



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • SEPTEMBER 22, 2020

Regular

Maple Place School

7:30 PM

2 Maple Place, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by notification on September 5, 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, Star Ledger and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Registration for this meeting is required in order to participate. Register from the Borough website at www.oceanportboro.com "Click Here to REGISTER..." This meeting is also being broadcast on Verizon FiOS Channel 28. The public will be muted upon entry to the meeting but will be able to participate during public portions of the meeting by using one of the following options:

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

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

III. Flag Salute

IV. Roll Call

V. Board Business

1. Report of Pending Applications

VI. Old Business

1. PB2020-09 MPCC II
CARRIED from September 8, 2020
2 Crescent Place
Block 127, Lot 4
Site Plan Approval with Variances for Expansion of Parking Lot
- Maximum Impervious Cover: 60% permitted, 56.6% existing, 69.9% proposed.
- Minimum Parking Area Setback: 100 feet required from a residential zone boundary, approximately 30 feet proposed from the Springfield Avenue right of way
2. PB2019-15 Triumphant Life Church
CARRIED from September 8, 2020
500 Malterer Avenue
Block 110.07, Lot 1
Site Plan Approval with Variances

VII. Petitions from the Public

VIII. Adjournment



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1770)

Meeting: 09/22/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1770

PB2020-09 MPCC II

CARRIED from September 8, 2020

2 Crescent Place

Block 127, Lot 4

Site Plan Approval with Variances for Expansion of Parking Lot

- Maximum Impervious Cover: 60% permitted, 56.6% existing, 69.9% proposed.
- Minimum Parking Area Setback: 100 feet required from a residential zone boundary, approximately 30 feet proposed from the Springfield Avenue right of way

HISTORY:

08/11/20	Planning/Zoning Board
09/08/20	Planning/Zoning Board



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

6.1.a

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

August 11, 2020

VIA EMAIL

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

Re: Preliminary and Final Site Plan
Block 127, Lot 4
MPCC II, LLC
2 Crescent Place
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-268

Dear Board Members:

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

- Plan entitled “Topographic Survey” prepared by C.C. Widdis Surveying, LLC, unsigned, dated September 6, 2019 and consisting of one (1) sheet;
- Plans entitled “Preliminary & Final Site Plan for MPCC II, LLC” prepared by Dynamic Engineering, last revised July 27, 2020 and consisting of fourteen (14) sheets;
- Report entitled “Stormwater Management, Groundwater Recharge and Water Quality Analysis for MPCCII, LLC, Proposed Parking Lot Expansions” prepared by Dynamic Engineering and last revised July 2020;
- Letter report entitled “Traffic and Parking Assessment, Proposed Parking Lot Expansion” prepared by Dynamic Traffic and dated March 25, 2020;
- Report entitled “Environmental Impact Statement for MPCCII, LLC, Proposed Site Improvements” prepared by Dynamic Engineering and dated April 2020.
- Report entitled “Stormwater Management Operation and Maintenance Manual for MPCCII, LLC, Proposed Site Improvements” prepared by Dynamic Engineering and dated July 2020.

The subject property is situated in the I – Industrial Zone District and contains 29.232 acres. The corner property has 614.72 feet of frontage along the east side of Eatontown Boulevard (County Route 537) and 1,641.28 feet of frontage along the south side of Crescent Place. There is an existing one-story, 300,168 sq. ft. office building located on site along with associated parking



facilities. Currently, the building is utilized as professional offices, gym/training facility and vacant space. The uses are permitted in the Industrial Zone District. The Applicant is proposing to expand the parking facilities on the property to provide an additional 373 spaces. No building expansion is proposed.

Based on our review of the application, we recommend that the application be deemed **complete**.

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

A. Variances

1. Bulk variances are required for the following:

a. Maximum Impervious Cover: 60% permitted, 56.6% existing, 65.9% proposed.

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

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

B. Landscape Comments

1. Both sides of the entry drive should be framed with plantings to clearly delineate the entrance area, but not block the sight triangles. This should be accomplished with canopy, midstory, and understory plantings. A single plant species was provided.

C. Lighting Comments

1. We are concerned about the levels of illumination throughout the site. The levels as provided far exceed the Illuminating Engineering Society of North America standards, as well as Borough requirements. Please be prepared to discuss why the levels of illumination are so high at the hearing. The Borough is concerned with the sky glow effect which will result from these levels of illumination.



