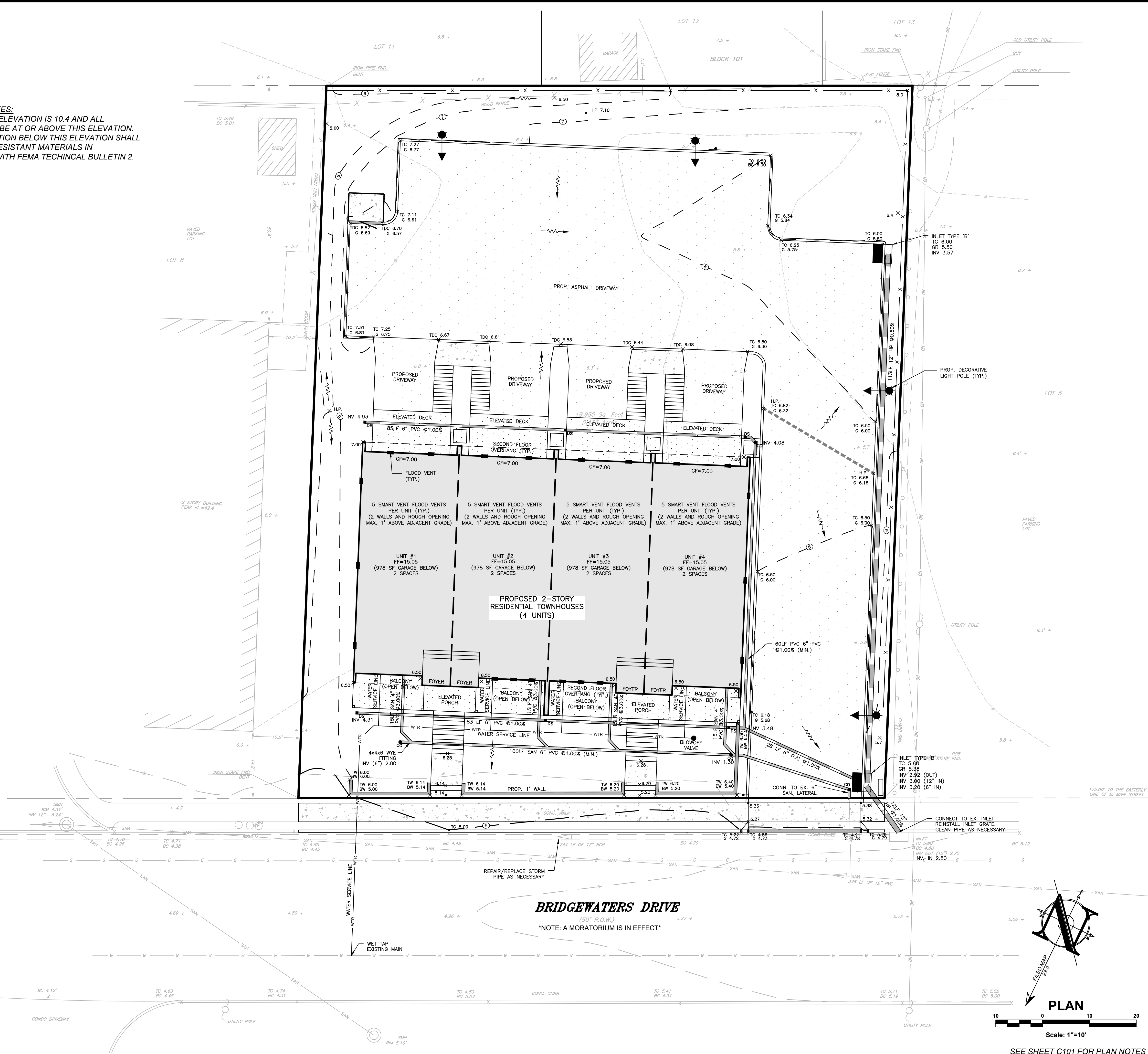
Q = 1.49/n * A * R^{2/3} * S^{1/2}

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 required = 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

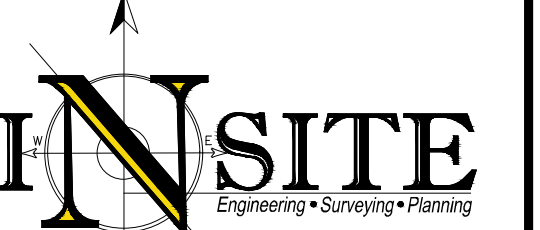
SURVEYOR:

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



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(NJ One Call logo is required)

ELECTRIC	RED
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COMMUNICATION TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE



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Jason T. Fichter
MASON F. FICHTER, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE 61968
DEPE #613 NYPE #00295 CPPE 23291
NCPPE 33336 DCPE 900682 CCOPE 36605

REVISIONS

Rev.#	Date	Comment
1	10/02/21	REV. PER ENG. REVIEW LETTER
0	12/02/21	INITIAL RELEASE

SCALE: 1"=10' 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
☐ FOR CONSTRUCTION

APPROVED BY:
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
	P40 LED Performance Package	40K 4000 CCT		GL4 Type-4, Glass refractor
				GL5 Type-5, Glass refractor

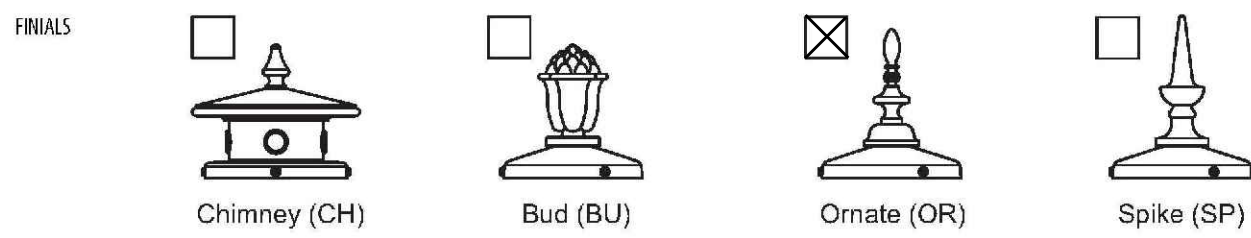
Housing Color	Rib Color	Finish	Final Color
BK Black	FBK Black	CH Chimney	FBK Black
RB Rose	RBZ Rose	BU Bud	RBZ Rose
CMC Custom Match Color	RCMC Custom Match Color	OR Ornate	FCMC Custom Match Color
CTBS STD Finish, TBD	KTBS STD Finish, TBD	SK Spike	KTBS STD Finish, TBD
GH Graphite	RGH Graphite		FGH Graphite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

Options	LED Label Options	Premier 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	LH1 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	LH3 3' of prewire leads
FPDor Factory programmed driver (XX = percentage of lumens or watts, see page 5)		LH6 10' of prewire leads
PR12 120V button style photocell		LH20 20' of prewire leads
PR20/427 208-277V button style photocell		LH25 25' of prewire leads
PR3 3 pin NEMA photocell receptacle		LH30 30' of prewire leads
PR7 7 pin NEMA photocell receptacle		
SR Shorting cap		

Accessories: Order as separate catalog number.	
House Side Shield	
WLEDH590 House side shield, 90 degree	
WLEDH517 House side shield, 170 degree	
WLEDH518 House side shield, 180 degree	



MARK APPROPRIATE BOX FOR TRIM OPTIONS



HoloPhane | 3825 Columbus Rd., Greenville, OH 45403 | Phone: 866-180-0PHANE | www.holophane.com
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MDL2
Page 3 of 4TYPE 'A' LIGHT DETAIL
NTS

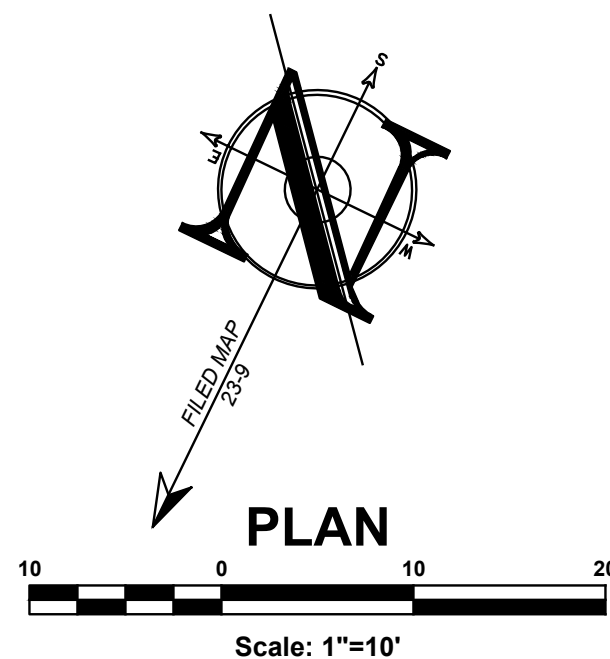
KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
TREES							
TN	73	Thuja occidentalis 'Nigra'	Dark American Arborvitae	B & B		7-8' HT.	
DW	2	Cornus Florida	Flowering Dogwood	B & B	2.5'-3.5'	16' HT.	
LC	41	Cupressus x Leylandii	Leyland Cypress	B & B		7-8' HT.	
SHRUBS							
HP	12	Hydrangea Arborescens 'Pee Wee'	Pee Wee Oakleaf Hydrangea	CONT.		2'-2.5' HT.	
MG	9	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	CONT.		3'-3.5' HT.	
GRASSES							
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

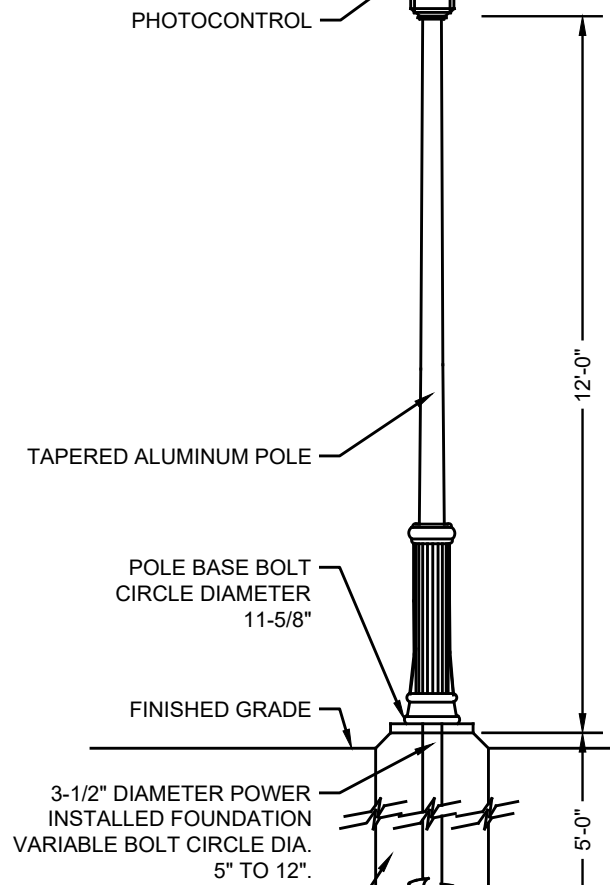
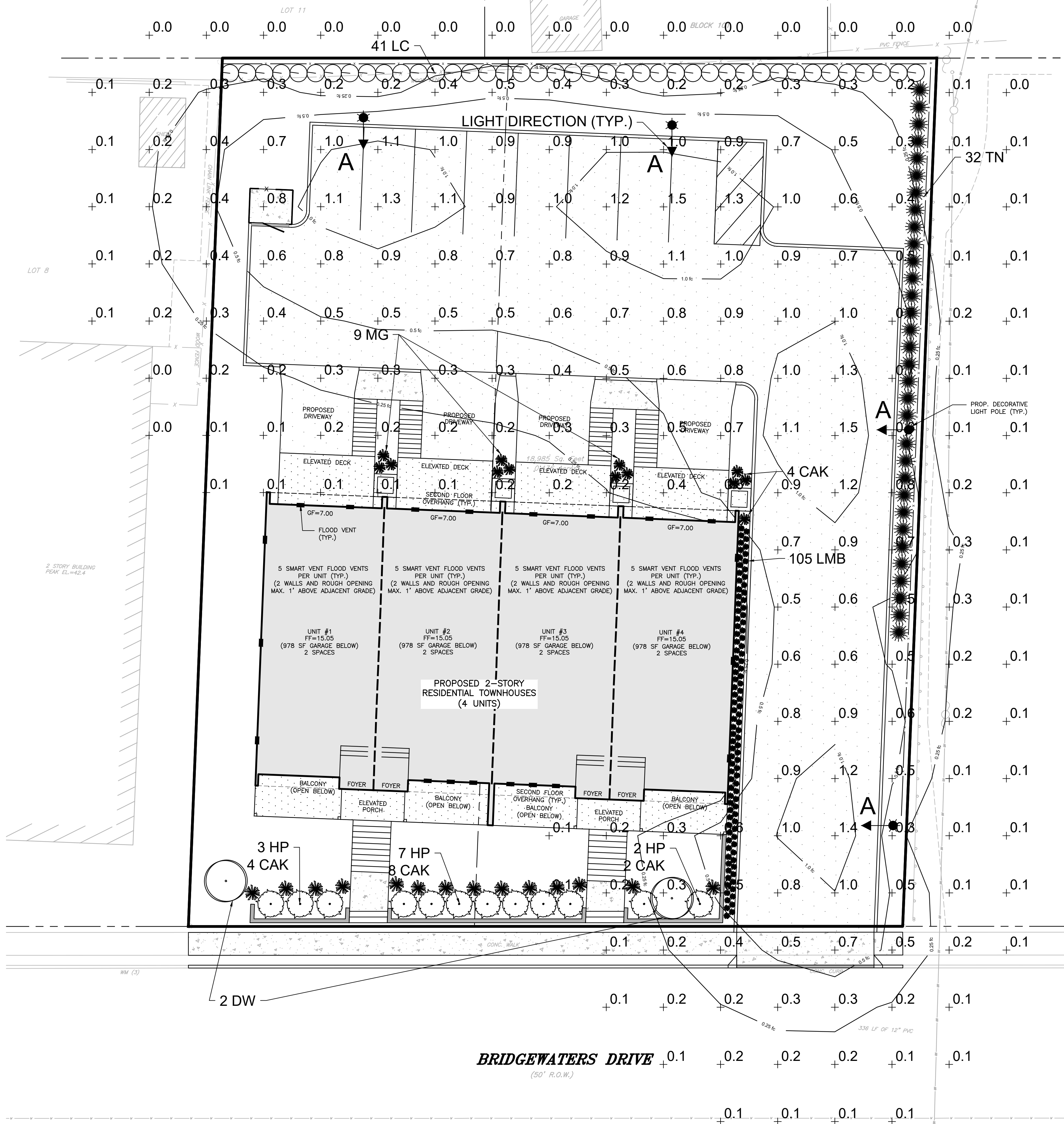
OVERALL LUMINAIRE SCHEDULE						
LABEL	SYMBOL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT
A	★	4	MDL2 P40 30K AS 4 WLEDHSS18	77 WATT	SINGLE	12'
						TYPE
						AREA
						DIRECTION OF LIGHT
						DOWN

