



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • AUGUST 10, 2021

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Board Policy

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

III. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on June 29, 2021 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

IV. Flag Salute

V. Roll Call

VI. Board Business

1. RPM North - Revised Landscape Plan
2. Report of Pending Applications

VII. Approval of Minutes

1. Planning/Zoning Board - Regular - Dec 22, 2020 7:30 PM
2. Planning/Zoning Board - Regular - Apr 27, 2021 7:00 PM
3. Planning/Zoning Board - Regular - Jul 13, 2021 7:00 PM

VIII. New Business

1. PB2021-14 Tvrdik, Thomas
140 Comanche Drive
Block 19, Lot 9
Minor Subdivision

IX. Old Business

1. Resolution of Approval - 43 Manitto Place, Cameron
2. PB2020-01 Sempkowski, Anthony
74 Cayuga Ave
Block 27, Lot 9
Bulk Variance(s)
CARRIED from February 23, 2021
CARRIED from April 13, 2021

X. Petitions from the Public

XI. Adjournment



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

CORRESPONDENCE (ID # 2125)

6.1

Meeting: 08/10/21 07:00 PM
Department: Planning/Zoning Board
Category: Development
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2125

RPM North - Revised Landscape Plan



| YOUR GOALS. OUR MISSION.

OPRT-I0210

July 19, 2021

Michael Hong
RPM Development Group
77 Park Street
Montclair, NJ 07042

**Re: Revised Landscaping Plan
RPM North Post (aka East Gate)
Block 110.02, Lot 1
Borough of Oceanport, NJ**

Dear Mr. Hong:

Per our prior letter dated July 24, 2020, the originally proposed street trees at the above-referenced location could not be planted in the original locations due to conflicts with water and sewer mains. RPM proposed to relocate smaller ornamental trees outside of the utility areas in the front lawn areas. It is our understanding that a number of residents agreed with this plan, and new trees have been planted in these locations (#7, #9, #11, & #15 Allen Avenue and #32, #34, and #38 Russel Avenue). However, a number of other residents did not want the trees planted in their front lawn areas close to their dwellings. Nine additional trees were also re-located to the park area surrounding the monument.

As the trees cannot be planted within the public right-of-way or easement areas due to utility conflicts and because some residents do not wish for trees to be planted on their private property, I have no objection to trees not being provided on these properties. Per the attached email dated June 30, 2021 from Bob Schmidt of the Homeowners Association, all residents that want the trees in the front yards will have them planted. I take no exception to this plan from an engineering standpoint. Our office will not review or approve any trees that may or may not be planted in private rear yard areas.

If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

T&M ASSOCIATES

THOMAS P. NEFF, P.E., P.P., C.M.E., C.F.M.
CONSULTING ENGINEER

TPN:

Cc: Jeanne Smith, Planning Board Secretary/Borough Clerk
John Johnson, Construction/Zoning/Code Enforcement Official

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**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • APRIL 27, 2021****Regular****REMOTE/VIRTUAL****7:00 PM****Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 PM.
- II. **Board Policy:** Chairman Widdis advised the public of the below Board policies:
•It is Board Policy that no application will be opened after 9:30 P.M.
•No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 22, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press, Star Ledger and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site. Ms. Smith then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- IV. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
Moment of Silence: Chairman Widdis called for a moment of silence in honor of the passing of Rachel Savarese – wife of Board member Michael Savarese and the passing of former longtime member Jim Slattery.
- V. **Roll Call:**

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

VI. Board Business:

1. Approval of Minutes - Special - Mar 16, 2021 7:00 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: James Whitson, Vice Chairman
SECONDER: Patty Cooper, Mayor's Designee
AYES: Widdis, Whitson, Cooper, Tvrdek, Foster, Davis, Dailey
ABSENT: Kahle, Savarese, Kleiberg

2. Approval of Minutes - Regular - Mar 23, 2021 7:00 PM

RESULT: **ACCEPTED [6 TO 0]**
MOVER: Joseph Foster, Environmental Committee Liaison
SECONDER: James Whitson, Vice Chairman
AYES: Widdis, Whitson, Cooper, Tvrdek, Foster, Davis
ABSTAIN: Dailey
ABSENT: Kahle, Savarese, Kleiberg

3. Annual Financial Disclosure Statements

Ms. Smith reminded Board members of the requirement to file their Annual Financial Disclosure Statements.

4. Report of Pending Applications

Ms. Smith advised of upcoming applications for the May 11th meeting.

VII. Old Business:1. **PR-21-13** Resolution of Approval - 675 Oceanport Way; Oport Partners

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

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Foster, Environmental Committee Liaison
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Davis
ABSENT:	Kahle, Savarese, Kleiberg
INELIGIBLE:	Dailey

2. **PB2020-07** Ft Monmouth Business Center (FMBC)

Fort Monmouth Allison Hall Parcel

Block 110, Portion of Lot 1

Signal and Oceanport Avenues

Preliminary and Final Site Plan with variance

CARRIED from March 16, 2021

EXHIBITS:

A-11 Revised Site Layout (Pg 4 of 19), prepared by Morgan Engineering & Surveying, last revised April 12, 2021

A-12 Revised Landscape Plan, Notes & Details (Pg 10 of 19), prepared by Morgan Engineering & Surveying, last revised 4/12/2021

A-13 Renderings of Carty Avenue Access, 6 Sheets, prepared by MODE Architects, undated

A-14 Revised Architectural Floor Plans and Elevations, 7 Sheets, prepared by MODE Architects, last revised April 14, 2021

A-15 Revised Renderings of Site Plan, 3 sheets, prepared by Morgan Engineering & Surveying, dated April 15, 2021

A-16 Hearing Presentation Package for April 27, 2021, 55 pages

Chairman Widdis announced next order of business, Fort Monmouth Business Center also known as Allison Hall, Block 110, preliminary and final site plan carried from March 16th, 2021. Mr. Kennedy swore in William White, Board Engineer/Planner. Ms. Smith added for the record Mr. Foster did review the meeting for this hearing and is now eligible to vote on this matter. Ms. Smith described submitted revised exhibits which were marked A-11 through A-16.

Steve Gouin, Attorney for the Applicant appeared with Applicant, Mike Abboud and Applicant's Professionals - Matt Wilder, Paul Ricky, Scott Kennel and Dan Contour. Remaining under oath from last hearing were Mr. Wilder and Mr. Abboud.

Mr. Gouin provided a summary of the previous hearing's testimony, continuing testimony to be given by Mr. Wilder concerning the revised site plan as requested by the Board as well as testimony from the architect, traffic engineer and professional planner.

Mr. Wilder explained revised plan, Exhibit A-11, describing changes including previously a 14' wide drive through lane, that abutted to 5' sidewalk in the rear of the retail building, now revised to reduce the width of the drive-thru lane to 11' - wide enough to accommodate the use, allowing the design to take the sidewalk at the backside of the retail building and widen it to 8', thereby creating an outdoor corridor. They are proposing a fence on the backside 6' off the retail building providing room to navigate and the fence will be an additional two feet from the curb adjacent to the drive through. Crosswalks provided to center depressed concrete area and then back to the area of the trash which is behind the retail building. Plan revised to relocate the trash enclosure - the one behind the retail store that was previously 15 feet from the retail building - pushed towards the retail building to recess it a little bit to give more benefit for the shielding that we have proposed for the landscaping, added some sidewalk in the rear to make it more accessible. Landscaping design along Barton proposed as a mix of Evergreen and deciduous tree with the addition of a 6' solid fence parallel to Barton in both behind the retail building and also behind mixed use building. The only other additional changes on this set of plans are the enlargement of the sidewalk behind mixed use building from what was previously 5' to 10' and that was the recommendation of board to accommodate moving pallets, and things of that nature into and out of the building with the additional space. They acknowledge that additional plan revisions do need to occur but thought it prudent to resubmit a revised plan showing some of the bigger changes that they thought the Board would like to see.

Mr. Gouin asked if any board members had any questions for Mr. Wilder.

Chairman Widdis asked for additional testimony concerning engineering and safety matters.

Mr. Foster asked questions regarding the stormwater runoff, volumes, sufficiency of system. Mr. Wilder responded they have received a permit from the state which included review for design and they are not required to mitigate the volume of run off. The system has been designed to treat the storm water that falls onto the paved surfaces, they've met the requirement for the water quality and disburse stormwater off site by discharge into Parkers Creek. Mr. White added that the DEP also reviews for the CAFRA permits so there are two sets of eyes looking at review of the stormwater.

Councilman Tvrdik asked if they had a tenant for the drive thru space, and was told not at this time.

Mr. Davis expressed concern regarding running the sidewalks from the interior hallways to the walkways. Mr. Wilder responded that they did consider that design but had concerns relative to creating an interior walkway for maintenance purposes, being fully enclosed people may be more inclined to just leave items in the hallway getting ready to take them out. In the event of an emergency or some other hazard where people had to leave the buildings quickly, concerns for fire exit access.

Mr. Davis asked questions about mesh size of the fencing proposed and would like a tighter mesh to avoid kids being able to stick their hands through if car moves forward. Mr. Wilder testified that the fence is 8ft to the face of the curb - the height is 2 feet.

Mr. Davis expressed concern for the island that comes through as a walkway to the dumpster and suggested bollards to bring it down to ground level. Mr. Gouin told Mr. Davis his comments about the fence are acceptable and the curb being lowered and adding the bollards. Mr. Davis had questions about disabled parking, Mr. Wilder explained to the board the spots were put where they are because that's the closet route to the entrance. When you place it against the actual building, where the sidewalk is running parallel to the building, you're requiring them to traverse the sidewalk. The only accessible means to enter the ramp because of the gray change is adjacent to the driver. When relocated there it's just going to be a longer route for handicapped person to access this ramp.

Daniel Condatore, Applicant's Architect was sworn in, presented his qualifications and was accepted as an expert in architecture. Mr. Condatore testified regarding the historical preservation requirement for Allison Hall parcel, designed to comply with the Historic Preservation Guidelines, use of brick materials and masonry products. The buildings will not be one style but unified by their use of the brick material. Mr. Condatore took the board through building 210 which is on the northern most portion of the site. The building is along the waterway and promenade. It is an existing building that will be re used for two purposes. The lower will become a restaurant space and the second floor is going to be an office space. There is a new promenade that is being introduced along the waterway that connects to new residential further to west. They will be creating outdoor space and outdoor dining. We will be adding some small roof areas, and some pavilions. Mr. Condatore next described the characteristics and designs for Building 199, a pre fab not in uniform with other buildings. Proposal is to strip off existing metal cladding and come up with a new skin of the building that uses the colors and tones of some of the other buildings being proposed. Also add more lighting and windows to make it more inviting and usable as an office. Mr. Condatore talked about Allison Hall the overall goal of this building is rehabilitation within the guidelines of the historic regulations. The facade is primarily going to remain the same, Upgrades planned for ADA components within the building and upgrading the base building systems, mechanical systems and windows. The goal is to restore the building and bring it back to life. Displaying the floor plans for Allison Hall, Mr. Condatore continued testimony describing a mixed use space for the buildings to the south. The buildings will continue with the red brick look but will be more contemporary. Spaces will have front and rear access. Building number 2 is also a mixed-use space. He addressed a comment from the last meeting about the mechanical units being seen by residents, they have elevated parapets that provide screening so units will not be visible. Also they addressed concern from the board about the architecture looking the same from the front and the back of the building. He then showed the L shaped shopping center that is more traditional for a shopping center. This plaza is more walkable for consumers and provides shelter from weather. They also have 3 open air options, covered for outdoor seating on each end and one in the center. Updates include adding a fence where the drive thru is and relocating the exit doors so they aren't exiting onto the drive up.

Chairmand Widdis asked for questions from the Board.

