



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • SEPTEMBER 8, 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 further complies with the Open Public Meetings Act by notification on Sept. 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

III. Flag Salute

IV. Roll Call

V. Board Business

1. Approval of Minutes, May 12, 2020
2. Approval of Minutes, Jun 9, 2020

VI. Old Business

1. Resolution of Denial - 64 Main Street LLC
PB2020-08
64 Main Street
Block 116, Lot 25
2. PB2020-01 Sempkowski, Anthony
CARRIED from August 11, 2020
74 Cayuga Ave
Block 27, Lot 9
Bulk Variance(s) for Improvements to Single Family Dwelling
3. PB2020-09 MPCC II
MPCC II, LLC
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

VII. New Business

1. PB2019-15 Triumphant Life Church
500 Malterer Avenue
Block 110.07, Lot 1
Site Plan Approval with Variances

VIII. Petitions from the Public

IX. Adjournment



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES • MAY 12, 2020

Regular

Maple Place School

7:30 PM

2 Maple Place, Oceanport, NJ 07757

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:30 p.m.
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by notification on April 1, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- III. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- IV. **Roll Call:**

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

V. **Board Business:**

1. Planning/Zoning Board - Regular - Mar 10, 2020 7:30 PM

RESULT: ACCEPTED [7 TO 0]
MOVER: James Whitson, Vice Chairman
SECONDER: Joseph Foster, Environmental Commision Liaison
AYES: Whitson, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT: Savarese
INELIGIBLE: Widdis, Tvrdik, Rue

2. Planning/Zoning Board - Regular - Apr 7, 2020 7:30 PM

RESULT: ACCEPTED [9 TO 0]
MOVER: James Whitson, Vice Chairman
SECONDER: Robert Kleiberg, Class IV
AYES: Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT: Savarese
INELIGIBLE: Rue

3. Referral from Governing Body, Ordinance #1024 Adopting Redevelopment Plan
A-3 Redevelopment Plan for Squier Hall – Amendment 13, dated May 14, 2019
 William White, Board Engineer/Planner, was sworn. Mr. Kennedy entered **Exhibit A-3** into the record.
 Kevin McManimon, Borough Redevelopment attorney appeared and provided an overview of the Board's review of the redevelopment plan for the Squier Hall area, the Board's responsibility to review and make a recommendation to the Governing Body as to the whether the ordinance had any inconsistencies with the Master Plan. He explained that the redevelopment plan is a result of implementing by ordinance the recommendations from the Area in Need investigation and that the Board had found the redevelopment plan to be consistent with the Master Plan.
 Elizabeth Leheney, Professional Planner, was sworn. She described the three designated areas in need of redevelopment, that the redevelopment plan is consistent with the Borough's Master Plan and previous approvals allowing Squier Hall for reuse as a college campus, demolition of other building, addition of surface parking, nature preserves, hiking and multi-use trails, and prohibition of residential/dormitories.
4. Recommendation to Governing Body, Ordinance #1024
 Chairman Widdis asked if the Board members had any questions. Mr. Davis asked questions about the process of the FMERA amendment, the town's role, the Board's previous approval of the NJCU application and how everything interplayed. Mr. Foster asked if the McAfee Center was included in the redevelopment plan as presented. Ms. Leheney advised that the McAfee Center was not included in the redevelopment plan and would have to come before the Governing Body separately. Ms. Smith provided additional clarification as to the ordinance purpose which enables the Governing Body to negotiate financial terms with the individual developer and that should another developer desire to do same with the other 2 parcels included in the area in need designation they would have to approach the Governing Body on that development itself.
5. Motion to Approve Resolution PR-20-20 - Recommending the Adoption of a Redevelopment Plan for the "Squier Hall" Parcel Located within the Former Fort Monmouth

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Dailey, Rue
ABSENT:	Savarese

Councilman Tvrdik read a statement into the record regarding the relationship between Oceanport, Ft. Monmouth and FMERA. He outlined some of the problems with redevelopment, including buildings in disrepair, mold, peeling paint and unsightly property conditions. He expressed his support for the NJ Housing and Redevelopment Law. He discussed the factors to be considered in determining areas in need of repair. The former Fort property and majority of the buildings on the property meet those requirements. Councilman Tvrdik addressed concerns about requests from developers for Payments in Lieu of Taxes (PILOT) and explained that PILOTS for these commercial projects would benefit the Borough. The decision to approve a PILOT is solely in the hands of the Governing Body and explained the requirement for public comment on the proposal. Ms. Cooper and Mr. Kleiberg echoed Councilman Tvrdik's support of having the Borough in control of the former Fort property.

VI. Resolutions:

1. Resolution of Approval - 262 Arnold Ave, Hager, Gary
 As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions, which Mr. Foster made a motion to approve the Resolution, which was seconded by Mr. Kahle and received the below roll call:
 Motion to Approve PR-20-19

RESULT: ADOPTED [7 TO 0]
MOVER: Joseph Foster, Environmental Commission Liaison
SECONDER: John (Jack) Kahle, Class IV
AYES: Whitson, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT: Savarese
INELIGIBLE: Widdis, Tvrdiv, Rue

2. Resolution of Approval - 8 Fairfield Ave, Grimley, Christine

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions, which Ms. Cooper made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

Motion to Approve PR-20-17

RESULT: ADOPTED [9 TO 0]
MOVER: Patty Cooper, Mayor's Designee
SECONDER: Robert Kleiberg, Class IV
AYES: Widdis, Whitson, Cooper, Tvrdiv, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT: Savarese
INELIGIBLE: Rue

3. Resolution of Approval - 66 Algonquin Ave, Rapuano, Jennifer

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions, which Mr. Tvrdiv made a motion to approve the Resolution, which was seconded by Mr. Davis and received the below roll call:

Motion to Approve PR-20-18

RESULT: ADOPTED [9 TO 0]
MOVER: Thomas Tvrdiv, Class III
SECONDER: Darren Davis, Class IV
AYES: Widdis, Whitson, Cooper, Tvrdiv, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT: Savarese
INELIGIBLE: Rue

VII. Old Business:

1. PB2020-08 MSA at 64 Main Street LLC
64 Main Street
Block 116, Lot 25

EXHIBITS:

- A-1 Planning Board Application Package**
- A-2 Zoning Officer denial letter dated February 5, 2020**
- A-3 Maser Consulting review memorandum, dated April 9, 2020**
- A-4 Plans prepared by Michael Savarese Associates, last revised April 8, 2020 (6 sheets)**
- A-5 Survey prepared by Thomas Santry, dated October 22, 2019 (1 sheet)**

Ms. Cooper and Councilman Tvrdiv recused themselves from the hearing on this application.

Mr. Kennedy advised that the Applicant was a member of the Planning Board. He explained that he researched the land use law regarding an application by a sitting Board member, and stated that property owners do not forfeit their rights even though they are a Board member. So, there is no conflict of interest. Chairman Widdis polled the Board members to assert their ability to be impartial on reviewing the application,

to which there were none.

William White, Board Engineer/Planner, was sworn. Mr. Kennedy introduced **Exhibits A-1, A-2, A-3, A-4 and A-5**. Rick Brodsky, Esq. appeared for the Applicant. He identified the principals of MSA Associates, LLC, who are Michael Savarese, Sr. and Michael Savarese, Jr. Mr. Brodsky summarized the application, which is to legalize an existing two family residence and parking improvements. There will be no increase to the footprint. He provided a brief overview of the history of the application, and advised the Applicant and Zoning Officer had overlooked minimum lot size, and a mistake on the survey. Mr. Brodsky explained the variances the Applicant was requesting.

David Grimm, Applicant's Architect, was sworn, provided his education, qualifications and background for the record. Mr. Grimm described **A-4**, site conditions, zoning information, existing and proposed plans. He stated the property is in the R-5 zone, which permits single and two family homes. He discussed variances required for lot width, front, rear yard and side yard setbacks, maximum total lot coverage, and increase in maximum impervious coverage. Mr. Grimm described changes to the parking, removal of walkways and 2 non-conforming sheds. Mr. Grimm provided details on existing minimum habitable floor area and the proposed habitable space. He provided details on the existing interior and exterior layout and the proposed for both units, including entrances, porch, and baths. He noted that there are existing two-family residences nearby, and this proposal would fit the neighborhood.

Mr. White asked questions regarding the variances being sought, whether they were C1 or C2 for the five bulk variances. Mr. Brodsky advised the Applicant would be seeking both C1 and C2. Mr. White requested clarification. Mr. Brodsky stated that based on Mr. Grimm's testimony, by granting the variances, the benefits would substantially outweigh any detriment. There was discussion regarding ingress/egress, floor area ratio, updates to comply with construction and zoning codes. Mr. White asked if the neighboring properties were legal two family residences. Mr. Brodsky wasn't sure. Mr. Kahle asked for confirmation regarding how the existing structure was taxed, was it illegal, were new CO's received after tenants changed, etc. Mr. Brodsky advised when the property was purchased, it was assumed it was a legal two family, and no issues were raised when construction permits were issued. There was discussion regarding whether the property was single or two-family. Mr. White added that the Borough only issued a CO for a single family home. There was additional discussion regarding the status of a single family or two family.

Mr. Brodsky asked that Michael Savarese, II. testify as to his knowledge of the transaction. Mr. Savarese, II was sworn. He stated that at the time of purchase, it was marketed as a home with an existing owner in the rear, and a lease in the front. A condition of his purchase was the vacation of the property owner and tenant, with a CO from the Borough. Mr. Brodsky described the issuance of the CO, the Borough's designation of a single family, but the actual use of a two-family.

Chairman Widdis asked Mr. Kennedy if the issues should be bifurcated to deal with the illegal two family, and then go through the rest. Mr. Kennedy stated that a two family use is permitted in the zone. He asked Mr. Brodsky to provide more information about his knowledge of the Borough's records. Mr. Brodsky stated the Applicant has never taken the position that the property is a legal two family. The Applicant is trying to legitimize the use, despite the fact that the property was identified as single family. Mr. Grimm provided additional information regarding neighboring properties. Mr. Brodsky advised he would obtain information regarding the neighboring properties and whether they were legal or illegal two family residences.

Chairman Widdis asked for comments from each Board member. Mr. Whitson expressed strong concerns about the application, that simply because the parking has been improved, that the five variances and density should be ignored. He feels there is no justification for this property to become a legal two family. Mr. Foster expressed similar concerns about density, but appreciates the proposed improvements. Mr. Kleiberg echoed Mr. Whitson's comments, but noted that all new utilities would be required. He stated just because it was being used as a two-family, it hasn't been approved as such. Mr. Kahle agreed with other Board members and thought it needs to be revisited. Mr. Davis stated there were a number of non-conformities and expressed concern about future applicants requesting two or three family residences. Mr. Dailey agreed and stated that it was not a legal two family. Chairman Widdis stated that while it is a two-family area, as a practical matter, he wondered how the Applicant would get it done. He was interested in the use of the neighboring properties. Mr. Grimm reminded the Board that while they were before the Board for variances, permits were issued, construction has begun and money has been spent. Mr. Whitson asked if it was noted as a two-family on the

permit application. Mr. Grimm advised that the application did. Mr. Grimm advised the Applicant will provide copies of permits for adjacent properties. Mr. Davis asked Mr. Kennedy if the construction permits had any impact on the application. Mr. Kennedy will investigate.

Chairman Widdis stated the matter would need to be carried. Ms. Smith advised that the next available meeting would be May 26, 2020. Mr. Brodsky consented to an extension on the time for the Board to act. Mr. Kennedy advised there will be no additional notice required.

VII. New Business: NONE

IX. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. Ms. Smith advised the Chair that there were presently no members of the public in attendance or having submitted a question or comment.

There was some discussion regarding a previous public comment, and Mr. Grimm advised the Applicant had addressed his concerns regarding parking.

John Johnson, Construction/Zoning Official, was sworn. He testified that he will investigate the permits and provide information to the Board for the next meeting. Mr. Davis asked about the process for permitting. Mr. Johnson testified that he did receive construction permits, however, when it was discovered that there problems with the conformity and lot size, he advised the Applicant and that if construction continued, it would be at his own risk. Mr. Whitson asked Mr. Johnson if the permit application states whether the property is a one or two family, is that taken on its face. Mr. Johnson replied that he would have to review the application. Chairman Widdis indicated that additional testimony from Mr. Johnson will be required.

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

X. Adjournment: As there was no further business, the meeting was adjourned at 8:25 pm on a motion by Mr. Foster which was seconded Mr. Rue, seconded by Mr. Dailey and approved by Board members.
Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • JUNE 9, 2020****Regular****Maple Place School****7:30 PM****2 Maple Place, Oceanport, NJ 07757**

- I. Call to Order:** Chairman Widdis called the meeting to order at 7:30 p.m.
- II. Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by notification on June 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.

Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as posted on the agenda, website and advertisement.

- III. Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.

IV. Roll Call:

Attendee Name	Title	Status	Arrived	Departed
Christopher Widdis	Chairman	Remote		
James Whitson	Vice Chairman	Remote		
Patty Cooper	Mayor's Designee	Remote		
Thomas Tvrdik	Class III	Remote		
Joseph Foster	Environmental Committee Liaison	Remote		
John (Jack) Kahle	Class IV	Remote		
Michael Savarese	Class IV	Remote	9:13 PM	
Robert Kleiberg	Class IV	Remote		
Darren Davis	Class IV	Remote		
Michael Dailey	Alternate I	Remote		
Jacob Rue	Alternate II	Remote		9:15 PM
Jeanne Smith	Board Secretary	Remote		
Kevin Kennedy	Board Attorney	Remote		
William White	Board Engineer/Planner	Remote		

- V. Board Business:** The minutes of April 28, 2020 were held until the next meeting.

VI. Old Business:

1. Resolution of Approval - 26 Hedge Drive; Verbosh, Michael

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions. Chairman Widdis questioned the rear yard setback. Mr. Kennedy stated that the resolution can be approved and the condition will be added. Mr. Whitson made a motion to approve the Resolution as amended, which was seconded by Mr. Kleiberg and received the below roll call:

Approval of PR-20-21

RESULT:	ADOPTED [9 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Savarese
INELIGIBLE:	Rue

VII. New Business:

1. PB2020-14 Bonforte, John
109 and 111 Horseneck Point Rd.
Block 103, Lots 15 & 16
Minor Subdivision – Lot Line Adjustment with variances

EXHIBITS:

- A-1 Land Development Application of John Bonforte, Sr.
- A-2 Maser Consulting Review Letter dated May 19, 2020, last revised May 22, 2020
- A-3 Minor Subdivision Plan, 3 Sheets, prepared by WJH Engineering, dated March 4, 2020.
- A-4 Boundary Survey, prepared by WJH Engineering, dated February 18, 2020
- A-5 Aerial Exhibit, dated June 9, 2020

Mr. Kennedy asked if there was anyone from the public who had an objection to the notice provided for this application. Ms. Smith advised that there were no communications from the public. Mr. Kennedy advised that he had reviewed the notice, found service in order and the Board had jurisdiction.

The following persons were sworn: William White, Board Engineer/Planner.

Mr. John Giunco Esq. described the application to move the existing lot line that runs between a boat house and modify the lot lines. He also provided information regarding existing variances. He introduced Walter Hopkins, Applicant's Planner/Engineer, was sworn. Mr. Kennedy disclosed that he had worked with Mr. Hopkins on an unrelated matter, but had no direct or indirect influence on his ability to perform as Board Attorney. Mr. Hopkins provided his background and qualifications and was accepted as an expert in the field of engineering and planning.

Mr. Giunco elicited testimony from Mr. Hopkins regarding **A-5**, including how it would eliminate some existing variances, improving lot frontage, both lots exceed minimum lot size requirements, improving side yard setbacks, and improve lot width. Chairman Widdis asked questions regarding the boat house/shed structure.

John Bonforte, Sr. Applicant, 111 Horseneck Point Rd., was sworn and provided testimony regarding the accessory structure, and advised that the only utility is an underground junction box leading to the dock. He provided additional information that the butterfly landscaping would remain.

Chairman Widdis asked members of the Board for questions. Ms. Cooper asked when the original house was built. Mr. Bonforte advised it was built in 1920, with considerable improvements over the years, including significant changes since Superstorm Sandy. Ms. Cooper asked for the distance between the two homes. Mr. Hopkins advised it was approximately 45 feet. She and Mr. White discussed combined side yard setbacks. Mr. Foster asked questions about the location of the boat house. Mr. Hopkins advised there would be no change and it would remain on Mr. Bonforte's property. Mr. Davis questioned why the land line wasn't equally distributed. Mr. Hopkins explained the reasoning, including why it was not a CAFRA issue. Mr. Kahle asked questions about the setbacks for the driveway. Mr. Hopkins explained that it does require a variance. Mr. Rue requested clarification regarding the zig-zag nature of the proposed property line. There was discussion regarding side yard setbacks, maintaining frontage on the water, creating a straight property line, and possible elimination of variances. Mr. White discussed lot width and stated the lot width is unconventional, but the ordinance does not speak to that. He also questioned the side yard setback with respect to the deck. Mr. Hopkins addressed some of Mr. White's concerns. Mr. Giunco requested a moment to speak with Mr. Bonforte which was granted. Ms. Smith muted both Mr. Giunco and Mr. Bonforte.

Mr. White addressed Mr. Tvrdek's concern about the side yard setback. There was discussion regarding whether the application was by a single or dual owners. Mr. Kennedy remarked that if the variances were approved, that Mr. White had suggested that as a condition of approval, both owners would need to sign documents or plans. Mr. Giunco and Mr. Bonforte returned to the meeting. Mr. Giunco advised that the adjacent property owner had submitted a letter in support of the application. Mr. Giunco stated that after discussions with his client, he agreed to bring the property line straight from Horseneck Pt. Rd. Mr. Hopkins described how the property line would be revised to run from Horseneck Pt. Rd., around the driveway and straight back to the water. Chairman Widdis asked if the property line could be moved to go directly from

Horseneck Pt. Rd. to the waterfront, which Mr. Hopkins stated would create another variance. Councilman Tvrdik commented that he would not be in favor of moving the front line because he didn't want to create any additional variances. Ms. Cooper questioned the movement of the property line in the rear of the property. Mr. Davis questioned the lot width and also suggested a straight line from Horseneck Pt. Rd. to the water. There was discussion about creating new variances. Mr. Bonforte testified that the dock was no longer used.

PUBLIC:

Chairman Widdis opened the meeting to members of the public for questions of this witness. Ms. Smith advised that no one from the public had entered any questions. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

Mr. Kennedy discussed Mr. White's review letter, including shade trees and the requirement of both property owners sign and file by map instead of by deed. Mr. Hopkins described amendments to the proposed property line. He stated the variances requested are lot width and side yard setbacks for Lot 16. He testified the benefits outweigh any detriments and encouraged the Board to grant the variances. Mr. Whitson expressed concern regarding the property line but had no questions of Mr. Hopkins. Ms. Cooper clarified which variances will be eliminated and requested clarification on the width of the driveway. Mr. Hopkins provided information to address her questions. Mr. Foster also had questions regarding variances for the shed/boathouse and property line to the water.

PUBLIC:

Chairman Widdis opened the meeting to members of the public for questions of this witness. Ms. Smith advised that no one from the public had entered any questions. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

Mr. Giunco provided a closing statement on behalf of his client's application and requested the Board's approval.

PUBLIC:

Chairman Widdis opened the meeting to members of the public for comments on the application. Ms. Smith advised that no one from the public had entered any questions. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application as Amended

Councilman Tvrdik made a motion to approve the application with the proposed property line location amended, which was seconded by Mr. Kleiberg and received the following roll call:

RESULT:	ADOPTED AS AMENDED [7 TO 2]
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Cooper, Tvrdik, Foster, Kahle, Kleiberg, Dailey
NAYS:	Whitson, Davis
ABSENT:	Savarese
INELIGIBLE:	Rue

2. PB2020-12 Parker, Charles - 397 Port Au Peck Ave
Block 11, Lot 26

Variance relief for impervious coverage

EXHIBITS:

- A-1 Land Development Application of Charles Parker
- A-2 Zoning Denial Letter dated January 28, 2020
- A-3 Maser Consulting Review Letter dated May 6, 2020
- A-4 Site Plan, prepared by Shore Point Architecture, PA, dated February 14, 2020

- A-5 Topographic Survey of Property, prepared by Lakeland Surveying, dated February 2, 2020 (5 sheets)
- A-6 Various pictures of the home
- A-7 Photograph of the rear of the existing home
- A-8 Site Overlay, depicting previously existing, as-approved, as-built, and proposed conditions, prepared by Andrea Fitzpatrick, AIA, dated June 9, 2020

Councilman Tvrdik disclosed that he met with the applicants prior to the hearing but there was no impact on his ability to make an impartial determination. Ms. Smith stated that Mr. Savarese joined the meeting at 9:13 PM. Mr. Rue requested to be excused from the remainder of the meeting and exited at 9:15 PM

Mr. Kennedy asked if there was anyone from the public who had an objection to the notice provided for this application. Hearing none, advised that he had reviewed the notice, found service in order and the Board had jurisdiction. Mr. Kennedy introduced **Exhibits A-1 through A-5**.

The following persons were sworn: William White, Board Engineer/Planner, Charles Parker, Applicant, and Andrea Fitzpatrick, Applicant's Architect. Ms. Fitzpatrick provided her qualifications and credentials, and was accepted as an expert in the area of architecture.

Ms. Fitzpatrick introduced and described **Exhibit A-6**. She explained that the Applicant wishes to make an addition above the garage, add a roof to the existing uncovered porch and add architectural features. Ms. Fitzpatrick introduced **Exhibit A-7**, explaining that the existing rear deck and stairs would be removed and reconstructed in a different configuration. Ms. Fitzpatrick introduced **Exhibit A-8**, describing differences between the current conditions and the original variance plan from 2014. She referred to the architectural plans regarding the addition over the garage, covered front porch, elevations and covered rear porch. Mr. Parker testified there would be no trajectory or flood lighting added, but interior lighting on the new rear porch would be added.

Mr. Whitson asked questions regarding impervious questions due to the addition. Mr. White asked if the grade around the house would be changed. Ms. Fitzpatrick advised there would be very minimal grade change. Mr. Kleiberg asked if the grill would be gas. Ms. Fitzpatrick advised it would be a proper hood for exhaust. Mr. Davis asked what would be under the rear deck. Ms. Fitzpatrick advised it would be left open with pavers. Mr. Foster asked if the front porch and rear deck would encroach on the front or rear setback lines, which Ms. Fitzpatrick stated they would not. Chairman Widdis asked how far the curb line was from the lot line. Ms. Fitzpatrick advised that it is an undersized lot and if coverage was taken from the property line to the curb line, no variances would be required.

PUBLIC:

Chairman Widdis then opened the meeting to the public for questions of this witness. Ms. Smith advised no one had entered any questions. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Chairman Widdis then opened the meeting to the public for comments regarding the application. Ms. Smith advised no one had entered any comments. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application with Conditions

RESULT:	ADOPTED [9 TO 0]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis
ABSENT:	Rue
INELIGIBLE:	Dailey

- VIII. Petitions from the Public:** Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

Chairman Widdis advised the Board that there was an update from Mr. Kennedy on litigation with the board.

Mr. Kennedy advised the Board that while a decision had been made in favor of the Planning Board on the denial of the Noel Kelly application, an appeal had been filed with the Appellate Court. Mr. Kennedy sought approval from the Planning Board to respond to motion of appeal and continue to defend the Board's denial which granted unanimously by the Board.

- IX. Adjournment:** As there was no further business, the meeting was adjourned at 9:53 pm on a motion by Mr. Whitson which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**RESOLUTION - PB (ID # 1796)**

Meeting: 09/08/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1796

Resolution of Denial - 64 Main Street LLC

PB2020-08
64 Main Street
Block 116, Lot 25

To Follow

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1759)**

Meeting: 09/08/20 07:30 PM

Department: Administration

Category: PB Applications

Prepared By: Jeanne Smith

Initiator: Jeanne Smith

Sponsors:

DOC ID: 1759

PB2020-01 Sempkowski, Anthony

CARRIED from August 11, 2020

74 Cayuga Ave

Block 27, Lot 9

Bulk Variance(s) for Improvements to Single Family Dwelling



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

6.2.a

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

April 27, 2020

VIA EMAIL

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

Re: Bulk Variances
74 Cayuga Avenue
Block 27, Lot 9
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-264

Dear Board Members:

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

- Plans entitled “Plot Plan”, prepared by Geller Sive & Company dated November 12, 2013, and revised through June 3, 2014, consisting of one (1) sheet;
- Plan entitled “Final As-Built Survey with Topography”, prepared by DPK Consulting, LLC, dated January 31, 2020, consisting of one (1) sheet;
- Plans entitled “Tony Sempkowski Residence” prepared by Ronald Kacmarsky Architectural Group, last revised March 2, 2020, consisting of eight (8) sheets.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 12,000 SF (0.28 acres) on the south side of Cayuga Avenue approximately 860 feet from the intersection with Port Au Peck Avenue. The original home was damaged by super Storm Sandy. The Applicant is in the process of building a new dwelling.

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

Variances/Design Waivers

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



1. Bulk variances are required for the following:
 - a. Rear Yard Setback: 25 feet required, 24 feet proposed. A Bulk Variance is required.
 - b. Maximum Driveway Width (Ordinance 390-25k(1): 24' permitted, and the as-built condition provides a varying width up to 42'. The Applicant shall clarify the proposed surface and limits for the driveway. A Bulk Variance is required.
 - c. Driveway Side Yard Setback: 5' required from side property line, 0' is proposed. A Bulk Variance is required.
 - d. Retaining wall setback: 10 feet required from all property lines. The as-built survey indicates that the wall encroached into the abutting property. A Bulk Variance is required and an easement for the encroachment or the wall relocated.

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

- **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
 - **Flexible “c” or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.
2. The property is located in the AE10 flood hazard zone which requires minimum design flood elevation (DFE) of 12.4. Flood Prevention Ordinance Section 229-17B(1)(a) requires “New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above” the DFE. The electric meter, AC Condenser unit and generator panel are not compliant and therefore the Applicant has to elevate the utilities or obtain a variance from the



requirement. The Applicant shall clarify the elevation of this equipment. Ordinance Section 229-15 (copy attached) provides a procedure for the Planning Board to hear a variance request. I would refer the Board to section 229-15B(5) (b). The Applicant has claimed that in order to make the dwelling conform it would result in exception hardship. The Applicant should address the remaining Conditions for Variances outlined in sub-chapter 229-15B.

We would recommend that the Applicant provide photographs of the dwelling and a copy of their Elevation Certificate for the Board to review and obtain a better understanding of the application.

If the Board chooses to grant the variance, the resolution should include the notice, as required by Ordinance Chapter 229-15B(6), that the cost of flood insurance will be commensurate with the increased risk resulting from the non-compliance.

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

General Comments

1. The Architectural plans are not reflective of the structure that was built with respect to the front porch, rear deck and west side deck.
2. The driveway is only 22' wide at the side entry garage which is not sufficient for vehicles to make the necessary turning movements into and out of the garage. The industry standard is 28-32'. This dimension will be further reduced by the safety rail and fencing that is required.
3. A six foot deep apron constructed of concrete, asphalt, pavers, etc. shall be provided at the entrance to the driveway as required by Ordinance 390-25k(2). If the entire driveway will be paved this will address this requirement.
4. Structural calculations are required for the guide rail along the elevated driveway to provide fall over protection to vehicles. In addition, a pedestrian guard is needed for the area where the wall exceeds 30" in height.
5. Structural calculations are required for the segmental block wall that demonstrate the wall is designed to withstand the impact load on the guiderail system. Since the wall is already built a certification from a New Jersey licensed Engineer certifying that the wall is structurally sound and provides the appropriate Factors of Safety
6. There appears to be a shed and another structure beyond the rear property line on the adjacent park land which is not permitted by Green Acres as this property is deed restricted. These



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-264
April 27, 2020
Page 4 of 4

items shall be removed or relocated onto the subject property and the appropriate setback provided. The approximate 8' x 16' platform appears to have been a shed that was partially destroyed. The Applicant shall clarify if it will be rebuilt and if so, will the proper setbacks be provided.

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

Very truly yours,

MASER CONSULTING P. A.

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

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

WHW/nb
Attachment

cc: Kevin Kennedy, Esq. (kkennedy@kevinkennedylaw.net)
Walter Toto, Esq. (walter@waltertoto.com)

\\Hqfas1\general\Projects\Opp\OPP-264\Correspondence\OUT\200211_whw_smith_74_cayuga_avenue.docx

X. Description of present use of the premises. Single-family residence.

XI. Purpose of application and detailed description of proposed improvements, development, change in use, etc. Attach Rider if additional space is necessary.

Obtain bulk variance approvals for post-Sandy rebuild. Prior single family residence was demolished to the foundation.

XII. List the specific zoning regulations for which appeal or variance relief is sought, and the nature and extent of the specific variances. (Ex. Side yard setback of 9', where 10' permitted)

- ① RETAINING WALL SETBACK: 1-5' proposed v. 10' required;
 ② DRIVEWAY SETBACK: 3' proposed v. 5' required; ③ Driveway width, 22' proposed v. 28' required; ④ Driveway slope 13% proposed v. 7% permitted; ⑤ Front landing & stairs (front yd setback)

XIII. If the application seeks use variance relief, state the "special reasons" as that term is defined under the Municipal Land Use Law, to justify the granting of use variance relief pursuant to N.J.S.A. 40:55D-70d. Attach Rider if additional space is necessary.