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	WTR
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	E
TELEPHONE	TEL
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:

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
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 LONG BRANCH, NJ 07740

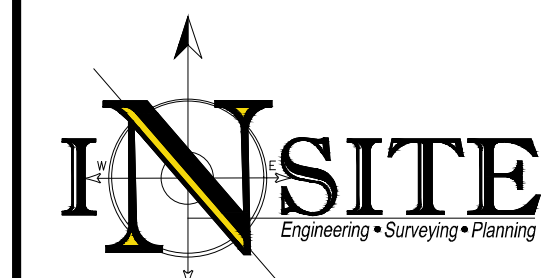
SURVEYOR:

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



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 (NJ One Call is required)

ELECTRIC	RED
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PROPOSED EXCAVATION	WHITE



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 DEPE 00113 NYPE 002395 CPE 23291
 NCPE 33336 DCPE 900682 CPE 36605

REVISIONS

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0	5/26/21	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: JWB
DATE: 5/26/21	DRAWN BY: GRS
JOB #: 21-1572-01	CHECKED BY: JLF
CAD ID: 21-1572-011	

NOT FOR CONSTRUCTION
 APPROVED BY:

FOR CONSTRUCTION
 PLAN INFORMATION

DRAWING TITLE:
 PRELIMINARY & FINAL
 MAJOR SITE PLAN

SHEET TITLE:
 LANDSCAPE & LIGHTING
 PLAN

SHEET NO:

C600

SEE SHEET C101 FOR PLAN NOTES

PROJECT NAME

PROJECT LOCATION

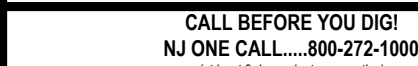
OWNER

APPLICANT

APPLICANT'S PROFESSIONALS

ARCHITECT:

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



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

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

Rev.#	Date	Comment
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0	5/26/21	INITIAL RELEASE

DATE: 5/26/21	DRAWN BY: GRS
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CAD ID: 21-1572-01r1

 NOT FOR CONSTRUCTION

APPROVED BY			

FOR CONSTRUCTION	
EXAMINATION	

PLAN INFORMATION					

DRAWING TITLE:

PRELIMINARY & FINAL

MAJOR SITE PLAN

1000

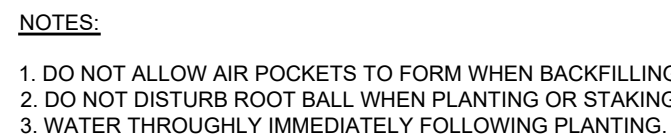
SWEET T(7) E:

LANDSCAPE NOTES

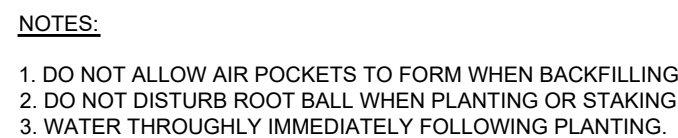
LANDSCAPE NOTES
DETAILS

DETAILS

SHEET NO:



NTS

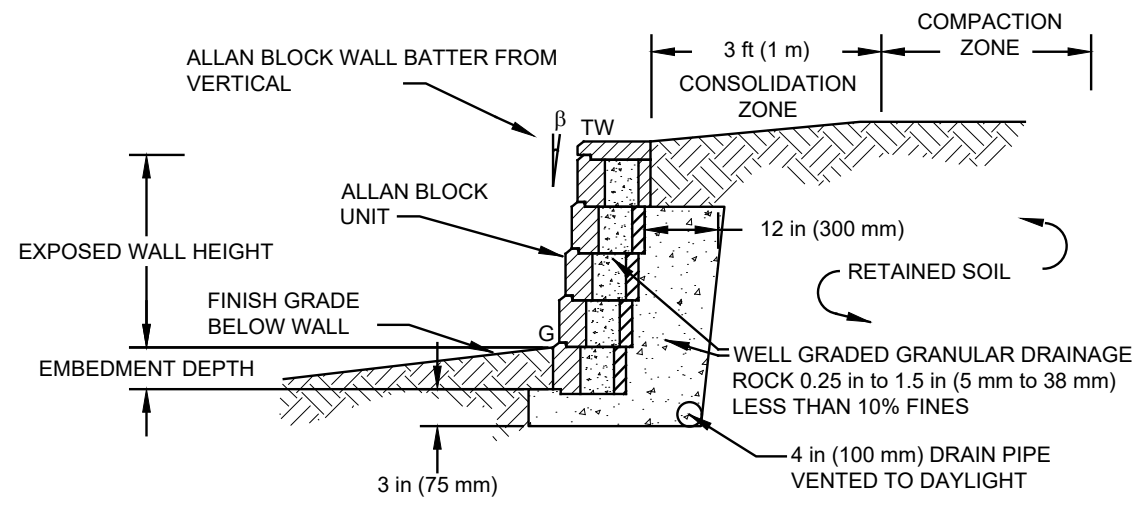


NTS

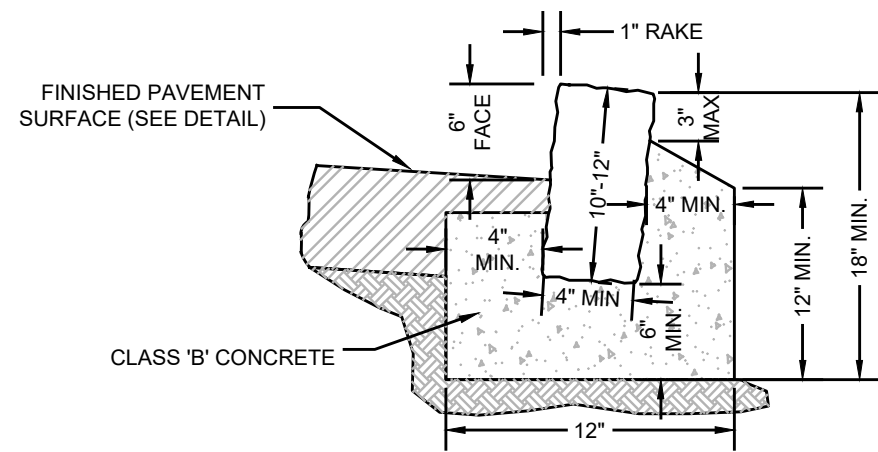
1. THIS WORK INCLUDES, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
2. QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
3. THE LANDSCAPE CONTRACTOR SHALL 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 AT A MINIMUM OF TEN FEET FROM ALL UNDERGROUND UTILITIES, STREET LIGHTS, 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. CLR. 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 12" 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 SOODED 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 ADDITIONAL COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE PERIOD.



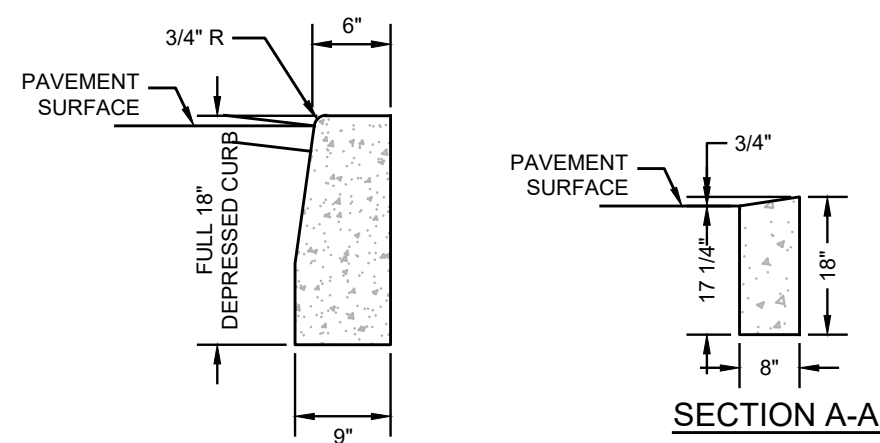
SEE SHEET C101 FOR PLAN NOTES



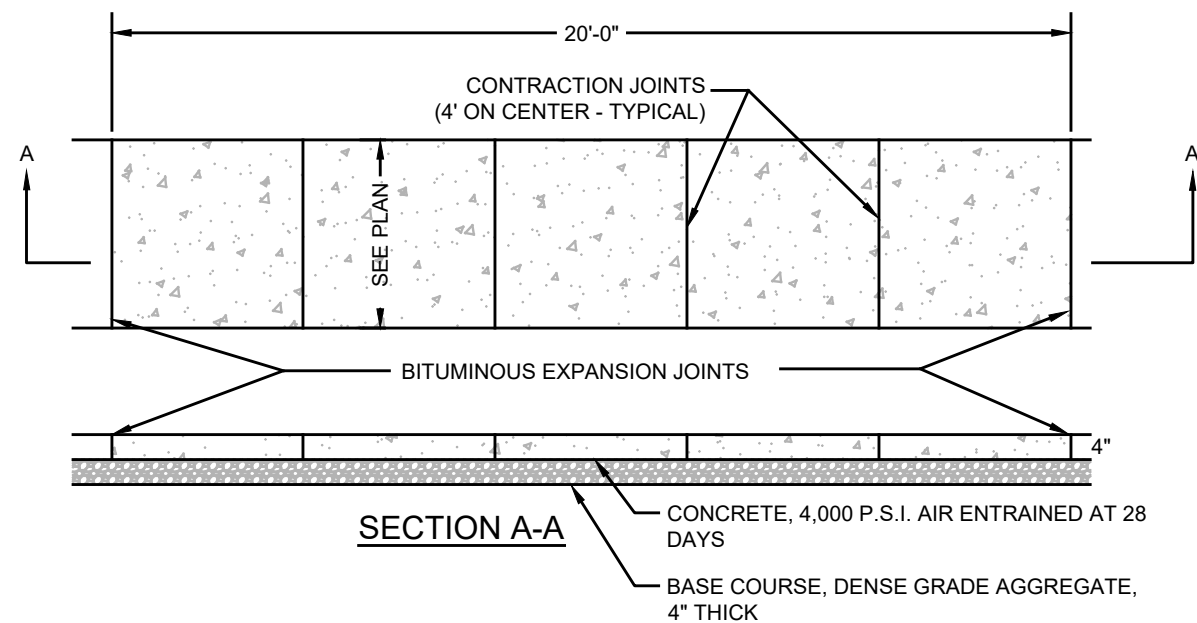
TYPICAL GRAVITY WALL SECTION
NTS



VERTICAL GRANITE BLOCK CURB (ONSITE)
NTS

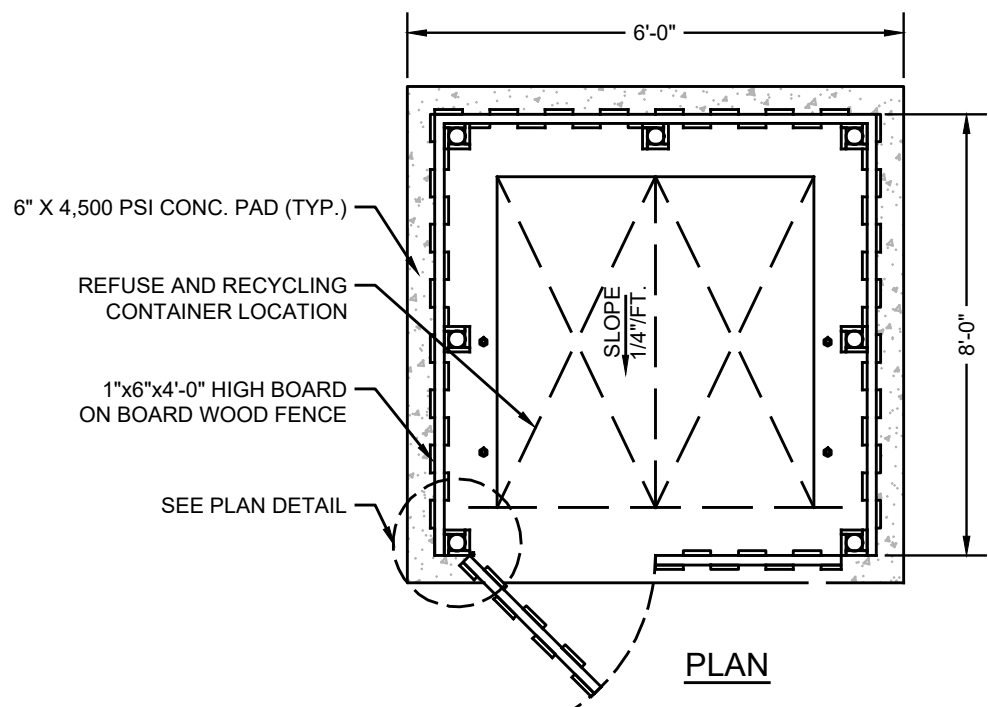


DEPRESSED CURB
NTS

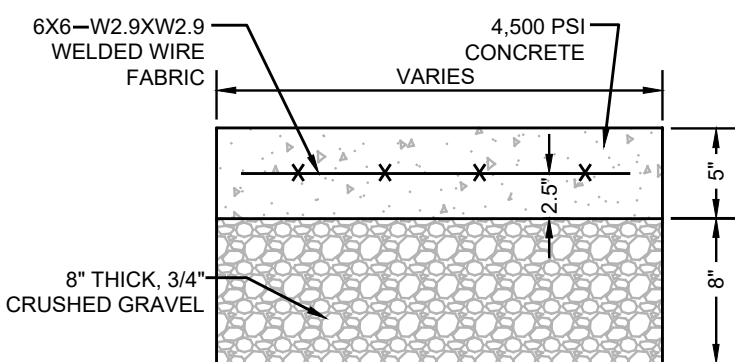


CONCRETE SIDEWALK
NTS

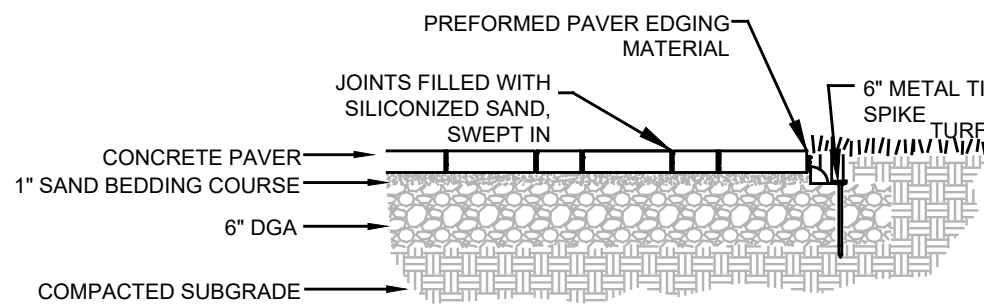
CONSTRUCTION NOTES:
1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
2. THE SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH.
3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20 LINEAR FEET. JOINTS 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. WHERE SIDEWALK ADJOINS A 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.



