



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • AUGUST 11, 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 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. Registration for this meeting is required in order to participate. Register from the Borough website at www.oceanportboro.com "Click Here to REGISTER..." This meeting is also being broadcast on Verizon FiOS Channel 28. The public will be muted upon entry to the meeting but will be able to participate during public portions of the meeting by using one of the following options:

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

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

III. Flag Salute

IV. Roll Call

V. Board Business

1. Approval of Minutes, May 12, 2020
2. Report of Pending Applications

VI. Old Business

1. Resolution of Approval - 10 Hiawatha Ave, Walsh, Kevin
2. Resolution of Approval - 8 Burnt Mill Circle, Cregle, Mark
3. PB2020-08 MSA at 64 Main Street LLC

CARRIED from June 23, 2020

64 Main Street

Block 116, Lot 25

D(1) use variance for density - maximum permitted 6.3 units/acre; 12.3/acre proposed

Minimum Lot Area - 14,000 sf required; 7,074 sf proposed.

Minimum Lot Width - 140 feet. required; 47.17 feet proposed.

Maximum Impervious Coverage - 40% maximum permitted, 40.25% existing and 54.33% proposed.

Driveway Side Yard Setback - 5 feet required; 0 feet proposed.

Minimum Habitable Floor Area Per Family - requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 456 sf on first floor and a total of 865 sf, Unit 2 proposes 596 sf on first floor and a total of 1,138 sf. The applicant points out that if these were compared one bedroom apartments then the required total floor area is 700 square feet.

VII. New Business

1. 1759 : PB2020-01 Sempkowski, Anthony

CARRIED from July 14, 2020

74 Cayuga Ave

Block 27, Lot 9

Bulk Variance(s) for Improvements to Single Family Dwelling

2. 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

VIII. Petitions from the Public**IX. Adjournment**

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**RESOLUTION - PB (ID # 1771)**

Meeting: 08/11/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1771

Resolution of Approval - 10 Hiawatha Ave, Walsh, Kevin

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF KEVIN WALSH
10 HIAWATHA AVENUE, OCEANPORT, NJ
BLOCK 13, LOT 12
APPROVED JULY 14, 2020
MEMORIALIZED AUGUST 11, 2020**

Introduction

WHEREAS, Kevin Walsh has made Application to the Oceanport Planning Board for the property designated as Block 13, Lot 12, commonly known as 10 Hiawatha Avenue, Oceanport, NJ, within the Borough's R-3 Zone, for the following approval: Bulk Variances associated with an Application to construct several improvements to an existing single-family home; and

Public Hearing

WHEREAS, the Board held a Remote Public Hearing on July 14, 2020, Applicant having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

Evidence / Exhibits

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

- *Planning Board Application Package, introduced into Evidence as A-1;*
- *Zoning Denial Letter, dated January 21, 2020, introduced into Evidence as A-2;*
- *Maser Consulting Review Memorandum, dated June 2, 2020, introduced into Evidence as A3;*
- *Architectural Plans, prepared by James M. Pollifrone, dated February 5, 2020, consisting of 8 sheets, introduced into Evidence as A-4;*
- *Survey of Property, prepared by Morgan Engineering, date May 2, 2019, consisting of 1 sheet, introduced into Evidence as A-5;*

- *Picture of the existing property, taken by Matthew Wilder, P.E., P.P., on or about July 13, 2020, introduced into Evidence as A-6;*
- *Affidavit of Service; and*
- *Affidavit of Publication;*

Witnesses

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

- Kevin Walsh, Applicant, appearing pro se;
- Matthew Wilder, Engineer / Planner / Certified Floodplain Manager:

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

Testimony and Other Evidence Presented on Behalf of the Applicant

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

- The Applicant is the Owner of the subject property.
- The Applicant has owned the subject property for approximately 14 months.
- There is an existing single-family home at the site.
- The Applicant lives at the site.
- There is also an existing shed at the site. The existing shed pre-dated the Applicant's ownership of the property.
- The existing shed measures approximately 10 ft. X 16 ft. – and there are no utilities in the same.
- The existing single-family home at the site was built in or about 1962 – and, as such, the existing home was not built for the needs of a modern family.

- There is a need for increased living space at the site.
- As such, the Applicant is proposing several improvements, including, the following:
 - Construction of an addition;
 - Construction of a new deck;
 - Construction of a front porch; and
 - Construction of a front walkway.
- Details pertaining to the proposed improvements include the following:

Construction of Addition

Number of stories: 1

Location: Rear of home

Size: Approximately 880 SF

Height: 17 ft. +/-

Construction of a New Deck

Location: Rear of home, per plans

Size: 20 ft. X 26 ft. (with 12 ft. angled corner (45 degrees))

Materials: Wood

Front Porch

Location: Front of home

Size: 6 ft. X 14 ft. (not to exceed 84 SF)

Front Walkway

Location: Front of home, per plans

PR-20-25

08-11-20

- Upon construction of the renovation project, the house will include the following:

Deck
Great Room
Bathroom
Bedroom
Dining Room
Kitchen
Living Room
Foyer
Porch
Bedroom
Bedroom
Master Bedroom
Pantry

- The Applicant anticipates having the renovation work completed in the near future.
- The Applicant will be utilizing licensed contractors in connection with the construction / renovation process.

Variances

WHEREAS, the Application as submitted requires approval for the following Variances:

REAR YARD SETBACK: 25 ft. requires; whereas 23 ft. proposed;

PRINCIPAL BUILDING COVERAGE: 25% maximum allowed; whereas 26% proposed;

ACCESSORY STRUCTURE (SHED) REAR YARD SETBACK: 5 ft. required; whereas 4 ft. proposed;

ACCESSORY STRUCTURE (SHED) SIDE YARD SETBACK: 10 ft. required; whereas 5 ft. proposed.

Public Comments

WHEREAS, public comments, questions, statements, and / or objections issued in connection with the subject Application were presented by the following:

- Gary Iamello

Findings of Fact

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

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

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located on 10 Hiawatha Avenue, Oceanport, NJ, within the Borough's R-3 Zone.
3. The subject property has frontage on the southside of Hiawatha Avenue, approximately 180 ft. west of Comanche Drive.
4. The existing property contains a 1 story single-family house, concrete driveway, shed, paver walkway, patio, and a wood deck.
5. In order to increase living space at the site, the Applicant is proposing to effectuate a number of improvements, including, the following:
 - Construction of an addition;
 - Construction of a new deck;
 - Construction of a front porch; and
 - Construction of a front walkway.
6. The details for the proposed improvements are contained on the Plans, set forth elsewhere herein, and were also discussed, in detail, at the Planning Board Hearing.
7. The Application as presented requires approval for several Bulk Variances.
8. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.
9. With regard to the Application, and the requested relief, the Board notes the following:

- Single-family use is a permitted use in the Borough's R-3 Zone.
- Per the testimony and evidence presented, there is a need for increased living space at the site.
- The Board is aware that the existing home was built in or about 1962. The Board is furthermore aware that, the older home, generally speaking, was just not designed for the needs of a modern family. That is, the existing home does not necessarily have an open floor plan or open design, some of the bedrooms are on the smaller side, and the closet space is somewhat limited.
- The Board understands the Applicant's need for increased living space at the site – and finds that approval of the within Application will help achieve such a goal in a fashion which does not compromise the interests of the Borough of Oceanport (or residents thereof).
- Sufficiently detailed Plans were submitted, and the Board is aware of the nature / extent of the proposed renovations.
- The Board is aware that the existing home has 3-bedrooms and 1-bathroom. Upon completion of the renovation project approved herein, the Board acknowledges that the house will have 4-bedrooms and 3-bathrooms.
- The Board finds that the design and materials of the addition approved herein will be visually compatible with the existing structure.
- The proposed addition will architecturally / aesthetically match the existing single-family structure.
- The Board finds that the proposed porch will positively accentuate the front portion of the home.
- The proposed porch will prevent the renovated structure from having 1 long monolithic wall and thus, inclusion of the porch (and associated Variance relief related thereto) is justified.
- The placement of the porch (with the associated Variances) enhances the overall aesthetic appeal of the property.
- The presence of a front porch on the site will render the home more aesthetically appealing and more functional.
- The Board is aware that as part of the renovation process, a portion of the existing driveway will be removed. As such, the Board is aware that approval of the within Application will actually reduce the overall impervious coverage at the site from 37% to 32.80%.

- As indicated, the Application as presented requires a Building Coverage Variance. Specifically, a maximum 25% Building Coverage is allowed; whereas 26% is proposed.
- The Board is aware that the aforesaid deviation represents approximately 100 SF.
- Under the circumstances, the Board finds that the deviation in the Building Coverage is de-minimus.
- The Application as presented also requires a Rear Yard Setback. Specifically, a 25 ft Rear Setback is required; whereas 23 ft. is proposed.
- Under the circumstances and given the nature / extent / layout of the Lot and the existing structures, the Board finds that the requested Variance relief is de-minimus in nature.
- The Board is aware that there is an existing shed on the site (which was there when the Applicant purchased the same).
- The existing shed has a non-conforming Rear Yard Setback (5 ft. required; whereas 4 ft. proposed). The existing shed also has a non-conforming Side Yard Setback (10 ft. required; whereas 5 ft. exists).
- The Board is aware that the setback deficiencies associated with the accessory shed are existing conditions, which are not being exacerbated as a result of the within approval.
- A member of the public, who has owned an adjacent property for a number of decades, expressed concern about some aspects of the non-conforming proposal. Specifically, the neighbor inquired as to whether the Applicant could place a fence at the site which could serve as a visual and noise buffer (between the Applicant's property and the neighbor's property). Initially, the Applicant was reluctant to agree to such a condition, as the Applicant believed that a significant visual buffer already existed. Upon further review, and in the spirit of promoting neighborly relations, the Applicant ultimately agreed to place a 6 ft. high privacy fence around the back / rear portion of the property.
- The installation of the said fence, as aforesaid, will minimize any adverse impacts otherwise associated with the non-conforming proposal approved herein.
- The aforesaid fence will promote the privacy interests of the Applicant and the affected neighbor.
- The Board appreciates the Applicant's willingness to assuage the reasonable concerns of the neighbor.

- The Board is aware that one purpose of the New Jersey Municipal Land Use Law suggests approving Applications which result in sufficient development being placed in appropriate locations. For the many reasons set forth during the Public Hearing process, the Board finds that approval of the within Application (i.e. a single-family addition in a single-family zone) is appropriate.
- The location of the proposed improvements are practical, and the same represent a non-invasive fashion in which additional living space can be created.
- The improvements authorized herein will help beautify the site.
- The improvements authorized herein will make the existing home more modern, and more functional / useable, for the reasonable enjoyment of the Applicant.
- The improvements authorized herein will benefit the site, the neighborhood, and the community as a whole.
- Per the testimony and evidence presented, there will be very little disturbance to the existing grading situation.
- The lack of any material disturbance to the existing grading situation at the site should further help minimize the possibility for any adverse impact on the adjoining properties.
- Per the testimony and evidence presented, there is a need for increased living space at the site.
- The Applicant submitted detailed plans of the proposed improvements which sufficiently described the proposed appearance. Additionally, subject to the conditions set forth herein, the proposed addition will comply with the Prevailing Building Code Requirements.
- Based upon the testimony/evidence presented, construction of the proposed improvements will continue the pattern of existing development in the area.
- The subject Lot is an appropriate host for the expanded single-family home approved herein.
- Given the lay-out of the Lot and the existing home, the location of the proposed improvements is appropriate and practical.
- The height of the proposed home will comply with the Borough's Prevailing Height Requirements. That is, 35 ft. is allowed in the Zone – and, per the testimony and evidence presented, upon completion of the renovation project, the expanded home will have a conforming height.

- Subject to the conditions contained herein, the improvements approved herein will not overpower / overwhelm the subject Lot.
- Subject to the conditions contained herein, the expanded home approved herein will not overpower / dwarf other homes in the area.
- Per the testimony and evidence presented, under the Borough's Prevailing Regulations the site is required to have a sufficient number of off-street parking spaces – and sufficient / compliant spaces are proposed. Thus, no Parking Variance is required in connection with the Application.
- The existence of sufficient and appropriate parking at the Site is an important consideration – and but for the same, the within application may not have been approved.
- The Board finds that the proposed improvements have been very efficiently designed.
- Upon completion of the renovation process, the expanded home (with improvements) will be consistent with other single-family homes in the area, on similarly sized lots.
- The brand-new improvements to be constructed on the site will be beneficial for the property, the neighborhood, and the Borough as a whole.
- The construction of the subject improvements will aesthetically improve the site and the neighborhood.
- The Board finds that sufficient testimony has been presented for the Application to be adjudicated – and the Board furthermore finds that, subject to the conditions contained herein, there is no need to elicit additional information to supplement the record.
- Single-family use is a permitted use in the subject zone.
- The architectural / aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicant's inability to comply with the Specified Bulk Standards.
- The architectural design of the proposed improvements will not be inconsistent with the architectural design of other single-family homes in the area (on similarly sized lots).
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated with the same.

- Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.
- The improvements to be constructed herein will not be inconsistent with other improvements located within the Borough.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfies the Statutory Requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

For the above reasons, and for the other reasons set forth in the public hearing process, the Board is of the unanimous opinion that the requested relief can be granted without causing substantial detriment to the public good.

Conditions

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

- a. The Applicant shall comply with all terms, conditions, promises, and representations made at or during the Public Hearing Process.
- b. The Applicant shall work with the Borough Engineer so as to appropriately control / manage storm-water management at the site.
- c. The Applicant shall comply with the terms and conditions of the Board Engineer's Review Memorandum, dated June 2, 2020 (A-3).
- d. The Applicant shall comply with all prevailing Affordable Housing Requirements / directives / contributions as mandated by the State of New Jersey, the Borough of Oceanport, COAH, the Court system, and any other agency having jurisdiction over the matter.
- e. Any lighting associated with the improvements shall be downward facing, residential in nature, and the same shall not adversely spill over onto any adjacent properties.
- f. There shall be no utility service to the existing shed.

- g. The Applicant shall cause the Plans to be revised so as to include a 6 ft. privacy fence along the back portion of the property (so as to promote the privacy interests of the Applicant and the adjoining neighbor).
- h. The said fence (as referenced above) shall be maintained / replaced / repaired as necessary (so as to continuously promote the privacy interests of all involved).
- i. The Applicant shall comply with all Prevailing Building / Construction Code Requirements.
- j. The Applicant shall comply with all on-site construction regulations as required by the Borough of Oceanport and any other Agency having jurisdiction over the matter.
- k. The Applicant shall obtain any applicable permits/approvals as may be required by the Borough of Oceanport - including, but not limited to the following:
 - Building Permit
 - Plumbing Permit
 - Electric Permit
- l. If applicable, the proposed structure shall comply with applicable Provisions of the Americans with Disabilities Act.
- m. Prior to the issuance of Permits, grading / drainage plans shall be submitted to the Board Engineer (for his review and approval) so as to confirm that any drainage / run-off does not go onto or otherwise adversely affect adjoining properties.
- n. The proposed structure shall comply with the Borough's Prevailing Height Regulations.
- o. The construction shall be strictly limited to the plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with Prevailing Provisions of the Uniform Construction Code and Applicable Provisions of the Building Code.
- p. The Applicant shall comply with all terms and conditions of the review memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and / or other Agents of the Borough.
- q. The Applicant shall obtain any and all approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District.

- r. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.
- s. If required by the Board / Borough Engineer, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Oceanport.

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

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

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

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

PR-20-25

08-11-20

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on July 14, 2020 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

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

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of August 11, 2020.

Jeanne Smith, Secretary

KEK/dmp
Z:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Walsh - addition deck porch walkway\Resolution.doc

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**RESOLUTION - PB (ID # 1772)**

Meeting: 08/11/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1772

Resolution of Approval - 8 Burnt Mill Circle, Cregle, Mark



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1634)

Meeting: 08/11/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1634

PB2020-08 MSA at 64 Main Street LLC

CARRIED from June 23, 2020

64 Main Street

Block 116, Lot 25

D(1) use variance for density - maximum permitted 6.3 units/acre; 12.3/acre proposed

Minimum Lot Area - 14,000 sf required; 7,074 sf proposed.

Minimum Lot Width - 140 feet. required; 47.17 feet proposed.

Maximum Impervious Coverage - 40% maximum permitted, 40.25% existing and 54.33% proposed.

Driveway Side Yard Setback - 5 feet required; 0 feet proposed.

Minimum Habitable Floor Area Per Family - requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 456 sf on first floor and a total of 865 sf, Unit 2 proposes 596 sf on first floor and a total of 1,138 sf. The applicant points out that if these were compared one bedroom apartments then the required total floor area is 700 square feet.

HISTORY:

04/28/20 Planning/Zoning Board

Seeking d(l) Variance relief for density of 12.3 units/acre for this proposed two family, where a maximum density of 6.3 units/acre is permitted; Bulk variances for: (i) existing lot size of 7,074 square feet, where 14,000 square feet is required for a two (2) family residence; (ii) minimum lot width of 47.17 feet existing and proposed, where 140 feet is required; (iii) proposed impervious coverage of 56.53%, where a maximum of 40% is permitted; (iv) proposed side setback for driveway of 0 feet, where 5 feet is required; and (v) minimum habitable floor area per family of 456 square feet on the first floor and a total of 865 square feet proposed for Unit 1, and 596 square feet on the first floor and a total of 1,138 square feet proposed for Unit 2, where 1,000 square feet on the first floor and a total of 1,450 square feet is required

Due to the lateness of the hour and business remaining, Mr. Brodsky, Attorney for the Applicant, requested that the Board accept jurisdiction and carry to the next meeting.

As there were no objections from the Board, Chairman Widdis announced that this matter would not be heard that evening and would be carried to the May 12, 2020 meeting with no additional notice required.

05/12/20 Planning/Zoning Board

64 Main Street

Block 116, Lot 25

Seeking d(l) Variance relief for density of 12.3 units/acre for this proposed two family, where a maximum density of 6.3 units/acre is permitted; Bulk variances for: (i) existing lot size of 7,074 square feet, where 14,000 square feet is required for a two (2) family residence; (ii) minimum lot width of 47.17 feet existing and proposed, where 140 feet is required; (iii) proposed impervious coverage of 56.53%, where a maximum of 40% is permitted; (iv) proposed side setback for driveway of 0 feet, where 5 feet is required; and (v) minimum habitable floor area per family of 456 square feet on the first floor and a total of 865 square feet proposed for Unit 1, and 596 square feet on the first floor and a total of 1,138 square feet proposed for Unit 2, where 1,000 square feet on the first floor and a total of 1,450 square feet is required

EXHIBITS:

A-1

A-2

A-3

05/26/20 Planning/Zoning Board

At the request of the Applicant's attorney, Mr. Rick Brodsky, this application was carried to the June 23, 2020 meeting as additional time was needed to prepare revised plans. Mr. Kennedy requested that the record reflect that Mr. Brodsky had consented to an extension of time for a decision on the application.

06/23/20 Planning/Zoning Board

64 Main Street

Block 116, Lot 25

EXHIBITS:

A-1

A-2

A-3

A-4

A-5

A-6

A-7

A-8

A-9

A-10

A-11

A-12

A-13

PUBLIC:

Chairman Widdis opened the meeting to questions from the public. Ms. Smith stated the contact information for the public to participate. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

Alison Nazzaro Cofone, Professional Planner, was sworn in and having appeared before this Board on several previous occasions was accepted as an expert in the field of planning.

Ms. Cofone testified that she was very familiar



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

July 29, 2020

VIA EMAIL

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

Re: Bulk Variance
Block 116, Lot 25
64 Main Street
Application No.: PB2020-08
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-271

Dear Board Members:

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

- Plan entitled “Site Plan”, prepared by Michael Savarese Associates, last revised July 20, 2020 and consisting of one (1) sheet;
- Plan entitled “Floor Plan Comparison”, prepared by Michael Savarese Associates, last revised June 9, 2020 and consisting of one (1) sheet;
- Plan entitled “Neighborhood Multifamily Properties”, prepared by Michael Savarese Associates, last revised June 9, 2020 and consisting of one (1) sheet;
- Plan entitled “Survey of Property”, prepared by Thomas Santry, PA, last revised June 23, 2020 and consisting of one (1) sheet.
- Plan entitled “64 Main Street, Site Grading Plan”, prepared by East Point Engineering LLC, dated July 19, 2020 and consisting of one (1) sheet

The subject property is situated in the R-5 – Residential One & Two-Family Zone District and contains 7,074 sf (0.162 acres) on the south side of Main Street, approximately 150 feet west of Center Street. The Applicant proposes to renovate the existing single-family dwelling into a two-family dwelling. Each unit will now contain one bedroom. The original submission proposed one 2 bedroom unit and one 3 bedroom unit.



Variances/Design Waivers

1. The Applicant proposes to legitimize what appears to be an illegal two-family dwelling which is a permitted use in the R-5 Zone. However, the maximum permitted density is 6.3 units/acre. The two units on a 0.162-acre lot yields a density of 12.3 units/acre, thereby requiring a 'd(1)' variance.