2. The hours of site light operations shall be clarified noted on the plans.
3. Signed and sealed structural calculation are required for the light pole foundations. The detail shall be revised to indicate the class of concrete.

D. Stormwater Management

1. The design has been revised to reduce the size of the proposed underground stormwater detention system by providing a surface basin. The system still will be installed below the seasonal high groundwater table. NJDEP BMP section 9.4 requires that lowest elevation in a subsurface extended detention basin including any pipes and bedding material must be at least 1 foot above seasonal high groundwater table. While the applicant has indicated that the system will be watertight is irrelevant as it does not provide the separation.
2. The proposed surface detention basin is classified as a Class IV Dam and as such must comply with NJAC 7:20-1.3. The emergency spillway sizing must be revised. The possible seepage through the berm section of the dam has to be addressed. An Operation and Maintenance Manual shall be prepared and include the requirement of Regular Inspections every four (4) years and report to be sent to the municipal engineer.
3. The stormwater system will be discharging to a 4' wide 4" deep concrete low flow channel. It appears that the 10-year discharge was utilized for the design when it should have been the 25-year event. The proposed scour hole application is not appropriate as they are for conduit outlet protection. The scour hole dimensions were not provided. The existing emergency driveway to Summerfield Avenue will have a swale cut through it which may render it impassable. The Applicant shall clarify if this was a condition of a past approval.
4. The pre and post runoff results summary tables for with and without tailwater provided numbers that are not consistent with the theory of applying tailwater. The proposed runoff rates for the case with tailwater is greater than the case without tailwater for the 10- and 100-year storms. The designer to provide an explanation of these results.
5. Operations and Maintenance Manual shall be revised to address the following comments:
 - Manual shall provide the construction details for the various structures shall they require repair/reconstruction in the future.
 - In accordance with the Borough's Stormwater Control Ordinance the owner/operator of the Stormwater Facility is required to submit annual inspection reports and maintenance logs to the Borough Clerk by March 1st for the previous year. The manual shall clearly note this requirement.
 - The approved Manual will have to be filed at the County so that it can be discovered by future owners.
6. A detail for the trash rack shall be provided.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-268
August 11, 2020
Page 4 of 4

E. Miscellaneous Comments

1. A detail for the manifolds that connect the 27 pipe runs was not provided in the Construction Details sheet.

F. Additional Agency Approvals

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

- a. NJDEP CAFRA
- b. Oceanport Fire Marshal
- c. NJDEP
- d. Freehold Soil Conservation District
- e. Monmouth County Planning Board

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 or require additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING, INC.

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

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

WHW/dm

cc: MCPP II, LLC (via email grosspa@gbtldnj.com)
Salvatore Alfieri, Esq. (via email salfieri@cgajlaw.com)
Thomas Muller, PE (via email tmuller@dynamicec.com)

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**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1454)**

Meeting: 09/22/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1454

PB2019-15 Triumphant Life Church

CARRIED from September 8, 2020
500 Malterer Avenue
Block 110.07, Lot 1
Site Plan Approval with Variances

HISTORY:

09/08/20 Planning/Zoning Board



Engineers
Planners
Surveyors
Landscape Architects
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August 31, 2020

VIA EMAIL

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

Re: Preliminary and Final Site Plan
Triumphant Life Church
Block 110.07, Lot 1
Borough of Oceanport, Monmouth County, New Jersey
Application No. PB2018-13
MC Project No. OPP-262

Dear Board Members:

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

- Plans entitled “Triumphant Life Church”, prepared by BABS Engineering, P.C., last revised May 26, 2020, consisting of ten (10) sheets.
- Mandatory Conceptual Review dated June 9, 2020.
- Letter from FMERA dated January 13, 2020 for Utility Will-Serve.

The subject property is a 5.00-acre parcel on Fort Monmouth, formerly known as the Chapel. The existing 20,475 square foot (footprint) building is located on the south east corner of the intersection of Malterer and Sherrill Avenues.

The existing structure faces Malterer Avenue. The property is located in the Oceanport Horseneck Center District which permits the proposed use. The parcel is located just within the Fort Monmouth Historic District.

