



# BOROUGH OF OCEANPORT

## PLANNING/ZONING BOARD

AGENDA • SEPTEMBER 13, 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. **PR-22-26** Resolution of Approval - 144 Monmouth Blvd

**VIII. New Business**

1. PB2022-18 Carchio, Kathleen  
Block 51, Lot 2  
60 Werah Place  
Construction of a rear covered porch addition seeking variance relief for:
  - Rear yard setback, 19.79' proposed, where 25' required
  - Maximum building coverage, 28.4% proposed where 25% permitted
  - Impervious coverage, 43.4% proposed, 39.9% existing, 37% permittedDFD 12/08/2022
2. PB2022-16 Poulos, John & Elizabeth  
18 Balmer Court  
Block 65, Lot 1.02  
Proposed accessory structures not permitted in front yard  
DFD 12/13/2022

**IX. Petitions from the Public**

**X. Adjournment**



**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED**

**RESOLUTION - PB (ID # 2539)**

**7.1**

Meeting: 09/13/22 07:00 PM  
Department: Administration  
Category: PB Resolutions  
Prepared By: Jeanne Smith  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 2539

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## **PR-22- Resolution of Approval - 144 Monmouth Blvd**

**RESOLUTION**

**BOROUGH OF OCEANPORT PLANNING BOARD  
APPROVAL OF THE APPLICATION OF BRUNO MOLINO  
144 MONMOUTH BOULEVARD, BLOCK 12, LOT 13  
APPROVED AUGUST 9, 2022  
MEMORIALIZED SEPTEMBER 13, 2022**

**Introduction**

**WHEREAS**, Bruno Molino has made Application to the Oceanport Planning Board for the property designated as Block 12, Lot 13, commonly known as 144 Monmouth Boulevard, Oceanport, New Jersey, within the Borough's R-3 Zone, for the following approval: Bulk Variance Relief associated with a request to install a pool / patio at the site.

**Public Hearings**

**WHEREAS**, the Board held Public Hearings on May 12, 2022 and August 9, 2022, Applicant having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

**Evidence / Exhibits**

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

- *Oceanport Planning Board Application, introduced into Evidence as A-1;*
- *Swimming Pool Topography Plan, prepared by Martin G. Miller, III, P.E., L.S., dated October 20, 2021, consisting of 3 sheets, introduced into Evidence as A-2;*
- *Survey, prepared by Leeper Land Group, LLC, dated September 23, 2021, consisting of 1 sheet, introduced into Evidence as A-3;*
- *Pool Shop Drawings, prepared by Martin G. Miller, III, P.E., L.S., dated September 1, 2021, introduced into Evidence A-4;*
- *Colliers Engineering & Design Review Memorandum, dated April 14, 2022, introduced into evidence as A-5;*
- *Photograph of the subject property, introduced into evidence as A-6;*

- *Picture of the subject home / property, taken in or about March of 2022, introduced into Evidence as A-7;*
- *Proposed Swimming Pool Topography Plan, prepared by Martin G. Miller, III, P.E., L.S., last revised July 28, 2022, consisting of 2 sheets, introduced into Evidence as A-8;*
- *Colliers Engineering & Design Review Letter, dated August 5, 2022, introduced into evidence as A-9;*
- *A picture of the rear of the subject property (including a picture of the front of the storm drain), taken by the Applicant in the Summer of 2021, introduced into Evidence as A-10;*
- *Swimming Pool Topography Plan, prepared by Martin G. Miller, III, P.E., L.S., dated October 20, 2021 and bearing a latest revision date of July 28, 2000, consisting of 2 sheets;*
- *A Ground Gutter Detail prepared by PoolTown, Inc. dated August 8, 2022;*
- *Picture of the existing property, taken by neighboring property owner, Sara Londa, on or about May 7, 2022, introduced into Evidence as P-1;*
- *Picture of the existing property, taken by neighboring property owner, Sara Londa, on or about May 7, 2022, introduced into Evidence as P-2;*
- *Affidavit of Service;*
- *Affidavit of Publication.*

### **Witnesses**

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

- Bruno Molino, Applicant, appearing pro se;
- Martin G. Miller, III, P.E., L.S, Engineer / Surveyor;

**WHEREAS**, William H.R. White, III, P.E., P.P., CME, the Board Engineer, attended the May 12, 2022 hearing and John M. Mele, P.E., P.P., CME, attended the August 9, 2022 hearing in Mr. White's absence to serve as the Board Engineer. Both has been sworn with regard to any testimony and information they would provide in connection with the subject Application; and

### **Testimony and Other Evidence Presented on Behalf of the Applicant**

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

- The Applicant is the owner of the subject property.
- The Applicant has owned the subject property for approximately 16 years.
- There is an existing single-family home on the site.
- The Applicant lives at the site.
- The Applicant previously arranged for a basketball court to be installed on the site. While the Applicant received approval to construct a basketball court the impervious area of the basketball court as installed was greater.
- The Applicant proposes to install a pool at the site.
- Details pertaining to the proposed pool / patio (as modified) include the following:

|                          |                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------|
| Type of Pool:            | In-ground Pool                                                                              |
| Size of Pool:            | Approximately 21 ft. x approximately 35 ft.                                                 |
| Location:                | Southern portion of property (per plans)                                                    |
| Pool Equipment:          | Standard pool equipment, including a pump, filter, and heater.                              |
| Pool Equipment Location: | The pool equipment will be located at the southwestern portion of the property (per Plans). |
| Patio Detail:            | The patio will surround the pool (per Plans).                                               |
| Pool Depth:              | Per Plans                                                                                   |

- The Applicant anticipates having the pool / patio installed in the very near future.

### **Variance Relief**

**WHEREAS**, the Application, as amended, requires approval for the following Variance:

*IMPERVIOUS COVERAGE: Maximum 37% allowed; not to exceed 43% proposed.*

### **Public Comments**

**WHEREAS**, public comments, questions, statements or objections associated with the subject Application were presented by the following:

- Sara Londa

**Findings of Fact**

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

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

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located at 144 Monmouth Boulevard, Oceanport, New Jersey, within the Borough's R-3 Zone.
3. The site contains an existing single-family dwelling, which is a permitted use in the zone.
4. The Applicant is proposing to install a pool / patio at the site.
5. Such a proposal requires Bulk Variance Approval.
6. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.
7. With regard to the Application, and the requested relief, the Board notes the following:
  - The existing single-family home is a permitted use in the Zone.
  - The proposed pool / patio is a permitted accessory use in the Zone.
  - As indicated, the Application requires approval for an Impervious Coverage Variance.
  - The Board is sensitive to Impervious Coverage relief, and the rigorous Variance standards associated therewith. Moreover, the Board has

reviewed the requested relief in accordance with Prevailing Variance Standards.

- The Board Members were concerned about Impervious Coverage-related issues associated with the proposal. Some Board Members were not comfortable with approving a Lot Coverage Variance of 47.4%, as initially proposed (particularly when the maximum allowable Lot Coverage in the Zone is 37%). Some Board Members were concerned about an existing and proposed adverse drainage impact associated with prior improvements on the Applicant's property and the proposed improvements, particularly in that a neighboring property owner expressed concern that an adverse water impact was created as a result of the Applicant's installation of a basketball court approximately 2 years earlier. The Board Members reviewed and discussed a number of potential revisions which could be effectuated so that the overall Impervious Coverage could be reduced. Some of the aforesaid ideas included, but were not limited to, the following:
  - A potential reduction in the size of the pool;
  - The removal of concrete at the site, and the replacement of the same with grass or pervious material;
  - The reduction in the size of the patio surrounding the pool; or
  - The removal of the existing patio, etc.

After further review and discussion, the Applicant agreed that he would reduce the Lot Coverage. The Board Members left it to the discretion of the Applicant (and his professionals) to determine how best to reduce the Lot Coverage, and the meeting was adjourned/carried for such purposes.