The Municipal Land Use Law permits the granting of a 'd' variance based on providing special reasons and satisfying the negative criteria, including that there is no substantial detriment to the public good and that the proposal does not impair the intent of the zone plan and zoning ordinance.

2. Bulk variances are required for the following:
 - a. Minimum Lot Area – 14,000 sf required; 7,074 sf proposed.
 - b. Minimum Lot Width – 140 feet. required; 47.17 feet proposed.
 - c. Maximum Impervious Coverage – 40% maximum permitted, 40.25% existing and 54.33% proposed.
 - d. Driveway Side Yard Setback – 5 feet required; 0 feet proposed.
 - e. Minimum Habitable Floor Area Per Family – requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 456 sf on first floor and a total of 865 sf, Unit 2 proposes 596 sf on first floor and a total of 1,138 sf. The applicant points out that if these were compared one bedroom apartments then the required total floor area is 700 square feet.

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.



Jeanne Smith, Planning Board Secretary
 MC Project No. OPP-271
 July 29, 2020
 Page 3 of 3

General Comments

1. The applicant has providing an additional parking space as only three are required and we had previously expressed our concern that no parking was permitted on Main Street.
2. A soil boring was performed as well as a percolation test. The results of the percolation tests shall be submitted to the Board.
3. It appears that the current driveway encroaches by as much as 2.5 feet into Lot 24. The Board should discuss if this encroachment should be removed.
4. The Applicant is responsible for contacting the New Jersey One Call System, "Call Before You Dig" 1-800-272-1000 at least three (3) business days prior to construction.

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

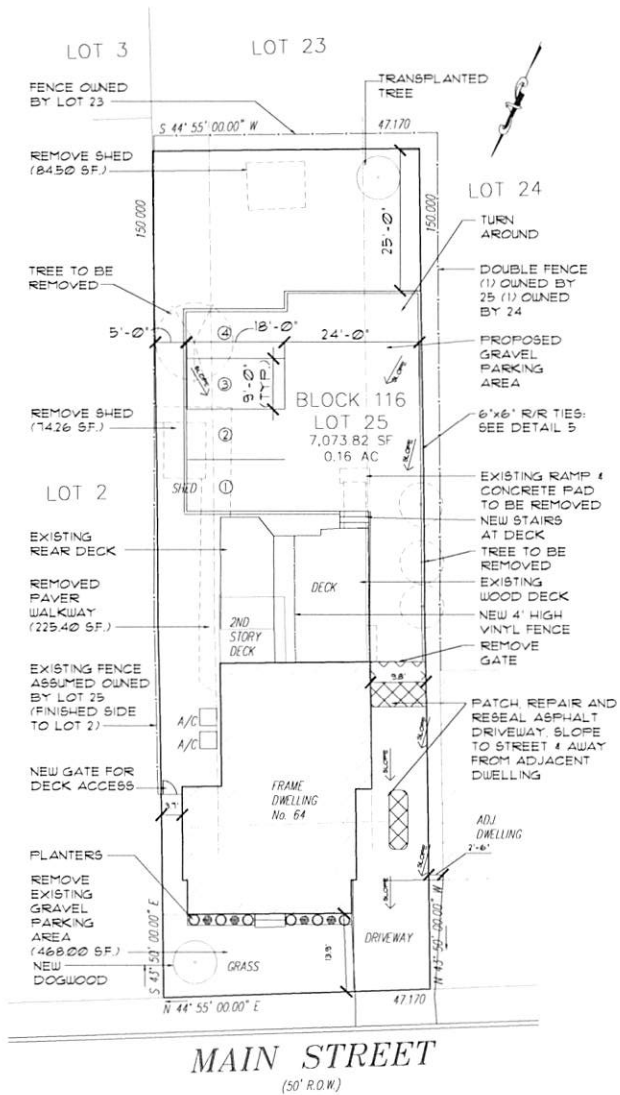
A handwritten signature in blue ink, appearing to read 'W. H. White, III'.

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

WHW/dm

cc: Michael Savarese (via email mike.saverese@msassc.com)
 Kevin Kennedy, Esq. (via email kkennedy@kevinkennedylaw.net)

\\Hqfas1\general\Projects\Opp\OPP-271\Correspondence\OUT\200729_whw_smith_64_main_street.docx



① SITE PLAN
SCALE: 1" = 10'-0"

ZONING & CONSTRUCTION DATA

BLOCK 116 LOT 25 ZONE R-5	DESIGN GROUP CONSTRUCTION CLASS TYPE VB CLIMATE ZONE WIND ZONE	R-5 4 (5253 HOD) 10 FL/HZ	DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R501.1) FLOORS: 40 PSF LIVE 10 PSF DEAD ROOF: 30 PSF LIVE 10 PSF DEAD
LOW-DENSITY RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
LOT AREA	14,000 SQ. FT. (1,000 PER DWELLING UNIT)	10,132 SQ. FT.	NO CHANGE
LOT WIDTH (FRONTAGE)	140 FT.	471 FT.	NO CHANGE
MIN. FRONT YARD	30 FT.	135 FT.	NO CHANGE
MIN. REAR YARD	25 FT.	166.7 FT.	NO CHANGE
MIN. SIDE YARD	10'	375 FT. / 583 FT.	NO CHANGE
% OF MAX LOT COV. BLDGS	MAX 25% (MAX 1768.45 SF)	1262.68 SF (17.85%)	NO CHANGE
% OF MAX LOT COV. PPRV	MAX 40% (MAX 2833.52 SF)	2843.35 SF (40.25%)	3843.35 SF (54.33%)
MAX. FINISH BLDG. HEIGHT	35 FT. OR 2-1/2 STORY	21.52 FT. - 22 STORY	NO CHANGE
MAX ACCESS BLDG. HEIGHT	15 FT.	11.0 FT.	NO CHANGE
MIN. HABITABLE FLOOR AREA	1 BEDROOM + 700 SF 2 BEDROOM + 900 SF 3+ BEDROOM (SIDE BY SIDE) 1450 TOTAL / 1000 1ST FLOOR	-- UNIT #1 325 SF STUDIO (1ST FLOOR) -- -- UNIT #2 166.4 SF 3 BEDROOM 801 SF 1ST FL --	UNIT #1 850 SF 1-BEDROOM UNIT #2 1138 SF 1-BEDROOM

NOTES:
"X" INDICATES PRE-EXISTING NONCONFORMING CONDITION
"■" INDICATES PROPOSED NONCONFORMING CONDITION

PARKING REQUIREMENTS (TWO FAMILY - DUPLEX)

	REQUIRED	PROVIDED
ONE BEDROOM UNIT	15 SPACES	2 SPACES
ONE BEDROOM UNIT	15 SPACES	2 SPACES
TOTAL	30 SPACES	4 SPACES

* PER NJAC 9-21.414(1) TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES)
(A) WHEN DETERMINATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE PARKING SPACE.
** BONUS SPACE RESULTS IN ADDITIONAL 345.55 SF. IMPERVIOUS COVERAGE

LOT COVERAGE (BUILDING)

FOOTPRINT	EXISTING BUILDING	PROPOSED BUILDING
	1262.68 SF (17.85%) HOUSE	REMAIN

LOT COVERAGE (IMPERVIOUS)

	EXISTING AREA	PROPOSED AREA
HOUSE	1262.68 SF	REMAIN (1262.68 SF.)
ASPHALT DRIVEWAY	636.95 SF	REMAIN (636.95 SF.)
GRAVEL DRIVEWAY	468.00 SF	1862.18 SF. *
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RAMP PAD	14.04 SF	0.00 SF
SHEDS	56.74 SF	0.00 SF
TOTAL	2843.35 SF (40.25%)	3843.35 SF (54.33%)

NOTE:
48.45% OF TOTAL PROPOSED IMPERVIOUS COVERAGE
IS FROM GRAVEL (1862.18 SQ. FT.)

MIN HABITABLE FLOOR AREA

PER BOROUGH OF OCEANPORT 350 ATTACHMENT 3 SCHEDULE III

	UNIT #1 (FRONT)	UNIT #2 (REAR)
HABITABLE FLOOR AREA		
1-BEDROOM APARTMENT		1-BEDROOM APARTMENT
FIRST FLOOR	465 SF	556 SF
SECOND FLOOR	331 SF	547 SF
TOTAL HABITABLE	856 SF	1138 SF
MIN REQUIRED	700 SF FOR 1-BEDROOM APT	700 SF FOR 1-BEDROOM APT

NOTE: FLOOR AREAS USED FOR CALCULATING UNIT SIZES ARE BASED ON THE HABITABLE FLOOR AREA DEFINITION AND MEASURE FROM THE INSIDE FACE OF EXTERIOR WALLS AND CENTER LINE OF SHARED WALLS



MICHAEL SAVARESE ASSOCIATES
ARCHITECT
34 SYCAMORE AVENUE, UNIT #8
LITTLE SEVEN, NJ 07739
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F: (732) 330-1840
email: msa@msa.com
104 WEST 20TH STREET
NEW YORK, NY 10011
P: (844) 933-6031
F: (732) 443-4720
email: msa@msa.com

ISSUES

DATE	DESCRIPTION
10/10/18	ISSUED FOR PERMIT
10/10/18	REV. DESIGN
10/27/18	REV. SITE PLAN
10/14/18	REV. SITE PLAN
10/22/18	REV. BATHROOMS
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6/19/2020	PER 3/15 BOARED MEETING
7/20/2020	PER 6/23 BOARED MEETING

PROJECT
MSA@64 MAIN ST LLC
(RENOVATION)
64 MAIN STREET,
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK 25
LOT 16
ZONE R-5



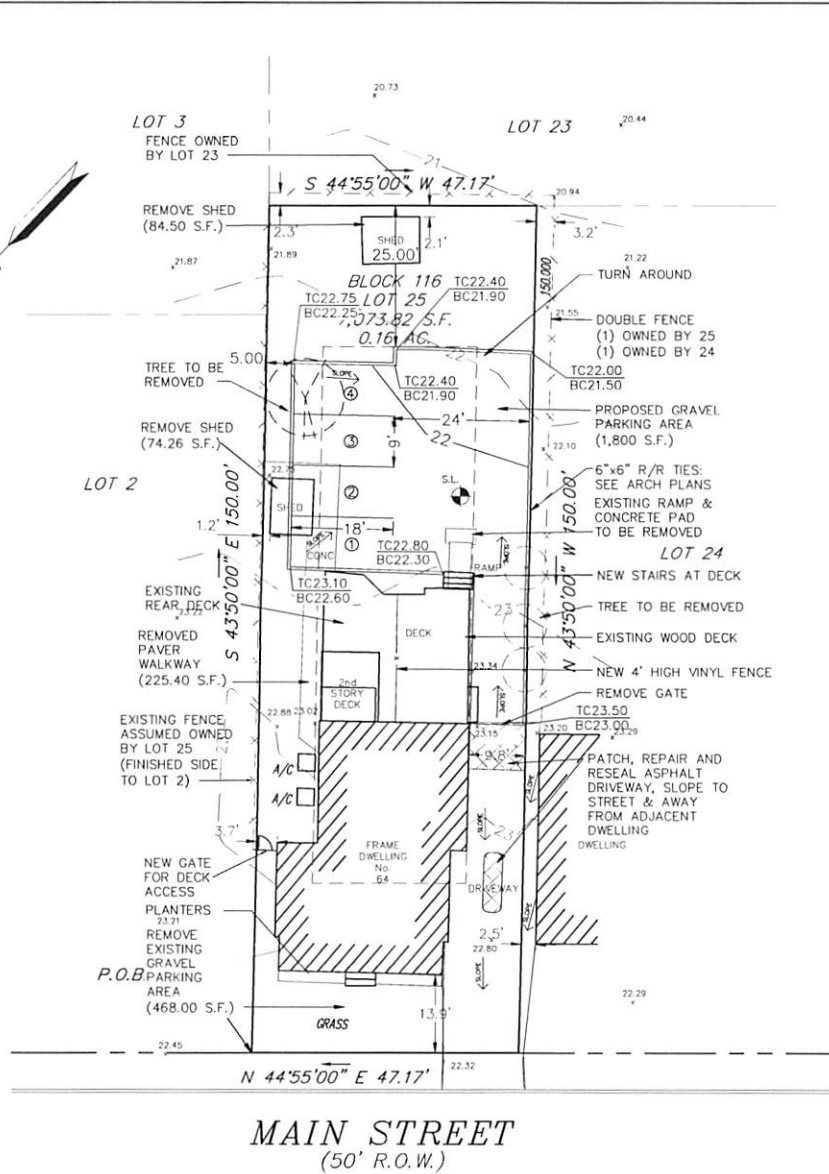
SHEET TITLE:

SITE PLAN

JOB NO: 800-10300
SCALE: AS NOTED
DRAWN BY: DJN
DATE: 07/25/19

PERMIT APPLICATION NO:

SHEET NO. PAGE



R.C. BURDICK, P.E., P.P.C.
 10210 KANAWHA BLVD. PT. PLAIN, N.J. 08054
 PHONE 732.665.5000
 FAX 732.665.5000
JOEL BOWEN
 64 Main St.
 Lot 25, Block 116
 Borough of Fairport
 Monmouth County, New Jersey
 Project No. 20-170

8' 20" Dark grey sand, 10' 10' 11"
 10' 20" 1/2" dark brown sandy sand, 10' 10' 11"
 10' 20" 1/2" 1/2" dark brown sandy sand, 10' 10' 11"
 10' 20" 1/2" 1/2" dark brown sandy sand, 10' 10' 11"
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 10' 20" 1/2" 1/2" dark brown sandy sand, 10' 10' 11"

Being performed on 1/15/2020
 Being located (10' long) to back
 Permeability sample taken at 8' depth
 Sectional high water indicated at 8' 2"
 Standing water indicated at 10' 4"
 Weather: 77° Sunny with Clouds
 Being performed by R.C. Burdick P.E., P.P.C.

Robert C. Burdick P.E., P.P.C.



GRAVELPAVE



Made From 100% Recycled Plastic

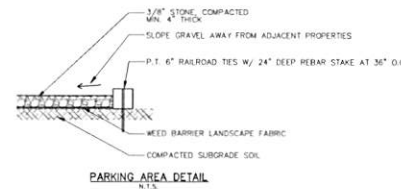
GravelPave is a revolutionary new material that is made from 100% recycled plastic. It is a porous material that allows water to pass through it, reducing runoff and erosion. It is also a durable material that can withstand heavy traffic and weathering. GravelPave is available in a variety of colors and sizes, and it can be used for a wide range of applications, including driveways, parking areas, and decorative surfaces.

Permeable Solutions

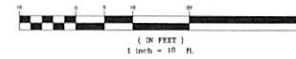
GravelPave is a permeable material that allows water to pass through it, reducing runoff and erosion. It is a durable material that can withstand heavy traffic and weathering. GravelPave is available in a variety of colors and sizes, and it can be used for a wide range of applications, including driveways, parking areas, and decorative surfaces.

The GravelPave Advantage

GravelPave is a permeable material that allows water to pass through it, reducing runoff and erosion. It is a durable material that can withstand heavy traffic and weathering. GravelPave is available in a variety of colors and sizes, and it can be used for a wide range of applications, including driveways, parking areas, and decorative surfaces.



GRAPHIC SCALE



NO.	DATE	DESCRIPTION
1	07-19-20	64 MAIN STREET SITE GRADING PLAN
2	07-19-20	BLOCK 116, LOT 25 BIRMINGHAM OR GLENVIEW MONMOUTH COUNTY, NEW JERSEY
EAST POINT ENGINEERING, LLC 11 South Main Street Marlboro, NJ 07756 Tel: 732.577.0180		
DESIGNED BY	DATE	PROJECT NO.
MARK S. LEBER	07-19-20	20-170
CHECKED BY	DATE	PROJECT NO.
JOEL BOWEN	07-19-20	20-170
SHEET NO. 1 OF 1		

1500 LAWRENCE AVENUE
CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

365 RIFLE CAMP ROAD
WOODLAND PARK, NEW JERSEY 07424
973-247-9000
973-247-9199 (FAX)

214 CARNEGIE CENTER
SUITE 112
PRINCETON, NEW JERSEY 08540
609-751-5551

140 GRAND STREET
SUITE 705
WHITE PLAINS, NEW YORK 10601
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

www.ansellgrimm.com

RICHARD B. ANSELL ‡
PETER S. FALVO, JR.
JAMES G. AARON
PETER B. GRIMM
MITCHELL J. ANSELL
BRIAN E. ANSELL ‡
ALLISON ANSELL †
MICHAEL V. BENEDETTO
DAVID B. ZOLOTOROF
DONNA L. MAUL
RICK BRODSKY
LAWRENCE H. SHAPIRO ◻
ROBERT A. HONECKER, JR. ◻ §
JENNIFER S. KRIMKO
FREDERICK C. RAFFETTO ~
JOSHUA S. BAUCHNER
DAVID J. BYRNE ◻
ANDREA B. WHITE **

EDWARD J. AHEARN
JASON S. KLEIN
MELANIE J. SCROBLE
BARRY M. CAPP ◻ Δ
DOUGLAS A. DAVIE
MARK M. WIECHNIK
ELYSA D. BERGENFELD
RICHARD B. LINDERMAN ◻
KEVIN M. CLARK
KRISTINE M. BERGMAN ◻
JESSICA T. ZOLOTOROF
TARA K. WALSH
RAHOOL PATEL
NICOLE D. MILLER ◻
ALFRED M. CASO
ANTHONY J. D'ARTIGLIO
SETH M. ROSENSTEIN

COUNSEL
HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON
JAMES A. SYLVESTER
ROY W. HIBBERD ◻ Δ
HON. RAYMOND A. HAYSER, J.T.C. (RET)
LISA GOLDWASSER

RETIRED
ROBERT I. ANSELL

IN MEMORIAM
LEON ANSEHELEWITZ (1929-1986)
MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
DAVID K. ANSELL † (1962-2019)

LICENSED ALSO IN:
Δ D.C. ◻ MASS. • N.Y. * WASH.
◻ PENN. – FLA. ◻ CALIF.

† FELLOW, AMERICAN
ACADEMY OF MATRIMONIAL
LAWYERS

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

§ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CRIMINAL TRIAL ATTORNEY

* CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
MATRIMONIAL LAW ATTORNEY

July 22, 2020

Via e-mail to jsmith@oceanportboro.com

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

Re: MSA at 64 Main Street, LLC/Variance Application
Premises: 64 Main Street
Block 116, Lot 25
Our File No. 093584-0

Dear Ms. Smith:

As you are aware, this office represents MSA at 64 Main Street, LLC in connection with the above-referenced matter. Attached please find the following regarding the same:

1. Updated survey with (existing grades) prepared by Thomas P. Santry, P.A., with a revised date of June 23, 2020;
2. Grading Plan prepared by East Point Engineering, LLC and dated July 19, 2020, consisting of one (1) sheet;
3. Updated Site Plan prepared by Michael Savarese Associates, with a revised date of July 20, 2020, consisting of one (1) sheet;
4. Photos of front of structure (as purchased and as proposed);

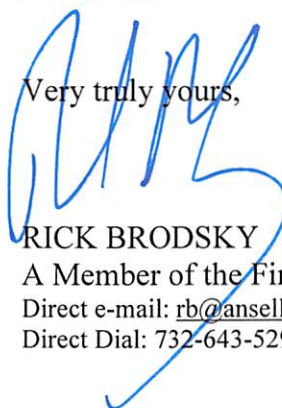
Jeanne Smith, Planning Board Secretary
 Borough of Oceanport
 July 22, 2020
 Page 2

5. Color renderings of existing and proposed site design plan prepared by Michael Savarese Associates, with a revised date of July 20, 2020, consisting of two (2) sheets; and
6. Color rendering of the proposed first and second floor plans showing two (2) one-bedroom duplex units.

Fourteen (14) full-sized sets of the above-referenced documents will be delivered to you tomorrow by the Applicant.

Thank you. Your attention to this matter is greatly appreciated. Please do not hesitate to contact me if you have any questions.