The Applicant proposes the re-use of the structure as a church and expand the parking lot on the north side of the building to provide additional on-site parking.

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

**A. Design Waivers/Exceptions**

1. The two-way access aisle widths proposed at 19.96 and 20.25 are not compliant with the 25' width requirements of NJAC 19:31C-3.10(c)(1). It appears that if the spaces in the existing southern parking lot are reduced to an 18' depth this would provide a 24' aisle width and eliminate the need for a waiver.
2. Parking lots in excess of 25 spaces are to provide a landscape area of at least 10% of the interior area of the parking lot with trees and low shrubs, (NJAC19:31C-3.15(c)2iii. The applicant proposes only 3.98% landscaping. The applicant shall provide testimony as to the impracticality or hardship in order to satisfy this requirement.
3. NJAC 19:31-3.15(c)(2)(v) requires the provision of pedestrian walkways through parking lots in excess of 50 spaces. The applicant is not providing the walkways. Based on the use and frequency of occupancy our office does not object to the granting of this design waiver.
4. Parking stall dimensions are to be 9' wide by 18' deep per NJAC 19:31-3.10 (c))2. Some of the existing parking spaces do not provide the required width. The parking spaces should be re-striped to comply, or a Design Waiver requested.

The Fort Monmouth Land Use Law permits the granting of a design waiver/exception from requirements listed in N.J.A.C. 19:31C-3.10 through 3.12 under either of two situations (NJAC 19:31C-3.21d):

- The literal enforcement of one or more of the rules in this subchapter is impractical; or
- The literal enforcement of one or more of the rules in this subchapter will exact undue hardship because of peculiar conditions pertaining to the land in question.

B. General Comments

1. The Applicant should clarify the street address and whether it is clearly identified for Borough Emergency Service to be able to locate the building.
2. An approval signature box shall be provided on the cover sheet for the Planning Board Chairman, Planning Board Secretary and Planning Board Engineer to sign off if the application is approved.

C Grading Comments

1. The plans shall indicate the type of curbing to be provided in the parking lot as two different curb details are provided.



2. Proposed contour lines and inlet locations does not correspond with high and low points as shown on plan. Grading plan needs to be revised to address this issue.

D Landscaping Comments

1. Street trees should be planted a minimum of 40' on center along Sherrill Avenue and Malterer Avenue (NJAC 19:31C-3.14(e)). The existing trees shall be supplemented as needed to satisfy this requirement.
2. The proposed Ilex glabra is illustrated with a 10' spread. This is not accurate as the plant will never achieve this size. The appropriate revision needs to be made pertaining to the scale of the symbol.
3. Parking islands should be planted with shade trees to reduce "heat island effect." Shrubs could also be added below tree canopies.
4. The church should be provided with foundation plantings and ornamental trees around the structure.
5. Evergreen tree plantings should be provided around the trash enclosure to provide screening.
6. Planting details of trees and shrubs should be provided for review regarding staking, backfill, etc., for the typical tree planting detail on sheet C-10. Where does this detail apply within the site plan since no trees or pavers are currently proposed?
7. General notes pertaining to specifications such as guarantee issues, time of year for planting, planting instruction, substitutions, grass seed mixture, root ball specifications, etc. should be provided.
8. Shrubs below 24" in height are more susceptible to pedestrian damage. Also, root specifications should list pot size by gallon, not by inches. Shrub size shall be increased from 18" to 24" in height.
9. All stumps shall be removed from grassy areas (if in front of church) to reduce insect infestations and prevent attractive nuisances.

F Lighting Comments

1. Lighting operation hours are currently stated as, "Thursday 6:00 PM to 10:00 PM." This is not concern from a safety standpoint. Lighting should be provided along the entrance isle, continuing throughout the week to reduce safety issues, increase security and deter vandalism.



2. Light fixtures should only be placed at the common parking line between parking stalls to avoid vehicular conflict.
3. All light fixtures should be placed a minimum of 2' off the paved parking and drive isles to avoid vehicular conflict with car overhang.
4. Lighting foundations should be provided for review. A screw base will not protect light poles within the parking area. Please make the appropriate modifications.
5. Light fixture placement within a handicap ramp is unacceptable for several reasons. The fixture shall be relocated.

