



# BOROUGH OF OCEANPORT

## PLANNING/ZONING BOARD

AGENDA • OCTOBER 11, 2022

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

**I. Call to Order**

**II. Open Public Meetings Statement**

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

**III. Flag Salute**

**IV. Board Policy**

- It is Board Policy that no application will be opened after 9:30 P.M.
- No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.

**V. Roll Call**

**VI. Board Business**

1. Report of Pending Applications

**VII. Old Business**

1. PB2022-18 Carchio, Kathleen

Block 51, Lot 2

60 Werah Place

DFD 12/08/2022

CARRIED from September 13, 2022

Applicant advises addition time is needed to prepared revised plans and requests to carry the application to October 25, 2022 without further notice.

**VIII. New Business**

1. PB2022-15 Sherman, Bradley & Joy

Block 110, Lot 21

19 Main Street

Application seeks approval for interior/exterior improvements to existing, detached, accessory structure in rear yard which requires variance relief.

2. PB2022-20 Manvan, LLC

Block 65, Lots 40 & 41

190-192 Monmouth Blvd.

Minor Subdivision/Lot Line Adjustment with Variances

- Minimum Lot Area - Proposed Lot 40.01: 11,725 sf and Proposed Lot 40.02: 11,618 sf where 12,000 sf required

- Minimum Lot Width - Proposed Lot 40.01: 75.8' where 120' required; Proposed Lot 40.02: 75' where 120' required.

3. PB2022-21 196 Monmouth Blvd. LLC

Block 65, Lot 37

196 Monmouth Blvd.

Application for Minor Subdivision

- IX. Petitions from the Public
- X. Adjournment



## Planning/Zoning Combined Board

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED**

**PLANNING BOARD APPLICATION (ID # 2471)**

Meeting: 10/11/22 07:00 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Kelle Burrough  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 2471

## PB2022-18 Carchio, Kathleen

Block 51, Lot 2

60 Werah Place

DFD 12/08/2022

CARRIED from September 13, 2022

Applicant advises addition time is needed to prepared revised plans and requests to carry the application to October 25, 2022 without further notice.

### HISTORY:

09/13/22 Planning/Zoning Board

Block 51, Lot 2

60 Werah Place

Construction of a rear covered porch addition seeking variance relief for:

- Rear yard setback, 19.75' proposed, where 25' required
- Maximum building coverage, 28.4% proposed where 25% permitted
- Impervious coverage, 43.4% proposed, 39.9% existing, 37% permitted

DFD 12/08/2022

### EXHIBITS:

A-1 Land Development Application

A-2 Plan entitled "Proposed Rear Porch Addition," prepared by Monteforte Architectural Studio, LLC, last revised June 12, 2022.

A-3 Plan entitled "Final Asbuilt Survey" prepared by C.C. Widdis Surveying, LLC, dated November 8, 2019.

A-4 Colliers Engineering & Design review letter dated August 10, 2022

**From:** [Anthony Almeida](#)  
**To:** [Jeanne Smith](#)  
**Cc:** [John N. Poulos](#); [James Monteforte](#)  
**Subject:** RE: SCHEDULE HEARING DATE - 60 Werah Place Planning Board Application PB2022-18  
**Date:** Wednesday, October 5, 2022 11:30:34 AM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Smith,

As you know, our law firm represents Kathleen Carchio. Unfortunately, we will not be able to provide revised plans and an engineering report to the Planning Board in time for the October 25, 2022, meeting.

I therefore respectfully request that the Board carry Ms. Carchio's hearing to the Tuesday, November 9, 2022, hearing date without the need to re-Notice.

Please advise if this is acceptable and please feel free to call me to further discuss.

Respectfully,

**Anthony S. Almeida** / Litigation Counsel

#### **Poulos LoPiccolo PC**

1305 South Roller Rd. / Ocean, NJ 07712

Office +1 732.757.0165 | Fax +1 732.358.0180

Toll Free +1 800.757.2304 | [almeida@pllawfirm.com](mailto:almeida@pllawfirm.com) | [www.pllawfirm.com](http://www.pllawfirm.com)

#### **New York Office**

311 West 43<sup>rd</sup> Street, 11<sup>th</sup> Floor, Suite # 124 / New York, NY 10036

Office +1 646.931.0011

---

This message and any files transmitted with it may contain privileged or confidential information. Use, disclosure, copying or distribution of this message by anyone other than the intended recipient is strictly prohibited. If you have received this message in error please notify the sender by email and destroy all copies of this message in your possession, custody or control.

---



---

**From:** Anthony Almeida  
**Sent:** Friday, September 30, 2022 11:50 AM  
**To:** [jsmith@oceanportboro.com](mailto:jsmith@oceanportboro.com)  
**Cc:** John N. Poulos <[poulos@pllawfirm.com](mailto:poulos@pllawfirm.com)>; James Monteforte <[jim@mas-aia.com](mailto:jim@mas-aia.com)>  
**Subject:** RE: SCHEDULE HEARING DATE - 60 Werah Place Planning Board Application PB2022-18

Hi Jeanne,

Thank you for speaking with me this morning.

Please allow this email to confirm that we wish to carry Ms. Carchio's hearing from October 11, 2022, to October 25, 2022.

I would respectfully request that the Board approve a determination that we need not re-Notice the October 25 hearing.

Thank you and have a great weekend,

**Anthony S. Almeida** / Litigation Counsel

**Poulos LoPiccolo PC**

1305 South Roller Rd. / Ocean, NJ 07712

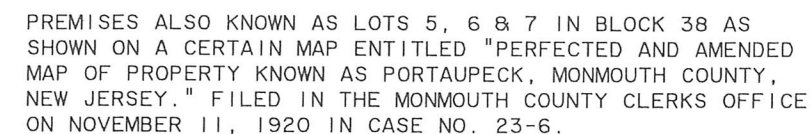
Office +1 732.757.0165 | Fax +1 732.358.0180

Toll Free +1 800.757.2304 | [almeida@pllawfirm.com](mailto:almeida@pllawfirm.com) | [www.pllawfirm.com](http://www.pllawfirm.com)

**New York Office**

311 West 43<sup>rd</sup> Street, 11<sup>th</sup> Floor, Suite # 124 / New York, NY 10036

Office +1 646.931.0011



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

NOV 1988 NAVD  
ZONING APPROVED  
**ACCEPTED**  
INITIALS \_\_\_\_\_ DATE 12/9/1  
INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

FINAL ASBUILT SURVEY  
BLOCK 51 LOT 2

DATE: 11/8/2019

SCALE:  
1" = 20'

DRAWN BY:  
JMW

CHECKED BY:  
AJW

APPROVED BY:  
JBG

DRAWING FILE:  
F9967FABII-2019.DWG

MAP NO.:  
C-9363

FILE NO.:  
F9976

SHEET NO. \_\_\_\_\_  
OF \_\_\_\_\_

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

C.C. WIDDIS SURVEYING, LLC

LICENSED LAND SURVEYORS

175 Broadway, Long Branch, New Jersey 07740  
Voice: 732.222.8810 ~ Telefax: 732.222.8815

NEW JERSEY AUTHORIZATION No. 24GA28196100

**JAMES B. GODDARD**  
N.J. Professional Land Surveyor

*James B. Lister*  
N.J. PROFESSIONAL LAND SURVEYOR, License No. 37588

11/18/2019  
DATE

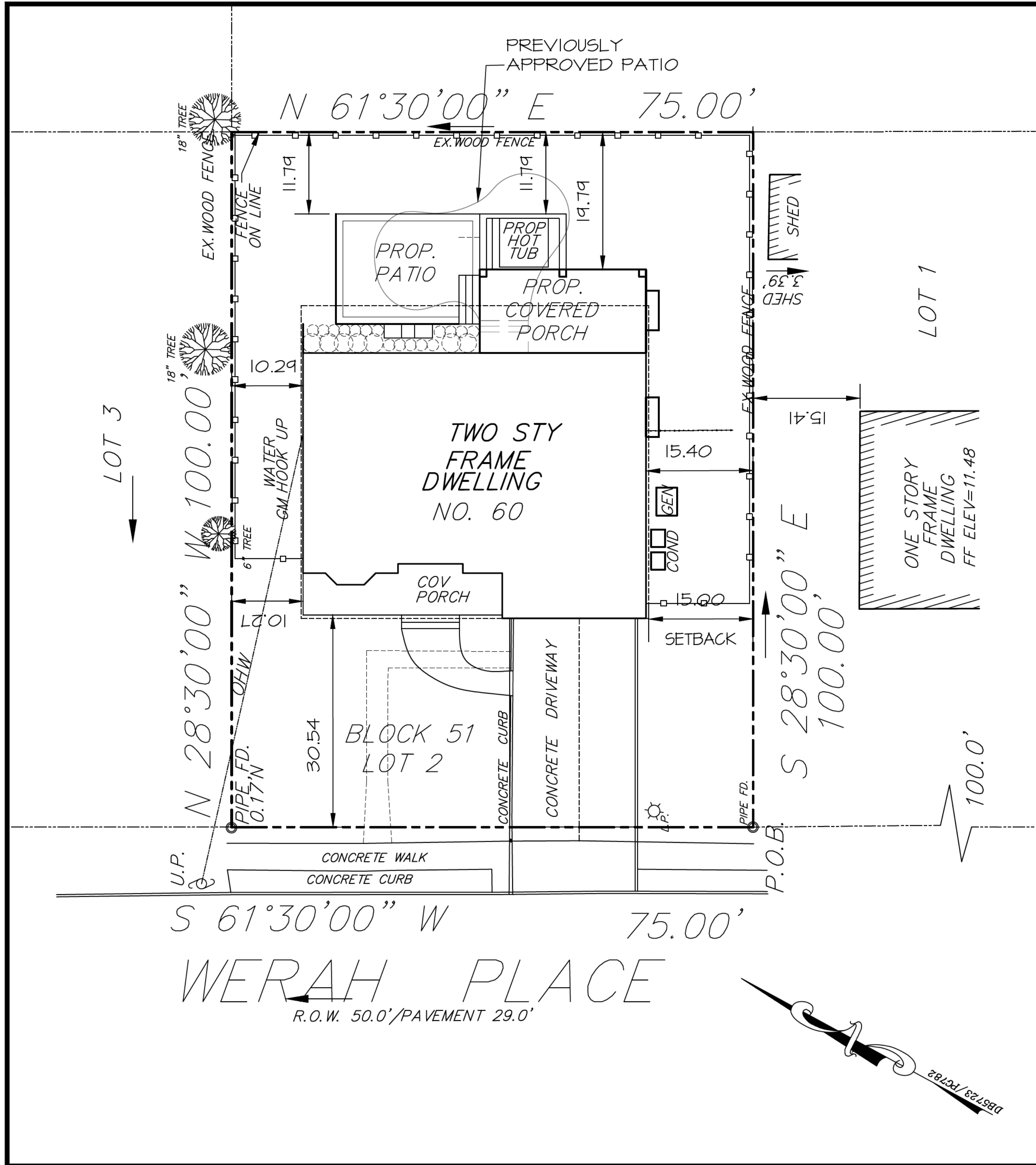
RECEIVED  
12/9/19

Packet Pg. 6

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

File No. 9976

Packet Pg. 6



## PROPOSED SITE PLAN

1"=10'

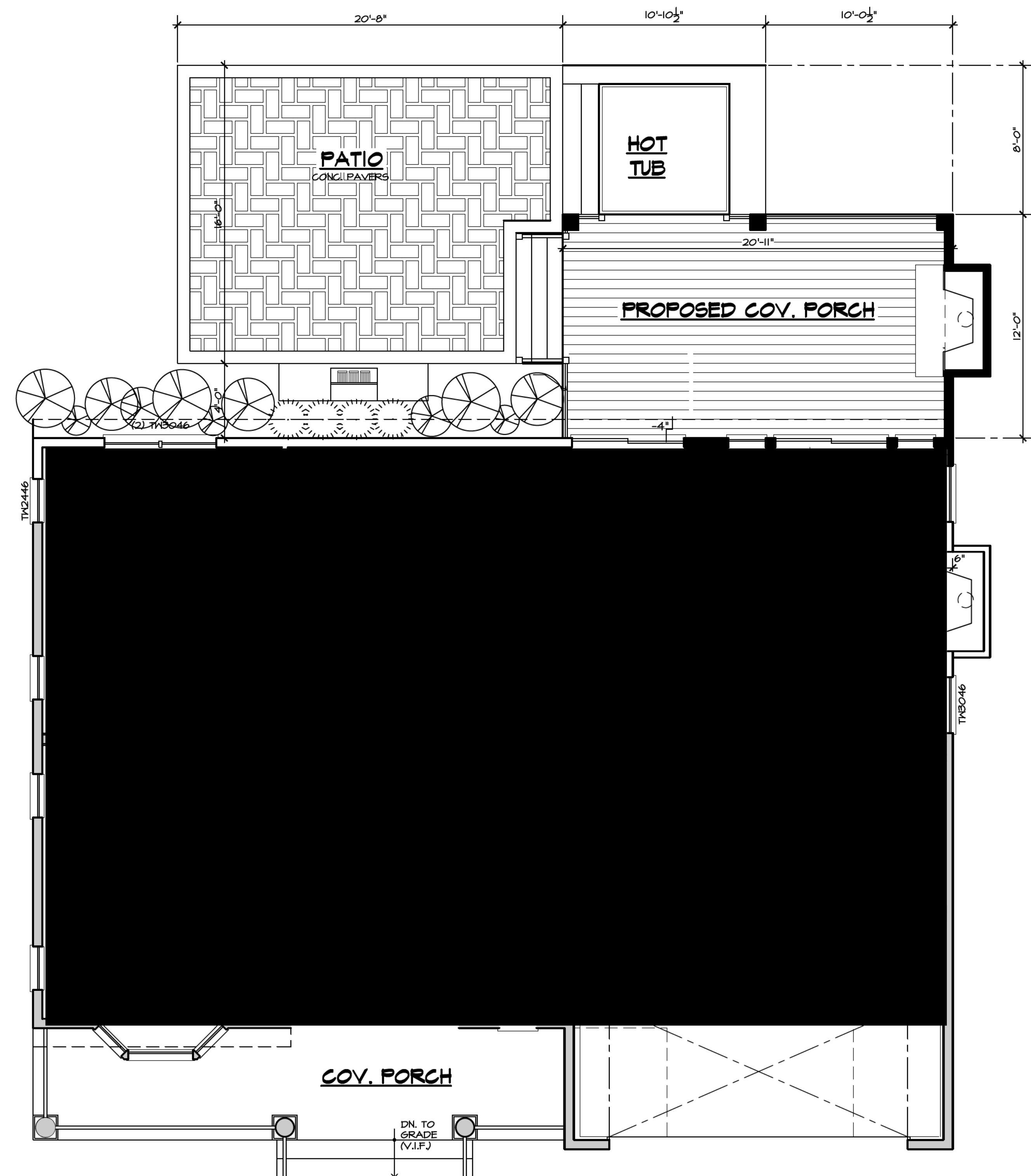
| ZONING REQUIREMENTS            |                |                   |                    |                             |
|--------------------------------|----------------|-------------------|--------------------|-----------------------------|
| R-3 ZONE                       |                |                   |                    |                             |
| REQUIREMENTS                   | REQ.           | EXISTING          | PROPOSED           | COMMENTS                    |
| MINIMUM LOT AREA               | 12,000 SF      | 7,500 SF*         | NC                 | PRE-EXISTING NON-COMFORMITY |
| MINIMUM LOT WIDTH              | 100 FT         | 75 FT*            | NC                 | PRE-EXISTING NON-COMFORMITY |
| MINIMUM LOT DEPTH              | 120 FT         | 100 FT*           | NC                 | PRE-EXISTING NON-COMFORMITY |
| MAX. LOT COVERAGE (IMPERVIOUS) | 31% (4,440 SF) | 31.98% (2,915 SF) | 43.4% (3,251.7 SF) |                             |
| MAX. BUILDING COVERAGE         | 25% (3,000 SF) | 25% (1,880 SF)    | 28.4% (2,131 SF)   | PROPOSED OPEN PORCH=251 SF  |
| MAXIMUM BUILDING HEIGHT        | 35 FT          | 34.54 FT          | NC                 |                             |
| FRONT YARD SETBACK             | 30 FT          | 30.04 FT          | NC                 |                             |
| SIDE YARD SETBACK (ONE SIDE)   | 10 FT          | 10.21 FT          | NC                 |                             |
| SIDE YARD SETBACK (BOTH SIDES) | 25 FT          | 25.61 FT          | NC                 |                             |
| REAR YARD SETBACK              | 25 FT          | 21.1 FT           | 19.74**            | PROPOSED COVERED PORCH      |