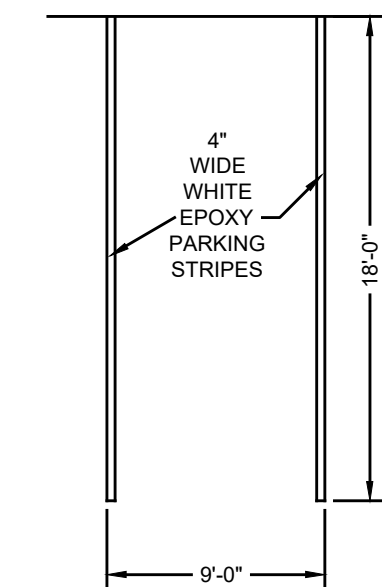
BOARD ON BOARD REFUSE ENCLOSURE
NTS



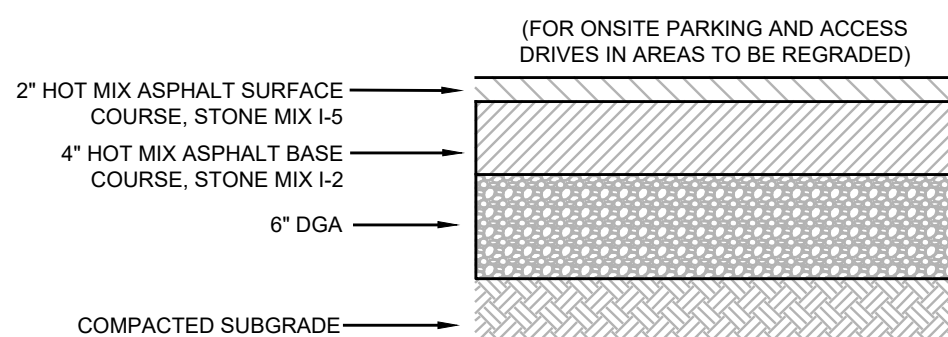
CONCRETE PAD
NTS



CONCRETE PAVER DRIVE
NTS

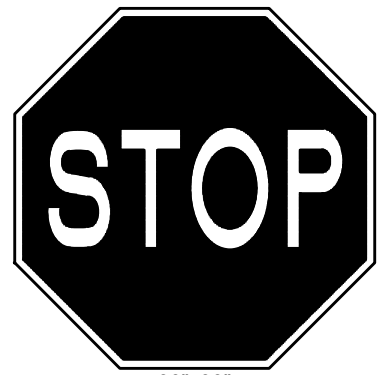


PARKING STRIPING
NTS

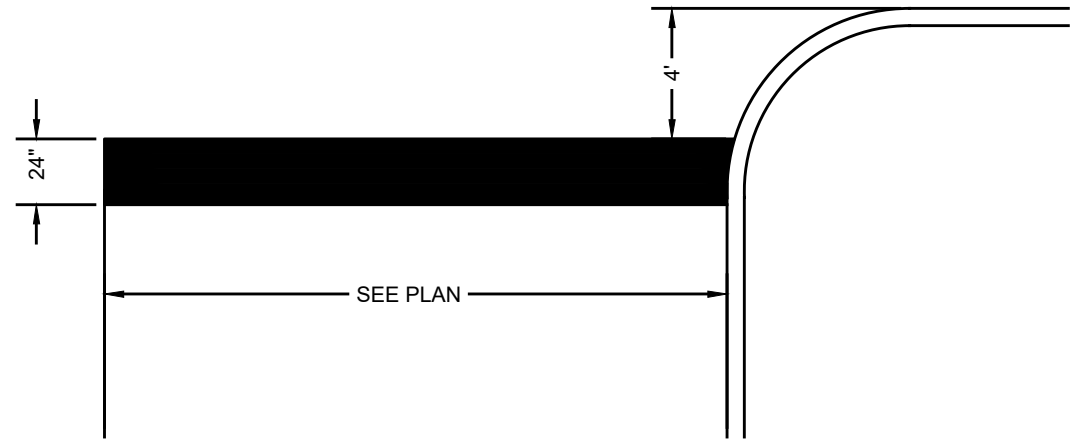


MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

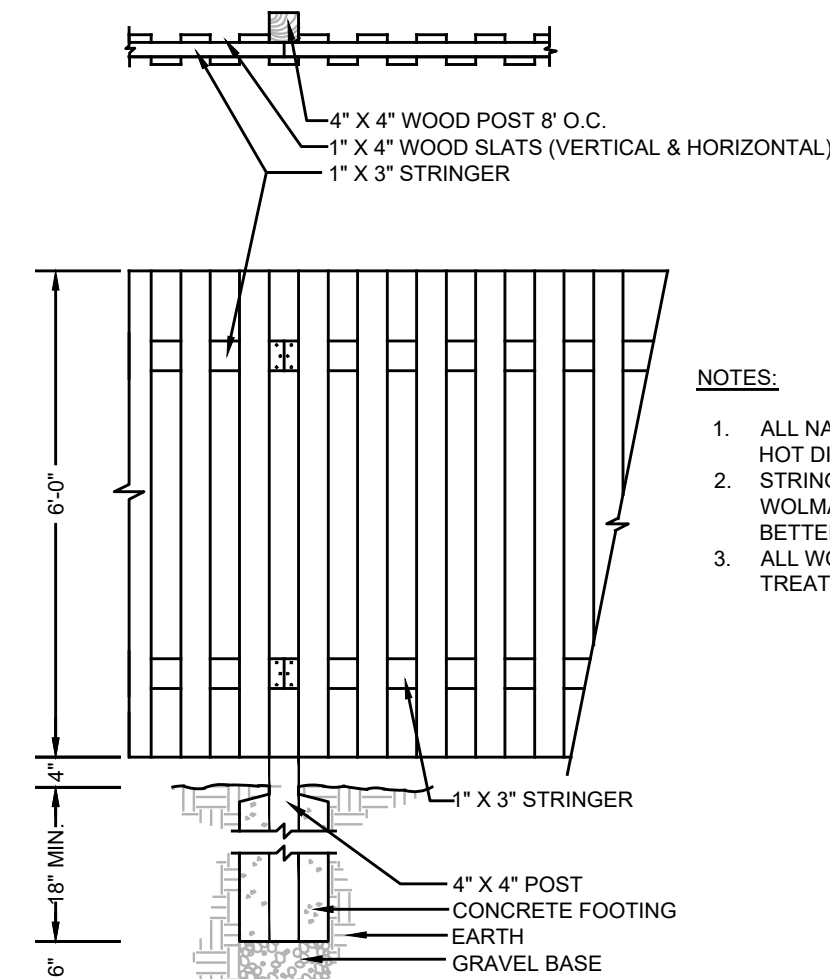
PAVEMENT SECTION (ON SITE)
NTS



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

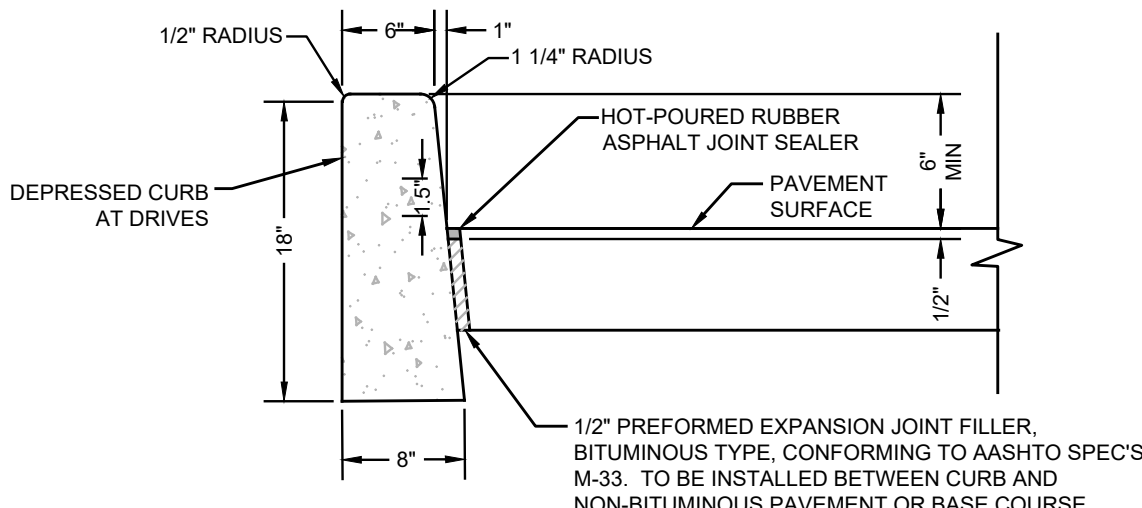


STOP BAR
NTS



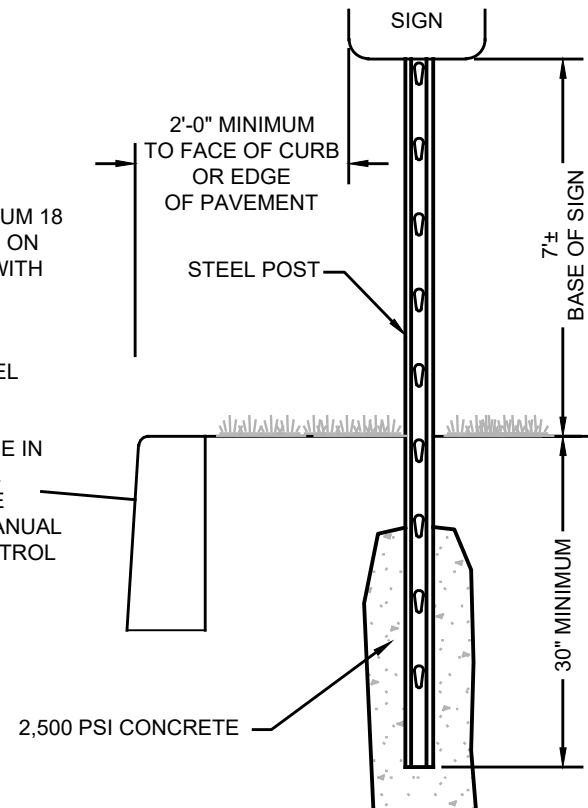
NOTES:
1. ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
2. STRINGERS AND POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER.
3. ALL WOOD TO BE PRESSURE TREATED LUMBER.

BOARD ON BOARD FENCE
NTS



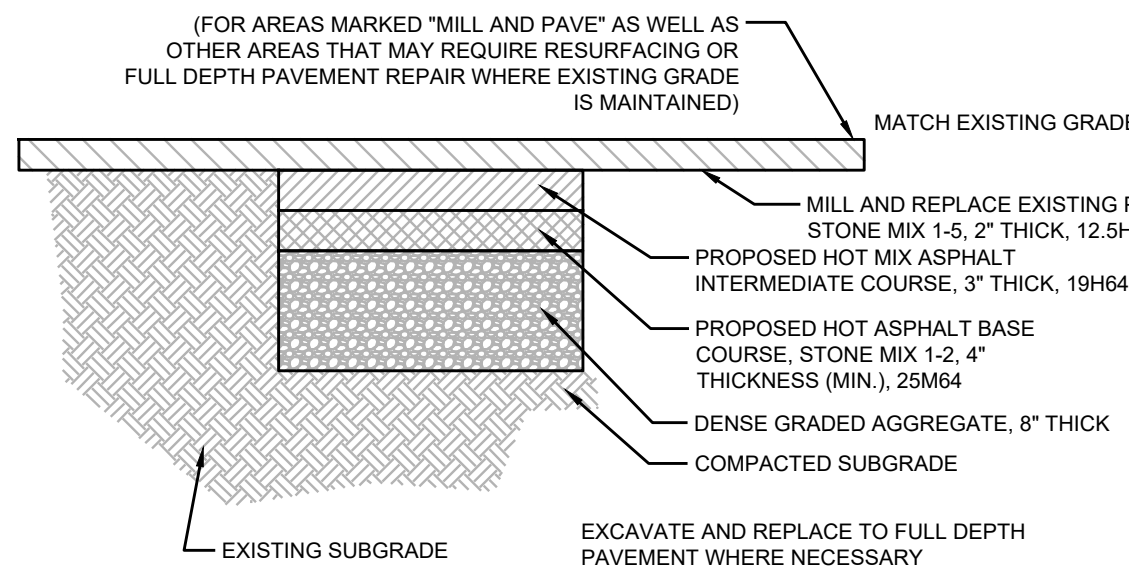
NOTES:
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

CONCRETE VERTICAL CURB (BRIDGEWATERS DRIVE)
NTS



NOTES:
1. ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.
2. POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
3. SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN POST
NTS



PAVEMENT REPAIR (BRIDGEWATERS DRIVE)
NTS

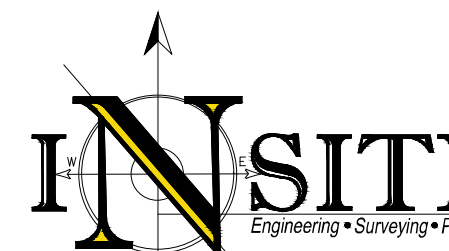
MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

SEE SHEET C101 FOR PLAN NOTES



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SEWER	GREEN
UTILITY MARKING	MAGENTA
PREFORMED EXCAVATION	WHITE



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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Jason T. Fichter, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE 61968
DEPE #613 NYPE #02295 CPE 23291
NCPE 33336 DCPE 900682 COPE 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: 21-1572-011