Mr. Whitson asked how many cars can the drive thru reasonably handle without jamming up the parking lot? He was told they will come back to that question after questions about the architect.

Mr. Davis asked questions and expressed concerns about the units on the roofs visually. He has concerns for the residents seeing them from their 2nd or 3rd floor windows. He asked if proper screening and a higher parapet would work. They agreed to add additional screening for any kind of mechanical venting or air handling unit.

Chairman Widdis addressed that building 210 should have the same screening on the roof because of the new homes that will be built. They agreed to that as well.

Mr. Foster would like to know how they will address parking requirements? Mr. Gouin responded to the extent that the tenant mix, impacts the number of permitted parking spaces they would need to return to the Board for parking variance with that tenant in order to get relief from that limitation.

Mr. Condatore continued testimony regarding the proposed signage - two monument signs, proposing signage for each of the tenants on the building. One monument sign will be at the entrance of Signal Avenue and the other is at the one-way drive thru that intersects with Oceanport Avenue. They then showed a rendering of the sign for the tenants the overall sign is 12 ft tall and 11 ft wide. The signage

area provided is 81 square ft. Proposal includes 1 sign per tenant that would be a face mounted sign a tenant would be provided area for placement and wouldn't be able expand beyond that.

Chairman Widdis asked what size those signs would be? They responded with 15 square feet.

Chairman Widdis wants to know how they will be lit? Mr. Condatore answered, the signage proposed on the building would be externally lit, with gooseneck fixtures that compliment the architecture.

Mr. Foster asked if the signs would be the same such as font and style. Mr. Condatore replied that some retailers have their own logo that would need to be presented.

Mr. Dailey feels the monument signs are too large, and how many tenant would be on the sign. He felt it was redundant to have the Monument signage and signage on the buildings. Mr. Gouin explained that each monument sign would be for 2 different buildings not the same building. One would be placed in front of a mixed use, the other in front of retail space.

Chairman Widdis asked what is their definition of mixed use, and what kind of tenant would be there.

Mr. Gouin said there are a number of uses that are permitted under Plan Amendment #11, but generally, they are the commercial office uses like karate studios. We are calling it mixed use, because it will be a mix of commercial office and other commercial uses, but largely not the same type of uses that would utilize the retail center.

Scott Kennel, Applicant's Traffic Expert, was sworn in and provided testimony regarding the Signal Avenue and Oceanport Avenue intersection, that will serve as primary site access and designed for full movements; provide 2 egress lanes, a left and a right turn lane. Proceeding in the southerly direction towards 537, there will be ingress only driveway where left turn ingress and right turn ingress should be permitted at that location. Into the site, turns permitted for left or right to go to the park and fields or continue straight to the mix building number two. Proceed south towards 537, another access serving park and field for the retail development. There will be a right in and right out only, come around in clockwise and on to 537 and then onto Russell. At Barty opposite Carty, there will be a full movement access point at that location to primarily serve the service areas that accommodates traffic originating from the west on 537 that can enter the site without having to go through the intersection of Oceanport Avenue and Rt. 537. The final access is at Barty Avenue and Signal Avenue. As far as the parking is concerned, the testimony for the parking needs met exceeds the municipal ordinance. The parking is well distributed throughout the site to adequately serve the 6 buildings. In Mr. Kennel's opinion, the parking is more than adequate, it's well distributed, and it will be able to accommodate the peak demands of the various type of uses that are on site. Next plan is to show a comprehensive pedestrian circulation of where they have crosswalks designated. There are sidewalks that permit pedestrian movement between buildings, whether it's on the south track or north track or between the two sites, if someone from the mixed use building wants to head to another mixed use buildings there are pedestrian connections to allow someone to walk safely and efficiently. Mr. Kennel then addressed the Drive-thru lane that's been designed at a length of approximately 170 feet that can accommodate 8 to 9 vehicles. The capacity for 8 to 9 vehicles is more than adequate. Its also in an area of low traffic volume.

Chairman Widdis asked for questions from the Board.

Mr. Dailey asked questions about the full movement of making a left out across the double lines onto Oceanport Avenue and having a right in left out, and having a left in, right out and left in within 250 ft of another entry point. Mr. Kennel said its only Signal Avenue where the northern most access that will be full movements, meaning that left and right turns from Signal Avenue where left and right turns in the driveway to the south is about 300ft it will be ingress only, left turns in and right turns in only.

Mr. White asked if the Applicant discussed with the county about putting a second signal there? Mr. Kennel responded yes, and as a result, the traffic projections did not meet the warrants for a traffic signal, And as far as the county is concerned, it was their preference for no signal at that location, given the proximity to Rt. 537, but in a review of the traffic projections, it would not meet the criteria to warrant the traffic signal at that location.

Mr. White asked, if an opposing entrance was provided for the other side of Oceanport Avenue would it warrant a signal? Mr. Kennel said it depended on the axis system and the intensity use. If enough traffic was generated they would open up the discussion about the signal with the county again.

Chairman Widdis asked if there was a definite plan in place or an agreement in place that these ingress and egress from Oceanport Avenue were approved by the County? Mr. Kennel said there is conditional approval.

Chairman Widdis asked what does conditional mean? Mr. Gouin replied and said there's no agreement, but the county reviews projects just like the board does, just like the approval that the Board would issue, there are conditions on the Applicant complying with all the recommendations of Mr. White's review letter, obtaining all outside agency approvals, making plan revisions, and agreeing to all the conditions. The County's approval is conditional on resolving those items until you can get a building permit. So its not final until we obtain other approvals including Oceanport's site plan approval.

Mr. Widdis asked if Oceanport approves the plans will the County go along with what you have presented?

Mr. Gouin said their expectations are that yes the county will go along with the plans, but in the future they could tell them they may have to change one thing or another, and if that's the case we would have to do that because one of the conditions of your approval is that we obtain final site plan approval from the county.

Mr. Tvrdik asked the traffic planner about the drive thru, if the cars are backed up where will excess cars line up, would they back up onto Oceanport Avenue? How would you stop cars from blocking? Mr. Kennel said they could add a provision, the cars could come into the site, the drive isle then circulate around mixed-use building number 1.

Mr. Foster has many concerns about the traffic patterns and safety of pedestrians. Also wanting another traffic light and why has the County deemed it not necessary? Mr. Gouin told Mr. Foster that they are providing sidewalks along the whole area. All the plans shown have been approved by the County. The traffic signal determination was that it did not meet the criteria established by the Federal Highway Administration for a traffic signal at this location.

Mr. Wilder said they went back and forth to the county a couple of times. At this point, they have no issues whatsoever with our access points as they are proposed. The conditional approval released to certain sight triangle easements, they're asking us to establish drainage areas for the adjacent bridge to the north of the property. The conditional approval is fully, essentially independent of the access points and the on-site circulation. When we say it's conditional approval, it's paperwork, odds, and ends. It's nothing of substance relative to the design. As was previously indicated, we did have a secondary right in right out only to Russell Avenue and the county did require us to close that. They have seen this plan and as Mr. Kennel indicated, from an access point of view, they are fully on board with our proposal.

Mrs. Cooper asked about the drive-thru and the reasoning for the middle driveway? Mr. Kennel said the intent is to provide more direct access for the loading areas for the two buildings, also to have more direct parking for the parking fields, such as the retail parking field without having to travel to Signal Avenue and then traverse to site or come down Barton Avenue to get to that parking field.

Paul Ricci, Applicant's Professional Planner was sworn in. Mr. Ricci provided testified that the project is in full conformance with zoning, except for the two freestanding signs that were mentioned. Regarding the signage, the only variance relates to the total sign area and the height of the two proposed monuments signs. The building mounted signs will conform to FMERAs regulations. These signs are modest, 15 square feet each represent around 3.5% of the facade area to which they are fixed anytime you're around 5% or less planners refer to that as boutique signage. Mr. Ricci referring to Oceanport Code Section 390:28C(6)D the zone plan permits free standing signs in shopping centers up to 20 feet but no greater in area of 100 square feet and no more than two freestanding signs shall be permitted per shopping center, the project is on par with all those standards. Mr. Ricci stated that they're only seeking variances for signage. Mr. Gouin stated that they comply with Oceanport's ordinance about sign use but need a variance from FMERA's land use regulations.

Mr. Davis asked questions of Mr. Wilder including installing a walkway along building number 2 around the dumpsters. Mr. Wilder agreed that they would provide the walkway. Mr. Davis requested additional trees and a narrower drive aisle. Mr. Wilder agreed to narrow the drive from 20' to 18' and add striped separation aisle instead of a line, giving a two-foot buffer. Mr. Davis asked at building 1 would they place trees in the grass strip. Mr. Wilder agreed. Mr. Davis said there is no landscape around building two. Mr. Wilder said there is no landscaping because part of their CAFRA approval they were required to provide underground recharge systems for as many buildings as possible so we have an underground recharge system that takes roof runoff from that mixed use building two and be recharged into the ground. They agreed to plant something with a very shallow root system and also add a tree at the tip of the aisle coming out of building to the right in right out access to go back out to Oceanport Avenue.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness.

Elka Merz, 23 Russel Ave, asked questions at length about the drive thru circulation from Barton Avenue. Mr. Wilder described the various traverse options. Ms. Merz expressed concern that exit was big and directs drivers towards the residential section. Mr. Davis suggested a sign saying all drive through traffic and have an arrow pointing left. Mr. Gouin agreed to do that. Ms. Merz asked additional questions on the pedestrian routes and concluded by saying they were looking forward to the project.

Mr. Tvrdik asked if the signage could indicate "local traffic only" to dissuade people going through there to which Mr. Gouin agreed.

Jordan Rizzo, 6 Carty Ave., asked questions at length regarding the driveway to Barton Ave, its purpose, traffic flows and would they consider making it an entrance only. Mr. Kennel responded the driveway to Barton Avenue has multiple purposes - it provides access to the mixed use buildings access for patrons and for deliveries associated with the commercial development. Mr. Rizzo also asked questions about turn movements from Signal onto Oceanport Ave; turn movements for other exits out of the site;

Mr. Rizzo asked how the trash will be collected? Mr. Kennel said the trash enclosures on the two mixed use buildings could be used as a front loader then they can utilize the internal circulation to exit the site they're not required to go out Barton Avenue to leave the site. The site has been designed to accommodate large wheelbase vehicles to circulate internally. Mr. Gouin said they're ok with limiting the garbage haulers, the front-end loaders, and telling them that they have to circulate around the retail building rather than utilizing Barton Avenue for access. They have already agreed to provide signage directing traffic away from residential areas.

Mr. Rizzo asked if garbage and delivery hours have been established? They responded that garbage hours are 6am to 6pm but at Mr. Tvrdik's request they had agreed to limit hours to 8am to 6pm.

Mr. Rizzo asked about the hours of operation? Mr. Kennel said there is no prohibition on hours of operation within the Borough. Only prohibition on hours of operation within the borough involves the sales of alcohol. We will comply if we have a tenant that provides sales of alcohol, we will comply with their hours of operation, Beyond that they will comply with the noise ordinance but there are no restrictions within the borough ordinance within hours of operation. We will comply with the noise ordinance which permits 65 decibels during the daytime hours and 50 decibels during the nighttime.

Mr. Rizzo asked about the last meeting request to show additional landscaping towards rear of commercial building and concerns for headlights at night not being buffered. Mr. Wilder answered the dumpster was moved closer to the building, added 6' fence and there are evergreens proposed between the street trees and doesn't believe the residents will experience any nuisance lighting.

Mr. Rizzo asked about menu boards and would the applicant need to come before the board for approval?

Mr. Gouin said land use regulations at this property is a permitted use so he believes signage associated with the drive thru is going to be permitted as an accessory used in the drive thru.