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

| IMPERVIOUS COVERAGE CALCULATIONS |           |            |                                            |
|----------------------------------|-----------|------------|--------------------------------------------|
| DESCRIPTION                      | EXISTING  | PROPOSED   | COMMENTS                                   |
| FRONT WALK                       | 91 SF     | 91 SF      |                                            |
| DRIVEWAY                         | 552 SF    | 552 SF     |                                            |
| REAR PATIO                       | 432 SF*** | 433 SF     | PATIO GRILL AND HOT TUB W/ PLATFORM        |
| AC PADS FIRE PLACE               | 34 SF     | 44.7 SF    |                                            |
|                                  | 1,115 SF  | 1,126.7 SF | 11.7 SF INCREASE                           |
| BUILDING COVERAGE                |           |            |                                            |
| DWELLING                         | 1,880 SF  | 1,880 SF   | COMPLIES WITH 25% BLDG COV.                |
| REAR COV. PORCH                  | 0         | 251 SF     |                                            |
|                                  | 1,880 SF  | 2,131 SF   | PROP. 2131 28.4% BLDG COV.**               |
| TOTAL                            | 2,995 SF  | 3,257.7 SF | 262.7 SF DECREASE IN IMPERVIOUS COVERAGE** |

\*\*\*PREVIOUSLY APPROVED PATIO

## ZONING CHART



## FIRST FLOOR PLAN

1/4"=1'-0"

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

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

MA  
S  
A  
I  
A

MONTEFORTE

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

PROPOSED REAR PORCH ADDITION

KATHLEEN CARCHIO

60 WERAH PLACE OCEANPORT, NJ

LOT 2 BLOCK 51

REVISIONS:

DATE:

DRAWN BY: JJM

CHECKED BY: JJM

JOB NO. 2213

DATE: 4.21.22

101  
1 OF 2

Packet Pg. 7

7.1.c

MA  
S  
A  
I  
A

MONTEFORTE

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

PROPOSED REAR PORCH ADDITION

KATHLEEN CARCHIO

60 WERAH PLACE OCEANPORT, NJ

LOT 2 BLOCK 51

REVISIONS:

DATE:

DRAWN BY: JJM

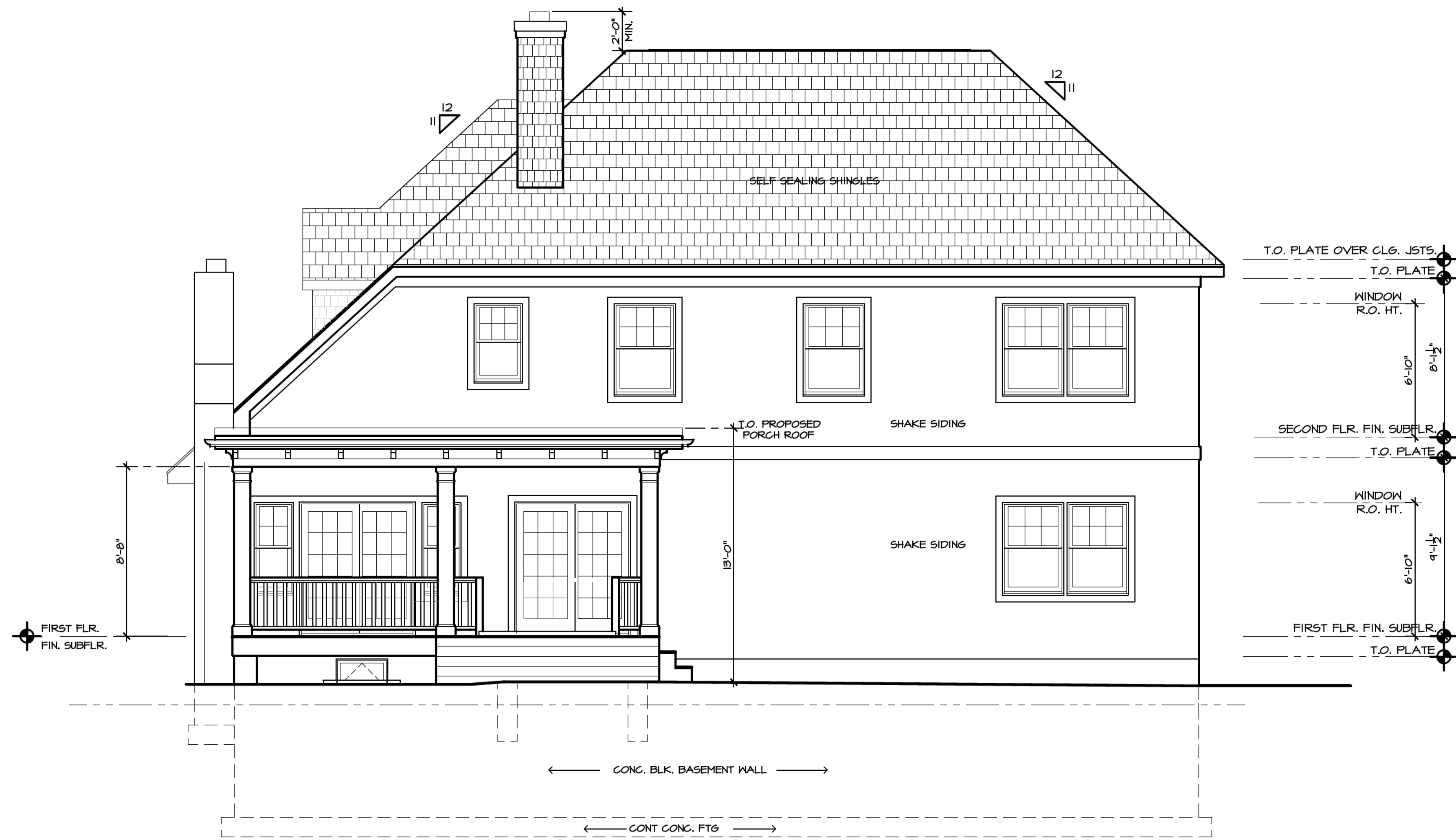
CHECKED BY: JJM

JOB NO. 2213

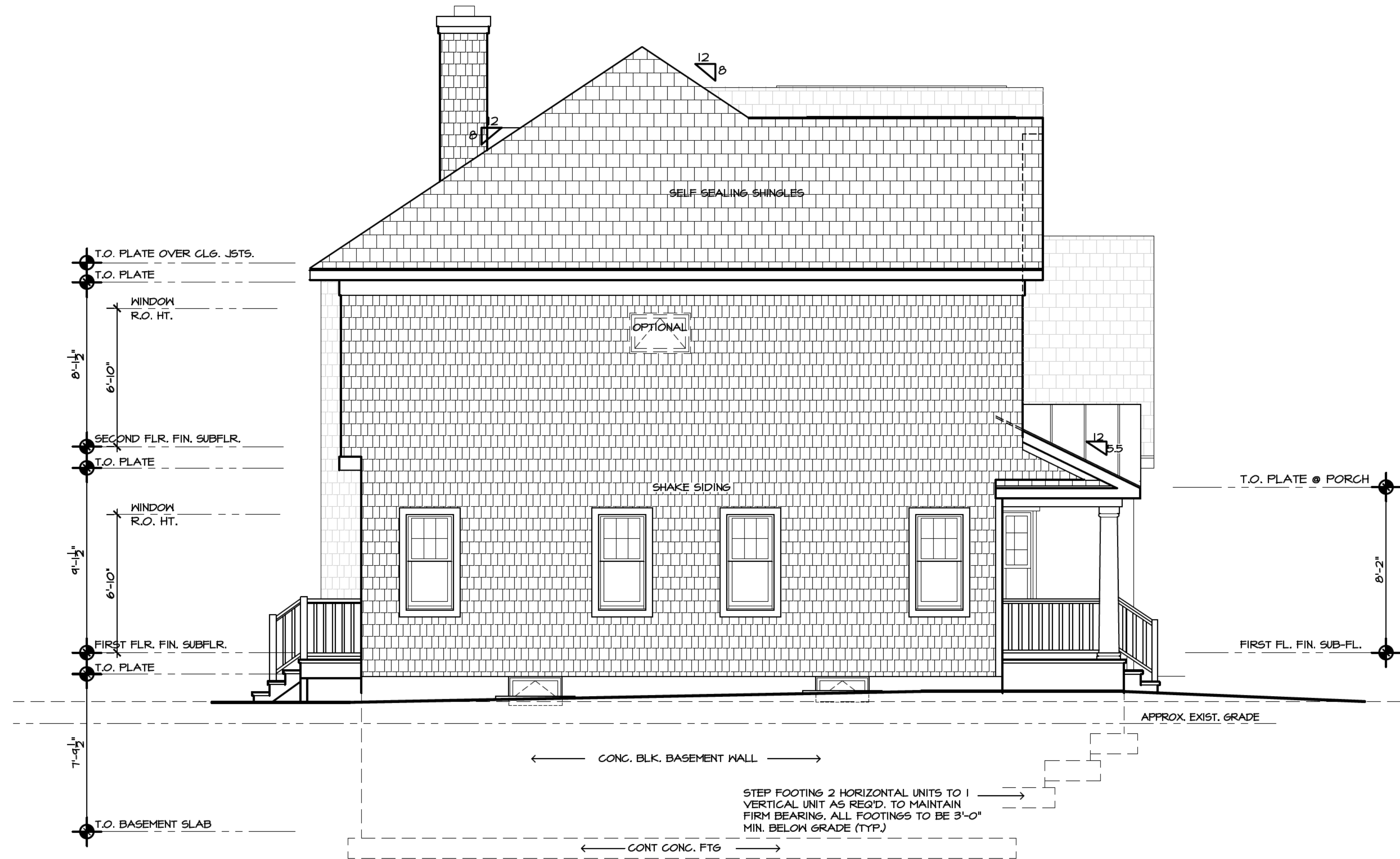
DATE: 4.21.22

101  
1 OF 2

Packet Pg. 7



**A** REAR ELEVATION



**B** LEFT ELEVATION

1/4" = 1'-0"

7.1.c

**MONTEFORTE**

JAMES J. MONTEFORTE, AIA

733 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

**PROPOSED REAR PORCH ADDITION**

**KATHLEEN CARCHIO**

60 WERAH PLACE OCEANPORT, NJ

LOT 2 BLOCK 51

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

DRAWN BY:

JJM

CHECKED BY:

JJM

JOB NO.

2213

DATE:

4.21.22

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

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

2 OF 2

Packet Pg. 8

**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED****PLANNING BOARD APPLICATION (ID # 2451)**

Meeting: 10/11/22 07:00 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Kelle Burrough  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 2451

**PB2022-15 Sherman, Bradley & Joy**

Block 110, Lot 21  
19 Main Street

Application seeks approval for interior/exterior improvements to existing, detached, accessory structure in rear yard which requires variance relief.

# FOSS, SAN FILIPPO & MILNE, LLC

*Counselors at Law*

ROGER J. FOSS  
GREGORY R. MILNE†  
JANE R. PATTWELL  
JOHN B. ANDERSON, III  
NJ & NY BARS

†CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS  
CIVIL TRIAL ATTORNEY

BRITTANY P. TARABOUR  
JOHN C. TASSINI

OF COUNSEL  
MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO  
(RETIRED)  
JOHN W. CHRISTIE  
(RETIRED)

September 12, 2022

*Via NJ Lawyers' Service*  
Oceanport Planning Board  
910 Oceanport Way  
P.O. Box 370  
Oceanport, NJ 07757  
**ATTN: JEANNE SMITH, BOARD SECRETARY**

Re: Applicants: Bradley and Joy Sherman  
19 Main Street  
Block: 110, Lot: 21  
Oceanport, New Jersey  
Zone: R-5  
Our File No.: 9198.00001

## NOTICE OF APPEAL

Dear Ms. Smith:

We represent Bradley and Joy Sherman ("Applicant/Appellant") with regard to 19 Main Street (known and designated as Block 110, Lot 21) Oceanport, NJ (the "Property"). The Property is located in the R-5 Zone District.

PLEASE TAKE NOTICE that the Applicant/Appellant hereby appeals to the Borough of Oceanport Unified Planning Board from the order, determination, or decision of William H.R. White, III, PE, PP, CME, CFM, CPWM made on the 7<sup>th</sup> day of September, 2022 stating that the Applicants plans to add an indoor/outdoor fireplace to an existing detached structure in the Applicant's rear yard results in two (2) principal structures in violation of Section 390-18 thereby necessitating a d(1) variance.

Applicant/Appellant alleges errors as follows:

- 1) On or about December 20, 2021, the Zoning Officer determined that Applicant's plans resulted in the expansion of a non-conforming structure (only).
- 2) The Zoning Officer's decision did not require any type of use "d" variance nor any

PLEASE RESPOND TO: 225 BROAD STREET, P.O. BOX 896, RED BANK, NEW JERSEY 07701-0896 TEL: 732.741.2525 FAX: 732.741.2192

WWW.FSFM-LAW.COM

September 12, 2022

Page - 2 -

type of variance for two (2) principal structures.

- 3) The Zoning Officer's decision was not timely challenged nor appealed and, as a result, has become final and binding.
- 4) Additionally, and alternatively, the existing detached structure was, and will remain, purely "accessory" in nature and for this reason no "d" variance is required.
- 5) Section 390-12 of the Oceanport Land Development ordinance defines "accessory building or structure" as "[a] building or structure which is *detached* from a principal building or structure *on the same lot* and which is *customarily incidental and subordinate* to the principal building or structure . . . ." (emphasis added).
- 6) In contrast, Section 390-12 of the Oceanport Land Development ordinance defines "principal building" as "[a] building in which is conducted the principal use of the lot on which it is located."
- 7) The structure in question is detached.
- 8) The structure in question is on the same lot.
- 9) The structure in question is incidental and subordinate to the existing single-family home because: a) it is merely 400 square feet; b) has no restrooms; c) has no kitchen; d) has no sleeping quarters; and e) is not designed, intended or suitable for any type of stand-alone use and can only function incidentally and subordinately to the existing home on the lot.
- 10) The structure in question is customary. Though the Oceanport Land Development Ordinance does not contain a list of sample accessory structures, other parts of the Borough ordinances do. Specifically, the flood damage prevention ordinance (Section 229-53) contemplates accessory structures including gazebos, picnic pavilions, boathouses, small pole barns, storage sheds and similar buildings. The structure in question has, and will continue to function similarly to a boathouse, shed, pavilion or similar structure in that it will be used to store kayaks for use in the adjacent creek (like a boathouse), used to store family photographs (like a storage shed) and used for light recreation and social gatherings in connection with the adjacent single-family home (like a boathouse, barn or picnic pavilion).

PLEASE TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Unified Planning Board all papers constituting the record upon which the action appealed from was taken (including the planning and zoning records on file in the Borough of Oceanport), in accordance with the Rules of the Unified Planning Board and the statute in such case made and provided.

September 12, 2022

Page - 3 -

By way of alternate relief, Applicant/Appellant will proceed to seek a d(1) variance. To the extent Applicant/Appellant seeks any such relief in the alternative (if at all), Applicant/Appellant will request that all such relief be heard simultaneously at one hearing.

**Kindly accept this Notice of Appeal for filing, acknowledge receipt on the copy of this Notice of Appeal, and return the same to us in electronic form via email and/or by utilizing the enclosed prepaid self-addressed envelope.**

Very truly yours,  
Foss, San Filippo & Milne, LLC

John B. Anderson, III, Esq.

### For the Firm

janderson@fsfm-law.com

**JBA:**

CC: Client (*Via Email*)

Receipt of the above items is hereby acknowledged this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

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



September 7, 2022

**VIA EMAIL**

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

19 Main Street – Use Variance  
Block 110, Lot 21  
Application No. PB2021-15  
Borough of Oceanport, Monmouth County, New Jersey  
Colliers Engineering & Design Project No. OPP-0326

Dear Board Members,

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

- Plan entitled "Location Survey for: Bradley and Joy Sherman" prepared by Richard E. Stockton & Associates, Inc, dated February 17, 2022, consisting of one (1) sheet.
- Plan entitled "Variance Plan for: Bradley & Joy Sherman" prepared by Richard E. Stockton & Associates, Inc, dated May 3, 2022, consisting of one (1) sheet.
- Plan entitled "Carriage House Fireplace Addition" prepared by Sherman Pierre Architects, dated February 17, 2022, consisting of two (2) sheets.