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

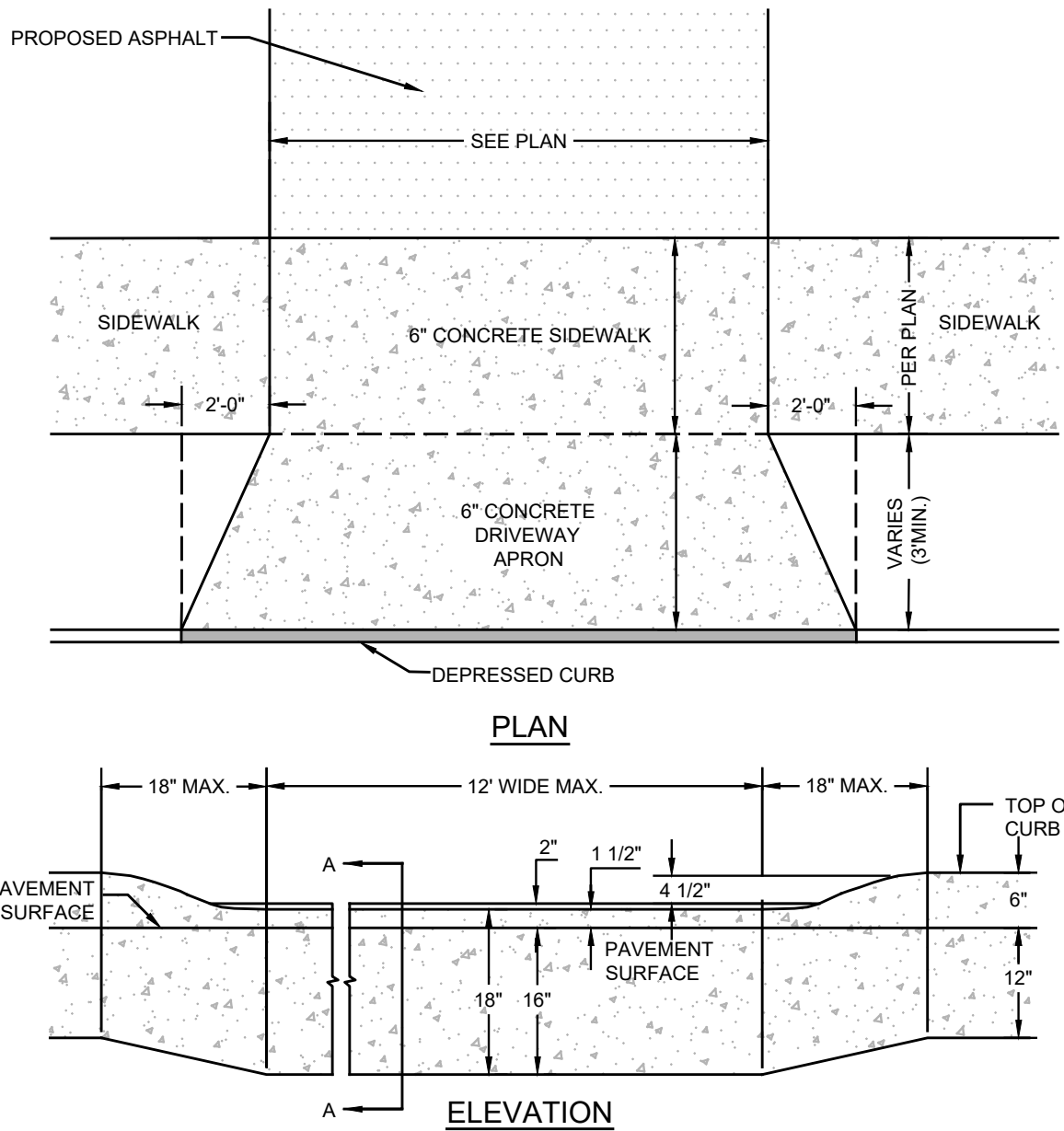
PRELIMINARY & FINAL
MAJOR SITE PLAN

SHEET TITLE:

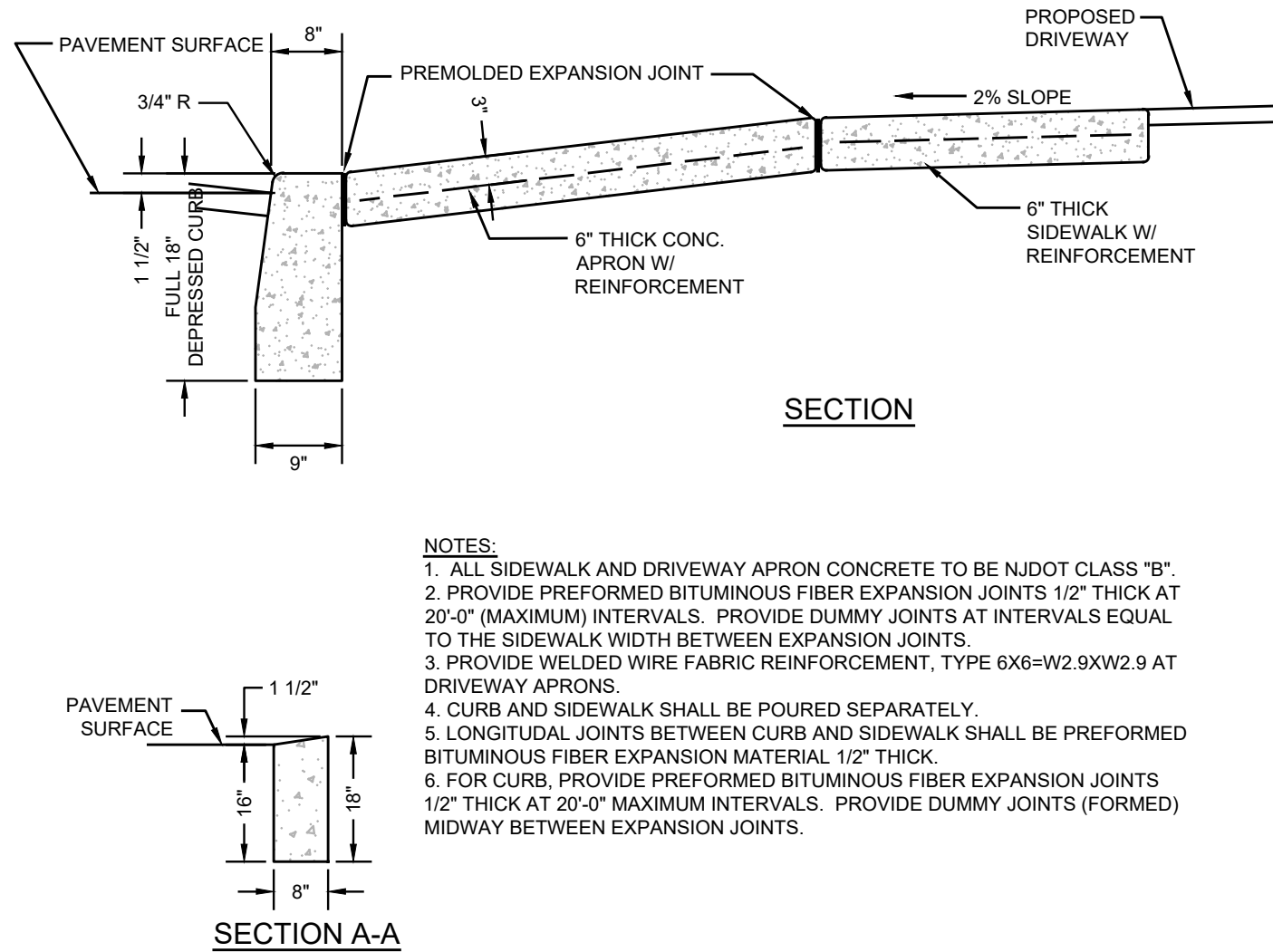
CONSTRUCTION
DETAILS

SHEET NO:

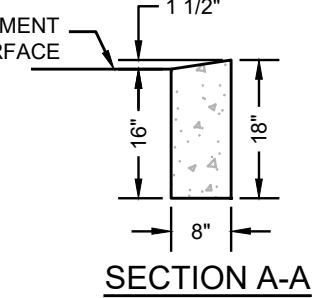
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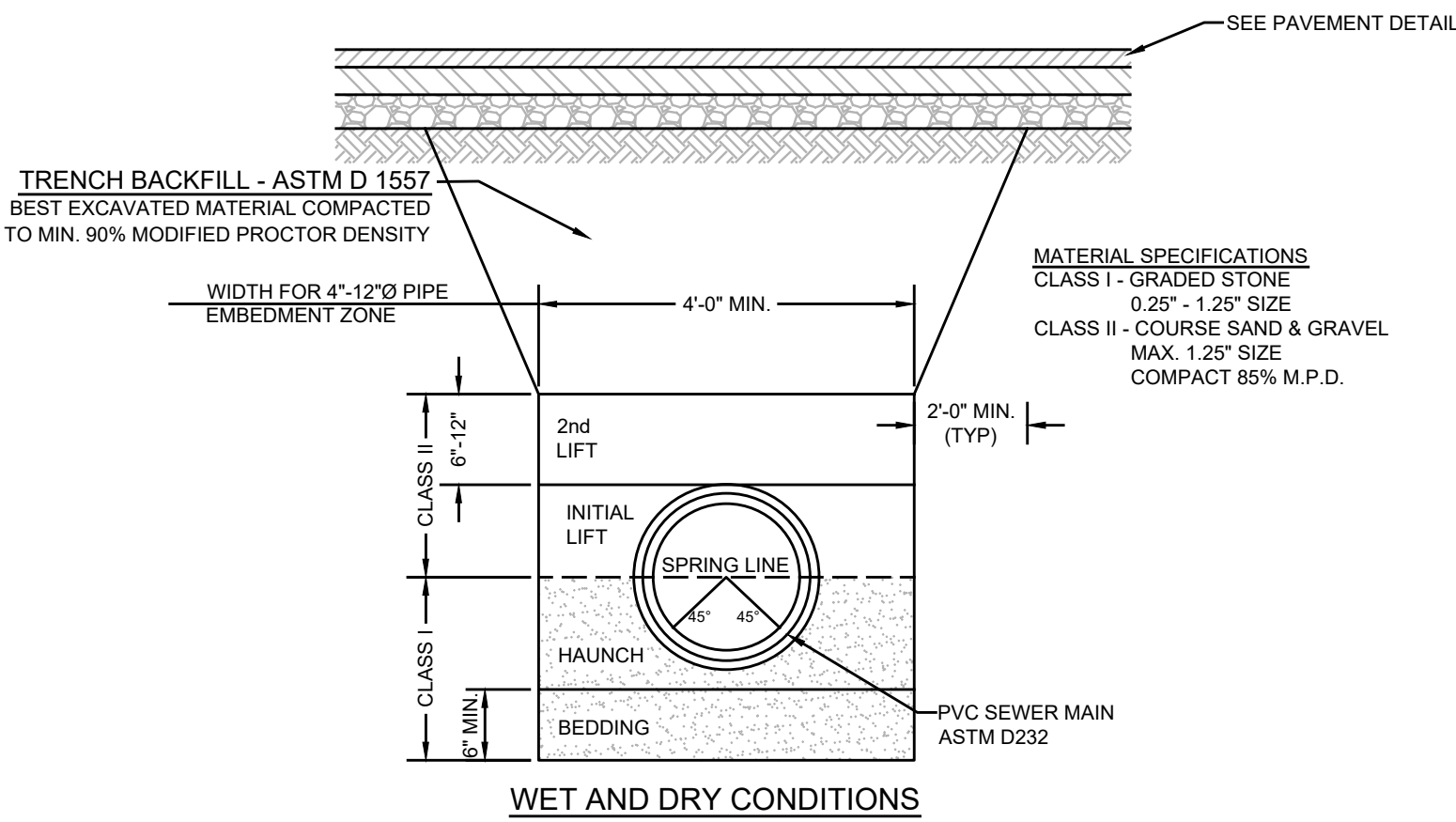
DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK
NTS



- 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.