Very truly yours,



RICK BRODSKY
 A Member of the Firm
 Direct e-mail: rb@ansellgrimm.com
 Direct Dial: 732-643-5296

RB/ahn
 Attachments

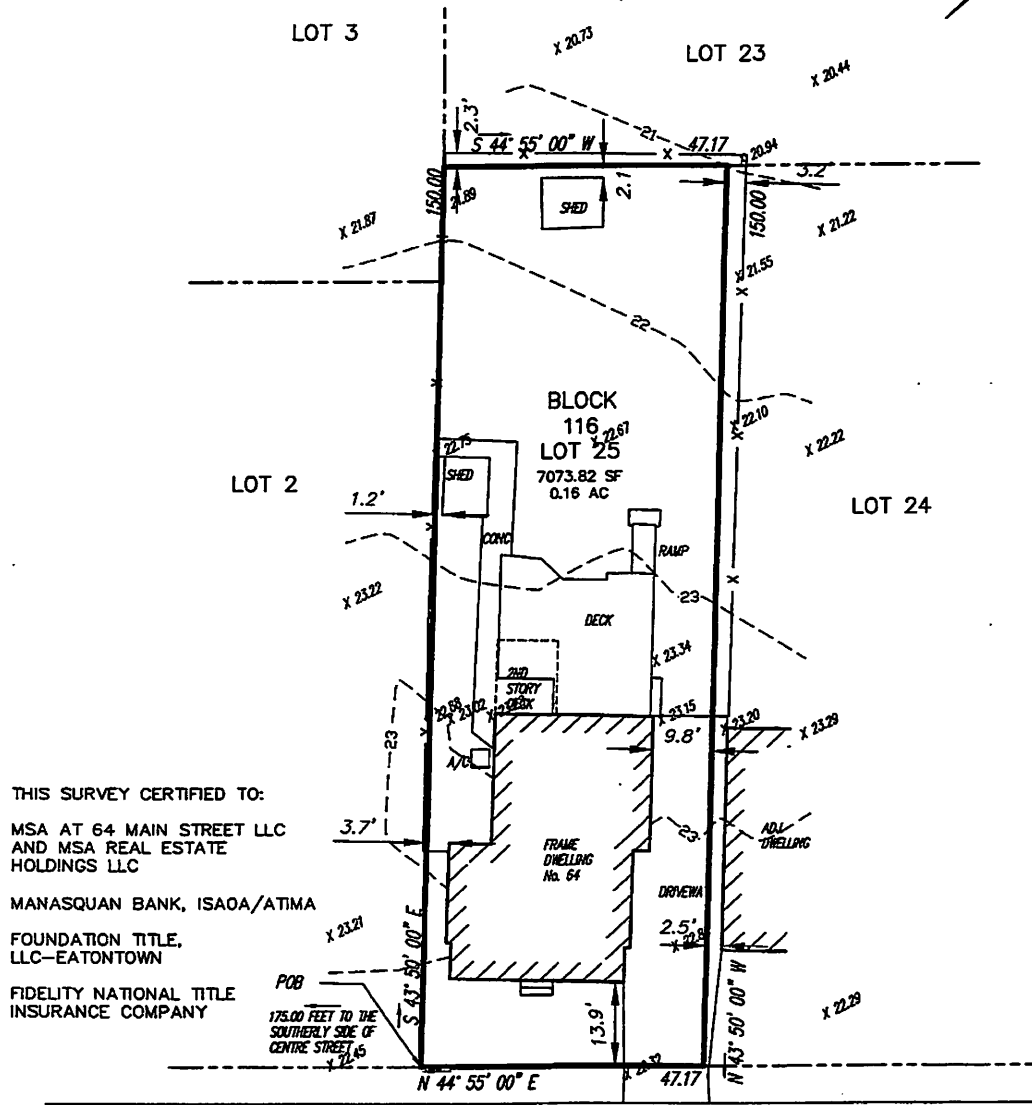
cc w/attachments via e-mail:

Michael Savarese, MSA at 64 Main Street, LLC
 Christine A. Cofone, PP, AICP, Cofone Consulting
 Marc S. Leber, PE, PP, East Point Engineering, LLC
 Michael Savarese, Jr., Michael Savarese Associates
 Michelle DelVecchio, Michael Savarese Associates
 Tammy Caron, Michael Savarese Associates

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.



THIS SURVEY CERTIFIED TO:

MSA AT 64 MAIN STREET LLC
AND MSA REAL ESTATE
HOLDINGS LLC

MANASQUAN BANK, ISAOA/ATIMA

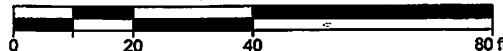
FOUNDATION TITLE,
LLC-EATONTOWN

FIDELITY NATIONAL TITLE
INSURANCE COMPANY

MAIN STREET

(50' R.O.W.)

SCALE: 1"=20'



NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

Thomas P. Santry, Jr.
RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000

2	6/23/20	TOPOGRAPHY	MGB
1	1/28/20	BOUNDARY	MGB

SURVEY OF
LOT 25 ~ BLOCK 116
64 Main Street
Borough of Oceanport
Monmouth County, New Jersey

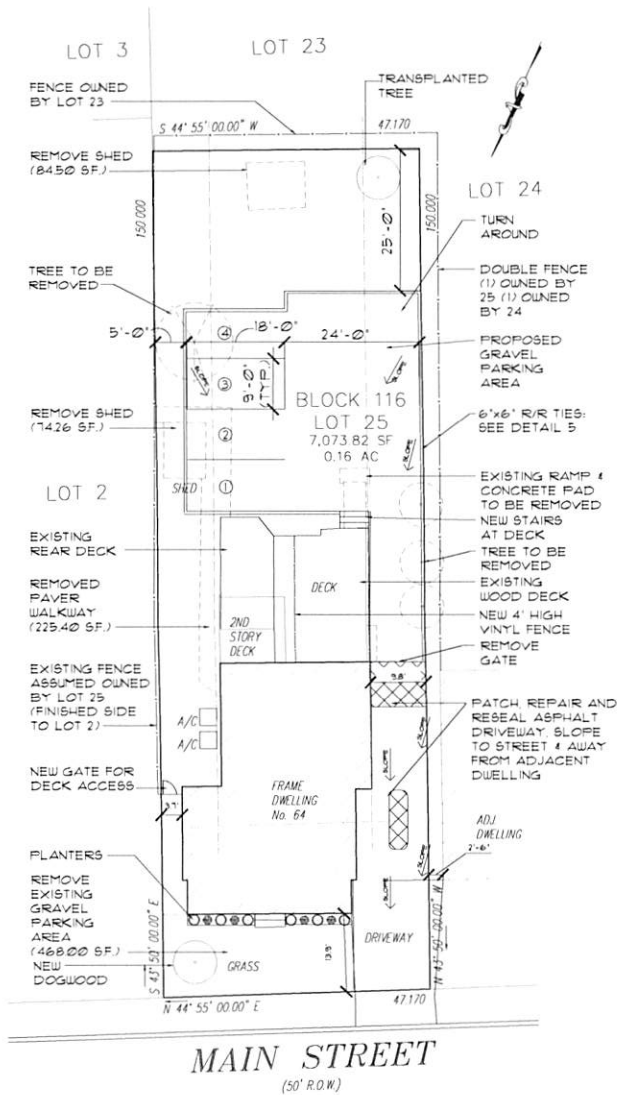
THOMAS P. SANTRY, P.A.

LAND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. NO. 19-215
SCALE 1" = 20'
DATE 10/22/19
DRAWN BY MGB
TAX MAP SHEET # 8

SHEET 1 OF 1
DRAWING NO. OP363





① SITE PLAN
SCALE: 1" = 10'-0"

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PER BOROUGH OF OCEANPORT 350 ATTACHMENT 3 SCHEDULE III

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ARCHITECTS
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email: msa@msa.com
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NEW YORK, NY 10011
P: (844) 933-6031
F: (732) 443-4720
email: msa@msa.com

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PROJECT
MSA@64 MAIN ST LLC
(RENOVATION)
64 MAIN STREET,
OCEANPORT, N.J.
07757

KEY PLAN
BLOCK 25
LOT 16
ZONE R-5



SHEET TITLE:

SITE PLAN

JOB NO.:
800-10300
SCALE:
AS NOTED

DRAWN BY:
DJN
DATE:
07/25/19

PERMIT APPLICATION NO.:

SHEET NO.:

PAGE



① AS PURCHASED



② AS PROPOSED



MICHAEL SAVARESE ASSOCIATES

34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

SEAL:



MICHAEL SAVARESE
N.J. LIC. #10543
N.Y. LIC. #20432
MICHELLE DEL VECCHIO
N.J. LIC. #19468

PROJECT INFORMATION
64 MAIN STREET
OCEANPORT NJ 07157

NOTE:
SITE PLAN INFORMATION FROM
SURVEY BY
THOMAS P. SAITRY, P.E.
ENGINEERS AND SURVEYORS
178 EAST RIVER ROAD
RUMSON, NJ 07760
DATED & CORRECTED: 1/28/20
(DUG# 0736)



1 CORRECTED SITE SURVEY - 2019
SCALE 1" = 10'-0"



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #2
LITTLE SILVER, NJ 07739
P: (732) 330-4234
F: (732) 330-3440
email: msa@msa.com

34 WEST 26TH STREET
NEW YORK, NY 10001
P: (844) 937-6031
F: (732) 443-4220
email: msa@msa.com

ISSUES

DATE	DESCRIPTION
10/01/19	SOLD FOR PERMIT
10/05/19	REV. DESIGN
10/07/19	REV. SITE
10/14/19	REV. SITE
12/23/19	REV. BATHROOMS
1/22/20	AS BUILT
02/26/20	PER REV. SITE PLAN
03/24/20	FOR ZBA MEETING
03/25/20	ZONING CHART REVISION
04/07/20	PER ENG REV LETTER
04/08/20	PER ENG REV #2
6/7/2020	PER 1/2 BOARD MEETING
7/20/2020	PER 6/23 BOARD MEETING

PROJECT

MSA@64 MAIN ST LLC
(RENOVATION)
64 MAIN STREET,
OCEANPORT, N.J.
07757

KEY PLAN

BLOCK: 25
LOT: 25
ZONE: R-5



MICHAEL SAVARESE
N.J. LIC. #13041
MICHELLE DEL VECCHIO
N.J. LIC. #13048

SHEET TITLE:

EXISTING SITE PLAN

JOB NO: R00-18300

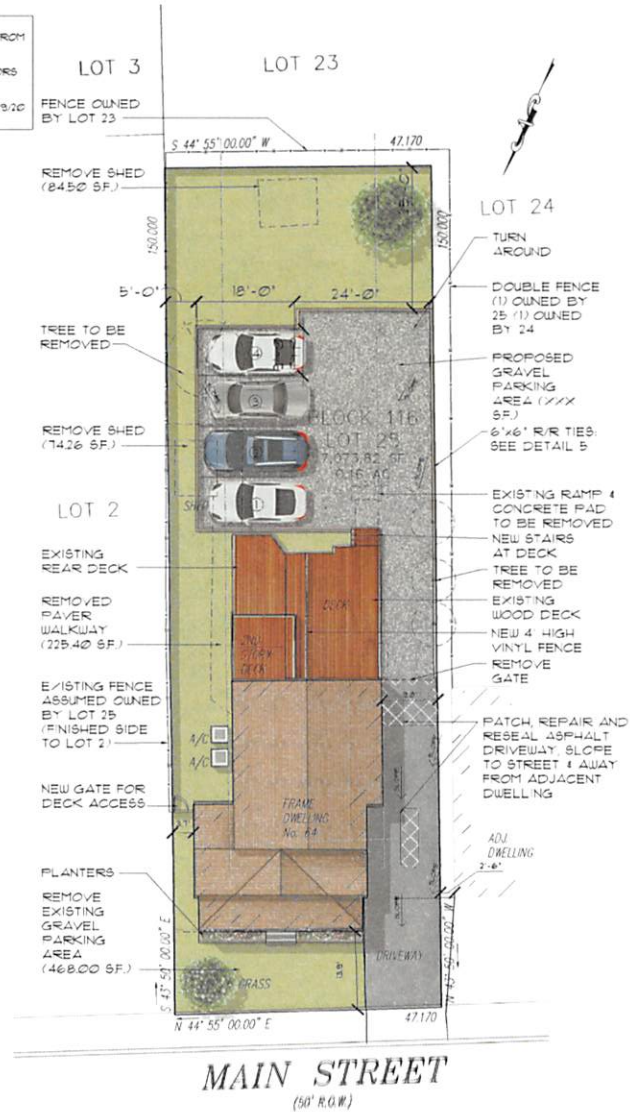
SCALE: AS NOTED

DATE: 07/25/19

BSCAN/ APPLICATION NO:

SHEET NO: PAGE

NOTE:
SITE PLAN INFORMATION FROM
SURVEY BY:
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
128 EAST RIVER ROAD
RUMSON, NJ 07160
DATED & CORRECTED: 1/29/20
DUG# 09363



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



MICHAEL SAVARESE ASSOCIATES

34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

SEAL:



MICHAEL SAVARESE
N.J. LIC. #1043
N.Y. LIC. #20632

PROJECT INFORMATION:
64 MAIN STREET
OCEANPORT, NJ 07157



MICHAEL SAVARESE ASSOCIATES

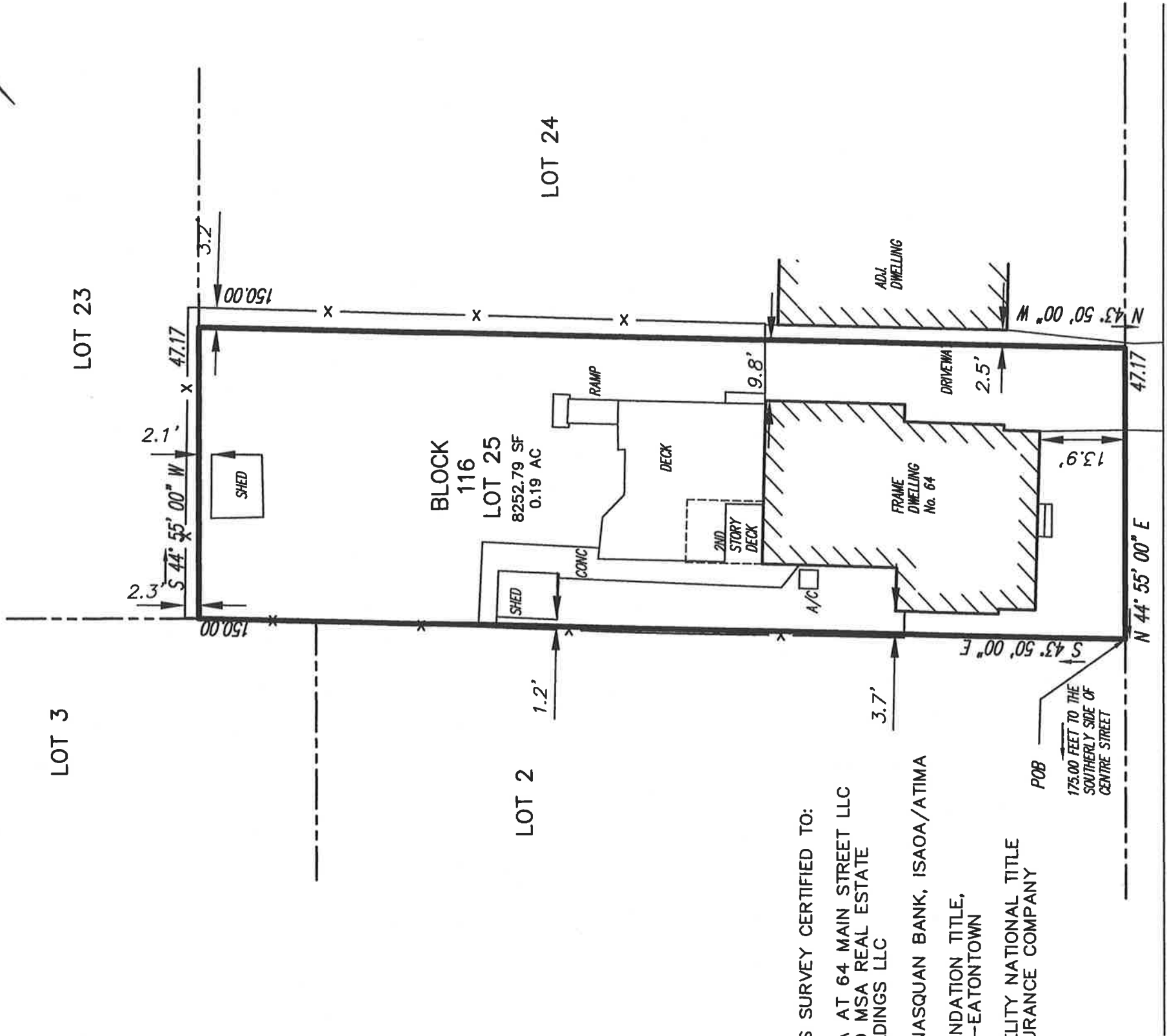
34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1434
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-4031

64 MAIN STREET
OCEANPORT, N.J. 07757

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



THIS SURVEY CERTIFIED TO:

MSA AT 64 MAIN STREET LLC
AND MSA REAL ESTATE
HOLDINGS LLC

MANASQUAN BANK, ISAOA/ATIMA

FOUNDATION TITLE,
LLC-EATONTOWN

FIDELITY NATIONAL TITLE
INSURANCE COMPANY

MAIN STREET
(50' R.O.W.)

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL



PROJ. No. 19-215	
SCALE 1" = 20'	
DATE 10/22/19	
DRAWN BY MGB	
TAX MAP SHEET # 8	
SHEET 1 OF 1	
DRAWING NO. OP363	

**SURVEY OF
LOT 25 ~ BLOCK 116**
64 Main Street
Borough of Oceanport
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
LAND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

RESPONSIBLE PROFESSIONAL'S SIGNATURE
Thomas P. Santry, Jr.
DATE: *10/22/19*
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

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

Meeting: 08/11/20 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 July 14, 2020

74 Cayuga Ave

Block 27, Lot 9

Bulk Variance(s) for Improvements to Single Family Dwelling



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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@walmartotolaw.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

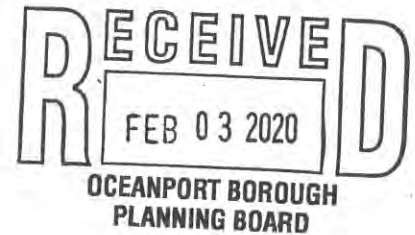
Applicant

X

Applicant

ANTHONY 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)

[illegible]

PORT-AU-PECK AVENUE
(50' WIDE R.O.W. PER TAX MAP)

**FINAL ASBUILT SURVEY
W/ TOPOGRAPHY**
TAX LOT 9
BLOCK 27
74 CAYUGA AVENUE
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

RAWN BY:	SCALE:
MTR	1" = 10'
CHK'D BY:	DATE:
DJN	01/31/2020



**DPK
CONSULTING**

CONSULTING
OPK CONSULTING, LLC
 120 OLD NEW BRUNSWICK RD-STE. 201, PISCATAWAY, NJ 08854
 T: 732-764-0100 F: 732-764-0990
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28042200

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

DATE 1/31/2020
N.J. Lic: 2404331100
PA. Lic: SU075616
N.Y. Lic: 050932-1
CT. Lic: 70476

[illegible]

in consideration of the mutual covenants between the client listed above and the undersigned, I hereby certify that the information stated above is true and correct as of the date indicated above and to the best of my professional knowledge, information and belief, it represents the conditions found on the date of the survey, except easements, if any, below and/or above the surface of the lands and not visible. Underground utilities and/or determination of mineral and/or nonmineral rights are not located or made by this survey. This survey is subject to the survey of the mortgage holder named above. The information to the title insurer and the mortgage holder named above, this declaration is given solely to the above named parties for this transaction only and is not transferable except as stated above.