The subject property is a 11,217 SF (0.258-acre) parcel on the north side of Main Street approximately 440 feet west of the intersection with Oceanport Avenue. The subject is in the R-5 Residential Zone. The Applicant indicates that the property currently contains a single-family structure and garage/carriage house. The Applicant is proposing to expand the second structure with the addition of a fireplace.

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.

We offer the following comments for the Board's consideration regarding the requested Use Variance only:

#### **A. Variances/Design Waivers**

1. A d(1) use variance is required for the proposed second principal structure where only one is permitted. The proposed provision of living space in the "carriage" house changes the accessory structure to principal structure. Living space is part of the principal use and not accessory to.

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 (2) 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.

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: John Anderson III, Esq. (via email)  
Kevin Kennedy, Esq., Board Attorney (via email)

r:\projects\m-p\opp\opp0326\correspondence\out\220907\_whw\_19\_main\_street\_review#1.docx

Bradley and Joy Sherman  
 19 Main Street  
 Block 110, Lot 21  
 Oceanport, New Jersey 07757  
 Zone: R-5  
 FSM File No. 9198.00001

### NARRATIVE OF DEVELOPMENT

Bradley and Joy Sherman (the “Applicant”) own 19 Main Street (Block 110, Lot 21), Oceanport, New Jersey (the “Property”).

The Property is located within the R-5 Zone District.

The Property is presently improved with a permitted use, single-family, home which dates to at least 1876.

In addition to the single-family home, the property is presently improved with a detached accessory structure which dates to 1957 or earlier and which has functioned historically as: a) a carriage house/garage; b) a boathouse; c) a rec room or so-called “man-cave.”

The Applicant is not proposing any changes to the single-family home at this time.

The Applicant is proposing *de minimis* interior and exterior changes to the detached accessory structure principally comprised of the addition of a double-sided (indoor/outdoor) fireplace. See **Exhibit A**, Carriage House Fireplace Addition Plan prepared by Sherman Pierre Architects and dated June 9, 2022.

The proposed improvements do **not** trigger any new setback or coverage variances.

The Borough’s Land Development Ordinance (the “Ordinance”) restricts the height of accessory buildings to 15’ or less. See Ordinance § 390-19 D. The Ordinance measures height from the vertical distance at the crown of the road of the improved street at the midpoint of the lot to the highest point of the structure **excluding chimneys**. See Ordinance § 390-12. In that regard, though the height of the accessory structure measured to the top of the chimney is 15.6’, the height measured to the peak of the roof is controlling and that height complies with the Borough’s ordinance (at 11.6’ where 15’ is otherwise allowed).

The existing structures and the existing lot deviate from several prevailing bulk criteria standards for the R-5 zone (namely lot width, side yard setback, combined/total side setback and accessory side setback). See **Exhibit B**, Variance Plan for Bradley and Joy Sherman prepared by Richard E. Stockton & Associates, Inc. and dated May 3, 2022. However, all of these conditions are existing conditions that are not proposed to be changed or exacerbated in any way. Moreover, all of these conditions pre-date the Ordinance and, as such, are considered to be lawful pre-existing nonconforming conditions.

Applicant applied for development/zoning permit in December of 2021. Applicant's Development Permit was denied because it was considered to be an "expansion of a non-conforming **structure**." See **Exhibit C**, Denial of Application No. ZA-21-0248 (the "Denial"). The Denial was not appealed by any interested party and the Denial controls this application.

Very importantly, the Denial did **not** identify the need to obtain a use "d" variance for either a new non-permitted principal use or the expansion of a non-permitted principal use.

This is because the accessory structure is customary, incidental and subordinate to the principal, permitted, use single-family home and proposed to be utilized for storage of *e.g.* kayaks and an extensive archive of family photographs as well as light recreation in connection with the principal use home. The accessory structure is very specifically **not** proposed to be a separate home/apartment and it will **not** have a kitchen, restroom or any sleeping accommodations.

Given that this application involves modifications to an accessory structure (as opposed to a principal structure or use), any and all relief is cognizable under N.J.S.A. 40:55D-70 c. as a c variance.

Bradley and Joy Sherman  
 19 Main Street  
 Block 110, Lot 21  
 Oceanport, New Jersey 07757  
 Zone: R-5  
 FSM File No. 9198.00001

### STATEMENT OF VARIANCES

#### 1) 390 ATTACHMENT 2, SCHEDULE II, BULK AND COVERAGE CONTROLS:

- a. A VARIANCE TO ALLOW LOT WIDTH OF 39.6' WHERE 100' IS REQUIRED.
- b. A VARIANCE TO ALLOW A 1.6' SIDE YARD SETBACK WHERE 10' IS REQUIRED.
- c. A VARIANCE TO ALLOW A 11.7' COMBINED SIDE YARD SETBACK WHERE 20' IS REQUIRED.
- d. A VARIANCE TO ALLOW AN ACCESSORY SIDE SETBACK OF 1.8' WHERE 10' IS REQUIRED.

The Applicant believes that the following factual and legal contentions are relevant to the relief requested:

1. Each of the above-referenced conditions is a lawful pre-existing condition that is not proposed to change or be exacerbated in any way.
2. The principal structure pre-dates the Borough's zoning ordinance and dates to approximately 1876 (as confirmed by *e.g.* the Century House plaque shown in the enclosed photograph).
3. Aerial photography dates the accessory structure to at least 1957. Other documents may prove the structure has been in existence at its present location for much longer.

#### 2) SECTION 390-10 B. (2). A VARIANCE TO ALLOW THE ALTERATION OF A NONCONFORMING STRUCTURE (not use).

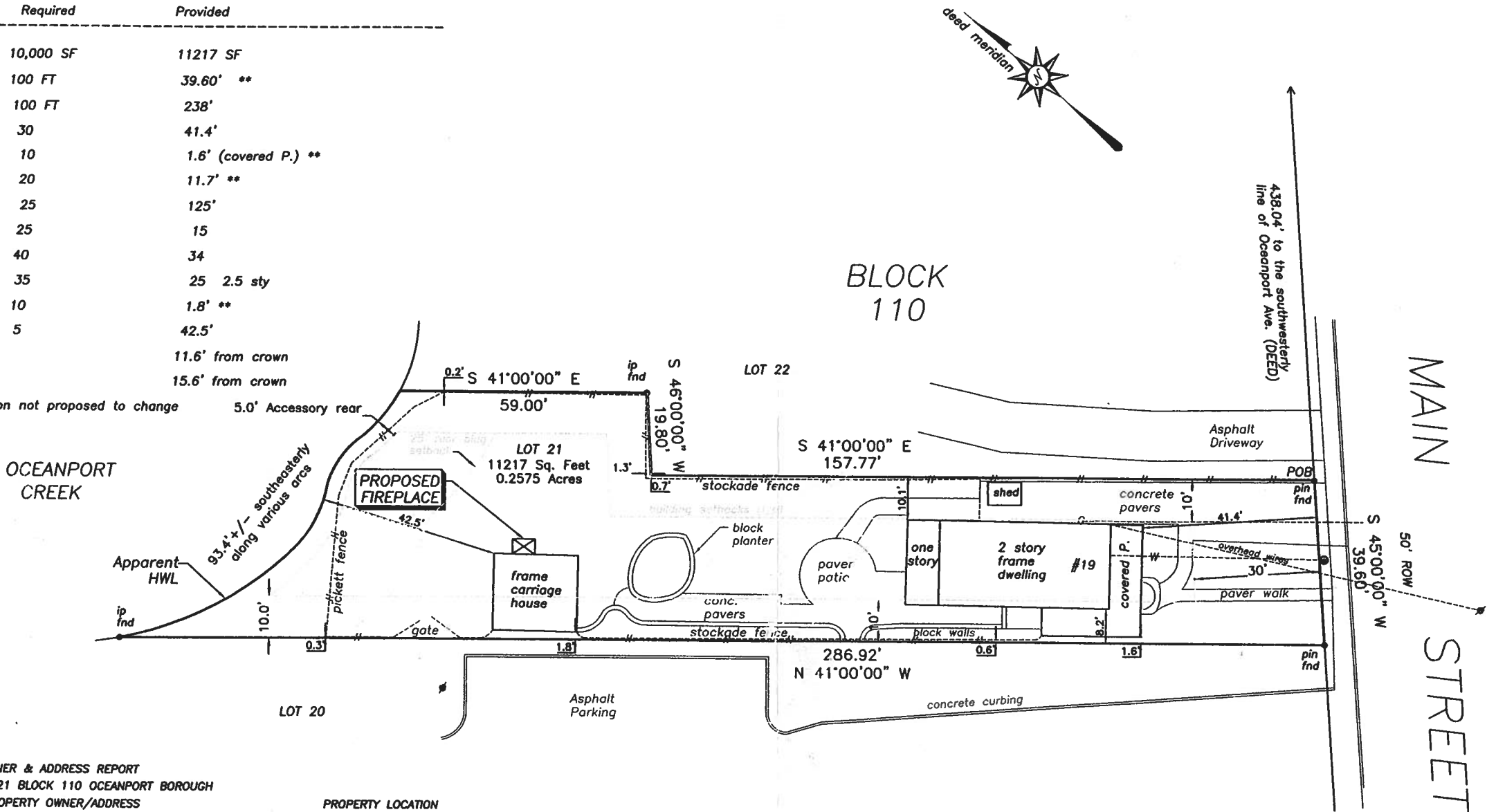
The Applicant believes that the following factual and legal contentions are relevant to the relief requested:

1. There are no proposed changes to the principal building/structure;
2. The proposed changes pertain solely to an *accessory* structure that dates to 1957 or earlier;
3. The proposed changes are to an accessory *structure* only (**not** the use);
4. The accessory structure is customary, incidental and subordinate to the principal single-family home having been used variously as a garage, carriage house and/or “man-cave” in the past;
5. The proposed changes do not exacerbate or in any way change the non-conforming accessory side setback;
6. The Zoning Denial letter determined that this Applicant required a variance to allow the alteration of a non-conforming structure only (**not** use);
7. The Zoning Denial has not been appealed, challenged or modified in any way;
8. Given that the property is surrounded by a multi-family home, a volunteer (commercial) firehouse and a creek, the proposed alterations to the accessory structure will not have any substantial detriment on the public good;
9. Given that the ordinance allows customary and incidental structures (e.g. garages) on residentially zoned lots, there is no substantial detriment to the zone plan or zoning ordinance;
10. The application will advance a number of the purposes of zoning by *e.g.* promoting a desirable visual environment and promoting conservation of a historic site.

BOROUGH OF OCEANPORT  
R-5 SINGLE FAMILY RESIDENTIAL  
ZONE SCHEDULE

|                          | Required  | Provided             |
|--------------------------|-----------|----------------------|
| Lot Area min. SF         | 10,000 SF | 11217 SF             |
| Lot width FT             | 100 FT    | 39.60' **            |
| Lot depth FT             | 100 FT    | 238'                 |
| Front yard FT            | 30        | 41.4'                |
| Side yard FT             | 10        | 1.6' (covered P.) ** |
| Total sides FT           | 20        | 11.7' **             |
| Rear Yard FT             | 25        | 125'                 |
| Bldg. Coverage %         | 25        | 15                   |
| Lot Coverage %           | 40        | 34                   |
| Bldg Height FT 2.5 STY   | 35        | 25 2.5 sty           |
| Accessory side FT        | 10        | 1.8' **              |
| Accessory Rear FT        | 5         | 42.5'                |
| Accessory Height FT      |           | 11.6' from crown     |
| Accessory Chimney HT. FT |           | 15.6' from crown     |

\*\* pre-existing condition not proposed to change



| OWNER & ADDRESS REPORT                        |      |                                                                |                   |
|-----------------------------------------------|------|----------------------------------------------------------------|-------------------|
| 200' LIST, LOT 21 BLOCK 110 OCEANPORT BOROUGH |      |                                                                |                   |
| BLOCK                                         | LOT  | PROPERTY OWNER/ADDRESS                                         | PROPERTY LOCATION |
| 110                                           | 19   | LUIS, CHRISTIAN & CRUPI, JENNIFER                              | 23 MAIN STREET    |
| 110                                           | 20   | OCEANPORT HOOK & LADDER                                        | 21 MAIN STREET    |
| 110                                           | 22   | IRONSTONE CAPITAL, LLC 15 MAIN STREET, APT 2                   | 15 MAIN STREET    |
| 110                                           | 23   | REW, MICHAEL & RICIGLIANO, ERIN                                | 13 MAIN STREET    |
| 110                                           | 24   | KELLEHER, BETTY 712 BUCHANAN BLVD. RED BANK, 07701             | 7 MAIN STREET     |
| 111                                           | 1.01 | MAYER, EDWARD                                                  | 5 ARCANA AVE.     |
| 111                                           | 1.02 | THE SOMMERS TRUST 110 ROLLING MEADOWS, BLD S OCEAN, N.J. 07712 | 20 MAIN STREET    |
| 111                                           | 2    | DUNLEAVY, JOHN & DELIA                                         | 14 MAIN STREET    |
| 111                                           | 3    | JUAREZ, NICHOLAS                                               | 12 MAIN STREET    |
| 111                                           | 8    | SAVARESE, MICHAEL A. & BETHANY                                 | 9 ARCANA AVE      |
| 115                                           | 7    | CERAVOLO, ANTHONY J & JOANN                                    | 30 MAIN STREET    |

Any Object beneath the surface of the Ground has not been located, and no Guarantee as to existence or location is expressed or implied.

THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL TITLE SEARCH AND IS SUBJECT TO SUCH FACTS THAT MIGHT BE REVEALED BY SAID TITLE SEARCH.

I HEREBY CERTIFY THAT THE ABOVE MAP AND SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION, FROM ACTUAL MEASUREMENTS TAKEN AT THE SITE.

RONALD L. TRINIDAD  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE 246S04337000

|                                                                          |                  |             |               |    |
|--------------------------------------------------------------------------|------------------|-------------|---------------|----|
| REV                                                                      | DATE             | DESCRIPTION | BY            | CK |
| VARIANCE PLAN FOR:                                                       |                  |             |               |    |
| BRADLEY & JOY SHERMAN                                                    |                  |             |               |    |
| LOT 21, BLOCK 110                                                        |                  |             |               |    |
| OCEANPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY                           |                  |             |               |    |
| RICHARD E. STOCKTON & ASSOC., INC.                                       |                  |             |               |    |
| SURVEYING & MAPPING<>PLANNING<>CONSTRUCTION SURVEYING.                   |                  |             |               |    |
| P.O. BOX 124, ATLANTIC HIGHLANDS, NJ 07716 732-872-2827                  |                  |             |               |    |
| RONALD L. TRINIDAD, REGISTERED LAND SURVEYOR NJ LICENSE No. 246S04337000 |                  |             |               |    |
| DATE: 5-03-22                                                            | FILE: 4356       | DRAWN: RLT  | JOB NO: 8263  |    |
| SCALE: 1"= 20'                                                           | CAD# S-8263b.dwg | CHECKED: HS | DWG NO: C-910 |    |



**ZONING DEPARTMENT**  
910 OCEANPORT WAY  
OCEANPORT, NJ 07757  
(732) 222-0841

|                    |            |
|--------------------|------------|
| Application Date   | 12/17/2021 |
| Application Number | ZA-21-0248 |
| Permit Number      |            |
| Project Number     |            |
| Fee                | \$45       |

## Denial of Application

Date: 12/20/2021

To: BRADLEY SHERMAN  
NJ

CC: APP TELE (732) 877-3772  
APP EMAIL: BRADLEY@SHERMANNJ.COM

RE 19 MAIN ST  
BLOCK: 110 LOT: 21 QUAL: ZONE: R-5

DEAR BRADLEY SHERMAN,

Proposed use and fireplace addition is considered an expansion of an existing non-conforming structure.  
Your request is hereby denied based upon the following requirements:

Sincerely,

  
JOHN JOHNSON, ZONING OFFICER



1957 Aerial Photograph



## LEGEND

|   |                   |        |
|---|-------------------|--------|
|   |                   |        |
|   |                   |        |
|   |                   |        |
|   |                   |        |
|   |                   |        |
|   |                   |        |
| 1 | APPROVAL DRAWINGS | 6-9-22 |