Mr. Rizzo asked if there had been any further consideration of Mrs. Cooper's question to close the end of the drive thru lane off Oceanport Ave and would they be agreeable to closing that. Mr. Gouin answered yes, they spoke, but were not going to do that.

Mr. Rizzo asked about statements made concerning Starbucks not coming to the site.

Mr. Davis commented that there needs to be made clear the limits of the Board's jurisdiction and while many of the questions are being asked are good, they are not within the Board's jurisdiction. Mr. Kennedy commented on the uniqueness of the redevelopment of Fort Monmouth and the Borough has not control over use – only site plan, function, safety.

Mr. Davis also pointed out that Mr. Tvrdik had gone to FMERA and requested that they limit the drive thru which originally permitted 2 at the site and they changed it to permit only 1.

Diane Baxter, 19 Allen Ave, asked why is such commercial use permitted next to residential areas and no consideration made for that. Mr. Gouin responded that the site was not planned for residential and they are proposing exactly what was planned for the site by FMERA's development plan. Mrs. Baxter also asked why do they need such big signage and couldn't they design it more like the Grove where it is less intrusive on the residential areas? Mr. Gouin deferred to previous testimony given on same matter.

Liz Rizzolo, 5 Russel Ave, asked questions about the turn movements from the drive thru out to Barton and what would be permitted.

Mr. Kennel said the design there will be access to Barton, you can go left or right. The right hand movement would accommodate local trips within the Fort that would want to access the retail buildings. Ms. Rizzolo asked if it was possible to remove the Barton Ave access to the retail site. Mr. Kennel answered no, they could not remove that. She also questioned what low-volume drive through meant and was told something like a pharmacy. She also asked who would enforce the garbage trucks not coming in before 8am and was told the owner would address with contractors as a breach of contract.

Mr. Tvrdik asked if the applicant would limit the times of the drive thru to tenants like Rook that closes at 6pm versus a Cluck U Chicken that's open 24 hours? Mr. Kennel said not knowing what tenant will be in place it's hard to lock in any hours.

Mary Jo Balve, 2 Carty Ave, thanked the Applicant's for a beautiful presentation and they are thrilled that the development is coming through and asked Mr. Wilder about the overall site plan - are the trees that are on the West side running South and North on the plans going to be planted by the applicant? Mr. Wilder said yes, they would be planting the trees around the buildings.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting

Mr. Foster requested a letter from the Oceanport Police department regarding their view on traffic. He would like that as part of the resolution. Mr. Gouin said they would do that.

Mr. Davis commented that he believes that the Board has done everything within the Board's jurisdiction and appreciated the Applicant's efforts and looks forward to seeing the site cleaned up.

Mr. Tvrdik agreed with Mr. Davis and appreciated two Oceanport residents taking on the project and looked forward to the new site.

Mr. Davis asked about the sign for the drive-thru and if it needed a variance because he would like to address now so they don't have to return. Mr. White answered it was not currently being sought and would depend on what tenant come in which Mr. Gouin agreed.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Liz Rizzolo, 5 Russel Ave, thanked the Board for their support on traffic and the drive thru and commented that making a left out onto Oceanport Ave should be reconsidered; thanked Tetherview and requested an ice cream store or bagel shop!

Mr. Kennedy commented on Mr. Tvrdik's request for limited drive thru hours was not enforceable. Mr. Gouin commented that was not something they wanted consent to as they wanted the most flexibility for a tenant to come in.

Mr. Tvrdik asked wouldn't they be amenable to limiting the hours to 10pm for reasonableness and work with residents.

Mr. Davis stated he would prefer not to have a 24-hr drive thru and agreed with Mr. Tvrdik with the 10pm time which coincides with the noise ordinance.

Mr. Gouin conferred with Applicant and agreed they would limit it to 11pm which the Board was agreeable to and concluded with summary remarks and appreciated the Board's efforts.

Mrs. Cooper made a motion to approve the application with the changes agreed to and thanked the developer for being so flexible and listening to the concerns and for the changes agreed to. Mr. Davis seconded the motion and also appreciated the developer's flexibility and looks forward to it being completed.

Mr. Kennedy told Mr. Gouin just for the record you understand that the conditions of approval include all the promises and commitments and representations you made tonight and the other nights during this public hearing process to which Mr. Gouin agreed.

Motion to Approve with Conditions

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

VIII. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

IX. Adjournment: As there was no further business, the meeting was adjourned at 10:57 pm on a motion by Councilman Tvrdik which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • JULY 13, 2021****Regular****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 p.m.
- II. **Board Policy:** Chairman Widdis advised the public of the below Board policies: •It is Board Policy that no application will be opened after 9:30 P.M. •No new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on June 29, 2021 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- IV. **Flag Salute:** Chairman Widdis led attendees and Board members in the flag salute.
- V. **Roll Call:**

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

VI. Board Business:**1. Report of Pending Applications**

Ms. Smith advised of upcoming applications for the August 10th meeting including continuation of 74 Cayuga Ave, and two potential applications pending completion; and a request for an appeal.

2. Receipt of Appellant Decision - Noel Kelly vs. OP Planning Board

Mr. Kennedy provided a brief history of the case, the appeal, acknowledged work of Mr. DeNoia and that the court had upheld both the lower court and Planning Board decision.

VII. Approval of Minutes:**1. Planning/Zoning Board - Regular - Feb 9, 2021 7:00 PM**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Davis, Dailey
ABSENT:	Savarese, Kleiberg

2. Planning/Zoning Board - Regular - April 27, 2021 7:00 PM – Rescheduled for August meeting.

3. Planning/Zoning Board - Regular - Jun 22, 2021 7:00 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	John (Jack) Kahle, Class IV
AYES:	Widdis, Whitson, Tvrdek, Foster, Kahle, Davis
ABSENT:	Savarese, Kleiberg
INELIGIBLE:	Cooper, Dailey

VIII. Old Business:

1. PR-21-21 Resolution of Approval - Martine, James

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

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Foster, Environmental Committee Liaison
SECONDER:	Darren Davis, Class IV
AYES:	Widdis, Whitson, Tvrdek, Foster, Kahle, Davis
ABSENT:	Savarese, Kleiberg
INELIGIBLE:	Cooper, Dailey

2. PR-21-22 Resolution of Approval - Zanghi, Joseph

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

RESULT:	ADOPTED [6 TO 0]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Tvrdek, Foster, Kahle, Davis
ABSENT:	Savarese, Kleiberg
INELIGIBLE:	Cooper, Dailey

3. PB2021-10 Terry, Gregory & Debra

80 Gooseneck Point Road

Block 76, Lot 11

Variance relief from Flood Damage Preventions Ordinance

CARRIED from June 22, 2021

EXHIBITS:

A-5 Elevation Certificate, prepared by Edwards Surveying, dated June 25, 2021

A-6 Review Memorandum from Colliers Engineering & Design, dated July 12, 2021

A-7 Revised Elevation Certificate, prepared by Edwards Surveying, dated July 12, 2021

Mr. Kennedy described and submitted Exhibits A-5, A-6 and A-7.

Gregory Terry, Owner/Applicant, previously sworn from last meeting remaining under oath. Mr. Terry summarized the previous hearing seeking relief from the flood ordinance, action taken to elevate the utilities as requested by the Board to 11.4 from 10.8' and the latest revised elevation certificate that certifies the new elevation. He also confirmed that the prior certificate did not take into account the lower sunken floor as discussed at the last meeting and the new certificate now reflects the lowest floor elevation of 10.8'. Mr. White confirmed same and that the variances needed were for finished floor elevation of 10.8' where 12.4' required and elevation of lowest mechanicals at 11.4' where 12.4' required.

Board comments and questions included cost of raising house to bring it to compliance, how to ensure future owners are aware of the lower elevations and impacts to flood insurance, if approved resolution would be required to be recorded with the deed.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Mr. Kennedy summarized the standard conditions and the requirement for recording of the approval and acknowledgment and understanding that the Applicant releases Borough parties harmless from and against any and all damages/losses associated with flood prevention relief granted. Mr. Davis made a motion to approve the application as amended to legalize retroactively the non-conforming condition for finished floor elevation and lowest mechanicals elevation which was seconded by Mr. Foster.

Motion to Approve Application as Amended

RESULT:	ADOPTED [6 TO 0]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Tvrdik, Foster, Kahle, Davis
ABSENT:	Savarese, Kleiberg
INELIGIBLE:	Cooper, Dailey

4. PR-21-23 Resolution of Approval - Terry, Gregory & Debra – Mr. Kennedy read the resolution to the Board. Mr. Whitson made a motion to approve the Resolution, which was seconded by Mr. Kahle and received the below roll call:

RESULT:	ADOPTED [6 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	John (Jack) Kahle, Class IV
AYES:	Widdis, Whitson, Tvrdik, Foster, Kahle, Davis
ABSENT:	Savarese, Kleiberg
INELIGIBLE:	Cooper, Dailey

IX. Recess: At 7:39 pm the Chairman called for a recess to allow the Secretary to address a technical issue on a motion by Mr. Kleiberg and second by Mr. Kahle.

At 7:59 pm the Board returned from recess with members present: Widdis, Whitson, Foster, Kahle, Davis, Cooper, Dailey. Ms. Smith advised that Councilman Tvrdik had recused himself from the next matter due to a conflict.

X. New Business:

1. PB2021-05 Cameron, Beth

43 Manitto Place

Block 56, Lot 11

Variance Relief for construction of an addition to single family dwelling

EXHIBITS:

A-1 Land Development Application

A-2 Survey of Property, 1 Sheet, prepared by Charles Surmonte, PE & PLS, dated 01/06/2021

A-3 Proposed Alteration/Addition for Cameron Residence, 10 Shts, prepared by Brian Fitzgerald AIA, last revised 6/17/21

A-4 Colliers Engineering Review Letter, June 18, 2021

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice and provided the public with options to participate. While waiting for the public to call in, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

The following persons were sworn in: Beth Cameron, Owner/Applicant and Brian Fitzgerald, Applicant's Architect. Mr. Fitzgerald provided his qualifications and was accepted by the Board as an expert in architecture.

Ms. Cameron provided testimony relative to the purpose of the application to construct additions to the existing single family home to provide additional space for use as a classroom in the event school sessions in the future were mandated remote format and an expanded master bedroom suite and installation of a shed for storage of tools. The house and shed will have the same siding.

Mr. Fitzgerald described the proposed improvements in detail referring to Exhibit A-3, the design intended to meet similar characteristics of the neighborhood and the variance relief needed for maximum building coverage of 28% where 25% permitted and a side yard setback variance of 5' where 10' permitted for the 8'x12' shed due to limited availability of storage and the dimensions of the rear yard.

Chairman Widdis asked Mr. Fitzgerald to review dimensions of the additions, the existing front porch and the proposed expansion of the front porch. Chairman Widdis asked if there was lighting planned for the shed and was told no.

Mr. Whitson asked if they also needed a rear yard setback. Mr. White answered no, there was already an existing setback for the deck. Mr. Kahle asked if there should be a requirement for grading plan like has been done for most previous applications. Mr. White responded that he knew the area well from when house was raised after Sandy and was not concerned for the impact from the addition. The drainage ties into a drain in the street. Mr. Kahle asked about the crushed stone walkway in front of house and plans for it to stay and was told they were planning to put pavers. Mr. Kahle questioned if it was included in the impervious coverage. Mr. White did calculation and the property was below the maximum permitted. Mr. Kahle asked if the porch complied with the 6' encroachment of front setback. Stairs and landing are existing and not being changed. Mr. Dailey asked questions about the rear yard pavers, landings for exits, arborvitae for buffering where buffering doesn't currently exist. Mr. White confirmed that with the additional pavers for the rear areas they were still in compliance with the impervious coverage limits.