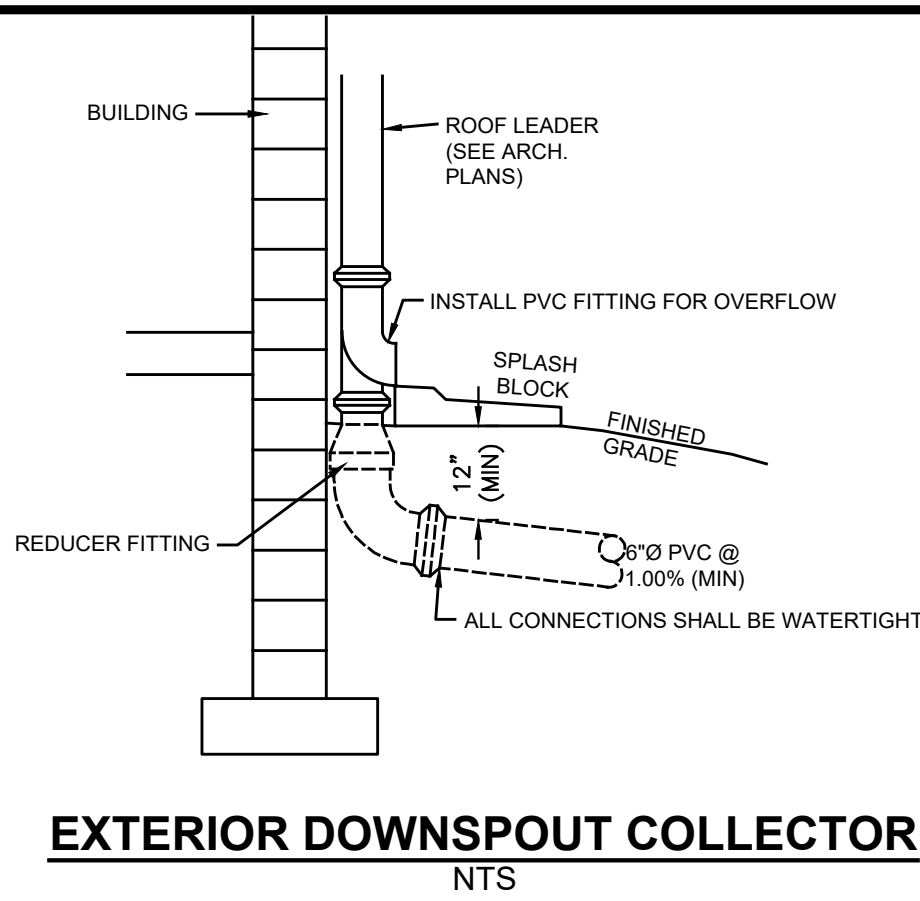


SECTION A-A

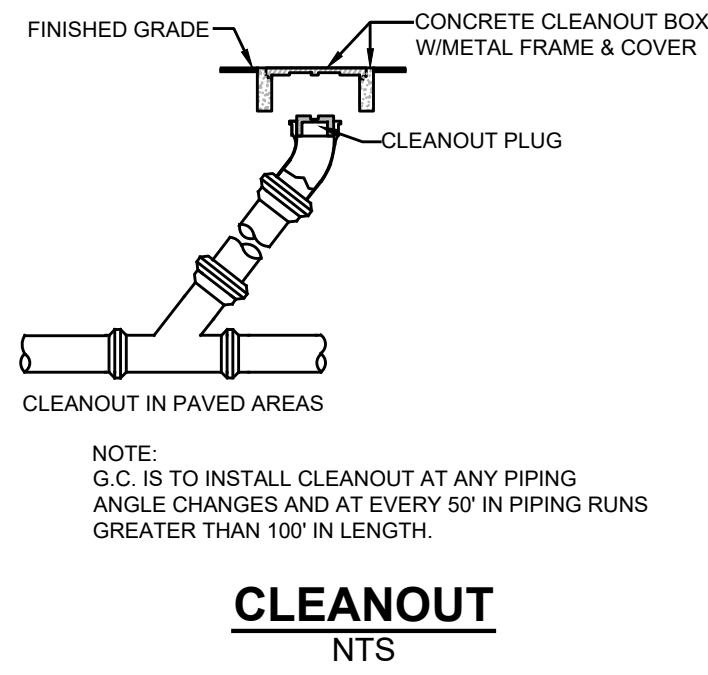


UTILITY TRENCH & PAVEMENT REPAIR
NTS

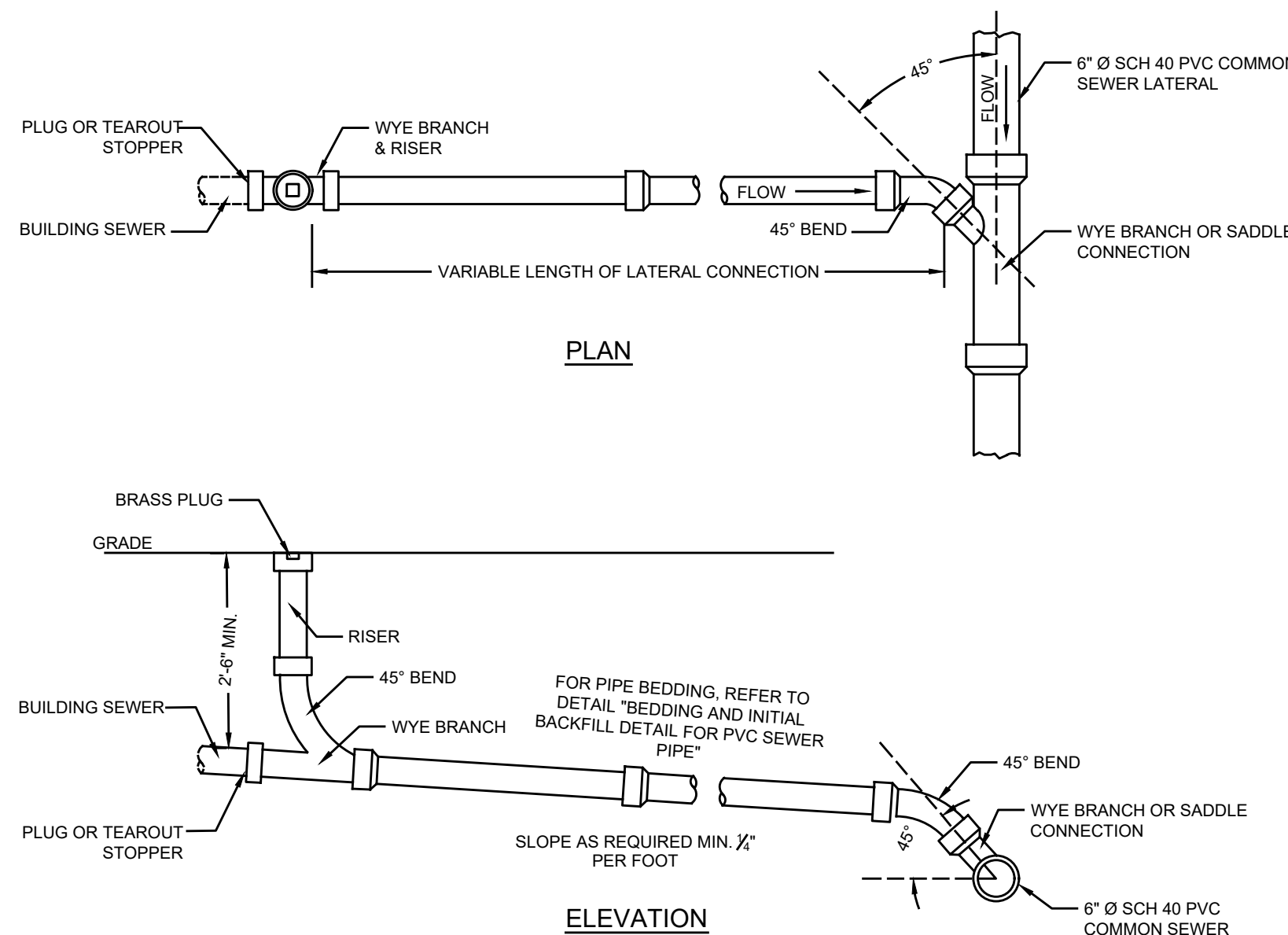
PAVEMENT NOTE: MATERIALS FOR ASPHALT CONCRETE SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989). MATERIALS FOR ASPHALT CONCRETE BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE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



EXTERIOR DOWNSPOUT COLLECTOR
NTS

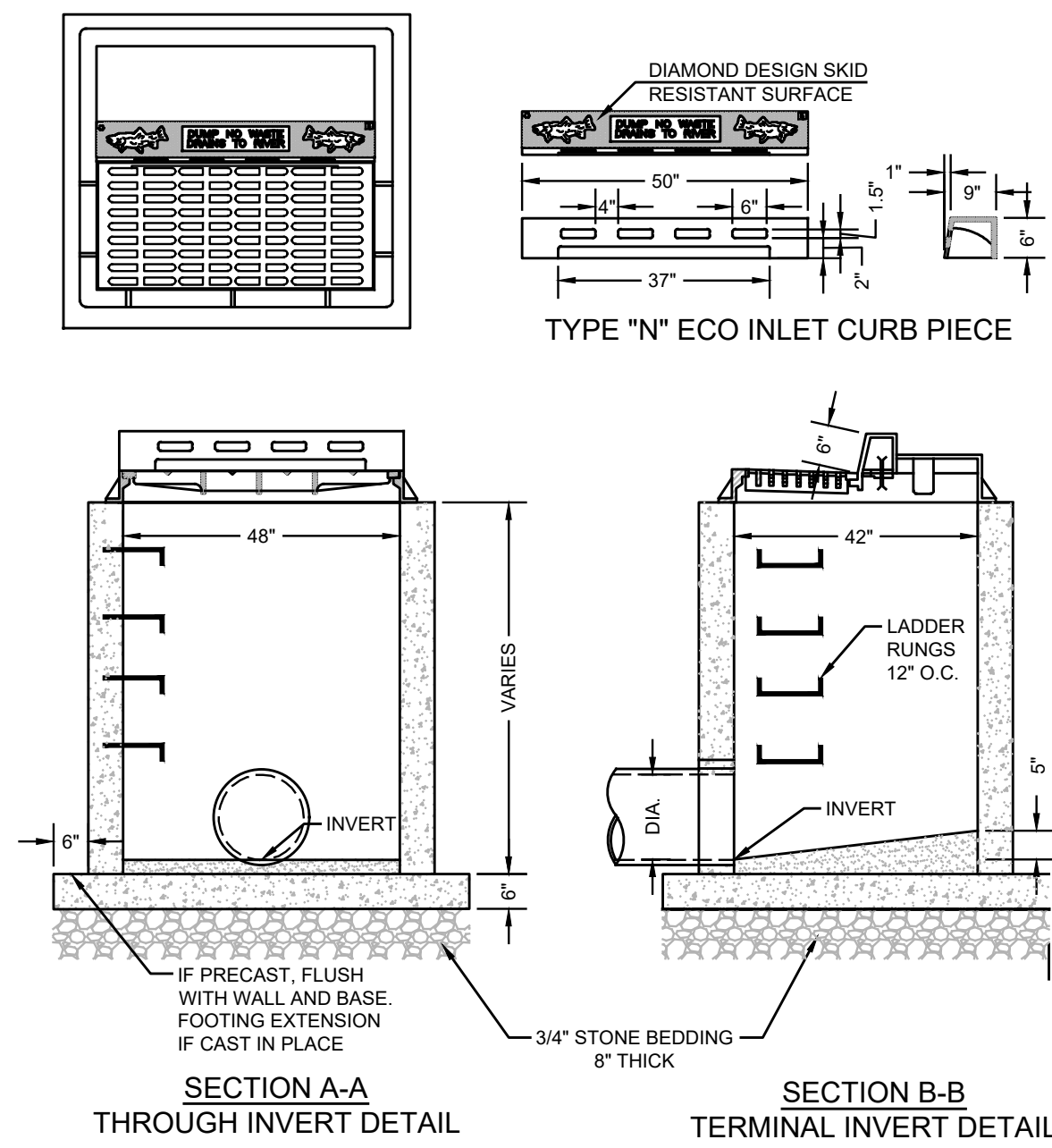


CLEANOUT
NTS



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:
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OCEAN, NJ 07712

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

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1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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Jason F. Fichter, PE, PP, CFM, CME
NJPE #33118 NJPP #726 PAPE 61968
DEPE 36113 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**

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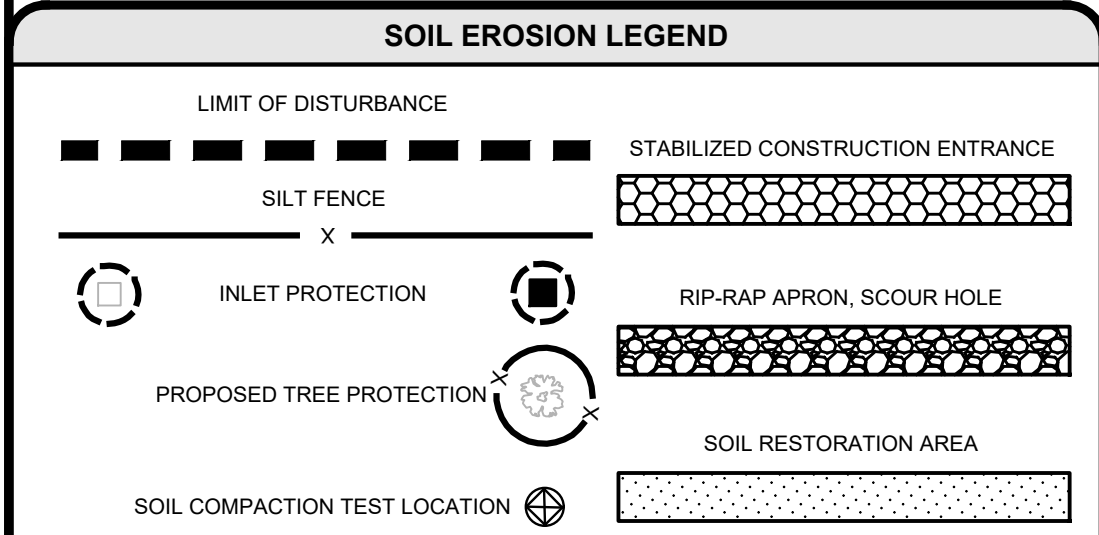
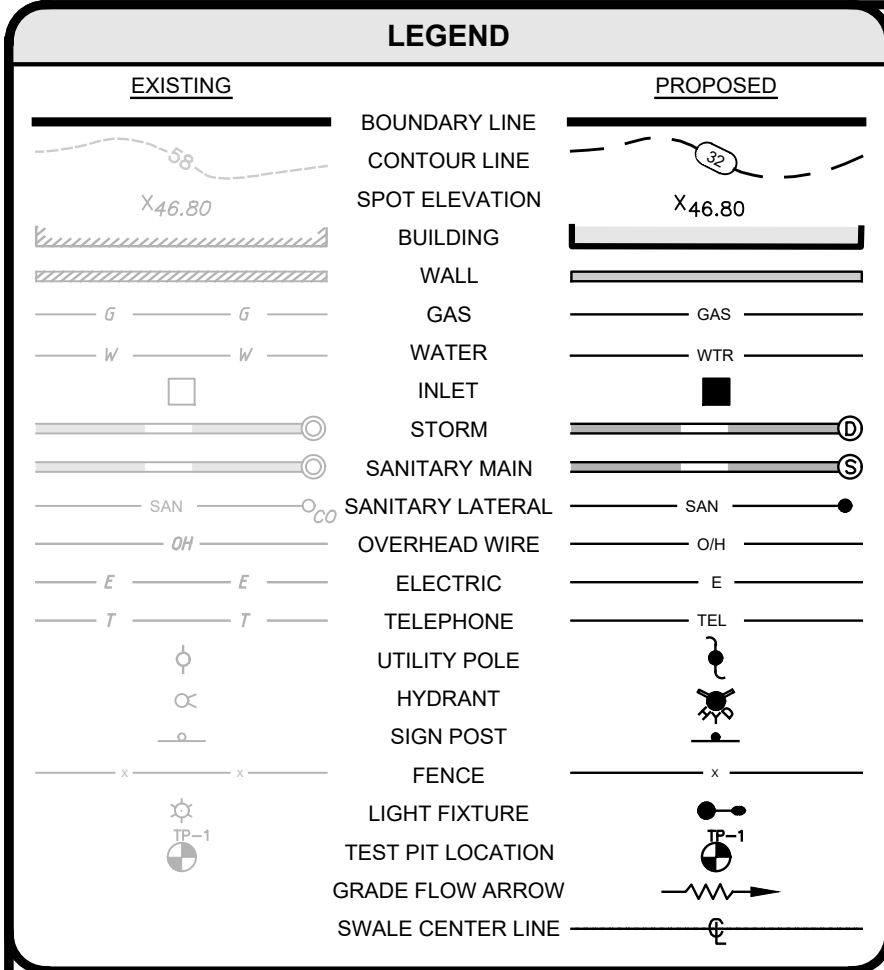
FOR CONSTRUCTION	