SHERMAN PIERRE ARCHITECTS

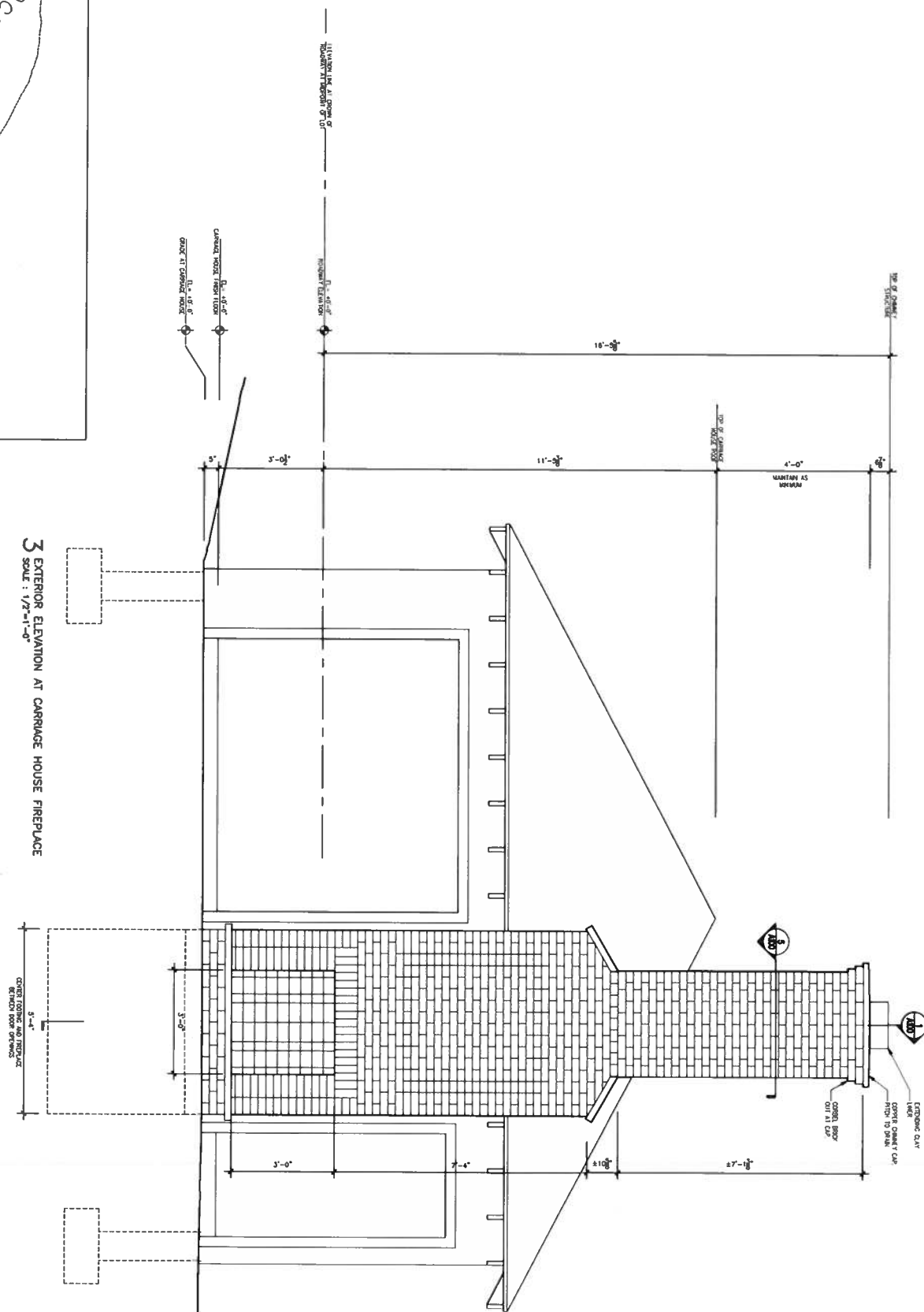
2166 BROADWAY, NEW YORK CITY 10024 (212) 873-4191  
57 MADISON AVENUE, MONTCLAIR NJ 07042 (973) 783-4046

PROJECT  
**SHERMAN RESIDENCE**  
19 MAIN STREET  
OCEANPORT, NEW JERSEY 07724

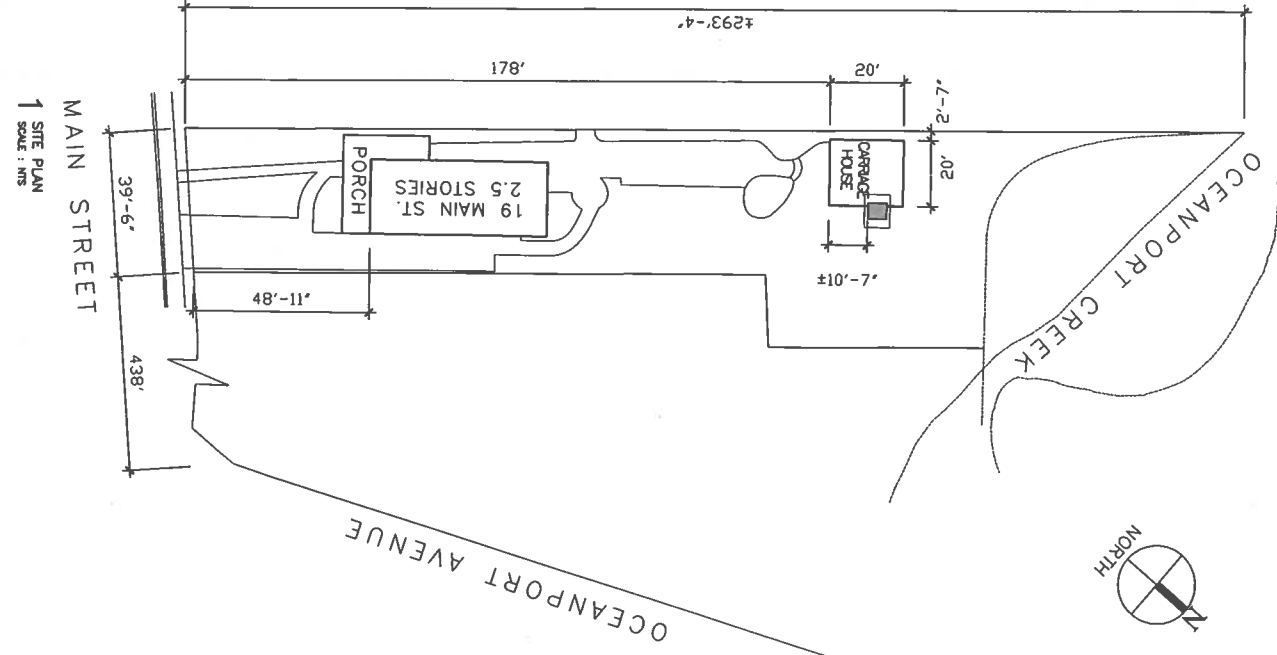
## CARRIAGE HOUSE FIREPLACE ADDITION

SEAL &amp; SIGNATURE

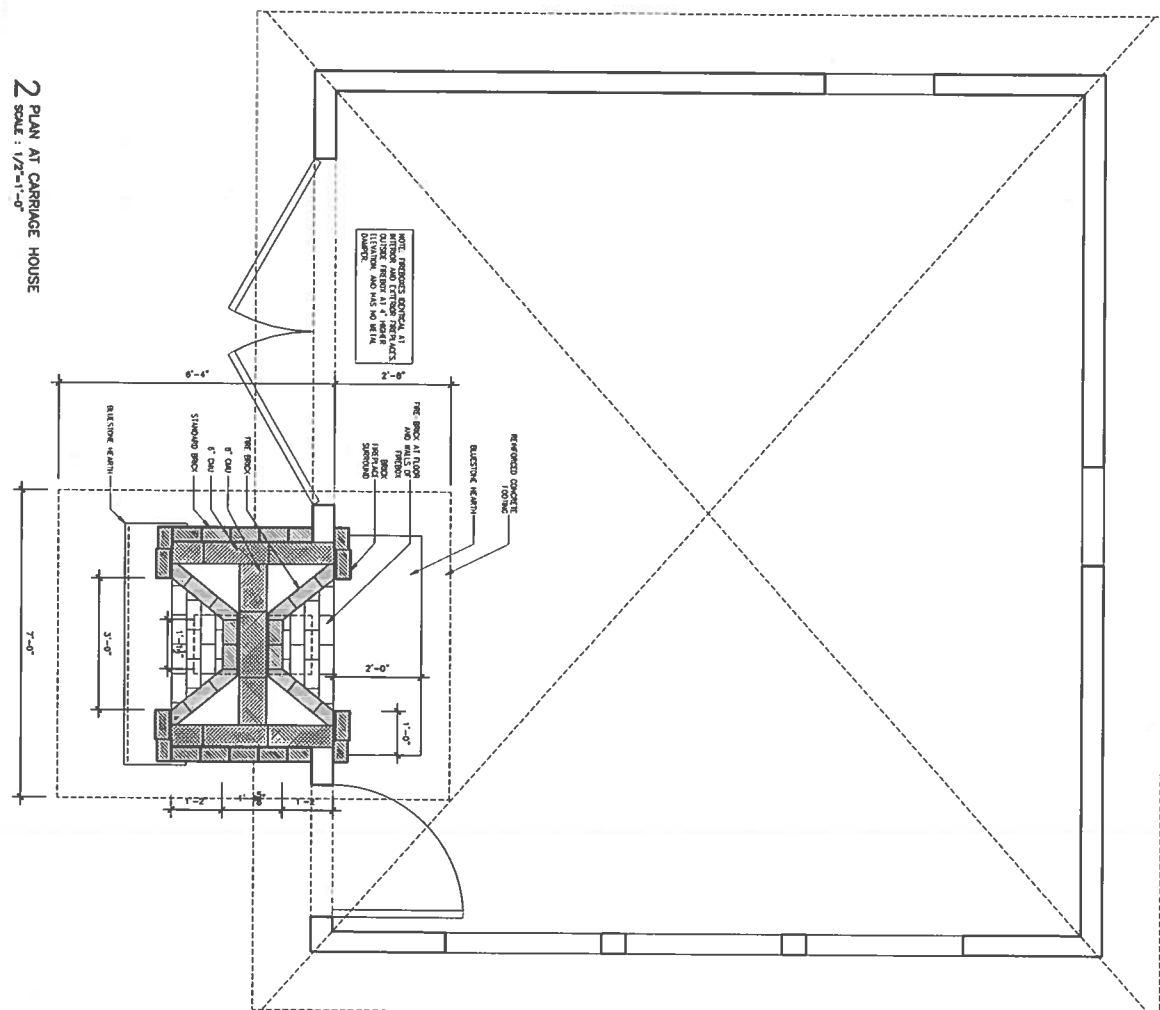
DATE: \_\_\_\_\_  
PROJECT No. \_\_\_\_\_  
DRAWING BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DWG No. **A-100**  
CADD FILE: \_\_\_\_\_



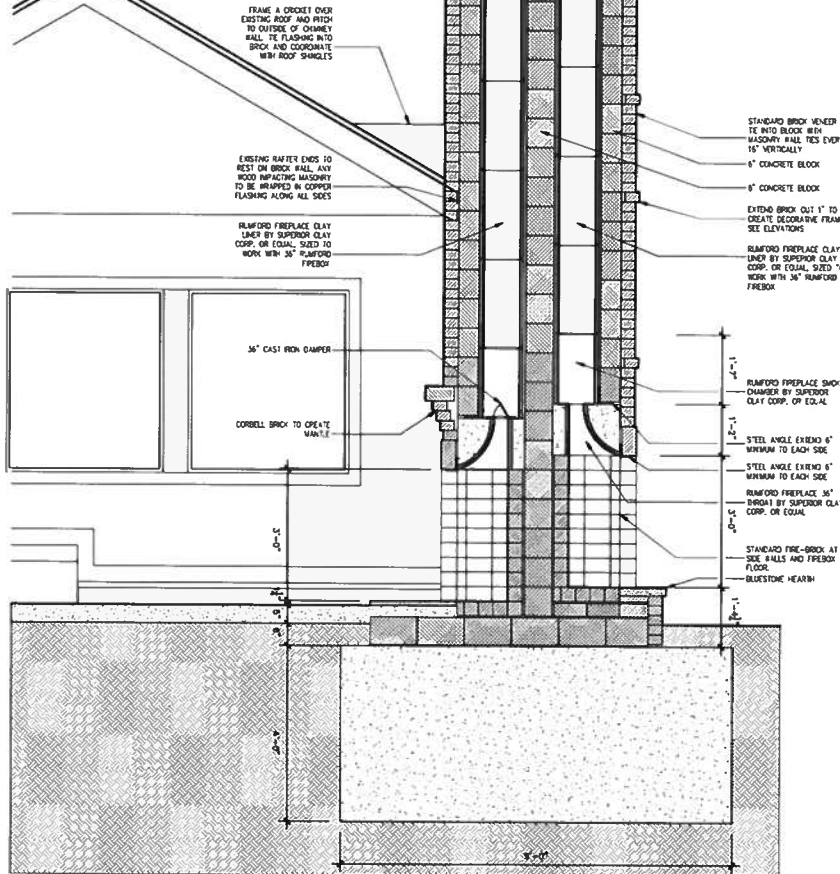
### 3 EXTERIOR ELEVATION AT CARRIAGE HOUSE FIREPLACE



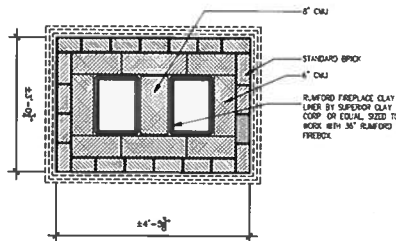
2 PLAN AT CARRIAGE HOUSE  
SCALE: 1/2"=1'-0"



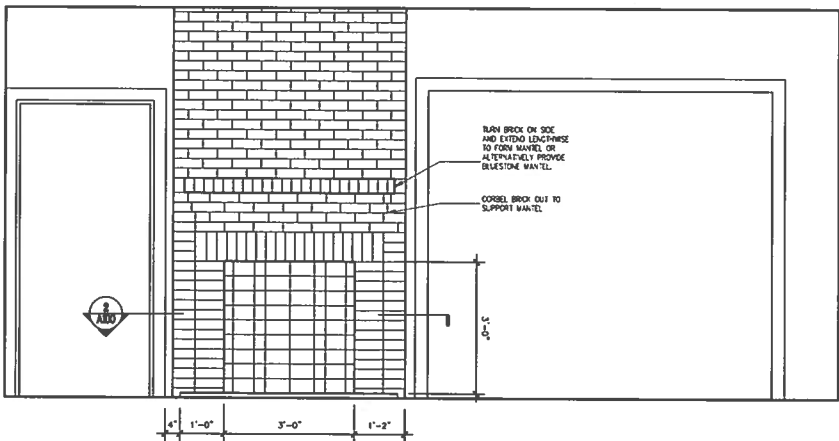
## LEGEND



6 SECTION THRU FIREPLACE  
SCALE : 1/2"=1'-0"



5 PLAN AT UPPER PORTION OF CHIMNEY  
SCALE : 1/2"=1'-0"



4 INTERIOR ELEVATION AT FIREPLACE  
SCALE : 1/2"=1'-0"

|   |                   |        |
|---|-------------------|--------|
|   |                   |        |
|   |                   |        |
|   |                   |        |
|   |                   |        |
|   |                   |        |
| 1 | APPROVAL DRAWINGS | 6-9-22 |

SHERMAN PIERRE ARCHITECTS

2166 BROADWAY, NEW YORK CITY 10024 (212) 873-4191  
57 MADISON AVENUE, MONTCLAIR NJ 07042 (973) 783-4046

PROJECT  
**SHERMAN RESIDENCE**  
19 MAIN STREET  
OCEANPORT, NEW JERSEY 07724

## CARRIAGE HOUSE FIREPLACE ADDITION

SEAL &amp; SIGNATURE

DATE: \_\_\_\_\_  
PROJECT No. \_\_\_\_\_  
DRAWING BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DWG No. **A-101**  
CADD FILE: \_\_\_\_\_

**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED****PLANNING BOARD APPLICATION (ID # 2500)**

Meeting: 10/11/22 07:00 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Kelle Burrough  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 2500

**PB2022-20 Manvan, LLC**

Block 65, Lots 40 & 41

190-192 Monmouth Blvd.

Minor Subdivision/Lot Line Adjustment with Variances

- Minimum Lot Area - Proposed Lot 40.01: 11,725 sf and Proposed Lot 40.02: 11,618 sf where 12,000 sf required

- Minimum Lot Width - Proposed Lot 40.01: 75.8' where 120' required; Proposed Lot 40.02: 75' where 120' required.