PUBLIC: Chairman Widdis opened the hearing to questions from the public of this witness. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC: Chairman Widdis opened the hearing to comments from the public on the application. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application with Conditions

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Dailey, Alternate I
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Widdis, Whitson, Cooper, Foster, Kahle, Davis, Dailey
ABSENT:	Tvrdik, Savarese, Kleiberg

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

Mr. Davis brought up discussion on the requirements for a survey to be submitted with the package as there seemed to be some issues with the last few application. Ms. Smith confirmed that the checklist requires a current survey. Concern was expressed with the Board's inability to discern if plans accurately reflect survey conditions such as the architecture plans that are supposed to note the reference on their plans. Ms. Smith will work with Mr. White to assure that copies of the survey are provided to the Board in their packages.

- XII. Adjournment:** As there was no further business, the meeting was adjourned at 8:39 pm on a motion by Ms. Cooper which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 2093)**

Meeting: 08/10/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2093

PB2021-14 Tvrdik, Thomas

140 Comanche Drive
Block 19, Lot 9
Minor Subdivision

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



August 2, 2021

VIA EMAIL

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

140 Comanche Drive, Minor Subdivision
Block 19, Lot 9
Application No. PB2021-14
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0297

Dear Board Members,

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

- Plan entitled "Survey of Property," prepared by Charles Surmonte P.E., P.L.S., dated June 14, 2021, consisting of one (1) sheet.
- Plan entitled "Minor Subdivision," prepared by Charles Surmonte P.E., P.L.S., last revised July 20, 2021, consisting of one (1) sheet.

The subject property is a 33,806 SF (0.776-acre) parcel located in the R-3 Residential Zone. The property has frontage on Comanche Drive, Pocahontas Avenue, and Wyandotte Avenue. The Applicant proposes to raze the existing dwelling and subdivide the property to create two corner lots.

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

A. Variances/Design Waivers

1. Bulk variances are required for Minimum Lot Width as 120 feet is required and 105.6 feet proposed for both lots. The proposed lots are corner lots and do provide the proper frontage on Pocahontas and Wyandotte Avenues.

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

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

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

B. General Comments

1. Should the Board approve the Application, a condition of approval should be to provide an acceptable grading plan for each lot at the time building permits are applied for.
2. The proposed dwelling shall comply with the remaining bulk standards, or variance(s) will have to be obtained from the Board for any non-conforming bulk standards.

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

Sincerely,

Colliers Engineering & Design

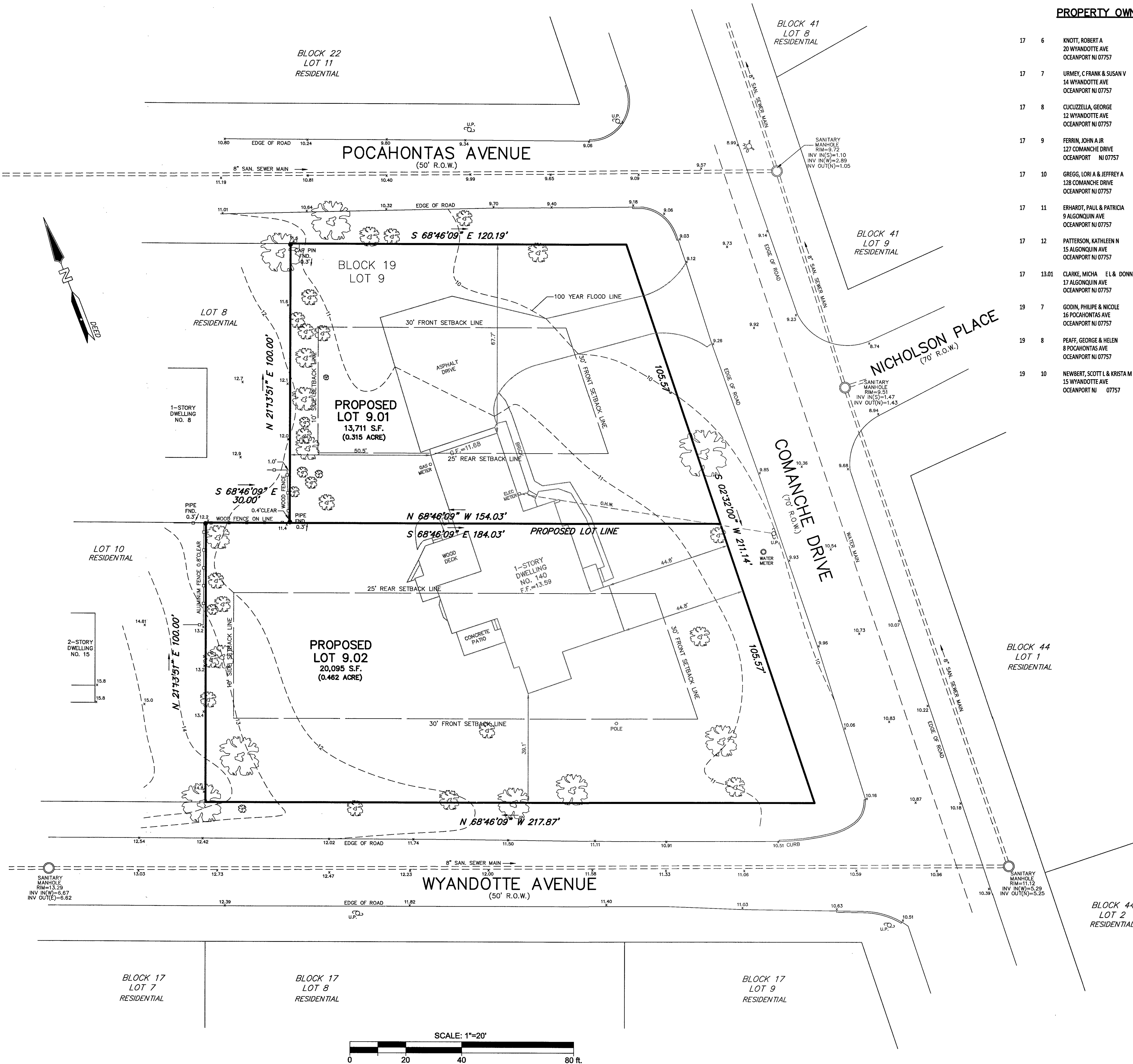


William H.R. White, III, PE, PP, CME, CFM, CPWM
 Planning Board Engineer and Planner

WHW/dmm

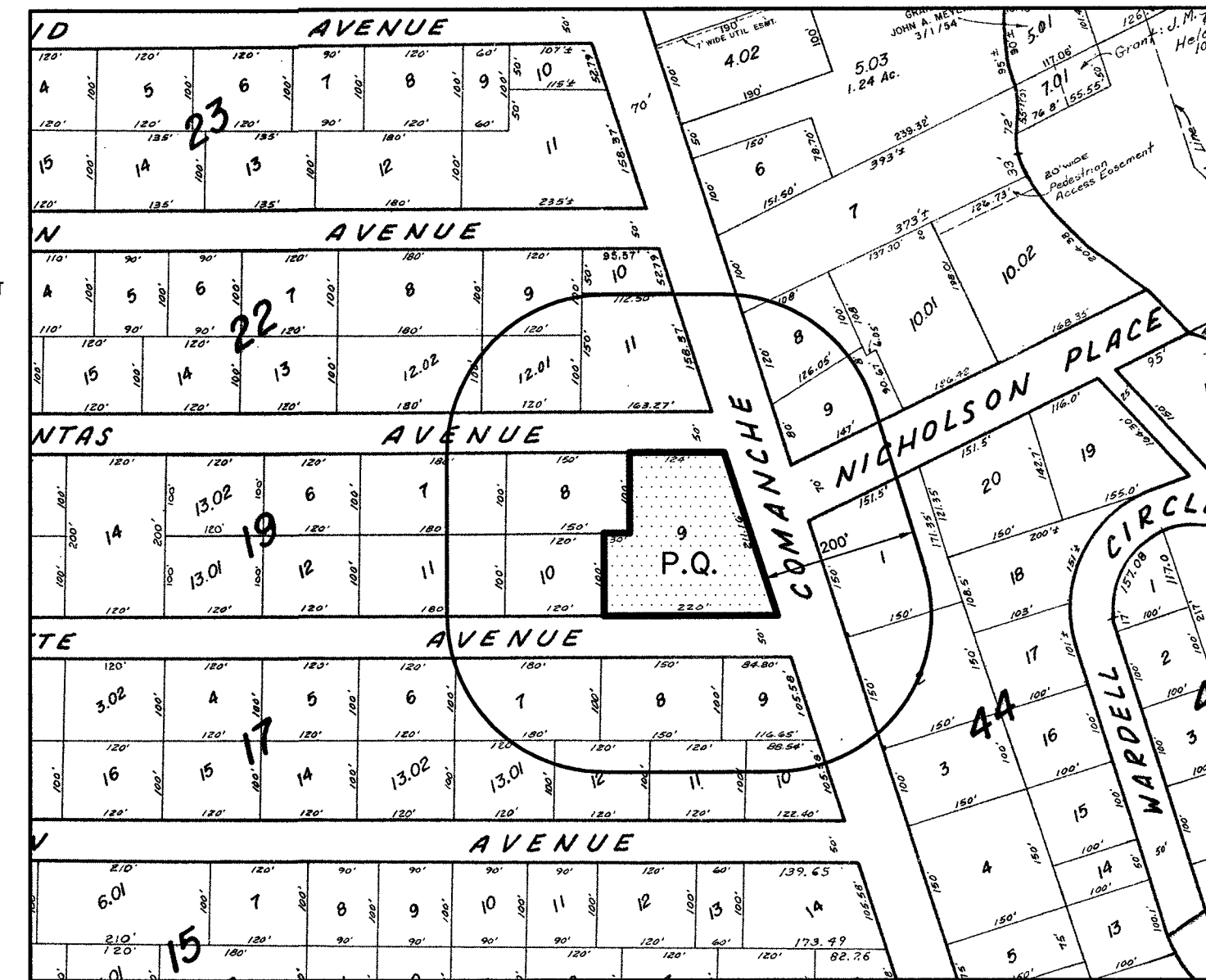
cc: Charles Surmonte, P.E (via email)
 Salvatore Alfieri, Esq (via email)

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PROPERTY OWNERS WITHIN 200 FEET

17	6	KNOTT, ROBERT A 20 WYANDOTTE AVE OCEANPORT NJ 07757	19	11	LO EBER, DEBBIE 19 WYANDOTTE AVE OCEANPORT NJ 07757
17	7	URMEY, C FRANK & SUSAN V 14 WYANDOTTE AVE OCEANPORT NJ 07757	22	9	SPROUT, JOSEPH HARVEY IV & JESSICA 6 HOBICON AVE OCEANPORT NJ 07757
17	8	CUCIZZELLA, GEORGE 12 WYANDOTTE AVE OCEANPORT NJ 07757	22	10	CHECKLOWSKI, WILLIAM & MARGARET 4 HOBICON AVE OCEANPORT NJ 07757
17	9	FERRIN, JOHN A JR 127 COMANCHE DRIVE OCEANPORT NJ 07757	22	11	JACUBEY, CARL JULIUS & JUDITH K PO BOX 124 OCEANPORT NJ 07757
17	10	GREGG, LORI A & JEFFREY A 128 COMANCHE DRIVE OCEANPORT NJ 07757	22	12.01	MURPHY, THOMAS E JR & MARY LYNN 15 POCAHONTAS AVE OCEANPORT NJ 07757
17	11	ERHARDT, PAUL & PATRICIA 9 ALCONQUIN AVE OCEANPORT NJ 07757	22	12.02	MCGOUGH, MICHAEL & HEATHER 19 POCAHONTAS AVE OCEANPORT NJ 07757
17	12	PATTERSON, KATHLEEN N 15 ALCONQUIN AVE OCEANPORT NJ 07757	41	7	SHERAPA, WILLIAM F & TONI L 155 COMANCHE DRIVE OCEANPORT NJ 07757
17	13.01	CLARKE, MICHAEL & DONNA L 17 ALCONQUIN AVE OCEANPORT NJ 07757	41	8	ZEMBA, JASON C & EVANGELIA L 151 COMANCHE DRIVE OCEANPORT NJ 07757
19	7	GOODIN, PHILIP & NICOLE 16 POCAHONTAS AVE OCEANPORT NJ 07757	41	9	MENOLD, RONALD E II 147 COMANCHE DRIVE OCEANPORT NJ 07757
19	8	PEAFF, GEORGE & HELEN 8 POCAHONTAS AVE OCEANPORT NJ 07757	41	10.01	CARNEVALE, GERARD C & TINA M 1 NICHOLSON PLACE OCEANPORT NJ 07757
19	10	NEWBERT, SCOTT L & KRISTA M 15 WYANDOTTE AVE OCEANPORT NJ 07757	44	1	WILLIAMS, THOMAS & GAYLE 135 COMANCHE DRIVE OCEANPORT NJ 07757
			44	2	DE RARIO, DANNA 133 COMANCHE DRIVE OCEANPORT NJ 07757