NOT APPLICABLE.

XIV. State whether the applicant owns or has under contract for purchase, an adjoining property. If so, set forth the block and lot number and street address of the property.

NOT APPLICABLE.

XV. State what efforts have been made to obtain the result you wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of additional land, etc.)

IMPROVEMENTS HAVE BEEN CONSTRUCTED. APPLICANT HAD PRIOR DISCUSSIONS WITH CONSTRUCTION OFFICIAL SALVATORE MASSARO ONLY TO LEARN POST-CONSTRUCTION OF POTENTIAL DEVIATIONS FROM THE ORDINANCE.

XVI. The location of the property is approximately _____ feet from the intersection of

To be determined by engineer and _____.

XVII. Is the subject property located on a: *No*.

_____ County Rd _____ State Rd OR _____ within 200' of a Municipal boundary

XVIII. Are there any existing or proposed deed restrictions, easements, rights-of-way or other dedications? ☒ No _____ Yes (If yes, attach a copy)

FOR SITE PLAN REVIEW ONLY:

1. Acreage of the entire site is: _____

2. Type of Proposal is:

_____ New structure

_____ Expanded Area

_____ Improved Parking Area

_____ Alteration to Structure

_____ Expansion of Structure

_____ Change of Use

_____ Sign

3. The name of the business or activity (if any): _____

IMPROVEMENTS: List all proposed on site utilities and off-tract improvements:

PLAT SUBMISSION: List maps and other exhibits accompanying this application

AUTHORIZATION AND VERIFICATION

I certify that the foregoing statement(s), materials submitted and information contained in this application are true. I further certify that I am (a) the individual applicant, or (b) that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or (c) that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If applicant is a partnership, this must be signed by a general partner).

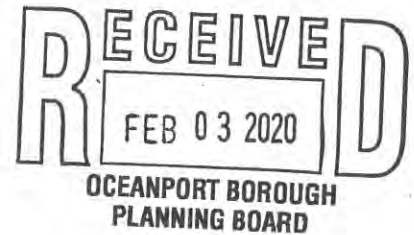
Date

1/13/2020

Applicant

X
ApplicantANTHONY SEMAKOWSKI

Sworn and subscribed to before me this

13th day of January, 20 20.Notary Public of New Jersey
(Affix stamp and seal)WALTER TUTO, ESQ.
ATTORNEY AT LAW, STATE OF NEW JERSEY**STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**NOT APPLICABLE

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation this must be signed by an authorized corporate officer. If owner is a partnership, this must be signed by a general partner).

Date

Property Owner's Signature

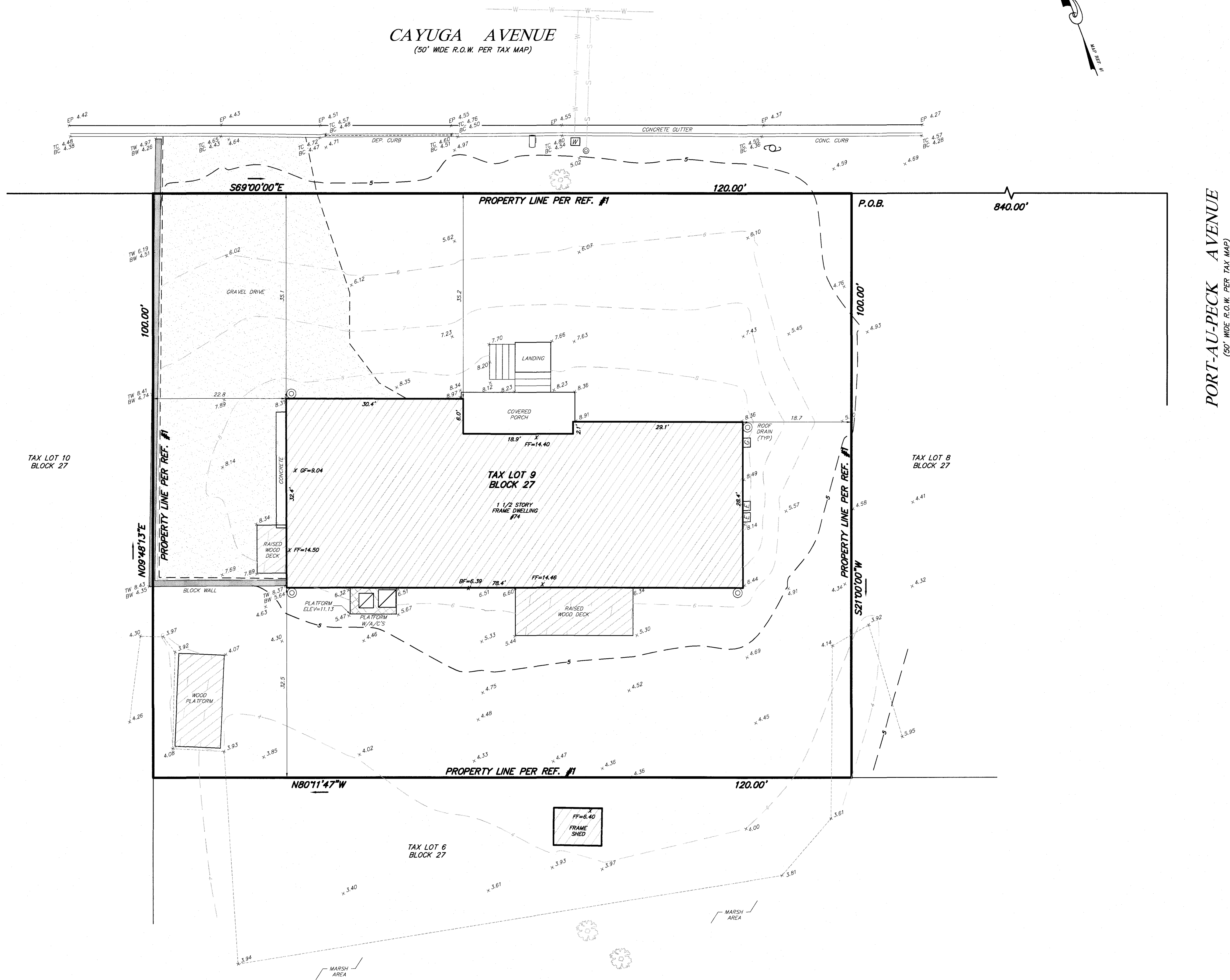
Notary Public of New Jersey

Print Name of Property Owner

Sworn and subscribed to before me this

_____ day of _____, 20 ____.

Notary Public of New Jersey
(Affix stamp and seal)



GRAPHIC SCALE

10 0 5 10



(IN FEET)

1 inch = 10 ft.

FINAL ASBUILT SURVEY W/ TOPOGRAPHY TAX LOT 9 BLOCK 27 74 CAYUGA AVENUE BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY	
DRAWING FILE: 20-8708LS00	1
PROJECT NUMBER: 20-8708	1 REV. 0



LOCATION MAP

SCALE: (1 Inch = 1000 Feet)



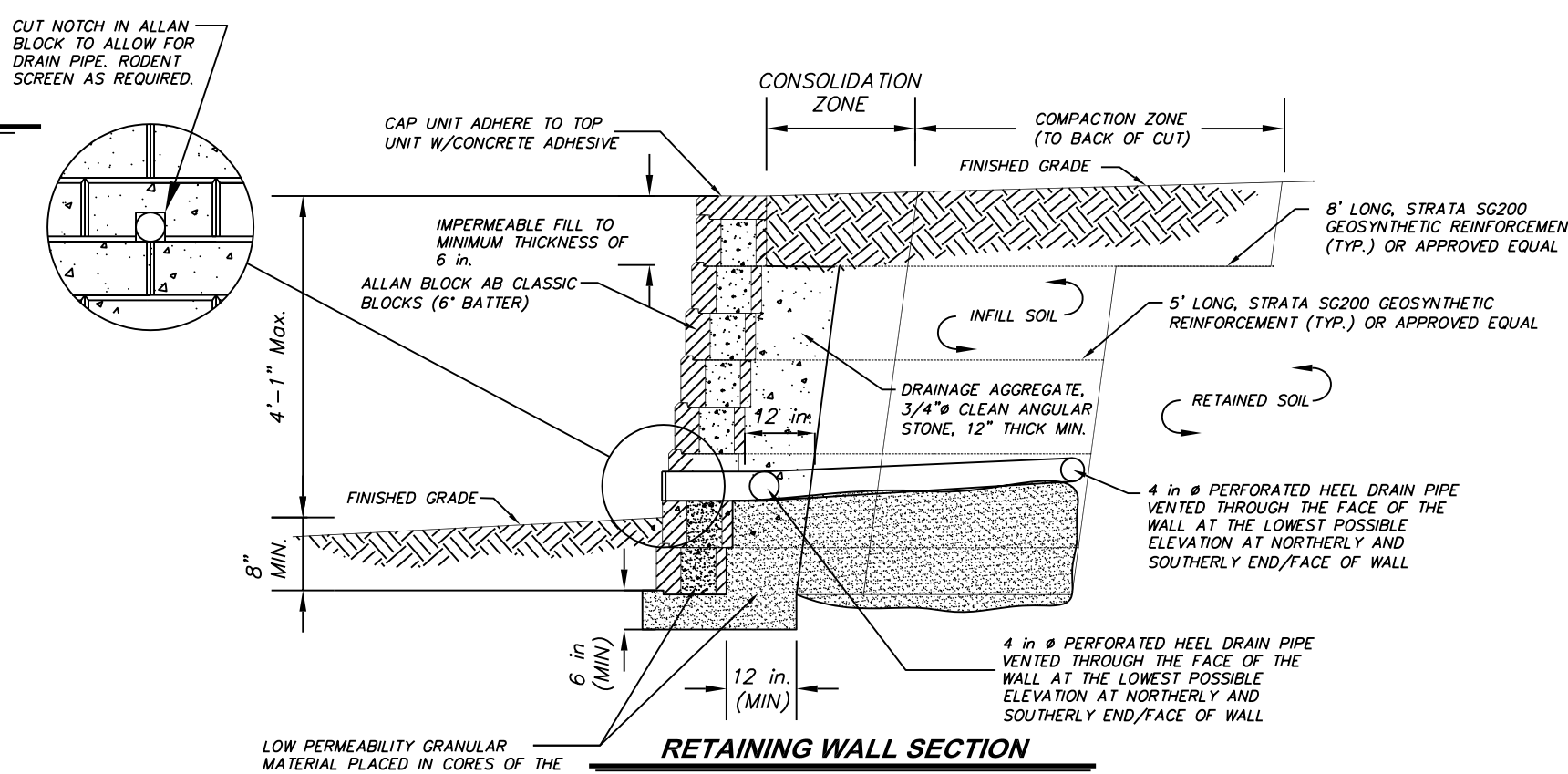
NOTES:

1. PROPERTY BEING KNOWN AS BLOCK 27, LOT 10, AS SHOWN ON SHEET 6 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF OCEANPORT. THE PROPERTY CONTAINS APPROXIMATELY 12,000 SQUARE FEET AND IS LOCATED WITHIN THE RESIDENTIAL "R-3" ZONE.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION ARE BASED UPON A PLAN ENTITLED "TOPOGRAPHIC SURVEY, BLOCK 27, LOT 9, SITUATED IN: BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY C.E. MOORE SURVEYING, LLC, DATED 10/04/2013. ALL ELEVATIONS ARE IN ACCORDANCE WITH THIS PLAN AND ARE BASED UPON N.A.D. 1988 DATUM.
3. THE PROPERTY LIES WITHIN THE AE FLOOD HAZARD AREA, WHICH HAS A BASE FLOOD ELEVATION OF 10.0 AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NUMBER 34202C0048I, EFFECTIVE DATE SEPTEMBER 28, 2009. THE EFFECTIVE BASE FLOOD ELEVATION IS "AE" WITH A FLOOD ELEVATION OF 10.0 FEET ABOVE MEAN SEA LEVEL. REGIONAL COASTAL ANALYSIS AND MAPPING.
4. THERE ARE NO VERIFIED FRESHWATER WETLANDS WITHIN THE BOUNDARIES OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOBEE SERVICE.
5. THE SITE WAS PREVIOUSLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, CONCRETE DRIVEWAY AND ACCESSORY SHEDS. THE PREVIOUS DWELLING HAS BEEN RAZED, WITH ONLY THE FOUNDATION REMAINING.
6. PROPOSED IMPROVEMENTS CONSIST OF CONSTRUCTING A NEW SINGLE-FAMILY RESIDENTIAL DWELLING, DRIVEWAY AND ANNUALLY UTILITIES.
7. THE PROPOSED DWELLING WILL BE SERVED BY THE EXISTING PUBLIC SANITARY SEWER AND POTABLE WATER SERVICES.
8. THE PROPOSED SANITARY SEWER AND POTABLE WATER SERVICES TO THE PROPOSED DWELLING SHALL HAVE A MINIMUM SEPARATION OF FIVE (5) FEET, WHERE POSSIBLE.
9. THE PROPOSED DWELLING WILL BE CONSTRUCTED ON A FOUNDATION AND SHALL COMPLY WITH THE PROVISIONS FOR FLOOD DAMAGE PREVENTION, SECTION 229 OF THE OCEANPORT BOROUGH DEVELOPMENT ORDINANCE. THE LOWEST HAZARDOUS FLOOD ELEVATION, AS WELL AS ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES (INCLUDING DUCTWORK), SHALL BE ELEVATED ONE (1) FOOT OR MORE ABOVE THE BASE FLOOD ELEVATION OF 10.0.
10. THE PROPOSED DWELLING FOOTPRINT IS BASED UPON INFORMATION PROVIDED BY THE PROPERTY OWNER ON 9/18/13.
11. THE PROPOSED RETAINING WALL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C1372, STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS AND THE MANUFACTURER'S SPECIFICATIONS. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ATTACHED NOTES AND DETAILS. THE ALAN BUSH COMPANY COMMERCIAL INSTALLATION MANUAL FOR ALAN BUSH RETAINING WALLS AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. ANY REQUIRED/INSTALLED FENCING ASSOCIATED WITH THE RETAINING WALL SHALL BE INSTALLED IN ACCORDANCE WITH ALL BLOCK SPECIFICATIONS. THE FENCE MATERIAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS FOR INSTALLATION WITH A RETAINING WALL AND THE OCEANPORT BOROUGH REQUIREMENTS.
13. THE CONTRACTOR SHALL DEWATER, IF REQUIRED, IN THE AREA OF THE RETAINING WALL TO PROPERLY CONSTRUCT THE RETAINING WALL, INCLUDING INSTALLING THE WALL'S BASE MATERIAL TO A STABLE, LEVEL FINISH.
14. THE SITE IS UNDERLAIN WITH UOBTHTENS-URBAN LAND COMPLEX (UOABU) & ELKTON (EKAAR) SOILS, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOBEE SERVICE. NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE SEASONAL HIGH GROUNDWATER ELEVATION.
15. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE OCEANPORT BOROUGH DEVELOPMENT ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
16. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL REPORT TO THE PERMITTING AGENCY AND THE OCEANPORT BOROUGH ENGINEER. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
17. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. ONLY THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLING ANY PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
18. THE CONTRACTOR SHOULD CALL 1-800-272-1000 (SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNPROBABLE UTILITIES).
19. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/ORDINANCES HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.

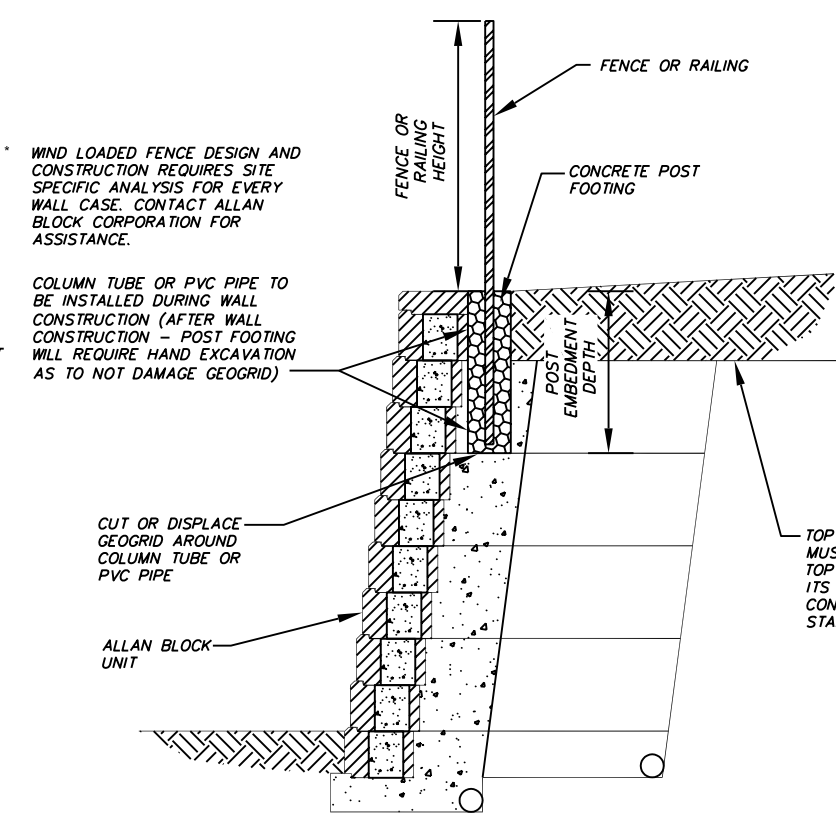
ZONE : RESIDENTIAL ZONE ~ R-3

MINIMUMS :	REQUIRED :	PROPOSED :
LOT AREA	12,000 S.F.	12,000 S.F.
LOT WIDTH	120 FT.	120.00 FT.
LOT DEPTH	100 FT.	100.00 FT.
PRINCIPAL BUILDING		
FRONT SETBACK	30 FT.	35.00 FT.
REAR SETBACK	25 FT.	32.96 FT.
SIDE SETBACK	10 FT.	18.37 FT.
COMBINED SIDE SETBACK	25 FT.	41.99 FT.
ACCESSORY BUILDING		
REAR SETBACK	5 FT.	5.0 FT.
SIDE SETBACK	10 FT.	2.6 FT. *
MAXIMUMS :		
PRINCIPAL BUILDING LOT COVERAGE	25 %	20+ %
ACCESSORY BUILDING LOT COVERAGE	5 %	2+ %
IMPERVIOUS LOT COVERAGE	37%	30+ %
BUILDING HEIGHT (NON-FLAT ROOF)	35 FT., 2.5 STY.	< 35FT., 2.5 STY.

* EXISTING CONDITION



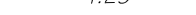
FENCE POST INSTALLATION DETAIL



Note: Fence shall be installed in accordance with manufacture's specifications for installation on top of retaining wall.

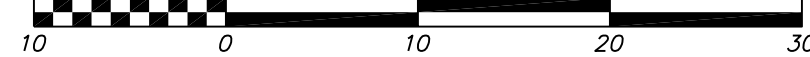
LEGEND

- 
 = EXIST. CONTOUR
 = PROP. CONTOUR
 4.25

 = EXIST. ELEVATION
 = PROP. ELEVATION

 = DIRECTION OF STORMWATER FLOW
 M.B.S.L.
 = MINIMUM BUILDING SETBACK LINE
 (T.B.R.)
 = TO BE REMOVED

 = PROP. UPPER TOP OF WALL
 = PROP. LOWER TOP OF WALL
 = PROP. GROUND ELEV. AT FACE OF WALL

SCALE: (1 Inch = 10 Feet)



					DATE _____ ROBERT D. SIVE N.J. Professional Engineer No. 43816				
2.	6/3/14	REV. DRIVEWAY SLOPE PER PROPERTY OWNER'S REQUEST	M.M.	RS	DRAWN BY: M.M.	DATE	SCALE	SHEET	JOB NUMBER
1.	11/14/13	REV. PER PROPERTY OWNER'S REQUEST	M.M.	RS	DESIGNED BY: RS	11/12/13	1" = 10'	1 OF 1	2484
No.	Date	Revision	By	Chk.	CREATED BY: RS				

PLOT PLAN
TAX LOT 9 BLOCK 27

74 CAYUGA AVENUE

**BOROUGH OF OCEANPORT
MONMOUTH COUNTY , NEW JERSEY**

PLOT PLAN

Geller Consulting Engineers & Planners
Sive & Civil • Site • Transportation
Company Traffic • Municipal

Office Location:	Mailing Address:	Phone: 732-625-7919
958 Adelphia Road	PO Box 249	Fax: 732-625-9313
Adelphia, NJ 07710	Adelphia, NJ 07710	www.gellersive.com
Certificate of Authorization No. 24GA28105200		

07/10 Adelphia, NJ 07710
Certificate of Authorization No. 24GA28105200

ROBERT D. SIVE
N.J. Professional Engineer No. 43816

Packet Pg. 23



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1770)

Meeting: 09/08/20 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

MPCC II, LLC
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



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

6.3.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.R. 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)

R:\General\Projects\Opp\OPP-268\Correspondence\OUT\200811_whw_smith_.docx



Dynamic Engineering Consultants, PC
 www.dynamiccec.com
 1904 Main Street
 Lake Como, NJ 07719
 T. 732-974-0198

July 31, 2020
 Via FedEx Overnight and Email
JSmith@oceanportboro.com

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

Attn: Jeanne Smith
 Planning Board Secretary

**RE: MPCC II, LLC
 Proposed Parking Lot Expansion
 2 Crescent Place
 Block 127, Lot 4
 Borough of Oceanport
 Monmouth County, NJ
 DEC# 3192-99-001**

Dear Ms. Smith,

On behalf of MPCC II, LLC, enclosed please find the following items for our submission to the Borough of Oceanport Planning Board for the above referenced project:

- Eight (8) signed and sealed copies of the Stormwater Management, Groundwater Recharge and Water Quality Analysis, prepared by Dynamic Engineering Consultants, PC, dated February 2020, last revised July 2020;
- Eight (8) signed and sealed copies of the Stormwater Management Operation and Maintenance Manual, prepared by Dynamic Engineering Consultants, PC, dated July 2020;
- One (1) signed and sealed copy of the Topographic Survey, prepared by C.C. Widdis Survey, LLC, dated 9/6/2019, last revised 10/19/2019;
- One (1) copy of the Site Plan Rendering, prepared by Dynamic Engineering Consultants, PC, dated 08/11/2020;
- One (1) copy of the Overall Site Plan Rendering, prepared by Dynamic Engineering Consultants, PC, dated 08/11/2020;
- One (1) copy of the Aerial Exhibit Map, prepared by Dynamic Engineering Consultants, PC, dated 08/11/2020; and
- Fourteen (14) signed and sealed copies of the Preliminary and Final Site Plan drawings, prepared by Dynamic Engineering Consultants, PC, dated 02/26/2020, last revised 07/27/2020.

1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229
 8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
 826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-921-8570
 14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400
 714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T.

The enclosed documents have been prepared to address the Review Letter, prepared by William H.R. White, III, PE, PP, CME, dated May 12, 2020. In order to facilitate the review, we have provided the following itemized response.

A. Variances

1. Bulk Variances

- a. The enclosed site plan drawings have been revised to propose 65.9% impervious cover. Variance approval is requested.
- b. The enclosed site plan drawings have been revised to remove the variance for the parking setback from the residential zone.

The enclosed site plans have been revised to provide a depth of 18 feet for the proposed parking spaces. Waiver approval is requested.

B. General Comments

1. The enclosed site plan drawings have been revised to remove the parking along the eastern side of the buildings and provide a full height curb.
2. Enclosed, please find a signed and sealed boundary survey.
3. The enclosed grading Plan has been revised to provide preliminary cut/fill calculations.
4. The enclosed Cover Sheet has been revised to reference to current tax map.

C. Grading Comments

1. The enclosed site plan drawings have been revised to propose the inlets in low spots to minimize runoff to bypass the structures. Additionally, the grading has been redesigned to minimize the amount of runoff directed towards the building. Lastly, the grading around inlets 12-14 has been revised to direct runoff towards the inlets.
2. The enclosed site plan drawings have been revised to remove the parking along the eastern side of the building and provide B-inlets along the full-height curb.
3. The enclosed Grading Plan has been revised to propose a ridge within the proposed driveway to direct the runoff to remain within Crescent Place.
4. The enclosed Grading Plan has been revised to provide adequate slopes within the ADA parking spaces.
5. The enclosed site plan drawings have been revised to provide spot elevations at the eastern face of the building.

D. Landscape Comments

1. The enclosed site plans have been revised to provide additional plantings.
2. The enclosed Landscape Plan has been revised to provide street trees every 50' and add shrub masses in between trees.
3. The enclosed Landscape Plan has been revised to additional plantings at the driveway entrance.
4. No signs are proposed at this time.
5. The enclosed Landscape Plan has been revised to provide additional landscaping within the parking lot islands.
6. The enclosed Landscape Plan has been revised to additional plantings along the Block 127, Lot 3 property line.
7. The Planting Specifications, Planting Notes, Deciduous and Evergreen Shrub Planting Detail, and Deciduous Tree Planting Detail are provided on Sheet 11.
8. The enclosed site plan drawings have been revised to provide additional buffering to Lot 1. Additionally, a note has been added to the Landscape Plan to state the existing plant material shall not be disturbed outside of the limit of disturbance.
9. The enclosed Landscape Plan has been revised to provide wet tolerant plant material around the headwall and rip rap apron.
10. The enclosed Landscape Plan has been revised to provide the requested remarks for the Red Maple.
11. The enclosed Landscape Plan has been revised to provide Borough Landscaping Requirements Note D stating any substitutions of plant materials requires approval.

E. Lighting Comments

1. Due to the use of the buildings, the applicant is open to limiting the hours of light operation. Testimony will be provided regarding the site lighting.
2. The enclosed site plan drawings have been revised to provide additional buffer to the residential lots. Additionally, the lights along the residential lots provide back side shields and there is no light spill over along the property lines.
3. Due to the use of the buildings, the applicant is open to limiting the hours of light operation. Testimony will be provided regarding the site lighting.
4. Signed and sealed structural calculations for the light pole foundations will be provided upon a favorable decision by the Board. The Area Light Foundation Detail has been revised to provide NJDOT Class 'B' concrete.

5. Note #5 on the Area Light Foundation Detail has been provided to state leveling nuts shall be provided if required.
6. The lighting specifications have been revised to specify the fixtures.

F. Traffic and Circulation Comments

1. The enclosed site plan drawings have been revised to provide sight triangles at the proposed driveway. It is important to note the proposed driveway is in a similar location to the existing driveway.

G. Parking Comments

1. The enclosed site plans have been revised to remove 142 parking spaces. The development now provides 1,316 spaces whereas 1,257 are required.

H. Stormwater Management

1. The stormwater design has been revised to minimize the amount of runoff collected by the underground RCP detention basin. The basin, headers and manholes will be solid wall gasketed and water tight, the construction details have been revised to state same. The detention basin will be video inspected at the conclusion of construction to ensure it was constructed properly.
2. The enclosed stormwater report has been revised to provide capacity calculations for the low flow channel. It is important to note the project is subject to review and approval by the Freehold Soil Conservation District. Testimony will be provided regarding the emergency driveway to Summerfield Avenue.
3. The stormwater management system has been designed to account for both non-flood and flood scenarios with the use of tailwater. The reason runoff in the tailwater (flood) scenario is higher than the no tailwater scenario is because the tailwater restricts the flow beneath the tailwater elevation (10.40) which raises the basin's water surface elevation. The stormwater then reaches the next (larger) orifice on the outlet control structure which allows a higher flow rate. The runoff rate reductions per NJAC 7:8 have been satisfied with and without tailwater.
4. The enclosed Grading Plan and Inlet Area Map have been revised to more accurately depict the areas tributary to each inlet.
5. Enclosed please find the Operations and Maintenance Manual.

I. Miscellaneous Comments

1. The enclosed Storm Manhole Frame Detail has been revised to remove the municipal lettering.
2. A header detail will be provided upon a favorable decision by the Board.

3. The “perforated” label for the 48” pipe has been removed from the details.

J. Additional Agency Approvals

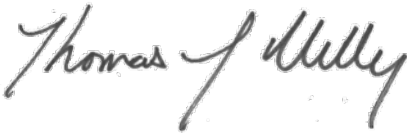
1. NJDEP CAFRA – Pending
2. Oceanport Fire Marshal – Pending
3. NJDEP – Pending
4. Freehold Soil Conservation District – Pending
5. Monmouth County Planning Board – Pending

We request you please review the enclosed documents prior to the August 11, 2020 Planning Board meeting.

Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Thomas J. Muller, PE, PP



Douglas M. Hanley

Enclosures

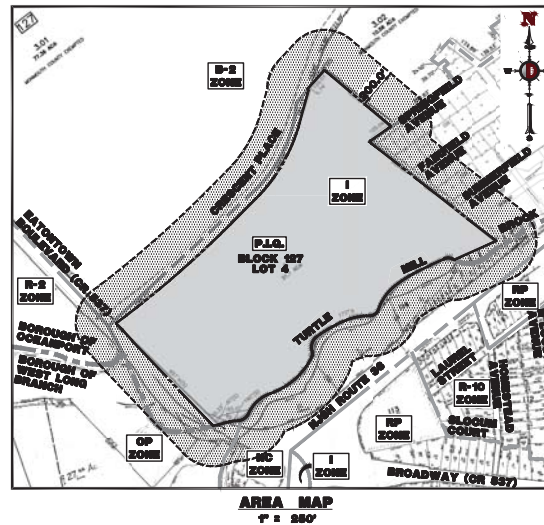
cc: William H.R. White, III, PE, PP, CME (via email with enclosures)
Carl Gross (via email)
Zachary Gross (via email)
Carol Truss (via email)
Kevin Jacobs (via email)
Salvatore Alfieri (via email)
Justin Taylor (via email)

PRELIMINARY AND FINAL SITE PLAN

FOR
MPCC II, LLC
PROPOSED PARKING LOT EXPANSION
 BLOCK 127, LOT 4; TAX MAP SHEET #22 - LATEST REV. DATED MAY 2016
 2 CRESCENT PLACE,
 BOROUGH OF OCEANPORT
 MONMOUTH COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

BOROUGH OF OCEANPORT				BOROUGH OF WEST LONG BRANCH			
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KEY MAP
 1" = 2000'

DRAWING INDEX	
COVER SHEET	1 of 14
AERIAL MAP	2 of 14
GENERAL SITE PLAN	3 of 14
CONCRETE PLAN	4 of 14
SEAL PLAN	5 of 14
GRADING PLAN	6 of 14
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LANDSCAPE & UTILITY PLAN	9 of 14
LANDSCAPE & UTILITY & SEWERAGE CONTROL NOTES & DETAILS	10 of 14
CONSTRUCTION DETAILS	11 of 14
CONSTRUCTION DETAILS	12 of 14
CONSTRUCTION DETAILS	13 of 14
CONSTRUCTION DETAILS	14 of 14

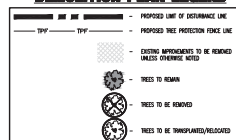
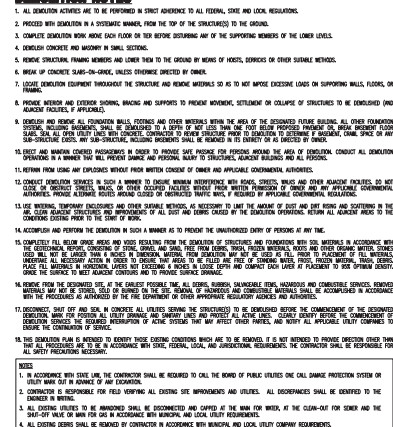
PLANNING BOARD APPROVAL

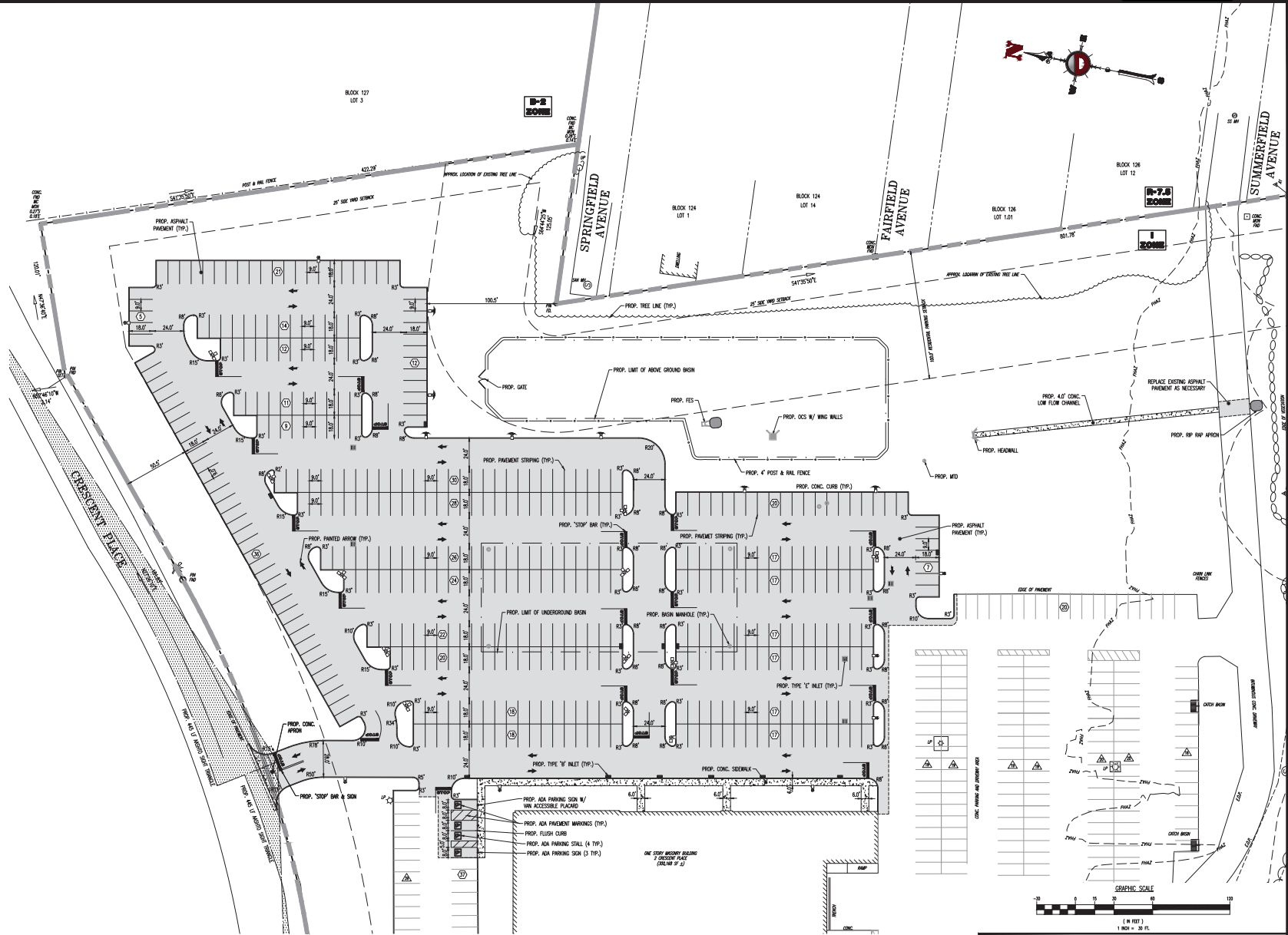
APPROVED BY THE PLANNING BOARD OF BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY	
CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
 1904 MAIN STREET
 LAKE COMO, NJ 07719
 WWW.DYNAMICCEC.COM

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTANTS • ENVIRONMENTAL • SURVEY • PLANNING & ZONING Lake Como, New Jersey 07719 • Phone: (908) 272-2222 • Fax: (908) 272-2222 • Email: info@dynamicce.com Website: www.dynamicce.com	
TITLE: COVER SHEET	
PROJECT: MPCC II, LLC PROPOSED PARKING LOT EXPANSION BLOCK 127, LOT 4 2 CRESCENT PLACE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY	JOB NO: 0192-99-001 DATE: 02/26/2006 DESIGNED BY: RAU CHECKED BY: RAU DRAWN BY: RAU PROJECT MANAGER: THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52170
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975 JOHN A. PALUS	SHEET NO: 1 OF 14







THIS PLAN SET IS FOR PRELIMINARY PURPOSES ONLY AND MAY ONLY BE USED FOR ORIENTING.

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTANTS • CIVIL ENGINEERS • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN
1000 Morris Avenue, Suite 200, Springfield, NJ 07081 • Phone: 908.251.1234 • Fax: 908.251.1235
Email: info@dynamiceng.com • Website: www.dynamiceng.com

TITLE: SITE PLAN

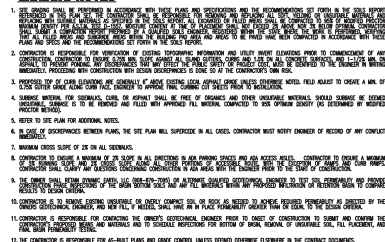
PROJECT: MPCC II, LLC
PROPOSED PARKING LOT EXPANSION
BLOCK 122, LOT 4
2 CRESCENT PLACE
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

DATE: 05/26/2020
DRAWN BY: KAK
CHECKED BY: LAM
DESIGNED BY: JAM

PROFESSIONAL ENGINEER
JOHN A. PALUS
NEW JERSEY LICENSE NO. 41875

PROFESSIONAL ENGINEER
THOMAS J. MULLER
NEW JERSEY LICENSE NO. 52175

PROJECT NUMBER: 3192-99-001
SHEET NO. 5 OF 14



ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST AASD GUIDELINES AND NJ HANDBOOK FREE SLOPES (2003-2017) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

DOWNCUTS / ACCESSIBLE ROUTES

- RUNNING SLOPE: 1:20 (5%) MAX. (ALSO MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX., 1:60 MAX. (1.67%) MAX. FOR NEW CONSTRUCTION
- INTERSECTION SLOPE: 1:40 (2.5%) MAX., 1:50 MAX. (2.0%) MAX. FOR NEW CONSTRUCTION
- CHANNEL IN LOWERS: 1:10 MAX. HEIGHT OR 1:12 MAX. HEIGHT WITH UNWEADED EXPOSED REVEALED SLOPE OF 1:10 (10%) MAX.
- GAPS: 1" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO FLOW OF TRAFFIC.

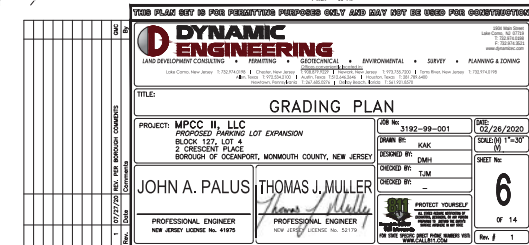
- TOP LANDS: 48" MIN. LENGTH, WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- BOTTOM LANDS: 48" MIN. LENGTH, WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

CROSSINGS

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN ELEV: 3" MAX. HEIGHT OR 3" MAX. HEIGHT WITH BEVELLED EDGE. BEVELLED EDGE SLOPE OF 1:2 (50%) MAX.

- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
- EXISTING RAMP: SLOPE: 1:10 (10%) MAX. FOR RISE OF 4'; 1:8 (12.5%) MAX. FOR MAX. RISE OF 5'
- MIN. RISE: 30"
- MIN. CLEAR WIDTH: 36"

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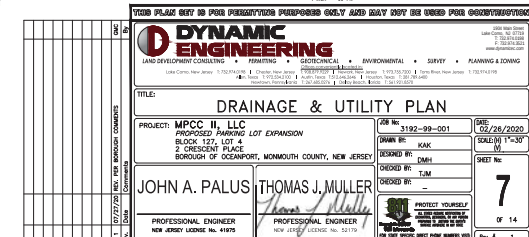
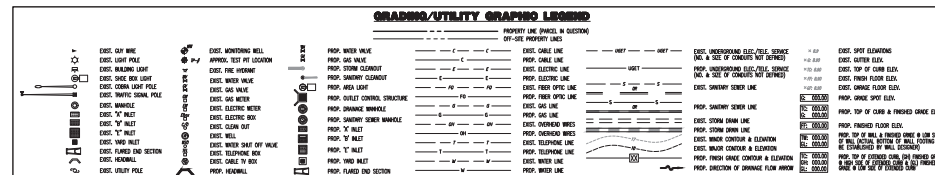


1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR ERECTION. UTILITY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONTRACTOR SHALL COMMENCE BEGINNING AT THE (LOWEST INLET POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- [illegible]

1. OUTLET STRUCTURE IS TO BE INSPECTED ANNUALLY AND RESIDUAL SEDIMENTATION IS TO BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS. ADVISORY: PERMIT HOLDERS ARE RESPONSIBLE FOR THE PROTECTION OF THE PERMIT AREA.

- MUNICIPAL, COUNTY, AND STATE REGULATIONS AS NECESSARY.
2. PILES ARE TO BE INSPECTED AND CLEANED TO REMOVE SEDIMENTATION, TRASH AND/OR DEBRIS EVERY SIX (6) MONTHS, OR AS NECESSARY, TO ENSURE PROPER FUNCTION.
3. TOP OF MAIN FIELD IS TO BE INSPECTED FOR INDICATION OF SETTLEMENT. MUNICIPAL ENGINEER IS TO BE ADVISED IMMEDIATELY IF SETTLEMENT WITNESSED SO THAT PLAN FOR REPAIR, IF NECESSARY, CAN BE MADE.
4. PIPES AND BEDDING TO BE INSPECTED AT THE REQUEST OF THE MUNICIPAL ENGINEER OR AS REQUIRED IF EXCESSIVE SEDIMENT BUILDUP IS WITNESSED. APPROPRIATE ACTION SHALL BE TAKEN TO CORRECT SUCH CONDITIONS. RECORDS OF ALL SUCH INSPECTIONS SHALL BE MAINTAINED BY THE MUNICIPAL ENGINEER'S OFFICE.
5. NATIONAL SYSTEM TO BE CLEARED OF OBSTRUCTIONS AND ISSUES FOR THE DIRECTOR OF THE MUNICIPAL ENGINEER'S OFFICE UPON ANNUAL REPORT. RESULTS ARE TO BE FORWARDED AND DEPOSITED OF IN ACCORDANCE WITH FEDERAL, COUNTY AND STATE REGULATIONS.





ANY USE WITHIN A COMPLETELY ENCLOSED AREAS REQUIRED BY THIS CHAPTER IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE SECTION THAT PROVIDES A VISUAL SCREEN. SUCH USES MAY BE LIMITED TO A MAXIMUM OF 10 FEET ABOVE THE EXISTING FINISHED GRADE SURFACE OF THE ADJACENT HIGHWAY OR OVERPASS OR OVERPASS RAMP OR SPURLES, SPACES AT INTERVALS OF NOT MORE THAN 50 FEET, LOCATED AND MAINTAINED IN GOOD CONDITION WITHIN 50 FEET OF THE PROPERTY LINE (R 300-16.6).

ALL ADDITIONAL AREAS OF PROPOSED SCREEN SHALL BE PLACED WITHIN AN ENCLOSED FENCE, INCLUDING STORAGE, SHALL BE EFFECTIVELY SCREENED FROM ANY PUBLIC VIEW.

CITY-STREET PARKING AND LOADING AREAS FOR FOUR OR MORE VEHICLES SHALL BE EFFECTIVELY SCREENED BY A FENCE OR HEDGE ON THE SIDE OR SIDES ADJOINING OR ADJACENT TO THE SUBSTITUTION OF PLANT MATERIAL.

THE SCREEN SHALL BE APPROVED BY THE BOROUGH ENGINEER PRIOR TO INSTALLATION.

SEE SHEET 11 OF 14 FOR LANDSCAPE PLAN NOTES & DETAILS

Packet Pg. 41

A. ALL LIGHTING USED TO ILLUMINATE ANY OFF-STREET PARKING OR LOADING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING PREMISES. (S 393-22.819)

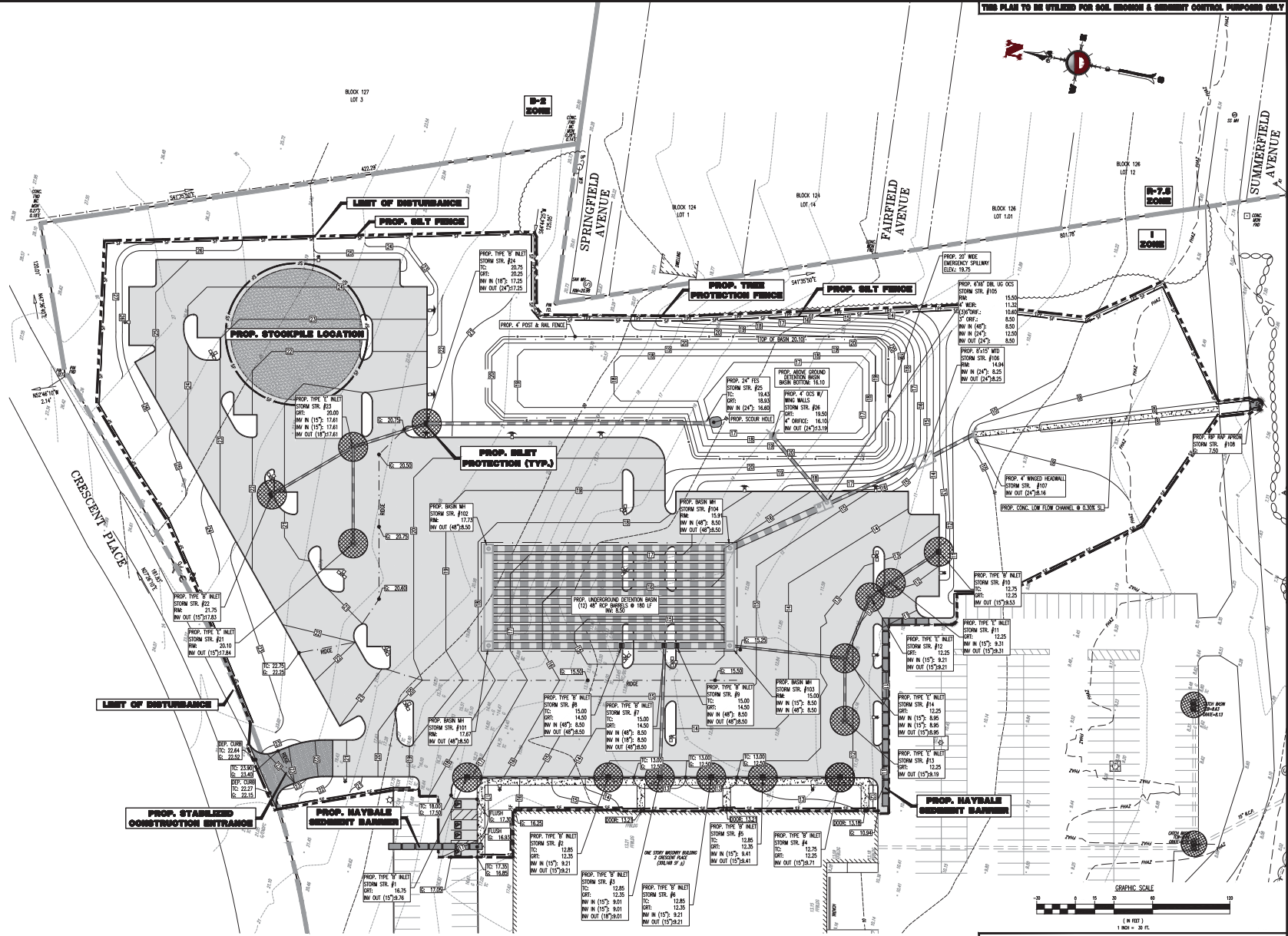
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SEE SHEET 13 OF 14 FOR LIGHTING PLAN DETAILS

Packet Pg. 42

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. WOODPILE SEDIMENT BARRIER

LIMIT OF DISTURBANCE = 223,413 SF. (6,500 Ac.)

SEE SHEET 11 OF 14 FOR SOIL EROSION NOTES & DETAILS

DYNAMIC ENGINEERING
LANDSCAPE ARCHITECTS • CIVIL ENGINEERS • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN

1000 Morris Avenue, Suite 200, Fairfield, NJ 07004 • Phone: (201) 261-1000 • Fax: (201) 261-1001 • Email: info@dynamiceng.com

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: MPPC II, LLC
 PROPOSED PARKING LOT EXPANSION
 BLOCK 127, LOT 4
 2 CRESCENT PLACE
 BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

DESIGNED BY: JOHN A. PALUS
 CHECKED BY: THOMAS J. MULLER
 DATE: 05/26/2020

PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41875

PROJECT NUMBER:
 3192-99-001

SHEET NO: **10** OF 14

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

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

Meeting: 09/08/20 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

500 Malterer Avenue
Block 110.07, Lot 1
Site Plan Approval with Variances



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.1.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 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-stripped 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)

R:\General\Projects\Opp\OPP-262\Correspondence\OUT\200831_whw_smith_triumphant_life.docx



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.1.b

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

July 23, 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

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- 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.

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



Jeanne Smith, Planning Board Secretary

July 23, 2020

MC Project No. OPP-262

Page 2 of 2

A Planning and Engineering review will follow under separate cover.

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

Very truly yours,

MASER CONSULTING, P.A.

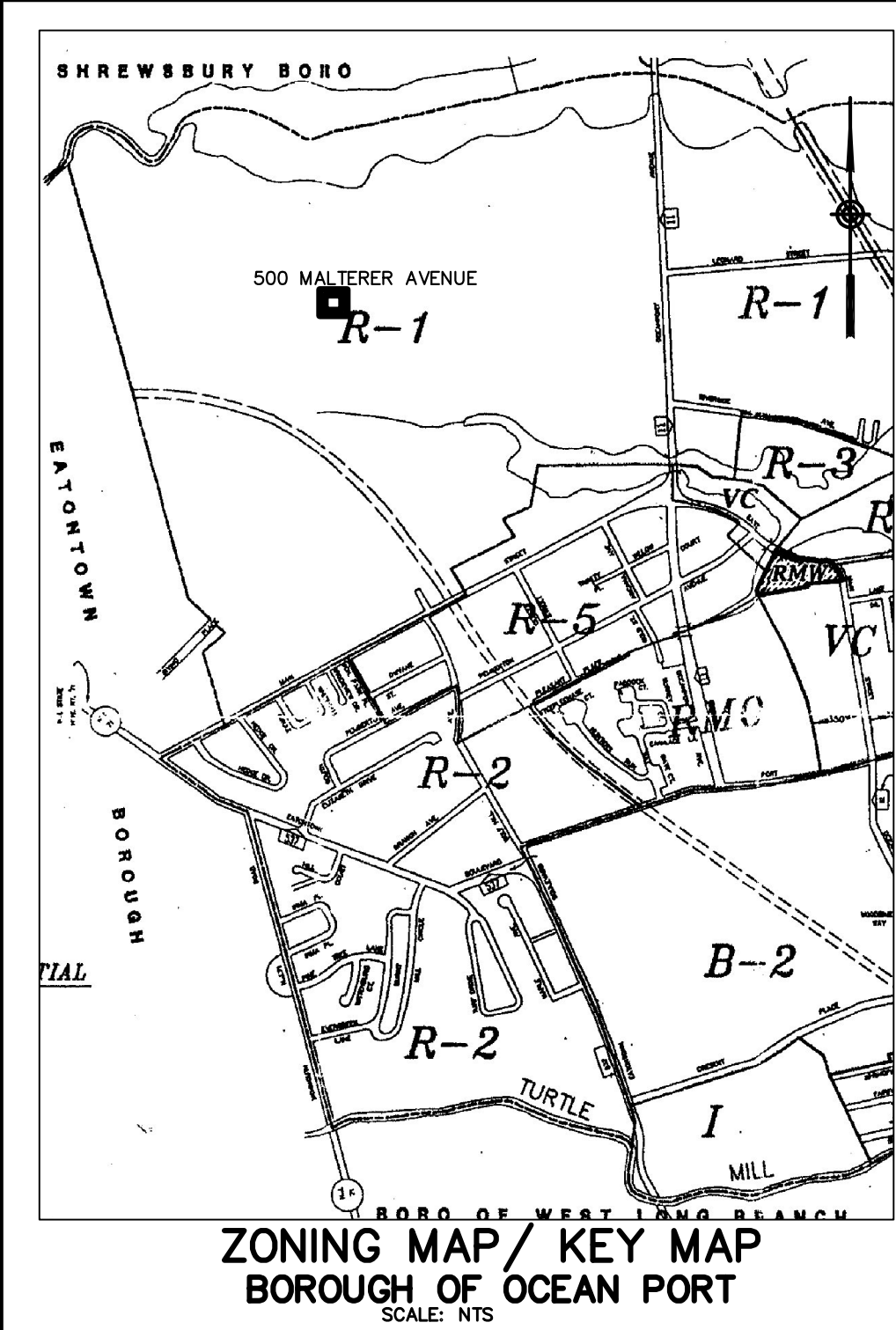
A handwritten signature in blue ink, appearing to read 'W.H.R. White, III'.

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)

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PRELIMINARY AND FINAL SITE APPROVAL
OF NEW PARKING LOT AT EXISTING PLACE OF WORSHIP

500 MALTERER AVENUE
OCEANPORT, NEW JERSEY
BLOCK 110.07, LOT 1
DEVELOPED BY
TRIUMPHANT LIFE CHURCH



LOCATION MAP
GRAPHIC SCALE

1 INCH = 100 FT.



AERIAL MAP
NTS

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)
PROJECT DATA

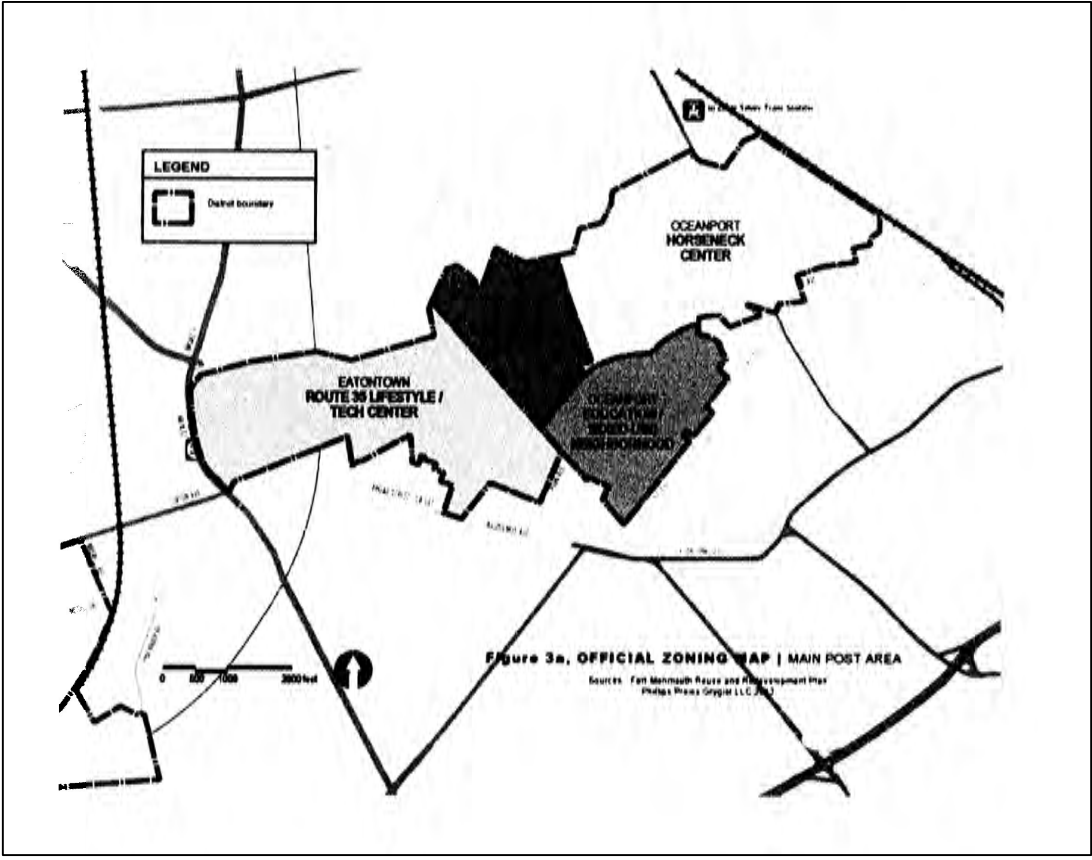
ADDRESS	500 MALTERER AVENUE, OCEANPORT, NJ		
BLOCK	110.07 LOT 1 (OCEANPORT TAX MAP)		
ZONE	OCEANPORT HORSENECK CENTER		
PERMITTED USE	INSTITUTIONAL/CIVIC		
SIZE OF LOT	600X 363		
LOT AREA	217,800 SQ FT +/- 5.0 AC +/-		
BLDG AREA	EXISTING FOOT PRINT: 20,475.23 SQ FT		
# OF STORIES	1 STORY		
HEIGHT	35.59 FEET EXISTING		
EXISTING USE	PLACE OF WORSHIP (CHURCH) – PERMITTED USE		
PROPOSED USE	PLACE OF WORSHIP (CHURCH) – PERMITTED USE		
EXISTING PARKING	87 SPACES		
PROPOSED PARKING	217 SPACES (130 NEW)*		
CONSTRUCTION	MASONRY/ STEEL/ FRAME CONSTRUCTION		
SCOPE OF WORK	INSTALLATION OF AN ADDITIONAL PARKING LOT		
BUILDING TO BE PRESERVED	- NONE		
ZONING CHART	REQUIRED	PROPOSED	VARIANCE
MAX. RESID. PER MUNICIPAL	N/A	NA	NOT REQUIRED
FAR	25	N/A	NOT REQUIRED
MAX. LOT COVERAGE	75%	55.5	NOT REQUIRED
MIN. SIDE YARD EACH SIDE	20	95.7 FT MIN.	NOT REQUIRED
MIN. REAR YARD	30	57.2 FT	NOT REQUIRED
PARKING	165	217	NOT REQUIRED*
LANDSCAPE IN PARKING	10%	3.98%	REQUIRED**
aisle/entrance	25FT	23.12/25	EXIST. REQUIRED**

*THE PSA REQUIRES THAT A 115-SPACE PARKING LOT BE BUILT AND A 130-SPACE IS BEEN PROPOSED. THERE WERE 45 PEWS AND THREE OF THE PEWS HAVE BEEN REMOVED TO CREATE SPACE FOR THE CHURCH STAGE. EACH PEW IS 21.50 FEET LONG AND CAN SEAT 11 PARISHIONERS. THE CHURCH HAS A CAPACITY OF 495 SEATS. FMERA REQUIREMENT, ONE PARKING SPACE PER THREE SEATS. THEREFORE, THE NUMBER OF PARKING SPACES REQUIRED IS 165.