DRAWN BY: MTR	SCALE: 1" = 10'
CHK'D BY: DJN	DATE: 01/31/2020

**FINAL ASBUILT SURVEY
W/ TOPOGRAPHY**
TAX LOT 9
BLOCK 27
74 CAYUGA AVENUE
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

DRAWING FILE: 20-8708LS00	SHEET	1
PROJECT NUMBER: 20-8708		1
	REV.	0



LOCATION MAP

SCALE: (1 Inch = 1000 Feet)

1000 0 1000 2000 3000

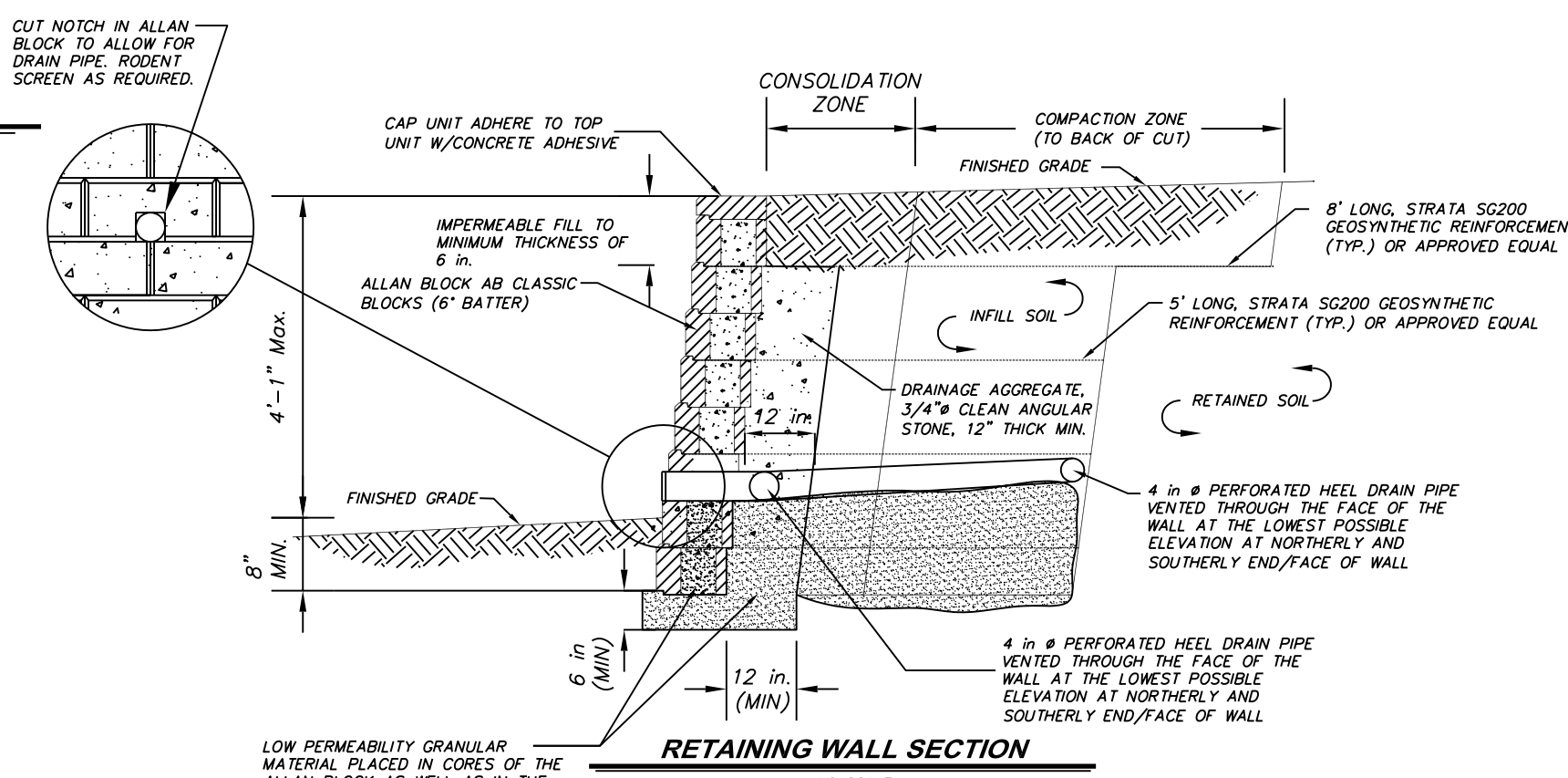
NOTES:

- PROPERTY BEING KNOWN AS BLOCK 27, TAX LOT 9, 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 "H-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.C. WIDDS SURVEYING, L.L.C. DATED 10/4/2013. ALL ELEVATIONS ARE IN ACCORDANCE WITH THIS PLAN AND ARE BASED UPON N.A.D. 1984 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 PANEL NUMBER 34025C0048; EFFECTIVE DATE SEPTEMBER 28, 2009. THE EFFECTIVE BASE FLOOD ELEVATION IS "AE" WITH AN ELEVATION OF 10.0 FEET. THE REGION IS COASTAL, ANALYSIS AND MAPS ARE AVAILABLE.
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 ANCILLARY 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 HABITABLE FLOOR 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 ALLAN BARLOW CORP. COMMERCIAL INSTALLATION MANUAL FOR ALLAN BLOCK 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 BE INSTALLED IN ACCORDANCE WITH ALLAN BLOCK SPECIFICATIONS, THE FENCE MATERIALS AND INSTALLATION 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 UNDERSTOS-URBAN LAND COMPLEX (UDUB) & ELKTON (EYAR) 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 NOTIFY THE PERMITTING AGENCY OF 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 OF THE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. 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 UNDEVELOPED AREAS.
19. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/PERIODICALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.

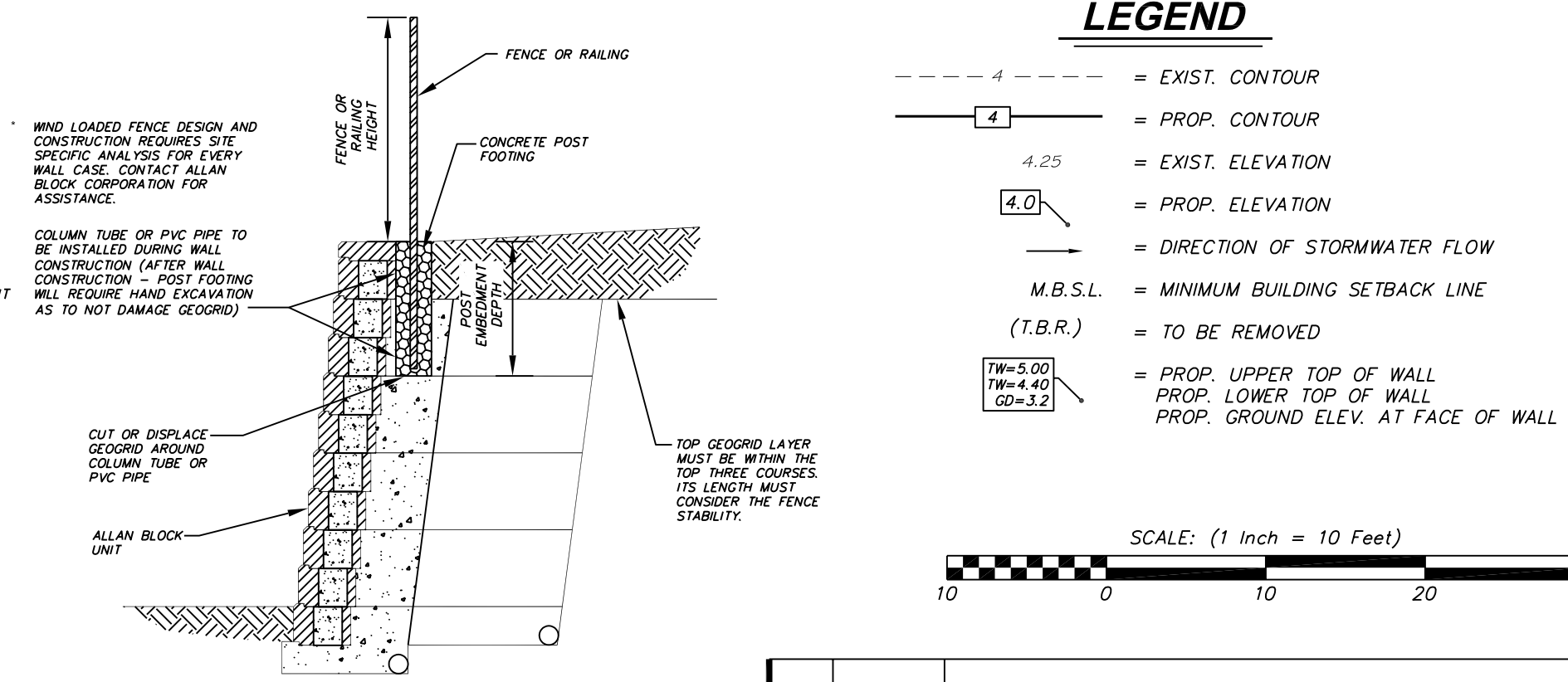
ZONE : RESIDENTIAL ZONE ~ R-3

<u>MINIMUMS :</u>	<u>REQUIRED :</u>	<u>PROPOSED :</u>
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. *
<u>MAXIMUMS :</u>		
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



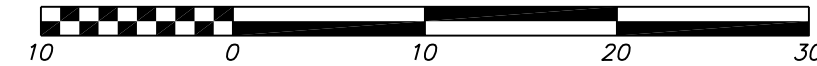
FENCE POST INSTALLATION DETAIL



LEGEND

- A --- = EXIST. CONTOUR
 [2] = PROP. CONTOUR
 4.25 = EXIST. ELEVATION
 [4.0] = PROP. ELEVATION
 → = DIRECTION OF STORMWATER FLOW
 M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 (T.B.R.) = TO BE REMOVED
 [70=60] = PROP. UPPER TOP OF WALL
 [70=40] = PROP. LOWER TOP OF WALL
 [50=30] = PROP. GROUND ELEV. AT FACE OF WALL

SCALE: (1 Inch = 10 Feet)



						ROBERT D. SIVE N.J. Professional Engineer No. 43816 DATE				
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: M.M.	11/12/13	1" = 10'	1 OF 1	2484	
	Date	Revision	By	Chk.	CHECKED BY: RS					

PLOT PLAN
TAX LOT 9 BLOCK 27

74 CAYUGA AVENUE

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

PLOT PLAN

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

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

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

Packet Pg. 44



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1770)

Meeting: 08/11/20 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



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.2.a

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

May 12, 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, dated February 26, 2020 September 5, 2017 and consisting of thirteen (13) sheets;
- Report entitled “Stormwater Management, Groundwater Recharge and Water Quality Analysis for MPCCII, LLC, Proposed Parking Lot Expansions” prepared by Dynamic Engineering and dated February 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.

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 515 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, 69.9% proposed.
- b. Minimum Parking Area Setback: 100 feet required from a residential zone boundary, approximately 30 feet are proposed from the Springfield Avenue right of way which is also the boundary between the I and R7.5 zones. The Applicant shall provide the exact distance.

The Applicant shall consider requesting a design waiver from Ordinance 390-22B(2) to permit a reduction in the parking stall depth to 18'. This would decrease the amount of impervious cover and increase the setback.

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. General Comments

1. The flush curbing along the eastern side of the building does not preclude vehicles from parking on the sidewalk, effectively blocking it. The sidewalk shall be a minimum of 6'

wide adjacent to the parking stalls and protected by a full height curb or other barrier. There are areas where the building jogs out and the minimum sidewalk width is not provided.

2. A signed and sealed Boundary Survey shall be provided to the Planning Board Secretary.
3. Provide cut/fill calculations in order to determine the proposed number of trucks that will be entering and leaving the site, for concerns of potential traffic issues and the potential impacts to the surrounding roadways.
4. The Cover Sheet shall be revised to reflect the current Tax Map Sheet 22 dated May 2016.

C. Grading Comments

1. The parking lot grading provides for sheet flow to several Type B and Type E inlets. The majority of the Type E inlets are not graded to provide a sump/low point condition to direct the runoff into the structure but will permit the follow to bypass the structure. There is a concern that the flow from the majority of the parking lot will be directed toward the low point which is adjacent to the building. Similarly, inlets 12-14 will not capture the drainage areas and a substantial area will flow, undetained, to the existing parking lot to the south.
2. The proposed “E” inlets 1 thru 6 are located approximately 20 feet from the face of the building. A large portion of the parking lot is draining in a westerly direction towards these inlets. Should these inlets not function as designed, stormwater could potentially make its way to the building as there is less than a foot elevation difference between the grates and some portions of the building. These inlets should be located 15 to 20 feet further east, and the grading should be revised accordingly.
3. The grading of the new driveway appears that it would permit gutter flow in excess of 1.5” deep to enter the site. This additional off-site area was not addressed in the stormwater management report.
4. In accordance with ADA, the maximum slope in any direction at handicap accessible parking spaces, passenger loading areas and access aisles shall not exceed 1:48 (approximately 2%). The slope in the ADA spaces exceeds 2%.
5. Provide spot elevations at building corners and along the eastern face of building.

D. Landscape Comments

1. Regarding the amount of impervious cover, the project site has a sparse amount of landscaping and buffers from adjacent properties, as well as along the frontage of Crescent Place.
2. The spacing of street trees along Crescent Place are 100’ apart. This is unacceptable. Reduce the street tree plantings to 50’ maximum (at a minimum) and add shrub masses between the street trees to buffer the parking lot from the cart way.

3. 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.
4. Is signage proposed at the ingress and egress points of the site plan?
5. All parking lot islands should be planted with shade trees and shrubs to reduce heat emissions during summer months. The only exception from this requirement would be those areas above the underground detention basin. These planting islands can be landscaped with just shrubs or small understory trees to avoid root conflicts.
6. The common property line of Block 127, Lot 3 and the subject property, should provide groupings of evergreen trees between the shade trees to reduce visibility of cars and headlights.
7. Sheet 8 of 13 indicates that landscape notes and planting details would be provided on Sheet 11 of 13. No details or notes pertaining to landscaping was illustrated on Sheet 11 of 13. Please provide the required information moving forward.
8. We are concerned with the proximity of the proposed improvements to residential Block 124, Lot 1. The small remaining woodland is primarily deciduous plant material which would not offer sufficient buffering attenuation. Therefore, supplemental evergreen plant material should be incorporated within the native trees to screen out the facility. Work should be performed in such a manner so as not to damage the existing native plant material. A note regarding this, should be provided in the planting notes.
9. Water tolerant plant material should be planted around the headwall wings to provide soil stabilization and to soften the structure. This should also occur adjacent to the rip rap apron.
10. Symbol AR – Acer rubrum / Red Maple should also state under remarks, the following, “Branch height, matched, single straight leader.” Moving forward, any additions to the plant schedule should also include this information.
11. A note shall be added to the Landscape Plan that the substitution of any plant material requires approval by the Borough Engineer prior to its installation.

E. 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 light fixture north of Springfield Avenue and the light fixture west of Block 124, Lot 1 and Block 124, Lot 14, should be provided with light shields. The light fixtures are proposed at 24'-25'. We are concerned about the vertical illumination. Horizontal light spillage is in compliance; however, we are concerned about the fixtures appearing "like a glowing star in the sky." All fixtures should be labeled on the plan to ensure compliance with this request.
3. The hours of site light operations shall be clarified noted on the plans.
4. Signed and sealed structural calculation are required for the light pole foundations. The detail shall be revised to indicate the class of concrete.
5. The mounting of the fixtures should specify the use of leveling nuts on the detail.
6. The lighting detail specification charts do not specify the particular fixtures on the lists which are proposed. Each item should be checked off or circled for review purposes.

F. Traffic and Circulation Comments

1. Sight triangles shall be shown at the new driveway.

G. Parking Comments

1. The Applicant shall provide testimony as to the reason for providing 16% in excess of the calculated parking demand.

H. Stormwater Management

1. The proposed underground stormwater detention system is a series of 27 rows of 245-foot long runs of 48" reinforced concrete pipe that are connected by two manifold at the ends of the pipe runs. The system will be installed more than five feet 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 water table. If groundwater gets into the system, it will reduce the available storage capacity of the underground basin. We are concerned that the proposed watertight system is not constructible based on the information provided. The outlet structure and manholes are to be constructed out of concrete block, which is not watertight. A detail was not provided for the two - 185' long manifolds and how it would be constructed to be watertight. The manifolds and inlets will require a gasket to seal each pipe where it enters the structure. The Applicant will have to clarify what testing method will be used to verify the entire system is watertight. Based on the above concerns and the required separation above the groundwater, our office recommends the use of another water quantity measure to meet the requirements of the Stormwater Control Ordinance.
2. The stormwater system will be discharging to a 4' wide 4" deep concrete low flow channel. The area is presently grass and has sheet flow and not concentrated flow as proposed. Stability calculation shall be 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. The proposed scour hole does not appear appropriate as they are for conduit outlet protection.

3. 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.
4. The Proposed Inlet Area Map does not accurately reflect the area tributary to a number of the e inlets such as: inlets 12, 13, 14, 33, 42, 43, and 102. It appears that the grading and the drainage area map require revision.
5. Operations and Maintenance Manual is required for the Stormwater management facilities for review and approval. Once manual is approved it shall be filed with the County. The owner of the facility shall be required to provide annual reports to the Borough to assure inspections and maintenance as provided for in the manual is occurring.

I. Miscellaneous Comments

1. Manhole casting detail shall be revised to remove lettering as this will be a private drainage system.
2. A detail for the manifolds that connect the 27 pipe runs was not provided in the Construction Details sheet.
3. The detail for the structures that connect to the 48" RCP conflict as the pipe is labeled as perforated in some of the details.

J. 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.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-268
May 12, 2020
Page 7 of 7

Should you have any questions or require additional information, 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

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

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PRELIMINARY AND FINAL SITE PLAN

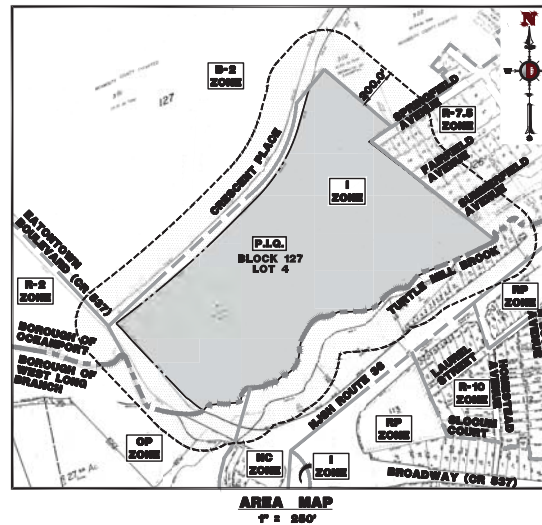
FOR MPCC II, LLC PROPOSED PARKING LOT EXPANSION

BLOCK 127, LOT 4; TAX MAP SHEET #18 - LATEST REV. DATED 12-31-1984

2 CRESCENT PLACE,
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

BOROUGH OF OCEANPORT			BOROUGH OF WEST LONG BRANCH		
PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
ATLANTIC SHORE & A WIDEVA A	124	1	SEA VIEW LLC	114	1
CLARKSON, W. J. JR.	124	2	SEA VIEW LLC	114	2
CLARKSON, W. J. JR.	124	3	SEA VIEW LLC	114	3
CLARKSON, W. J. JR.	124	4	SEA VIEW LLC	114	4
CLARKSON, W. J. JR.	124	5	SEA VIEW LLC	114	5
CLARKSON, W. J. JR.	124	6	SEA VIEW LLC	114	6
CLARKSON, W. J. JR.	124	7	SEA VIEW LLC	114	7
CLARKSON, W. J. JR.	124	8	SEA VIEW LLC	114	8
CLARKSON, W. J. JR.	124	9	SEA VIEW LLC	114	9
CLARKSON, W. J. JR.	124	10	SEA VIEW LLC	114	10
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CLARKSON, W. J. JR.	124	13	SEA VIEW LLC	114	13
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CLARKSON, W. J. JR.	124	100	SEA VIEW LLC	114	100



KEY MAP
1" = 2000'

DRAWING INDEX	
COVER SHEET	1 of 13
AREA MAP	2 of 13
EXISTING SITE PLAN	3 of 13
PROPOSED SITE PLAN	4 of 13
SEE PLAN	5 of 13
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CONSTRUCTION DETAILS	12 of 13

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 1904 Main Street, Lake Como, NJ 07719 • Phone: (908) 251-1111 • Fax: (908) 251-1112 Website: www.dynamiccec.com • Email: info@dynamiccec.com	
COVER SHEET PROJECT: MPCC II, LLC PROPOSED PARKING LOT EXPANSION BLOCK 127, LOT 4 2 CRESCENT PLACE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY	
DRAWN BY: RAU CHECKED BY: JAM DATE: 12/28/2020	SHEET NO: 1 OF 13
PROFESSIONAL ENGINEER JOHN A. PALUS NEW JERSEY LICENSE NO. 41975	PROFESSIONAL ENGINEER THOMAS J. MULLER NEW JERSEY LICENSE NO. 52175





Dynamic Traffic, LLC
 www.dynamictraffic.com
 1904 Main Street
 Lake Como, NJ
 T. 732.681.0760

March 25, 2020
 Via Fed-Ex

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

Attn: Jeanne Smith, Secretary

**RE: Traffic and Parking Assessment
 Proposed Parking Lot Expansion
 Block 127 – Lot 4
 Oceanport Borough, Monmouth County, NJ
 DT # 3192-99-001T**

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with the proposed expansion of an existing parking lot to a site located in the southeastern quadrant of the intersection of Eatontown Boulevard/Broadway (CR 537) with Crescent Place in the Borough of Oceanport, Monmouth County, New Jersey. The site is designated as Block 127 – Lot 4 on the Oceanport Borough Tax Maps. The site is currently developed with a 300,168 SF mixed-use building. The existing building consists of 294,268 SF of office space, a portion of which is occupied by Saint Barnabas Realty Development Corporation, and a 5,900 SF gym use known as CrossFit Shrewsbury. It is proposed to maintain the existing uses of the mixed-use building, while expanding the parking supply from an existing supply of 943 stalls, to a proposed supply of 1,458 stalls (The Project).

Traffic Impact

As stated above, it is proposed to expand the existing parking lot while not expanding the building. The Institute of Transportation Engineers' (ITE) publication, *Trip Generation 10th Edition*, sets forth trip generation rates based on traffic counts conducted at research sites throughout the country. This publication identifies specific independent variables, such as gross floor area, for separate land uses in order to determine traffic impacts from a development to off-site locations along the adjacent roadway network. Utilizing the ITE methodology, the proposed parking lot expansion (no change in building size) does not generate an increase in adjacent roadway network traffic; therefore, it is understood that the trip generation of the site will not change from the calculated trip generation for which the site had originally been approved.