GENERAL NOTES:

- PLAN BASED ON OUTBOUND AND TOPOGRAPHIC SURVEY PREPARED BY CHARLES SURMONTE P.E. & P.L.S. ELEVATIONS ARE BASED ON NAVD'88 DATUM.
- LOT AREA PRIOR TO SUBDIVISION - 33,806 SQUARE FEET (0.776 AC.)
- THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE X (SHADED, AREA BETWEEN 100 & 500 YEAR FLOOD AS SHOWN ON FIRM PANEL NUMBER 34025C0184G DATED JUNE 20, 2018).
- PROPERTY IS SITUATED IN THE R-3 (SINGLE FAMILY RESIDENTIAL) ZONE.

REQUIREMENTS OF R-3 ZONE:		REQ'D/PERM.		PROPOSED	
				LOT 9.01	LOT 9.02
MIN. LOT AREA		12,000 S.F.		13,711 S.F.	20,095 S.F.
MIN. LOT WIDTH		120 FT.		105.6 FT. *	105.6 FT. *
MIN. LOT DEPTH		100 FT.		100.0 FT.	100.0 FT.
PRINCIPLE BUILDING					
MIN. FRONT YARD SETBACK		30 FT.	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MIN. SIDE YARD SETBACK		10 FT.	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MIN. COMBINED SIDE YARD SETBACK		25 FT.	N/A	N/A	N/A
MIN. REAR YARD SETBACK		25 FT.	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
ACCESSORY BUILDING					
MIN. SIDE YARD SETBACK		15 FT.	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MIN. REAR YARD SETBACK		10 FT.	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MAX. BUILDING HEIGHT		35 FT.	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MAX. # OF STORIES		2-1/2 STORY	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MAX. BUILDING COVERAGE		25%	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
MAX. IMPERVIOUS COVERAGE		37%	SHALL COMPLY	SHALL COMPLY	SHALL COMPLY
* PROPOSED VARIANCE CONDITION					

- OWNER
DENNIS WARNER & MARIA SIGMOND
140 COMANCHE DRIVE
OCEANPORT, N.J. 07757
- APPLICANT
THOMAS TVRDIK
1708 HIGHWAY 35 NORTH
OAKHURST, N.J. 07755
- REQUIRED OUTSIDE AGENCY APPROVALS
TWO RIVER REGIONAL WATER RECLAMATION AUTHORITY
SANITARY SEWER CONNECTIONS
FREEHOLD SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION
MONMOUTH COUNTY PLANNING BOARD
- ALL EXISTING ON-SITE IMPROVEMENTS SHALL BE REMOVED
- SUBDIVISION SHALL BE PERFECTED BY DEED.
- INDIVIDUAL LOT PLOT/GRADING PLANS SHALL BE PREPARED FOR EACH PROPOSED LOT AND SUBMITTED TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON 06-14-21 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON 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

CHARLES SURMONTE P.E. & P.L.S. LIC. No. 35885

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED HEREON AND APPROVE SUBDIVISION AND FILING THEREOF

DENNIS WARNER / MARIA SIGMOND DATE
140 COMANCHE DRIVE, OCEANPORT, N.J.

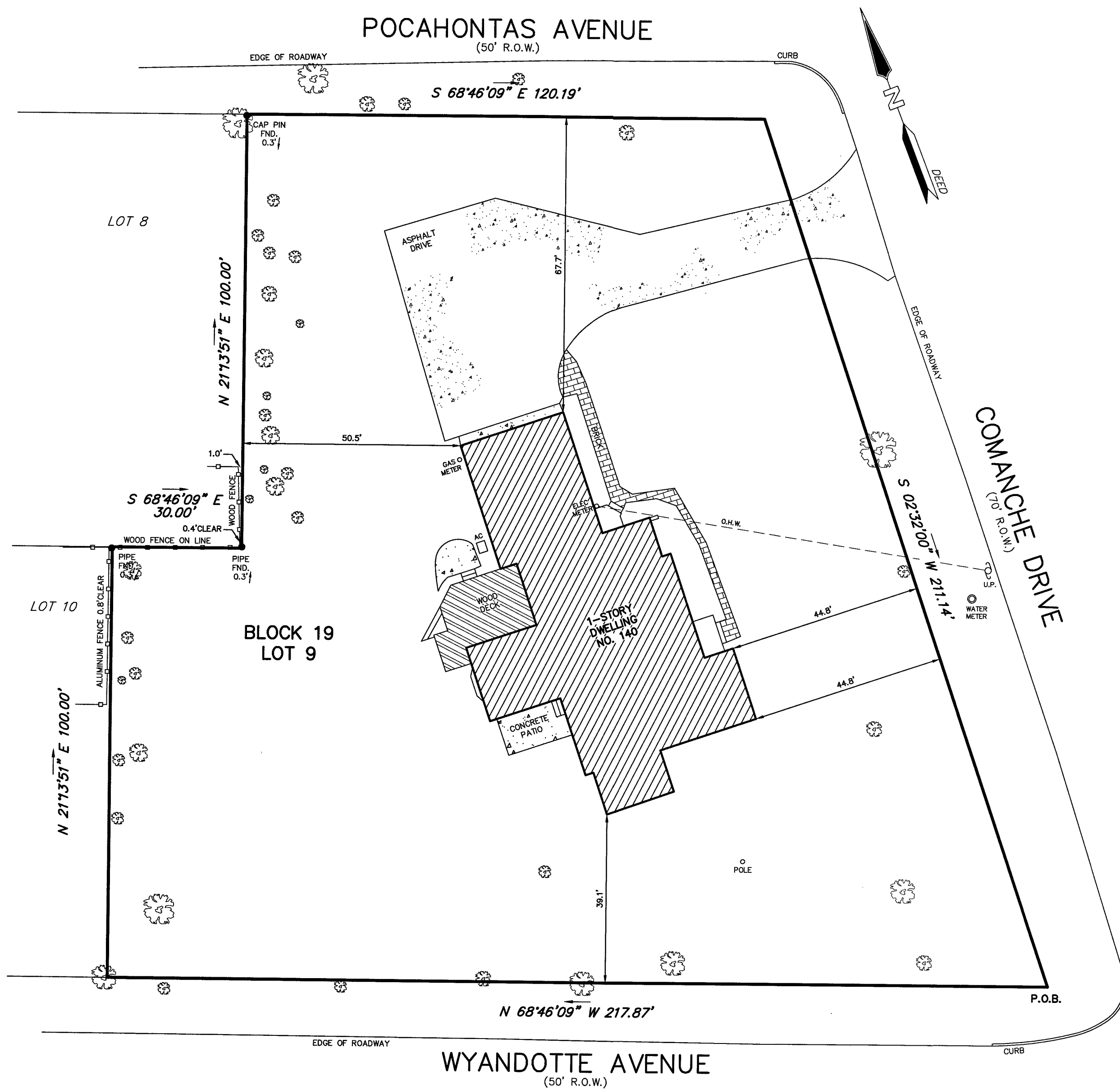
SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____ 2021
MY COMMISSION EXPIRES ____

NOTARY PUBLIC OF THE STATE OF NEW JERSEY

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY

CHAIRPERSON DATE
ADMINISTRATIVE OFFICER DATE
BOARD ENGINEER DATE

MINOR SUBDIVISION			
140 COMANCHE DRIVE			
LOT 9 BLOCK 19			
TAX MAP SHEET No. 11			
BOROUGH OF OCEANPORT		MONMOUTH COUNTY	
NEW JERSEY			
Charles Surmonte P.E. & P.L.S.		301 Main Street, 2nd floor Allentown, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404	
New Jersey Professional Engineer and Land Surveyor License No. 35885			
PROJECT No.	DATE:	SCALE:	SHEET:
21-376	06-20-21	1"=10'	1 OF 1



SURVEY OF PROPERTY
140 COMANCHE DRIVE
LOT 9 BLOCK 19

BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
 New Jersey Professional Engineer and Land Surveyor
 License No. 35885

301 Main Street, 2nd Floor
 Allenhurst, New Jersey, 07711
 Phone 732-660-0606
 Fax 732-660-0404

PROJECT No. 21-376	DATE 06-14-21	SCALE: 1"=20'	SHEET: 1 OF 1
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Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB 21-24

9.1

Meeting: 08/10/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2139

Resolution of Approval - 43 Manitto Place, Cameron

RESOLUTION

BOROUGH OF OCEANPORT PLANNING BOARD APPROVAL OF THE APPLICATION OF BETH CAMERON 43 MANITTO PLACE / BLOCK 56, LOT 11 APPROVED JULY 13, 2021 MEMORIALIZED AUGUST 10, 2021

Introduction

WHEREAS, Beth Cameron has made Application to the Oceanport Planning Board for the property designated as Block 56, Lot 11, commonly known as 43 Manitto Place, Oceanport, NJ, within the Borough's R-3 Zone, for the following approval: Bulk Variances associated with a request to construct several additions (and a shed) to an existing single-family home; and

Public Hearing

WHEREAS, the Board held a Public Hearing on July 13, 2021, 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:

- *Development Application, introduced into Evidence as A-1;*
- *Survey of property, prepared by Charles Surmonte, P.E., P.L.S., dated January 6, 2021, introduced into Evidence as A-2;*
- *Floor Plans and Elevations, prepared by Brian Fitzgerald, AIA, last revised June 17, 2021, consisting of 10 sheets, introduced into Evidence as A-3;*
- *Colliers Engineering and Design Review Memorandum, dated June 18, 2021, introduced into Evidence as A-4;*
- *Affidavit of Service; and*
- *Affidavit of Publication;*

Witnesses

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

- Beth Cameron, Applicant, appearing pro se;
- Brian Fitzgerald, Architect;

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 since approximately July of 2017.
- There is an existing single-family home on the site.
- The Applicant lives at the site.
- There is a need for increased living space at the site.
- The Applicant proposes to construct / install several improvements – including 2 additions and shed.
- Details pertaining to the proposed front addition include the following:

Location:	Front portion of existing home
Size:	7'3" long X 6'6" deep (As extended, ultimately, the new covered porch will be 23' long X 6'6" deep)
Purpose:	Covered porch

- Details pertaining to the proposed rear addition include the following:
- | | |
|-----------|-----------------------------|
| Location: | Rear of property, per plans |
| Size: | 27'4" wide X 14'1" deep |

(Approximately 386 SF)

Purpose: Master Suite, Laundry Room, etc.

- Details pertaining to the proposed shed include the following:

Size: 8' X 12'

Location: Rear of property,(upper right hand corner of property), per plans

Height: 10'

Utilities ?: There will be no utilities associated with the shed.