** VARIANCE REQUIRED

PROJECT DESCRIPTION

THE PROJECT PLANS TO LEGALIZE AN EXISTING CHURCH AND THE CONSTRUCTION OF AN ADDITIONAL PARKING LOT.



ZONING MAP/ KEY MAP
SCALE: NTS

LIST OF DRAWINGS

- C-1 KEY / LOCATION PLAN
- C-2 EXISTING SURVEY
- C-3 TOPOGRAPHIC SURVEY
- C-4 OVERALL PLAN
- C-5 GRADING, DRAINAGE & UTILITY PLAN
- C-6 LIGHTHING PLAN
- C-7 LANDSCAPE PLAN
- C-8 SOIL EROSION & SEDIMENTATION PLAN
- C-9 PHOTOGRAPHS
- C-10 DETAILS

APPROVED BY THE BOARD OF FORT MONMOUTH
ECONOMIC REVITALIZATION AUTHORITY AT
A MEETING HELD ON _____ DAY OF _____

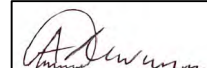
BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

ENGINEER DATE

RESOLUTION NUMBER

I HEREBY CERTIFY THAT THIS MAP AND SURVEY
HAVE BEEN MADE UNDER MY SUPERVISION AND
COMPLIES WITH THE MAP FILING LAW.


BABATUNDE ADEWUNMI, P.E., L.S.
NJ LIC. #42563

TRIUMPHANT LIFE CHURCH

CASE #

500 MALTERER AVENUE, OCEANPORT, NEW JERSEY
LOT 1, BLOCK 110.07

BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

KEY/ LOCATION PLAN

 BABS ENGINEERING, PC
930 STUYVESANT AVE., SUITE 16
UNION, NEW JERSEY, 07083
908-206-1738 (T)
908-206-1738 (F)

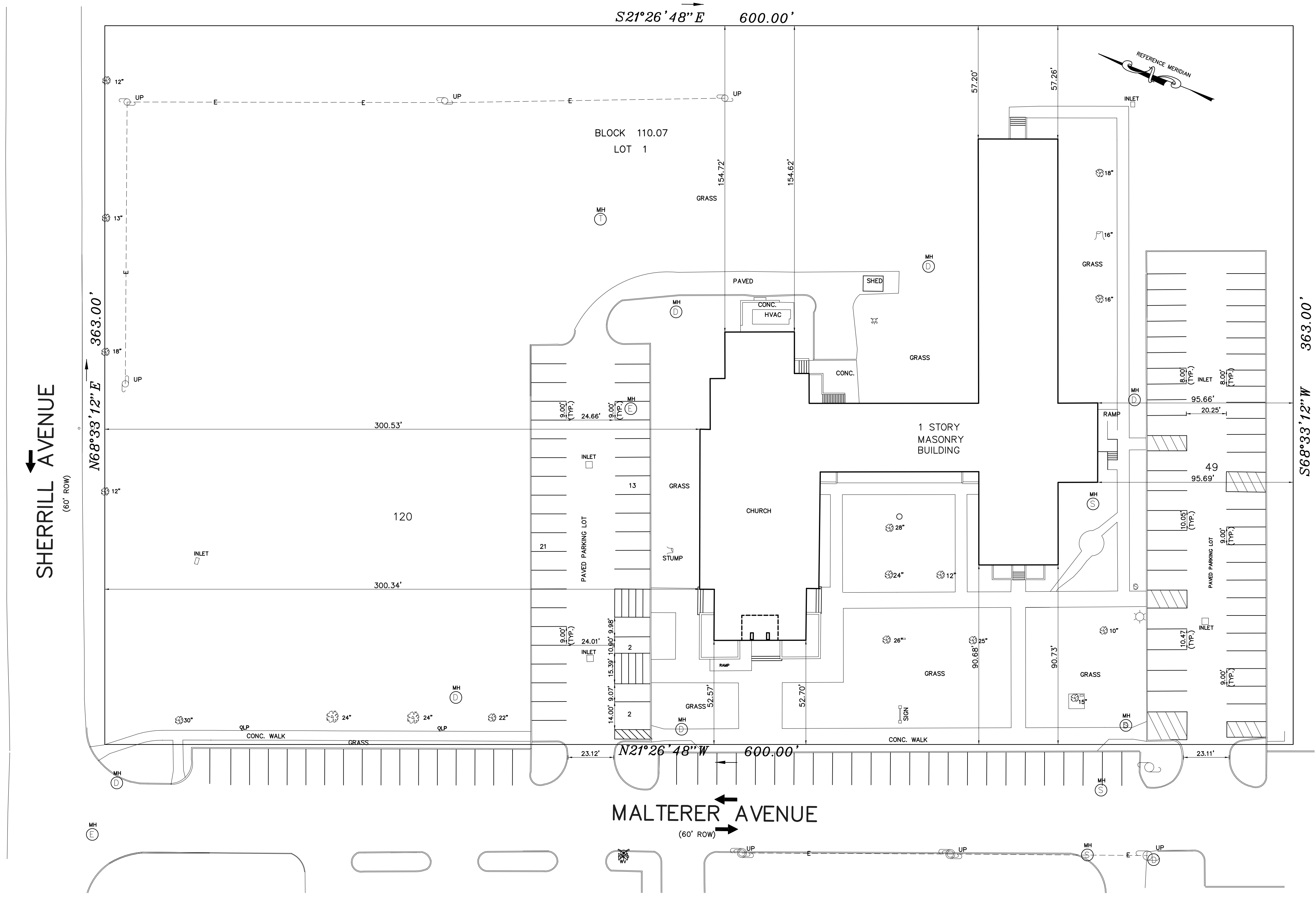
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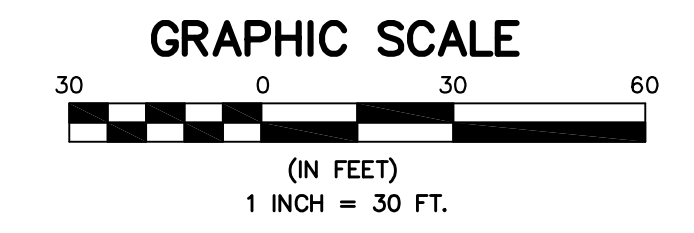
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REVISION		
NO.	DATE	DESCRIPTION
1.	08/16/18	REVISED AS PER 07/23/18 COMMENTS
2.	08/27/18	REVISED AS PER 08/16/18 COMMENTS
3.	01/18/19	REVISED AS PER 10/26/18 COMMENTS
4.	09/04/19	REVISED TO SHOW OCEANPORT ZONING CHART
5.	05/26/20	REVISED AS PER 06/19/19 COMMENTS


BABATUNDE ADEWUNMI, P.E., L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. Lic. No. 42563



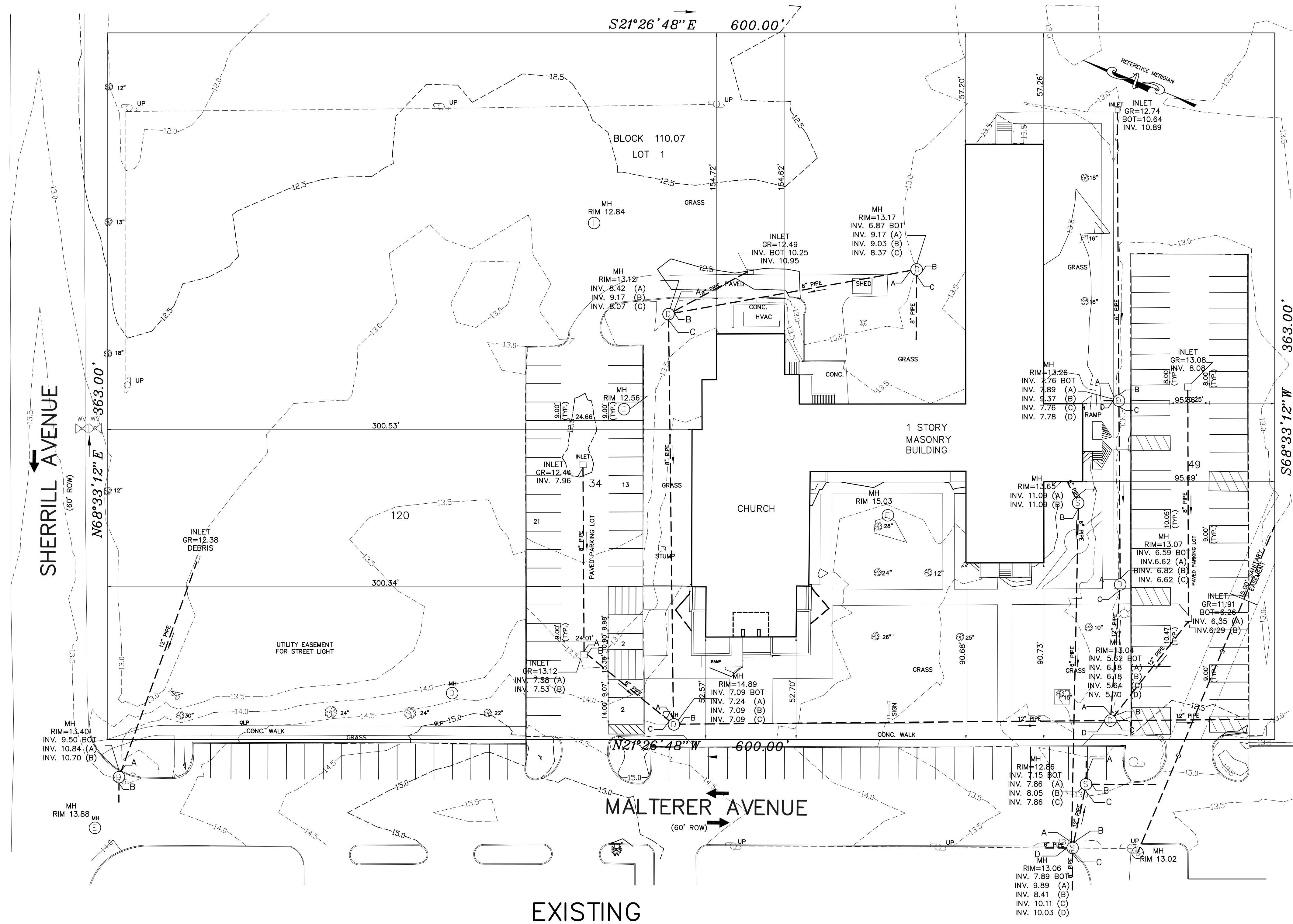
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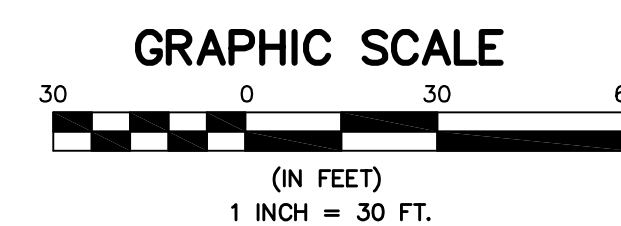
REVISION		
NO.	DATE	DESCRIPTION
1	05/26/20	REVISED AS PER 06/19/19 COMMENTS

TRIUMPHANT LIFE CHURCH CASE # 500 MALTERER AVENUE, OCEANPORT, NEW JERSEY LOT 1, BLOCK 110.07 BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY		
EXISTING SURVEY		
BABS ENGINEERING, PC 930 STUYVESANT AVE., SUITE 16 UNION, NEW JERSEY, 07083 908-206-1738 (T) 908-206-1738 (F)	#2018-0039 DATE 07/05/18 SCALE 1"=30'	C-2
BABATUNDE ADEWUNMI, P.E., L.S. PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. Lic. No. 42563		

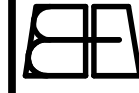
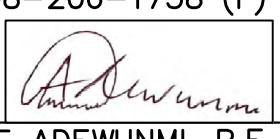
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PAVMENT=48,662.72SF=1.1171AC+
TOTAL AREA=217,800.00SF=5.0000AC+



EXISTING

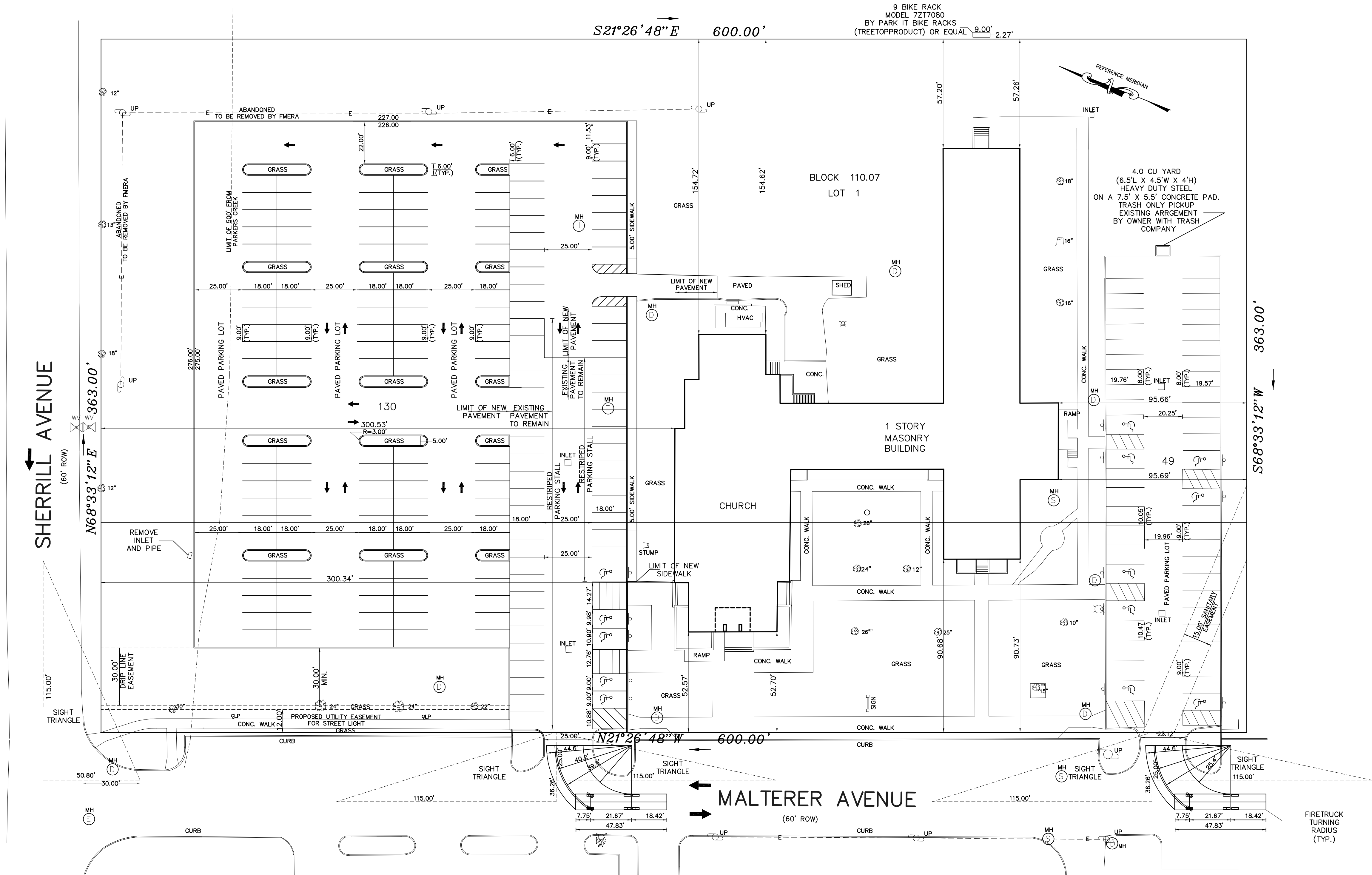


REVISION		
NO.	DATE	DESCRIPTION
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2	03/25/19	REVISED AS PER 03/19/19 COMMENTS
3	05/26/20	REVISED AS PER 06/19/19 COMMENTS

TRIUMPHANT LIFE CHURCH CASE # 500 MALTERER AVENUE, OCEANPORT, NEW JERSEY LOT 1, BLOCK 110.07 BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY		
TOPOGRAPHIC SURVEY		
 BABS ENGINEERING, PC 930 STUYVESANT AVE., SUITE 16 UNION, NEW JERSEY, 07083 908-206-1738 (T) 908-206-1738 (F)	#2018-0039	
	DATE 07/05/18	SCALE 1"=30'
 BABATUNDE ADEWUNMI, P.E., L.S. PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. Lic. No. 42563		C-3

EXISTING
SURFACE TYPE
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BUILDING=20,475.23SF=0.4701AC+
PAVMENT=48,662.72SF=1.1171AC+
TOTAL AREA=217,800.00SF=5.0000AC+

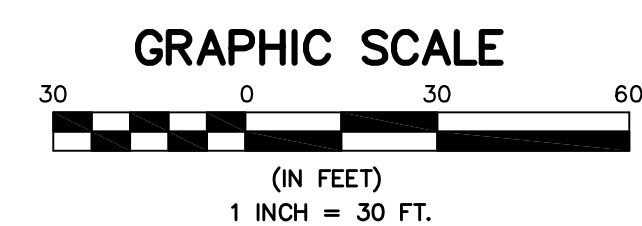
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SURFACE TYPE
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BUILDING=20,475.23SF=0.4701AC+
PAVMENT=100,505.83SF=2.3073AC+
TOTAL AREA=217,800.00SF=5.0000AC+



I HEREBY CERTIFY THAT THIS MAP AND SURVEY
HAVE BEEN MADE UNDER MY SUPERVISION AND
COMPLIES WITH THE MAP FILING LAW.

BABATUNDE ADEWUNMI, P.E., L.S.
N.J. Lic. #42563

TRIUMPHANT LIFE CHURCH		
CASE #		
500 MALTERER AVENUE, OCEANPORT, NEW JERSEY		
LOT 1, BLOCK 110.07		
BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY		
OVERALL PLAN		
	BABS ENGINEERING, PC 930 STUYVESANT AVE., SUITE 16 UNION, NEW JERSEY, 07083 908-206-1738 (T) 908-206-1738 (F)	
	#2018-0039	
	DATE 07/05/18	SCALE 1"=30'
 BABATUNDE ADEWUNMI, P.E., L.S. PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. Lic. No. 42563		C-4



REVISION		
NO.	DATE	DESCRIPTION
1	08/16/18	REVISED AS PER 07/23/18 COMMENTS
2	08/27/18	REVISED AS PER 08/16/18 COMMENTS
3	01/18/19	REVISED AS PER 10/26/18 COMMENTS
4	03/25/19	REVISED AS PER 03/19/19 COMMENTS
5	05/26/20	REVISED AS PER 06/19/19 COMMENTS

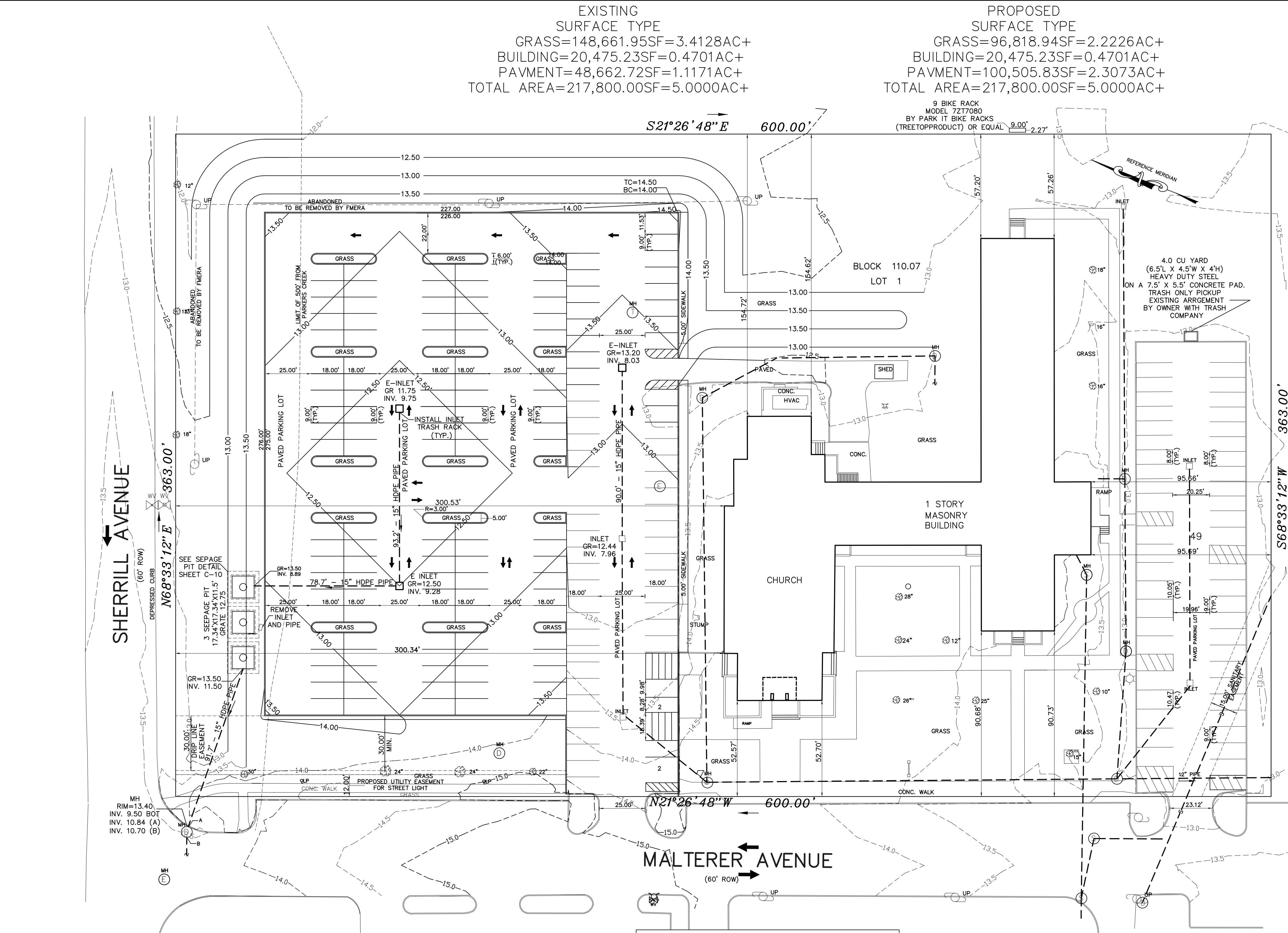
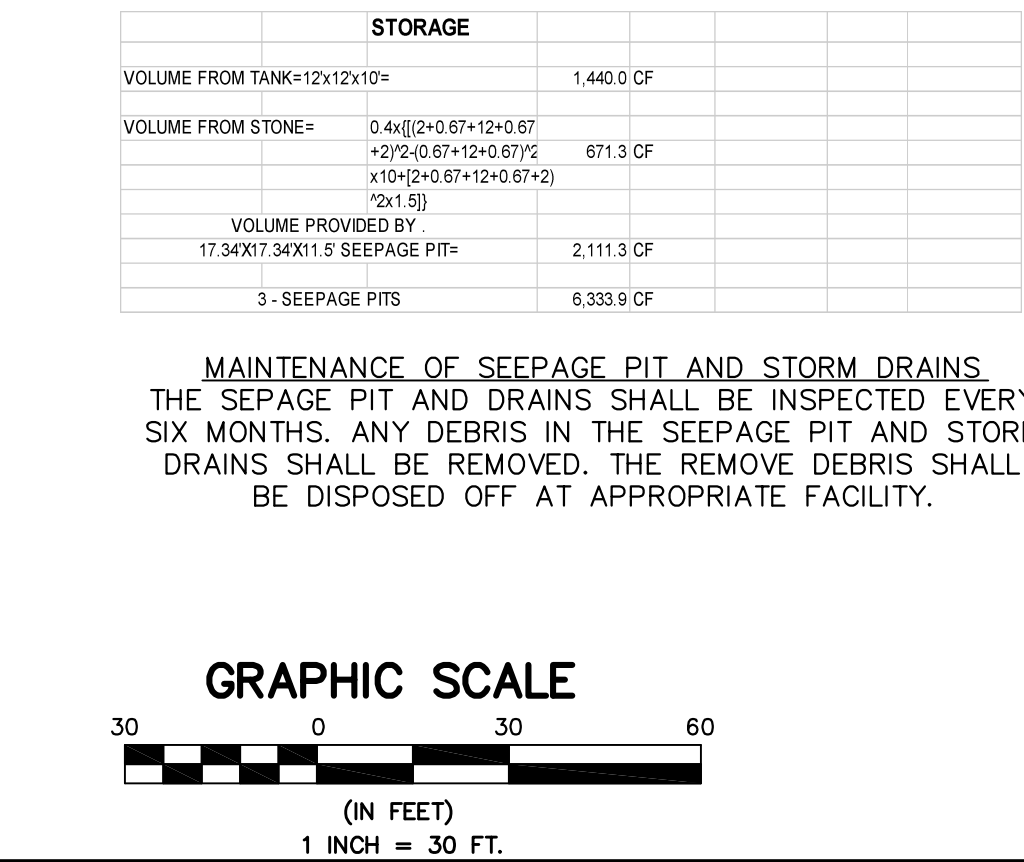
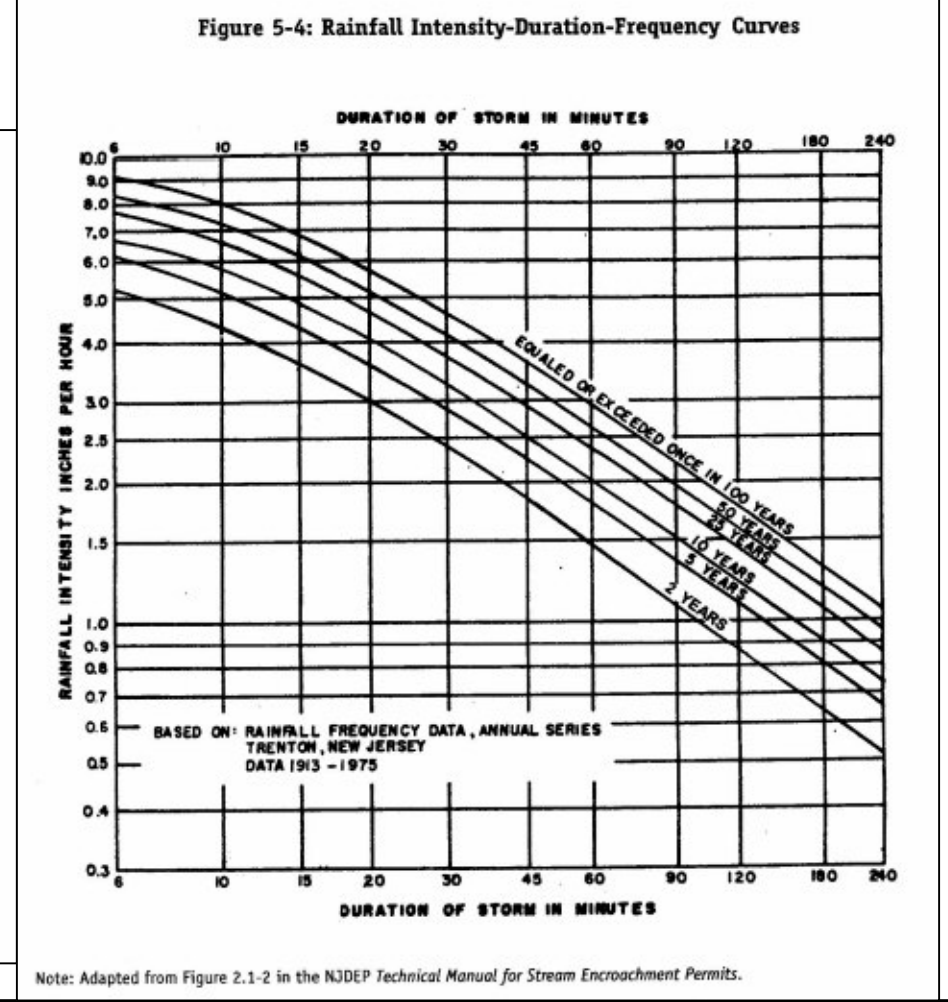
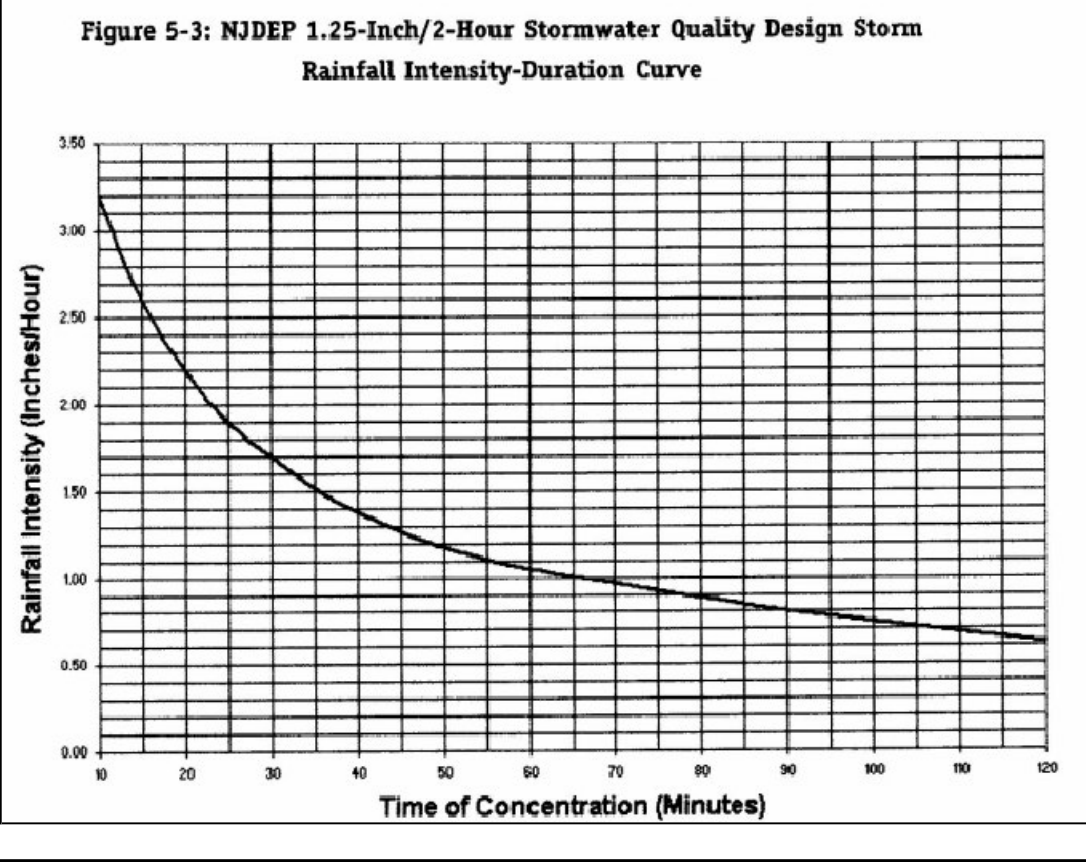


Table 5-1: NJDEP 1.25-Inch/2-Hour Stormwater Quality Design Storm Cumulative and Incremental Rainfall Distributions

Time (minutes)	Cumulative Rainfall (inches)	Incremental Rainfall (inches)	Time (minutes)	Cumulative Rainfall (inches)	Incremental Rainfall (inches)
0	0.0000	0.0000	65	0.8917	0.2667
5	0.0083	0.0083	70	0.9917	0.1000
10	0.0166	0.0083	75	1.0500	0.0583
15	0.0250	0.0084	80	1.0840	0.0340
20	0.0500	0.0250	85	1.1170	0.0330
25	0.0750	0.0250	90	1.1500	0.0330
30	0.1000	0.0250	95	1.1750	0.0250
35	0.1330	0.0330	100	1.2000	0.0250
40	0.1660	0.0330	105	1.2250	0.0250
45	0.2000	0.0340	110	1.2334	0.0084
50	0.2583	0.0583	115	1.2417	0.0083
55	0.3583	0.1000	120	1.2500	0.0083
60	0.6250	0.2667			

Notes: See Figure 5-1 for plot of cumulative rainfall distribution.