Local Ordinance Parking Requirements

The Oceanport Borough parking schedule was obtained from the Local Ordinance, Section § 390-22. For offices (including banks and financial institutions), the Ordinance requires 4 parking spaces for every 1,000 SF of gross floor area or fraction thereof. This equates to a parking requirement of 1,177 parking spaces for the 294,268 SF of office space. Additionally, it was determined that 80 parking spaces would be required for CrossFit Shrewsbury, which parking requirement was a “worst-case scenario” utilized for purposes of enabling the Borough Zoning Officer to issue a zoning permit for this use. This results in a total parking requirement for the site of 1,257 spaces. The site currently provides 943 spaces and as such is 314 spaces below the Ordinance requirement. As it is proposed to expand the existing parking lot to provide a net increase of 515 parking spaces, or a total proposed parking supply of 1,458 spaces, the site is proposed to supply enough parking spaces to satisfy the Ordinance requirement.

CrossFit Shrewsbury Parking Demand

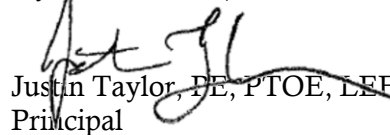
As mentioned above, as part of the zoning approval for CrossFit Shrewsbury, 80 parking spaces were allocated for the use. This was because there was no applicable standard within the Borough Ordinance. Now that the business is operating, parking counts were conducted at the existing facility to determine the parking demand generated by CrossFit Shrewsbury. The counts were conducted between 6:30 AM and 6:30 PM from Tuesday, March 3, 2020 to Thursday, March 6, 2020. These specific count times were selected to coincide with the typical peak parking hours of CrossFit Shrewsbury based on information provided by the applicant in conjunction with CrossFit’s management. The parking count data is appended. Based upon the results of the parking counts, the maximum demand experienced by the CrossFit Shrewsbury is 25 spaces. As such, it is recommended that the number of parking spaces allocated for CrossFit Shrewsbury be reduced to 25 parking spaces, in order to account for actual demand.

Conclusion

The Applicant proposes to expand the existing parking lot to provide 1,458 parking stalls. Since there is no proposed expansion of the building, there is no anticipated increase in traffic associated with the parking lot expansion. The proposed expansion will allow the site to satisfy the current Ordinance parking requirements. Additionally, based on parking count data collected by this firm, it is the opinion of Dynamic Traffic that the amount of allocated parking spaces for the CrossFit Shrewsbury use should be reduced to 25 parking spaces. Should you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC


Justin Taylor, PE, PTOE, LEED AP
Principal


Nick Verderese, PE
Senior Principal

c: Carl Gross/Zachary Gross/Carol Truss/Kevin Jacobs (via email w/ enclosure)
Salvatore Alfieri, Esq. (via email w/ enclosure)
Thomas Muller/Doug Hanley (via email w/ enclosure)

Location: 2 Crescent Pl

Date: 3/3/2020

Municipality: Oceanport

Enumerator: Carl Imhoff

State: NJ

Job #: 3192-99-001T

Tuesday March 3, 2020

	Number of Parked Vehicles
6:30 AM	7
6:45 AM	10
7:00 AM	11
7:15 AM	3
7:30 AM	3
7:45 AM	3
8:00 AM	3
8:15 AM	5
8:30 AM	12
8:45 AM	16
9:00 AM	17
9:15 AM	21
9:30 AM	25
9:45 AM	23
10:00 AM	18
10:15 AM	18
10:30 AM	19
10:45 AM	14
11:00 AM	9
11:15 AM	6
11:30 AM	5
11:45 AM	2
12:00 PM	1
12:15 PM	2
12:30 PM	2
12:45 PM	2

	Number of Parked Vehicles
1:00 PM	2
1:15 PM	2
1:30 PM	2
1:45 PM	2
2:00 PM	2
2:15 PM	3
2:30 PM	4
2:45 PM	4
3:00 PM	4
3:15 PM	3
3:30 PM	3
3:45 PM	3
4:00 PM	6
4:15 PM	8
4:30 PM	12
4:45 PM	16
5:00 PM	15
5:15 PM	15
5:30 PM	16
5:45 PM	14
6:00 PM	11
6:15 PM	11

Location: 2 Crescent PlDate: 3/4/2020Municipality: OceanportEnumerator: Carl ImhoffState: NJJob #: 3192-99-001T

Wednesday March 4, 2020

	Number of Parked Vehicles
6:30 AM	6
6:45 AM	6
7:00 AM	6
7:15 AM	3
7:30 AM	3
7:45 AM	3
8:00 AM	3
8:15 AM	4
8:30 AM	11
8:45 AM	15
9:00 AM	15
9:15 AM	16
9:30 AM	17
9:45 AM	15
10:00 AM	12
10:15 AM	11
10:30 AM	10
10:45 AM	7
11:00 AM	1
11:15 AM	1
11:30 AM	2
11:45 AM	2
12:00 PM	2
12:15 PM	2
12:30 PM	2
12:45 PM	2

	Number of Parked Vehicles
1:00 PM	2
1:15 PM	2
1:30 PM	2
1:45 PM	2
2:00 PM	2
2:15 PM	2
2:30 PM	2
2:45 PM	1
3:00 PM	1
3:15 PM	1
3:30 PM	1
3:45 PM	1
4:00 PM	1
4:15 PM	6
4:30 PM	10
4:45 PM	11
5:00 PM	13
5:15 PM	15
5:30 PM	18
5:45 PM	16
6:00 PM	17
6:15 PM	17

Location: 2 Crescent Pl

Date: 3/5/2020

Municipality: Oceanport

Enumerator: Carl Imhoff

State: NJ

Job #: 3192-99-001T

Thursday March 5, 2020

	Number of Parked Vehicles
6:30 AM	6
6:45 AM	8
7:00 AM	8
7:15 AM	8
7:30 AM	3
7:45 AM	1
8:00 AM	1
8:15 AM	4
8:30 AM	15
8:45 AM	16
9:00 AM	17
9:15 AM	20
9:30 AM	22
9:45 AM	18
10:00 AM	17
10:15 AM	15
10:30 AM	16
10:45 AM	13
11:00 AM	9
11:15 AM	7
11:30 AM	8
11:45 AM	4
12:00 PM	3
12:15 PM	3
12:30 PM	1
12:45 PM	1

	Number of Parked Vehicles
1:00 PM	1
1:15 PM	1
1:30 PM	1
1:45 PM	1
2:00 PM	1
2:15 PM	1
2:30 PM	1
2:45 PM	2
3:00 PM	3
3:15 PM	3
3:30 PM	3
3:45 PM	4
4:00 PM	5
4:15 PM	6
4:30 PM	11
4:45 PM	11
5:00 PM	12
5:15 PM	13
5:30 PM	18
5:45 PM	13
6:00 PM	11
6:15 PM	10

ENVIRONMENTAL IMPACT STATEMENT

For

MPCC II, LLC

Proposed Site Improvements

**Block 127, Lot 4
2 Crescent Place
Borough of Oceanport
Monmouth County, NJ**

Prepared by:



1904 Main Street
Lake Como, NJ 07719
(732) 974-0198

A handwritten signature in dark ink, appearing to read 'Thomas J. Muller', is written over a horizontal line.

Thomas J. Muller, PE, PP
NJ Professional Engineer License #52179

April 2020
DEC # 3192-99-001

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APPENDIX

- USGS Map
- Tax Map
- Aerial Map
- NRCS Web Soil Survey
- NJ GeoWeb State Planning Areas Map
- NJ GeoWeb Landscape Map
- NJ GeoWeb Wetlands Map
- NJ GeoWeb Streams & Water Bodies Map
- Statement of Qualifications for Thomas J. Muller, PE, PP
- Requirements for Environmental Impact Report §390-10.B.(9)

A. ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Statement was prepared in accordance with requirements of the Borough of Oceanport Land Use Ordinance Section §390-10.B.(9), in support of the Preliminary and Final Site Plan application for the Proposed Site Improvements on Block 127, Lot 4 in the Borough of Oceanport, Monmouth County, New Jersey. The subject property is located at 2 Crescent Place. The project consists of expanding the existing parking area to the northeast of the existing building with associated improvements including driveways, landscaped areas, stormwater management facilities, and accompanying site amenities.

The purpose of this statement is to summarize, highlight, or otherwise qualify, the extent of the effects the proposed development will have on the ecological systems and the environment of the subject property and the lands of the Borough of Oceanport.

The “Preliminary and Final Site Plan” and associated Stormwater Management Report have already been submitted as part of the Preliminary and Final Site Plan Application to the Borough.

1) Project Data:

The subject property encompasses approximately 29.23 acres and is located at 2 Crescent Place and is bordered to the southeast by Turtle Mill Brook with NJSH Route 36 beyond, to the southwest by Eatontown Boulevard and Turtle Mill Brook with commercial uses beyond, to the northwest by Eatontown Boulevard and Crescent Place with county uses beyond and to the northeast by residential uses and Crescent Place. The subject site is specifically identified as Block 127, Lot 4 in the Borough of Oceanport, Monmouth County, New Jersey. The property currently consists of an existing corporate office building and associated parking areas. The project area currently consists of maintained lawn areas as well as existing driveways and parking areas to the northeast of the existing building.

The overall tract is located in the I Industrial Zone. The applicant, MPCC II, LLC, is proposing to expand the existing parking area to the northeast of the existing building. Additional site improvements include driveways, landscaped areas, stormwater management facilities, and accompanying site amenities.

2) Mapping

The project site is specifically identified as Block 127, Lot 4, as shown on the plan entitled “Preliminary and Final Major Site Plan” dated February 2, 2020, prepared by Dynamic Engineering Consultants, PC. The New Jersey State Plane Coordinates of the site are X = 625,674 and Y =

535,986. The existing conditions of the tract have been verified by the Topographic Survey, prepared by C.C. Widdis Surveying, LLC, dated September 6, 2019.

Enclosed within the Appendix of this report, the following regional maps have been provided to assist in project familiarity and location reference: USGS Map, Borough Tax Map, Aerial Photo Map, and NRCS Soils Map. The “Preliminary and Final Major Site Plans” have also been submitted as part of the project application to the Borough.

3) **On-site Environmental Conditions**

[a]. Sewer Facilities

Sewer is currently supplied to the existing building. No new connections or modifications to the building are proposed.

[b]. Water Supply

Water is currently supplied to the existing building. No new connections or modifications to the building are proposed.

The project will continue to be connected and serviced through the appropriate local water company, therefore, providing the site with clean, safe drinking water within the facility, with minimal, if any, effect on local demand and water quality.

[c]. Water Quality

The project is connected and serviced through the appropriate local water company, therefore, providing the site with clean, safe drinking water within the facility, with minimal, if any, effect on local demand and water quality.

There are currently no stormwater management quality treatment best management practices onsite. This will be improved in the proposed condition as noted in the Assessment portion of this report.

[d]. Surface and Subsurface Hydrology

Under existing conditions, a majority of the project area drains via overland flow towards the Turtle Mill Brook, located to the south of the property.

Pursuant to the Stormwater Basin Area Investigation Report provided under separate cover, groundwater or evidence of seasonal high groundwater was encountered during tests performed at a range of depths between 18 to 84 inches below existing

grades. Groundwater levels are expected to fluctuate seasonally and following significant periods of precipitation. A summary of the seasonal high groundwater levels and permeability testing are presented in the Stormwater Basin Area Investigation Report.

[e]. Air Quality

Existing air quality surrounding the site is typical of a central New Jersey urban/suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. Current air quality readings taken from surrounding areas report the presence of pollutants such as carbon monoxide at an Air Quality Index (AQI) of 25. The Air Quality Index is based on a value of 100 where 100 would be exceeding the health standard limit. Therefore, the pollutants measured are approximately three (3) times less than allowable. AQI readings in the Borough of Oceanport can be expected to be similar to those recorded in surrounding areas.

[f]. Traffic Volume, Noise and Flow

The property is currently developed with professional offices as well as a recreational gym. Pursuant to the Traffic and Parking Assessment provided under a separate cover, the total parking requirement for the existing site is approximately 1,257 spaces. Please note, the existing development currently provides 943 parking spaces.

Noise associated with the existing site is typical of a commercial/office development and does not produce large amounts of ambient noise.

Adequate traffic circulation throughout the parking areas onsite is provided under existing conditions.

[g]. Lighting Conditions and Levels

The majority of the existing site provides adequate lighting for parking areas and sidewalks along the building.

[h]. Noise

Noise associated with the existing site is typical of a commercial/office development and does not produce large amounts of ambient noise.

[i]. Demography

The Borough of Oceanport currently has a population of approximately 5,832. The population density is approximately 1,834 people per square mile. The Borough of Oceanport population is approximately 93.36% White, 4.05% Hispanic or Latino, 3.00% Black or African American and 1.59% Asian.

[j]. Geology

The site is located in the Coastal Plain Physiographic Province as mapped by the NJDEP Geological Survey. These lands can be characterized as “typical” of central New Jersey geology with very gentle undulations. The Coastal Plain is a productive aquifer and contains important groundwater reservoirs.

[k]. Soils and Soil Properties

Based on the NRCS Web Soil Survey, the soil types native to the site include:

SOIL TYPE	SOIL TYPE NAME	HYDRAULIC SOIL GROUP
FrkB	Downer loamy sand, 5 to 10 percent slopes, Northern Tidewater Area	B
FrrC	Freehold-Urban land complex, 0 to 10 percent slopes	B

These soils are consistent with central New Jersey character and pose no problem to anticipated construction efforts.

[l]. Topography

The majority of the existing project area slopes southeast towards the Turtle Mill Brook. The total grade change over the existing project area is approximately 16 feet.

[m]. Slopes

Existing slopes onsite vary from greater than 10% to under 1% slopes. Areas located outside the proposed limit of disturbance will be kept in their natural state and

protected during construction with silt fence and tree protection fencing as applicable. All disturbed areas will be properly stabilized following construction

[n]. Vegetation

The existing plant and wildlife located on-site are again typical of a central New Jersey metropolitan condition. The majority of the project area is an existing grass field area. The approved limits of disturbance will be field located and the tree removal effort will only affect those trees and plant life within the approved limits. Any trees beyond the established limits will be preserved.

Any wildlife species dependent on the existing vegetation for cover and food source will merely relocate to the next appropriate wooded setting. Other than minimal wildlife relocation, the proposed development will have no detrimental impacts on any significant site flora or fauna.

[o]. Regulated Wetlands

Regulated wetlands exist on the southeastern portion of the overall property adjacent to the Turtle Mill Brook. The freshwater wetlands have been delineated by DuBois Environmental, LLC, and are to be confirmed, along with the 50-foot wetlands transition area shown on the site plan drawings, through application to the NJDEP for a Freshwater Wetlands Letter of Interpretation.

[p]. Wildlife and Wildlife Habitats

Per NJDEP GeoWeb, it does not appear there are any documented occurrences of threatened or endangered species critically dependent on regulated waters for survival located onsite.

Any wildlife species dependent on the existing vegetation for cover and food source will merely relocate to the next appropriate wooded setting. Other than minimal wildlife relocation, the proposed development will have no detrimental impacts on any significant site flora or fauna.

[q]. Watercourses

The closest watercourse to the project area is the Turtle Mill Brook, which is located to the southeast of the overall property. The Turtle Mill Brook is classified as an FW2-NT/SE1 water.

[r]. Waterfront/Shoreline Features

The Turtle Mill Brook is located adjacent to the overall property. The water is surrounded by associated wetlands and vegetation. The project area is not located within the immediate vicinity of the Turtle Mill Brook.

[s]. Historical Sites and Archeological Resources

Per NJDEP GeoWeb, there are no historical sites or archeological resources located on or within the immediate vicinity of the overall property.

[t]. History

Per Historic Aerials, the property has previously been developed as a farm, therefore there is a possibility some form of pesticides or chemicals have been used onsite. The current use however does not involve subsurface disposal of waste and toxic or hazardous materials.

Per Historic Aerials, the property has been developed as a warehouse/office for over 40 years. The subject are of the property in which the parking area will be expanded has been utilized as a maintained lawn.

[u]. Flood and Flood Hazard Areas

According to the FEMA Flood Rate Insurance Maps, the southeast portion of the overall property is located within a special flood hazard area subject to inundation by the 1% annual chance flood (Zone AE). However, the proposed parking lot expansion is not located within the flood hazard areas onsite. The flood hazard area is limited to the area directly adjacent to the Turtle Mill Brook

The proposed underground detention basin has been designed to account for the outlet control structure being located within the flood hazard area, as described in the Stormwater Management, Groundwater Recharge and Water Quality Analysis report.

[v]. Elevation at Two-Foot Contours

Please refer to the Preliminary and Final Site Plan drawings that have been submitted to the Borough under separate cover.

4) Impact Assessment

[a]. **Community Impacts**

There will be negligible impacts to the community due to the proposed development. There will be no cost to the public, no increase in police or fire protection and no impact on the school system as the proposed development is limited to additional parking places to support the existing operations onsite.

[b]. **Sewerage Facilities**

No developments are proposed that result in an increase in sanitary sewer demand. There will be no adverse impacts to existing sanitary sewer services as a result of this project.

[c]. **Water Supply Facilities**

No developments are proposed that result in an increase in water demand. There will be no adverse impacts to the existing water supply as a result of this project.

[d]. **Drainage**

The proposed stormwater management measures, including the underground detention basin and manufactured treatment device, have been designed to meet the required stormwater runoff and volume reductions from pre-development conditions as required by N.J.A.C. 7:8 and the Borough of Oceanport Land Development Ordinance. The Stormwater Management, Groundwater Recharge and Water Quality Analysis report discusses the changes in stormwater runoff rates and volumes as well as the changes in time of concentration.

The water quality TSS removal rate requirement for stormwater drainage for new impervious surfaces set forth by the Borough of Oceanport Land Use Ordinance and NJAC 7:8 for the subject site is 80%. The design for the proposed development meets the obligation for TSS removal by utilizing an underground detention basin and StormFilter manufactured treatment device capable of 80% TSS removal. Therefore, the stormwater management facilities provide a TSS removal of 80% for the subject project, satisfying the water quality aspect of the Borough of Oceanport Land Use Ordinance and NJAC 7:8 and improving the water quality of the stormwater discharge from the subject site and surrounding regional watershed.

Existing on-site landscaping to be removed is shown on the Demolition Plan (Sheet 4 of 13) of the previously submitted site plan drawings. The project area mainly

consists of maintained lawn areas, however small portion of the wooded area along the eastern portion of the project area is proposed to be removed. Proposed landscaping is shown on the Landscape Plan (Sheet 8 of 13) of the site plan drawings. Proposed landscaping includes evergreen trees and shrubs as well as shade trees along the eastern portion of the property in order to provide an adequate buffer between the proposed development and the adjacent properties.

[e]. Stream Encroachments

No fill or diversion of a water channel, alteration of a stream, or repair or construction of a bridge, culvert, pipeline or cable crossing is proposed. Therefore, a stream encroachment permit is not required from the NJDEP.

[f]. Floor Plans

No building or modifications to a building are proposed that would require the submission of floor plans.

[g]. Air Quality

There may be some temporary airborne dust particulates associated with the construction process but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through regular watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary.

[h]. Pedestrian and Vehicular Traffic

The proposed development expands the existing parking area onsite and will not increase the anticipated traffic to the existing development. The proposed parking area will provide additional parking spaces for employees and customers and may reduce the amount of cars that park along Crescent Place under existing conditions.

[i]. Noise

In comparison to the existing commercial buildings and surrounding roadway network, any impacts on ambient noise levels due to the proposed improvements would be negligible. Therefore, in our estimation, ambient noise will not adversely impact the quality of life on the site or in close proximity thereof.

[j]. Artificial Light

A total of 27 lights are provided as part of the proposed site improvements. The proposed lighting has been arranged to be downward facing and to reflect lighting away from adjoining premises while still providing light levels to ensure the safety of vehicular and pedestrian traffic in the expanded parking area in order to comply with the Borough of Oceanport Land Development Ordinance. There is no light spill over to the residential properties to the east of the subject project.

[k]. Demography

The proposed site improvements will not result in any changes in population density and demographics.

[l]. Solid and Hazardous Waste

The proposed site improvements will not result in the production of solid or hazardous waste.

[m]. Unavoidable Adverse Impacts

The proposed development may result in temporary air, water and noise pollution due to construction. However, soil erosion, dust control and noise reduction measures will be taken in order to minimize these impacts. A small portion of vegetation onsite is proposed to be removed, however evergreen trees and shrubs as well as shade trees are proposed in order to restore existing vegetation and buffers to adjacent properties.

[n]. Environmental Damage Mitigation

Numerous steps and measures will be undertaken during the course of construction to protect and preserve the environment and best management practices employed to enhance project assimilation. Among the items of consideration are soil erosion. The planned development will require approval of the Freehold Soil Conservation District and as such will be subject to the provisions of the Authority. Tree protection fencing, anti-tracking pads, silt fencing, inlet protection and seeding measures will be adhered to throughout construction. Dust will be controlled through regular watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same, as necessary. Top soil stockpiling will ensure appropriate seed bedding for final grading and landscape procedures. Inlet protection and conduit outlet protection such as rip-rap aprons, will alleviate soil loss from the site. In addition, permits will be required from the New

Jersey Department of Environmental Protection for the work within the Flood Hazard Area and to delineate the Freshwater Wetlands. Every reasonable effort will be made to protect the existing natural environment with an ultimate goal of incorporating the proposed development with minimal disruption of the existing environment as possible.