- The neighboring property owner expressed concerns that her property was adversely impacted after the installation of the Applicant's basketball court (approximately 2 years earlier).
- The Board Members certainly understand, appreciate, and are sensitive to the drainage concerns of the neighboring property owner.
- While the neighboring property appears to be lower than the Applicant's property, Board Members are sensitive to the fact that the Applicant's run-off should not drain onto the neighboring Lot.
- The Applicant's representatives arranged for a number of Plan modifications to be effectuated.
- The proposed Plan modifications include the following:
  - Reducing the size of the pool from 22 ft. X 40 ft. to 21 ft. X 35 ft.;

- Removing 120 SF of the basketball court paver area along the southerly property line;
- Reducing the patio area around the pool;
- Under the circumstances, it was appropriate for the first Public Hearing to be adjourned so that the Applicant and the Applicant's professionals could more thoroughly focus on, address, and satisfy the drainage deficiencies associated with the initially presented proposal.
- In conjunction with the above points, the revised Plans were submitted to, and publicly reviewed by, the Board at the August 9, 2022 meeting.
- The revised plans reflected an impervious coverage area of 8,064 SF, or 43%, in accordance with the aforesaid Board requests / recommendations.
- From a drainage / water run-off standpoint, the revised Plans were more thorough and complete (than the Plans which were initially submitted).
- The Applicant's revised Plans effectuated a number of drainage improvements designed to accommodate the water run-off associated with the Applicant's prior and proposed improvements.
- During the second Public Hearing, further discussion took place regarding the Ground Gutter Detail and incorporation of an underground recharge system and lawn inlets into the latest revised plans to reduce runoff.
- The Applicant and the design engineer proposed to further amend the latest revised plans, to show an underground recharge system and various lawn inlets along the southerly and easterly property lines, within the rear yard, which will collect, recharge and convey runoff away from the subject property and the neighboring properties to the south and east, discharging into the existing drainage system when the new system reaches capacity.
- With the underground recharge system and various lawn inlets proposed for stormwater collection, the Applicant herein will be better able to accommodate / manage / contain water run-off associated with the Applicant's existing / proposed improvements.
- While the neighboring owner will still have to address general storm-water run-off concerns associated with the elevation of her existing property, the Applicant's proposed improvements, subject to the conditions contained herein, will accommodate stormwater runoff from the subject property during smaller storm events and reduce runoff during larger storm events.
- The Applicant's revised Plans will effectuate a number of drainage-related improvements, including the installation of an underground recharge drainage system, which will extend along the easterly side property line of the rear yard, to the southeast property corner and along the southerly property line up to the relocated shed and proposed pool equipment and will include at minimum of four (4) yard inlets with 12 inch grates, located



at each end and bend of the pipe and at the point behind the existing catch basin, where the new drainage pipe will tee off and connect into said catch basin, all of which have been designed to minimize any adverse impact associated with the neighboring property owner.

- From a drainage impact standpoint, the revised Plans are superior to the initially submitted Plans and the plans that are to be revised pursuant the amendments discussed during the second Public Hearing will be even further enhanced from drainage impact standpoint.
- The Board appreciates the Applicant's efforts (between the first Public Hearing and the second Public Hearing and as it is to be revised as discussed the second Public Hearing) to more appropriately consider and address the overall drainage impact of the entire proposal (on both the Applicant's property and surrounding properties).
- Subject to the conditions contained herein, the overall drainage / storm-water management run-off situation at the site will be significantly improved as a result of the within approval.
- The significant drainage improvements, as aforesaid, will be beneficial for the Applicant's property, the neighboring property, and the community as a whole.
- Subject to the conditions contained herein, the Applicant's drainage improvements will not adversely affect neighboring properties.
- The Applicant's plans as prepared appear to suggest that the Applicant is entitled to some type of Impervious Coverage credit arising from the use of pervious pavers or a similar material. However, per Prevailing Borough Zoning Regulations, no such credit is awarded under the circumstances. As such, a condition of the within approval requires the Applicant to re-calculate the exact Impervious Coverage. Moreover, as a result of the above, during the second Public Hearing process, the Planning Board Members indicated that the Impervious Coverage Variance relief granted herein shall not exceed 43%.
- Additionally, during the Public Hearing, the Applicant testified that he has no existing issues with existing drainage patterns at the site.
- Per the testimony and evidence presented, there are other existing pools in the immediate neighborhood and thus, subject to the conditions contained herein, the installation of a pool at the site will be generally consistent with the character of general development in the area.
- The Applicant considered a number of potential host locations for the pool, and the proposed location is the most appropriate / desirable.
- The pool complies with all Prevailing Setback Requirements.

- As referenced, the Application as presented requires approval for an Impervious Coverage Variance. The relevant calculations in the said regard include the following:

|                                        |                   |
|----------------------------------------|-------------------|
| Maximum allowable impervious coverage: | 37%               |
| Existing impervious coverage:          | 39%               |
| Proposed impervious coverage:          | not to exceed 43% |

- The Applicant testified that the existing drainage system / pattern at the site works quite well – thereby providing further justification for the required variance relief.
- The Applicant provided sufficient testimony in support of the Application and the requested relief.
- Subject to the conditions set forth herein, the grading and drainage testimony / plans / information presented satisfied the preliminary technical concerns of the Board Engineer.
- Per the testimony and evidence presented, and subject to the conditions contained herein, there will be no adverse drainage impacts associated with the within approval.
- Subject to the conditions set forth herein, the subject site can accommodate the Applicant's proposal.
- Per the testimony and evidence presented, there are no adverse health / safety / construction issues associated with the pool setback / location approved herein.
- Per the testimony and evidence presented, the installation of the pool approved herein will not compromise the health and safety of the occupants.
- There will be no adverse lighting associated with the placement of the pool in the desired location.
- The pool will be shielded by landscaping and / or fencing, as permitted and required by Building Code, and further ensuring that the proposed installation will not have an adverse impact on adjacent property owners.
- Additionally, notwithstanding the Impervious Variance relief, the Board notes that the location of the proposed pool/patio and site improvements is practical, appropriate, aesthetically pleasing and in accordance with prevailing community standards.
- The Board notes that, per the conditions contained herein, the proposed pool will not be readily seen from the public road.

- Approval of the within Application will enhance/improve the quality of life for the Applicant.
- The to-be installed pool is specifically designed for residential use.
- Approval of the within Application will not intensify the existing and to-be-continued single-family nature of the home/site.
- Sufficiently detailed Plans were submitted and will be further revised to demonstrate compliance with the testimony, conditions of said resolution, associated review letters and comments.
- Subject to the conditions contained herein, the location of the pool will minimize, to the greatest extent possible, any disturbance to the neighboring properties.
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated therewith.
- Subject to the conditions contained herein, approval of the within Application will have no known detrimental impact on adjoining property owners and thus, the Application can be granted without causing substantial detriment to the public good.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfied the statutory requirements of N.J.S.A. 40:55D-70(C) Bulk Variance relief.

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

### **Conditions**

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

- a. The Applicant shall comply with all commitments, promises, and representations made at or during the Public Hearing process.