STORM WATER QUANTITY STORM

THE RATIONAL FORMULAR METHOD Q=CIA WILL BE USED TO COMPUTE RUNOFF

Q=CIA

Q= PEAK RUNOFF IN CUBIC FEET PER SECOND

C= COEFFICIENT OF RUNOFF

I=INTENSITY IN INCHES PER HOUR

A= CONTRIBUTING DRAINAGE BASIN, IN ACRES

THE DESIGN STORM FREQUENCY WILL BE FOR 2, 10, 25 & 100 YEAR STORMS

TIME OF CONCENTRATION T_c= 10 Min.

PREDEVELOPMENT

EXISTING DRAINAGE AREA

	AREA ACRE	SURFACE TYPE	C-VALUE
E1	3.4128	GRASS	0.51
	0.4701	BLD	0.99
	1.1171	PAV	0.99
TOTAL AREA C-AVE	5.0000		0.66

PROPOSED DRAINAGE AREA

	AREA ACRE	SURFACE TYPE	C-VALUE
P1	2.2226	GRASS	0.51
	0.4701	BLD	0.99
	2.3073	PAV	0.99
TOTAL AREA C-AVE	5.0000		0.78

RET PERIOD YRS

R-INTENSITY IN/HR

C-ADJ FACTOR

E1 cfs

P1 cfs

RET PERIOD

INFLOW

DESIGN DISCHARGE

YRS

cfs

0.50

5.83

10

16.612

0.75

12.46

25

19.527

0.75

14.65

100

26.495

0.80

21.20

RETURN PERIOD

YRS

2

10

25

100

TIME/MIN.

0

0.0

0.0

0.0

0.0

5

4.8

6.3

7.1

8.7

10

4.4

5.7

6.7

8.0

15

3.6

4.8

5.7

6.8

30

2.7

3.3

3.7

4.6

60

1.5

2.0

2.4

2.9

120

0.9

1.2

1.4

1.8

EXISTING PROPOSED

AREA

5.0000

C-AVE

0.66

5.0000

0.78

2 YEAR STORM ALLOWABLE DISCHARGE 5.83 cfs

C-ADJ FACTOR=0.88

TIME MIN.

INTENSITY IN/HR

INFLOW V-CU-FT

DISCHARGE CU-FT

STORAGE CU-FT

0

0.0

0

0

0

5

4.8

4.493

1.749

2.744

10

4.4

8.237

3.498

4.739

15

3.6

10.109

5.247

4.862

30

2.7

15.163

10.494

4.669

60

1.5

16.511

20.988

120

0.9

19.319

41.976

10 YEAR STORM ALLOWABLE DISCHARGE 12.46cfs

C-ADJ FACTOR=0.88

TIME MIN.

INTENSITY IN/HR

INFLOW V-CU-FT

DISCHARGE CU-FT

STORAGE CU-FT

0

0.0

0

0

0

5

6.3

6.498

3.738

2.748

10

5.7

11.737

7.476

4.261

15

4.8

14.828

11.214

3.612

30

3.3

20.396

22.428

60

2.0

24.710

44.556

120

1.2

25.652

89.712

25 YEAR STORM ALLOWABLE DISCHARGE 14.65cfs

C-ADJ FACTOR=0.88

TIME MIN.

INTENSITY IN/HR

INFLOW V-CU-FT

DISCHARGE CU-FT

STORAGE CU-FT

0

0.0

0

0

0

5

7.1

7.310

4.395

2.915

10

6.7

13.797

8.790

5.007

15

5.7

17.698

13.185

4.421

30

3.7

22.857

26.370

60

2.4

29.652

52.740

120

1.4

34.595

105.480

100 YEAR STORM ALLOWABLE DISCHARGE 21.20cfs

C-ADJ FACTOR=1.0

TIME MIN.

INTENSITY IN/HR

INFLOW V-CU-FT

DISCHARGE CU-FT

STORAGE CU-FT

0

0.0

0

0

0

5

8.7

10.179

6.360

3.819

10

8.0

18.720

12.720

6.000

15

6.8

23.668

19.080

4.788

30

4.6

32.292

38.160

60

2.9

40.716

76.320

120

1.8

50.544

152.640

VOLUME DETERMINATION FOR 100 YEAR RETURN PERIOD

TIME/MIN.

INFLOW CU-FT

DISCHARGE CU-FT

STORAGE CU-FT

0

0.0

0

0

5

8.7

10.179

6.360

3.819

10

8.0

18.720

12.720

6.000

15

6.8

23.668

19.080

4.788

30

4.6

32.292

38.160

60

2.9

40.716

76.320

120

1.8

50.544

152.640

STORM WATER QUALITY STORM

THE RATIONAL FORMULAR METHOD Q=CIA WILL BE USED TO COMPUTE RUNOFF
Q=CIA

Q= PEAK RUNOFF IN CUBIC FEET PER SECOND
C= COEFFICIENT OF RUNOFF
I=INTENSITY IN INCHES PER HOUR
A= CONTRIBUTING DRAINAGE BASIN, IN ACRE

TIME OF CONCENTRATION T_c= 10 Min.

PREDEVELOPMENT

EXISTING DRAINAGE AREA	AREA ACRE	SURFACE TYPE	C-VALUE
E1	3.4128	GRASS	0.51
	0.4701	BLD	0.99
	1.1171	PAV	0.99
TOTAL A C-AVE	5.0000		0.66

PROPOSED DRAINAGE AREA

AREA ACRE	SURFACE TYPE	C-VALUE	
P1	2.2226	GRASS	0.51
	0.4701	BLD	0.99
	2.3073	PAV	0.99
TOTAL A C-AVE	5.0000		0.78

RUNOFF VOLUME

C	0.12	I=1.25"/2HR=0.625"/HR
Q=CIA	=	0.12*0.625*5.00= 0.375 CFS
STORAGE V=	0.375*2*3600=	2,700.00 CF

VOLUME DETERMINATION FOR 100 YEAR RETURN PERIOD

TIME/MIN.	CFS	CU-FT
0	0.000	0
10	0.375	
120	0.375	
130	0.000	

RUNOFF HYDROGRAPH

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAVE BEEN MADE UNDER MY SUPERVISION AND COMPLY WITH THE THE MAP FILING LAW.

BABATUNDE ADEWUNMI, P.E., L.S.
NJ LIC. #42563

REVISION

NO.	DATE	DESCRIPTION
1	08/16/18	REVISED AS PER 07/23/18 COMMENTS
2	08/27/18	REVISED AS PER 08/16/18 COMMENTS
3	01/18/19	REVISED AS PER 10/26/18 COMMENTS
4	03/25/19	REVISED AS PER 03/19/19 COMMENTS
5	09/04/19	REVISED TO SHOW 25YR STORM PER COUNTY.
6	05/26/20	REVISED AS PER 06/19/19 COMMENTS

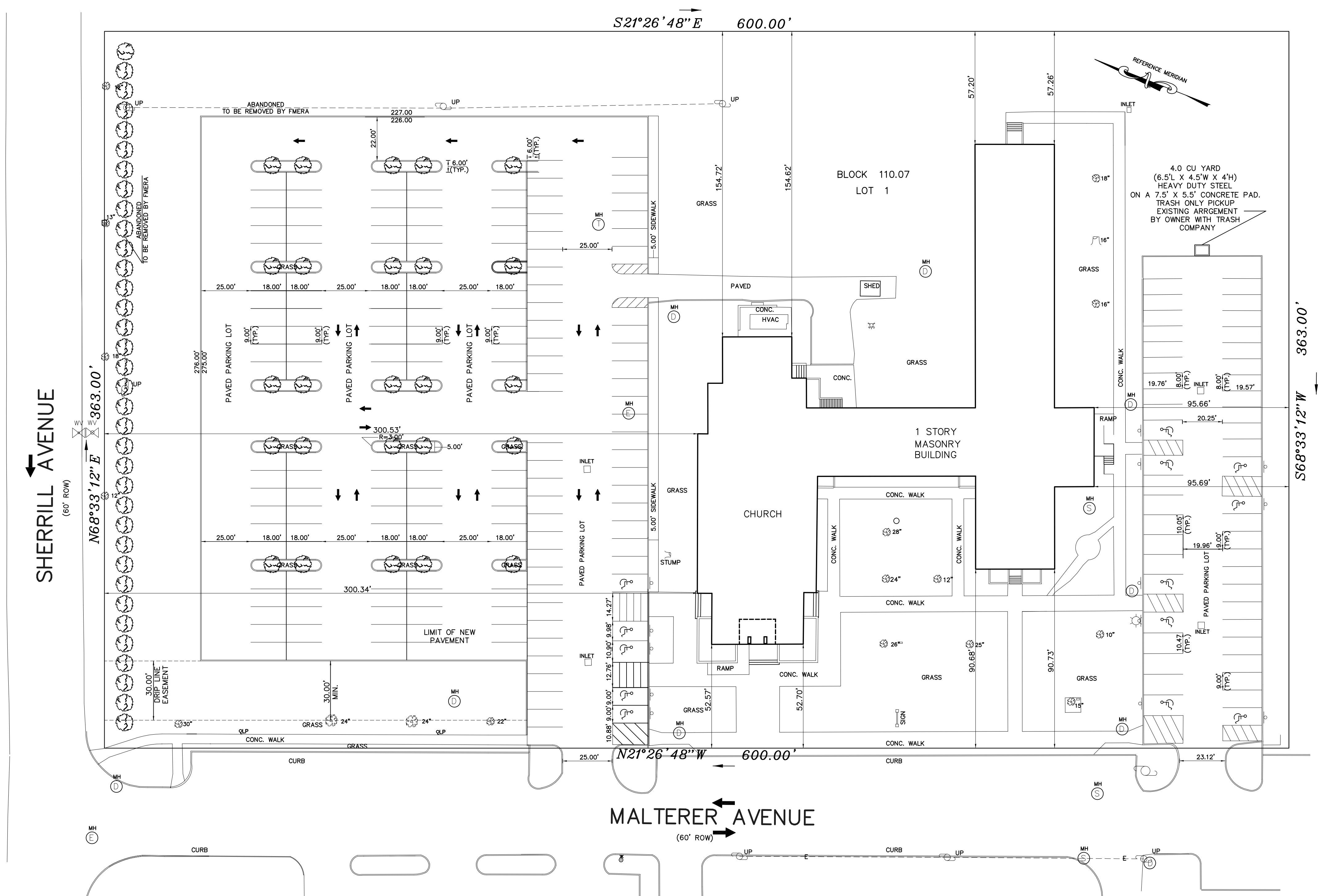
TRIUMPHANT LIFE CHURCH
CASE #
500 MALTERER AVENUE, OCEANPORT, NEW JERSEY
LOT 1, BLOCK 110.07
BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY
GRADING, DRAINAGE & UTILITY PLAN

BABS ENGINEERING, PC
930 STUYVESANT AVE., SUITE 16
UNION, NEW JERSEY, 07083
908-206-1738 (T)
908-206-1738 (F)

#2018-0039
DATE 07/05/18
SCALE 1"=30'

C-5

BABATUNDE ADEWUNMI, P.E., L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. Lic. No. 42563



PROPOSED

PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	PLANTED SIZE		MATURE GROWTH	
		COMMON NAME	ROOT		HEIGHT	SPREAD
	60	ILEX GLABRA INKBERRY HOLLY	18"	8" POT	5'	3'-4'
MULCH ALL PLANTS WITH 3"MIN. DEPTH OF WOOD CHIPS. PLANT SHRUB BETWEEN MARCH 15 AND MAY 15 OR SEPTEMBER 1 AND NOVEMBER 1.						

REVISION		
NO.	DATE	DESCRIPTION
1	08/16/18	REVISED AS PER 07/23/18 COMMENTS
2	08/27/18	REVISED AS PER 08/16/18 COMMENTS
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4	03/25/19	REVISED AS PER 03/19/19 COMMENTS
5	05/26/20	REVISED AS PER 06/19/19 COMMENTS

TRIUMPHANT LIFE CHURCH
CASE #
500 MALTERER AVENUE, OCEANPORT, NEW JERSEY
LOT 1, BLOCK 110.07
BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

LANDSCAPE PLAN

BABS ENGINEERING, PC
930 STUYVESANT AVE., SUITE 16
UNION, NEW JERSEY, 07083
908-206-1738 (T)
908-206-1738 (F)

BABATUNDE ADEWUNMI, P.E., L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J. Lic. No. 42563

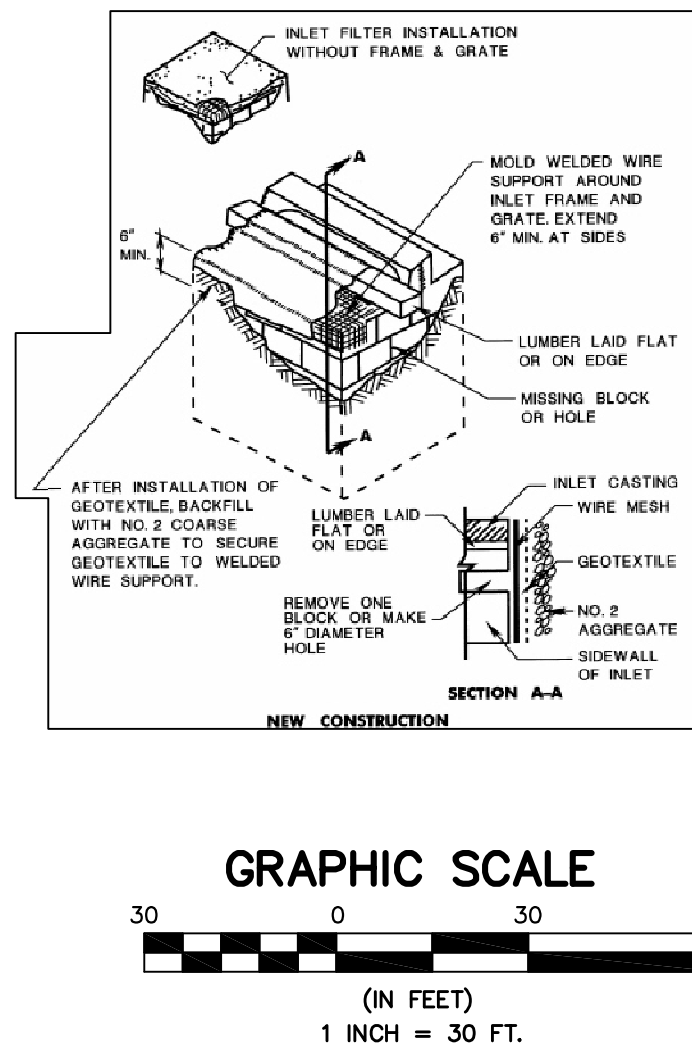
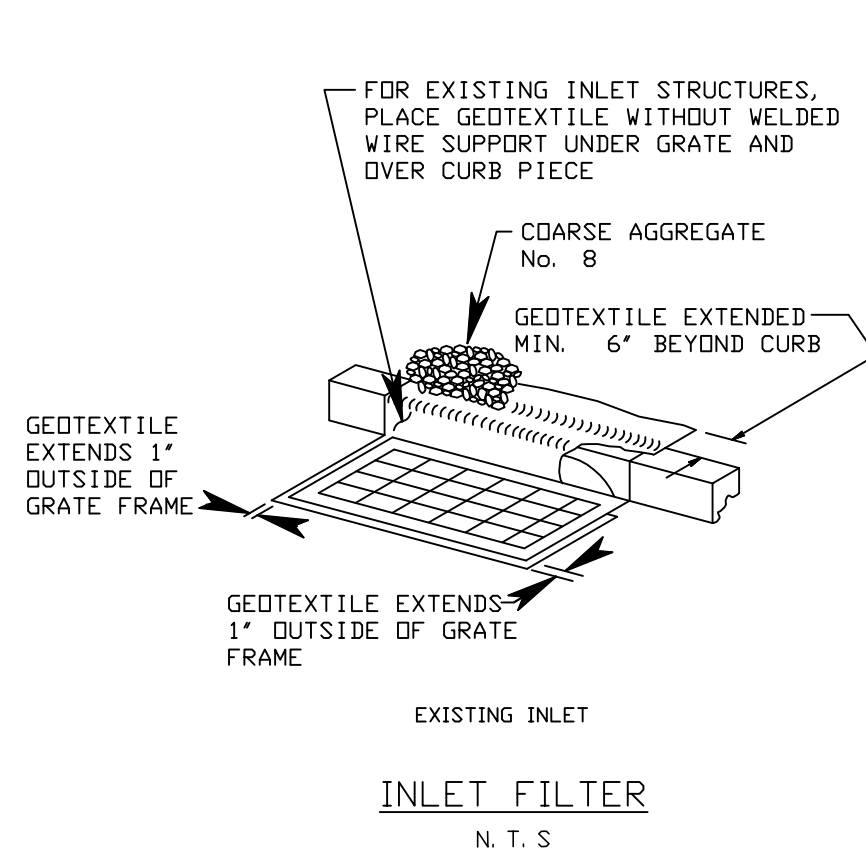
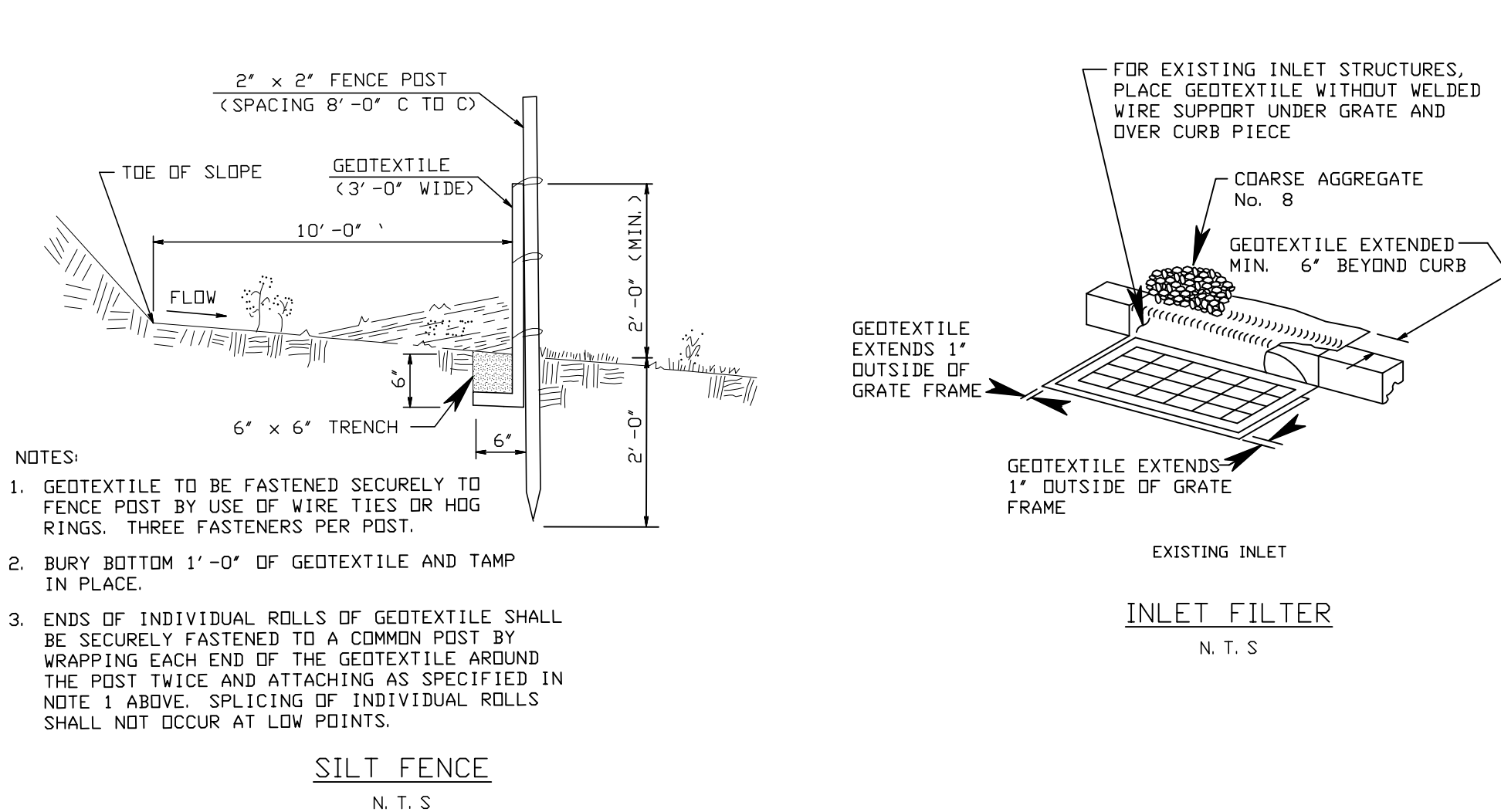
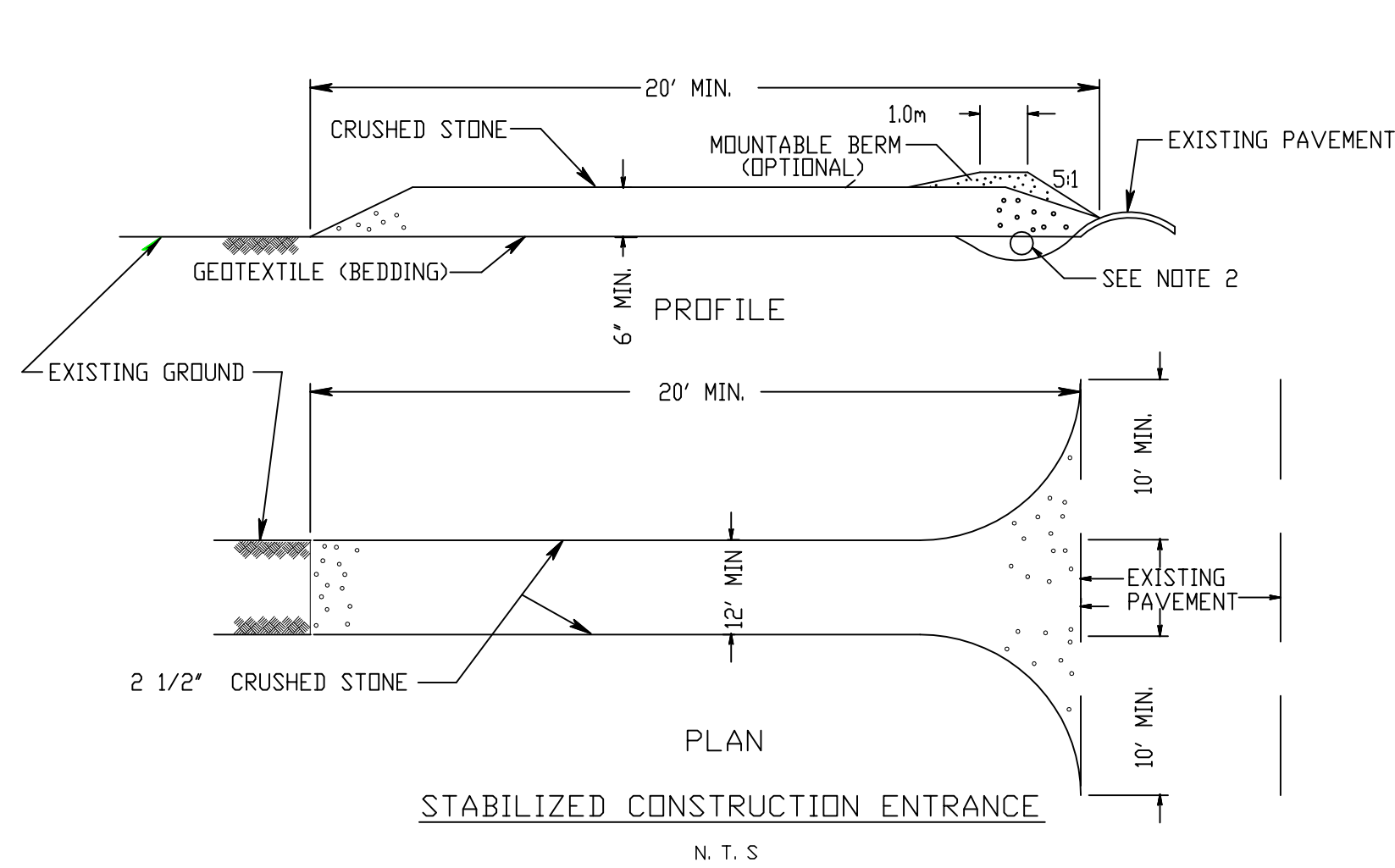
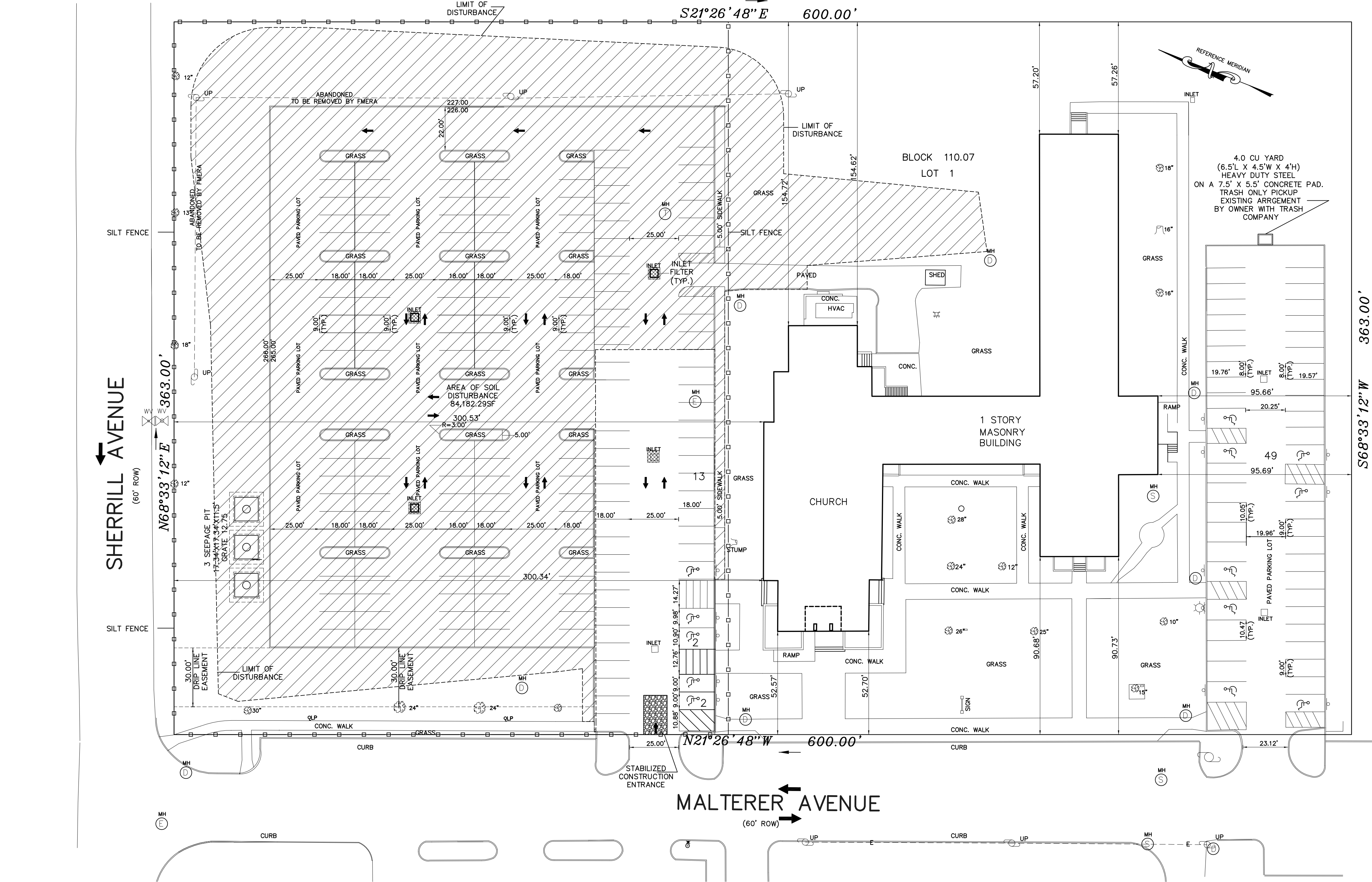
DATE
07/05/18