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
C801



CONSTRUCTION / SPPP NOTE

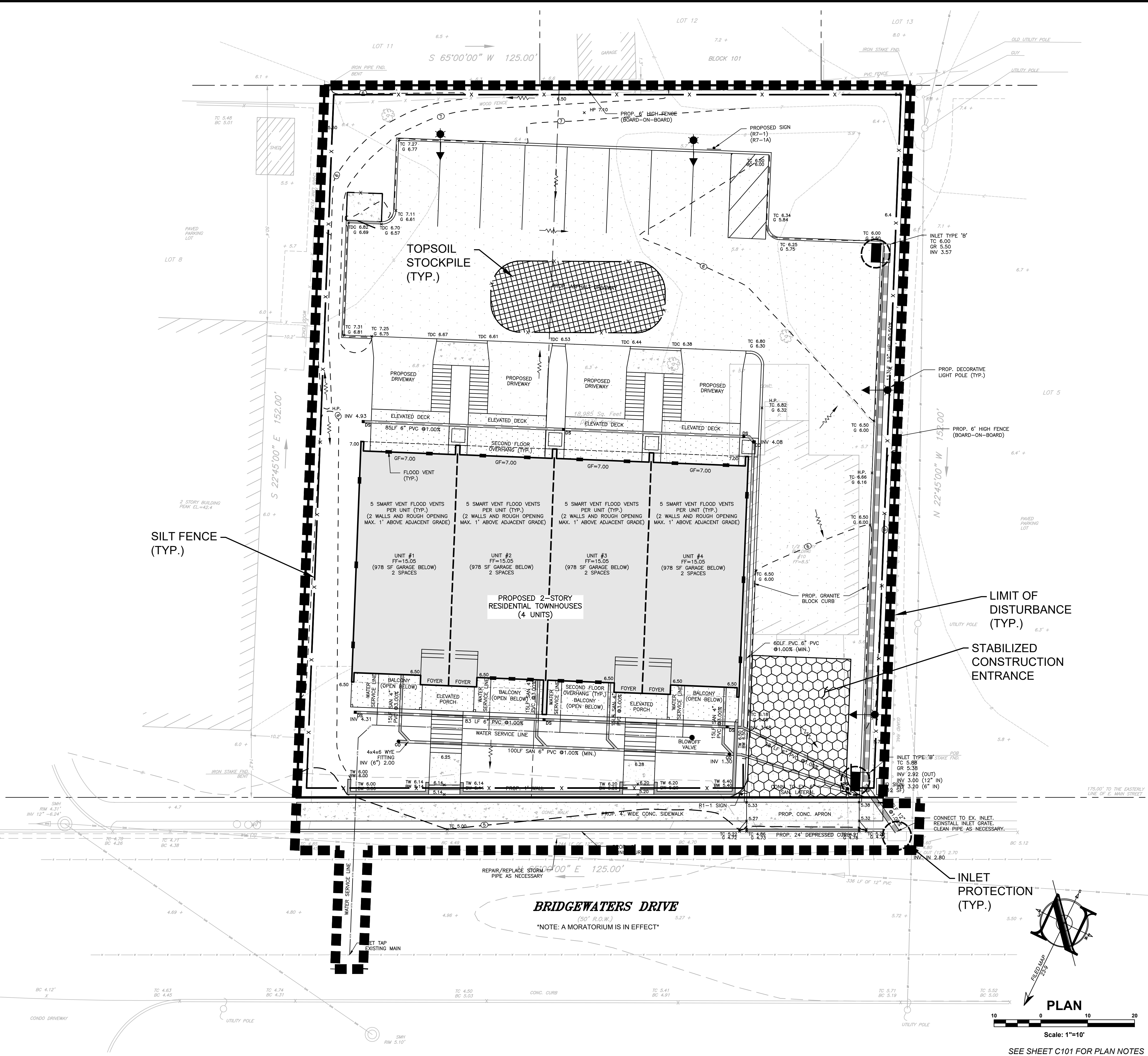
THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

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

TOTAL LIMIT OF DISTURBANCE = 0.47 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: 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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REVISIONS

Rev.#	Date	Comment
1	10/01/21	REV. PER ENG. REVIEW LETTER
0	5/26/21	INITIAL RELEASE

SCALE: 1"=10'

DATE: 5/26/21 DESIGNED BY: JWB

JOB #: 21-1572-01 DRAWN BY: GRS

CAD ID: 21-1572-0111 CHECKED BY: JLF

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APPROVED BY:

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PLAN INFORMATION

DRAWING TITLE: PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.: C900

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FRESHOLD 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. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY COVER. THE SEASON PREVENTS THE ESTABLISHMENT OF PERMANENT 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 LOCATIONS 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. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
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 BY THE 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 70 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 IMPROVE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
 - (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION 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.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING 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 RECOMMENDATIONS.

3. SEEDING

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

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

*ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 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 GRASSES.
- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF 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 70 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 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 IMPROVE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
 - (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

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

- B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 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.

- IF SOIL MOISTURE IS FEASIBLY SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED), THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOP DRESSING
- SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED 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.

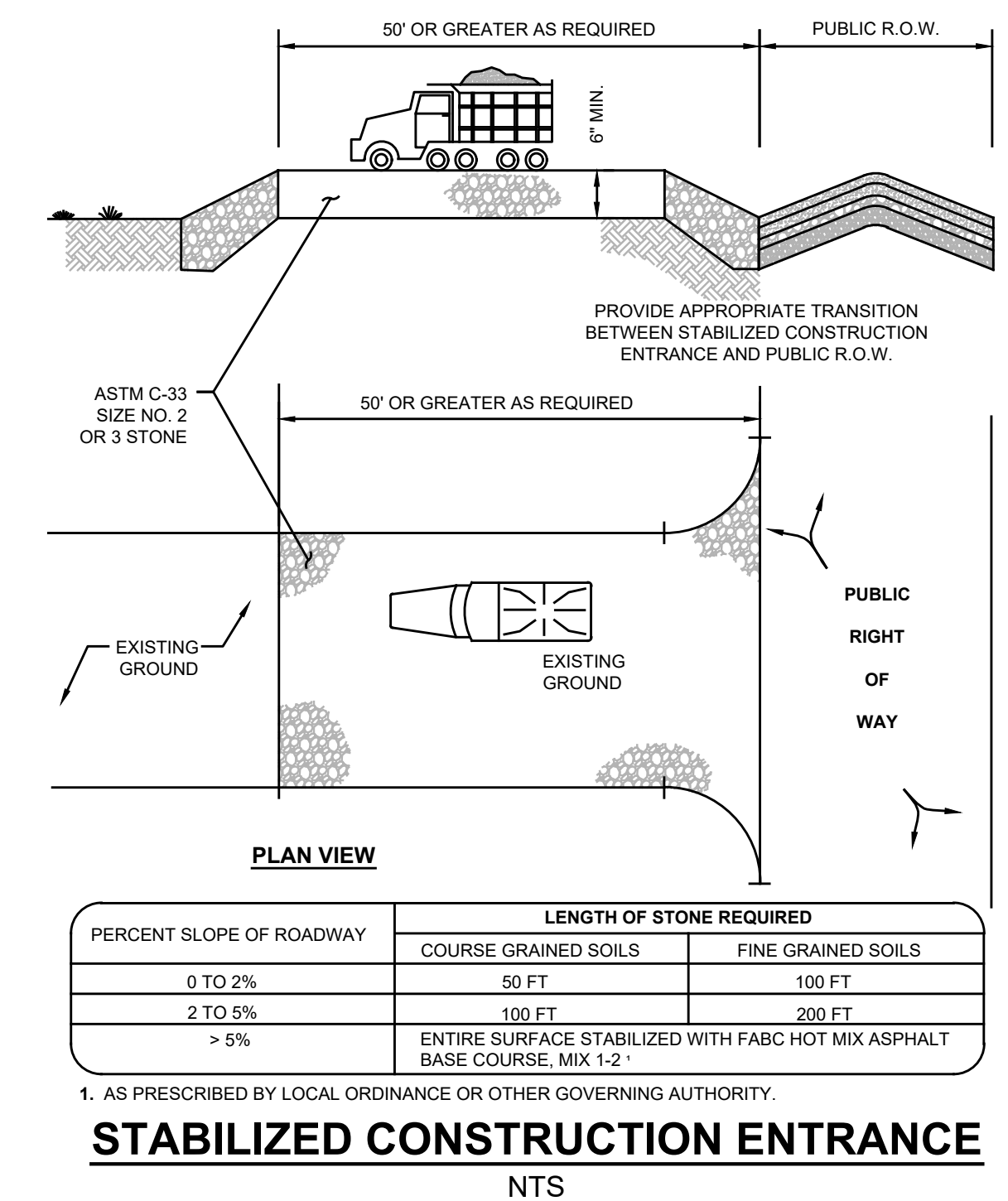
THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

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.

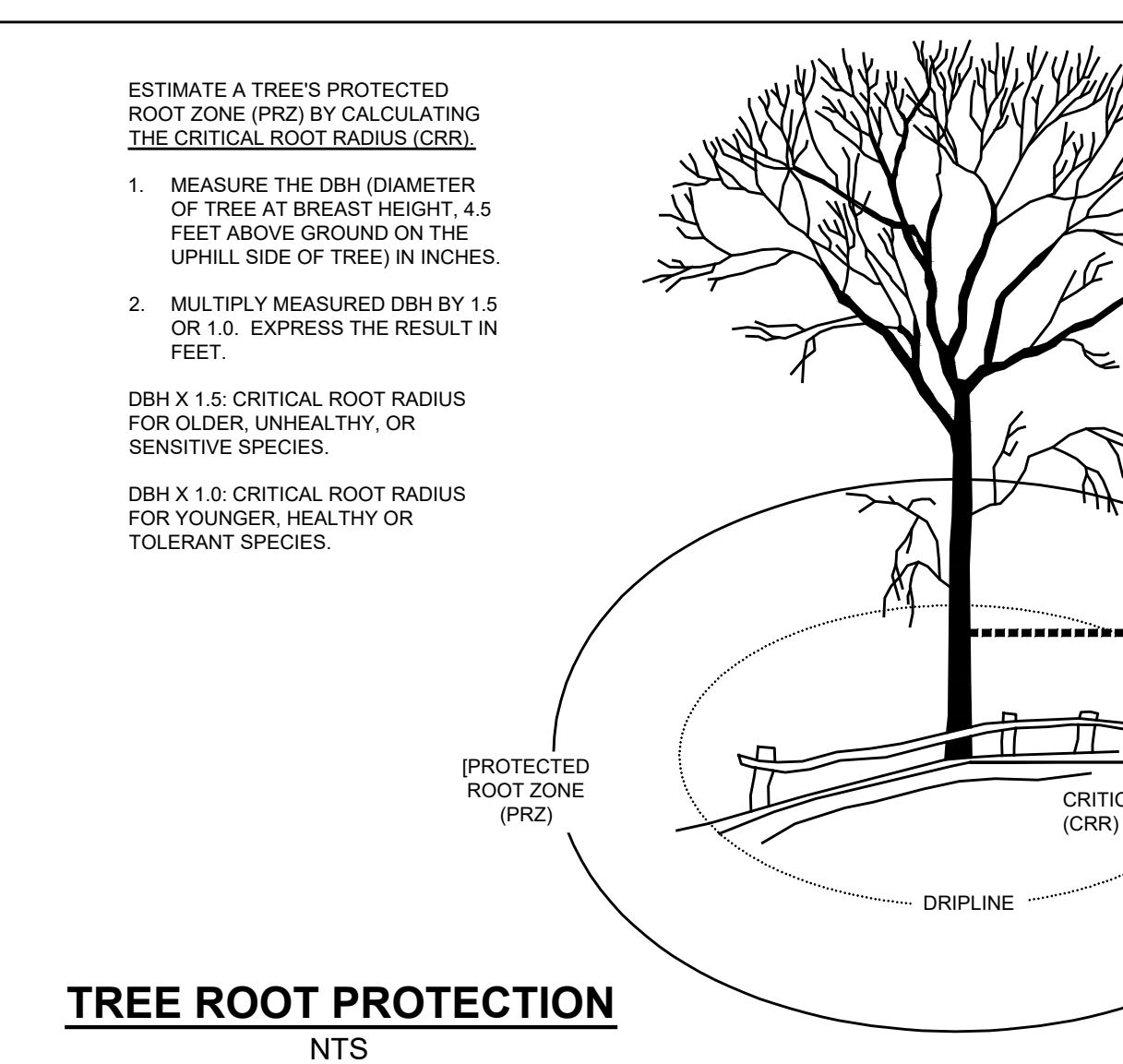
DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

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)

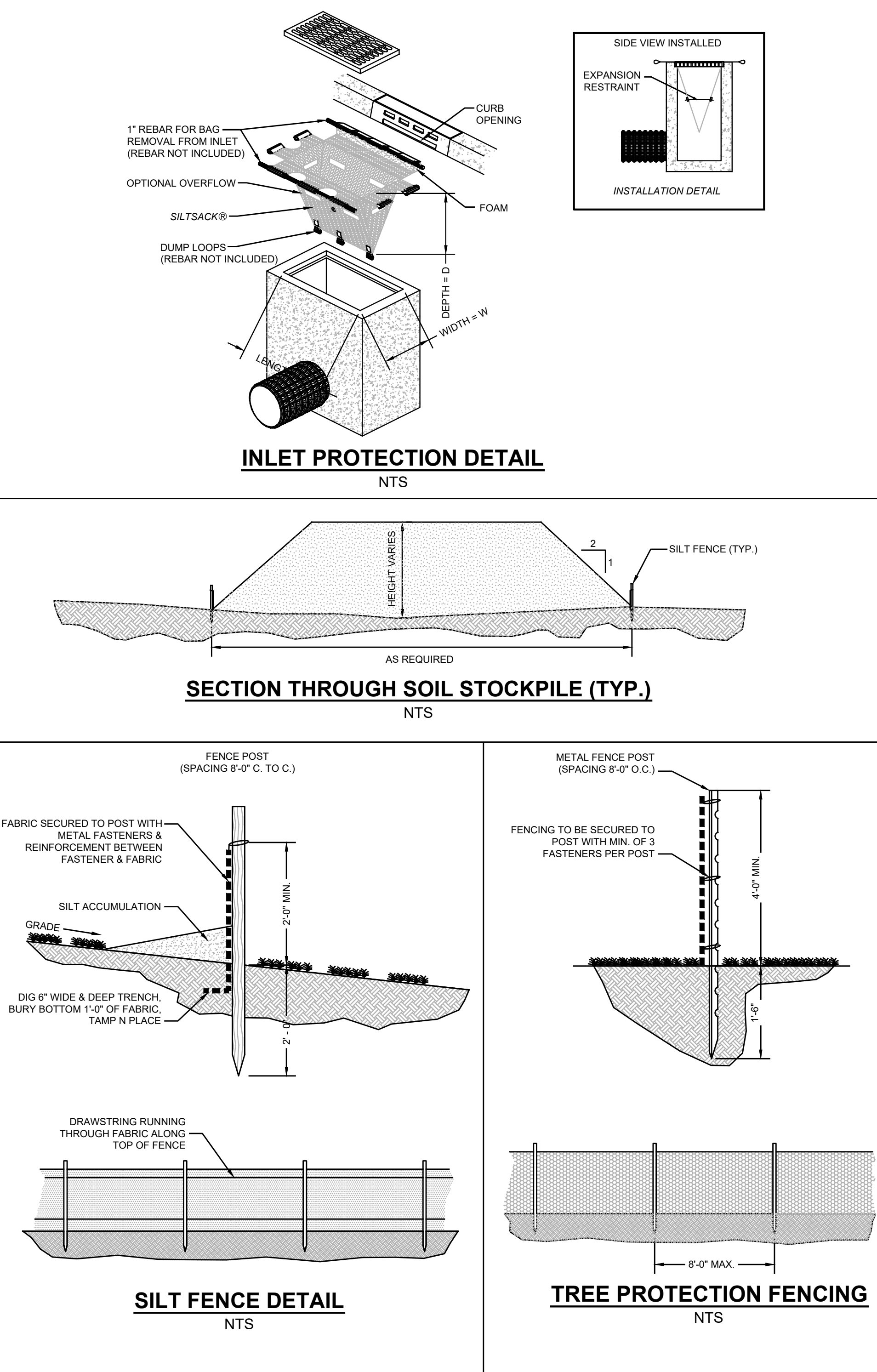
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.