- b. The Applicant shall obtain any and all applicable permits / approvals as may be required by the Borough of Oceanport - including, but not limited to, the following:
- Building Permit
  - Plumbing Permit
  - Electric Permit
  - Fire Permit
- c. The grading and drainage plans and details shall be reviewed and approved by the Board Engineer.
- d. The Applicant shall cause the Plans to be revised so as to demonstrate the following:
- Confirmation as to the exact / correct Lot Coverage that is proposed, which shall not exceed 43%;
  - Confirmation that the underground recharge system shall be constructed pursuant the ground gutter detail, and that the perforated pipe within the underground recharge system shall also have a permeable fabric or sock wrapped around it, in addition to the filter fabric around the clean stone trench; and that the system will also include yard drains (or inlet) with 12 inch grates at each pipe end and bend;
  - Confirmation that the underground recharge system shall extend around the east and south sides of the existing basketball court and along the southerly property line, from the southeast property corner past the limit of the proposed swimming pool, up to the relocated shed and will also provide a point of connection, port or yard inlet for the pool equipment discharge and backwash;
  - Confirmation that the underground recharge system proposed along the shared property line with Lots 25 and 26 shall be placed behind the existing shrubbery, and tied into the existing catch basin onsite, without encroaching into the adjoining properties, and without causing damage to the existing trees / landscaping / shrubbery (anything damaged shall be repaired or replaced as necessary);
  - Confirmation that a minimum of four (4) yard drains shall be installed along the rear yard of the property 1) near the northeastern corner of the existing basketball court (near adjoining lot 12); 2) near the southeast corner of the subject property and basketball court (near adjoining lots 12 and 26); 3) at the rear of the existing catch basin where the new drainage system will tee off and connect to said catch basin; and 4) near where the existing shed is to be located (near the pool equipment for runoff, discharge and backwash);

- Confirmation that references to “pervious” pavers on the Plans shall be eliminated and that the proposed coverage calculations on the Plans will be revised accordingly;
  - Confirmation that the corrected / updated paver details shall be placed on the Plans;
  - Confirmation that the yard drains and associated details shall be placed on the Plans;
  - Confirmation that the pool equipment shall be installed at or above the design flood elevation pursuant the Ordinance and FEMA requirements;
  - Confirmation that the pool-compliant fence shall be a fence belonging to the Applicant, and on the Applicant’s property. (That is, the Applicant is not permitted to utilize a pool fence which is owned by another third party / neighbor, or located on a neighboring property, etc.); and
  - Confirmation that the pavers outside of the basketball court area shall be removed / eliminated from the Applicant’s property, specifically, 2-3 rows of pavers shall be removed on the southern side of the existing basketball court (near / adjacent to Lot 26) so as to allow the underground recharge system and fence posts to be placed and rows of pavers from the eastern side of the existing basketball court (near / adjacent to Lot 12) shall be removed, short of exposing and impacting the edge of the basketball court.
- e. During the second Public Hearing, the Applicant’s representatives advised that they calculated the Impervious Calculation and included a credit for the use of pervious pavers, or some other similar type of material. However, during the second Public Hearing process, the Board Engineer advised that per the Prevailing Borough Regulations, no such credit / concession is awarded. As a result, the Applicant is required to re-calculate the exact Impervious Coverage Calculation. Based upon the on-the-record discussion at the second Hearing, the Applicant’s representatives and Board Representatives indicated that the coverage amount will approximate 43%. Thus, as a condition of the within approval, the Board made it abundantly clear that the Impervious Coverage Variance associated with the within Application, as amended, shall not exceed 43%.
- f. Additionally, in conjunction with the above point, if the Applicant’s revised calculations reflect that the Impervious Coverage amount is less than 43%, then, in that event, the Impervious Coverage Variance approved herein shall automatically be reduced to the same calculation. For instance, if, based upon the testimony and evidence presented, the further revised Plans reflect an Impervious Coverage Calculation of 41%, then, in that event, the Impervious Coverage Variance granted herein shall be reduced to 41% (and not allow up to 43% as referenced herein).

- g. The Applicant shall ensure that lighting associated with the proposed improvement does not adversely spill over on to adjacent properties. Additionally, there shall be no overhead lighting associated with the pool. The pool lighting shall comply with Prevailing Municipal Requirements. The exterior lighting at the site shall only include dark sky light fixtures (downward lighting).
- h. The Applicant shall include buffering, landscaping and/or fencing at the site so as to minimize any adverse impacts associated with the proposal.
- i. The property shall include a pool compliant fence pursuant the Construction Codes and as directed by the Building Department for the proposed pool.
- j. The property owner shall perpetually maintain, replace, replant, landscaping at the site so as to perpetually minimize any adverse impact otherwise associated with the non-conforming proposal approved herein.
- k. The existing shed shall be relocated to a zoning-compliant location.
- l. The to-be-relocated shed shall not be utilized as a habitable living space, as a cabana or similar type purposes. Rather, the shed shall only be utilized for standard storage purposes.
- m. The to-be-relocated shed shall not have any utilities servicing it (except for electrical service).
- n. The existing retaining wall along the rear (southerly side) of the property shall be removed, realigned, reconfigured and/or modified as necessary so as to not block or inhibit stormwater runoff from entering the existing catch basin.
- o. The basketball court containment netting on the rear side of the Applicant's property shall be moved closer to the Applicant's basketball court.
- p. The Applicant shall provide clean open stone to surface the rear yard areas rather than dense graded aggregate or any tight binding stone mixture with stone dust.
- q. The Applicant shall verify that the existing catch basin (interior and exterior) is in good functional condition, and that any damage to the catch basin, by the connection of the new drainage system pipe or otherwise, shall be repaired as deemed necessary by the Board Engineer, Borough Engineer and the Borough.
- r. The property owner shall perpetually maintain, service, repair and/or replace the underground recharge system and/or any associated elements, including but not limited to the yard inlets, stone, pipe, fabric, sock around the pipe, as necessary.
- s. There shall be no adverse drainage impact on the adjoining properties.

- t. The Applicant shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, dated April 14, 2022 (A-5) and August 5, 2022 (A-9). The Applicant shall, in good faith, consult with the Board Engineer so as to satisfactorily address all grading / drainage concerns of the Board Engineer.
- u. The Applicant shall comply with any Prevailing Affordable Housing Rules, Regulations, Directives, Contributions as may be required by the State of New Jersey, the Borough of Oceanport, C.O.A.H., the Court System, and any other Agency having jurisdiction over the matter.
- v. The Applicant shall arrange for the pool to be fenced in accordance with Prevailing Building / Construction Code Requirements (including, but not limited to, gate details, fence location, etc.)
- w. The Applicant shall ensure that the location / elevation of the pool equipment shall comply with Prevailing Construction Department Regulations (regarding base flood elevation).
- x. The installation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the installation shall comply with Prevailing Provisions of the Uniform Construction Code.
- y. The Applicant shall comply with all terms and conditions of the Review Memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and/or other agents of the Borough.
- z. The Applicant shall obtain any and all approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District.
- aa. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.

#### **Summary of Variance Relief Granted**

The Board herein has granted an Impervious Coverage Variance: Maximum 37% allowed; whereas not to exceed 43% approved.

**BE IT FURTHER RESOLVED**, that all representations made under oath by the Applicant and/or his agents shall be deemed conditions of the approval granted herein, and any mis-

representations or actions by the Applicant contrary to the representations made before the Board shall be deemed a violation of the within approval.

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

**BE IT FURTHER RESOLVED**, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other appropriate Rules, Regulations, and/or Ordinances of the Borough of Oceanport, County of Monmouth, and State of New Jersey.

**BE IT FURTHER RESOLVED**, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Oceanport, the Borough of Oceanport, or their agents/representatives accept any responsibility for the structural design of the proposed improvements, or for any damage which may be caused by the installation.



This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on August 9, 2022 on roll call that evening by the following vote:

Offered by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

| ROLL CALL            | YES | NO  | ABSTAIN | ABSENT | INELIGIBLE |
|----------------------|-----|-----|---------|--------|------------|
| Whitson              | ( ) | ( ) | ( )     | ( )    | ( )        |
| Kahle                | ( ) | ( ) | ( )     | ( )    | ( )        |
| Cooper               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Foster               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Tvrdik               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Widdis, C.           | ( ) | ( ) | ( )     | ( )    | ( )        |
| Kleiberg             | ( ) | ( ) | ( )     | ( )    | ( )        |
| Davis                | ( ) | ( ) | ( )     | ( )    | ( )        |
| Dailey               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Widdis, L. (Alt. #1) | ( ) | ( ) | ( )     | ( )    | ( )        |
| Vacant (Alt. #2)     | ( ) | ( ) | ( )     | ( )    | ( )        |

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

| ROLL CALL            | YES | NO  | ABSTAIN | ABSENT | INELIGIBLE |
|----------------------|-----|-----|---------|--------|------------|
| Whitson              | ( ) | ( ) | ( )     | ( )    | ( )        |
| Kahle                | ( ) | ( ) | ( )     | ( )    | ( )        |
| Cooper               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Foster               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Tvrdik               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Widdis, C.           | ( ) | ( ) | ( )     | ( )    | ( )        |
| Kleiberg             | ( ) | ( ) | ( )     | ( )    | ( )        |
| Davis                | ( ) | ( ) | ( )     | ( )    | ( )        |
| Dailey               | ( ) | ( ) | ( )     | ( )    | ( )        |
| Widdis, L. (Alt. #1) | ( ) | ( ) | ( )     | ( )    | ( )        |
| Vacant (Alt. #2)     | ( ) | ( ) | ( )     | ( )    | ( )        |

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of September 13, 2022.