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



September 7, 2022

**VIA EMAIL**

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

190-192 Monmouth Boulevard, Minor Subdivision  
Block 65, Lots 40 & 41  
Application No. PB2022-20  
Borough of Oceanport, Monmouth County, New Jersey  
Colliers Engineering & Design Project No. OPP-0331

Dear Board Members,

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

- Plan entitled "Minor Subdivision Plan", prepared by Shore Point Engineering dated June 4, 2022, consisting of one (1) sheet.
- Plan entitled "Boundary and topographic Survey, Tax Lots 40 and 41 Block 65", prepared by DPK Consulting, LLC dated April 5, 2022, consisting of one (1) sheet.

The subject properties are existing 15,568 SF & 7,775 SF lots containing existing single-family dwellings located in the R-3 Residential Zone. Existing Lot 40 is a corner lot located at the southeast corner of Maple Place and Monmouth Boulevard. Lot 41 is adjacent to Lot 40 to the immediate east. Lot 40 contains a detached garage and sunroom while lot 41 has a pool house. An existing pool straddles the common property line. The Applicant is proposing a lot line adjustment, razing all existing structures and constructing two (2) new dwellings.

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

**A. Variances/Design Waivers**

1. Bulk variances are required for the following:
  - a. Minimum Lot Area – The R-3 Zone requires a Minimum Lot Area of 12,000 square feet. Proposed Lot 40.01 provides 11,725 square feet and Proposed Lot 40.02 provides 11,618 square feet.

- b. Minimum Lot Width - A lot width of 120 feet is required in the R-3 Zone. Proposed Lot 40.01 provides 75.8 feet and Proposed Lot 40.02 provides 75.0 feet.

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

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

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

## B. General Comments

1. The Maple Place right of way is only 43’ wide. A dedication of 3.5’ should be required to bring the right of way closer into conformance.
2. The Applicant shall be required to provide curbing along the entire Maple Place frontage and provide a 24’ wide cartway.
3. The property is within the Flood Hazard Area. The Design Flood Elevation is 12.4. All construction below this elevation shall be of flood resistant materials in accordance with FEMA Technical Bulletin 2. A note to this effect shall be provided on the plans.
4. The Applicant shall clarify how the subdivision will be filed, deed or map. The map was not reviewed for compliance with the Title Recordation Law.

5. The utility services are shown to be stubbed out to Maple Place; however, the utility mains are not shown on the plans. The location of the water, sanitary sewer and gas mains shall be added to the plans. Due to the numerous trenches, a half width mill and overlay may be required as a condition of a road opening permit.
6. Shade trees shall be provided in accordance with Ordinance 371-1. The trees are to be installed along the frontages on the proposed properties, not in the right of way.
7. The depressed curb and block wall for the existing driveway to Lot 41 shall be removed and a full height curb installed.
8. The existing Bocci Court on Lot 43 encroaches into both lots. The Applicant shall clarify how the encroachment will be addressed.
9. A Signature Block for the Board Chairman, Board Secretary and Board Engineer shall be provided on the plans.
10. Should the Board approve the Application, a condition of approval should be to provide an acceptable grading plan for each lot at the time of which building permits are applied.

### **C. Additional Agency Approvals**

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

1. Freehold Soil Conservation District
2. Monmouth County Planning Board

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: Kevin Shelly, PE (via email)  
Constantine Stamos, Esq. (via email)

r:\projects\m-p\opp\opp0331\correspondence\out\220907\_whw\_190-192\_monmouth\_blvd\_\_review#1.docx

### Ownership Disclosure Certification for Business Entity

- ☒ I certify that the list below contains the names and home addresses of all owners of the issued and outstanding stock of the undersigned. ☐

**Check the box that represents the type of business entity:**

- ☐ Partnership                      ☐ Subchapter S Corporation                      ☐ Limited Partnership  
☐ Corporation                      ☒ Limited Liability Corporation  
☐ Sole Proprietorship                      ☐ Limited Liability Partnership

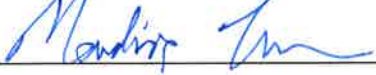
| Name of Stock or Shareholder | Home Address                                  |
|------------------------------|-----------------------------------------------|
| Mardiros Ekmejian            | 156 President Road, Washington Twp., NJ 07676 |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |
|                              |                                               |

**Signature and Attestation:**

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: Manvan LLC

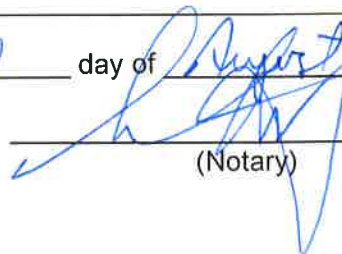
Print Name: Mardiros Ekmejian Date: 8/30/2022

Signed:  Title: Member

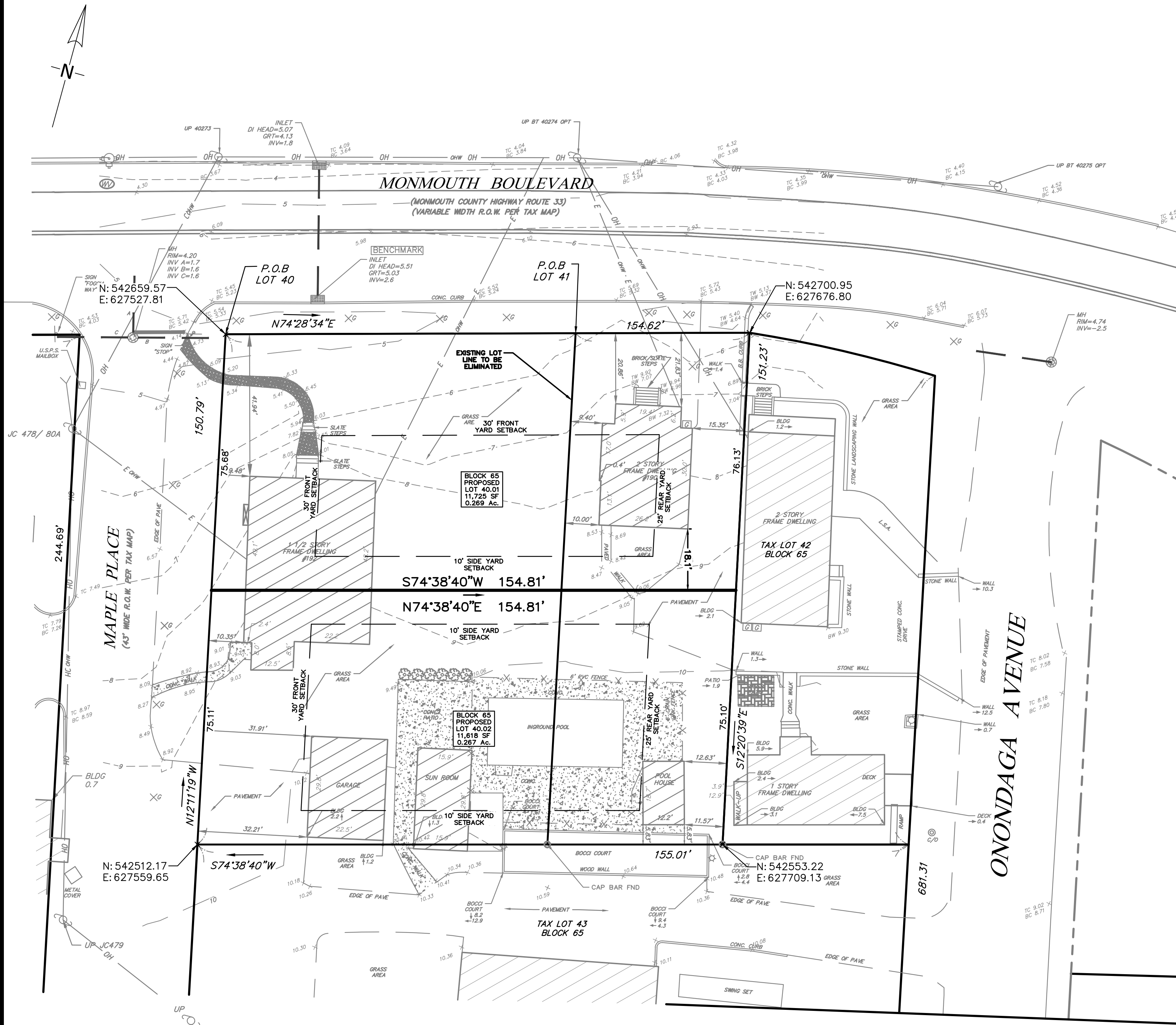
Subscribed and sworn before me this 30 day of August, 2022.

State of NT

County of Rock

  
(Notary)

My Commission Expires: \_\_\_\_\_ (SEAL)



#### NOTES

- APPLICANT/OWNER  
MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757
- PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 65; LOTS 40 & 41, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY (SHEET 15), CONTAINING A TOTAL OF 0.54 ACRES.
- LOT INFORMATION & TOPOGRAPHY BASED UPON SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 40 AND 41, BLOCK 65, 190 AND 192 MONMOUTH BOULEVARD, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY" DATED APRIL 5, 2022, PREPARED BY DPK CONSULTING, LLC.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL10), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP 34025C0184G HAVING AN EFFECTIVE DATE OF JUNE 15, 2022.
- ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH OCEANPORT BOROUGH REQUIREMENTS.
- EXISTING IMPROVEMENTS TO BE REMOVED FOLLOWING APPROVAL OF SUBDIVISION.

| Single Family Residential (R-3) Zoning Schedule      |                      |             |           |             |          |
|------------------------------------------------------|----------------------|-------------|-----------|-------------|----------|
| 190 & 192 Monmouth Boulevard- Block 65, Lots 40 & 41 |                      |             |           |             |          |
|                                                      | Lot 40.01            |             | Lot 40.02 |             |          |
|                                                      | Required             | Proposed    | Complies  | Proposed    | Complies |
| Min. Lot Area                                        | 12,000 SF            | 11,725 SF   | No        | 11,618 SF   | No       |
| Min. Lot Width                                       | 120 FT               | 75.8 FT     | No        | 75.0 FT     | No       |
| Min. Lot Depth                                       | 100 FT               | 154.4 FT    | Yes       | 154.6 FT    | Yes      |
| Min. Front Yard Setback                              | 30 FT                | 30 FT       | Yes       | 30 FT       | Yes      |
| Min. Rear Yard Setback                               | 25 FT                | 25 FT       | Yes       | 25 FT       | Yes      |
| Min. Side Yard Setback                               | One Side<br>Combined |             |           |             |          |
|                                                      | 10 FT                | 10 FT       | Yes       | 10 FT       | Yes      |
|                                                      | 25 FT                | 25 FT       | Yes       | 25 FT       | Yes      |
| Max. Building Height*                                | 35 FT                | < 35 FT     | Yes       | < 35 FT     | Yes      |
|                                                      | 2.5 Stories          | 2.5 Stories |           | 2.5 Stories |          |
| Max. Impervious Coverage                             | 37 %                 | < 37 %      | Yes       | < 37 %      | Yes      |

\* Per Ordinance Section 390-12, BUILDING HEIGHT - The vertical distance as measured by the crown of the roof of the improved street on which it fronts at the midpoint of the lot to the highest point of the structure, excluding such appendages including: chimneys; flagpoles; fire towers; steeples; tanks; water towers; hotel and motel ornamental towers or spires; communications, radio or television towers, masts and aerials; or necessary mechanical appendages and permanent and partially enclosed grandstand facilities. On a corner lot, the building height shall be measured from that street which is to be regarded as the front of the building.

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

DATE

DATE

THE MONUMENTS SHOWN ON THIS MAP  
SHALL BE SET WITHIN THE TIME LIMIT  
PROVIDED IN THE "MUNICIPAL LAND USE  
LAW" P.L. 1975, c291 (C.40:55D-1 ET SEQ.)  
OR LOCAL ORDINANCE. I CERTIFY THAT A  
BOND HAS BEEN GIVEN TO THE TOWNSHIP  
OF HOWELL, GUARANTEEING THE FUTURE  
SETTING OF THE MONUMENTS AS  
DESIGNATED AND SHOWN ON THIS MAP:

MUNICIPAL CLERK

DATE

I HAVE CAREFULLY EXAMINED THIS MAP  
AND TO THE BEST OF MY KNOWLEDGE AND  
BELIEF FIND IT CONFORMS WITH THE  
PROVISIONS OF "THE MAP FILING LAW"  
RESOLUTION OF APPROVAL AND  
APPLICABLE MUNICIPAL ORDINANCES AND  
REQUIREMENTS:

MUNICIPAL ENGINEER

DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF THAT THIS LAND SURVEY DATED APRIL 5,  
2022 HAS BEEN MADE UNDER MY SUPERVISION AND  
MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF  
THE STATE BOARD OF PROFESSIONAL ENGINEERS AND  
LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER  
MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING  
LAW" AND THAT THE OUTBOUND CORNER MARKERS AS  
SHOWN HAVE BEEN FOUND, OR SET:

LAND SURVEYOR

DATE

#### 200' PROPERTY OWNERS LIST:

| BLOCK | LOT  | ADDRESS                                                                    |
|-------|------|----------------------------------------------------------------------------|
| 65    | 37   | KBEEHAVEN, LLC<br>1155 15TH NW, SUITE 410<br>WASHINGTON, DC 20005          |
| 65    | 38   | MACSTUDY, MINNISCH QUAKENBUSH<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757 |
| 65    | 39   | PAOLISE, MARIANNE<br>49 WYANDOTTE AVENUE<br>OCEANPORT, NJ 07757            |
| 65    | 42   | MINNISCH, MARGARET<br>188 MONMOUTH BLVD<br>OCEANPORT, NJ 07757             |
| 65    | 43   | MACSTUDY, MINNISCH QUAKENBUSH<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757 |
| 65    | 44.Q | MACSTUDY, MINNISCH QUAKENBUSH<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757 |
| 67    | 1    | QUAKENBUSH, MARIE<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757             |
| 67    | 2    | MACSTUDY, WILLIAM & ROSINA<br>568 SHREWSBURY AVE<br>OCEANPORT, NJ 07757    |
| 67    | 3.01 | SMALL, JOSEPH A III & JOANNE<br>569 ONONDAGA AVE<br>OCEANPORT, NJ 07757    |
| 72    | 1    | NEW JERSEY STATE DEPT. OF EP<br>187 MONMOUTH BLVD<br>OCEANPORT, NJ 07757   |
| 72    | 2    | TWO SWANS LLC<br>14 CLIFFWOOD AVE, STE 200<br>MATAWN, NJ 07747             |
| 72    | 3.01 | DE SANTIS, ALFRED JR. & DENISE<br>2 BLUE POINT COVE<br>OCEANPORT, NJ 07757 |
| 72    | 3.02 | PATTI, JOHN A MAUREEN<br>1 BLUE POINT COVE<br>OCEANPORT, NJ 07757          |