G Traffic and Circulation

1. The Applicant shall provide testimony addressing the anticipated trip generations, peak hours of operation for the existing/proposed uses and any negative impacts on surrounding roadway system.
2. The existing onsite parking provides 87 spaces. The applicant proposes to expand the lot to provide a total of 179. The church has capacity for 495 seats with a parking requirement a one space per three seats yielding a parking demand of 165 spaces.
3. The site is required to provide a total of 6 handicap parking spaces with one being van accessible. The proposed plan provides a total of 13 spaces. Three of these spaces are along the southern property line and adjacent to the building. The applicant should provide testimony as to the need for all the handicap spaces and why the three southern most spaces are not closer to the building.
4. The proposed parking lot provides three dead end aisles on the western end. A two-way access aisle should be provided to improve circulation. The proposed landscape islands immediately adjacent to this area can be shifted to the west,

G. Pedestrian Circulation

1. The handicap accessible routes from the handicap parking spaces to the building entrances shall be indicated on the plans along with the corresponding slopes. The Applicant shall comply with the Americans with Disabilities Act (ADA) with regard to parking, access, etc.. Any handicap accessible route shall not exceed a 4.9% slope without having appropriate railings, landings, etc.

H. Stormwater Management

1. The Applicant proposes to utilize the existing Stormwater system. Due to the age of the system it should be cleaned and televised. A conditions assessment report shall be submitted with recommendations for repairs as needed. A copy of the video shall be included with the report. The Applicant is advised that should there be a future



Jeanne Smith, Planning Board Secretary

August 31, 2020

MC Project No. OPP-262

Page 5 of 6

- application for this property, and it is deemed to be a major development the drainage system will have to be upgraded and comply with the Land Use Regulations and Development and Design Guidelines.
2. The project is a major project per the information provided on drawing C-5, the stormwater design needs to comply with N.J.A.C. 7:8. Subchapter 5.
 3. The applicant shall submit a Stormwater report describing the existing and the proposed conditions signed and sealed by New Jersey Licensed Professional Engineer. The water quality storm routings and the selection of BMP device to treat water quality storm per NJAC 7:8 -5.5. must be included within the report.
 4. Existing and drainage area maps are required to dictate the points of interest and time of concentration.
 5. The project soil maps need to be provided as part of the Stormwater report.
 6. The hydrologic models need to compute separate hydrographs for pervious and impervious areas for both existing and proposed conditions.
 7. The applicant shall demonstrate that the required flow reduction have been met based on the current project location rainfall intensity using either TR55 or Modified Rational method.
 8. No Stormwater recharge is permitted for untreated water. The use of seepage pits as a water quality and quantity is prohibited for untreated runoff from parking lots.
 9. Calculations shall be submitted to demonstrate that the stormwater conveyance system provides capacity for the 25-year storm.
 10. The applicant is discharging to the County drainage system at the west corner at the intersection of Sherill Avenue and Malterer Avenue. Calculations shall be submitted to demonstrate that the system has capacity.
 11. Standards for structural stormwater management measures needs to be followed per NJAC 7:8-5.7.
 12. The applicant shall submit an Operation and Maintenance Manual for the Stormwater Management Facilities.
 13. Sources of Technical guidance needs to be followed per NJAC 7:8-5.9.



Jeanne Smith, Planning Board Secretary
 August 31, 2020
 MC Project No. OPP-262
 Page 6 of 6

I Miscellaneous

1. The applicant shall be required to provide an electronic version of the boundary survey in AutoCAD format.
2. A Tax Map Revision Fee of \$250 shall be paid to the Borough should the application be approved.
3. A handicap parking sign detail shall be provided including the supplemental Van Accessible

J Additional Agency Approvals

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

- a. Monmouth County Planning Board
- b. Oceanport Fire Marshal
- c. Two River Water Reclamation Authority
- d. New Jersey American Water
- e. Freehold Soil Conservation District
- f. State Historic Preservation Office
- g. NJ Historic Trust

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

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

Very truly yours,

MASER CONSULTING, INC.

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

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

WHW/dm

cc: Babatunde Adewunmi, P.E. (via email: babs.engineering@gmail.com)
 Rachel Marshal, Esq. (via email: rachelymarshall@gmail.com)

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