\_\_\_\_\_  
Jeanne Smith, Secretary

**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

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

Meeting: 09/13/22 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

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

- Rear yard setback, 19.79' 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

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



August 10, 2022

**VIA EMAIL**

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

60 Werah Place – Bulk Variances  
Block 51, Lot 2  
Application No. PB2022-18  
Borough of Oceanport, Monmouth County, New Jersey  
Colliers Engineering & Design Project No. OPP-0327

Dear Board Members,

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

- Plans entitled "Proposed Rear Porch Addition," prepared by Monteforte Architectural Studio, LLC, last revised June 12, 2022, consisting of one (1) sheet.
- Plans entitled "Final Asbuilt Survey" prepared by C.C. Widdis Surveying, LLC, dated November 8, 2019, consisting of one (1) sheet.

The subject property is a 7,500 SF (0.172-acre) parcel on the south side approximately 100 feet east of Itaska Place located in the R-3 Residential Zone. The Applicant proposes to construct proposed cover porch addition to the rear of the dwelling.

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

**A. Variances/Design Waivers**

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

1. Bulk variances are required for the following:
  - a. Rear Yard Setback – The R-3 Zone requires a rear yard setback of 25 feet. The proposed covered porch is set 19.79 feet from the rear property line.

- b. Building Coverage - A maximum of 25% is permitted in the R-3 Zone. The Applicant is proposing 28.4% building coverage.
- c. Impervious Coverage – The Applicant proposes an impervious coverage of 43.4% whereas the maximum for the zone is 37%.

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. A sign and sealed survey shall be submitted to the Board Secretary for her files.
2. The Applicant shall clarify if there will be any regrading of the rear yard. If so, a grading plan is required.

Project No. OPP-0327  
August 10, 2022  
Page 3 | 3



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

Sincerely,

Colliers Engineering & Design  
(DBA Maser Consulting)

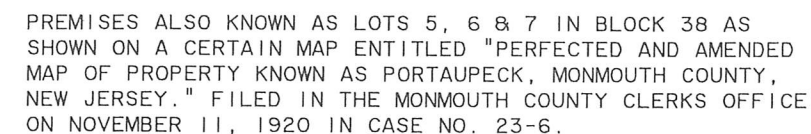
A handwritten signature in blue ink, appearing to read "W.H. White, III".

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

WHW/dmm

cc: John Poulos, Esq. (via email)

r:\projects\m-p\opp\opp0327\correspondence\out\220810\_whw\_60\_werah\_place\_review#1.docx



- 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.

N 1988 NAVD  
 ZONING APPROVED  
**ACCEPTED**  
 INITIALS \_\_\_\_\_ DATE 2/9/11  
 INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

FINAL ASBUILT SURVEY  
BLOCK 51 LOT 2

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 M. J. [Signature]*  
N.J. PROFESSIONAL LAND SURVEYOR, License No. 37588

11/18/2019  
DATE

|               |                       |
|---------------|-----------------------|
| DATE:         | 11/8/2019             |
| SCALE:        | 1" = 20'              |
| DRAWN BY:     | JMW                   |
| CHECKED BY:   | AJW                   |
| APPROVED BY:  | JBG                   |
| DRAWING FILE: | F9976\FAB11-DIV.1.DWG |
| MAP NO.:      | C-9363                |
| FILE NO.:     | F9976                 |
| SHEET NO.     | 1 OF 1                |

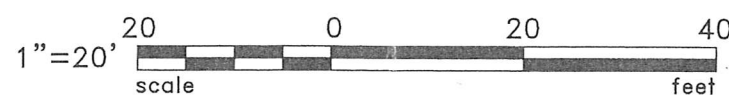
EXISTING CONTOURS \_\_\_\_\_ 10 \_\_\_\_\_

EXISTING SPOT ELEVATION \_\_\_\_\_  $\times 100.66$  \_\_\_\_\_

SANITARY SEWER LINE \_\_\_\_\_ SS \_\_\_\_\_ SS \_\_\_\_\_

WATER LINE \_\_\_\_\_ W \_\_\_\_\_ W \_\_\_\_\_

GAS LINE \_\_\_\_\_ GAS \_\_\_\_\_ GAS \_\_\_\_\_

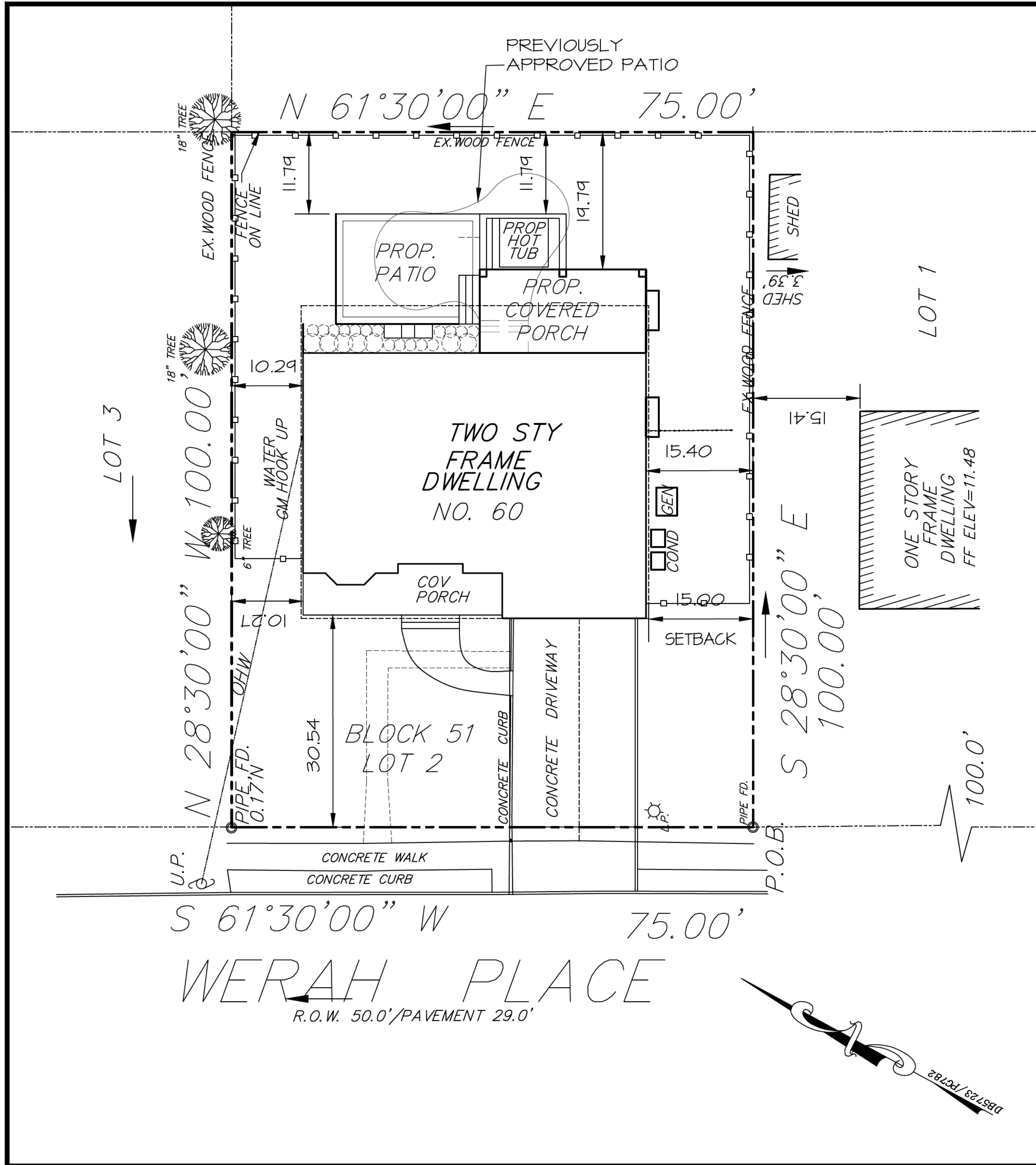


Map File No. C- 9363      Block 51    Lot 2      Official Tax Map of the Borough of Oceanport

