



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • JULY 12, 2022

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 20, 2022 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

III. Flag Salute

IV. Board Policy

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

V. Roll Call

VI. Board Business

1. Report of Pending Applications

VII. Approval of Minutes

1. Minutes of May 10, 2022 7:00 PM
2. Minutes of June 28, 2022 7:00 PM

VIII. Old Business

1. Resolution of Approval - 20 Balmer Court
2. Resolution of Approval - 1600 Avenue of Memories

3. PB2022-08 Molino, Bruno

Block 12, Lot 13

144 Monmouth Blvd.

Proposed installation of in-ground pool and patio seeking relief for impervious coverage of 47.4% where 37% permitted and proposed 6' setback from the attached deck to the pool does not comply with the 10' required setback.

CARRIED from May 10, 2022

DFD 8/12/2022

Applicant has requested to be carried to August 9, 2022 meeting in order to complete revised plans. Applicant has executed and signed an extension of the decision deadline to 9/13/2022.

IX. New Business

1. PB2022-13 Reilly, Nicole

Block 65, Lot 1.10

2 Balmer Court

Proposed 6' solid privacy fence not permitted in front yard

X. Petitions from the Public

XI. Adjournment



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2454)

8.1

Meeting: 07/12/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2454

Resolution of Approval - 20 Balmer Court

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF EDWARD AND TANYA VERDI
20 BALMER COURT, BLOCK 65, LOT 1.01
APPROVED JUNE 28, 2022
MEMORIALIZED JULY 12, 2022**

INTRODUCTION

WHEREAS, Edward and Tanya Verdi have made Application to the Oceanport Planning Board for the property designated as Block 65, Lot 1.01, commonly known as 20 Balmer Court, Oceanport, New Jersey, within the Borough's R-3 Zone, for the following approval: Bulk Variance Relief associated with a request to install a pool, shed, and fence at the site.

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on June 28, 2022, Applicants' representatives 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:

- *Land Development Application, introduced into Evidence as A-1;*
- *Plot Plan and Grading and Drainage Plan, prepared by William Voeltz, P.E., last revised June 12, 2022, consisting of 1 sheet, introduced into Evidence as A-2;*
- *Final As-built Survey, prepared by InSite Surveying, LLC, dated July 14, 2021, introduced into Evidence as A-3;*
- *Colliers Engineering & Design Review Memorandum, dated June 17, 2022, 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:

- Edward Verdi, Applicant;
- William Voeltz, Professional Engineer;
- John Poulos, Esq., appearing;

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

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANTS

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

- The Applicants are the owners of the subject property.
- The Applicants have owned the subject property for approximately 1 year.
- There is an existing single-family home at the site.
- The Applicants live at the site.
- A prior Applicant previously obtained approval to subdivide the subject / prior Mother Lot into 12 single-family homes.
- One of the subdivided Lots (created by the previously approved Subdivision) is Lot 1.01 (i.e. the subject of the within Application).
- The Applicants have expressed a desire to install a pool, shed, and fence at the site.
- Details pertaining to the proposed pool include the following:

Type of Pool:	In-ground vinyl liner Pool, with external 4' X 8' end steps
Size of Pool:	14' X 28'
Location:	Southeast corner of property, per Plans.
Pool Depth:	The pool depth will be 6 ft.

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Pool Equipment:	Standard pool equipment, including a pump, filter, and heater.
Pool Equipment Location:	The pool equipment will be located in the eastern portion of the property, in a zoning compliant location.
Patio Details:	The patio will consist of a concrete area surrounding the pool.

- The Applicant's representatives are also proposing to install a shed at the site.
- Details pertaining to the proposed shed include the following:

Location:	Southeastern portion of property, per Plans
Size:	14' X 14' (196 SF)
Height:	15 ft.
Utilities:	Electricity only (20 amp service)

- The Applicant's representatives are also proposing to install a fence at the site.
- Details pertaining to the proposed fence include the following:

Height:	4 ft. high fence
Type of Fence:	Aluminum picket fence
Location:	Per Plans

- There is no outdoor lighting associated with the within proposal.
- There will be no other walkways associated with the pool, other than what is proposed herein.
- The Applicants have already planted 50 green giant trees, so as to create a visual / noise buffer between the Applicants' site and adjacent properties.
- The Applicant anticipates having the pool / shed / fence installed in the very near future.

VARIANCES

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

ACCESSORY STRUCTURE (POOL / SHED) LOCATION: The Prevailing Municipal Regulations do not permit a pool / shed to be located in a front yard area; whereas, in the within situation, the Applicants are proposing to have the pool / shed installed in such a front yard area;

PUBLIC COMMENTS

WHEREAS, there were no public comments, questions, statements or objections associated with the subject Application;

FINDINGS OF FACT

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

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

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located at 20 Balmer Court, Oceanport, New Jersey, within the Borough's R-3 Zone.
3. The site contains a single-family home.
4. The property was previously part of a larger Mother Lot. Specifically, the Mother Lot contained the former Oceanport Borough Hall Complex.
5. The former Borough Hall Complex was previously subdivided into 12 single-family Lots.
6. The said Subdivision has been perfected.
7. One of the Lots created under the aforesaid Subdivision was Lot 1.01, which is the subject of the within Application.
8. New Lot 1.01 contains 14,054 SF (0.323 acres).

9. The Applicant herein is requesting permission to install a pool, fence, and shed at the site.

10. Such a proposal requires Bulk Variance Approval.

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

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

- New Lot 1.01 (the subject of the within Application) was created as part of a recently approved Subdivision.
- The subject Lot (i.e. new Lot 1.01) in the southwest corner of the intersection of Balmer Court and Monmouth Boulevard, in the interior of the Looping Right-Of-Way (Balmer Court).
- The subject Lot is a very unique property within the Borough of Oceanport, as the same is surrounded by a Right-Of-Way on 3 sides (i.e. the subject Lot is one of the Lots on the interior of the Looping Right-Of-Way).
- It would not even be appropriate to classify the subject Lot as a corner lot, which, by definition, is a Lot located at the intersection of 2 public streets.
- Rather, as indicated, the subject Lot has frontage on 3 sides of a Right-Of-Way (given that the subject Right-Of-Way loops around the property, on 3 sides).
- The said situation is a very unique situation – and, upon information and belief, there are only 3 other properties in the Borough with a similar design / layout (i.e. whereby the subject Lot is surrounded by a Right-Of-Way, or road, on 3 sides).
- The said situation results in the property having 3 technical front yard areas.
- The fact that the property has 3 front yard areas compromises the ability of the Applicants to satisfy the Borough's Prevailing Pool / Shed Location Requirements.
- The said situation (i.e. the fact that the subject Lot is surrounded by a Right-Of-Way on 3 sides) constitutes a hardship within the meaning of the New Jersey Municipal Land Use Law.
- The unique features of the land compromise the ability of the Applicants to reasonably satisfy the Prevailing Zoning Regulations.