SCALE
1"=30'

C-6

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
2. All Soil Erosion and Sediment Control practices are to be installed prior to soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
3. Any changes to the Certified Soil Erosion and Sediment Control Plans will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
4. N.J.S.A 4:24-39 et. Seq. requires that no Certificates of Occupancy be issued before the District determines that a project or portion thereof is in full compliance with the Certified Plan and Standards for Soil Erosion and Sediment Control in New Jersey and a Report of Compliance has been issued. Upon written request from the applicant, the District may issue a Report of Compliance with conditions on a lot-by-lot or section-by-section basis, provided that the project or portion thereof is in satisfactory compliance with the sequence of development and temporary measures for soil erosion and sediment control have been implemented, including provisions for stabilization and site work.
5. Any disturbed areas that will be left exposed more than sixty (60) days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 to 2 1/2 tons per acre, according to the Standard for Stabilization with Mulch Only.
6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. soil stockpiles, steep slopes and roadway embankments) will receive temporary seeding in combination with straw mulch or a suitable equivalent, and a mulch anchor, in accordance with State Standards.
7. A sub-base course will be applied immediately following rough grading and installation of improvements to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present, the sub-base shall be installed within fifteen (15) days of the preliminary grading.
8. The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. After interior roadways are paved, individual lots require a stabilized construction access consisting of one inch to two inch (1" - 2") stone for a minimum length of ten feet (10') equal to the lot entrance width. All other access points shall be blocked off.
9. All soil washed, dropped, spilled, or tracked outside the limit of disturbance or onto public right-of-ways will be removed immediately.
10. Permanent vegetation is to be seeded or sodded on all exposed areas within ten (10) days after final grading.
11. At the time that site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a way that it will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
12. In accordance with the Standard for Management of High Acid Producing Soils, any soil having a pH of 4 or less or containing iron sulfides shall be ultimately placed or buried with limestone applied at the rate of 10 tons/acre, (or 450 lbs/1,000 sq ft of surface area) and covered with a minimum of 12" of settled soil with a pH of 5 or more, or 24" where trees or shrubs are to be planted.
13. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
14. Unfiltered dewatering is not permitted. Necessary precautions must be taken during all dewatering operations to minimize sediment transfer. Any dewatering methods used must be in accordance with the Standard for Dewatering.
15. Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or mulch shall be applied as required by the Standard for Dust Control.
16. Stockpile and staging locations established in the field shall be placed within the limit of disturbance according to the certified plan. Staging and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan may be required for these activities if an area greater than 5,000 square feet is disturbed.
17. All soil stockpiles are to be temporarily stabilized in accordance with Soil Erosion and Sediment Control note #6.
18. The property owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or offsite as a result of construction of the project.



TRIUMPHANT LIFE CHURCH

CASE #

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LOT 1, BLOCK 110.07

BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

BABS ENGINEERING, PC

930 STUYVESANT AVE., SUITE 16

UNION, NEW JERSEY, 07083

908-206-1738 (T)

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#2018-0039

DATE

07/05/18

SCALE

1"=30'

BABATUNDE ADEWUNMI, P.E., L.S.