File No. 9976

Packet Pg. 22





## PROPOSED SITE PLAN

1"=10'

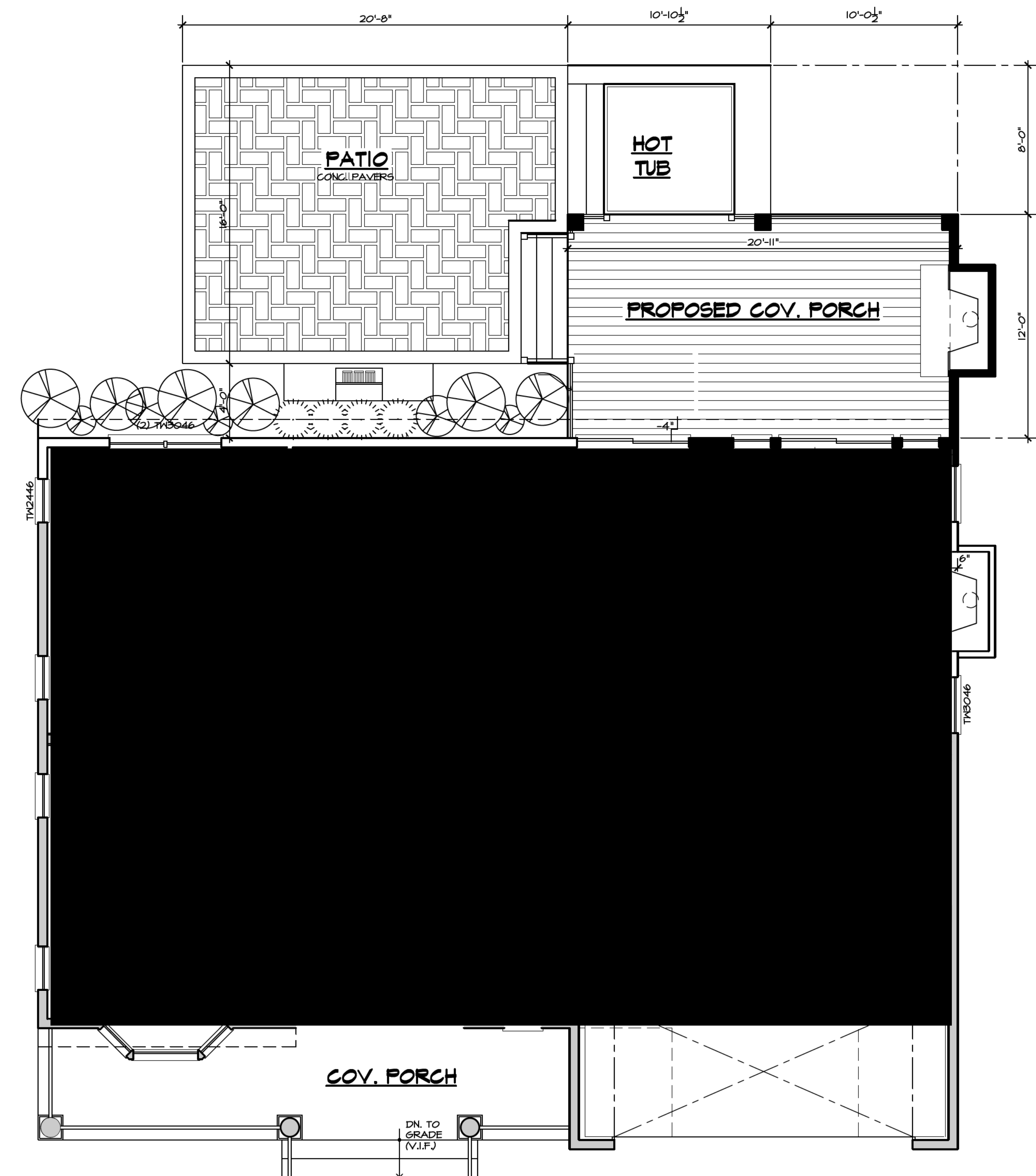
| ZONING REQUIREMENTS            |                |                  |                    |                             |
|--------------------------------|----------------|------------------|--------------------|-----------------------------|
| R-3 ZONE                       |                |                  |                    |                             |
| REQUIREMENTS                   | REQ.           | EXISTING         | PROPOSED           | COMMENTS                    |
| MINIMUM LOT AREA               | 12,000 SF      | 7,500 SF*        | NC                 | PRE-EXISTING NON-CONFORMITY |
| MINIMUM LOT WIDTH              | 100 FT         | 75 FT*           | NC                 | PRE-EXISTING NON-CONFORMITY |
| MINIMUM LOT DEPTH              | 120 FT         | 100 FT*          | NC                 | PRE-EXISTING NON-CONFORMITY |
| MAX. LOT COVERAGE (IMPERVIOUS) | 31% (4,440 SF) | 31.9% (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-CONFORMITY  
\*\*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

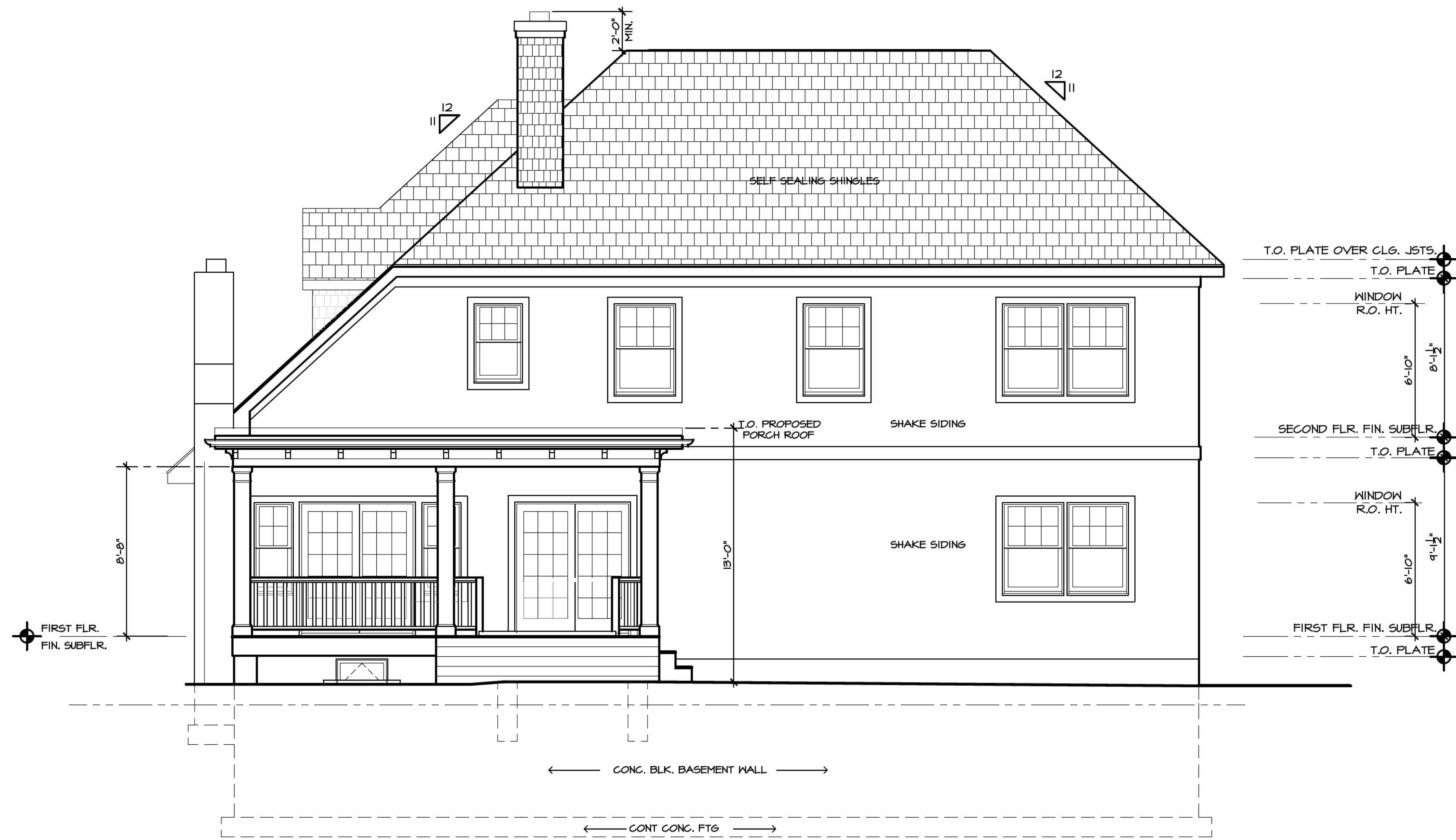
MONTEFORTE  
JAMES J. MONTEFORTE, AIA  
733 HIGHWAY 35, SUITE C OCEAN, NJ 07712  
(732) 988-1900