- The Prevailing Municipal Zoning Regulations do not permit a pool / shed to be located in a front yard area – whereas, in the within situation, the proposed pool / shed are located for a technical front yard area.
- Presumably, the Municipal Regulations do not permit a pool to be located in a front yard area, as there is a legitimate municipal interest in attempting, when appropriate, to shield personal swimming / sun-bathing activity from public view.
- If the subject Lot were a traditional Lot, with 1 front yard area, 1 rear yard area, and 2 side yard areas, Variance relief would not be necessary herein.
- However, given the unique nature of the Lot, and the fact that the same is surrounded by a Right-Of-Way on 3 sides, there is a need for Variance relief.
- The location of the pool / shed as proposed, is in a technical front yard area, but, in reality, the same will be placed in the functional / practical/more private area of the property.
- The location of the pool / shed as proposed, is offset so that the homeowners can still have a functional and useable backyard area.
- As indicated, an accessory structure in a front yard area should be appropriately shielded so as to minimize any adverse visual, noise, or functional impacts.
- In the within situation, the Applicant's representatives have planted approximately 50 green giant trees along the front property line (where the pool will be located). The said landscaping / trees shall serve as a visual / noise / aesthetic buffer. The said plantings shall minimize any adverse impact associated with the within approval.
- In conjunction with the above point, as a condition of the within approval, the said landscaping shall be perpetually maintained / replaced / planted, as necessary, so that the visual / noise / aesthetic buffer always exists.
- There do not appear to be any functional / practical zoning-compliant locations on the site in which the pool / shed can be located (given the fact that the Lot is surrounded by 3 public Right-of-ways).
- The Board also notes that the shed is compliant in terms of height / setback.
- The existing single-family home is a permitted use in the Zone.
- The proposed pool is a permitted accessory use in the zone.
- The Applicant considered a number of potential host locations for the pool and shed, and the proposed location is most appropriate / desirable.

- The proposed host location of the pool and shed is near the existing home and near the utility hook-ups, etc., further justifying the appropriateness of the proposed location.
- The pool complies with all Prevailing Setback Requirements.
- The Applicants' representatives provided extensive and compelling testimony in support of the Application and the requested relief.
- Subject to the conditions set forth herein, the grading and drainage testimony/plans presented satisfied the technical concerns of the Board Engineer.
- Per the testimony and evidence presented, and subject to the conditions contained herein, there will be no adverse drainage impacts associated with the within approval.
- Subject to the conditions contained herein, the Applicants' site can accommodate the Applicants' proposal.
- Per the testimony and evidence presented, there are no adverse health / safety / construction issues associated with the pool location approved herein.
- Per the testimony and evidence presented, the installation of the pool / future shed approved herein will not compromise the health and safety of the occupants.
- There will be no adverse lighting associated with the placement of the pool / shed in the approved location.
- The pool / shed will be shielded by shrubbery and/or fencing, further ensuring that the proposed installation will not have an adverse impact on adjacent property owners.
- The pool / shed will be appropriately shielded with landscaping / fencing.
- Subject to conditions contained herein, the location of the pool / shed and landscaping will minimize, to the greatest extent possible, any disturbance to the neighboring property owners.
- Additionally, notwithstanding the Variance relief, the Board notes that the location of the proposed pool / shed is practical, appropriate, and aesthetically pleasing.
- The proposed pool and shed will be attractive, aesthetically pleasing, and upscale, in accordance with Prevailing Community Standards.
- The Board notes that given the screening / buffering, the proposed pool / shed will not be readily seen from the public road/Right-of-Way.

- The Board finds that the subject Lot can, in fact, physically accommodate the Applicants' proposal.
- The Board notes that there were no public objections in connection with the subject Application.
- Approval of the within Application will enhance/improve the quality of life for the future owners.
- The installation of the pool / shed in the specified location, represents sound planning.
- The to-be installed pool / shed is specifically designed for residential use.
- Approval of the within Application will not intensify the existing and to-be-continued single-family nature of the home/site.
- Sufficiently detailed Plans were submitted.
- Subject to the conditions contained herein, the location of the pool / shed will minimize, to the greatest extent possible, any disturbance to the neighboring properties.
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated therewith.
- Subject to the conditions contained herein, approval of the within Application will have no known detrimental impact on adjoining property owners and thus, the Application can be granted without causing substantial detriment to the public good.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.
- The Application as presented satisfied the Statutory Requirements of N.J.S.A. 40:55D-70(C) (Bulk Variance).

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

CONDITIONS

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

- a. The Applicants shall comply with all promises, commitments, and representations made at or during the Public Hearing process.
- b. The Plans shall be revised so as to include a note confirming that the said landscaping/ arborvitae shall be perpetually maintained / replaced / replanted, as necessary, so as to perpetually ensure that the pool / shed area is sufficiently shielded from adjacent neighbors / public.
- c. The shed shall not be utilized as living space.
- d. There shall be no utility service to the shed (except for electricity).
- e. The Applicants shall comply with all Prevailing Flood / FEMA Regulations.
- f. The Applicants shall cause the Plans to be revised so as to portray and confirm that the pool platform shall be elevated to level 12.4 (or greater) in conjunction with Prevailing Flood Regulations.
- g. The Applicants shall sign and record a Deed Restriction confirming that no habitable space shall be located beneath the design flood elevation. The said Restriction, once reviewed and approved by the Board Engineer and Board Attorney, shall be recorded in the Office of the Monmouth County Clerk – and proof of such recording shall be presented to the Board Secretary.
- h. The shed shall not exceed 15' in height (in that no Variance is granted for the same).
- i. If required, grading and drainage details shall be submitted to the Board Engineer for his review and approval.
- j. There shall be no light spillover onto the adjacent properties.
- k. The Applicants 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
 - Fire Permit
- l. The Applicants shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, dated June 17, 2022 (A-4).
- m. There shall be no adverse drainage impact on the adjoining properties.

- n. The Applicants shall comply with any Prevailing Affordable Housing Rules, Regulations, Directives, Contributions as may be required by the State of New Jersey, the Borough of Oceanport, C.O.A.H., the Court System, and any other Agency having jurisdiction over the matter.
- o. The Applicants shall arrange for the pool to be fenced in accordance with Prevailing Building / Construction Code Requirements (including, but not limited to, gate modifications, fence location, etc.)
- p. The Applicants shall ensure that the location / elevation of the pool equipment shall comply with Prevailing Construction Department Regulations (regarding base flood elevation).
- q. The Applicants shall ensure that lighting associated with the proposed improvement does not adversely spill over on to adjacent properties.
- r. The construction / installation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the installation shall comply with Prevailing Provisions of the Uniform Construction Code.
- s. The Applicants 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.
- t. The Applicants 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.
- u. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants and / or their agents shall be deemed conditions of the approval granted herein, and any misrepresentations or actions by the Applicants 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 Applicants' compliance with all other appropriate Rules,

Regulations, and/or Ordinances of the Borough of Oceanport, County of Monmouth, and State of New Jersey.

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

SUMMARY OF VARIANCE RELIEF GRANTED

Accessory structure location: The Board has approved a pool and shed to be located in the secondary front yard area of a corner lot.

PR-22-22

07-12-22

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on June 28, 2022 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

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

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of July 12, 2022.