PROFESSIONAL ENGINEER & LAND SURVEYOR

N.J. Lic. No. 42563

C-8

Packet Pg. 60



EXISTING FRONT VIEW



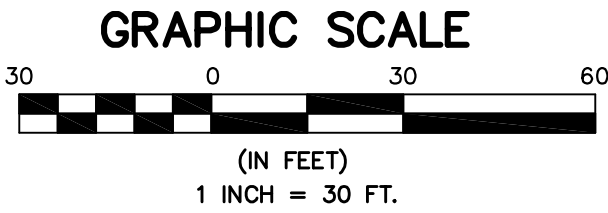
EXISTING FRONT VIEW



EXISTING LEFT SIDE VIEW

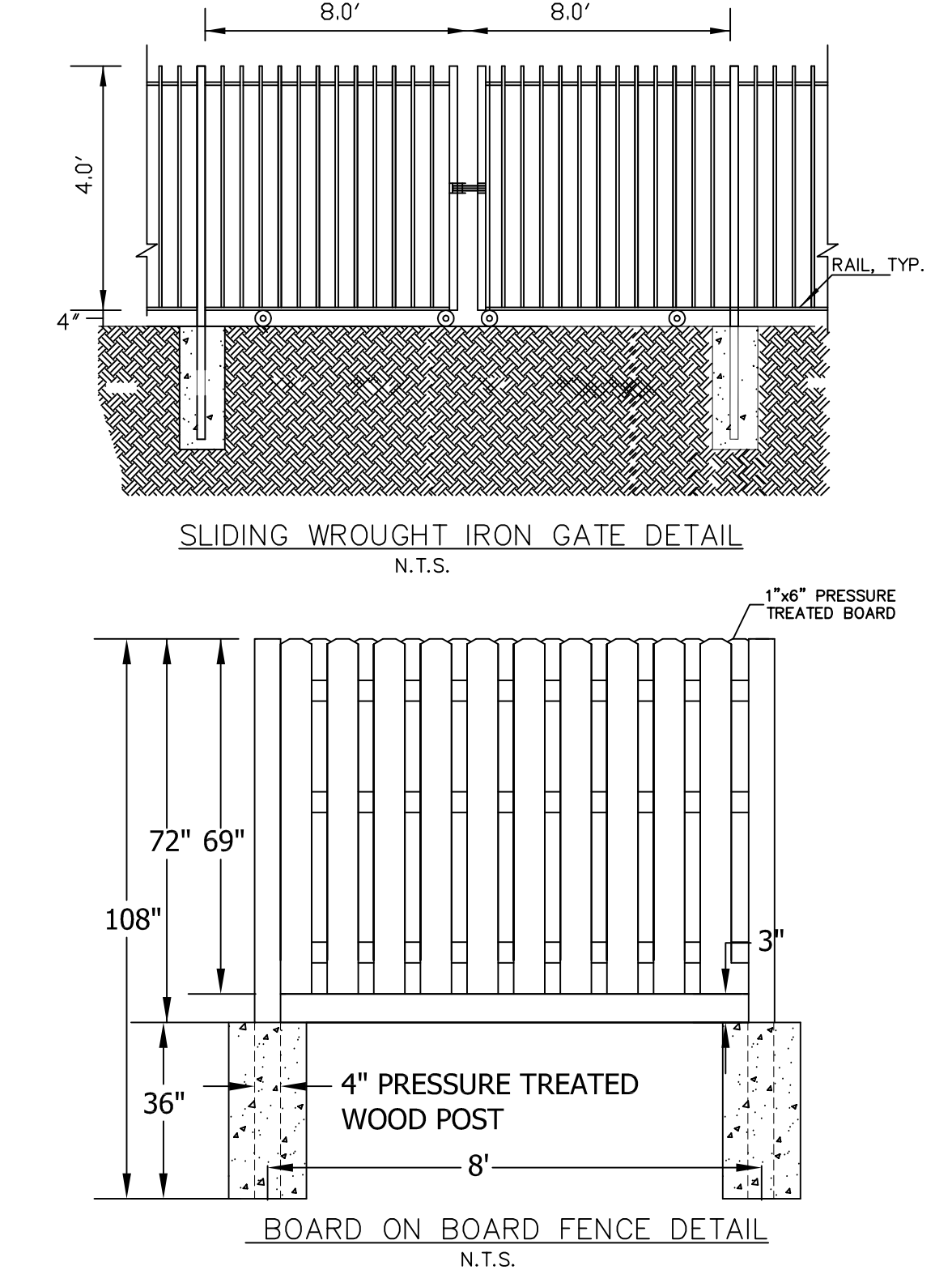
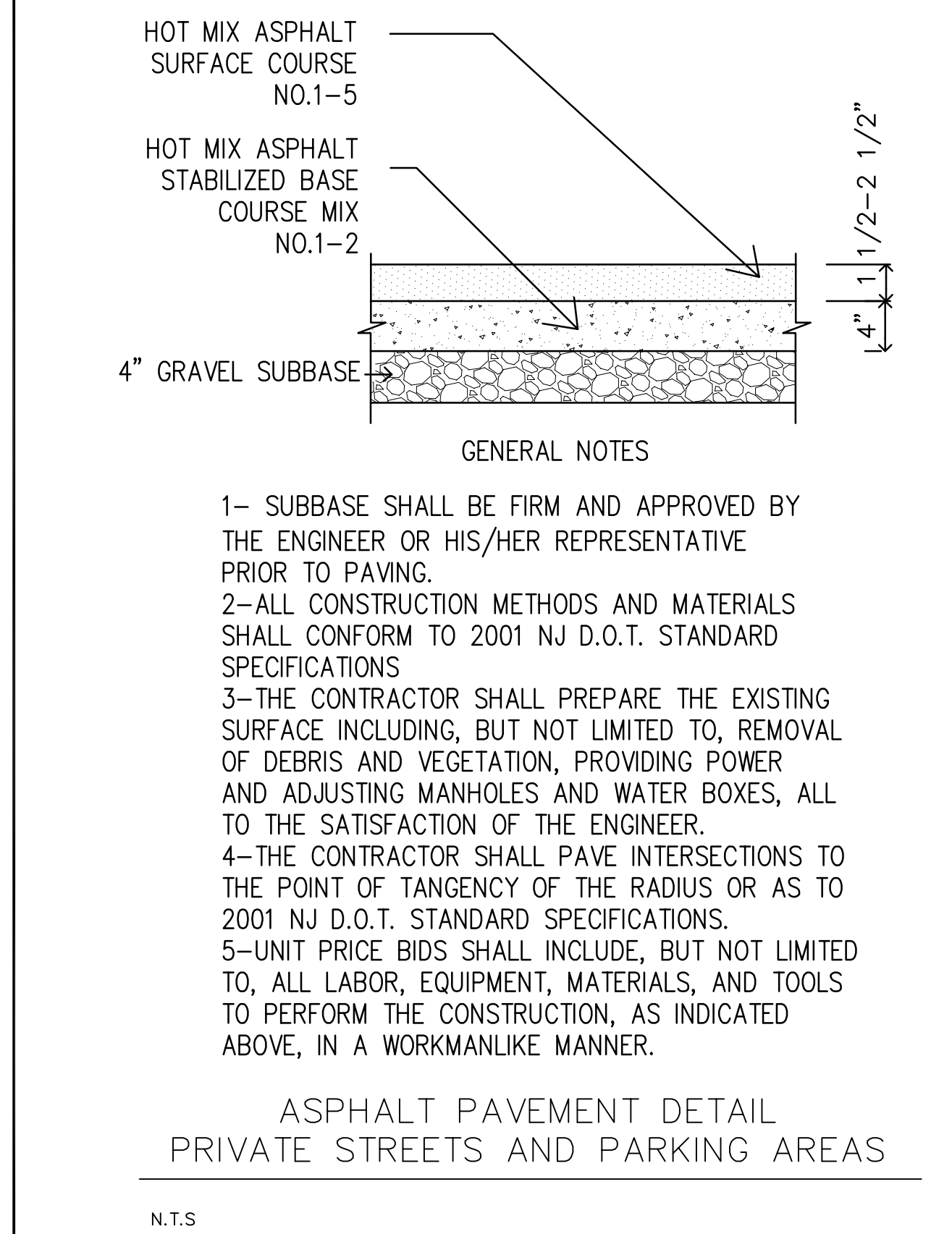
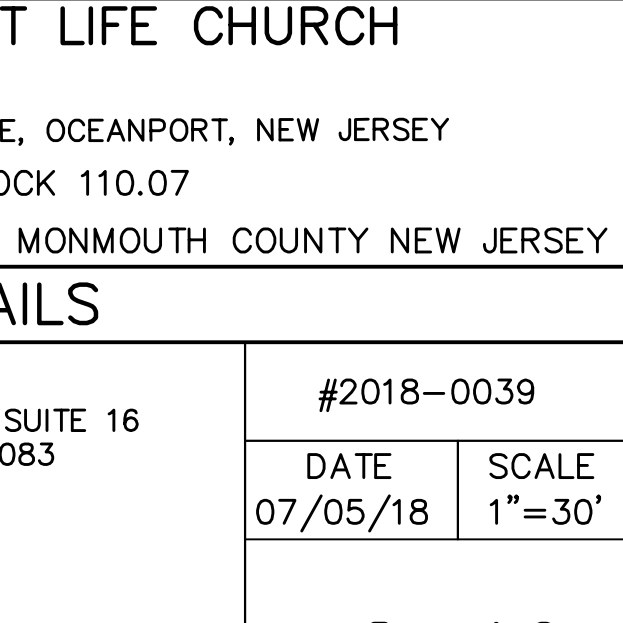
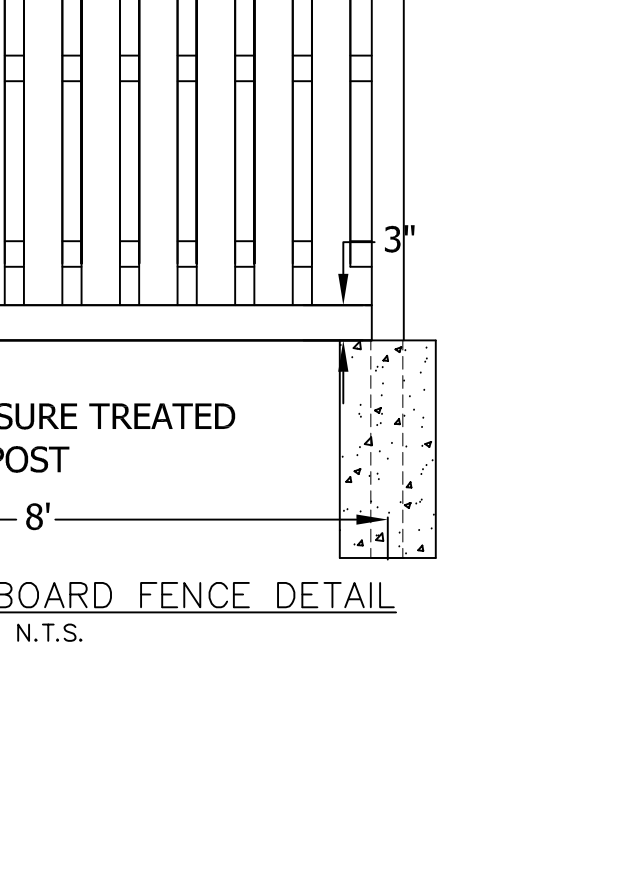
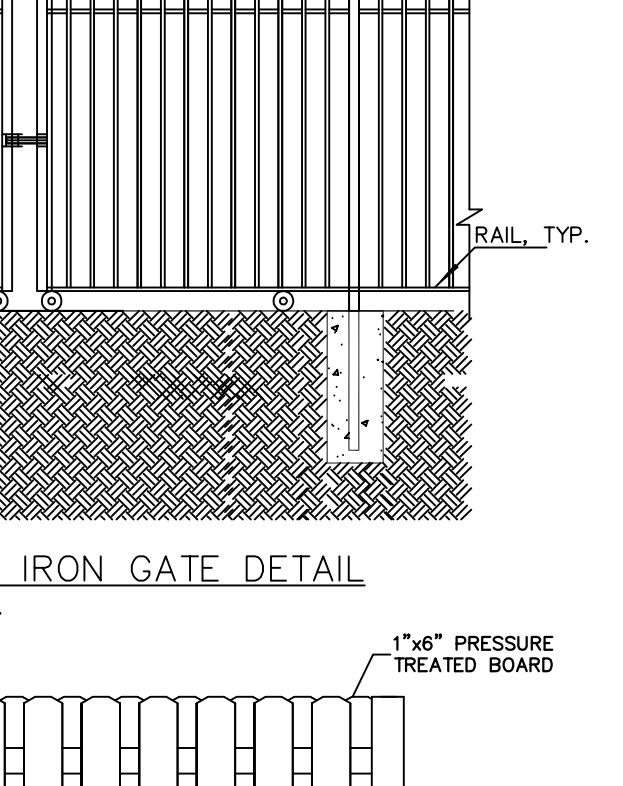
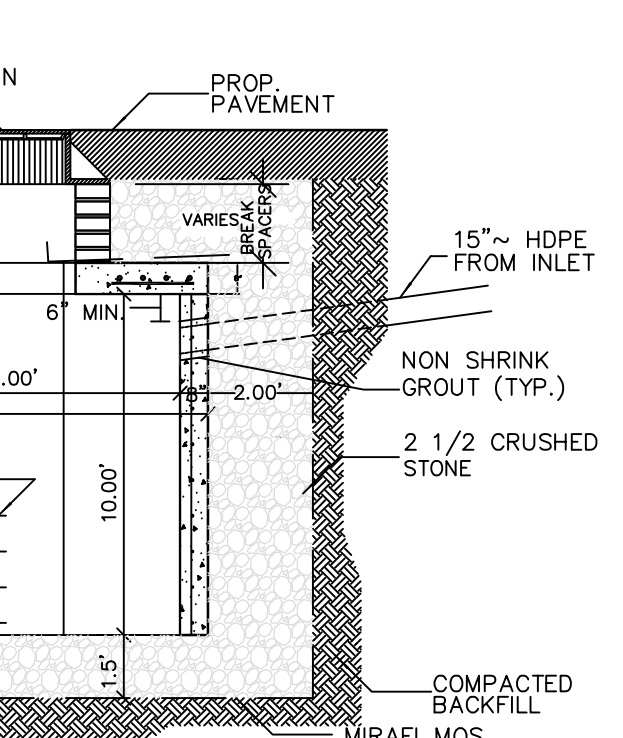
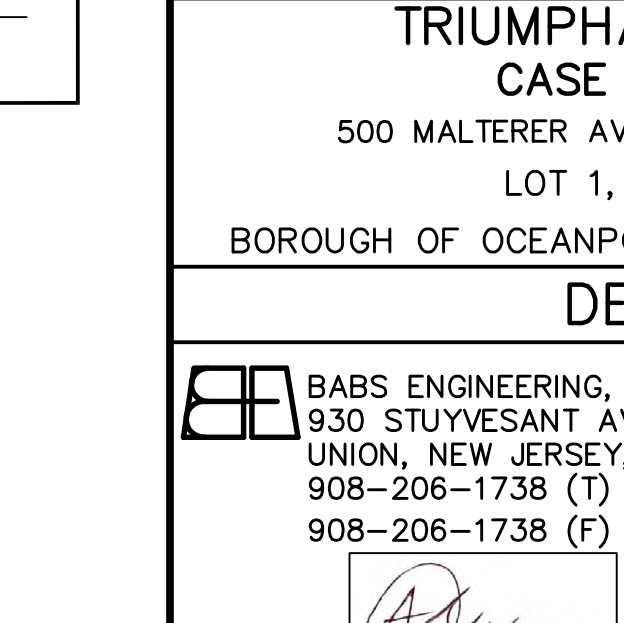
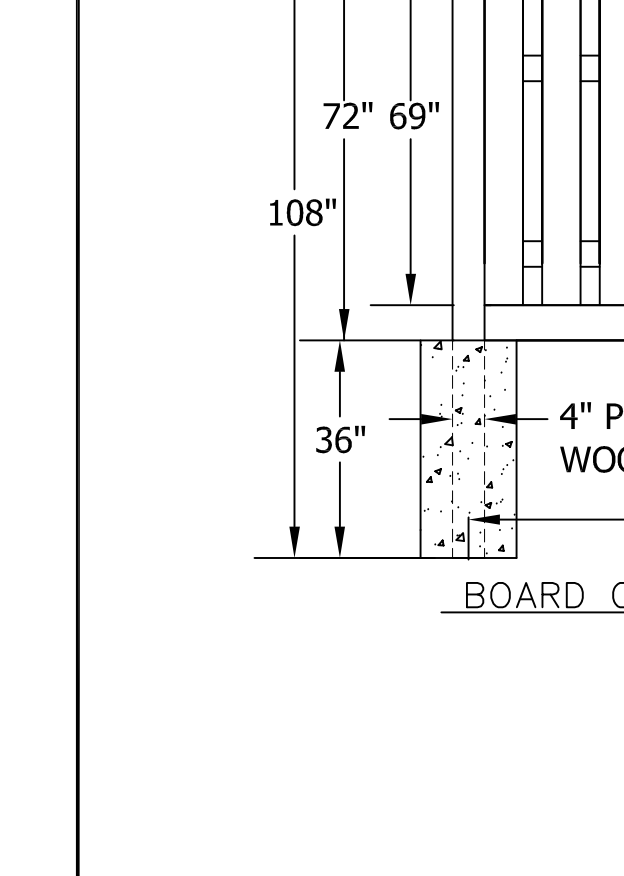
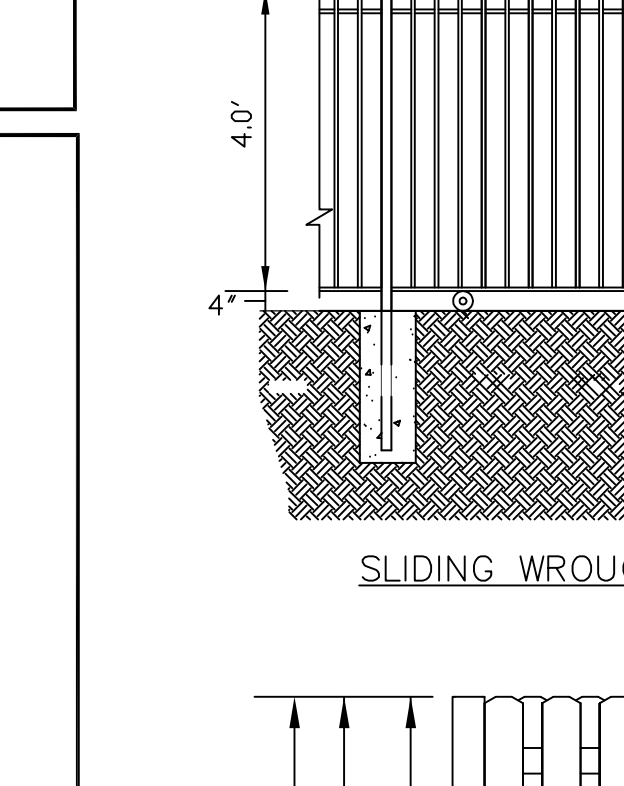
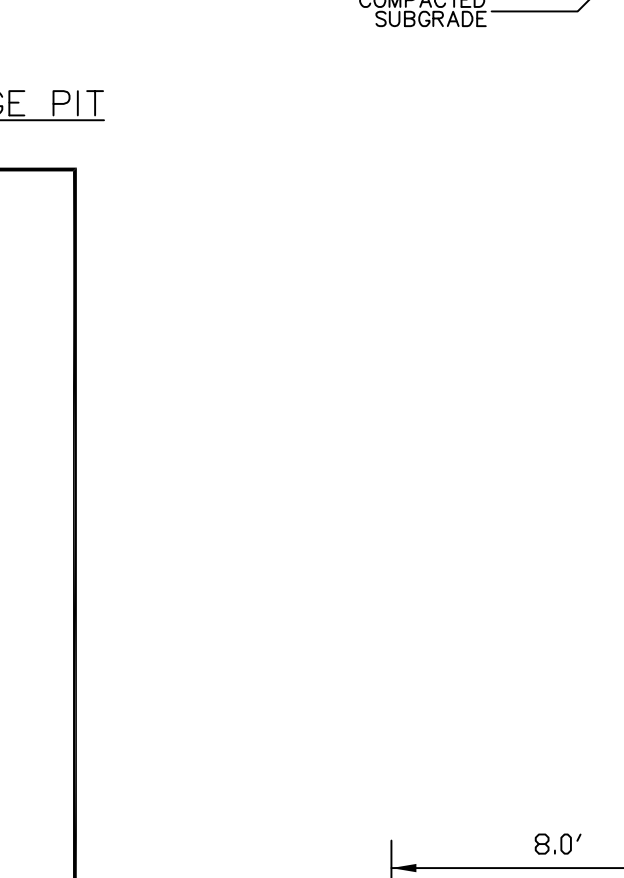
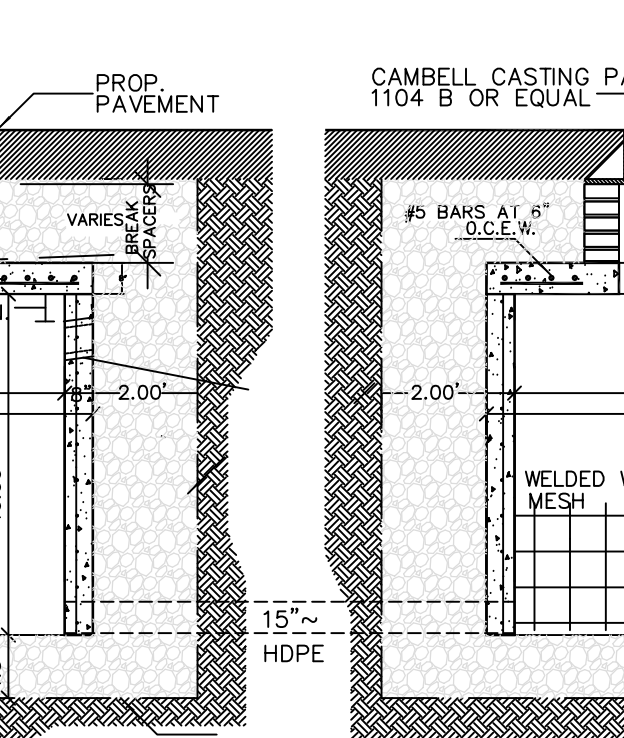
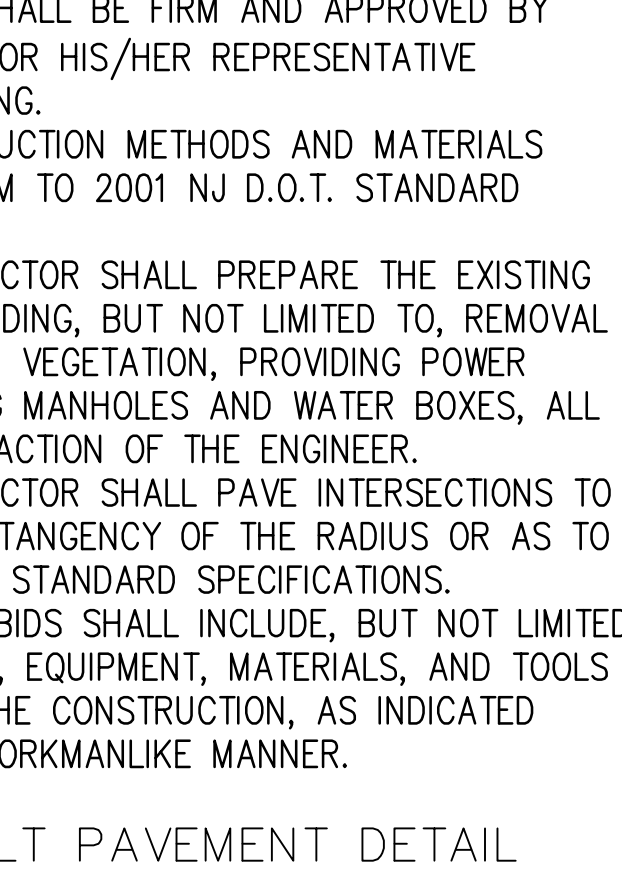
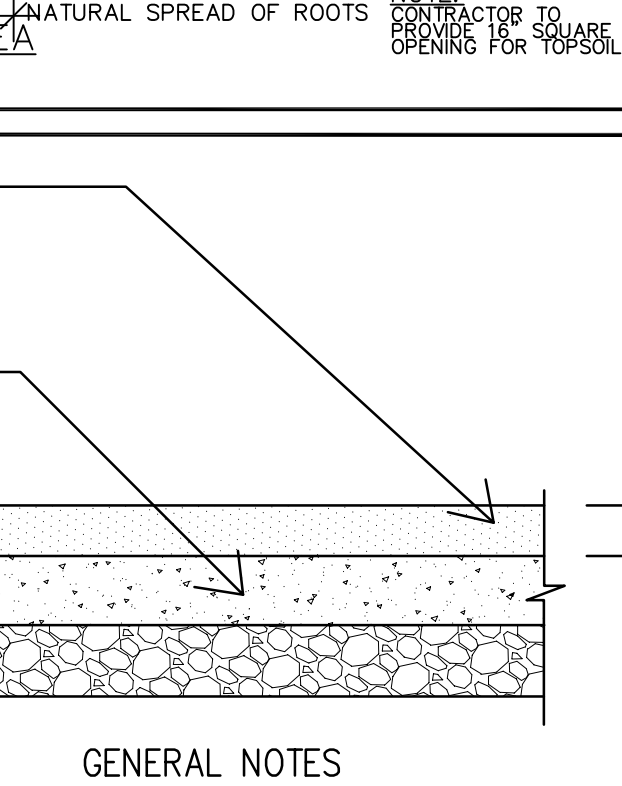
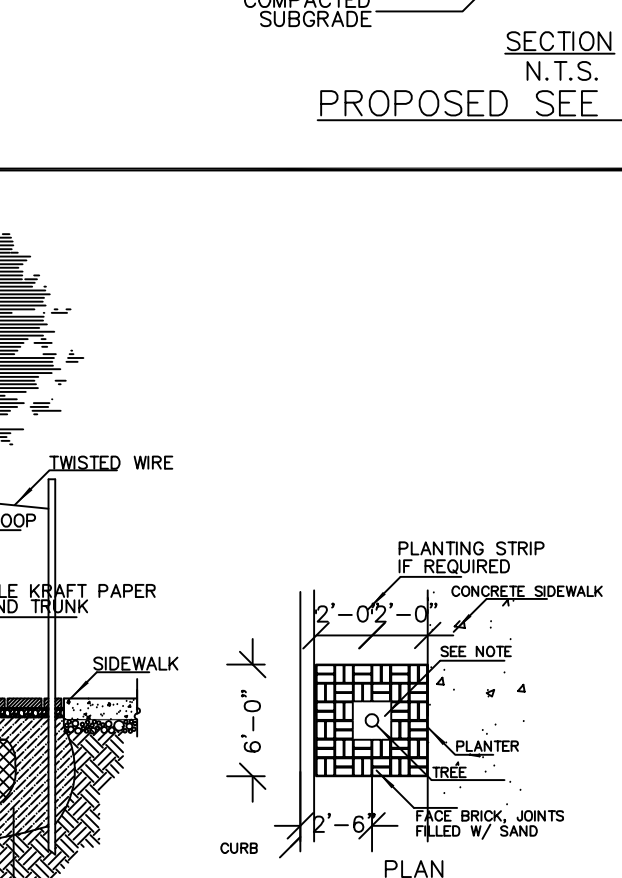
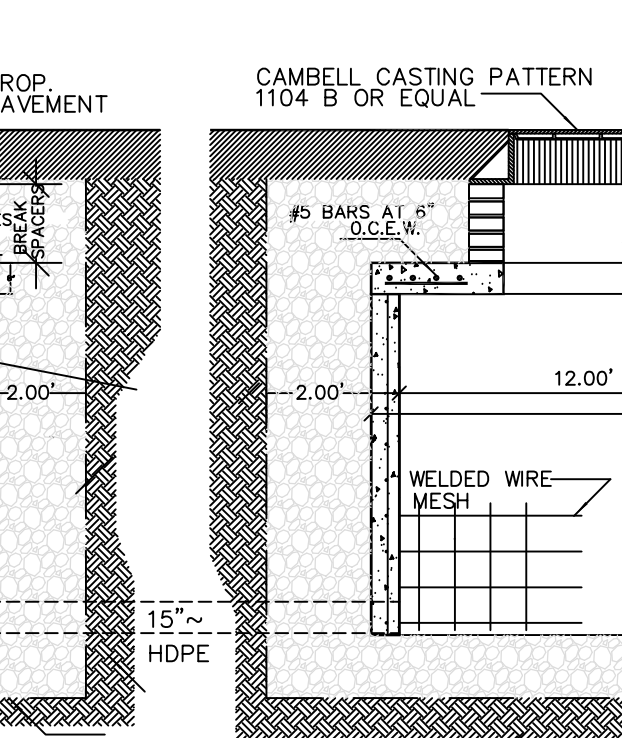
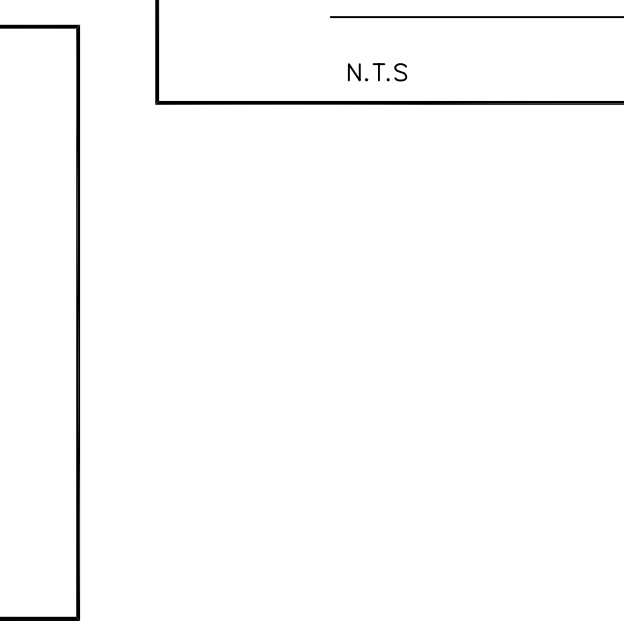
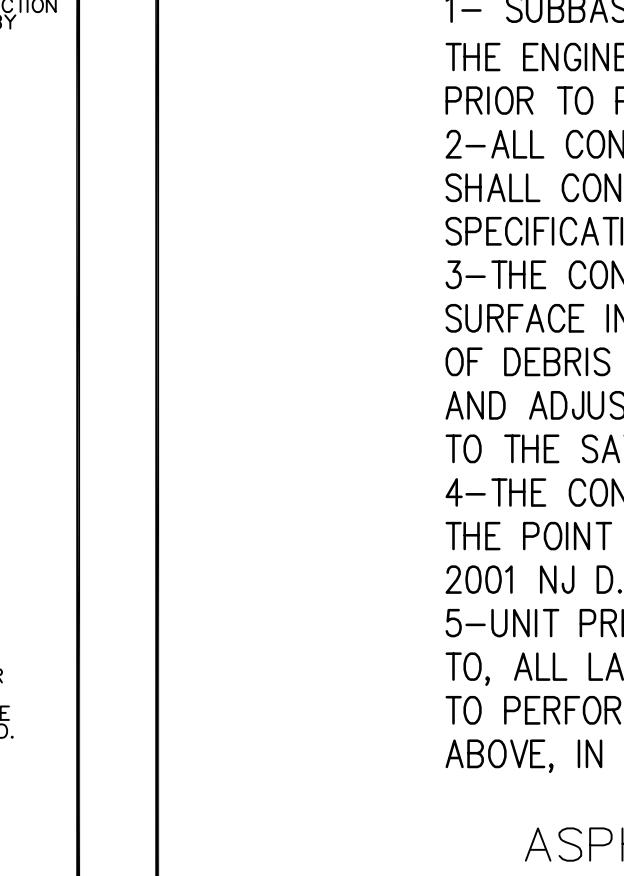
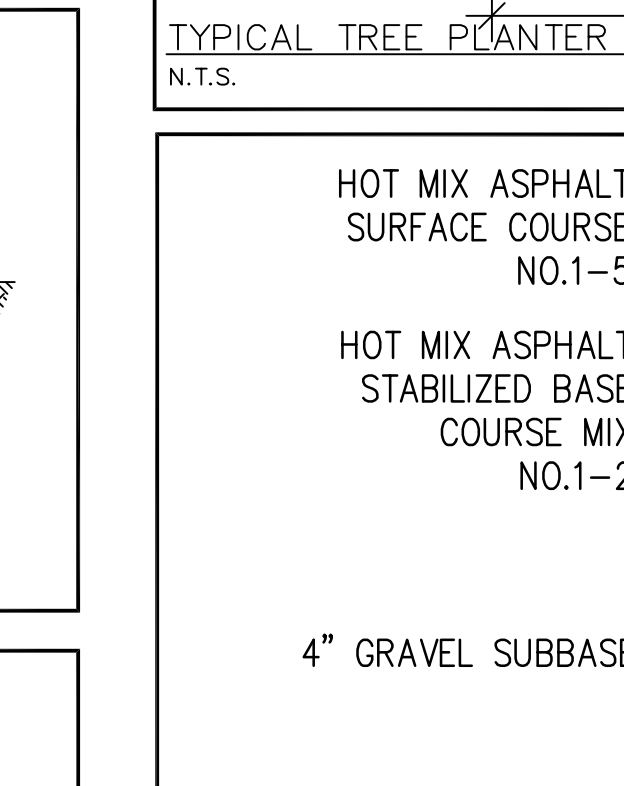
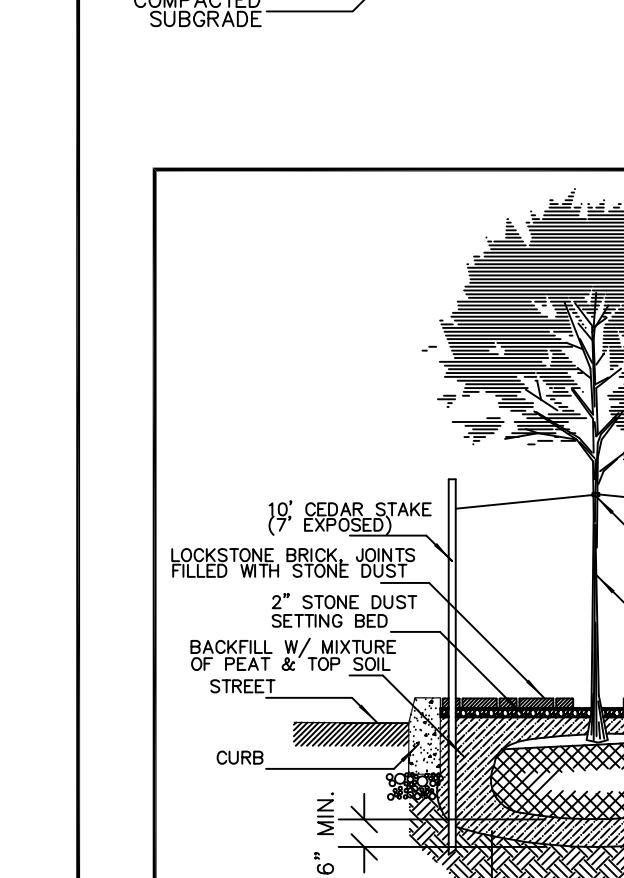
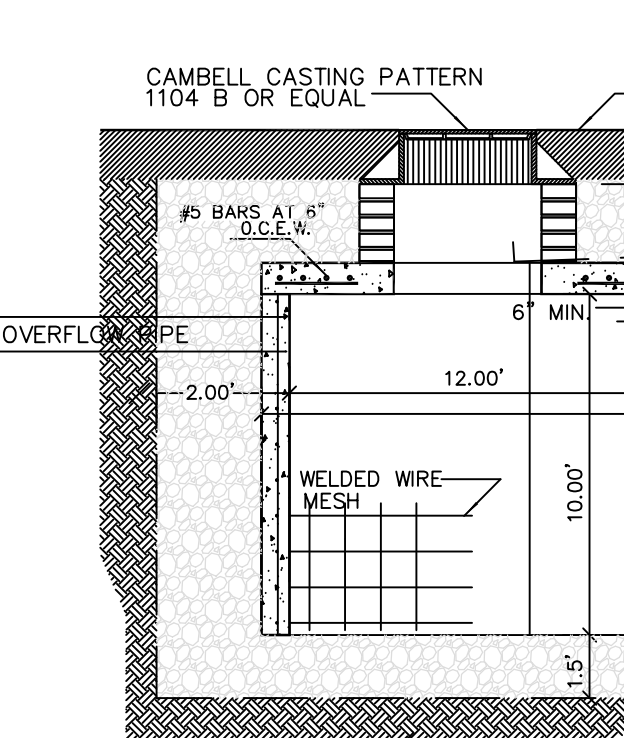
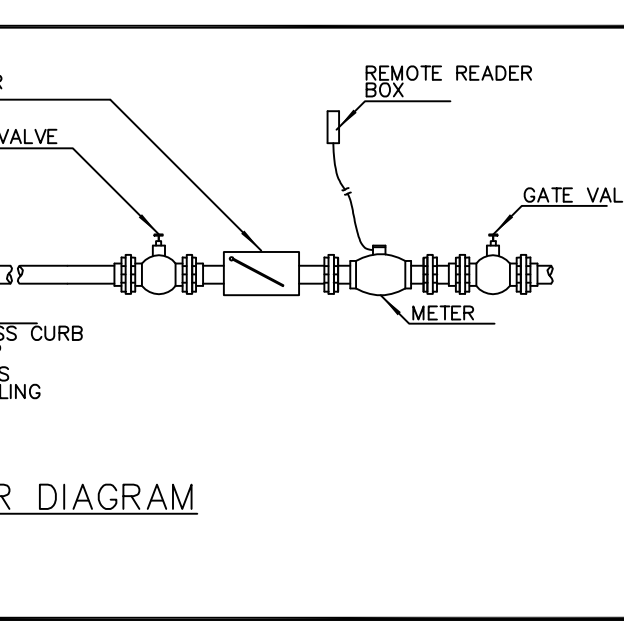
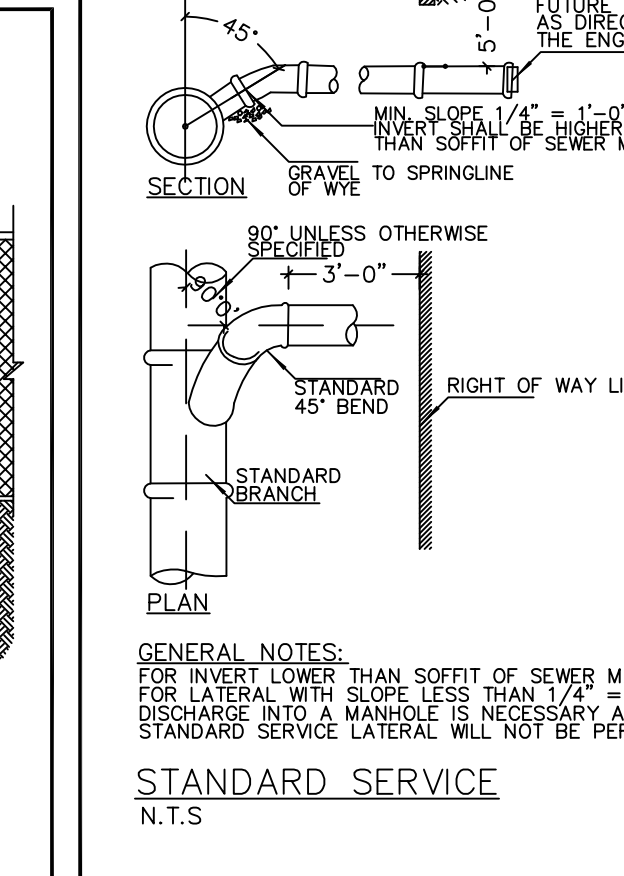
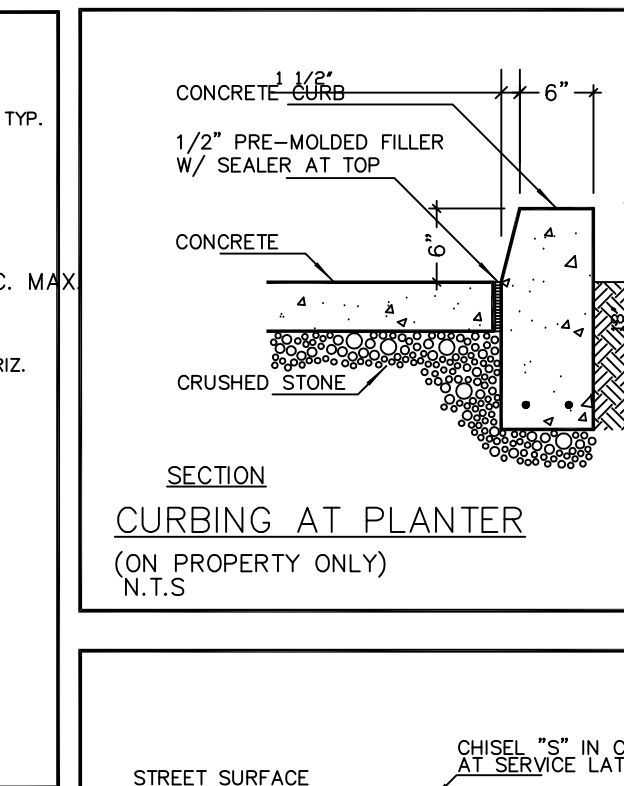
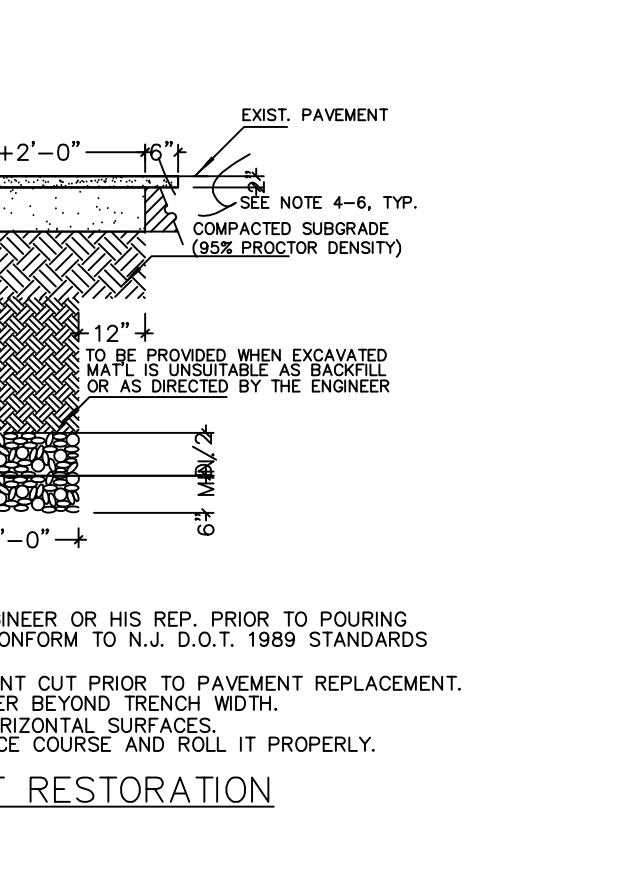
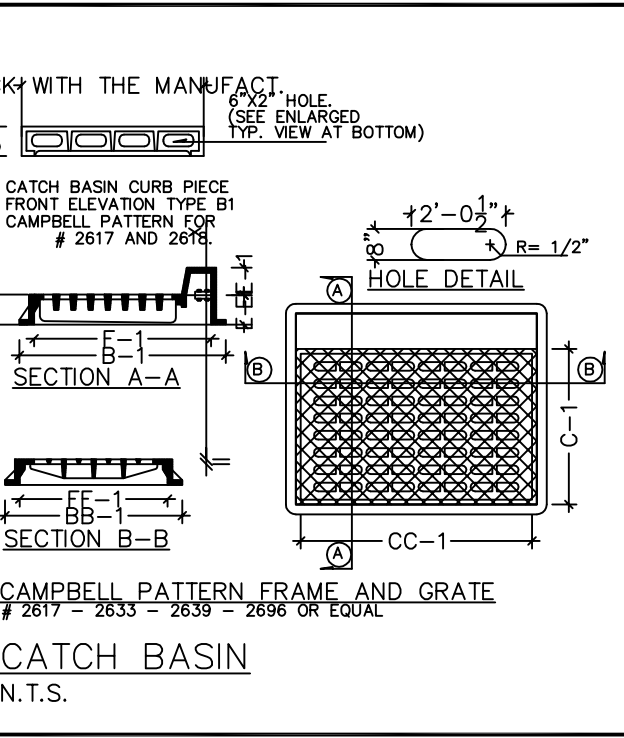
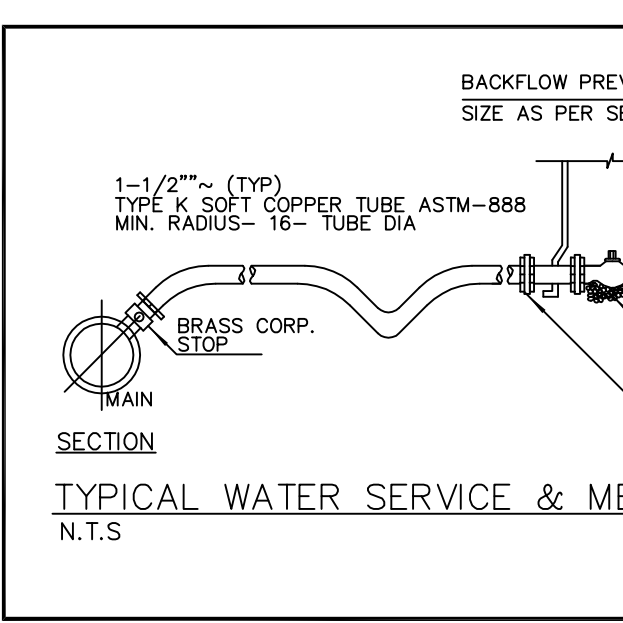
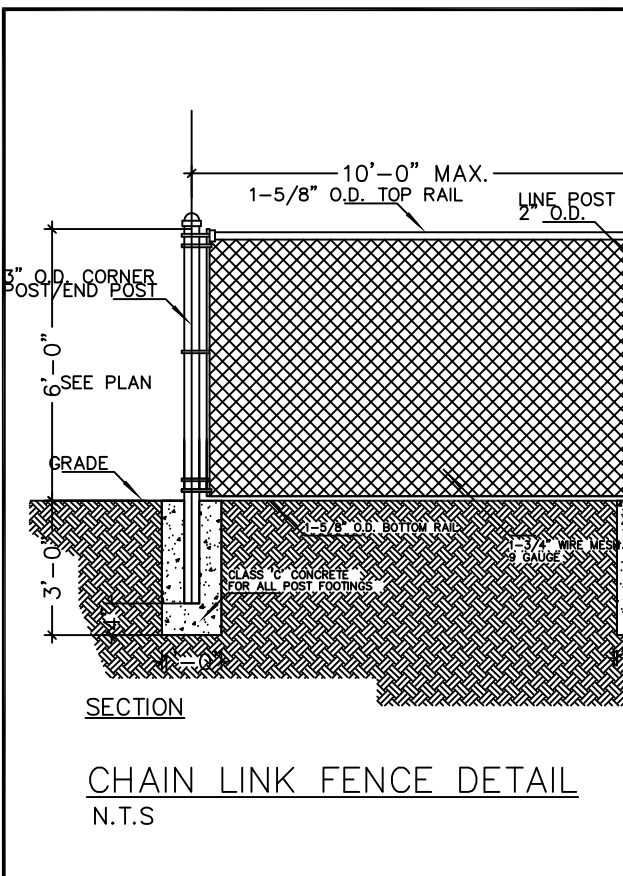
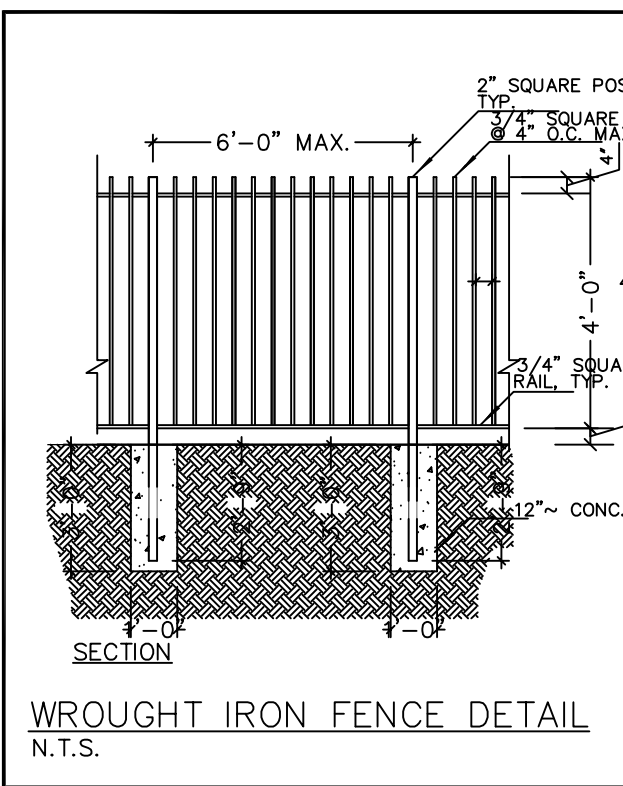
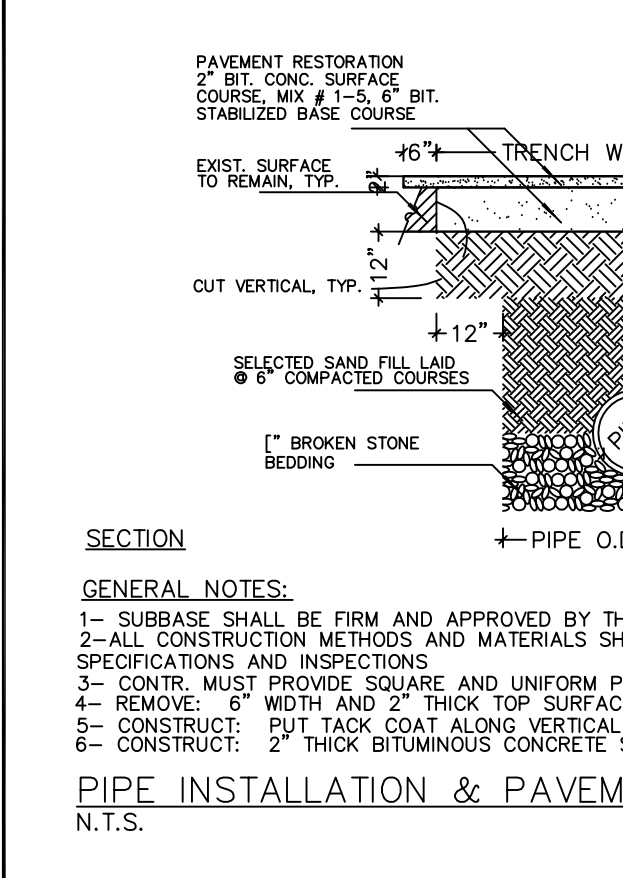
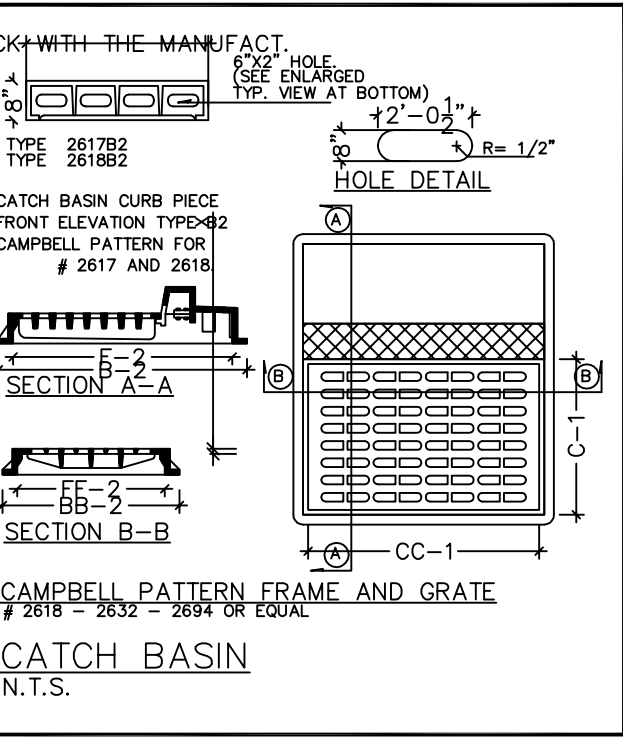
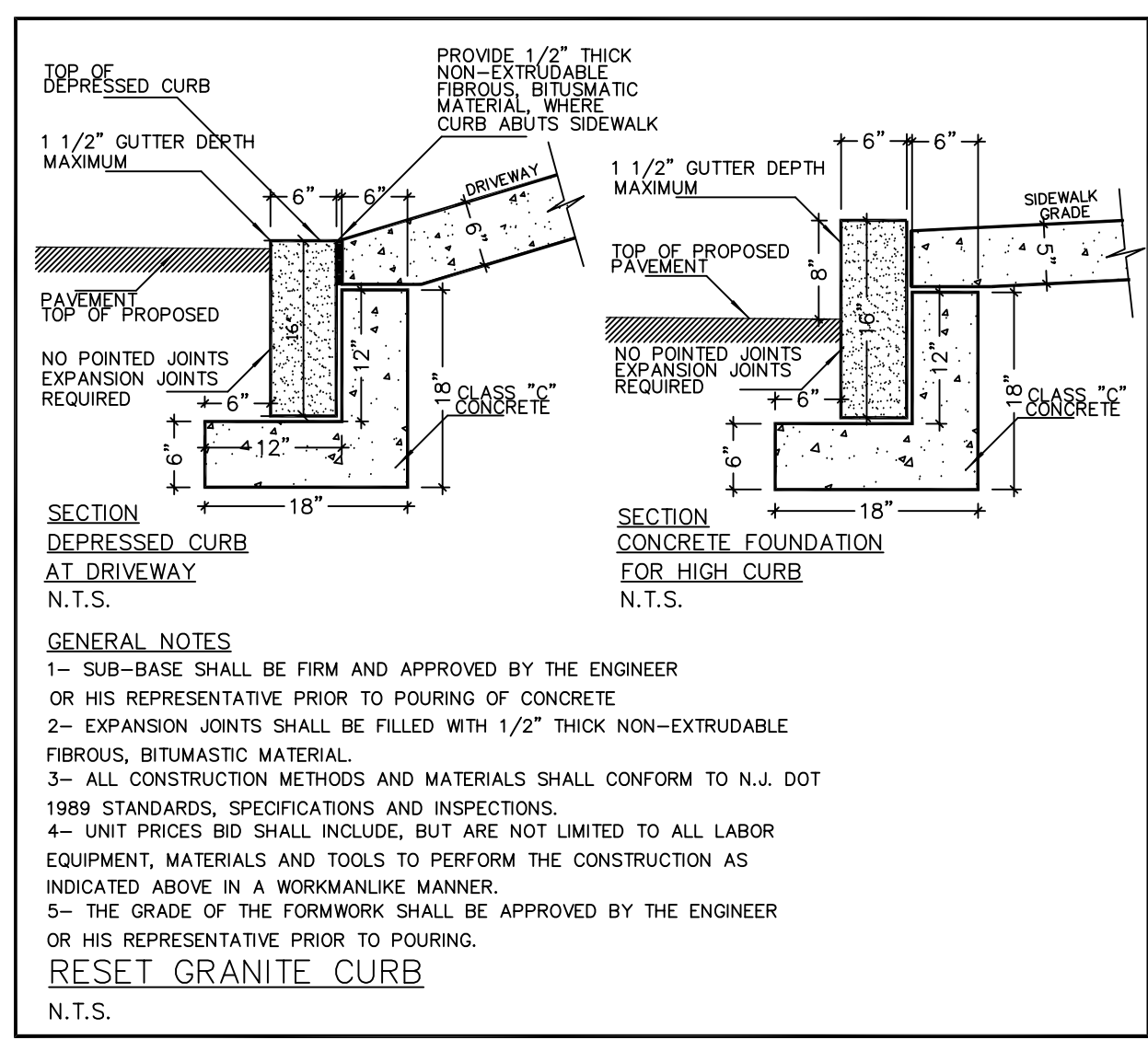
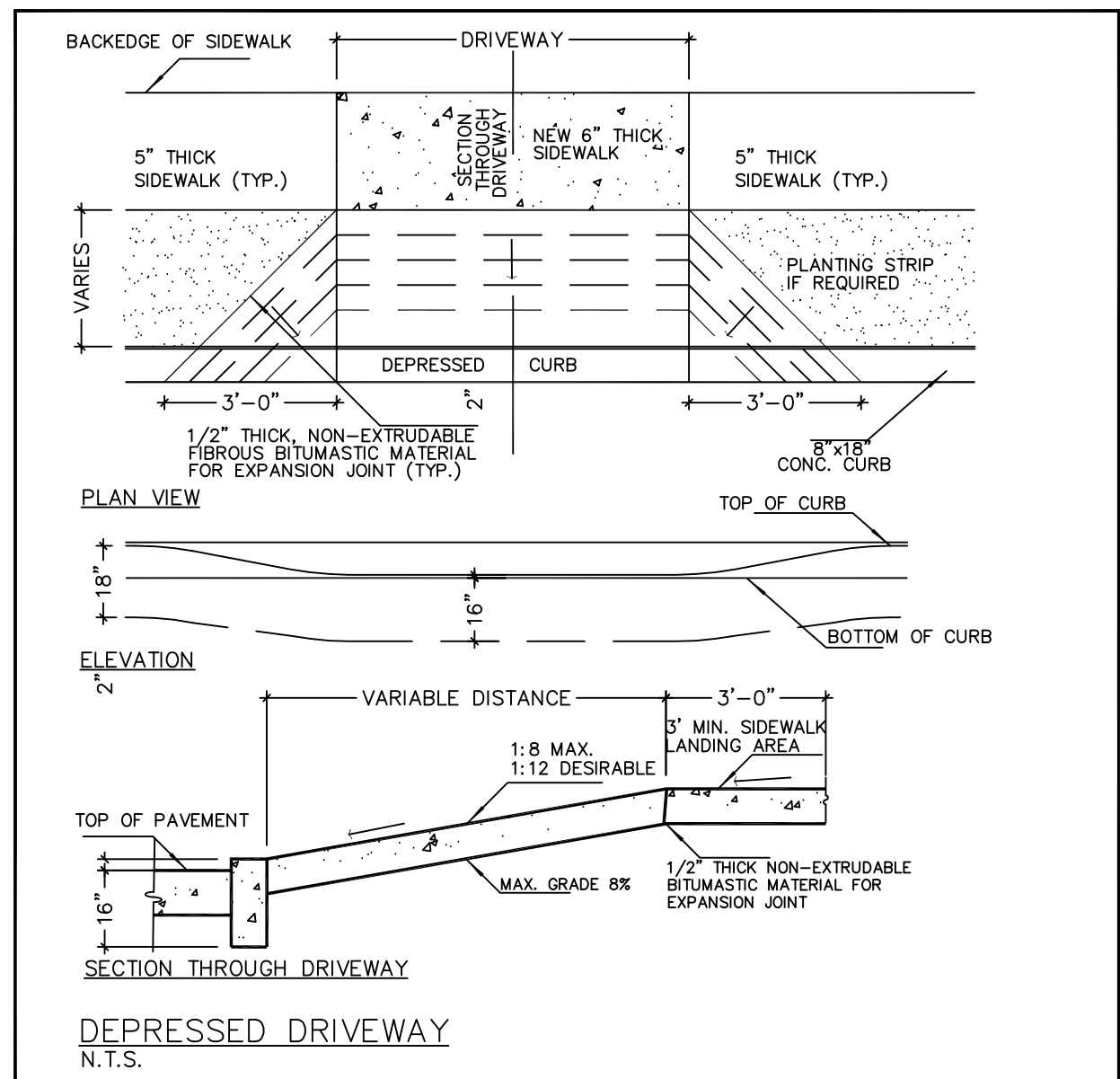
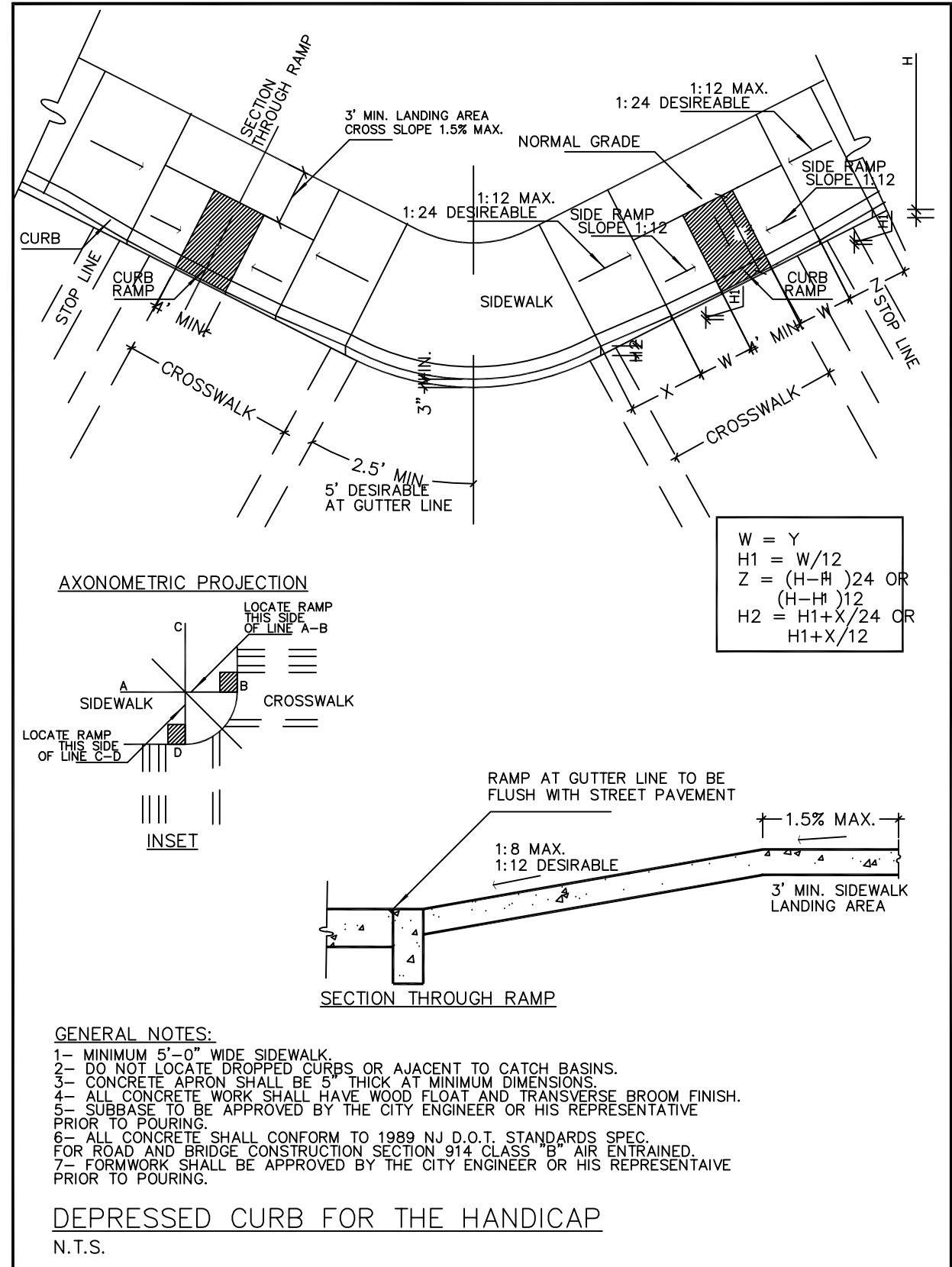
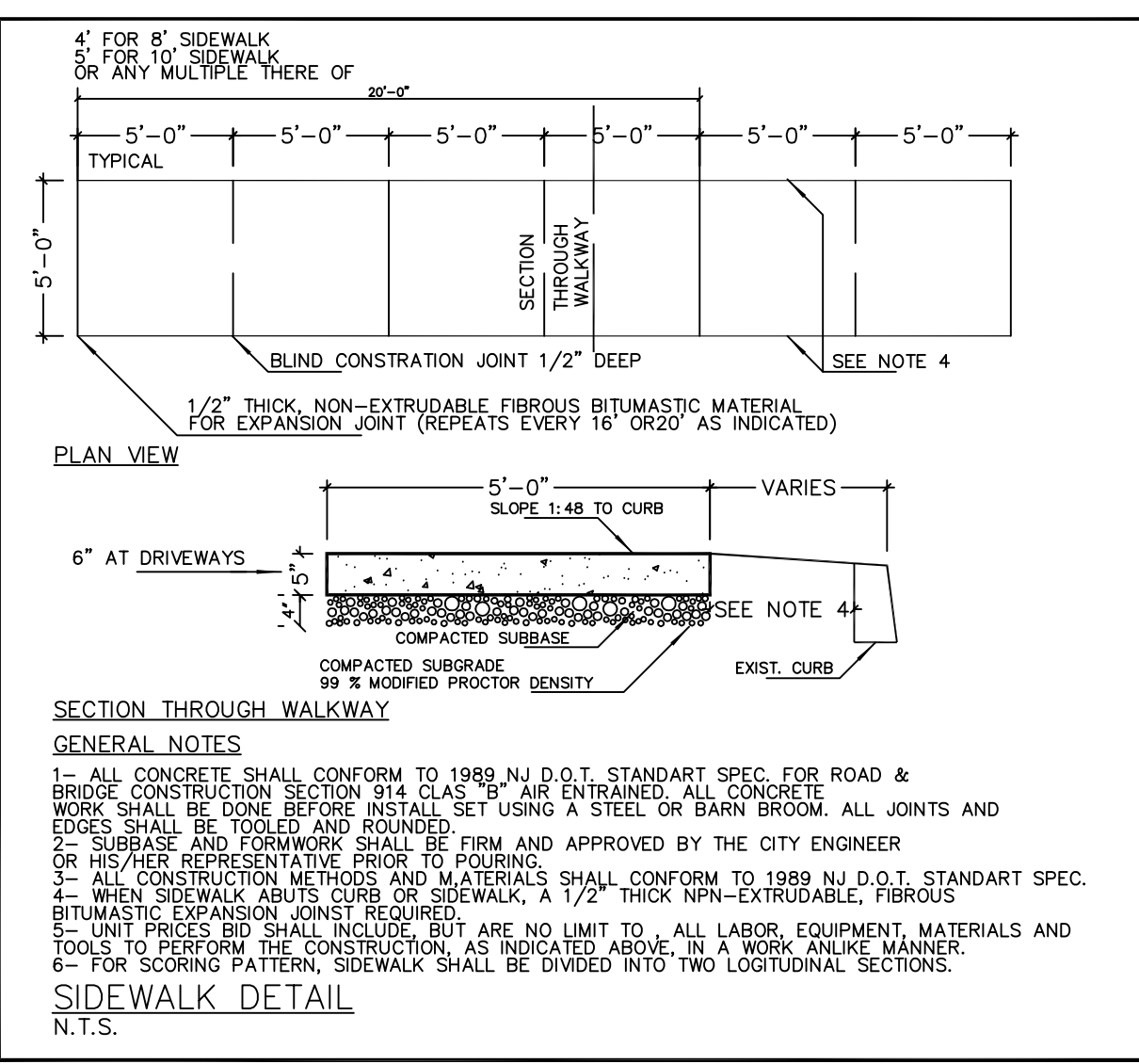
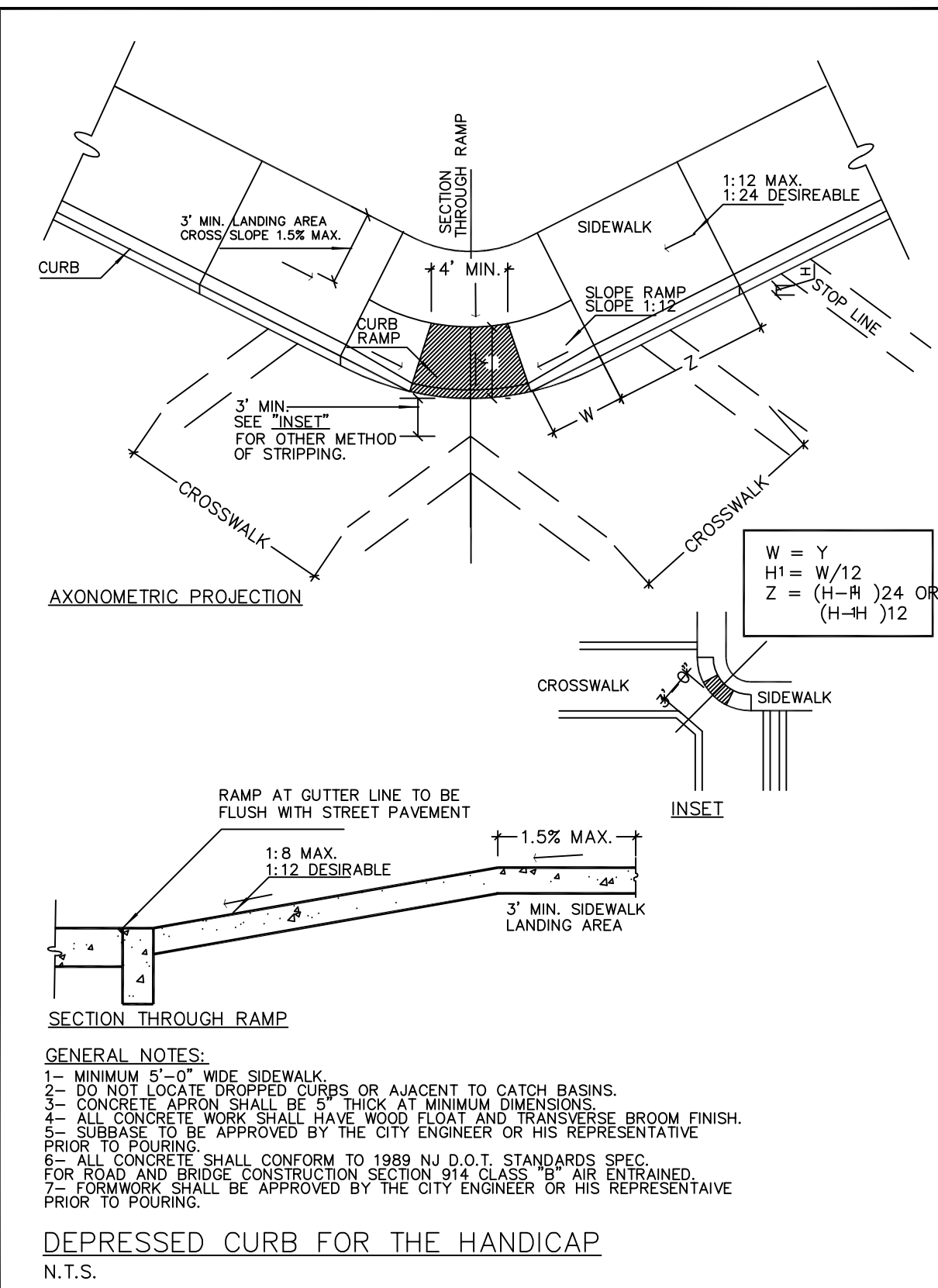
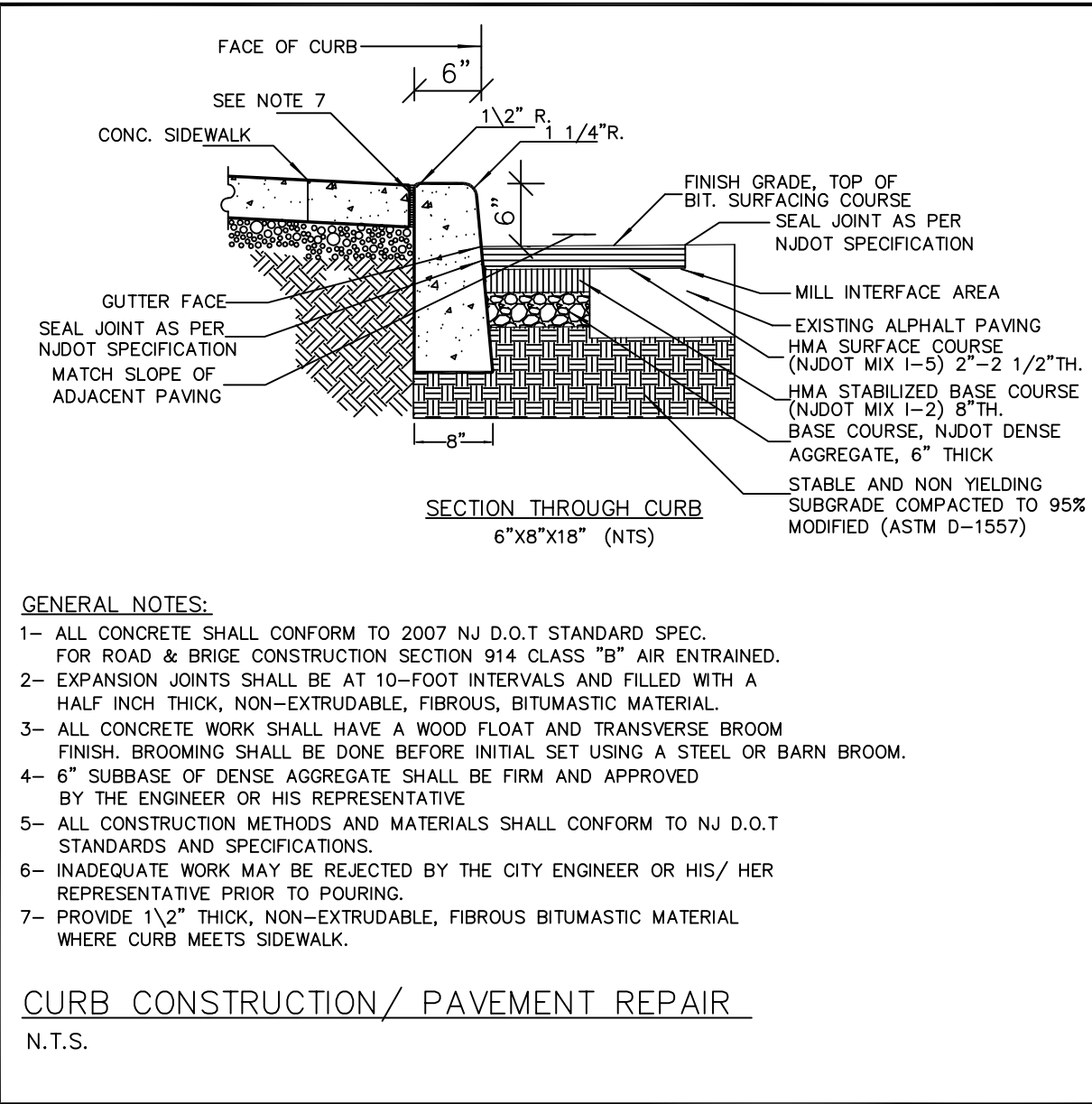