5) Project Alternatives

Since this project is in the I Industrial Zone and the use proposed is permitted, there are no alternative development scenarios which would completely avoid potential adverse impacts. Any type of permitted development will have a certain measure of impact associated with it.

[a]. The “No Project” or no-action alternative would result in leaving the existing development as is. The proposed improvements are an extension of the existing parking area. The proposed development will serve as a net benefit for the property and surrounding area as it will provide additional onsite parking for the existing site operations whereas the no-action alternative would result in vehicles to be parked within public roadways or adjacent properties.

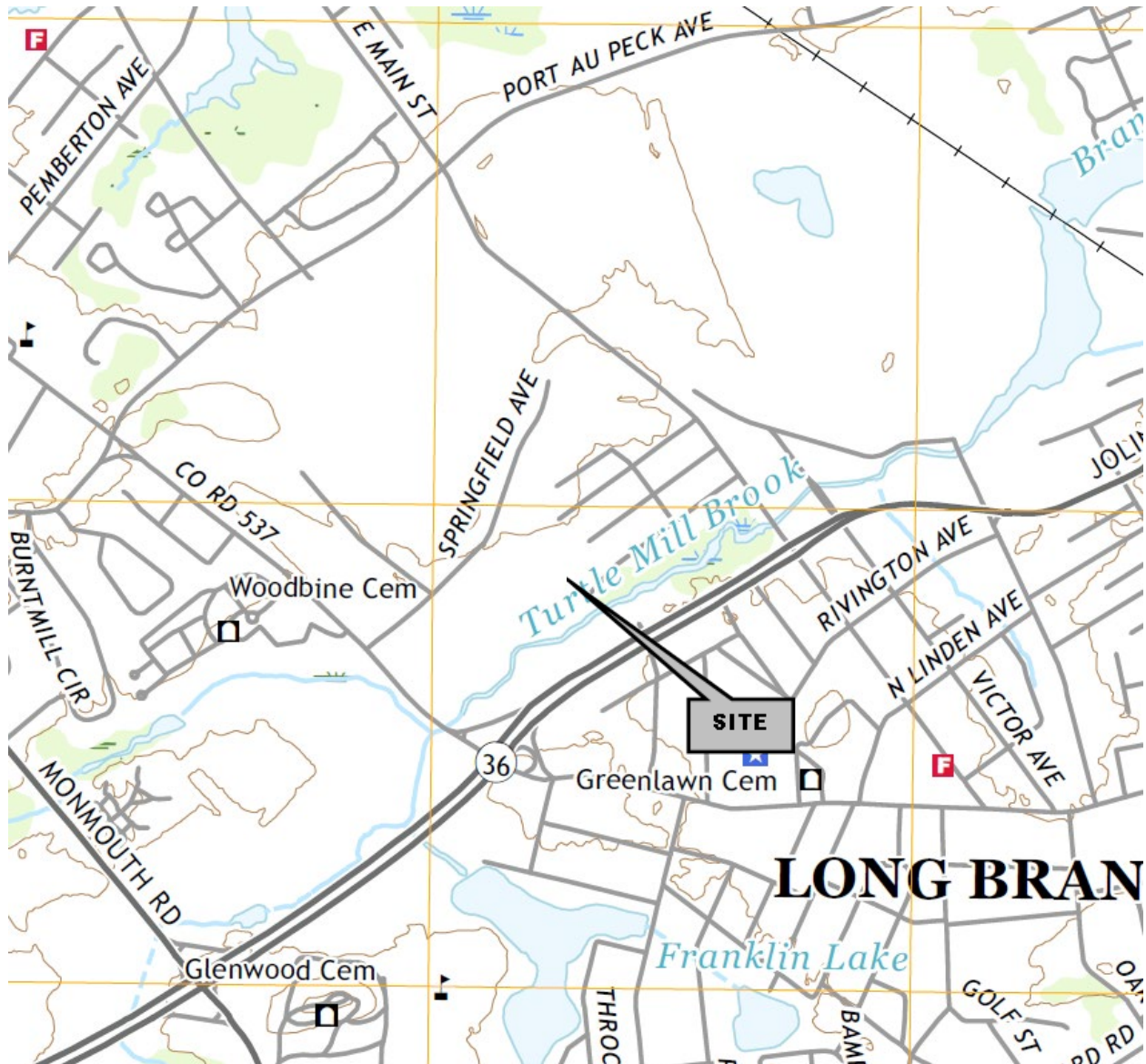
[b]. Alternative Costs and Social Impact – Being that the proposed development generally complies with the requirements of the ordinance and the proposed uses are permitted in the zone, there are no alternative costs or social impacts to discuss. The only alternative is “no development” which would have no costs associated with that.

B. CONCLUSION

It is the opinion of this firm that the proposed development is consistent with the expected impacts to the existing natural resources of the subject properties or the Borough of Oceanport. The proposed development will serve as a suitable addition to the existing development as well as the local community. The entire subject parcel shall be successfully incorporated into the indigenous environment without detriment to public or private natural resources.

APPENDIX

USGS MAP



USGS Map
Long Branch West Quadrangle
(Not to Scale)

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

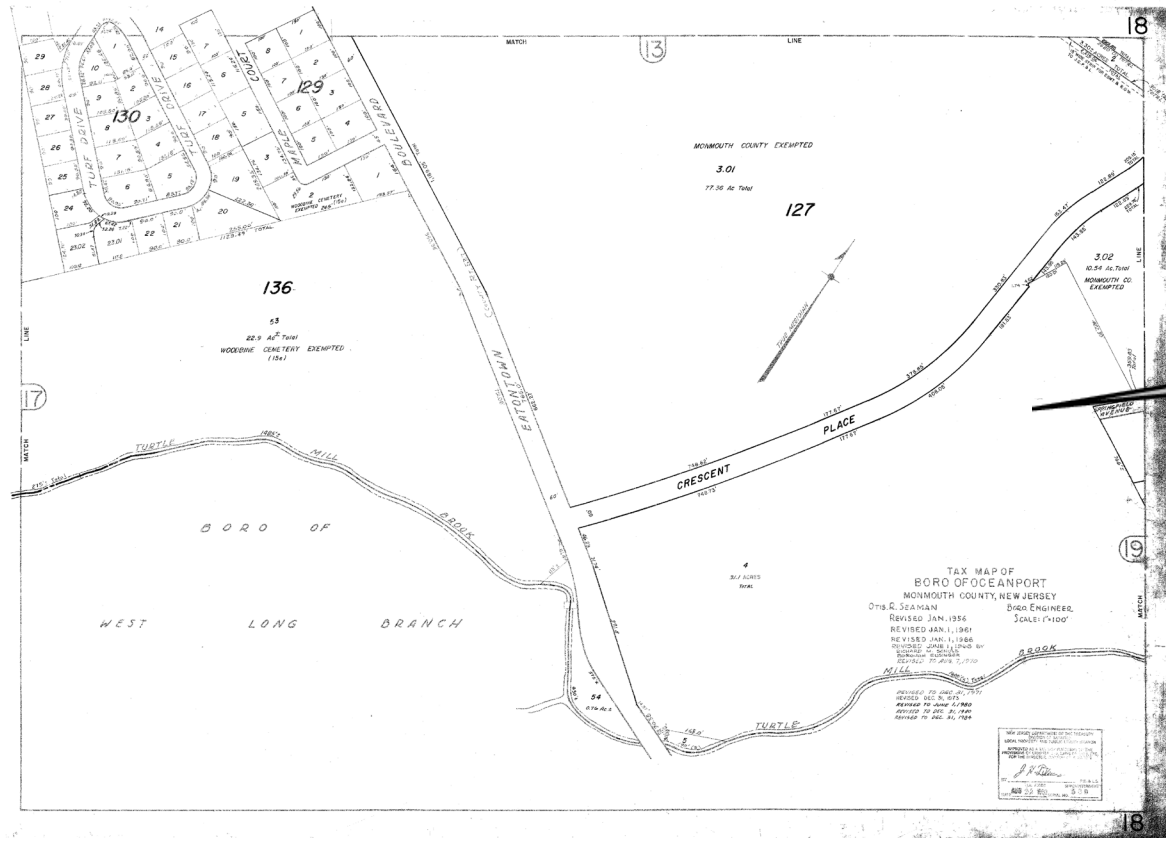
790 Newtown Yardley Rd., Suite 425, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570

14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400

1301 Central Expressway S., Suite 210, Allen, TX 75013

TAX MAP



Tax Map – Sheet 18
(Not to Scale)

AERIAL MAP



Aerial Photo Map

(Not to Scale)

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

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14521 Old Katy Road, Suite 250, Houston, TX 77079 T. 281-789-6400

1301 Central Expressway S., Suite 210, Allen, TX 75013

NRCS WEB SOIL SURVEY

Hydrologic Soil Group—Monmouth County, New Jersey



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monmouth County, New Jersey
Survey Area Data: Version 12, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 23, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FrkB	Freehold sandy loam, 2 to 5 percent slopes	B	19.5	59.7%
FrkC	Freehold sandy loam, 5 to 10 percent slopes	B	1.5	4.6%
FrrC	Freehold-Urban land complex, 0 to 10 percent slopes	B	0.6	1.9%
HumAt	Humaquepts, 0 to 3 percent slopes, frequently flooded	A/D	11.0	33.8%
UdaB	Udorthents, 0 to 8 percent slopes	D	0.0	0.1%
Totals for Area of Interest			32.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

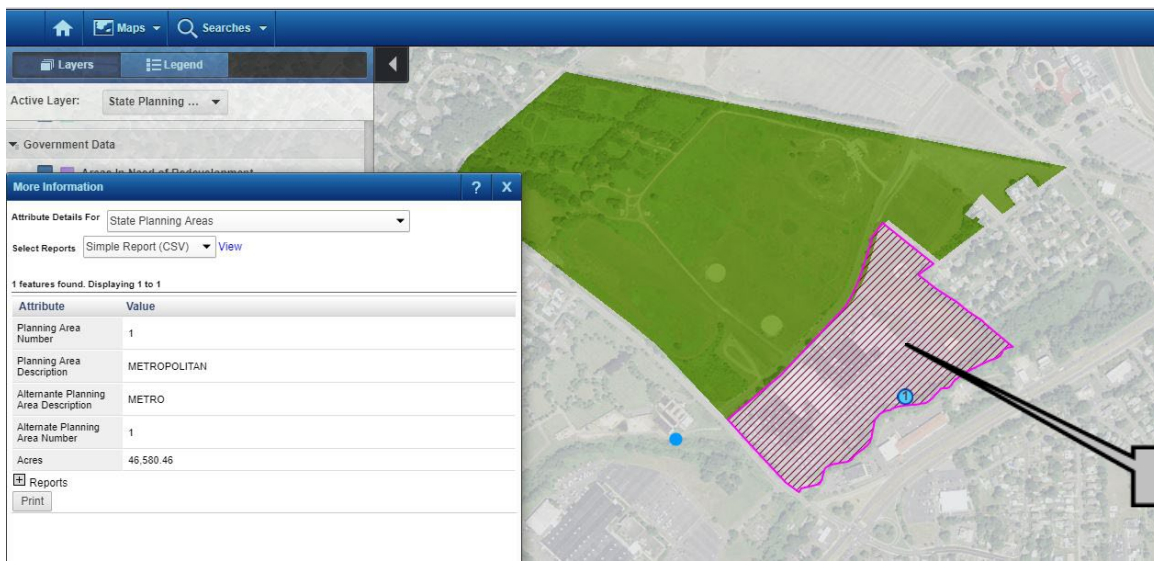
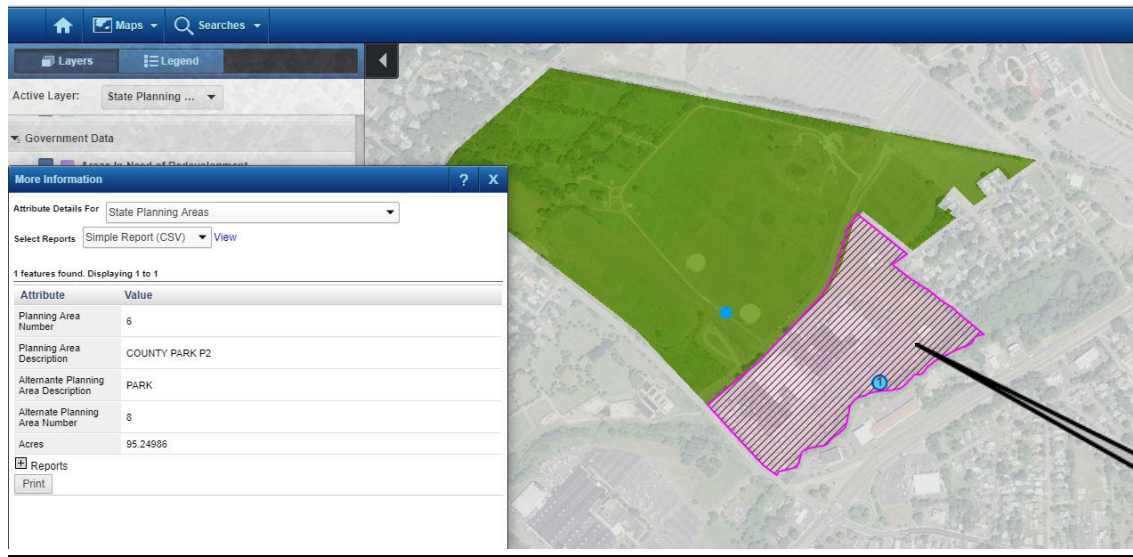
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

**NJDEP GEOWEB
STATE PLANNING AREAS MAP**



NJ GeoWeb State Planning Areas Map

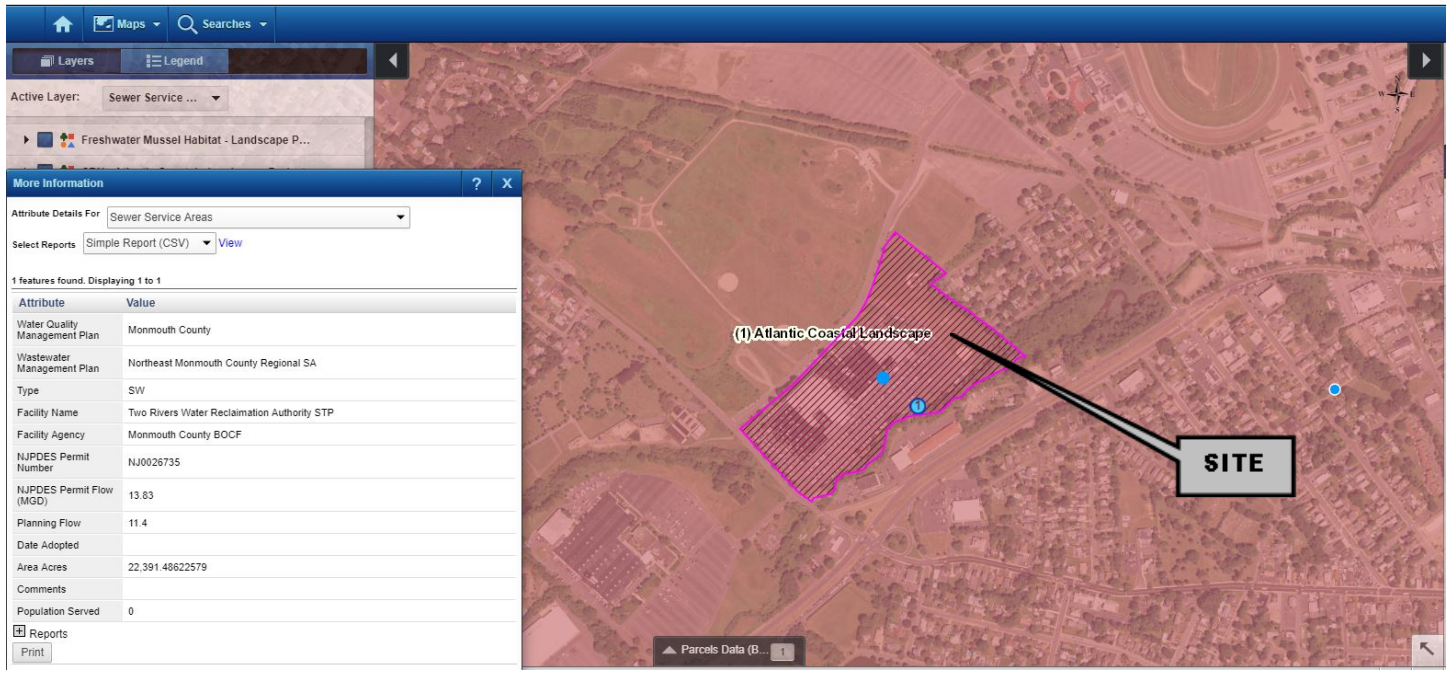
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1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

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

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 14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400
 714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T.

NJDEP GEOWEB LANDSCAPE MAP



NJ GeoWeb Landscape Regions Map

(Not to Scale)

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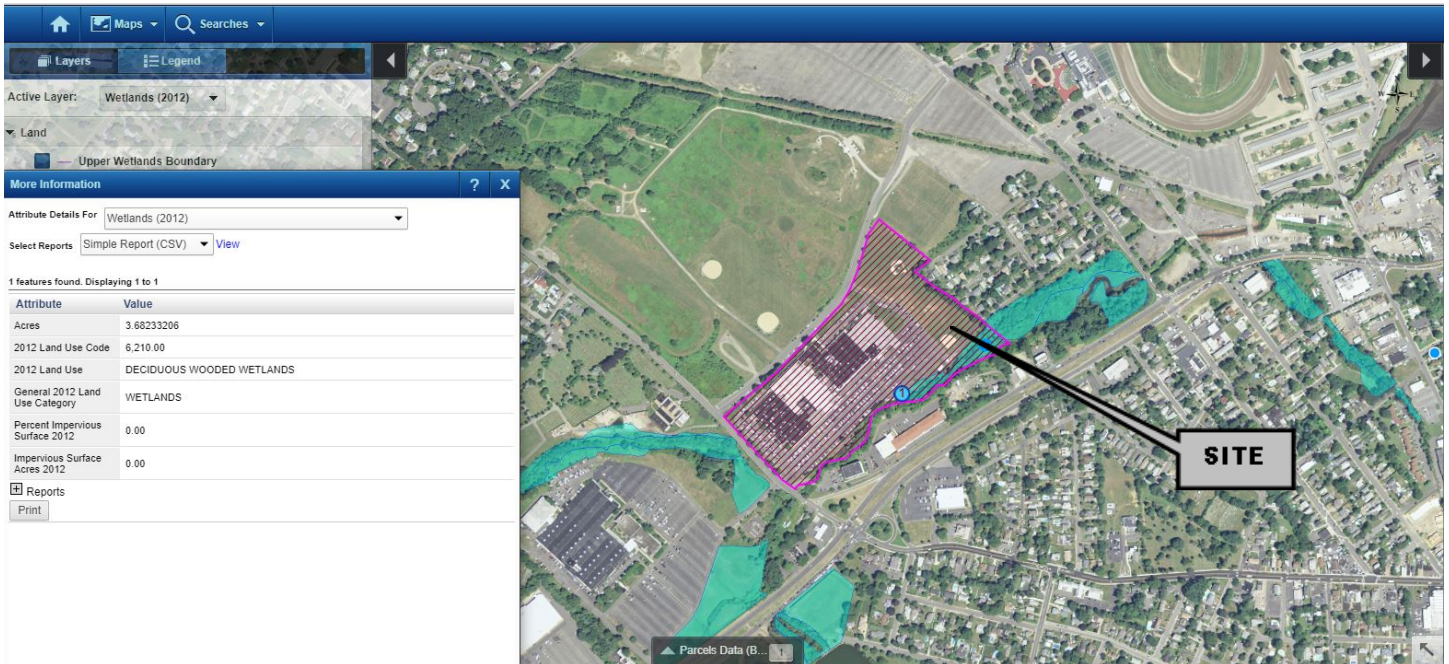
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714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T.