PROPOSED REAR PORCH ADDITION  
**KATHLEEN CARCHIO**  
60 WERAH PLACE OCEANPORT, NJ  
LOT 2 BLOCK 51

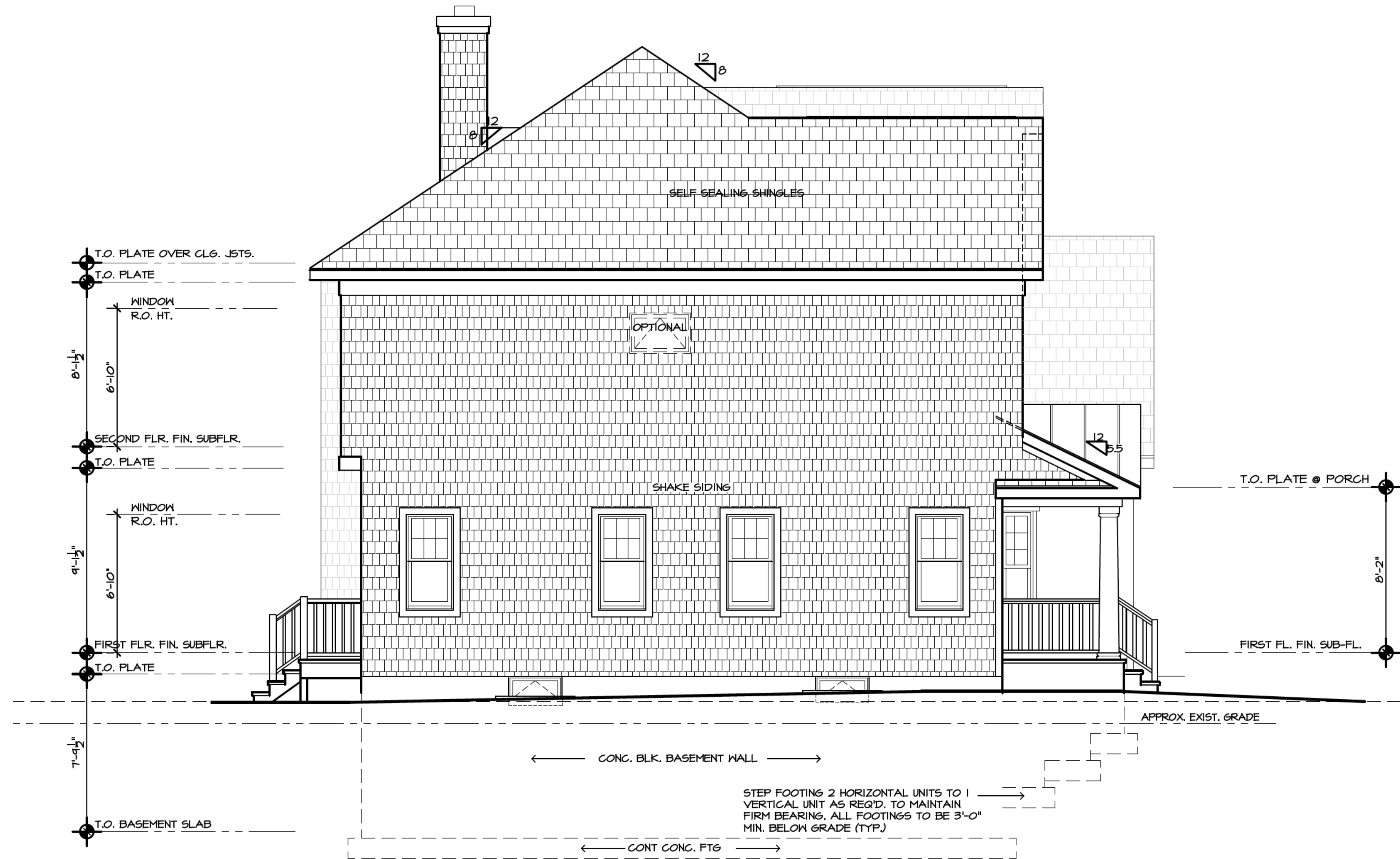
REVISIONS:  
DATE:  
DRAWN BY: JJM  
CHECKED BY: JJM  
JOB NO. 2213  
DATE: 4.21.22

101  
1 OF 2  
Packet Pg. 23





**A REAR ELEVATION**



**B LEFT ELEVATION**

1/4" = 1'-0"

8.1.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: | DATE: | DRAWN BY: |
|------------|-------|-----------|
|            |       | JJM       |
|            |       | JJM       |
|            |       | 22/3      |
|            |       | 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. 24





**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED**

**PLANNING BOARD APPLICATION (ID # 2461)**

**8.2**

Meeting: 09/13/22 07:00 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Kelle Burrough  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 2461

---

## **PB2022-16 Poulos, John & Elizabeth**

18 Balmer Court  
Block 65, Lot 1.02  
Proposed accessory structures not permitted in front yard  
DFD 12/13/2022

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



August 19, 2022

**VIA EMAIL**

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

18 Balmer Court – Bulk Variance  
Block 65, Lot 1.02  
Application No. PB2022-16  
Borough of Oceanport, Monmouth County, New Jersey  
Colliers Engineering & Design Project No. OPP-0329

Dear Board Members,

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

- Plans entitled “Final As-built Survey,” prepared by InSite Surveying, last revised December 16, 2021, consisting of one (1) sheet.
- Hand marked up copies of the survey prepared by Elizabeth Poulos, LLC, dated June 23, 2022, consisting of three (3) sheets.

The subject property is a 23,314 SF (0.535-acre) parcel which was formerly a portion of the old Borough Hall site located in the R-3 Residential Zone. The property is located at the southeast corner of the intersection of Myrtle Avenue with Monmouth Boulevard. The lot has frontage on Balmer Court, Monmouth Boulevard and Myrtle Avenue. The Applicant proposes to install a patio along with a hot tub, fire pit and gas grill.

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

**A. Variances/Design Waivers**

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

1. Bulk variances are required for the following:
  - a. Ordinance 390-19C prohibits accessory structures in the front yard. The proposed hot tub, fire pit and gas grill are to be located between the dwelling and Myrtle Avenue.

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 Applicant shall clarify the material proposed for the patio and if it will be higher than the surrounding grade.