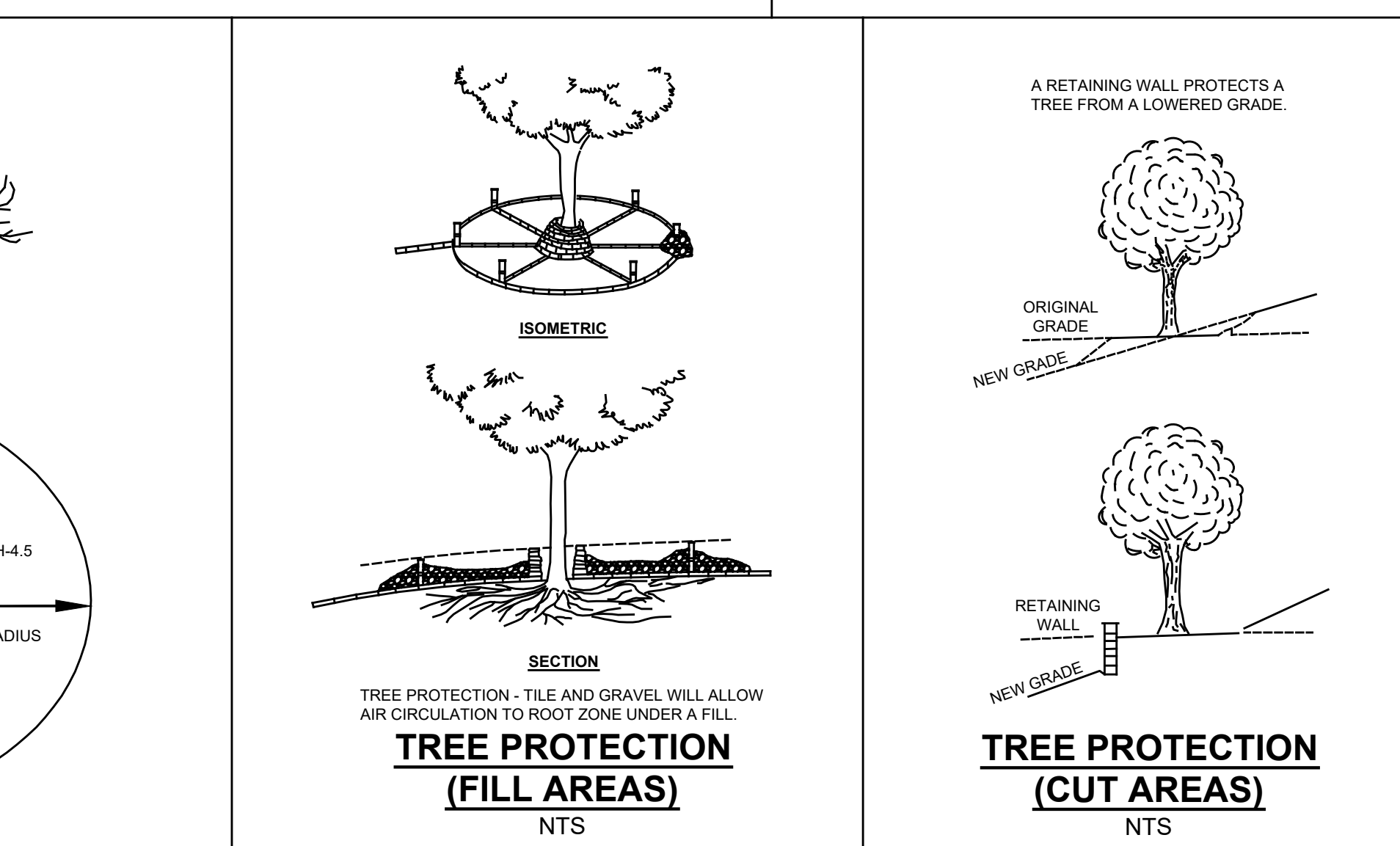
NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.



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



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

PROJECT INFORMATION

PROJECT NAME:

10
BRIDGEWATERS
DRIVE

PROJECT LOCATION:

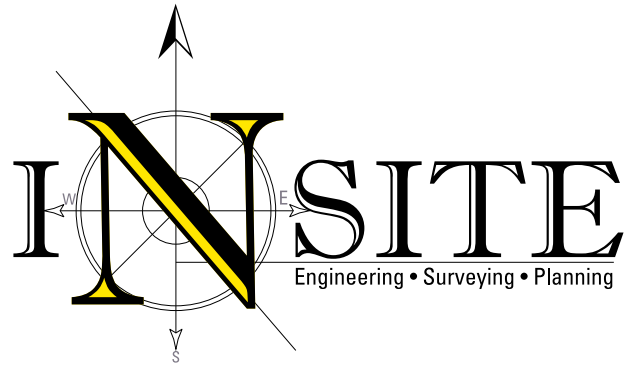
BLOCK 101, LOTS 6 & 7
10 BRIDGEWATERS DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

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



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**

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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

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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

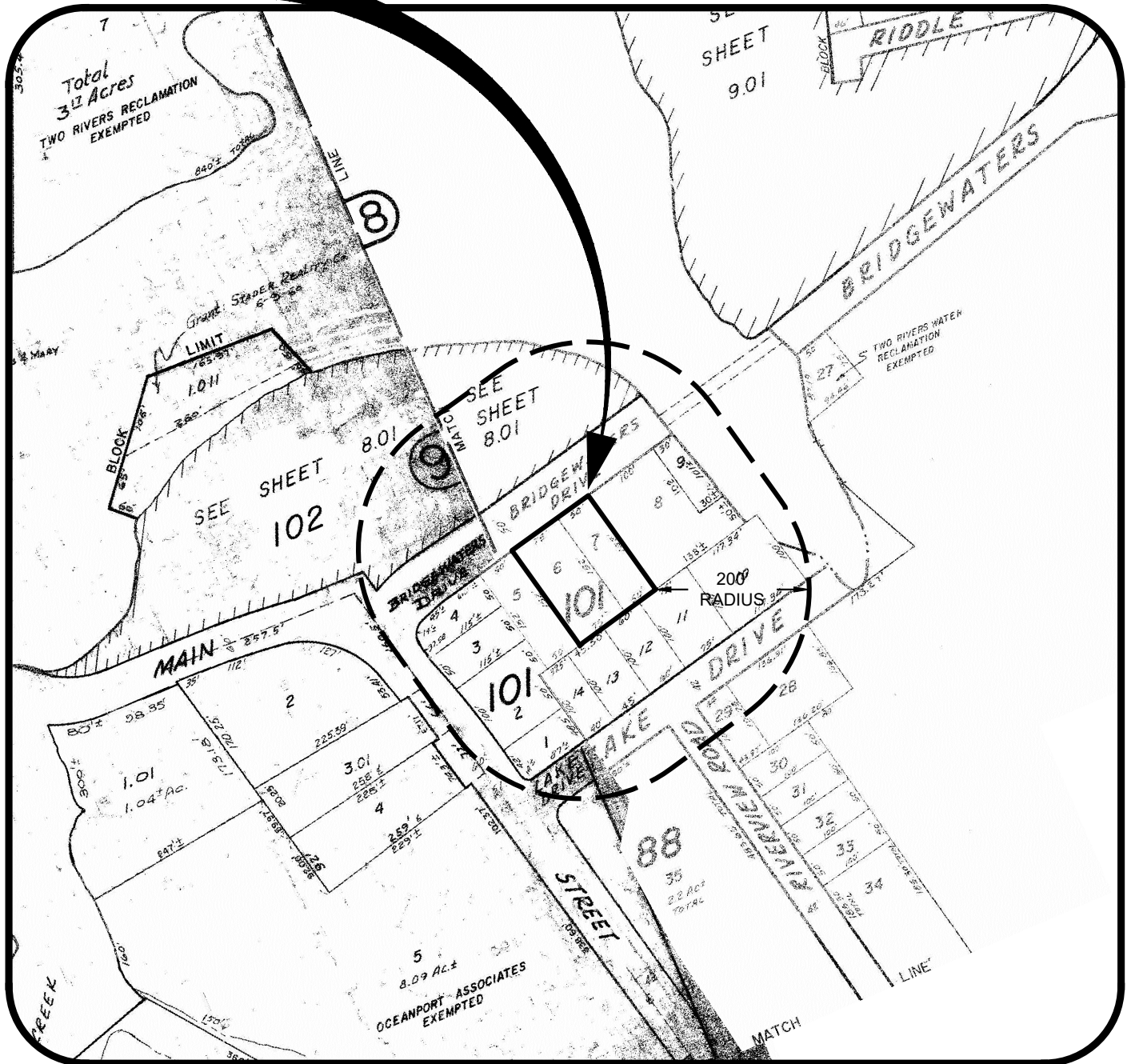
Exhibits:

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

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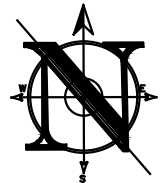
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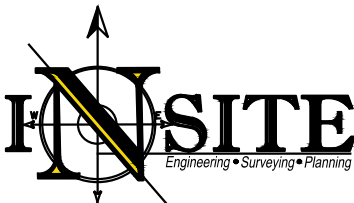
PLAN



Scale 1"=200'



TAX MAP



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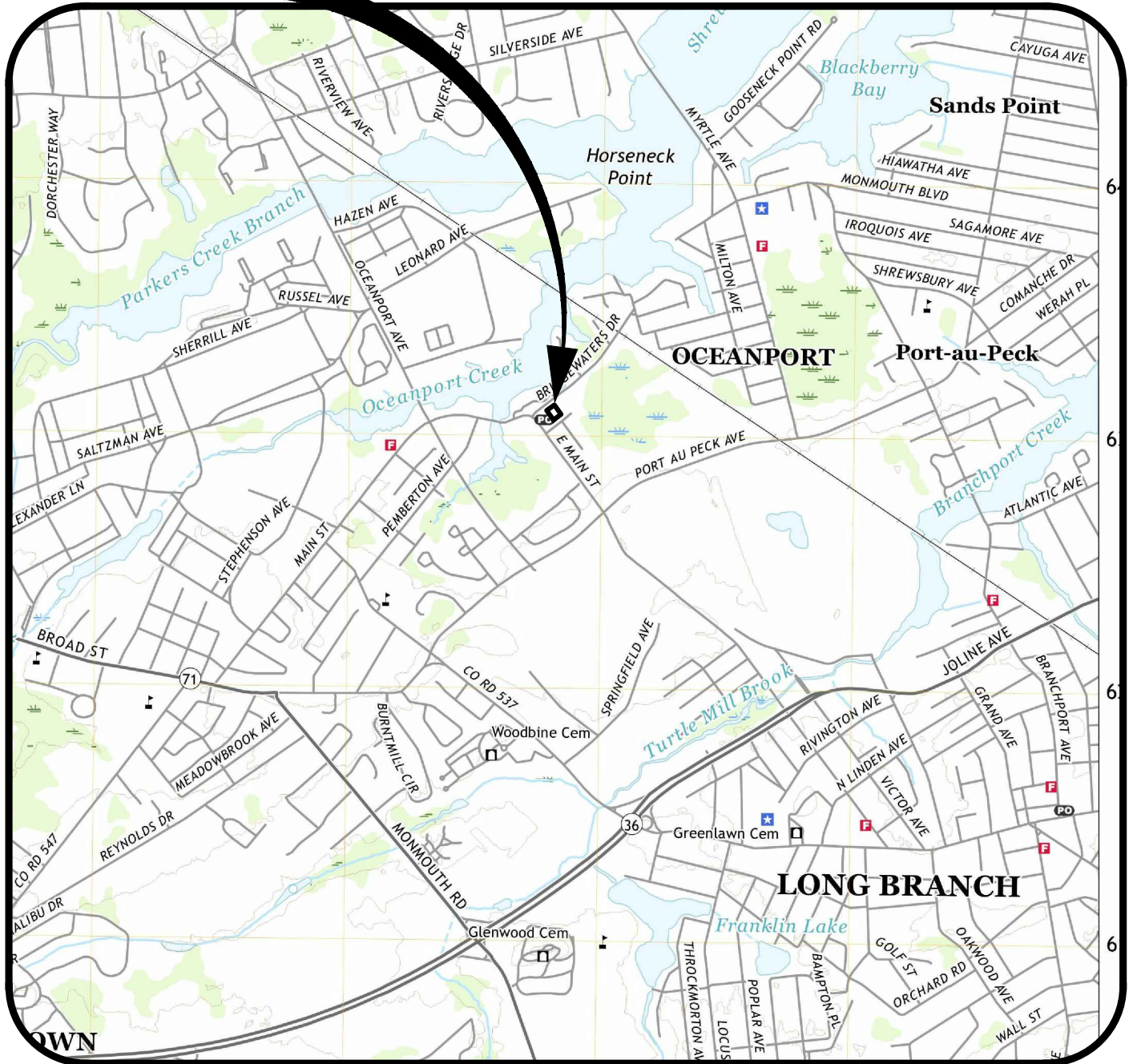
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 10 Bridgewaters Drive
 Block 101, Lots 6 & 7
 Borough of Oceanport, Monmouth County, NJ