Jeanne Smith, Secretary

KEK/dmp

Z:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Verdi (install pool shed fence)\Resolution.docx



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2453)

8.2

Meeting: 07/12/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2453

Resolution of Approval - 1600 Avenue of Memories

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF APPLICATION OF FORT PARTNERS GROUP, LLC
1600 AVENUE OF MEMORIES: BLOCK 110.06 LOTS 1 AND 3
APPROVED JUNE 28, 2022
MEMORIALIZED JULY 12, 2022**

INTRODUCTION

WHEREAS, Agents of Fort Partners Group, LLC have made Application to the Oceanport Planning Board for the property designated as Block 110.06, Lots 1 and 3, Oceanport, New Jersey, within the Borough's Green Tech District, for the following approval: Parking Variance Approval associated with a request to convert approximately 2,835 SF of previously approved storage space to Physical Therapy Use; and

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on June 28, 2022, Applicant's representatives 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:

- *Land Development Application, introduced into Evidence as A-1;*
- *Preliminary and Final Major Site Plan for Fort Monmouth Fitness Center, prepared by Kennedy Consulting Engineering, last revised June 2, 2022, consisting of 2 sheets, introduced into Evidence as A-2;*
- *Topographic Survey, prepared by Yorkanis & White, Inc., last revised September 9, 2019, consisting of 2 sheets, introduced into Evidence as A-3;*
- *Colliers Engineering & Design Review Memorandum, dated June 27, 2022, introduced into Evidence as A-4;*
- *Affidavit of Service;*
- *Affidavit of Publication.*

WITNESSES

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

- James Kennedy, P.E. / P.P.;
- Scott Marchakitus, Member of Fort Partners Group, LLC;
- Michael Bruno, Esq., appearing;

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

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANT'S**REPRESENTATIVES**

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

- In or about 2017, the Applicant's representatives obtained Site Plan Approval and Bulk Variance Approval, to operate a Commercial Community Recreation Center (gym) at the site.
- The prior approval was amended in or about August of 2017.
- The Application was further amended in or about April of 2020 as well.
- Per the prior approvals, there is a commercial community recreation center (gym) operating at the site.
- Per the prior approvals, there is some existing storage space at the site as well.
- The Applicant herein is proposing to convert approximately 2,835 SF of existing storage space for use as a Physical Therapy operation. (Velocity Performance and Sport Rehabilitation will be a tenant at the site.)
- As a result of the above, the existing structure will be utilized as a gym and a physical therapy office / facility.
- There is no new exterior construction proposed herein.
- The Applicant's representatives are looking to have the storage space converted in the near future.

VARIANCE

WHEREAS, the Application as presented requires approval for the following Variance:

ON-SITE PARKING: Per prior Board approval, 190 on-site parking spaces are required; whereas only 172 such on-site spaces exist. The conversion of the 2,835 SF of existing storage space to physical therapy use will increase the overall parking demand at the site from 190 on-site spaces to 195 on-site spaces. Thus, a Variance is required for the number of on-site parking spaces: 195 spaces required; whereas 172 such on-site spaces proposed.

PUBLIC COMMENTS

WHEREAS, no members of the public expressed any comments, questions, statements, objections, and / or concerns associated with the proposal; and

FINDINGS OF FACT

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

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

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is identified as Block 110.06, Lots 1 and 3, Oceanport, New Jersey, within the Borough's Green Tech Campus District.
3. The subject property contains a 7.828-acre parcel of the former Fort Monmouth complex. (The subject property hosts a building which was previously known as the Fort Monmouth Fitness Center.)
4. The subject property is surrounded by Saltzman Avenue, Nicodemus Avenue, Todd Avenue and Alexander Avenue.
5. There is an existing building on the site.
6. The existing structure faces Nicodemus Avenue.
7. The subject property is located within the Oceanport portion of the former Fort Monmouth complex.

8. Pursuant to prevailing regulations, the property is subject to the Fort Monmouth Economic Revitalization Authority (FMERA) guidelines.

9. The FMERA regulations have been designed / created with the intention of providing comprehensive, cohesive, and consistent development of the various portions of the Fort Monmouth Complex, regardless of whether the particular development site is located in the Borough of Oceanport, the Borough of Eatontown, or the Borough of Tinton Falls.

10. Generally speaking, the FMERA regulations govern/establish the permitted uses at the Fort Monmouth site, and the various host communities (including the Borough of Oceanport, and the Oceanport Planning Board) govern Site Plan and Bulk Variance – related issues / concerns.

11. In or about 2017, the Applicant obtained Preliminary and Final Site Plan Approval for the Adaptive Reuse of a structure to be utilized as / for an Athletic Club.

12. The memorializing Resolution of the Planning Board was adopted thereafter.

13. The Applicant's representatives thereafter obtained approval to modify the aforesaid approval.

14. A Resolution memorializing the amended approval was adopted in or about July of 2017.

15. The approval was furthermore amended in or about April 2020 as well.

16. The Applicant now proposes to convert 2,835 SF of existing storage space for use as a physical therapy use.

17. Such a proposal requires Bulk Variance Approval.

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

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

- The Commercial Community Recreation Center (gym) use is a permitted use.
- The proposed physical therapy use is a permitted use as well.
- There is an existing building at the site, which is currently utilized as a gym.

- In conjunction with the within approval, 2,835 SF of existing storage space will be converted to physical therapy use.
- There is no new exterior construction proposed herein. (Rather, only interior construction will be necessary.)
- The conversion of the current storage space to physical therapy space will, in fact, increase the overall parking demand associated with the site.
- Such an increase in the on-site parking demand does, in fact, require Variance relief.
- Under the circumstances, it was appropriate for the subject Zoning Permit to be denied, pending issuance of a Parking Variance.
- Approval of the within Application will not materially change the overall building footprint.
- The Board is aware that the Commercial Community Recreation Center (gym) parking demand is 4 spaces per every 1,000 SF of building space. The Board is furthermore aware that for the physical therapy use, 6 spaces are required per 1,000 SF of building space.
- Thus, in conjunction with the above, 195 on-site parking spaces are required; whereas only 172 such on-site parking spaces exist.
- Therefore, as referenced, the Application as presented does require approval for the Parking Variance.
- The Applicant's representatives testified that FMERA has authorized the Applicant to utilize 100 parking spaces (for overflow parking) (if necessary) on an adjacent / nearby property.
- The Applicant's representatives also testified that there are 56 parking spaces available on the street (for the Applicant) as well.
- The Applicant's representatives also testified that there are 5 other parking spaces in the immediate vicinity which the Applicant can utilize.
- The Applicant's representatives testified that if necessary, the Applicant's representatives would institute some type of valet service to address any parking concerns associated with the existing gym / proposed physical therapy use.
- Per the testimony and evidence presented, the overall parking associated with the proposal (including the on-site parking, off-site parking, and anticipated shared-parking arrangements) are more than sufficient to accommodate the Applicant's parking needs.
- The parking situation at the site is of critical importance to the Board Members.
- It is imperative that there be sufficient parking for the Applicant's uses.

- The absence of sufficient / appropriate parking for any particular use in the former Fort Monmouth Complex will be detrimental to the Borough of Oceanport, and the other host communities.
- The absence of sufficient / appropriate parking for a particular use in the former Fort Monmouth Complex will compromise overall Fort Monmouth redevelopment efforts.
- Based upon the testimony and evidence presented, the Board finds that the parking inventory is more than appropriate for the proposal.
- Approval of the within Application will not change the size of any existing building at the site.
- Approval of the within Application will not change the height of any existing building at the site.
- Approval of the within Application will not change the location of any existing building at the site.
- Approval of the within Application will not change the orientation of any existing building at the site.
- The amended Application approved herein will not materially change the scope of activities offered at the site.
- The amended Application approved herein will not materially increase the nature of services to be performed / offered at the site .
- The amendment approved herein will not materially change the number of overall employees associated with the site.
- The amendment approved herein will not materially increase the operational capacity of the existing building.
- The amendment approved herein will not materially increase the overall parking demands associated with the site, except as specifically set forth herein.
- The amendment approved herein will not increase the overall amount of noise generated at the site.
- The amendment approved herein will not materially increase the amount of garbage generated at the site.
- The amendment approved herein will not materially change the overall hours of operation associated with the facility.
- The amendment approved herein will not materially change the scope of prior approvals.
- The amendment approved herein will not materially change the bases for the Findings of Fact as set forth in the prior Resolutions of Conditional Approval.