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

Sincerely,

Colliers Engineering & Design  
 (DBA Maser Consulting)



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

WHW/dmm

cc: Anthony Almeida, Esq. (via email)

r:\projects\m-p\opp\opp0329\correspondence\out\220819\_whw\_18\_balmer\_review#1.docx

OF  
BLOCK 65, LOT 102  
18 BALMER COURT

BOROUGH OF OCEANPORT  
MONMOUTH COUNTY  
NEW JERSEY

**Martelli**  
SIGNATURE HOMES



Inside Surveying, LLC  
 CERTIFICATE OF AUTHORIZATION  
 240-47020400  
 655 ARLITE 34, SUITE 1A, WRLD, NJ 07  
 730-631-7100 (fax) 730-631-7344 (ph)  
 nls@inside-surveying.net  
 www.insidesurveying.net

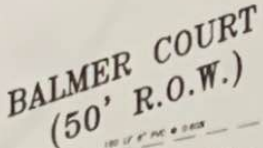
## REVISIONS

|                  |  |
|------------------|--|
| CERTIFICATION    |  |
| DATE: 20-03-2011 |  |
| NAME: 2011-2012  |  |
| DATE: 07/14/2011 |  |
| NAME: 2011-2012  |  |
| DATE: 07/14/2011 |  |

**CERTIFICATION**

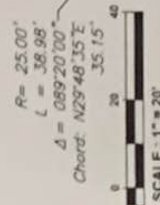
**JUSTIN J. HEDGES, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. NO. 0343382

1 of 1



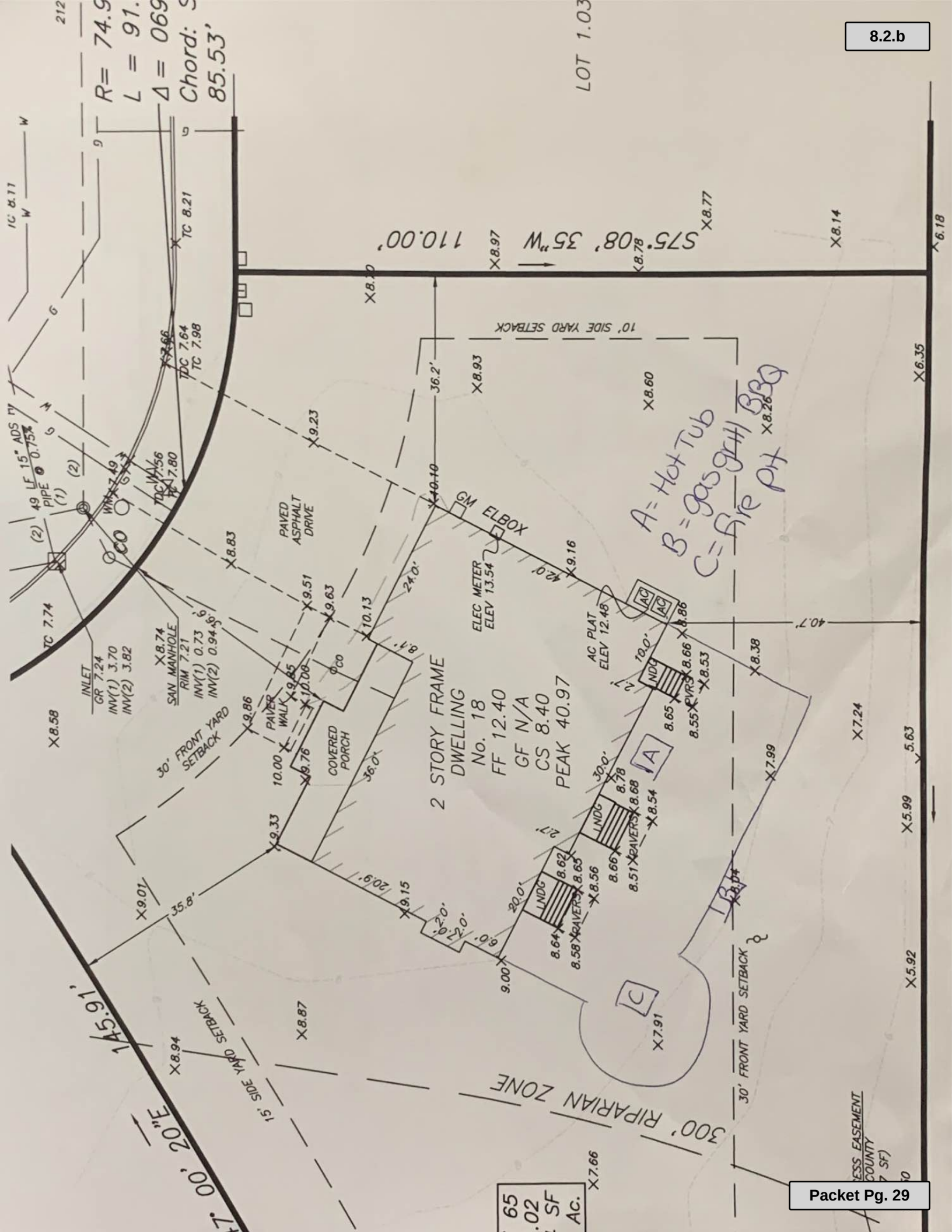
MYRTLE AVENUE  
(55' R.O.W.)

A = Hot tub  
B = gas grill BBQ  
C = fire pit

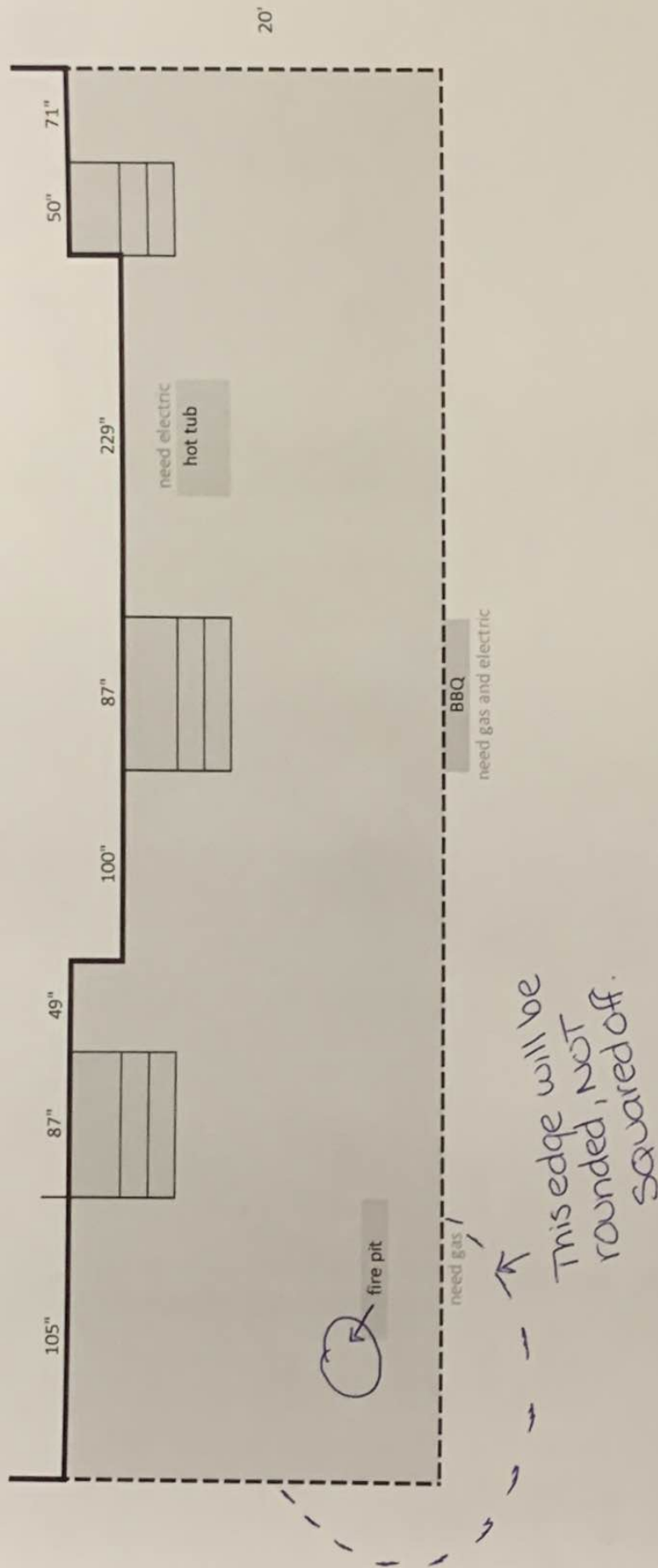


|  |                    |
|--|--------------------|
|  | BOUNDARY LINE      |
|  | CONTOUR LINE       |
|  | SPOT ELEVATION     |
|  | BUILDING           |
|  | WALL               |
|  | DOOR               |
|  | HATCH              |
|  | PILOT              |
|  | ETERN              |
|  | SANITARY MAIN      |
|  | CHIM-HEAD HERE     |
|  | ELECTRIC           |
|  | TELEPHONE          |
|  | UTILITY POLE       |
|  | HYDRANT            |
|  | BORN POST          |
|  | FENCE              |
|  | LIGHT FEATURE      |
|  | TEST PIT LOCATION  |
|  | GRABER PLUM ARROW  |
|  | IRRALE CENTER LINE |