EXISTING RIGHT SIDE VIEW



REVISION		
NO.	DATE	DESCRIPTION
1	03/25/19	REVISED AS PER 03/19/19 COMMENTS

TRIUMPHANT LIFE CHURCH	
CASE #	
500 MALTERER AVENUE, OCEANPORT, NEW JERSEY	
LOT 1, BLOCK 110.07	
BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY	
PHOTOGRAPH	
BABS ENGINEERING, PC 930 STUYVESANT AVE., SUITE 16 UNION, NEW JERSEY, 07083 908-206-1738 (T) 908-206-1738 (F)	
#2018-0039	
DATE 07/05/18	SCALE 1"=30'
C-9	
BABATUNDE ADEWUNMI, P.E., L.S. PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. Lic. No. 42563	



TRIUMPHANT LIFE CHURCH
CASE #
500 MALTERER AVENUE, OCEANPORT, NEW JERSEY
LOT 1, BLOCK 110.07
BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

DETAILS

BABS ENGINEERING, PC
930 STUYVESANT AVE., SUITE 16
UNION, NEW JERSEY, 07083
908-206-1738 (T)
908-206-1738 (F)

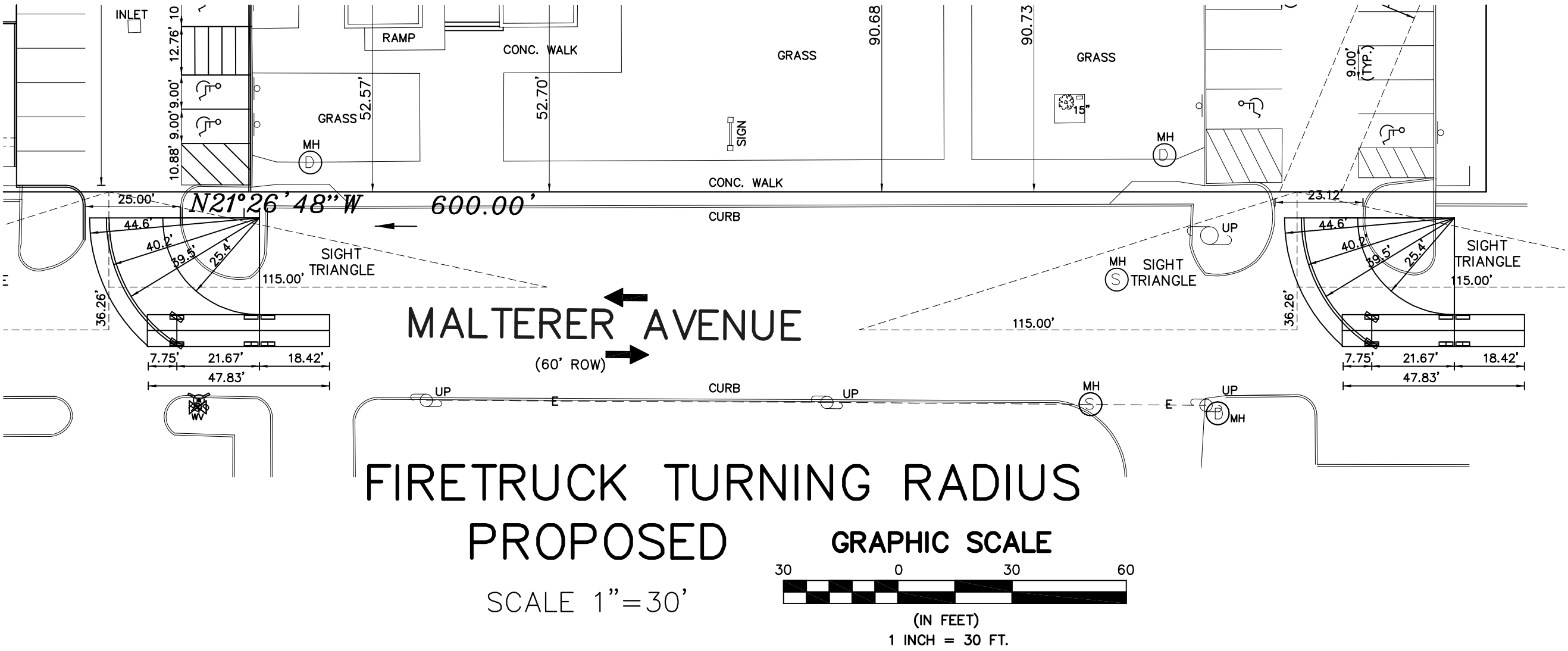
#2018-0039

DATE
07/05/18

SCALE
1"=30'

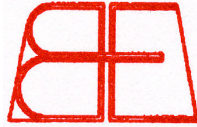
C-10

BABATUNDE ADEWUNMI, P.E., L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR
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BABS ENGINEERING, P.C.

930 Stuyvesant Avenue, Suite 16
Union, New Jersey 07083



Architects • Engineers • Planners • Surveyors

Tel: (908) 206-1738

Fax: (908) 206-1783

July 6, 2020

Ms. 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

Traffic Impact Statement in Lieu of Traffic Report.

The Triumphant life Church (Church) is located at 500 Malterer Avenue, Oceanport New Jersey. The property is located on the easterly side of Malterer Avenue (Two Way Traffic) between its intersection in the north with Sherrill Avenue (One way Traffic-County Road) and in the south with Saltzman Avenue (Two Way Traffic).

Traffic generated to this section of Malterer Avenue is mainly from Triumphant Life Church. Other arterial roads, Sherrill Avenue and Saltzman Avenue may also contribute traffic to this section Malterer Avenue. The proposed Church parking lot at full capacity would have Two Hundred Seventeen (217) parking spaces

The Church operates at off peak hours on Sunday between 8:00am – 1:30pm and on Thursday between 7:00pm and 9:00pm.

Therefore the traffic generated by the Church to Malterer Avenue and its intersection with Sherrill Avenue and Saltzman Avenue are minimal.

We thank you for your time. If you have any questions, please do not hesitate to contact us.

Very truly yours,

BABS Engineering, P.C.



Babatunde Adewunmi, PE, LS, RA, PP

cc: Rachel Marshall, Esquire
William White, PE,PP,CME
File: 2018-0039