OWNER/APPLICANT:  
MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757

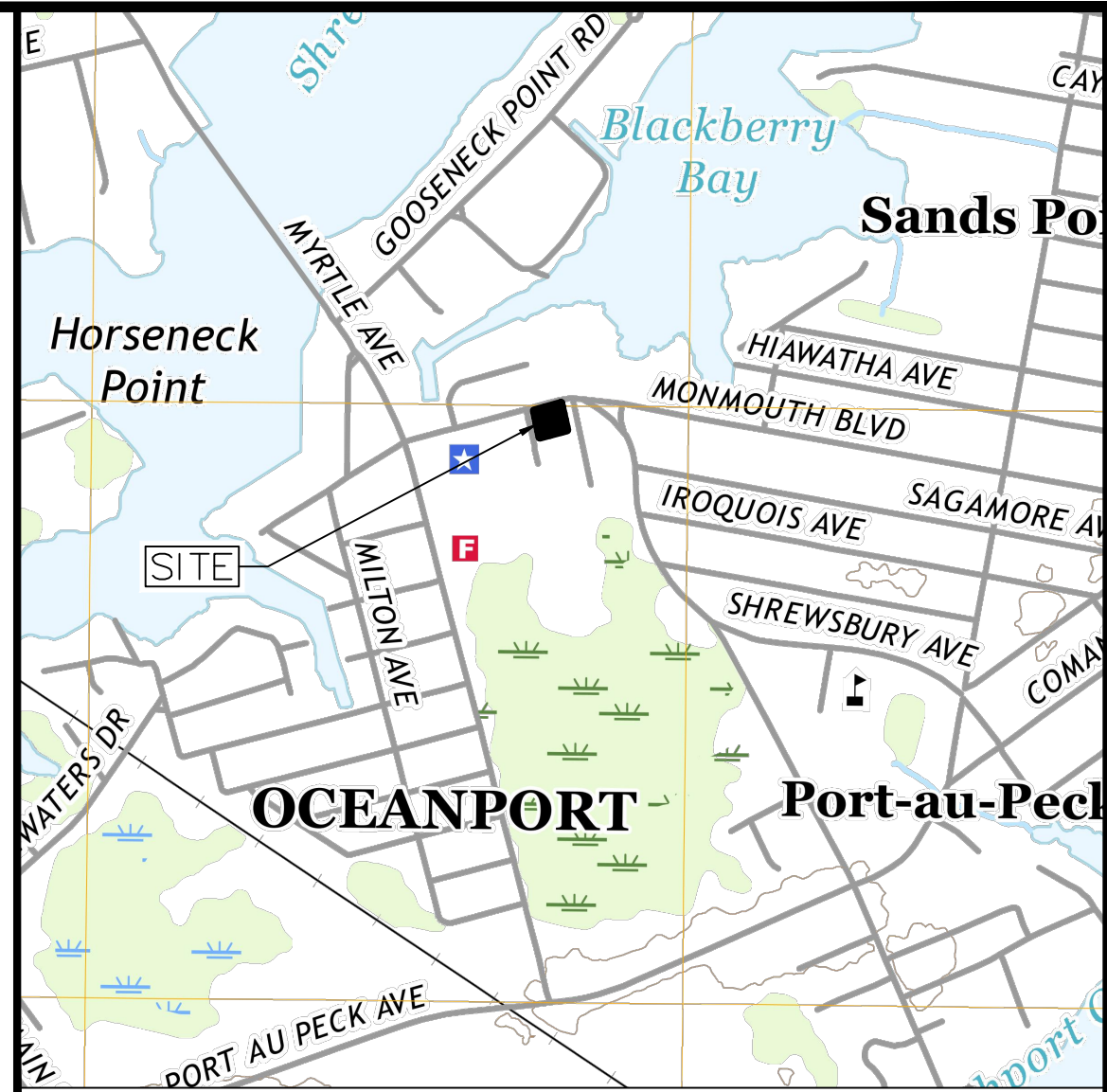
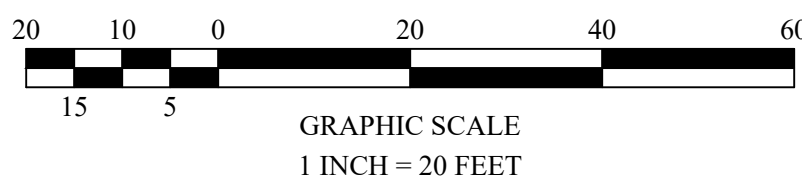
I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER OF THE TITLE  
OF LOTS FORMERLY KNOWN AS 40 AND 41, BLOCK 65 AND THAT  
I/WE APPROVE THE FILING THEREOF THIS MAP.

MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

| SYMBOL LEGEND          |                 |
|------------------------|-----------------|
| CONC. MONUMENT FND     | MAIL BOX        |
| I.P. / I.B. FND        | CABLE TV BOX    |
| TACK / STAKE FND       | TELEPHONE BOX   |
| SPOT ELEVATIONS        | A/C UNIT        |
| TRAFFIC SIGNAL POLE    | TRANSFORMER     |
| UTILITY POLE           | ELECTRIC METER  |
| GUY WIRE               | WATER METER     |
| UTILITY POLE W/LIGHT   | WATER VALVE     |
| LIGHT POLE             | GAS VALVE       |
| SIGN                   | CLEAN OUT       |
| FIRE HYDRANT           | GAS             |
| DETECTABLE WARNING PAD | WATER           |
| D.W.P.                 | ELECTRIC        |
| D.C. DEPRESSED CURB    | TELEPHONE       |
| L.S.A. LANDSCAPED AREA | CABLE TV        |
| WELL                   | TREE            |
| MANHOLE                | SHRUB           |
| "A"-INLET              | BOLLARD         |
| "B"-INLET              | MONITORING WELL |
| "E"-INLET              | WETLAND FLAG    |
| YARD INLET             |                 |
| FLARED END SECTION     |                 |



KEY MAP  
LONG BRANCH WEST QUADRANGLE  
1"= 1000'

DATE

James J. Heiser  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

N.J. Lic. 24G504331100  
PA. Lic. 50075616  
N.Y. Lic. 050923-1  
CT. Lic. 70476

DPK  
CONSULTING

DPK CONSULTING, LLC  
2750 ROUTE 100, SUITE 200, PRINCETON, NJ 08540  
P: 732.924.8100 F: 732.924.8110  
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24G504331100

DATE

REVISIONS

BY

SHORE POINT  
ENGINEERING

Certificate of Authorization No. 24GA28317800

Kevin E. Shelly, P.E. PE No. GE05031300

PO Box 257, Manasquan, NJ 08736

T: 732-924-8100 | F: 732-924-8110

www.shorepointengineering.com

DATE

Kevin E. Shelly, P.E.

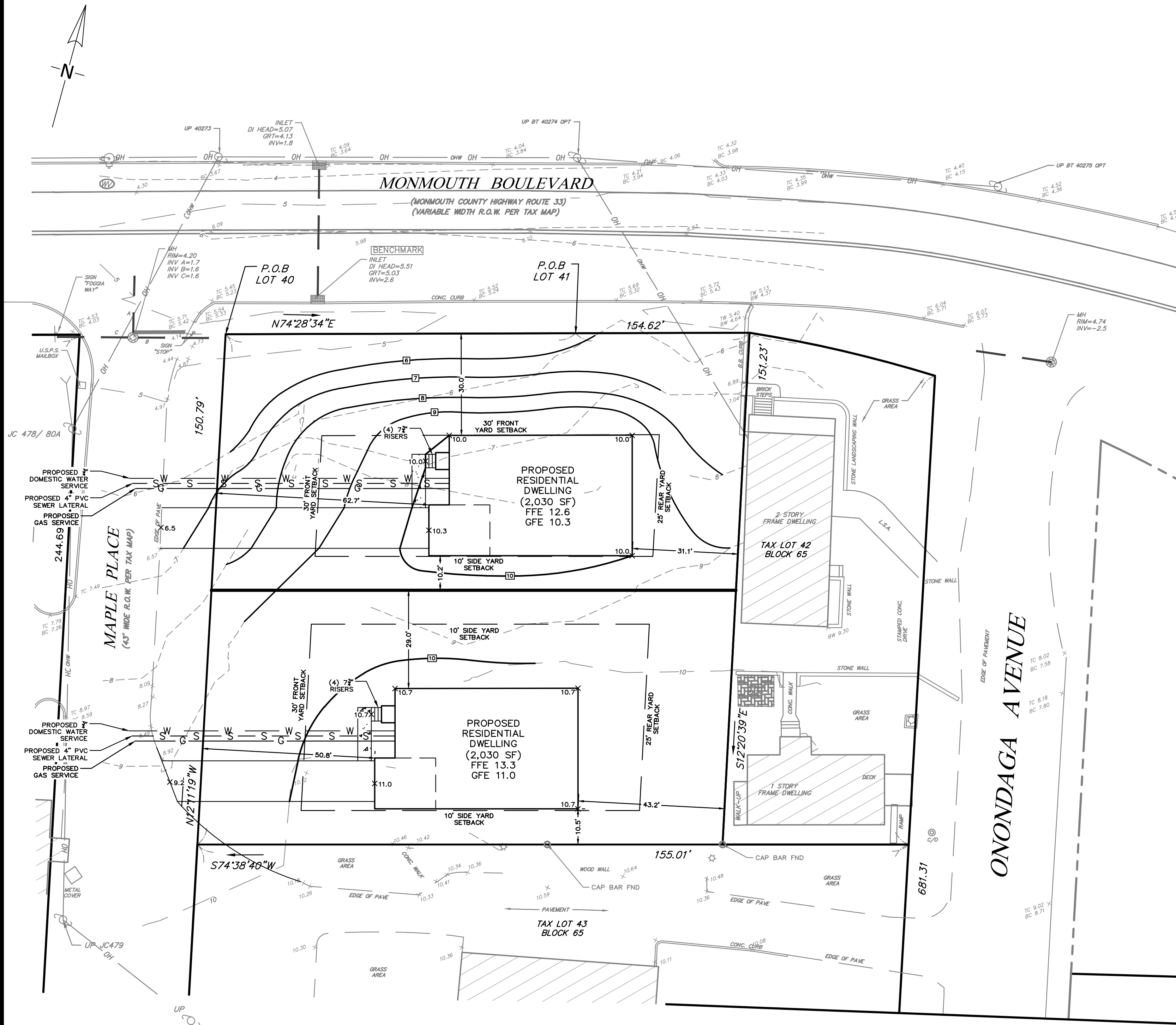
PROFESSIONAL ENGINEER  
N.J. Lic. No. GE05031300

190 & 192 MONMOUTH BOULEVARD  
BLOCK 65, LOTS 40 & 41

SITUATED IN  
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

MINOR SUBDIVISION PLAN

|                     |                         |
|---------------------|-------------------------|
| SCALE:<br>1"=20'    | PROJECT No.:<br>MVL-222 |
| RELEASED BY:<br>KES | DATE:<br>06/14/22       |
| CHECKED BY:<br>KES  | Sheet Number<br>1 OF 2  |
| DRAWN BY:<br>KES    |                         |



#### NOTES

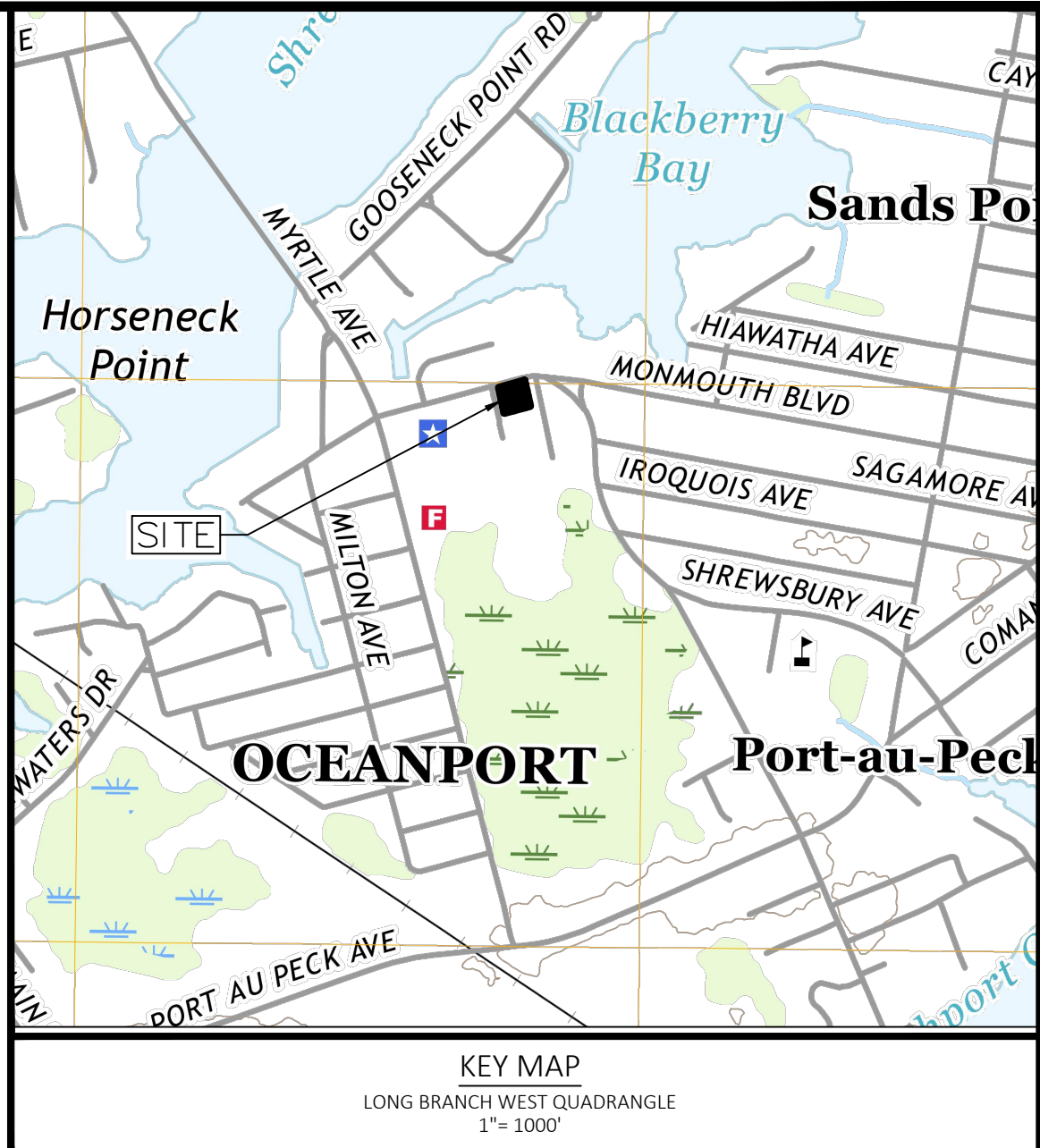
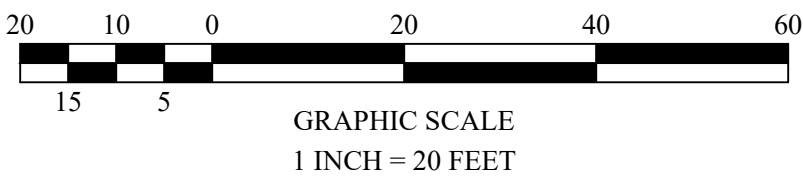
1. APPLICANT/OWNER  
MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757
2. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 65; LOTS 40 & 41, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY (SHEET 15), CONTAINING A TOTAL OF 0.54 ACRES.
3. LOT INFORMATION & TOPOGRAPHY BASED UPON SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 40 AND 41, BLOCK 65, 190 AND 192 MONMOUTH BOULEVARD, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY" DATED APRIL 5, 2022, PREPARED BY DPK CONSULTING, LLC.
4. PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 10), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP 34025C0184G HAVING AN EFFECTIVE DATE OF JUNE 15, 2022.
5. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
6. ALL CONSTRUCTION SHALL COMPLY WITH OCEANPORT BOROUGH REQUIREMENTS.
7. EXISTING IMPROVEMENTS TO BE REMOVED FOLLOWING APPROVAL OF SUBDIVISION.

| Single Family Residential (R-3) Zoning Schedule     |             |             |          |             |          |
|-----------------------------------------------------|-------------|-------------|----------|-------------|----------|
| 190 & 192 Monmouth Boulevard-Block 65, Lots 40 & 41 |             |             |          |             |          |
|                                                     | Lot 40.01   |             |          | Lot 40.02   |          |
|                                                     | Required    | Proposed    | Complies | Proposed    | Complies |
| Min. Lot Area                                       | 12,000 SF   | 11,725 SF   | No       | 11,618 SF   | No       |
| Min. Lot Width                                      | 120 FT      | 75.8 FT     | No       | 75.0 FT     | No       |
| Min. Lot Depth                                      | 100 FT      | 154.4 FT    | Yes      | 154.6 FT    | Yes      |
| Min. Front Yard Setback                             | 30 FT       | 30 FT       | Yes      | 30 FT       | Yes      |
| Min. Rear Yard Setback                              | 25 FT       | 25 FT       | Yes      | 25 FT       | Yes      |
| Min. Side Yard Setback                              |             |             |          |             |          |
| One Side                                            | 10 FT       | 10 FT       | Yes      | 10 FT       | Yes      |
| Combined                                            | 25 FT       | 25 FT       | Yes      | 25 FT       | Yes      |
| Max. Building Height*                               | 35 FT       | < 35 FT     | Yes      | < 35 FT     | Yes      |
|                                                     | 2.5 Stories | 2.5 Stories |          | 2.5 Stories |          |
| Max. Impervious Coverage                            | 37 %        | < 37 %      | Yes      | < 37 %      | Yes      |

\* Per Ordinance Section 390-12; BUILDING HEIGHT - The vertical distance as measured by the crown of the road of the improved street on which it fronts at the midpoint of the lot to the highest point of the structure, excluding such appendages including chimneys, flagpoles, fire towers, steeples, tanks, water towers, hotel and motel ornamental towers or spires, communications, radio or television towers, masts and aerials, or necessary mechanical appendages and permanent and partially enclosed grandstand facilities. On a corner lot, the building height shall be measured from that street which is to be regarded as the front of the building.