- Sufficiently detailed Plans were submitted to the Board.
- Subject to the conditions contained herein, and subject to any submitted Waiver requests, the Plans submitted satisfy the Site Plan Requirements of the Borough of Oceanport.

Based upon the above, and for the other reasons set forth during the Public Hearing process, the Board is of the unanimous opinion that the Application can be granted without causing substantial detriment to the public good.

CONDITIONS

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

NOTE: Unless otherwise indicated herein, all Plan revisions shall be acceptable to the Board Engineer.

- The Applicant's representatives shall comply with all commitments, promises, and representations made at or during the Public Hearing process.
- Unless otherwise specifically obviated herein, the Applicant's representatives shall comply with all the conditions of prior approvals.
- The Applicant shall comply with the terms and conditions of the Collier Engineering & Design Review Memorandum, dated June 27, 2022 (A-4).
- Per the testimony presented, the Applicant's representatives shall, if necessary, provide valet service at the site so as to address any parking related deficiencies.
- The Applicant's representatives shall comply with any Prevailing ADA Regulations.
- The Applicant shall comply with all prevailing/applicable Affordable Housing Rules, Regulations, Directives, and Contributions, as required by the State of New Jersey, COAH, the Borough of Oceanport, the Court System, and any other Agency with jurisdiction over the matter.
- 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 Permits
 - Plumbing Permits
 - Electric Permits
 - Fire Permits
- The Applicant shall comply with all Prevailing FEMA / Flood Regulations.

- i. The construction shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction / renovation shall comply with Prevailing Provisions of the Uniform Construction Code.
- j. The Applicant shall obtain any and all approvals from applicable outside agencies - including, but not limited to, the Federal Government, the State of New Jersey, the Department of Environmental Protection, CAFRA, the Monmouth County Planning Board, the Freehold Soil Conservation District, and any other Agency having jurisdiction over the matter. Additionally, to the extent the application materially changes as a result of any of the aforesaid outside approvals, then, in that event, the Applicant shall be required to return to the Board for further review / relief.
- k. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees, taxes, and charges.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant's representatives and / or its agents shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicant's representatives 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 improvements, or for any damage which may be caused by the development / renovation.

SUMMARY OF RELIEF GRANTED

On-site parking spaces: 195 spaces required; whereas 172 on-site spaces provided.

PR-22-23

07-12-22

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on June 28, 2022 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

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

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of July 12, 2022.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2368)

Meeting: 07/12/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2368

PB2022-08 Molino, Bruno

Block 12, Lot 13

144 Monmouth Blvd.

Proposed installation of in-ground pool and patio seeking relief for impervious coverage of 47.4% where 37% permitted and proposed 6' setback from the attached deck to the pool does not comply with the 10' required setback.

CARRIED from May 10, 2022

DFD 8/12/2022

Applicant has requested to be carried to August 9, 2022 meeting in order to complete revised plans. Applicant has executed and signed an extension of the decision deadline to 9/13/2022.

HISTORY:

05/10/22 Planning/Zoning Board

Block 12, Lot 13

144 Monmouth Blvd

Proposed installation of in-ground pool and patio seeking relief for impervious coverage of 47.4% where 37% permitted and proposed 6' setback from the attached deck to the pool does not comply with the 10' required setback.

EXHIBITS:

- A-1 Land Development Application
- A-2 "Proposed Swimming Pool Topography Plan," (3 Sheets), prepared by Martin G. Miller, III, PE & LS, dated 10/20/21
- A-3 "Plan of Survey", prepared by Leeper Land Group, LLC, dated September 23, 2021
- A-4 "Pool Shop Drawing", prepared by prepared by Martin G. Miller, III, PE & LS, dated 09/01/21
- A-5 Colliers Engineering & Design Review Letter dated April 14, 2022
- A-6 Photograph
- A-7 Photograph

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice, hearing no objections, stated that he and Ms. Smith had reviewed the notice and found it to be in order. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5.

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

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



April 14, 2022

VIA EMAIL

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

144 Monmouth Boulevard – Bulk Variances
Block 12, Lot 13
Application No. PB2022-08
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0321

Dear Board Members,

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

- Plans entitled "Proposed Swimming Pool Topography Plan," prepared by Martin G. Miller, III, Professional Engineer & land Surveyor, dated October 20, 2021, consisting of three (3) sheets.
- Plans entitled "Plan of Survey" prepared by Leeper Land Group, LLC, dated September 23, 2021, consisting of one (1) sheet.
- Oceanport Planning Board Land Use Development Application dated March 9, 2022 consisting of five (5) pages.

The subject property is a 18,750 SF (0.43-acre) parcel located in the R-3 Residential Zone. The property is located on the south side of Monmouth Boulevard approximately 1,250 west of Port Au Peck Avenue. An existing single-family dwelling is presently located on the lot along with a paved driveway, walkways, basketball court, shed, rear deck and patio. The Applicant proposes to install an inground pool and associated patio.

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

A. Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Pools shall be located no less than 10 feet from the side or rear of the residence on a building lot, nor shall such pool be located less than 10 feet from any property line. The proposed pool is located 6 feet from the rear deck.
 - b. Impervious Coverage: The Applicant proposes 47.4% impervious coverage where only 37% is permitted in the R-3 Zone.

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

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

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

B. General Comments

1. The property is located in a Flood Hazard Area. All pool equipment must be located at elevation 12.4 or higher.
2. The basketball court encroaches into Lot 26. The Applicant shall clarify who owns the fencing along the southern and eastern property lines.

Project No. OPP-0321
April 14, 2022
Page 3 | 3



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

Sincerely,

Colliers Engineering & Design

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

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

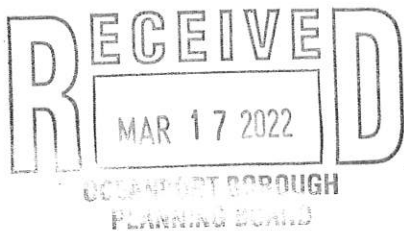
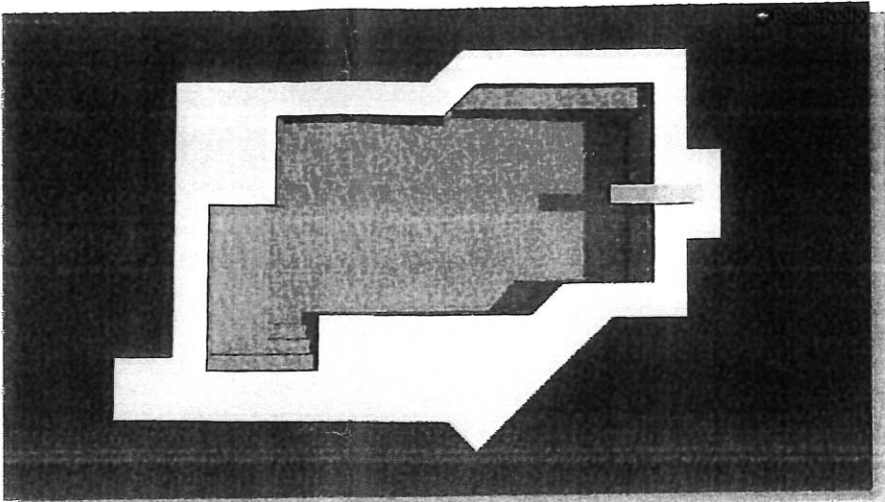
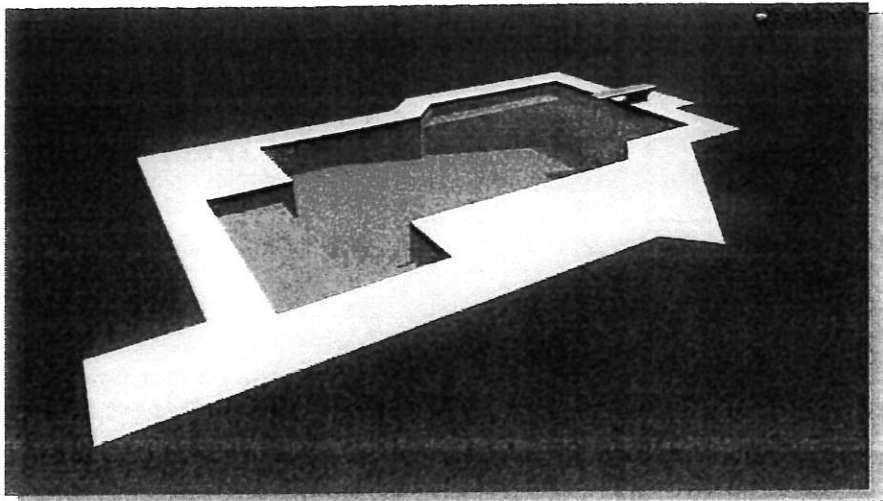
WHW/dmm