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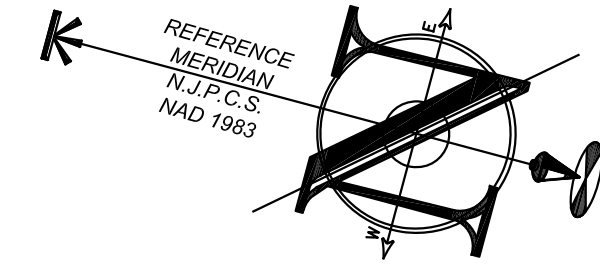
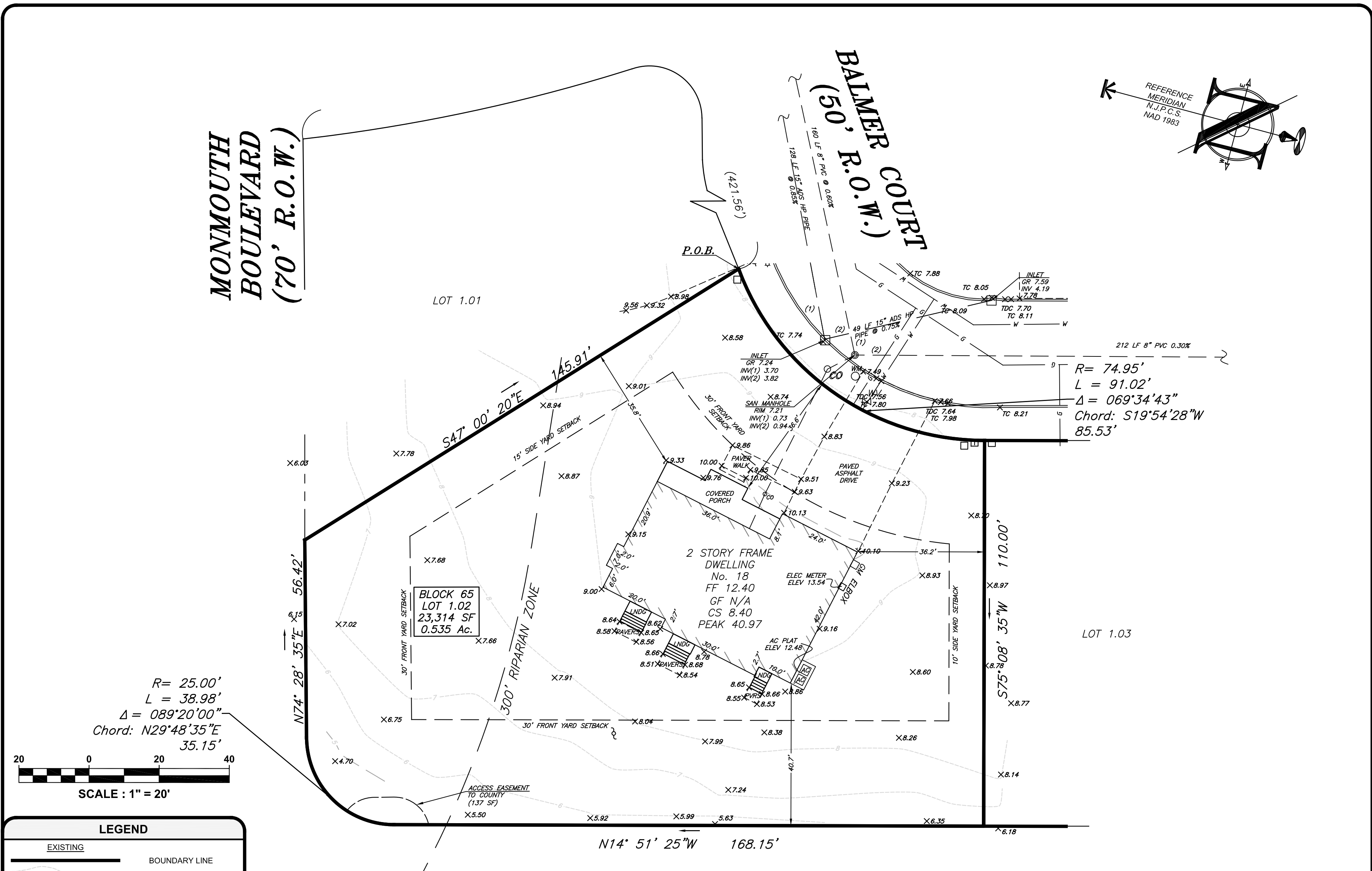






Elizabeth Poulos  
 Elizabeth Poulos  
 23 JUN 2022  
 18 Balmer Court, Oceanport NJ 07757

File: S:\Jobs\3330 - Martelli Development Group\20-S330-01 - Oceanport Municipal Complex Subdivision\_Oceanport, NJ\20S33001\DWG\Final\_recover.dwg, ---> #18  
Copyright 2021, InSite Surveying, LLC. All Rights Reserved.



$R = 25.00'$   
 $L = 38.98'$   
 $\Delta = 089^{\circ}20'00''$   
Chord:  $N29^{\circ}48'35''E$   
 $35.15'$

$R = 74.95'$   
 $L = 91.02'$   
 $\Delta = 069^{\circ}34'43''$   
Chord:  $S19^{\circ}54'28''W$   
 $85.53'$

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

**MYRTLE AVENUE**  
**(55' R.O.W.)**

**SURVEY NOTES:**  
THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 10.0 PER FLOOD HAZARD DATA DATED 09/25/09.

**SURVEY MAP REFERENCES:**  
A MAP ENTITLED, "18 BALMER COURT, BLOCK 65, LOT 1.02 184 BALMER COURT BOROUGH OF OCEANPORT, MONMOUTH COUNTY, N.J.", BY INSITE ENGINEERING LLC, DATED 04/17/20 LAST REVISED 05/06/20.

**FILED MAP REFERENCES:**  
A MAP ENTITLED, "ENTITLED 'PROPOSED NEW RESIDENCE FOR MARTELLI SIGNATURE HOMES', BY MICHAEL JAMES MONROE ARCHITECTURE, WITH THE LATEST REVISION BEING DATED 01/17/20.

**DEED REFERENCES:**  
DB 3323 PG 254  
DB3661 PG 146

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

PROJECT NAME:

**FINAL AS-BUILT  
SURVEY**

OF

BLOCK 65 , LOT 1.02

18 BALMER COURT

SITUATED IN:

BOROUGH OF OCEANPORT,  
MONMOUTH COUNTY,  
NEW JERSEY

PREPARED FOR:

**Martelli**  
SIGNATURE HOMES

**InSITE**  
Surveying

InSite Surveying, LLC  
CERTIFICATE OF AUTHORIZATION:  
24GA28290100  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteSurveying.net  
www.InSiteSurveying.net

**REVISIONS**

| Rev # | Date     | Comment         |
|-------|----------|-----------------|
| 0     | 12/16/21 | INITIAL RELEASE |

|                   |                 |
|-------------------|-----------------|
| SCALE: 1"=20'     | DRAWN BY: BMW   |
| DATE: 07/14/21    | CHECKED BY: JJH |
| JOB #: 20-S330-01 |                 |

**CERTIFICATION**

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

**JUSTIN J. HEDGES, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
NJ LIC. NO. GS43362

SHEET NO:

1 of 1