Type of shed: Pre-fabricated shed

- Upon completion of the renovations, the home will include the following:

FIRST FLOOR

Study space
Living Room
Bedroom
Dining Room
Family Room
Powder Room
Kitchen
Bathroom
Deck
Garage

SECOND FLOOR

Master Bedroom
Master Bathroom
Bedroom
Bathroom
Laundry Room
Unfinished Attic Area

- In conjunction with the above improvements, the walkway will be a crushed stone walkway.
- 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, and as modified, requires approval for the following Variances:

BUILDING COVERAGE: Maximum 25% allowed; whereas 28% proposed;

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

Public Comments

WHEREAS, sworn public comments, concerns, questions, and/or statements were made by the following:

- NONE

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 43 Manitto Place, Oceanport, NJ, within the Borough's R-3 Zone.
3. The subject property contains 10,000 SF.

4. The subject property is located on the northern side of Manitto Place, approximately 200 ft. from the intersection with Itaska Place.

5. There is an existing 2-story single-family home at the site, and, per the testimony and evidence presented, there is a need for increased living space at the site.

6. The Applicant proposes to construct several additions (and a shed) to the existing single-family dwelling. (The details pertaining to the proposed additions were discussed, at length, during the Public Hearing.)

7. A single-family home is a permitted use in the subject Zone.

8. That notwithstanding, the Application as presented requires approval for several Bulk Variances.

9. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore the matter is properly before the said entity.

10. With regard to the Application, and the requested relief, the Board notes the following:

- The subject Lot is an undersized Lot, which is an existing condition.
- The undersized nature of the Lot is an existing condition, which is not being exacerbated as a result of the within approval.
- The smaller-than-required Lot size compromises the ability of the Applicant to satisfy all Prevailing Bulk Requirements.
- Subject to the conditions contained herein, the submitted proposal, as approved herein, represents an appropriate and non-invasive fashion in which an existing structure can be updated / modified / improved / expanded, without causing substantial detriment to the public good.
- The benefits of the improved / renovated home, as espoused elsewhere herein, help justify the granting of the requisite Variance relief.
- Approval of the within Application will significantly improve the overall visual appeal of the existing structure.

- The Application as submitted requires approval for a Building Coverage Variance. The relevant calculations in the said regard include the following:

Maximum allowed	25%
Existing	22.4%
Proposed	28%

- The Board finds that the overall improvements / benefits associated with the proposal help justify the granting of the requested Variances.
- The Board is aware that the additions approved herein total approximately 302 SF (in the aggregate) over the permitted coverage.
- Per the testimony and evidence presented, there is a need for additional storage at the site and thus, the Applicant proposes to install a shed.
- The shed will not be utilized as living space (and there will be no utilities servicing the same).
- Although the shed will comply with the accessory structure Rear Yard Setback Requirements, the same will not comply with the Prevailing Accessory Structure Side Yard Setback Requirement. Specifically, the shed requires a 10 ft. Side Yard Setback, whereas the Applicant herein only proposes a 5 ft. Side Yard Setback.
- The shed location approved herein, though non-conforming, will still allow the Applicant to have a functional / useable rear yard area.
- The Board recognizes that a compliant shed location might otherwise compromise the functionality of the backyard area.
- The shed materials will match the side of the to-be-renovated home, thereby minimizing any adverse aesthetic issues associated with the project.
- Although a buffer already exists around the shed, out of an abundance of caution, and to further minimize any potentially adverse effects associated with the proposal, the Applicant will be adding 2-3 trees at the rear of the property, behind the shed. The said plantings will serve as a noise / visual buffer, so as to further minimize any adverse impact associated with the within approval.
- Additionally, the aforesaid landscaping will be perpetually maintained / replaced / replanted, as necessary, so that the same will serve as a permanent buffer.

- The siding of the additions approved herein will match the existing structure.
- The Board recognizes that the within proposal is, in fact, a modest proposal.
- The Board is aware that the to-be-expanded single-family home will continue to meet / honor the Prevailing Setback Requirements.
- The undersized nature of the Lot complicates the ability of the Applicant to satisfy all Prevailing Bulk Standards.
- The undersized nature of the Lot complicates development options otherwise associated with the subject property.
- The Board recognizes that approval of the within Application will allow for a relatively modest expansion of the home, while still preserving sufficient outdoor / yard area at the site.
- Per the testimony and evidence presented, there are no drainage issues currently associated with the property – and there are no drainage issues associated with the anticipated construction. That notwithstanding, as a condition of the within approval, if requested / required, the Applicant shall submit grading / drainage details, for the review / approval of the Board Engineer, so that the Planning Board Members can be further assured that there will be no adverse grading / drainage issues associated with the development.
- Per the testimony and evidence presented, the existing single-family structure was not built for the needs of a modern family (in terms of size of home, design, layout, etc.). (For instance, some of the rooms are small, there is no Master Suite, there is no functional Laundry Room, etc.)
- 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 additions which sufficiently described the appearance of the same. Additionally, subject to the conditions set forth herein, the proposed additions will comply with the Prevailing Building Code Requirements.
- Based upon the testimony/evidence presented, construction of the proposed additions 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 additions 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, the proposed home will have a conforming height of approximately 33'3".
- Subject to the conditions contained herein, the additions 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 additions have been very efficiently and nicely designed.
- Upon completion of the renovation process, the proposed home (with additions) will be consistent with other single-family homes in the area, on similarly sized lots.
- Subject to the conditions set forth herein, the brand-new additions 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 additions will aesthetically improve the site and the neighborhood.
- The Board notes that there were no public objections associated with the Application.
- 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.
- 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 additions 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 improvement 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 Applicant has 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 18, 2021 (A-4).
- d. Unless otherwise waived by the Board Engineer, the Applicant shall submit grading / drainage plans / details to the Board Engineer, for his review and approval.
- e. The Applicant shall cause the Plans to be revised so as to portray and confirm the following:

- The inclusion of a note confirming that there shall be no adverse light spillover associated with the project.
 - The inclusion of a note on the Architectural Plans referencing the January 6, 2021 Survey prepared by Charles Surmonte (A-2).
 - The inclusion of a note confirming that the shed shall not be utilized as living space.
 - The inclusion of a note confirming that the walkway shall be constructed with pavers.
 - The inclusion of a note confirming that additional pavers shall be added at the end of the stairs (at the deck), so that the Lot Coverage will be increased to approximately 36.1%.
 - The inclusion of a note confirming that 2-3 trees shall be added to the rear side of the property, behind the shed, so as to serve as a visual / noise buffer (between the Applicant's property and the adjacent property). (The details for the trees shall be reviewed and approved by the Board Engineer.)
- f. The landscaping at the site shall be perpetually replaced / replanted so as to permanently maintain the buffer approved herein.
- g. To the extent necessary, the Applicant shall submit the Survey to the Board Secretary.
- h. The Applicant shall comply with all Prevailing Building / Construction Code Requirements.
- i. 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.
- j. 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
- k. If applicable, the proposed structure shall comply with applicable provisions of the Americans with Disabilities Act.
- l. 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.

- m. The proposed structures shall comply with the Borough's Prevailing Height Regulations.
- n. 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.
- o. 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.
- p. 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.
- q. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- r. 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 her agents shall be deemed conditions of the approval granted herein, and any misrepresentations 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.

SUMMARY OF APPROVED VARIANCE RELIEF

BUILDING COVERAGE: 25% allowed; whereas 28% approved.

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

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on July 13, 2021 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)	()	()	()	()	()

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)	()	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of _____, 2021.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1759)

Meeting: 08/10/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1759

PB2020-01 Sempkowski, Anthony

74 Cayuga Ave
Block 27, Lot 9
Bulk Variance(s)
CARRIED from February 23, 2021
CARRIED from April 13, 2021

HISTORY:

08/11/20 Planning/Zoning Board

Mr. Kennedy advised that the Applicant's Attorney, Mr. Toto, had submitted a request to adjourn the hearing to the September 8, 2020 meeting as additional time was necessary to prepare amended mapping. As jurisdiction had been previously accepted and a written waiver extending the time period for a decision by the Board through September 30, 2020, a motion was made by Mr. Whitson and seconded by Mr. Kleiberg.

09/08/20 Planning/Zoning Board

Mr. Kennedy advised that Mr. Toto, Attorney for the Applicant had advised that additional time was needed to complete revised plans in response to the Board Engineer's review letter and requested a further adjournment to the October 13, 2020 meeting as plans would not be able to be on filed in time to available for inspection 10 days in advance of the next meeting.

10/13/20 Planning/Zoning Board

Mr. Kennedy advised that the Walter Toto, Attorney for the Applicant had contacted the Board advising that they were waiting for revised plans to be completed and was seeking a further adjournment of the hearing for the application. There was discussion concerning the issue of continuing to carry the application to a date certain with limited agenda space not being available for other pending applications. After which, Mr. Whitson made a motion to carry the application with further notice to be provided and sufficient time for the Engineer to review revised plans in advance of the new hearing date which was seconded by Mr. Foster and unanimously approved by the Board members present.

02/23/21 Planning/Zoning Board

74 Cayuga Ave
Block 27, Lot 9

EXHIBITS:

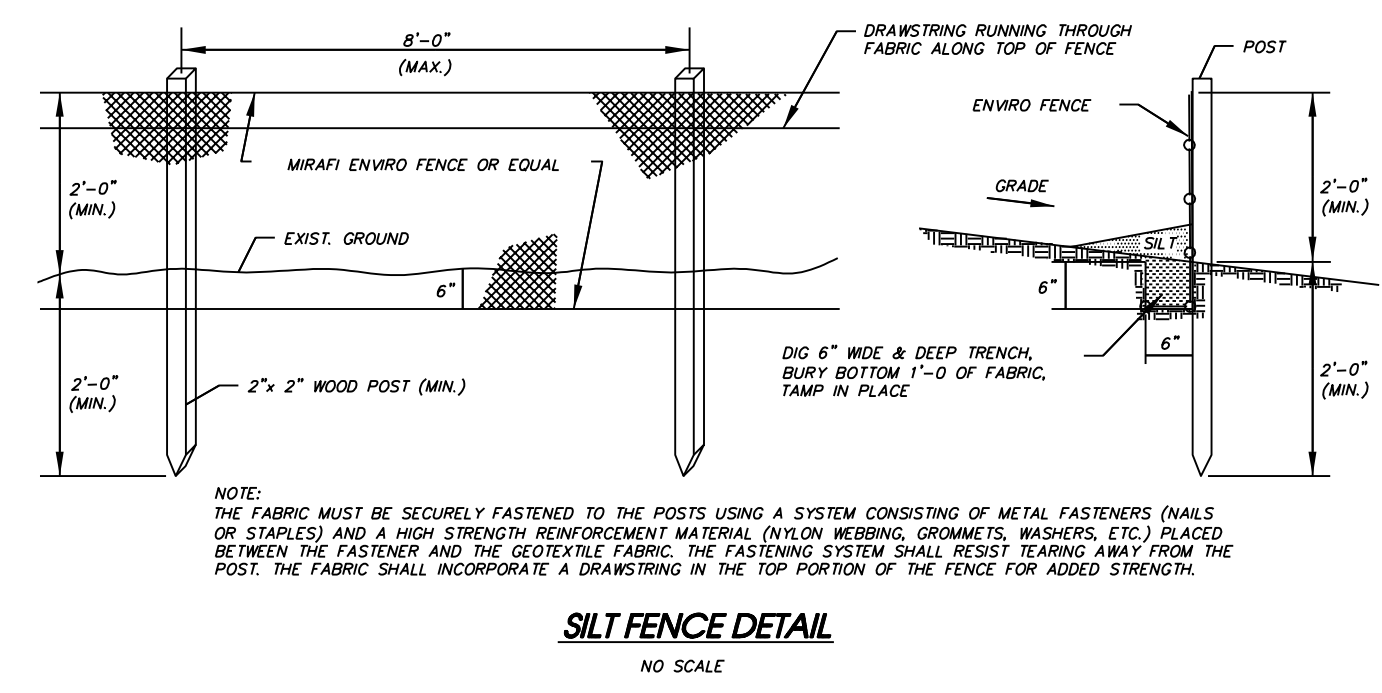
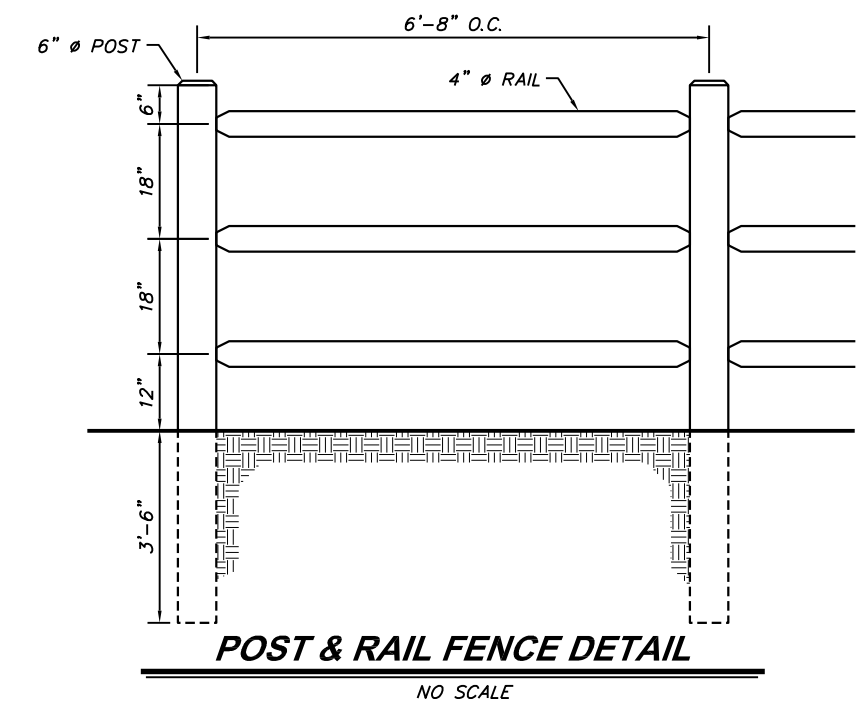
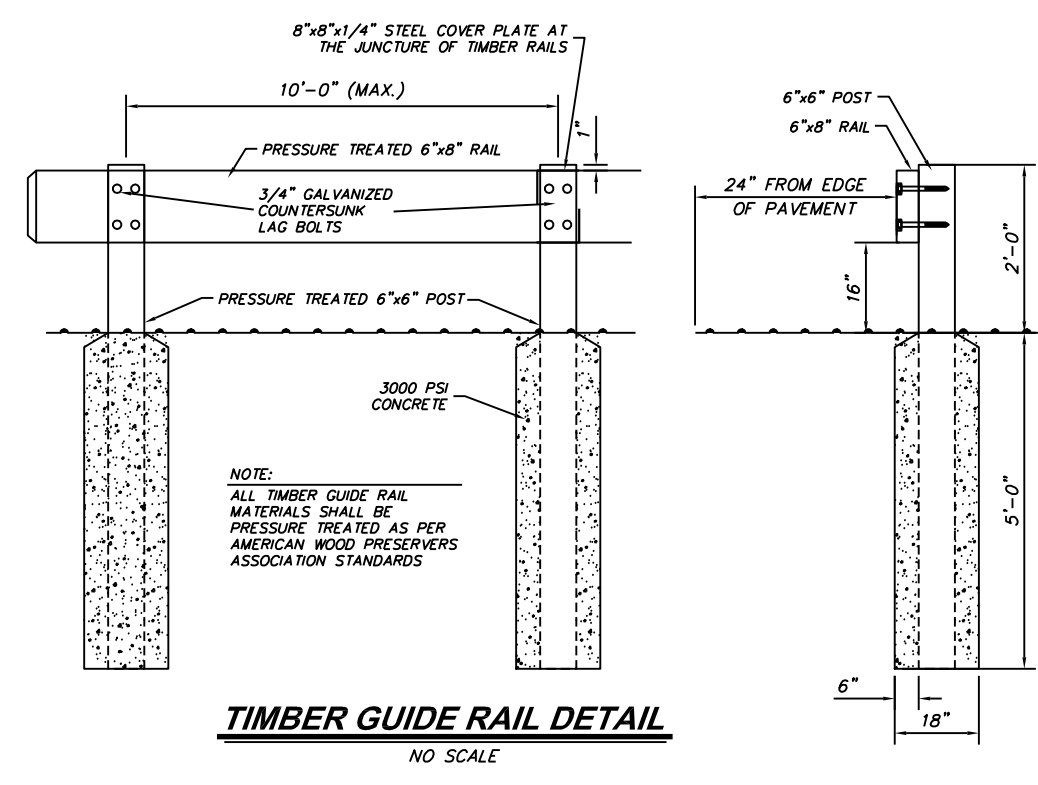
- A-1 Land Development Application
- A-2 Variance Plan prepared by Geller Sive & Company dated December 12, 2020
- A-3 Final As-Built Survey of Property, prepared by DPK Consulting, LLC, dated January 31, 2020
- A-4 Architectural Plans, 8 Sheets, prepared by Ronald Kacmarsky Architectural Group, last revised March 2, 2020
- A-5 Maser Consulting Review Letter dated January 21, 2021

04/13/21 Planning/Zoning Board

Ms. Smith advised of correspondence earlier that day received from Walter Toto, Attorney for the Sempkowski application which requested to adjourn the hearing to a date certain depending on agenda availability. The request was sought for additional time to prepare revisions pursuant with the previous hearing and concerns expressed by the Board. Ms. Smith advised that the May 11 meeting date was available but requested that the Board make the motion to carry to May 11, 2021 subject to posting of additional escrow funds within 14 days.

05/11/21 Planning/Zoning Board

Ms. Smith advised of correspondence earlier that day received from Walter Toto, Attorney for the Sempkowski application which requested to adjourn the hearing to a date certain depending on agenda availability. The request was sought for additional time to prepare revisions pursuant with the previous hearing and concerns expressed by the Board. There was discussion by the Board as to whether to grant the request to carry. After which Mr. Kahle made a motion to carry to August 10th 2021 subject to posting of additional escrow funds within 14 days.



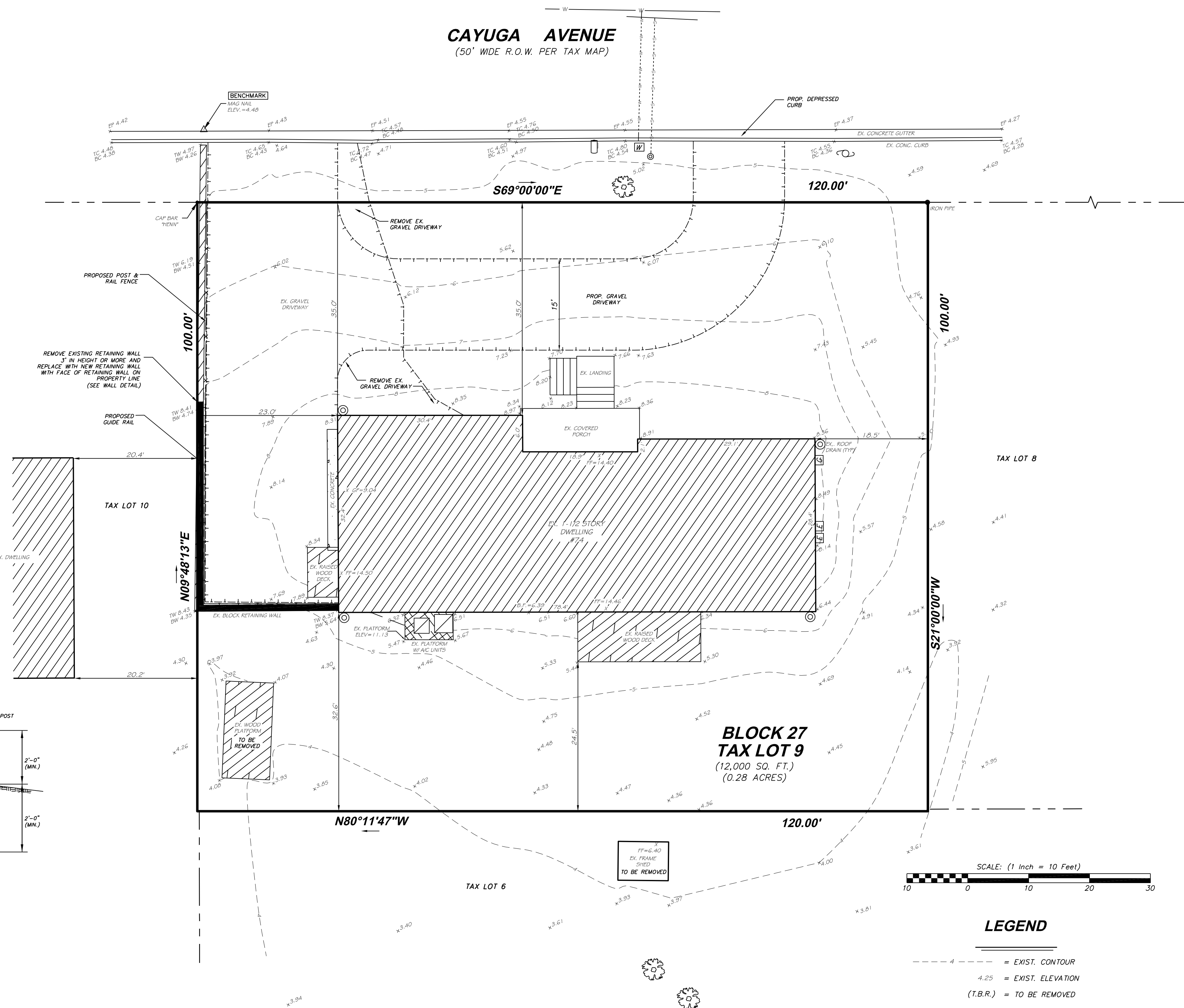
IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS			
DWELLING W/ COVERED PORCH	=	2,443 SQUARE FEET	
GRAVEL/STONE DRIVEWAY	=	1,788 SQUARE FEET	
RETAINING WALL	=	89 SQUARE FEET	
TOTAL		= 4,320 SQUARE FEET	
PROPOSED IMPERVIOUS			
EX. DWELLING	=	2,443 SQUARE FEET	
EX. RETAINING WALL	=	89 SQUARE FEET	
PROP. DRIVEWAY	=	2,572 SQUARE FEET	
TOTAL		= 5,104 SQUARE FEET	

ZONE : RESIDENTIAL ZONE ~ R-3

MINIMUMS:	REQUIRED:	PROPOSED:
LOT AREA	12,000 S.F.	12,000 S.F.
LOT WIDTH	120 FT.	120 FT.
LOT DEPTH	100 FT.	100 FT.
PRINCIPAL BUILDING		
FRONT SETBACK	30 FT.	35.00 FT.
REAR SETBACK	25 FT.	24.5 FT. *
SIDE SETBACK	10 FT.	18.5 FT.
COMBINED SIDE SETBACK	25 FT.	41.5 FT.
ACCESSORY BUILDING		
REAR SETBACK	5 FT.	N/A
SIDE SETBACK	10 FT.	N/A
MAXIMUMS:		
PRINCIPAL BUILDING LOT COVERAGE	25%	20.4% ±
ACCESSORY BUILDING LOT COVERAGE	5%	N/A
IMPERVIOUS LOT COVERAGE	37%	42.5% ± **
BUILDING HEIGHT (NON-FLAT ROOF)	35 FT.	< 35 FT.
	2.5 STY.	2 STY.