cc: Bruno Molino (via email)

r:\projects\m-p\opp\opp0321\correspondence\out\220414_whw_144_monmouth_review#1.docx

MOLINO RESIDENCE

144 MONMOUTH BLVD
TOWNSHIP OF OCEANPORT, NJ 07757



NOTE:
HOMEOWNER WILL HOLD POOLTOWN, INC. HARMLESS FOR ANY DAMAGES ARISING FROM INACCURACIES IN THE ORIGINAL SURVEY. HOMEOWNER WILL ASSUME ALL RESPONSIBLY FOR CURING ANY INACCURACIES.

ANY DEVIATION FROM THIS PLAN, REQUESTED OR PERFORMED BY HOMEOWNER IS SOLELY THE HOMEOWNER'S RESPONSIBILITY AND COST.

THIS PLAN MAY SHOW ITEMS NOT SPECIFICALLY INCLUDED IN THE CONTRACT BETWEEN POOLTOWN, INC. AND THE HOMEOWNER. EXAMPLES OF SUCH ITEMS INCLUDE, BUT ARE NOT LIMITED TO, RETAINING WALLS, FENCING, DRAINAGE SYSTEMS, MOVING UNDERGROUND UTILITIES, GRADING, AND ADDITIONAL FILL. THESE ITEMS AND OTHER ITEMS SHOWN HERE, BUT NOT INCLUDED IN THE CONTRACT, ARE THE RESPONSIBILITY OF THE HOMEOWNER.

- GENERAL NOTES:
1. THIS POOL TOPOGRAPHIC PLAN IS NOT AND SHALL NOT BE CONSTRUCTED TO BE A BOUNDARY SURVEY PREPARED BY A LICENSED LAND SURVEYOR.
 2. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL PUBLIC UTILITIES PRIOR TO TO THE START OF CONSTRUCTION. UTILITIES SHOWN ARE PER VISUAL OBSERVATION OF PHYSICAL FEATURES AND/OR EXISTING MARK-OUTS AND LOCATION ARE APPROXIMATE. THE POOL CONTRACTOR IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF THEY ARE NOT VISIBLE OR OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA. THE POOL CONTRACTOR SHALL UTILIZE THE SERVICE OF "CALL DIG" (1-800-272-1000) TO ACCURATELY LOCATE UTILITIES.
 3. THE POOL IS TO BE SECURED BY MINIMUM 4' FENCE WITH SELF-LATCHING AND CLOSING GATES BY THE PROPERTY OWNER. EXISTING AND PROPOSED FENCE AND ALL OTHER CONSTRUCTION SHALL COMPLY WITH NJ IRC 2018 SECTION R326.1 WITH AMENDMENTS TO THE ISPSC. ALL FENCES USED TO SECURE THE POOL SHALL BE OWNED BY THE PROPERTY OWNER UNLESS EXPRESS WRITTEN WAVIER IS PROVIDED BY THE CITY/TOWN/TOWNSHIP/VILLAGE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND THEIR FENCE CONTRACTOR TO ENSURE THE FENCE COMPLIES WITH ALL REQUIREMENTS.
 4. ALL ELECTRICAL EQUIPMENT MUST COMPLY WITH AND BE LOCATED IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE AND/OR FAILURE BY ACCEPTABLE METHODS, AS MAY BE REQUIRED BY OSHA OR OTHER REGULATORY AGENCIES.
 6. THE POOL CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE POOL LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY NECESSARY ENVIRONMENTAL PERMITS.
 8. BY USE OF THIS POOL TOPOGRAPHIC PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, THE PROPERTY OWNER AND POOL COMPANY AGREE TO THE PROPOSED POOL LOCATION, CONCRETE, OPERATING EQUIPMENT AND GRADING ASSOCIATED WITH THE PROPOSED SWIMMING POOL. ANY DEVIATION FROM THAT WHICH IS SHOWN ON THIS POOL TOPOGRAPHIC PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
 9. WHEN A SLIT FENCE IS REQUIRED, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING. THE SILT FENCE SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
 10. EXISTING FENCING, IF ANY, SHALL NOT BE UTILIZED TO LOCATE THE PROPOSED POOL.
 11. MINIMUM 1% AND MAXIMUM 4:1 GRADING TO BE PROVIDED IN AREAS OF POOL CONSTRUCTION.
 12. THIS POOL TOPOGRAPHIC PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL.
 13. THERE WILL BE NO DEVIATION FROM THIS TOPOGRAPHIC PLAN WITH OUT APPROVAL, IN WRITING, FROM THE CITY/TOWN/TOWNSHIP/VILLAGE/BOROUGH ENGINEER.

 POOL TOWN, INC. 5500 Rt. 9 HOWELL, NJ 07731 TEL: 800.882.0162 FAX: 732.354.1815 www.PoolTownNJ.com		MOLINO RESIDENCE BLOCK 12, LOT 13 OCEANPORT TOWNSHIP, NEW JERSEY 07757		COVER SHEET		Date 10/20/21
						Scale AS NOTED
		MARTIN G. MILLER III PROFESSIONAL ENGINEER & LAND SURVEYOR 267A GLEN ROAD MONROE, NJ 08831 PHONE: (732) 580.7689 martingmiller111@gmail.com		 MARTIN G. MILLER III NJ PROF. ENGR. & LAND SURVEYOR NJ LICENSE NO. 20363		Project 2210818
						Sheet 1 OF 3
No.	Date	Revision/Issue				

COVERAGE CALCULATIONS
TOTAL LOT AREA

18,750 SQ. FT. = 100%

EXISTING:

DWELLING	2,760 SQ. FT.
FRONT PORCH & WALK	511 SQ. FT.
DRIVEWAY	2,128 SQ. FT.
REAR PATIO AREAS	383 SQ. FT.
BASKETBALL COURT	1,283 SQ. FT.
SHED AND PATIO	165 SQ. FT.

SUB-TOTAL EXISTING IMPERVIOUS
LOT COVERAGE

7,230 SQ.FT. = 38.5%

PROPOSED:

POOL PATIO	904 SQ. FT.
POOL WATER	745 SQ. FT.