#### LEGEND

EXISTING BOUNDARY  
EXISTING CURB  
PROPOSED CURB  
EXISTING BUILDING  
PROPOSED BUILDING  
PROPOSED SIGN  
PROPOSED SETBACK  
EXISTING FENCELINE  
PROPOSED FENCELINE  
100-YR WATER SURFACE ELEV.  
PROPOSED BASIN BOTTOM  
PROPOSED RETAINING WALL



DATE  
James J. Heiser  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

DPK  
CONSULTING

DATE REVISIONS BY

SHORE POINT  
ENGINEERING

Certificate of Authorization No. 24GA28317800  
Kevin E. Shelly, P.E. PE No. GE05031300  
PO Box 257, Manasquan, NJ 08736  
T: 732-924-8100 | F: 732-924-8110  
www.shorepointengineering.com

Date  
Kevin E. Shelly, P.E.  
PROFESSIONAL ENGINEER  
N.J. Lic. No. GE05031300

190 & 192 MONMOUTH BOULEVARD  
BLOCK 65, LOTS 40 & 41

SITUATED IN  
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

#### LAYOUT PLAN

|                     |                         |
|---------------------|-------------------------|
| SCALE:<br>1"=20'    | PROJECT No.:<br>MVL-222 |
| RELEASED BY:<br>KES | DATE:<br>06/14/22       |
| CHECKED BY:<br>KES  | Sheet Number<br>2 OF 2  |
| DRAWN BY:<br>KES    |                         |



**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED**

**PLANNING BOARD APPLICATION (ID # 2501)**

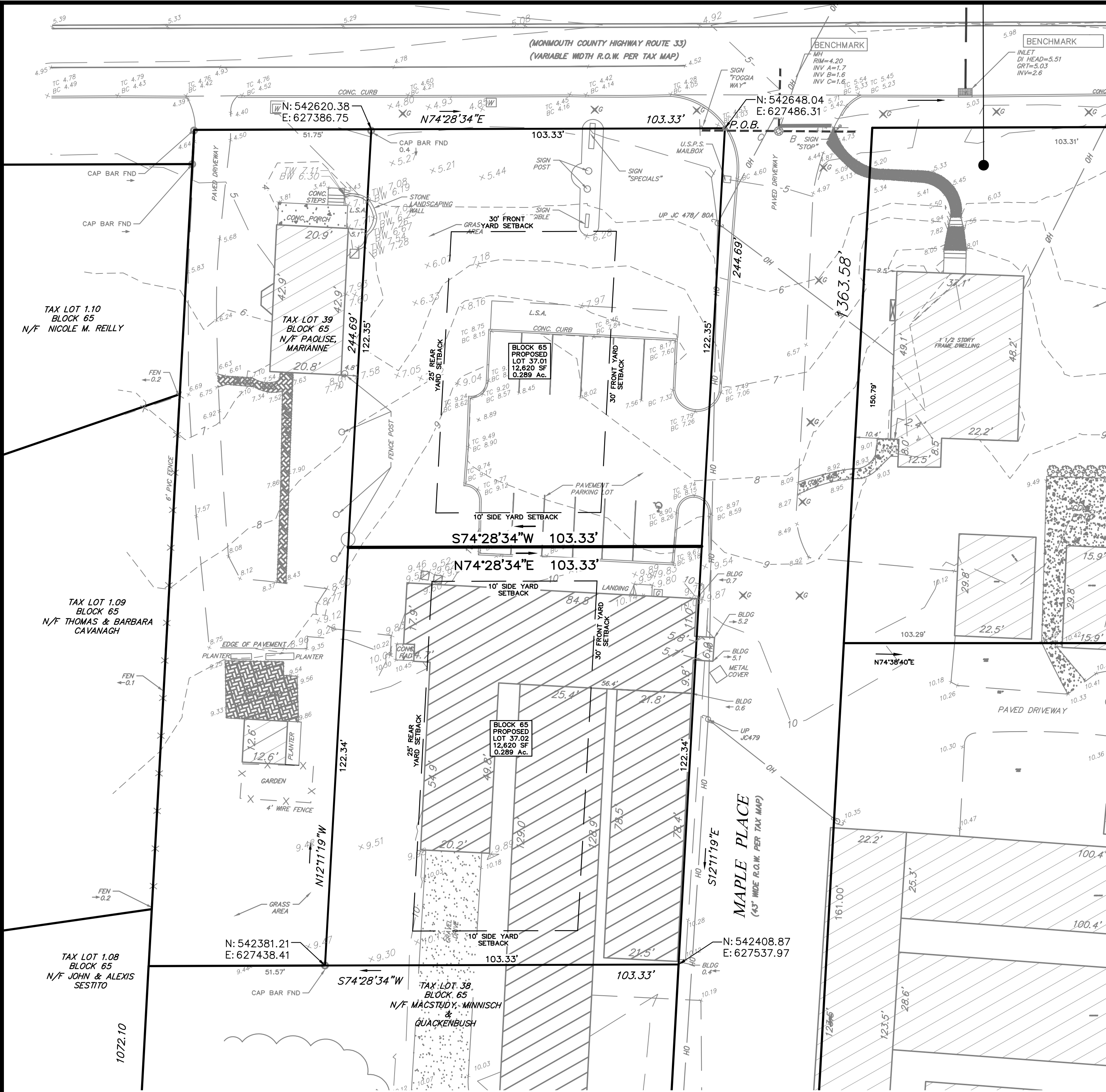
**8.3**

Meeting: 10/11/22 07:00 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Kelle Burrough  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 2501

---

**PB2022-21 196 Monmouth Blvd. LLC**

Block 65, Lot 37  
196 Monmouth Blvd.  
Application for Minor Subdivision



NOTES

1. APPLICANT/OWNER  
MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757
2. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 65; 37, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY (SHEET 15), CONTAINING A TOTAL OF 0.58 ACRES.
3. LOT INFORMATION & TOPOGRAPHY BASED UPON SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 37, BLOCK 65, 196 MONMOUTH BOULEVARD, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY" DATED MAY 31, 2022, PREPARED BY DPK CONSULTING, LLC.
4. PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 10), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP 34025C0184G HAVING AN EFFECTIVE DATE OF JUNE 20, 2018.
5. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
6. ALL CONSTRUCTION SHALL COMPLY WITH OCEANPORT BOROUGH REQUIREMENTS.
7. EXISTING IMPROVEMENTS TO BE REMOVED FOLLOWING APPROVAL OF SUBDIVISION.

| Single Family Residential (R-3) Zoning Schedule |                       |                       |                 |                       |                 |
|-------------------------------------------------|-----------------------|-----------------------|-----------------|-----------------------|-----------------|
| 196 Monmouth Boulevard- Block 65, Lot 37        |                       |                       |                 |                       |                 |
|                                                 | Lot 37.01             |                       | Lot 37.02       |                       |                 |
| Min. Lot Area                                   | Required<br>12,000 SF | Proposed<br>12,620 SF | Complies<br>Yes | Proposed<br>12,620 SF | Complies<br>Yes |
| Min. Lot Width                                  | 120 FT                | 122.3 FT              | Yes             | 122.3 FT              | Yes             |
| Min. Lot Depth                                  | 100 FT                | 103.2 FT              | Yes             | 103.2 FT              | Yes             |
| Min. Front Yard Setback                         | 30 FT                 | 30 FT                 | Yes             | 30 FT                 | Yes             |
| Min. Rear Yard Setback                          | 25 FT                 | 25 FT                 | Yes             | 25 FT                 | Yes             |
| Min. Side Yard Setback                          | One Side<br>10 FT     | 10 FT                 | Yes             | 10 FT                 | Yes             |
|                                                 | Combined<br>25 FT     | 25 FT                 | Yes             | 25 FT                 | Yes             |
| Max. Building Height*                           | 35 FT                 | < 35 FT               | Yes             | < 35 FT               | Yes             |
|                                                 | 2.5 Stories           | 2.5 Stories           | Yes             | 2.5 Stories           | Yes             |
| Max. Impervious Coverage                        | 37 %                  | < 37 %                | Yes             | < 37 %                | Yes             |

\* Per Ordinance Section 390-12; BUILDING HEIGHT - The vertical distance as measured by the crown of the roof of the improved street on which it fronts at the midpoint of the lot to the highest point of the structure, excluding such appendages including chimneys, flagpoles, fire towers, steeples, tanks, water towers, hotel and motel ornamental towers or spires, communications, radio or television towers, masts and aerials, or necessary mechanical appendages and permanent and partially enclosed grandstand facilities. On a corner lot, the building height shall be measured from that street which is to be regarded as the front of the building.

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

DATE

DATE

THE MONUMENTS SHOWN ON THIS MAP  
SHALL BE SET WITHIN THE TIME LIMIT  
PROVIDED IN THE "MUNICIPAL LAND USE  
LAW" P.L. 1975, c291 (C.40:55D-1 ET SEQ.)  
OR LOCAL ORDINANCE. I CERTIFY THAT A  
BOND HAS BEEN GIVEN TO THE TOWNSHIP  
OF HOWELL, GUARANTEEING THE FUTURE  
SETTING OF THE MONUMENTS AS  
DESIGNATED AND SHOWN ON THIS MAP:

MUNICIPAL CLERK DATE

I HAVE CAREFULLY EXAMINED THIS MAP  
AND TO THE BEST OF MY KNOWLEDGE AND  
BELIEF FIND IT CONFORMS WITH THE  
PROVISIONS OF "THE MAP FILING LAW"  
RESOLUTION OF APPROVAL AND  
APPLICABLE MUNICIPAL ORDINANCES AND  
REQUIREMENTS:

MUNICIPAL ENGINEER DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF THAT THIS LAND SURVEY DATED MAY 31,  
2022 HAS BEEN MADE UNDER MY SUPERVISION AND  
MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF  
THE STATE BOARD OF PROFESSIONAL ENGINEERS AND  
LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER  
MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING  
LAW" AND THAT THE OUTBOUND CORNER MARKERS AS  
SHOWN HAVE BEEN FOUND, OR SET:

LAND SURVEYOR DATE

200' PROPERTY OWNERS LIST:

| BLOCK | LOT  | ADDRESS                                                                    |
|-------|------|----------------------------------------------------------------------------|
| 65    | 1.07 | MARTELLI, BARBARA<br>8 BALMER COURT<br>OCEANPORT, NJ 07757                 |
| 65    | 1.08 | SESTITO, JOHN & ALEXIS<br>6 BALMER COURT<br>OCEANPORT, NJ 07757            |
| 65    | 1.09 | CAVANAGH, THOMAS W JR & BARBARA T<br>4 BALMER COURT<br>OCEANPORT, NJ 07757 |
| 65    | 1.10 | REILLY, NICOLE M<br>2 BALMER COURT<br>OCEANPORT, NJ 07757                  |
| 65    | 38   | MACSTUDY, MINNISC QUAKENBUSH<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757  |
| 65    | 39   | PAOLISE, MARIANNE<br>49 WYANDOTTE AVE<br>OCEANPORT, NJ 07757               |
| 65    | 40   | MANVAN, LLC<br>192 MONMOUTH BLVD<br>OCEANPORT, NJ 07757                    |
| 65    | 41   | MANVAN, LLC<br>192 MONMOUTH BLVD<br>OCEANPORT, NJ 07757                    |
| 65    | 42   | MINNISC, MARGARET<br>188 MONMOUTH BLVD<br>OCEANPORT, NJ 07757              |
| 65    | 43   | MACSTUDY, MINNISC QUAKENBUSH<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757  |
| 65    | 44.Q | MACSTUDY, MINNISC QUAKENBUSH<br>572 SHREWSBURY AVE<br>OCEANPORT, NJ 07757  |
| 72    | 2    | TWO SWANS LLC<br>14 CLIFFWOOD AVE, STE 200<br>MATAWN, NJ 07747             |
| 72    | 3.01 | DE SANTIS, ALFRED JR. & DENISE<br>2 BLUE POINT COVE<br>OCEANPORT, NJ 07757 |
| 72    | 3.02 | PATTI, JOHN A MAUREEN<br>1 BLUE POINT COVE<br>OCEANPORT, NJ 07757          |

OWNER/APPLICANT:  
MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757

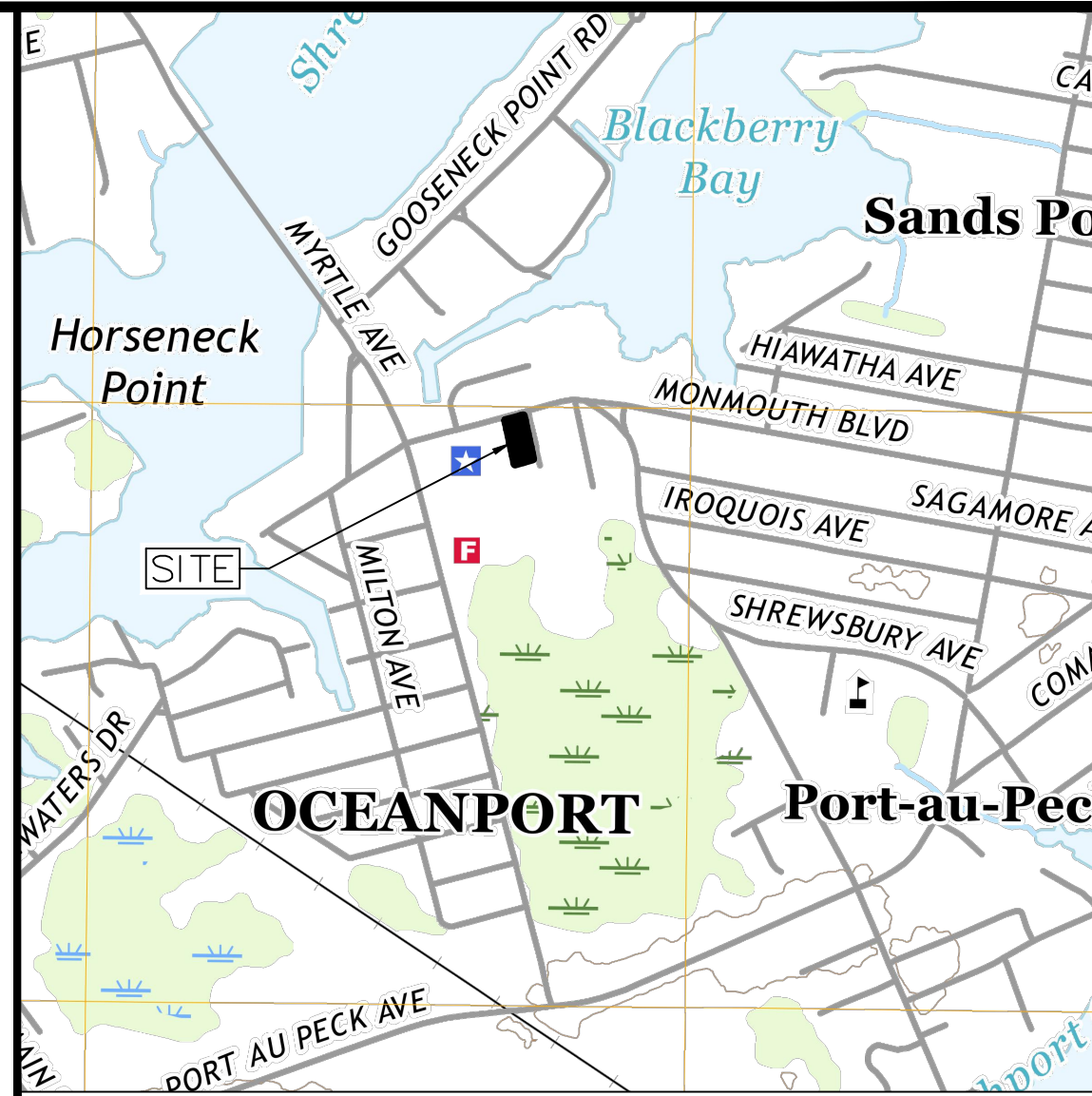
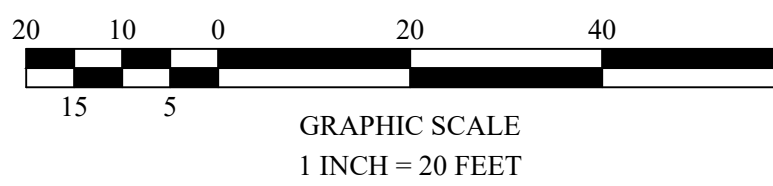
I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER OF THE TITLE  
OF LOT FORMERLY KNOWN AS 37, BLOCK 65 AND THAT I/WE  
APPROVE THE FILING THEREOF THIS MAP.

MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

| SYMBOL LEGEND        |                        |
|----------------------|------------------------|
| CONC. MONUMENT FND   | MAIL BOX               |
| I.P. / I.B. FND      | CABLE TV BOX           |
| TACK / STAKE FND     | TELEPHONE BOX          |
| SPOT ELEVATIONS      | A/C UNIT               |
| TRAFFIC SIGNAL POLE  | TRANSFORMER            |
| UTILITY POLE         | ELECTRIC METER         |
| GUY WIRE             | GAS METER              |
| UTILITY POLE W/LIGHT | WATER METER            |
| LIGHT POLE           | WATER VALVE            |
| SIGN                 | CLEAN OUT              |
| FIRE HYDRANT         | GAS                    |
| D.W.P.               | DETECTABLE WARNING PAD |
| D.C.                 | DEPRESSED CURB         |
| L.S.A.               | LANDSCAPED AREA        |
| WELL                 | WATER                  |
| MANHOLE              | ELECTRIC               |
| "A"-INLET            | TELEPHONE              |
| "B"-INLET            | CABLE TV               |
| "E"-INLET            | TREE                   |
| YARD INLET           | SHRUB                  |
| FLARED END SECTION   | BOLLARD                |
|                      | MONITORING WELL        |
|                      | WETLAND FLAG           |



KEY MAP  
LONG BRANCH WEST QUADRANGLE  
1"= 1000'

DATE  
James J. Heiser  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

DPK CONSULTING  
DPK CONSULTING, LLC  
225 SOUTH MONMOUTH ROUTE, 3RD FLOOR, SUITE 300  
PO BOX 257, MANASSA, NJ 08736  
TEL: 732-924-8100 | F: 732-924-8110  
WWW.SHOREPOINTENGINEERING.COM

SHORE POINT  
ENGINEERING

Certificate of Authorization No. 24GA28317800  
Kevin E. Shelly, P.E., PE No. GE05031300  
PO Box 257, Manassquan, NJ 08736  
T: 732-924-8100 | F: 732-924-8110  
www.shorepointengineering.com

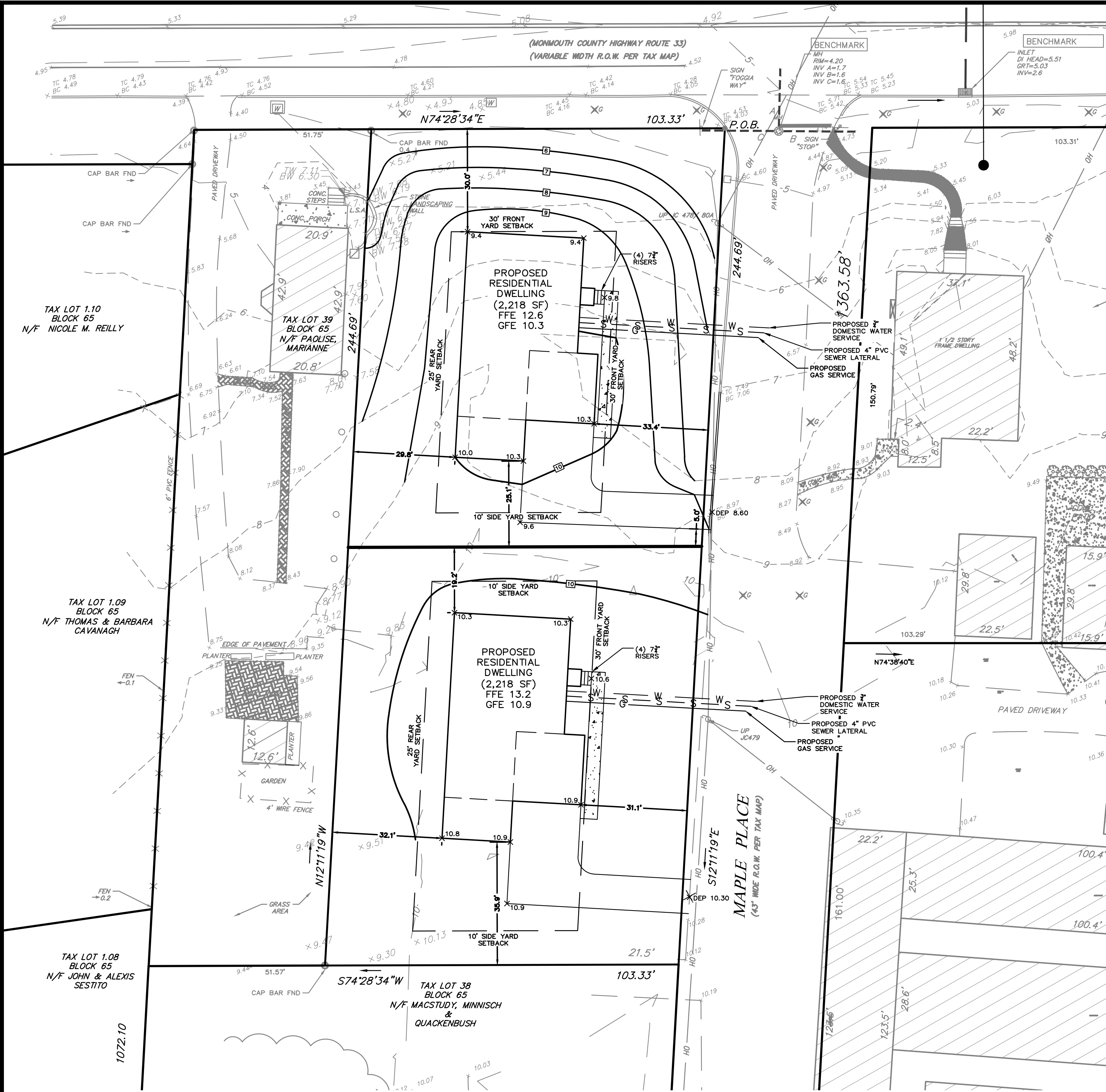
Kevin E. Shelly, P.E.  
PROFESSIONAL ENGINEER  
N.J. Lic. No. GE05031300

196 MONMOUTH BOULEVARD  
BLOCK 65, LOT 37

SITUATED IN  
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

MINOR SUBDIVISION PLAN

|                     |                         |
|---------------------|-------------------------|
| SCALE:<br>1"=20'    | PROJECT No.:<br>MVL-221 |
| RELEASED BY:<br>KES | DATE:<br>06/14/22       |
| CHECKED BY:<br>KES  | Sheet Number<br>1 OF 2  |
| DRAWN BY:<br>KES    |                         |

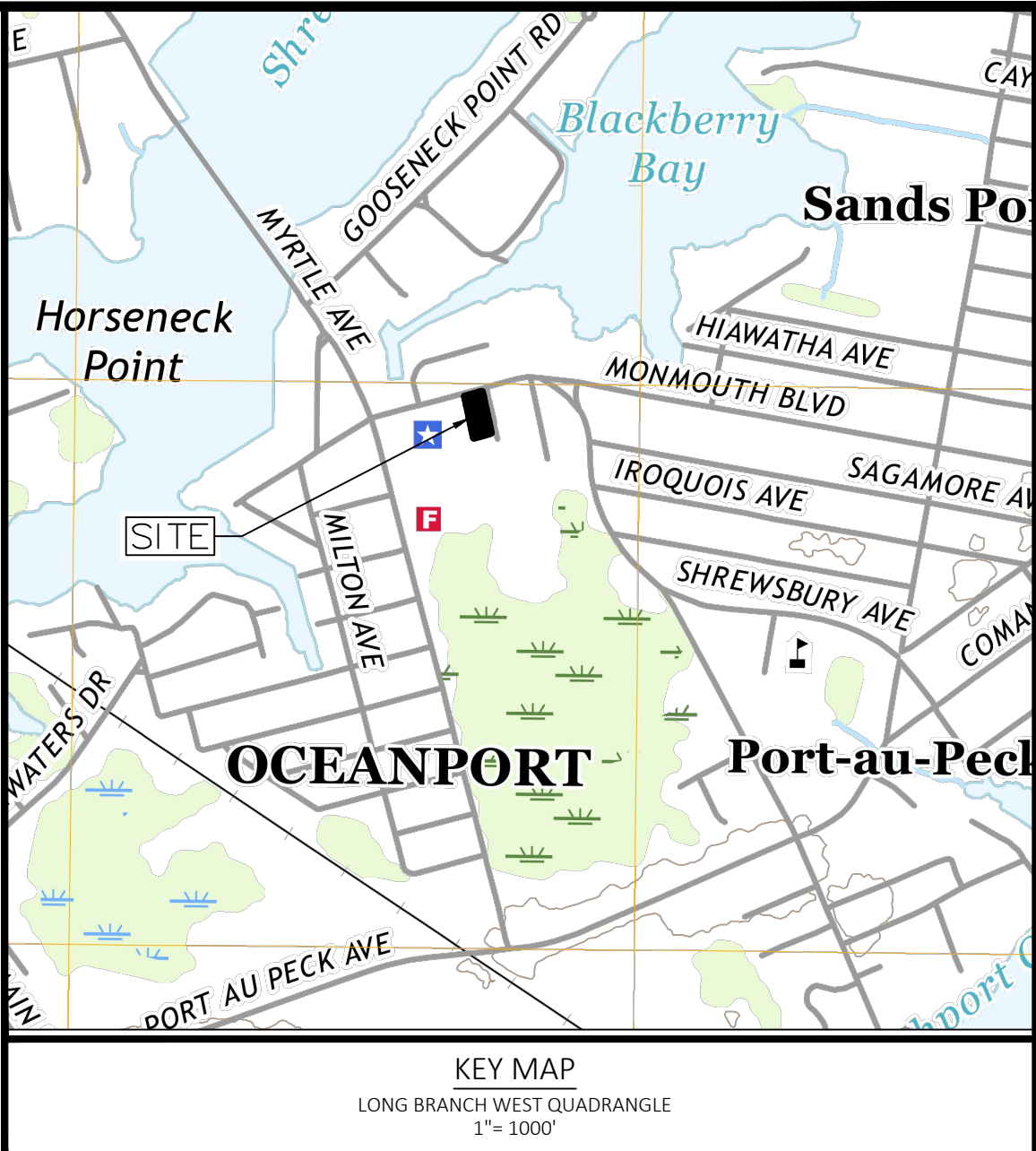
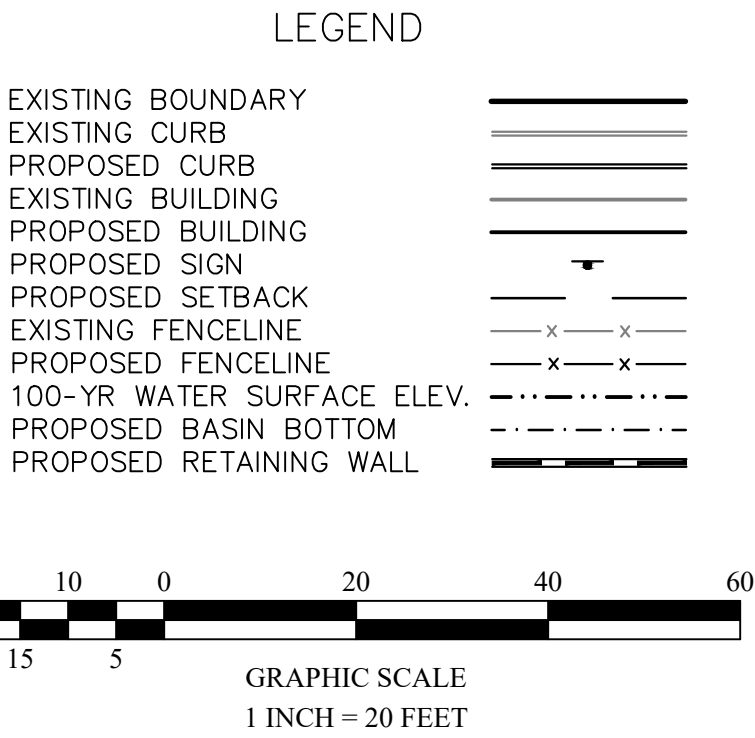


NOTES

1. APPLICANT/OWNER  
MANVAN, LLC  
192 MONMOUTH BOULEVARD  
OCEANPORT, NJ 07757
2. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 65; 37, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY (SHEET 15), CONTAINING A TOTAL OF 0.58 ACRES.
3. LOT INFORMATION & TOPOGRAPHY BASED UPON SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 37, BLOCK 65, 196 MONMOUTH BOULEVARD, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY" DATED MAY 31, 2022, PREPARED BY DPK CONSULTING, LLC.
4. PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 10), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP 34025C0184G HAVING AN EFFECTIVE DATE OF JUNE 15, 2022.
5. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-372-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
6. ALL CONSTRUCTION SHALL COMPLY WITH OCEANPORT BOROUGH REQUIREMENTS.
7. EXISTING IMPROVEMENTS TO BE REMOVED FOLLOWING APPROVAL OF SUBDIVISION.

| Single Family Residential (R-3) Zoning Schedule |                   |             |          |             |          |
|-------------------------------------------------|-------------------|-------------|----------|-------------|----------|
| 196 Monmouth Boulevard-Block 65, Lot 37         |                   |             |          |             |          |
|                                                 | Lot 37.01         |             |          | Lot 37.02   |          |
|                                                 | Required          | Proposed    | Complies | Proposed    | Complies |
| Min. Lot Area                                   | 12,000 SF         | 12,620 SF   | Yes      | 12,620 SF   | Yes      |
| Min. Lot Width                                  | 120 FT            | 122.3 FT    | Yes      | 122.3 FT    | Yes      |
| Min. Lot Depth                                  | 100 FT            | 103.2 FT    | Yes      | 103.2 FT    | Yes      |
| Min. Front Yard Setback                         | 30 FT             | 30 FT       | Yes      | 30 FT       | Yes      |
| Min. Rear Yard Setback                          | 25 FT             | 25 FT       | Yes      | 25 FT       | Yes      |
| Min. Side Yard Setback                          | One Side<br>10 FT |             | Yes      | 10 FT       | Yes      |
|                                                 | Combined<br>25 FT |             | Yes      | 25 FT       | Yes      |
| Max. Building Height*                           | 35 FT             | < 35 FT     | Yes      | < 35 FT     | Yes      |
|                                                 | 2.5 Stories       | 2.5 Stories | Yes      | 2.5 Stories | Yes      |
| Max. Impervious Coverage                        | 37 %              | < 37 %      | Yes      | < 37 %      | Yes      |

\* Per Ordinance Section 390-12; BUILDING HEIGHT - The vertical distance as measured by the crown of the road of the improved street on which it fronts at the midpoint of the lot to the highest point of the structure, excluding such appurtenances including chimneys, flagpoles, fire towers, steeples, tanks, water towers, hotel and motel ornamental towers or spires, communications, radio or television towers, masts and aerials, or necessary mechanical appurtenances and permanent and partially enclosed grandstand facilities. On a corner lot, the building height shall be measured from that street which is to be regarded as the front of the building.



James J. Heiser  
Professional Land Surveyor  
JHEISER@DPKCONSULTING.NET

N.J. LIC: 24G504331100  
PA. LIC: SU075616  
N.Y. LIC: 050932-1  
CT. LIC: 70476



SHORE POINT ENGINEERING

Certificate of Authorization No. 24GA28317800  
Kevin E. Shelly, P.E., PE No. GE05031300  
PO Box 257, Manasquan, NJ 08736  
T: 732-924-8100 | F: 732-924-8110  
www.shorepointengineering.com

Kevin E. Shelly, P.E.  
PROFESSIONAL ENGINEER  
N.J. Lic. No. GE05031300

196 MONMOUTH BOULEVARD  
BLOCK 65, LOT 37

SITUATED IN  
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

LAYOUT PLAN

SCALE: 1"=20'

RELEASED BY: KES

CHECKED BY: KES

DRAWN BY: KES

PROJECT No.: MVL-221

DATE: 06/14/22

Sheet Number: 2 OF 2