Reference:
 Borough of Oceanport
 Tax Map #9

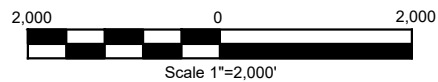
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Drawing No.
 21-1572-01
Date
 January 25, 2021

Revisions
EXHIBIT
 A-1

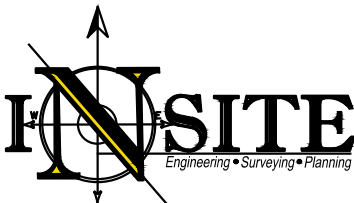
SITE



PLAN



USGS QUADRANGLE MAP



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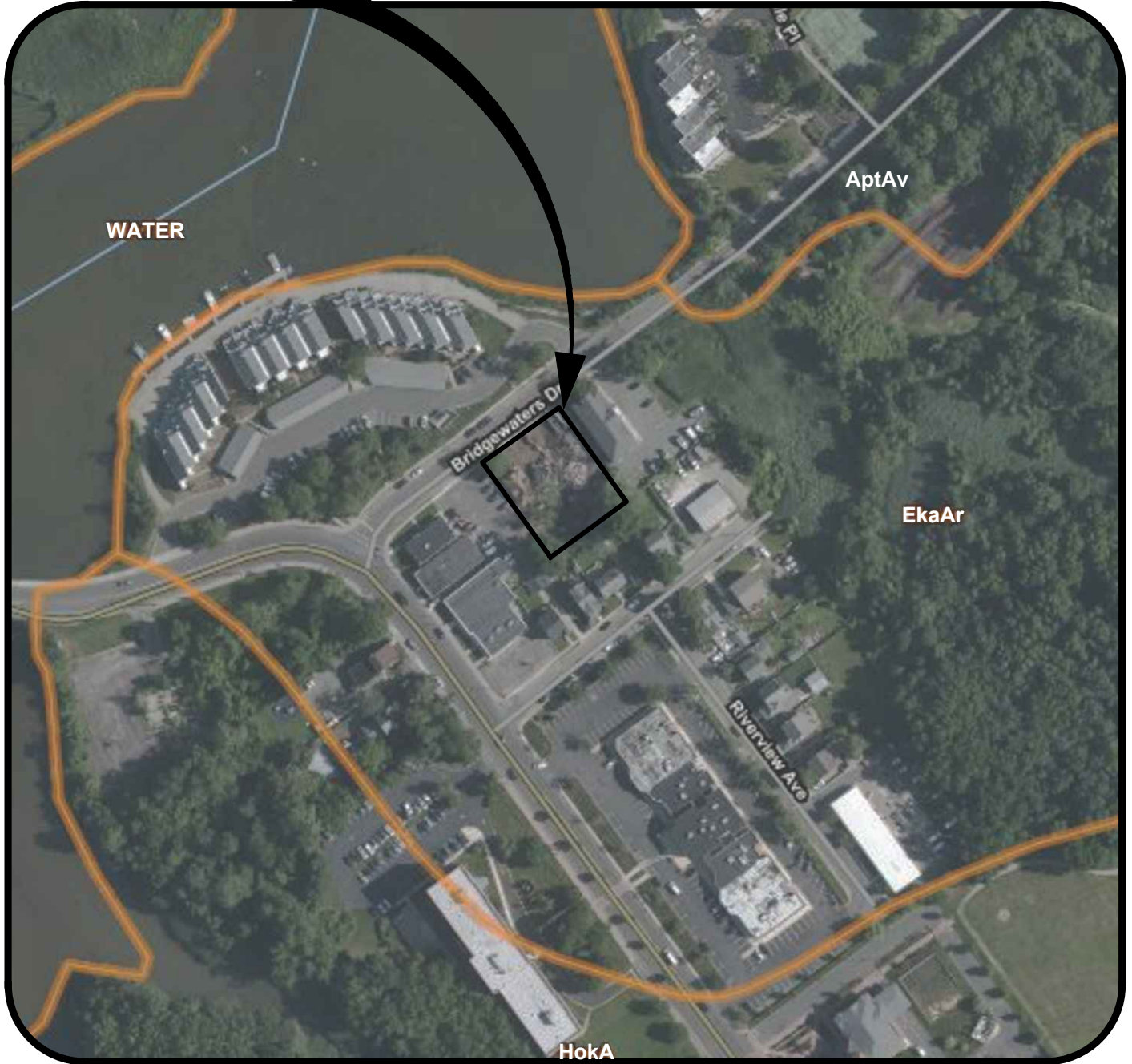
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 10 Bridgewater Drive
 Block 101, Lots 6 & 7
 Borough of Oceanport, Monmouth County, NJ

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

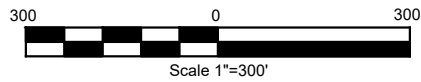
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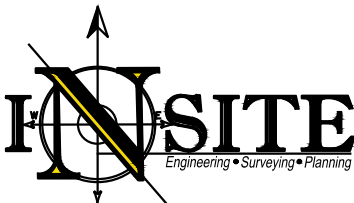
SITE



PLAN



SOILS MAPPING



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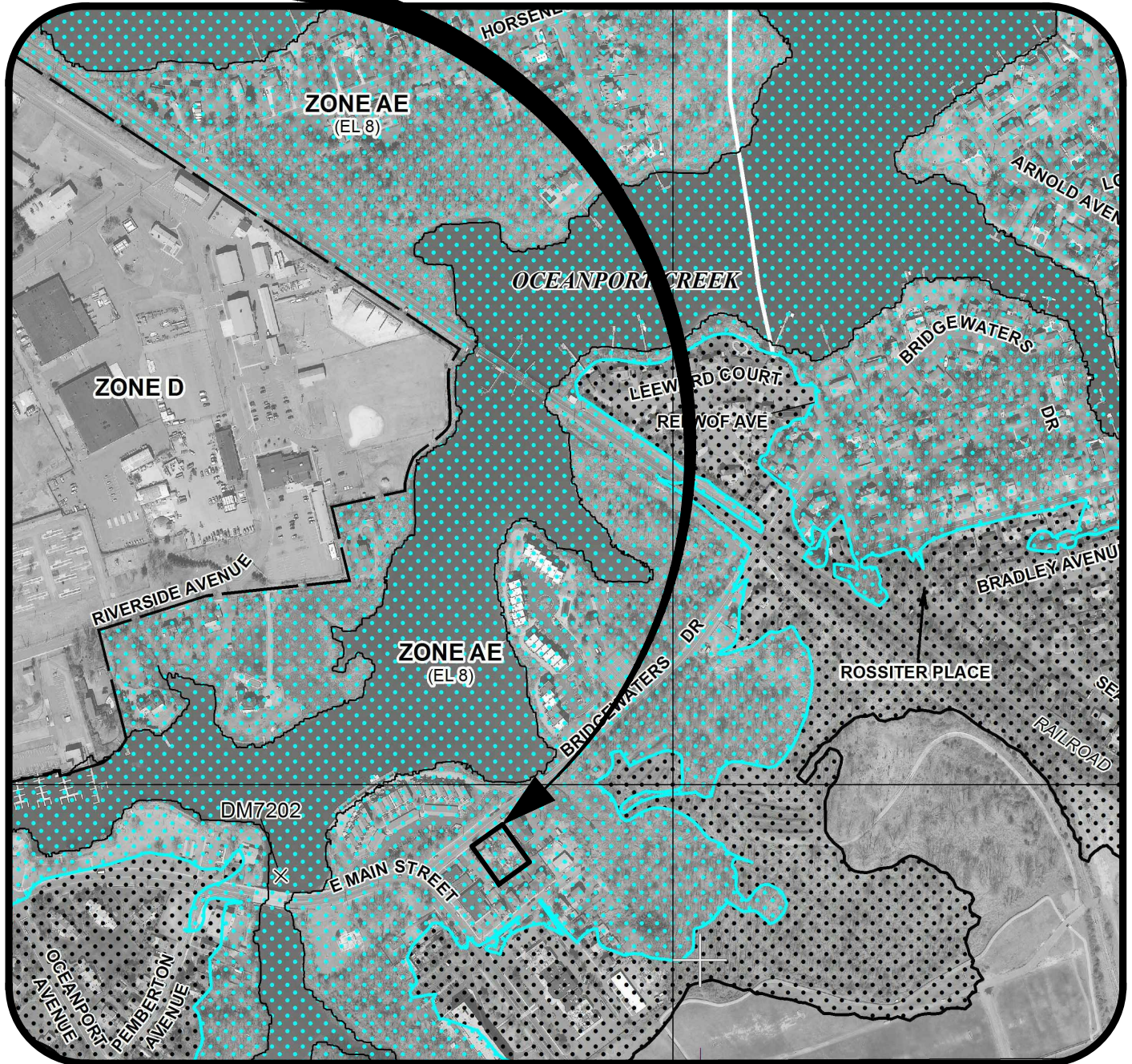
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 Borough of Oceanport, Monmouth County, NJ

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

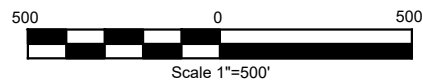
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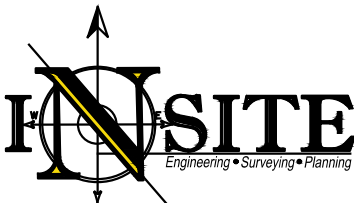
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PLAN



EFFECTIVE FEMA EXHIBIT



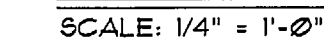
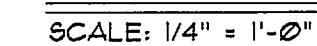
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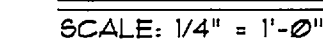
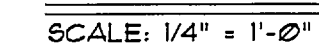
Reference:
 Flood Insurance Rate Map - Monmouth County
 Map Number - 34025C0184G
 Effective Dated June 20, 2018

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Drawing No.
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Date
 January 25, 2021

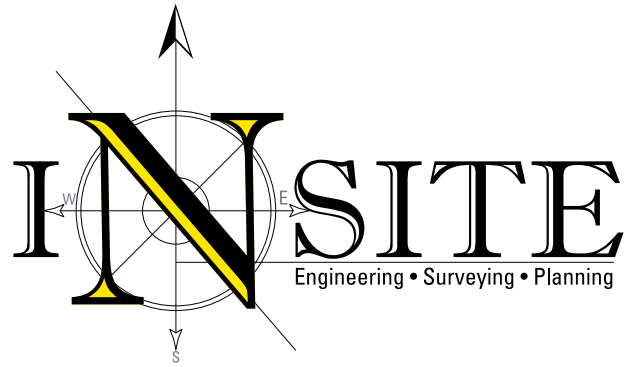
Revisions
EXHIBIT
A-3



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'



Packet Pg. 66



STORMWATER MANAGEMENT REPORT

for

10 BRIDGEWATERS DRIVE

Located at

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

In

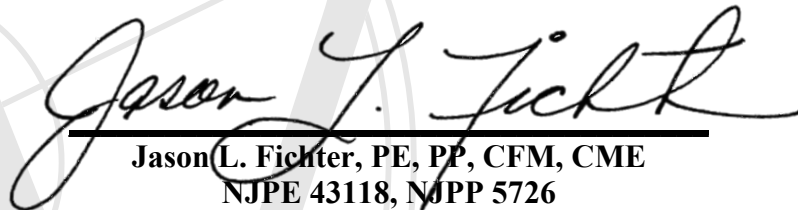
**BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ**

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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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.

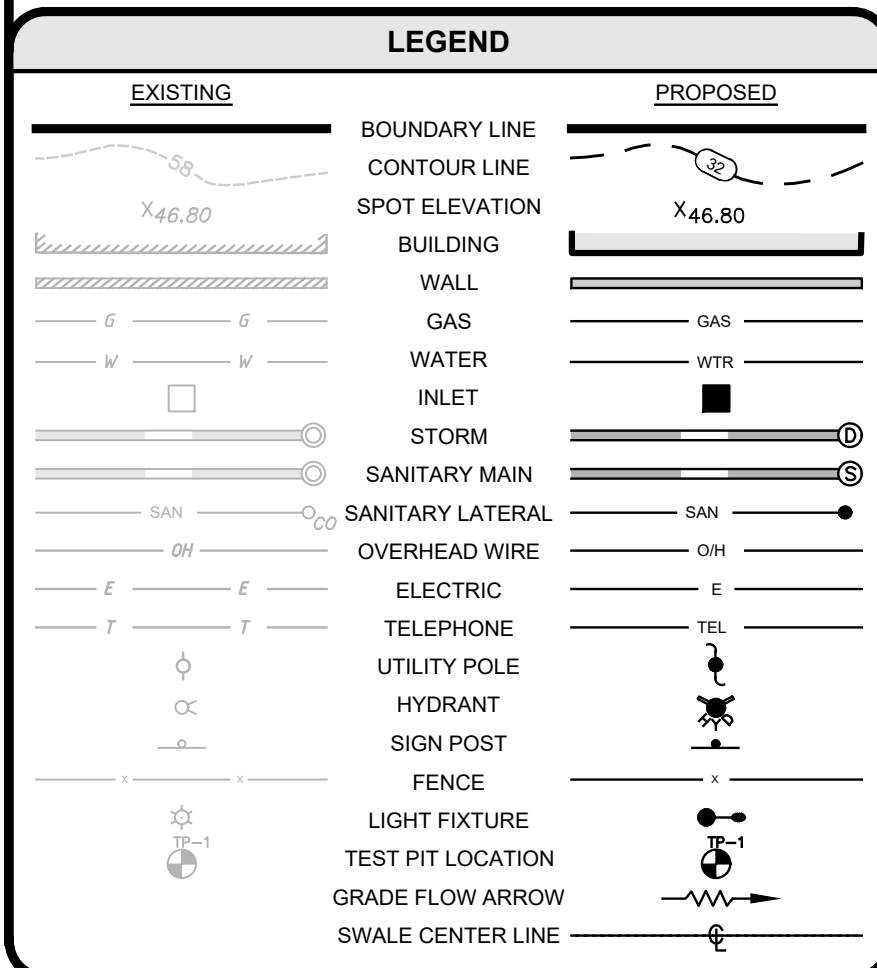
As the project does not meet the State or Borough definitions for major development, the project is not subject to the stormwater runoff quantity, water quality or recharge requirements in the State or Borough regulations. As noted above, the project's stormwater runoff will be directly tributary to 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

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