NJDEP GEOWEB WETLANDS MAP



NJ GeoWeb Wetlands Map

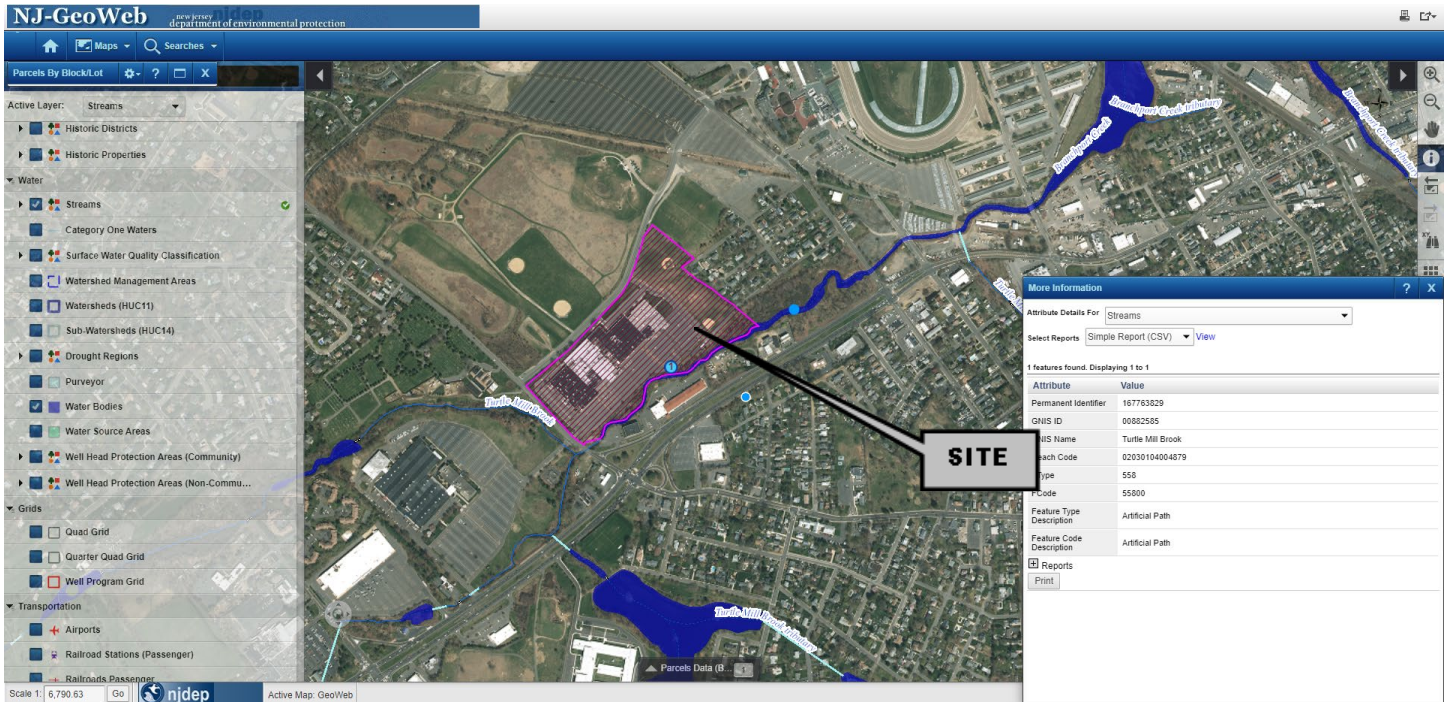
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**NJDEP GEOWEB
STREAMS & WATER BODIES MAPS**



NJ GeoWeb Streams & Water Bodies Map

(Not to Scale)

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**STATEMENT OF QUALIFICATIONS FOR
THOMAS J. MULLER, PE, PP**

Thomas J. Muller, PE

Principal



Thomas Muller is a Licensed Professional Engineer and Principal at Dynamic Engineering at their Lake Como, NJ office. Mr. Muller joined the firm in 2011 as a Design Engineer. He provides practical experience with commercial, residential, and industrial land development projects. His primary experience extends

throughout the State of New Jersey and New York. Included within his areas of expertise are site grading and earthwork, stormwater management, water quality design, project management, and NJDEP permitting inclusive of Coastal Areas, Treatment Works Approvals, Freshwater Wetlands, and Flood Hazard Areas.

Mr. Muller is dedicated to insuring that clients are satisfied with the management of their projects by maintaining open communication and ensuring timeliness of project milestones. He approaches each project to tailor to his client's needs and goals. Mr. Muller believes that it is important that clients are informed about the land development process so that they make knowledgeable decisions. He also makes certain that his clients are aware of the regulatory process and risks associated with each step of the development project.

Mr. Muller serves on Dynamic Engineering's Stormwater Design and Environmental Permitting Leadership Committees. He has been recognized by the NJDEP for his unique stormwater management and environmental engineering designs. He has also served as the lead engineer on several complex and environmentally sensitive projects including a 900,000+ square foot industrial building in Edison, NJ and 900+ unit residential subdivision in Lakewood, NJ.

During his career, Mr. Muller has provided consulting services for numerous corporate and developer-driven projects including Amazon, Shell Oil, Exxon Mobil, 7-Eleven, Wawa, Dunkin Donuts, Dollar General, White Castle, Seagis Property Group, Ignite Restaurant Group, Chefs International, Lightbridge Academy, Public Schools, Marty's Place Senior Dog Sanctuary, Golf Courses, and many more.

Licenses:

- New Jersey Professional Engineer License

Education:

- Rutgers University, Masters of Science in Civil Engineering, 2014
- Rutgers University, Bachelor of Science in Civil Engineering, 2011

Agency Experience:

- NJDEP, Flood Hazard Areas
- NJDEP, Freshwater Wetlands
- NJDEP, Treatment Works Approval
- NJDEP, Waterfront Development
- NJDEP, Coastal Area Facilities Review (CAFRA)
- New Jersey Meadowlands Commission
- New Jersey Pinelands Commission
- New Jersey Soil Conservation Districts
- New Jersey County Planning Boards
- Delaware & Raritan Canal Commission
- County and Local Health Departments
- County and Local Environmental Commissions

Expert Testimony:

Mr. Muller has been accepted and testified as a Professional Engineer before various Planning and Zoning Boards throughout New Jersey.

Employment History:

- 2016-2017 Dynamic Engineering Consultants, PC Principal
- 2015-2016 Dynamic Engineering Consultants, PC Project Manager
- 2011-2015 Dynamic Engineering Consultants, PC Design Engineer
- 2010-2011 J. Fletcher Creamer and Son Project Engineer

Professional Affiliations:

- International Council of Shopping Centers (ICSC)
- Chi Epsilon, Engineering Honor Society
- Shore Builders Association
- American Society of Civil Engineers (ASCE)
- National Society of Professional Engineers (NSPE)

**BOROUGH OF OCEANPORT - REQUIREMENTS FOR
ENVIRONMENTAL
IMPACT REPORT §390-10.B.(9)**

390-10.B.(9) ENVIRONMENTAL IMPACT REPORT.

(9) Environmental impact statement.
[Added 8-15-2002 by Ord. No. 754A]

(a) In addition to the other conditions and requirements contained in this section, any application for site plan approval involving the following uses shall be accompanied by an environmental impact statement, without which an application shall not be deemed complete for purposes of review:

- [1] Major subdivisions.
- [2] When the project is classified as a "planned development."
- [3] Commercial and industrial developments.
- [4] For any lot or parcel of land which exceeds five acres in size.

(b) Definition. As used in this chapter, the following terms shall have the meanings indicated:

ENVIRONMENTAL IMPACT STATEMENT

A written description and analysis of all possible direct and indirect effects a project will have upon the project site and upon surrounding areas, with particular references to the effects of the project upon the public health, welfare and safety, the protection of public and private property, and the preservation and enhancement of natural resources.

(c) Purpose. The purpose of providing an environmental impact statement is to allow the Planning Board to assess impacts of the proposed project upon the environment, including physical, social and aesthetic considerations, both natural and man-made, which affect the quality of life. Particular emphasis should be made on assessing the impact upon surface water and groundwater, air resources, pollution of all kinds, waste disposal, drainage, wetlands, floodplains, landscapes and waterfront.

(d) Contents. The environmental impact statement shall include, but not be limited to, the following:

[1] Plan and description of development.

- [a] A project description, complete with maps and drawings, and also by narrative which specifies what is to be done and how it is to be done during construction and after construction is completed.
- [b] The project description shall include a key map showing the location of the project, Tax Map and physical features within 500 feet of the project site.
- [c] The information shall include, but not be limited to, existing and proposed contours, grading, buildings, roads, paved areas and utility lines and also adjacent watercourses, flood hazard boundaries and zoning information. The information and technical data shall be adequate to permit a careful assessment of the environmental impact of the project.

[2] Inventory of existing environmental conditions.

[a] An inventory of existing environmental conditions at the project site and in the immediate area to the site which is affected by the plan of development includes:

- [i] Sewer facilities.
- [ii] Water supply.
- [iii] Water quality.
- [iv] Surface and subsurface hydrology.
- [v] Air quality.
- [vi] Traffic volume, noise and flow.
- [vii] Lighting conditions and levels.

- [viii] Noise.
- [ix] Demography.
- [x] Geology.
- [xi] Soils and soil properties, including capabilities and limitations.
- [xii] Topography.
- [xiii] Slopes.
- [xiv] Vegetation.
- [xv] Regulated wetlands.
- [xvi] Wildlife and wildlife habitats.
- [xvii] Watercourses.
- [xviii] Waterfront/shoreline features.
- [xix] Historical sites and archeological resources.
- [xx] History, including past or present use that might have involved subsurface disposal of waste and toxic or hazardous materials.
- [xxi] Flood and flood hazard areas.
- [xxii] Elevation at two-foot contours.

[b] Where applicable, quality standards shall be described with reference to those promulgated by the New Jersey Department of Environmental Protection (NJDEP) and federal agencies.

[3] Assessment of the anticipated impact of the project:

[a] An assessment of the environmental impact of the project shall be stated, supported by environmental data. The assessment shall include an analysis of the public costs, such as but not limited to schools, roads, police protection, fire protection, waste disposal, water supply, sewerage and other similar direct and indirect costs of the project, including the effects on recreational facilities, open space and other similar municipal services.

[b] Assessment data shall specifically include the following:

[i] Sewerage facilities. A showing that sewage can be disposed of through public facilities of adequate capacity and to preclude water pollution. If on-site subsurface disposal is proposed, data on underlying water table, soil analysis, soil stratigraphy, percolation tests for each sewage disposal site, topography, depth of aquifers, depth and type of construction of all wells within 500 feet, and any other pertinent data or compliance with all federal, state and local sewerage and health regulations shall be provided.

[ii] Water supply. A showing that an adequate water supply is available.

[iii] Drainage. A showing that storm runoff from the site is so controlled that on-site and off-site erosion is neither caused nor worsened and that potential downstream flooding is not increased. Information provided shall show:

[A] Volume and peak flows of stormwater runoff expected from the existing site and to be generated by new improvements.

[B] Data/mapping on existing on-site landscaping, vegetation and tree and ground cover compared with that proposed.

[C] Changes in runoff rates and volume and the time of concentration to be caused by changes in land use.

[D] Plans for disposition of stormwater, whether by retention on site or by means of channeling so as to protect downstream property.

[iv] Stream encroachments. A stream encroachment permit is required from the NJDEP for fill or diversion of a water channel, alteration of a stream, or repair or construction of a bridge, culvert, pipeline or cable crossing.

[v] Floor plans. Description of protection against flood damages and proposed elevations.

[vi] Air quality. A statement of anticipated effects on air quality due to vehicular traffic and on-site activities such as heating, incineration and any processing of materials.

[vii] Pedestrian and vehicular traffic. A statement of projected effects of anticipated traffic on internal, access, bordering and regional roadways.

[viii] Noise. A statement of anticipated effects on noise levels, magnitudes and characteristics related to on-site activities and proposed methods of control. The applicant must also list neighboring properties that will be affected by the noise.

[ix] Artificial light. A statement of anticipated effects of light levels, magnitudes and characteristics related to on-site activities and proposed methods of control.

[x] Demography. A statement of the on-site and off-site effects on the utilization of public facilities due to the changes in population density and demographics.

[xi] Solid and hazardous wastes. A statement of the type, amount and anticipated methods of disposal. A list of all licenses, permits and other approvals required by municipal, county, state or federal law shall be provided.

[xii] Listing of all unavoidable adverse impacts. A listing and evaluation of adverse impacts and damages to natural resources which cannot be avoided, with particular emphasis upon, but not limited to, air or water pollution, increased noise, damage to vegetative and wildlife systems, changes to waterfront and waterfront views, displacement of people and businesses, increase in sedimentation and siltation, increase in municipal services and consequences to municipal tax structure. Off-site impacts shall also be stated and evaluated.

[xiii] Steps to minimize and mitigate environmental damage. A description of steps to be taken to minimize and mitigate adverse environmental impacts during construction and operation, both at the project site and in the affected surroundings. Such description shall include necessary maps, schedules, renderings and other explanatory data as may be needed to clarify and explain the actions to be taken.

[xiv] Alternatives. A statement of alternatives to the proposed project which might avoid some or all of the adverse environmental effects of the proposed project. The statements should include the reasons for the acceptability or nonacceptability of each alternative.

[xv] Reference to federal, state or local statutes or regulations. Whenever possible, the above-referenced assessment shall describe anticipated impacts with reference to standards as may have been determined by federal, state and local statutes and/or regulations.

[4] Submission requirements:

[a] Six complete copies of the environmental impact statement, including all maps, drawings, narratives and technical data, shall be submitted to the Planning Board.

[b] Any environmental impact statement shall be submitted to the Secretary of the Planning Board 30 days prior to the hearing date of the subdivision or site plan.

(e) Evaluation procedure.

[1] Upon receipt of the application, the Secretary of the Planning Board shall forward the environmental impact statement to the Environmental Commission and to any other Borough agency that the Planning Board may desire for consultation.

[2] The Environmental Commission and other Borough agencies shall review the applicant's environmental impact statement and shall report its findings and comments within 25 days of the date submitted to the Planning Board.

[3] The Planning Board and/or Environmental Commission may require the opinions of experts in their review of the environmental impact statement. The Planning Board and/or Environmental Commission may hire an expert consultant to assist them in the evaluation of the submitted information by the applicant.

[4] Fees for the cost of such a consultant described in Subsection B(9)(e)[3] above shall be paid by the applicant.

(f) Conditions of approval. As a condition of approval of the application, the Planning Board may require that steps be taken to minimize the adverse environmental impact during and after construction, and no construction permit or certificates of occupancy, as the case may be, shall be issued until all such requirements have been satisfied. The Planning Board may, in its discretion, waive all or any portion of the requirements for an environmental impact statement whenever either the nature of the application or the physical characteristics of the project site or the surrounding area would warrant such waiver.

(g) Qualifications of preparer. The environmental impact statement shall be prepared by a person or firm having expertise in the field by virtue of experience and/or education. Such person or firm may be required to submit his/her qualifications to the Planning Board at its discretion. The applicant shall choose the person or firm to prepare the environmental impact statement.



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.

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 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

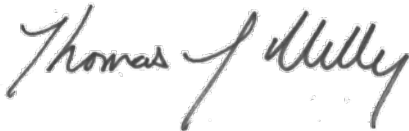
1. NJDEP CAFRA – Pending
2. Oceanport Fire Marshal – Pending
3. NJDEP – Pending
4. Freehold Soil Conservation District – Pending
5. Monmouth County Planning Board – Pending

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

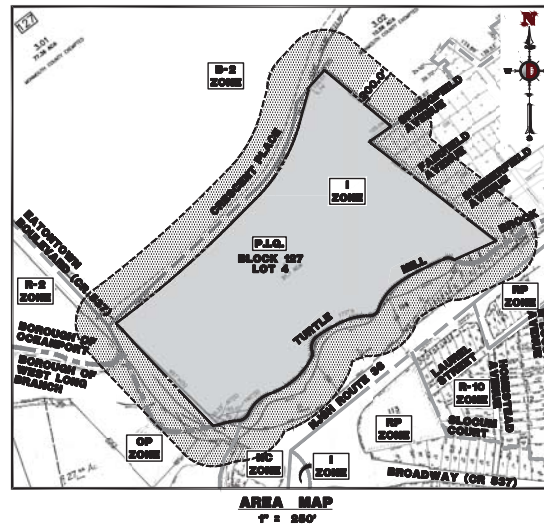
FOR MPCC II, LLC PROPOSED PARKING LOT EXPANSION

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		
PROPERTY OWNER	BLK	LOT	PROPERTY OWNER	BLK	LOT
ATLANTIC SHORE & A WINDA A	124	1	SEA VIEW LLC	114	1
CLARKSON, W. 07703			SEA VIEW LLC	114	1
CLARKSON, W. 07703	124	2	SEA VIEW LLC	114	2
CLARKSON, W. 07703	124	3	SEA VIEW LLC	114	3
CLARKSON, W. 07703	124	4	SEA VIEW LLC	114	4
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CLARKSON, W. 07703	124	99	SEA VIEW LLC	114	99
CLARKSON, W. 07703	124	100	SEA VIEW LLC	114	100



KEY MAP
1" = 2000'

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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 07748 • Phone: 908.255.0000 • Fax: 908.255.0001 • Email: info@dynamiccec.com Website: www.dynamiccec.com	
COVER SHEET PROJECT: MPCC II, LLC PROPOSED PARKING LOT EXPANSION BLOCK 127, LOT 4 2 CRESCENT PLACE, MONMOUTH COUNTY, NEW JERSEY DRAWN BY: RAU CHECKED BY: JAM DESIGNED BY: JAM PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975	
SHEET NO. 1 OF 14	DATE: 05/26/2020 DRAWN BY: RAU CHECKED BY: JAM DESIGNED BY: JAM PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41975



Printed: 07/27/2023 - 11:08 AM, No. 23174, 0.045 TMS
 File: P:\PROJECTS\PROJECTS\7192 MPCC II CCN WP 001 Oceanport\Map Data\Map\71920010101A.dwg --> Aerial Map

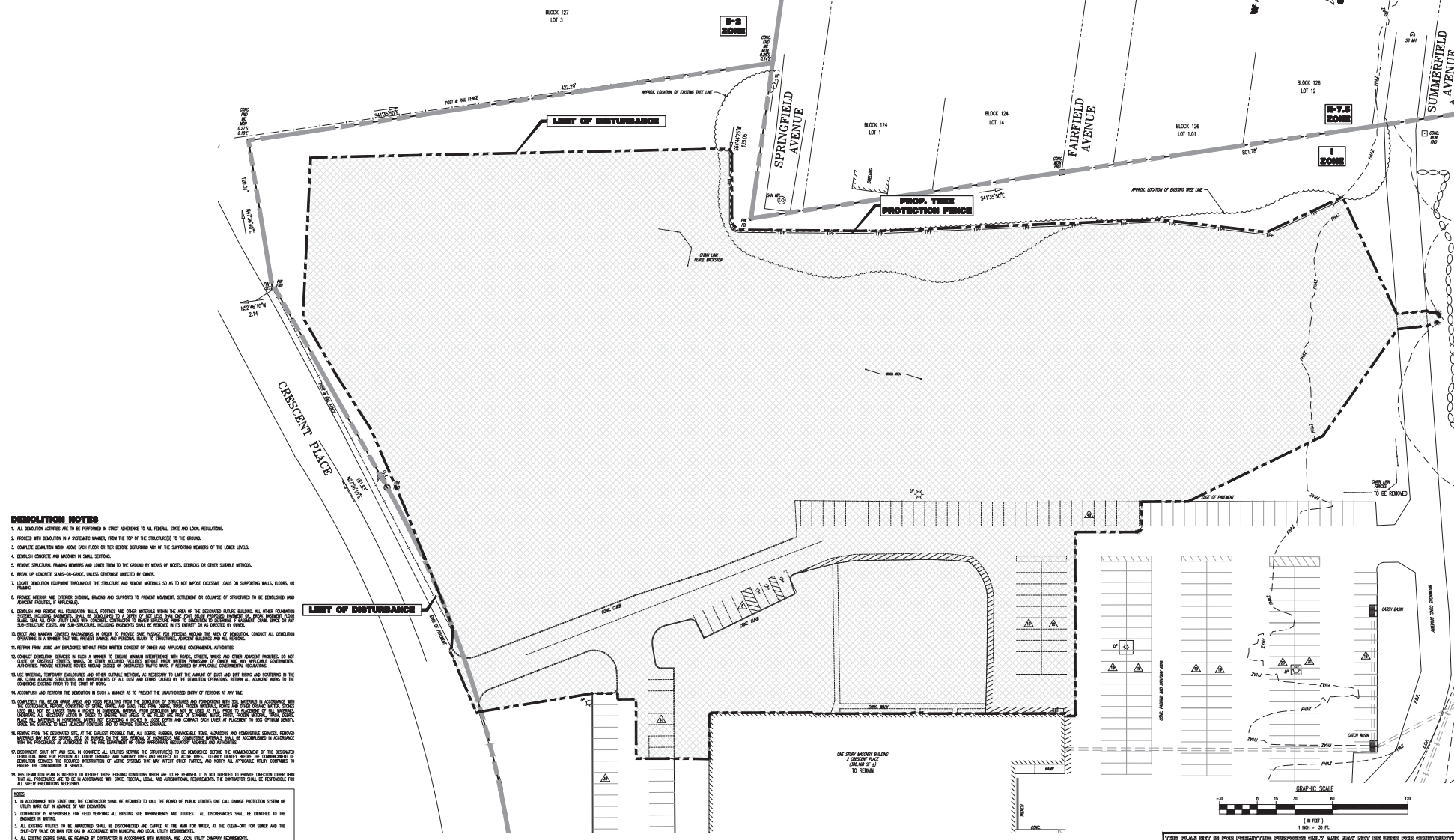
THE ABOVE MAP, OFFERED ON THIS PLAN, IS BASED ON DATA PROVIDED BY OTHER SOURCES, AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA AND THE ACCURACY OF THE DATA. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DATA AND THE ACCURACY OF THE DATA.