* EXISTING CONDITION
** VARIANCE REQUESTED



LOCATION MAP

SCALE: (1 Inch = 1000 Feet)
1000 0 1000 2000 3000

GENERAL 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 "R-3" ZONE.
- BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION ARE BASED UPON A PLAN ENTITLED "FINAL ASBUILT SURVEY WITH TOPOGRAPHY, TAX LOT 9, BLOCK 27, 74 CAYUGA AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DPK CONSULTING, DATED 01/31/2020, LAST REVISED 07/06/2020. ALL ELEVATIONS ARE IN ACCORDANCE WITH THIS PLAN AND ARE BASED UPON N.A.V.D. 1988 DATUM.
- 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 34025C0184F, EFFECTIVE DATE JUNE 20, 2018.
- THERE ARE NO VERIFIED FRESHWATER WETLANDS WITHIN THE BOUNDARIES OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
- THE SITE WAS PREVIOUSLY DEVELOPED AND IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, DRIVEWAY AND ACCESSORY SHEDS.
- PROPOSED IMPROVEMENTS CONSIST OF RECONSTRUCTING THE EXISTING RETAINING WALL AND RECONFIGURING THE DRIVEWAY WITH A U-SHAPE.
- THE EXISTING DWELLING IS SERVED BY THE EXISTING PUBLIC SANITARY SEWER AND POTABLE WATER SERVICES.
- 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 BLOCK CORPORATION COMMERCIAL INSTALLATION MANUAL FOR ALLAN BLOCK RETAINING WALLS AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ANY REQUIRED/INSTALLED FENCING ASSOCIATED WITH THE RETAINING WALL SHALL BE INSTALLED IN ACCORDANCE WITH ALLAN BLOCK SPECIFICATIONS. THE FENCE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION WITH A RETAINING WALL AND THE OCEANPORT BOROUGH REQUIREMENTS.
- THE CONTRACTOR SHALL DETERMINE, 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.
- THE SITE IS UNDERLAIN WITH UDORTHENTS-URBAN LAND COMPLEX (Udohr) & ELKTON (Elkar) SOILS, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE. NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE SEASONAL HIGH GROUNDWATER ELEVATION.
- ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE OCEANPORT BOROUGH ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
- THIS PLAN IS FOR VARIANCE RELIEF ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

**VARIANCE PLAN
TAX LOT 9 BLOCK 27**

74 CAYUGA AVENUE
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

VARIANCE 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
www.gellersive.com
Certificate of Authorization No. 24GA28105200

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

DRAWN BY:	RS	DATE	SCALE	SHEET	JOB NUMBER
DESIGNED BY:	RS				
CHECKED BY:	GC	12/11/2020	1" = 10'	1 OF 1	2484

No.	Date	Revision	By	Chk.



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

January 21, 2021

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 “Variance Plan” prepared by Geller Sive & Company dated December 12, 2020, 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.

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, 24.5 feet proposed. A Bulk Variance is required.
 - b. Impervious Coverage: Maximum of 37% permitted, 36% existing, 42.5% proposed. A Bulk Variance is required



- c. Driveway Side Yard Setback: Five (5) feet required from side property line, zero (0) feet is proposed. A Bulk Variance is required.
- d. Retaining wall setback: Ten (10) feet required from all property lines. The as-built survey indicates that the wall encroached into the abutting property. The Applicant proposes to reconstruct the wall on the property line providing zero (0) feet setback. A Bulk Variance is required.

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 feet. 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. The Board is referred to section 229-15B(5) (b). The Applicant has claimed that in order to make the dwelling conform, it would result in exceptional 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.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-264
January 21, 2021
Page 3 of 3

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 feet 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 feet. This dimension will be further reduced by the safety rail and fencing that is required.
3. A six (6) foot deep (as measured from the curblin in) apron constructed of concrete, asphalt, pavers, etc. shall be provided for both driveways as required by Ordinance 390-25k(2). Grading shall be provided for the driveway expansion, in excess of the 12% cross slope.
4. Structural calculations are required for the guiderail along the elevated driveway to provide fall-over protection to vehicles. In addition, a pedestrian guardrail is needed for the area where the wall exceeds 30 inches 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 is required.

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

Very truly yours,

MASER CONSULTING INC.

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

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

WHW/dmm
Attachment
cc: Kevin Kennedy, Esq. (via email)
Walter Toto, Esq. (via email)

r:\general\projects\opp\opp-264\correspondence\out\210121_whw_smith_74_cayuga_avenue.docx

*Borough of Oceanport, NJ**Thursday, August 3, 2017*

Chapter 229. Flood Damage Prevention

Article IV. Administration

§ 229-15. Variance procedure.

A. Appeal Board.

- (1) The Planning Board as established by the Mayor and Council shall hear and decide appeals and requests for variances from the requirements of this chapter.
- (2) The Planning Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Construction Official in the enforcement or administration of this chapter.
- (3) Those aggrieved by the decision of the Planning Board or any taxpayer may appeal such decision to the Superior Court, as provided by law.
- (4) In passing upon such applications, the Planning Board, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
 - (a) The danger that materials may be swept onto other lands to the injury of others;
 - (b) The danger to life and property due to flooding or erosion damage;
 - (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (d) The importance of the services provided by the proposed facility to the community;
 - (e) The necessity to the facility of a waterfront location, where applicable;
 - (f) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

- (g) The compatibility of the proposed use with existing and anticipated development;
 - (h) The relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
 - (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (5) Upon consideration of the factors of § 229-15A(4) and the purposes of this chapter, the Planning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.
- (6) The Construction Official shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

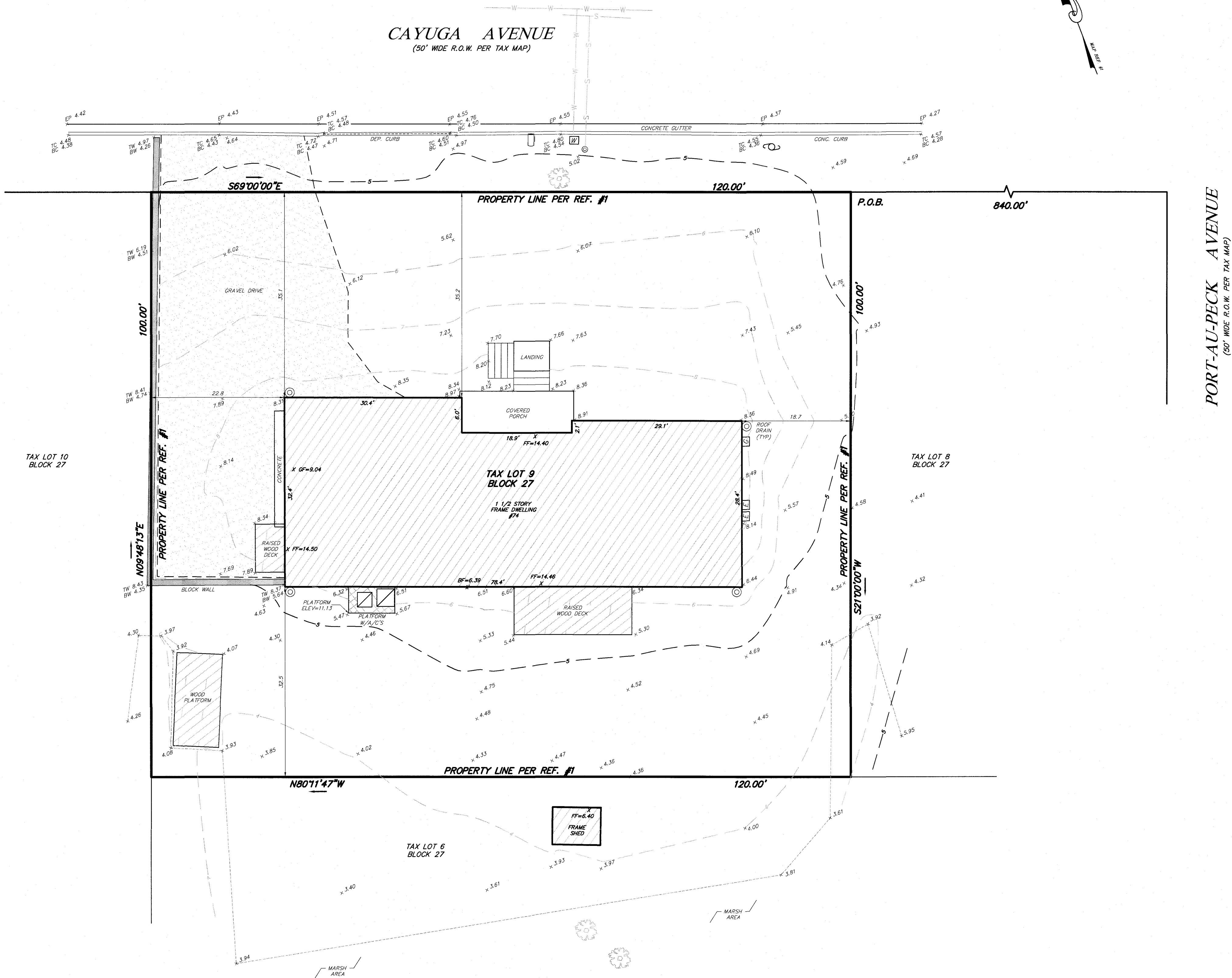
B. Conditions for variances.

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in § 229-15A(4)(a) through (k) have been fully considered. As the lot size increases beyond the 1/2 acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- (3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
 - (a) A showing of good and sufficient cause;
 - (b)

A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

- (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in § 229-15A(4), or conflict with existing local laws or ordinances.
- (6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

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

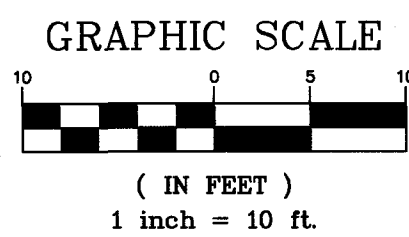


GENERAL NOTES:

1. DPK CONSULTING DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION IS SHOWN PER MAP REFERENCE #1.
2. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF JANUARY 28, 2020.
3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. PREMISES ARE COMMONLY KNOWN AS 74 CAYUGA AVENUE, OCEANPORT, NEW JERSEY.
5. ALSO KNOWN AS LOT 9 IN BLOCK 27 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.
6. THE PREMISES IS LOCATED IN FIRM ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV. 10, NAVD 88) AS PER MAP NUMBER 34025C01846, MAP REVISED 05/20/2018.
7. THE PROJECT VERTICAL DATUM IS BASED UPON NAVD 88 DERIVED USING RTK GPS RECEIVERS AND KEYNET.
8. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

MAP REFERENCES:

1. MAP ENTITLED "SURVEY OF LOT 9, BLOCK 27, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY GEORGE W. HENN, INC.
2. MAP ENTITLED "TOPOGRAPHIC SURVEY, BLOCK 27, LOT 9, SITUATED IN: BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY G.C. WIDDIS SURVEYING, LLC, DATED 10/4/2013.
3. MAP ENTITLED "PLOT PLAN TAX LOT 9 BLOCK 27, 74 CAYUGA AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY GELLER SIVE & COMPANY, DATED 11/12/13 AND LAST REVISED 6/13/14 AS REVISION #2.



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

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

A representation of the natural conditions between the client and the surveyor. The client is responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided.



DPK CONSULTING, LLC
200 OLD NEW BRUNSWICK RD, STE. 201, PRICATINWAY, NJ 08864
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 2453984200

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