SUB-TOTAL PROPOSED IMPERVIOUS
LOT COVERAGE

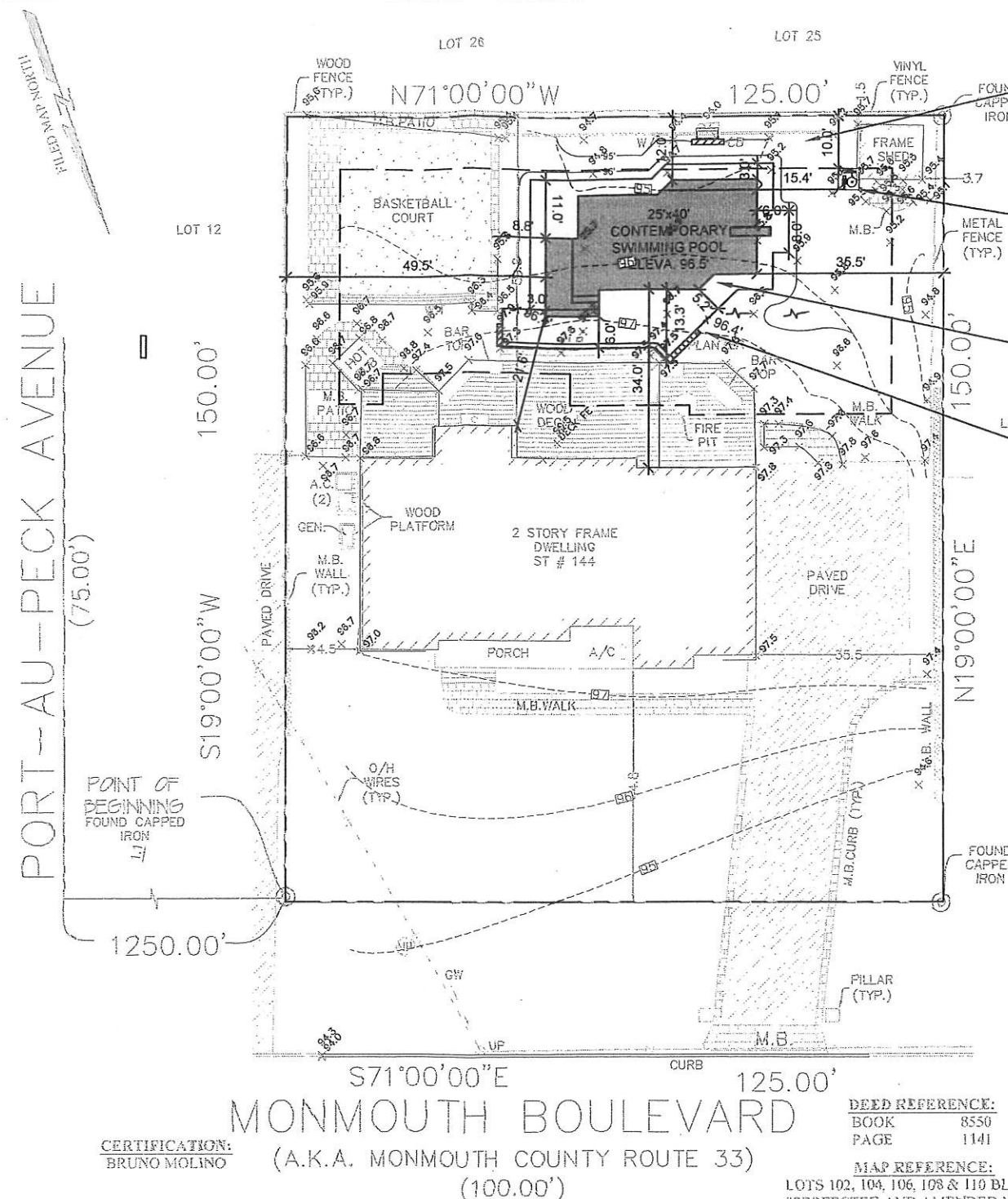
1,649 SQ. FT. = 8.8%

TOTAL IMPERVIOUS
LOT COVERAGE

8,879 SQ. FT. = 47.4%

TOTAL MAXIMUM IMPERVIOUS
LOT COVERAGE

6,937.5 SQ. FT. = 37%
*needs variance



TOPOGRAPHY PLAN
1" = 30'

LEGEND

- x70.6 EXISTING POINT GRADE
- x70.6 NEW POINT GRADE
- FLOW / PITCH
- EXISTING TOPO LINE
- NEW TOPO LINE
- PROPERTY LINE
- SET BACK LINE
- CENTERLINE OF POOL
- NEW FENCE LINE
- EXISTING FENCE LINE
- POOL FILTER LOCATION

POOL FILTER LOCATION APPROX.
±18.3' FROM WATER LINE

(NOTE: NOT ALL SYMBOLS REQUIRED TO BE SHOWN ON LAYOUT PLAN)

HOMEOWNER'S APPROVAL OF PLAN

I HAVE READ, UNDERSTAND AND APPROVE THIS TOPOGRAPHICAL PLAN.
THIS PLAN WILL BE SUBMITTED IN ORDER TO OBTAIN PERMIT APPROVALS. UPON SIGNING THIS PLAN,
NO FURTHER CHANGES IN THE PLAN CAN BE MADE

HOMEOWNERS SIGNATURE _____ DATE _____

NOTE:

POOL TOPOGRAPHIC PLAN BASED ON LOCATION SURVEY BY DAREN C. LEEPER, NJPLS #GS43340
DATED 09/23/2021 AND TOPOGRAPHY BY DAREN C. LEEPER, NJPLS #GS43340 DATED 08/27/2021 AND
PROVIDED BY THE HOMEOWNER TO POOLTOWN, INC.