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John A. Palus, Thomas J. Muller
 PROFESSIONAL ENGINEERS
 NEW JERSEY LICENSE NO. 41875

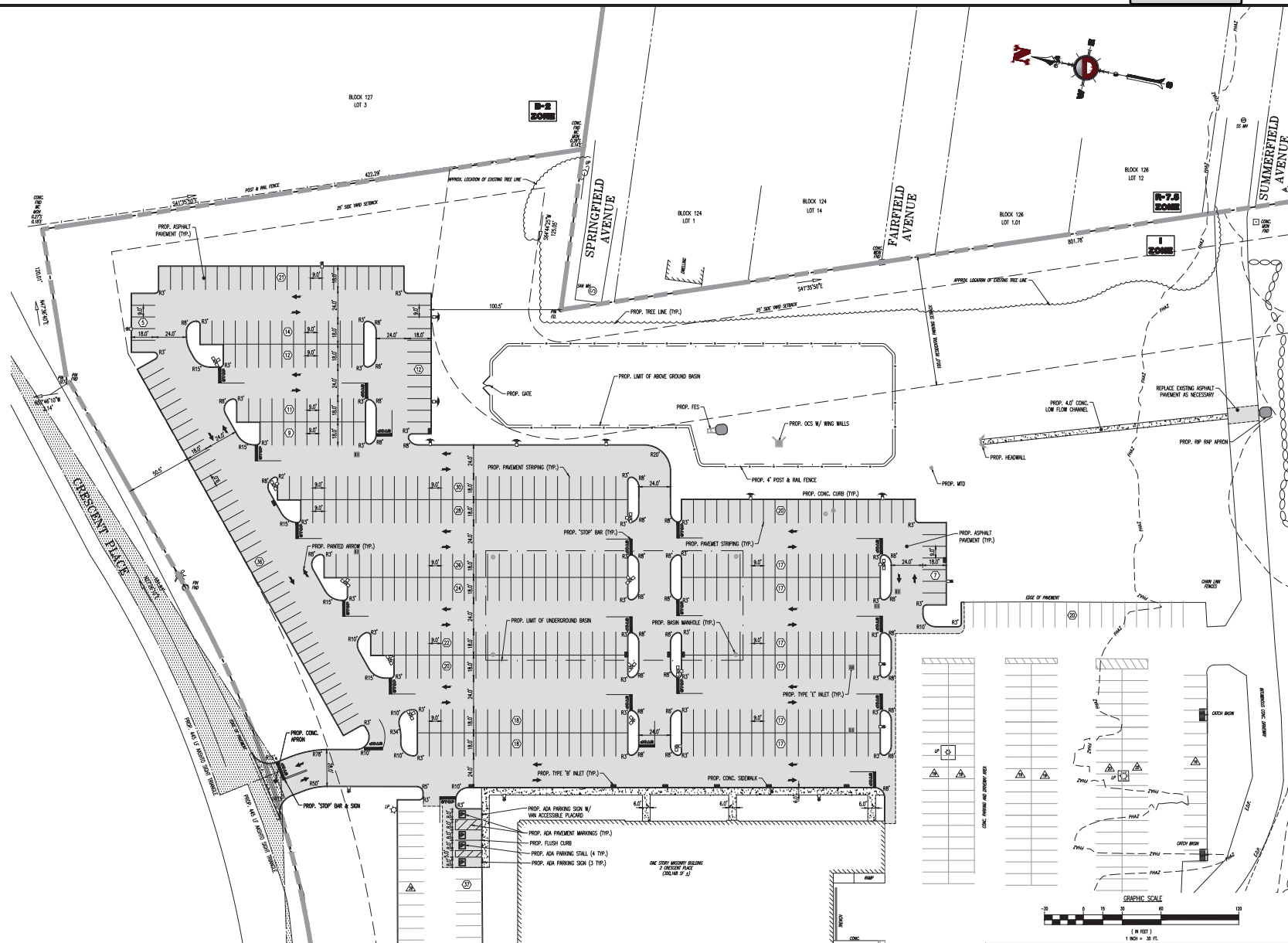
PROJECT INFORMATION

PROJECT: MPCC II, LLC PROPOSED PARKING LOT EXPANSION BLOCK 427, LOT 4 2 CRESCENT PLACE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY	DATE: 5/19/2023 DRAWN BY: RAU CHECKED BY: LJM PROJECT: 7192-99-001	DATE: 5/26/2023 SHEET NO.: 2 OF 14
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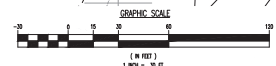
[illegible]

 - PROPOSED LINE OF DISTURBANCE LINE
 - PROPOSED TREE PROTECTION FENCE LINE
 - EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
 - TREES TO REMAIN
 - TREES TO BE REMOVED
 - TREES TO BE TRANSPLANTED/RELOCATED

[illegible]



DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTANTS • CIVIL ENGINEERS • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN 1000 Morris Avenue, Suite 100, Fairfield, NJ 07004 • Phone: (908) 231-1100 • Fax: (908) 231-1101 Website: www.dynamic-engineering.com			
TITLE: SITE PLAN			
PROJECT: MPCC II, LLC PROPOSED PARKING LOT EXPANSION BLOCK 127, LOT 3 2 CRESCENT PLACE BORDEN OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY		JOB NO: 3192-99-001 DATE: 05/26/2006 SHEET NO: 5 OF 14	
JOHN A. PALUS PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41875		THOMAS J. MULLER PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 52175	

[illegible]

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES AND NJ BARRIER FREE SUBCODE (NAC 5:23-7) FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

STAIRWAYS/ACCESSIBLE ROUTES

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:40 (2.5%) MAX., 1.5% MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
- INTERSECTION SLOPE: 1:40 (2.5%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGE IN LEVELS: 3" MAX. HEIGHT OR 3" MAX. HEIGHT WITH BEVELED EDGE (BEVELED EDGE SLOPE OF 1:2 (5%) MAX.)
- GAPS: 3" MAX. WIDTH (ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL)

CLIFF RAMP

- SLOPE 1:12 (8.33) MAX. (7.43 MAX. FOR NEW CONSTRUCTION)
- SOLE FLARE SLOPES 1:10 (10%) MAX. (WHERE FEEDS CROSS RAMP)
- BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) PLANNING SLOPE (1.5% MAX. FOR NEW CONSTRUCTION)

CROSSINGS

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
- CROSS SLOPE: 1:40 (2.5%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
- CHANGES IN LEVELS: 3" MAX. HEIGHT OR 3" MAX. HEIGHT WITH BEVELED EDGE, BEVELED EDGE SLOPE OF 1:2 (5%) MAX.
- GAPS: 1/2" MAX. BOTH ELONGATED OPENINGS SHALL BE PLACED SO LONG OPENING IS PERPENDICULAR TO PATH OF

- CHASSIS SLOPE: 1:12 (2.08%) MAX. (1.33% MAX. FOR NEW CONSTRUCTION)
- GRADE IN LEVELS 4" OR 3" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
- GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

RAMP:

- SLOPE: 1:12 (8.33%) MAX. (7.68% MAX. FOR NEW CONSTRUCTION)
- EXISTING RAMP: SLOPE: 1:10 (10%) MAX. FOR RISE OF 4"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
- MAX. RISE: 30"

- MIN. CLEAR WIDTH: 36"
- MIN. LANDING CLEAR LENGTH: 40"
- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

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[illegible]

DYNAMIC

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Headtown, Penna. 15110 T: 367.485.0276 | Oakley Beach, N.J. 08046 T: 541.921.6579

PROJECT: MPCC II, LLC	JOB NO: 1102-00-001	DATE: 02/28/2020
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2 CRESCENT PLACE
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

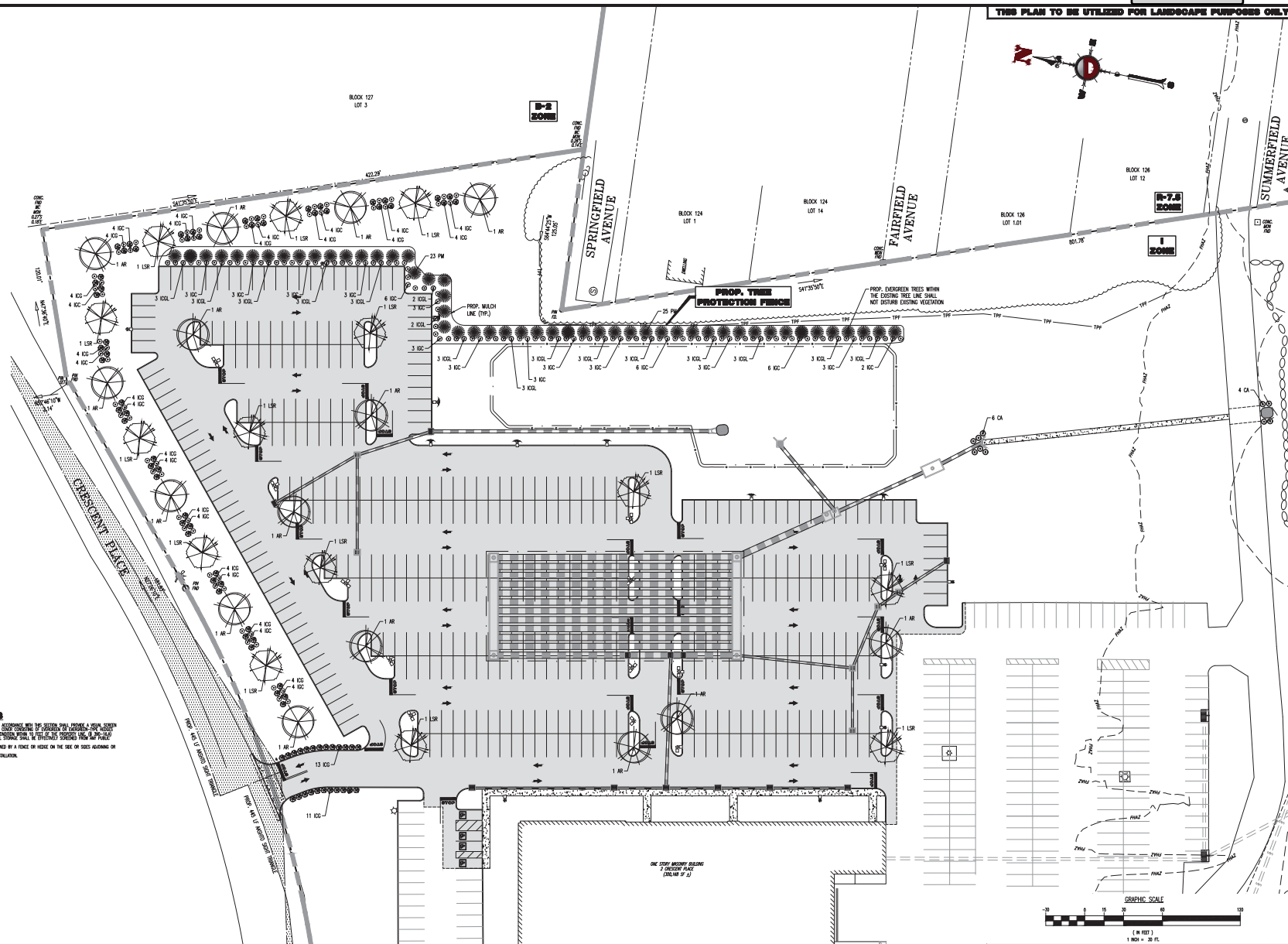
JOHN A. PALUS | THOMAS J. MULLER | CHECKED BY: _____

PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER		OF 14
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Packet 1 of 111



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



BOROUGH LANDSCAPING REQUIREMENTS

- A. ALL NEW PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE BOROUGH ENGINEER'S SPECIFICATIONS AND THE BOROUGH ENGINEER'S APPROVAL. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING.
- B. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE BOROUGH ENGINEER'S SPECIFICATIONS AND THE BOROUGH ENGINEER'S APPROVAL. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING.
- C. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE BOROUGH ENGINEER'S SPECIFICATIONS AND THE BOROUGH ENGINEER'S APPROVAL. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING.
- D. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE BOROUGH ENGINEER'S SPECIFICATIONS AND THE BOROUGH ENGINEER'S APPROVAL. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING. THE BOROUGH ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY PLANTING TO BE INSTALLED IN THE BOROUGH ENGINEER'S OFFICE PRIOR TO THE BEGINNING OF THE PLANTING.

NO.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AR	10	ALDER BURNING	RED MAPLE	2 1/2"-3" CAL.	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND
LSR	14	LOXARHIA STYRACIFLUA 'VOTIVOLUNT'	SEEDLING SHRETTMAN	2 1/2"-3" CAL.	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND
PR	14	PRINOSTOMA MONSIEUR	COLORED FR.	6"-7"	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND
CS	80	LEX X REVEREND 'TOMMY DICK'	ORCH ORCH. KELLY	30"-36"	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND
CS	40	LEX ORCHARD 'TOMMY DICK'	ORCH ORCH. KELLY	30"-36"	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND
CS	115	LEX ALABAMA 'TOMMY DICK'	ORCH ORCH. KELLY	30"-36"	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND
CS	10	CLONIA ALABAMA	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND	30"-36"	SH. BRANCH NEEDED, MITIGATE, SMALL STAMPS, GROUND

SEE SHEET 11 OF 14 FOR LANDSCAPE PLAN NOTES & DETAILS

YOUR PLAN SET IN THIS PREPARATION PROPOSED ONLY AND MAY ONLY BE USED FOR PRESENTATION PURPOSES.

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

1000 Morris Avenue, Suite 100, Springfield, NJ 07081
Tel: 908.272.7272 • Fax: 908.272.7273 • Email: info@dynamiceng.com

PROJECT: MPCC II, LLC
PROPOSED PARKING LOT EXPANSION
BLOCK 127, LOT 3
2 CRESCENT PLACE
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

DATE: 05/26/2020
DESIGNED BY: JAK
CHECKED BY: JAK
DATE: 05/26/2020

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

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

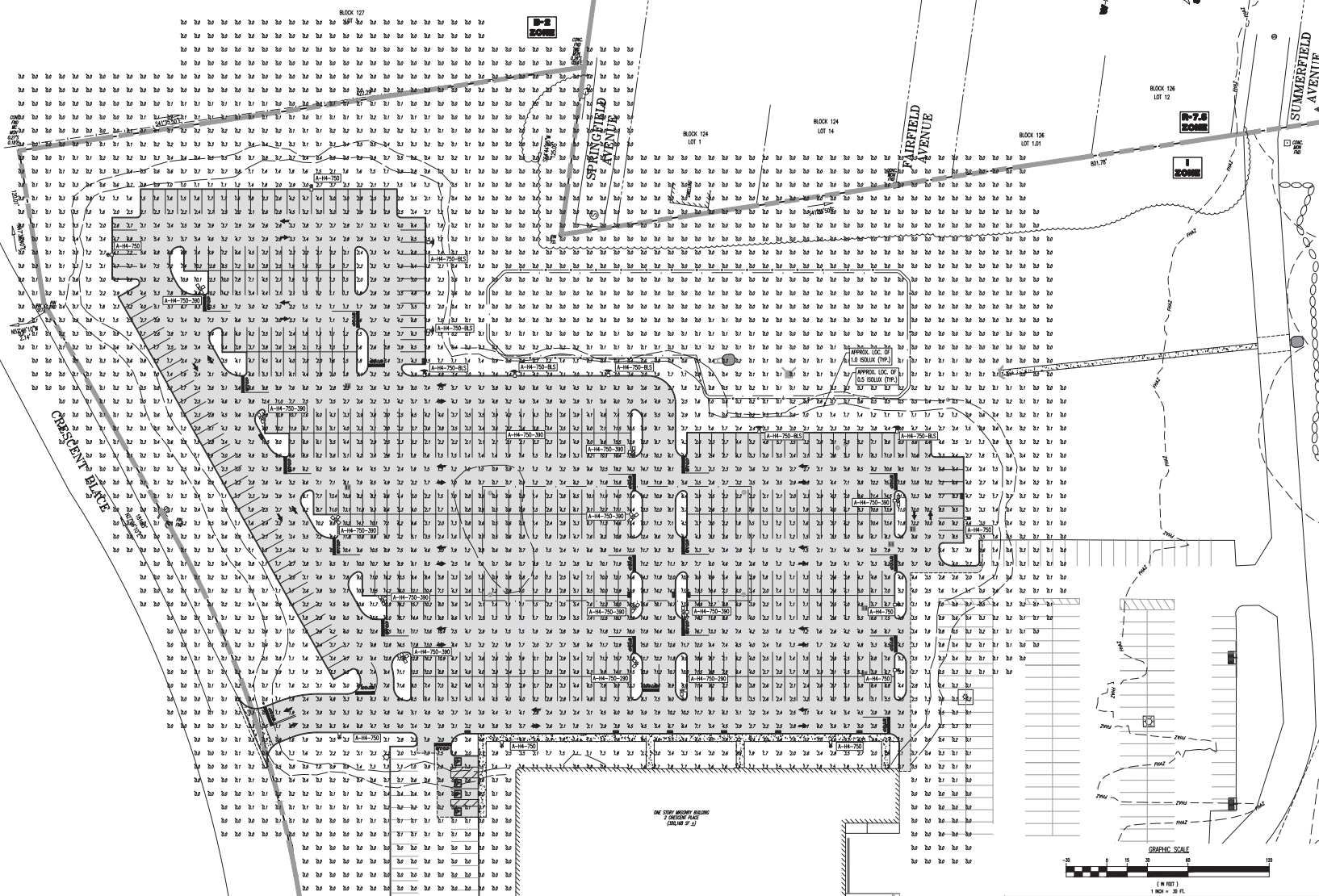
PROJECT NUMBER: 19-001
SHEET 8 OF 14

GENERAL NOTES:

1. THE DESIGN OF ALL ELECTRICAL EQUIPMENT SHALL BE BASED ON LABORATORY DATA, UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ALUMINUM ENGINEERING SOCIETY OF NORTH AMERICA (AESA) QUALIFIED METHODS, ACTUAL SITE EVALUATIONS AND PERFORMANCE OF ALUMINUMS. WAY DATA TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TEMPERATURE IN LAMP, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LOCATING ARE REPRESENTATIVE OF AN APPROXIMATION USING LABORATORY DATA FOR SIMILAR FIELD CONDITIONS AND/OR ACTUAL FIELD MEASUREMENTS OBTAINED WITH A LIGHT METER, DUE TO FACTORS SUCH AS FOG, HUMIDITY, CLIMATE, WEATHER CONDITIONS, ETC., ACTUAL LOCATING LEVELS MAY DIFFER AND THE LOCATING LEVELS OBTAINED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET ABOVE GROUND, POSIT.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.

TOWNSHIP LIGHTING REQUIREMENTS

- A. ALL LIGHTING USED TO ILLUMINATE ANY OFF-STREET PARKING OR LOADING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT PREMISES. (S 380-22.01)



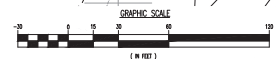
LIGHTING LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	EST FILE
	8	A-H-750	25 FT	SINGLE	1.00	GE LIGHTING	GE DUCKER DAP TYPE W LED AREA LIGHT	DAPUL-747705-1-EST
	2	A-H-750-250	25 FT	2 @ 90°	1.00	GE LIGHTING	GE DUCKER DAP TYPE W LED AREA LIGHT	DAPUL-747705-1-EST
	15	A-H-750-350	25 FT	1 @ 90°	1.00	GE LIGHTING	GE DUCKER DAP TYPE W LED AREA LIGHT	DAPUL-747705-1-EST
	7	A-H-750-BLS	25 FT	SINGLE	1.00	GE LIGHTING	GE DUCKER DAP TYPE W LED AREA LIGHT w/ BACKLASH SHIELD	DAPUL-747705-1-EST-OLD-BACKLASH

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.5 AND 1.0 FC.
(FM) = FLUSH MOUNT FOUNDATION (PE) = PERISTOL FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE SPECIFIED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY						
LABEL	AVERAGE	MINIMUM	MAXIMUM	P/C, MIN	P/C, MAX	DESCRIPTION
PAVED AREA	5.30	10.0	0.5	50.70	10.00	CALCULATION TAKEN WITHIN PROPOSED PAVEMENT

SEE SHEET 13 OF 14 FOR LIGHTING PLAN DETAILS

[illegible]



THIS PLAN SET IS FOR PRELIMINARY PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

LIMIT OF DISTURBANCE = 223,413 SF. (8.508 Aa.)