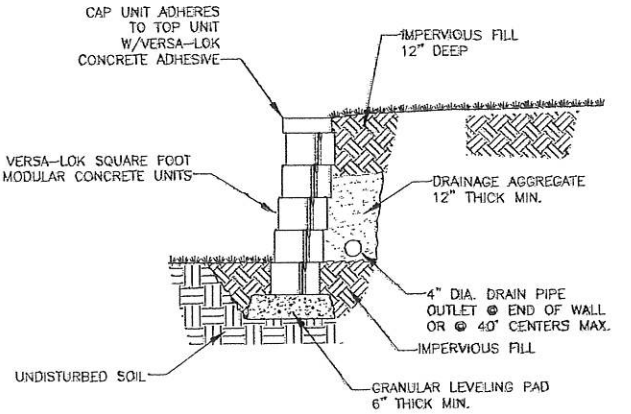
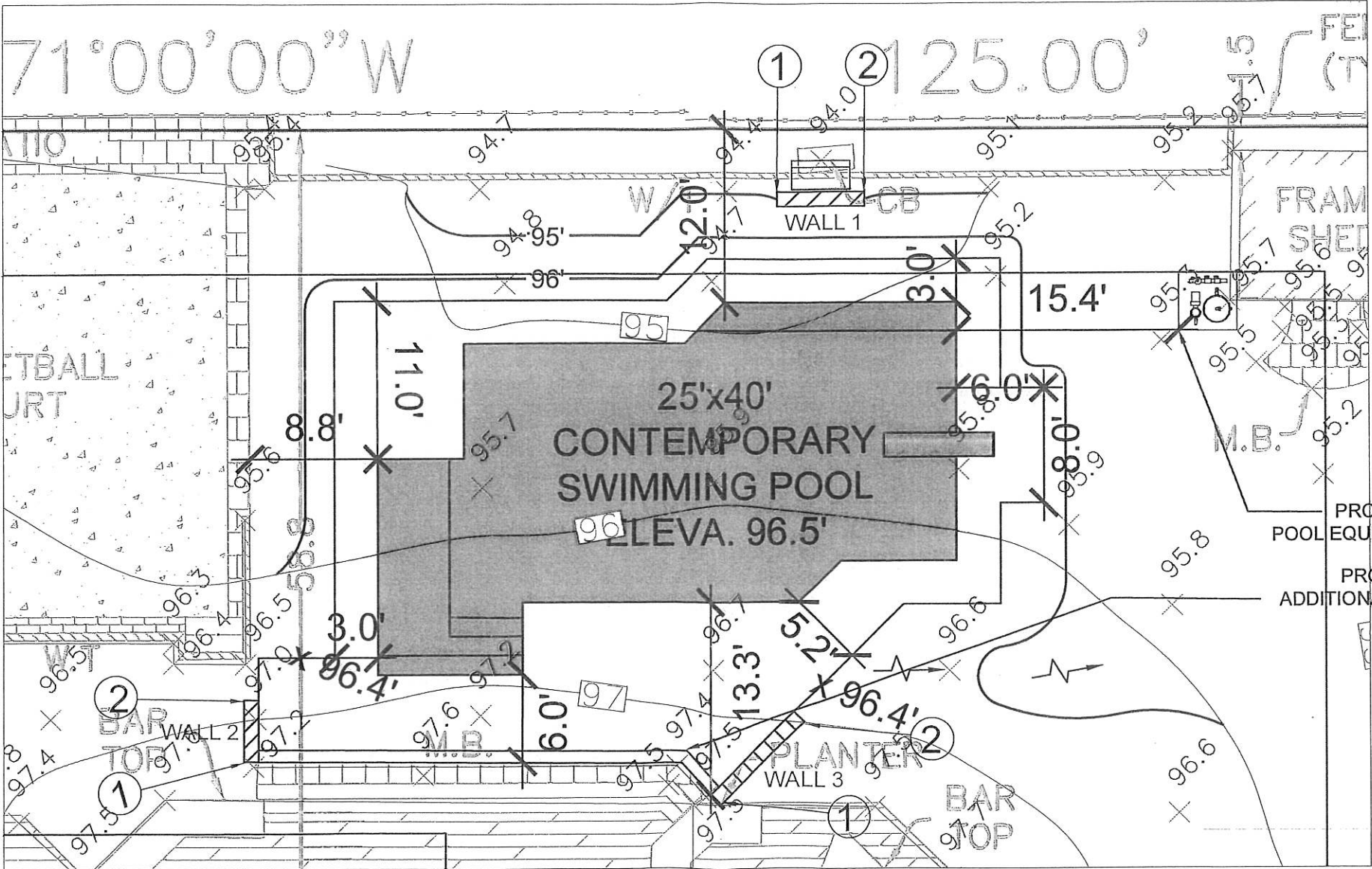
 POOL TOWN, INC. 5500 Rt 9 HOWELL, NJ 07731 TEL: 800.882.0152 FAX: 732.364.1815 www.PoolTownNJ.com	MOLINO RESIDENCE BLOCK 12, LOT 13 OCEANPORT TOWNSHIP, NEW JERSEY 07757	PROPOSED SWIMMING POOL TOPOGRAPHY PLAN	Date 10/20/21
	MARTIN G. MILLER III PROFESSIONAL ENGINEER & LAND SURVEYOR 267A GLEN ROAD, MONROE, NJ 08831 PHONE: (732) 580.7689 martingmiller111@gmail.com		
No. Date	Revision/Issue		Project 2210818
			Sheet 2 OF 3
			Packet Pg. 30

WALL 1		
	1	2
T.W.	95.0	95.0
B.W.	94.0	94.0

WALL 2		
	1	2
T.W.	97.5	97.5
B.W.	96.4	96.4

WALL 3		
	1	2
T.W.	97.5	97.5
B.W.	96.4	96.4

WALL DETAIL 1" = 10'



TYPICAL SECTION-UNREINFORCED RETAINING WALL
SQUARE FOOT UNIT
SCALE: NONE

- LEGEND**
- x 70.6 EXISTING POINT GRADE
 - x 70.6 NEW POINT GRADE
 - FLOW / PITCH
 - EXISTING TOPO LINE
 - NEW TOPO LINE
 - PROPERTY LINE
 - SET BACK LINE
 - CENTERLINE OF POOL
 - NEW FENCE LINE
 - EXISTING FENCE LINE
 - POOL FILTER LOCATION
- POOL FILTER LOCATION APPROX. FROM WATER LINE
(NOTE: NOT ALL SYMBOLS REQUIRED TO BE SHOWN ON LAYOUT PLAN)

HOMEOWNER'S APPROVAL OF PLAN

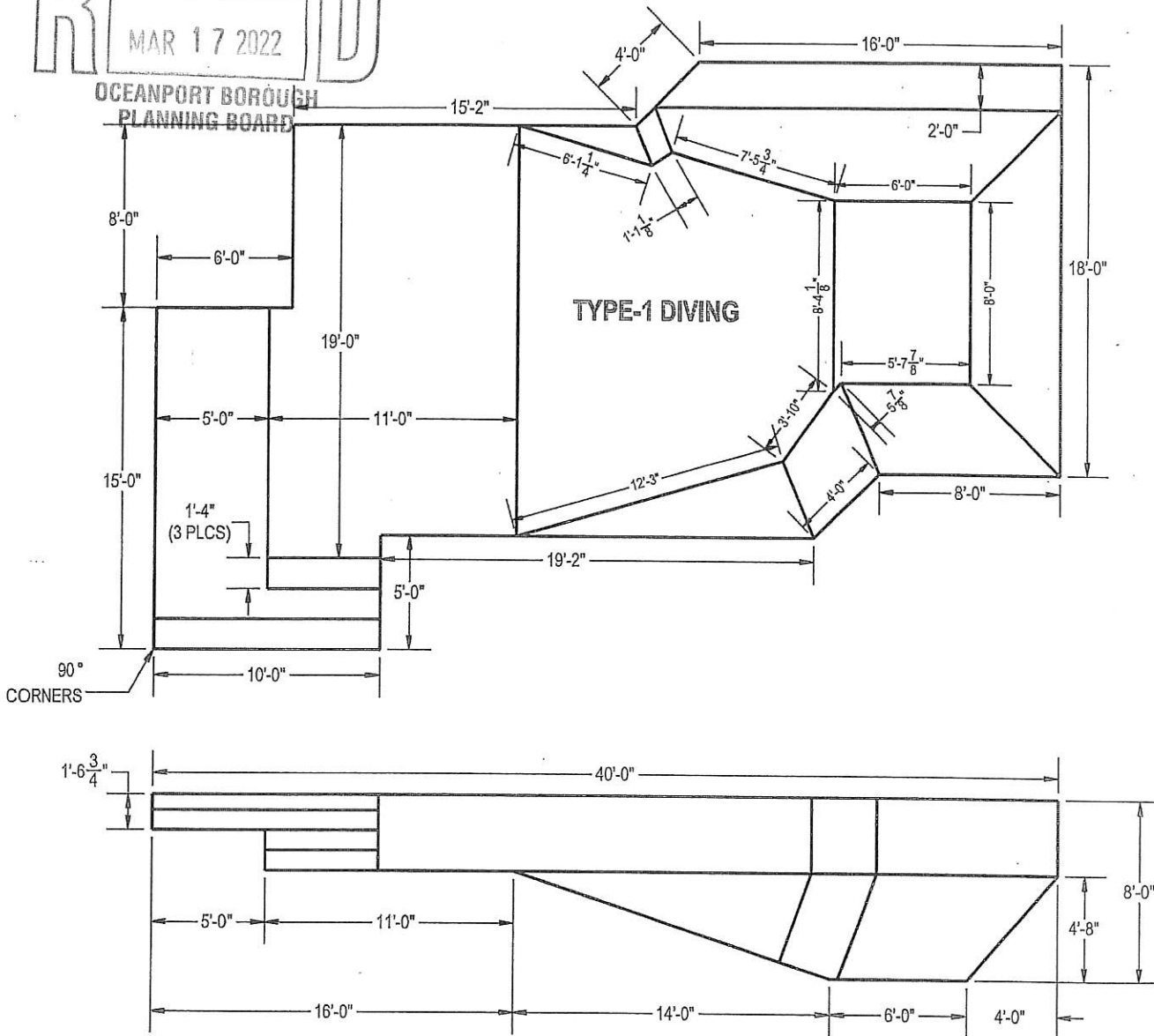
I HAVE READ, UNDERSTAND AND APPROVE THIS TOPOGRAPHICAL PLAN.
THIS PLAN WILL BE SUBMITTED IN ORDER TO OBTAIN PERMIT APPROVALS. UPON SIGNING THIS PLAN,
NO FURTHER CHANGES IN THE PLAN CAN BE MADE

HOMEOWNERS SIGNATURE _____ DATE _____

POOL TOWN, INC. 5500 Rt 9 HOWELL, NJ 07731 TEL: 800.882.0152 FAX: 732.364.1815 www.PoolTownNJ.com	MOLINO RESIDENCE BLOCK 12, LOT 13 OCEANPORT TOWNSHIP, NEW JERSEY 07757	PROPOSED SWIMMING POOL TOPOGRAPHY PLAN	Date 10/20/21																														
<table><tr><td>No.</td><td>Date</td><td>Revision / Issue</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date	Revision / Issue																												MARTIN G. MILLER III PROFESSIONAL ENGINEER & LAND SURVEYOR 267A GLEN ROAD, MONROE, NJ 08831 PHONE: (732) 580.7689 martingmiller111@gmail.com	 MARTIN G. MILLER III NJ PROF. ENGR. & LAND SURVEYOR NJ LICENSE NO. 20363	Scale AS NOTED Project 2210818 Sheet 3 OF 3
No.	Date	Revision / Issue																															

RECEIVED
MAR 17 2022

OCEANPORT BOROUGH
PLANNING BOARD



All construction shall comply with the 2018 International Residential Code (New Jersey Edition), ANSI/APSP 1-7

Contemporary

Shop Drawing

Date:

09/01/21

25' x 40' – Cont. Bench – Type I, Diving

Scale:

N.T.S

Hydra Pool No. 00038514

Job No.:

Inventory

Martin G. Miller III

Martin G. Miller III

Professional Engineering & Land Surveyor

N.J. Professional Engineer &

Sheet:

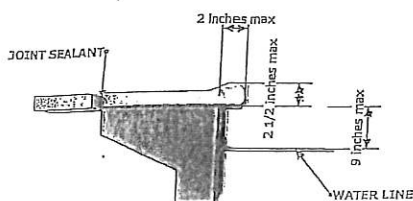
1 OF 1

267A Glen Road, Monroe, NJ 08831

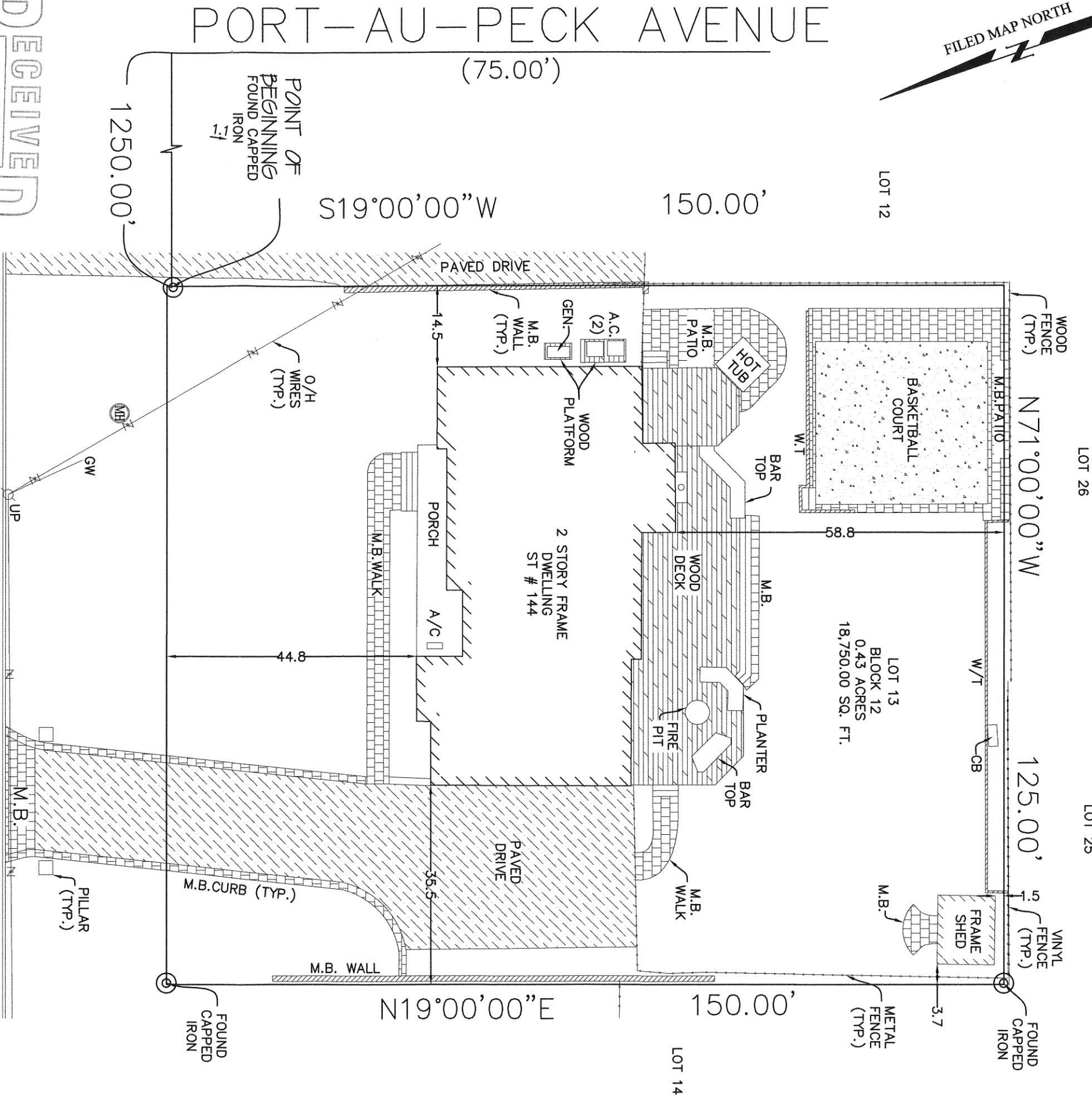
Land Surveyor Lic. # 20363

Phone: (732) 580-7689 martingmiller111@gmail.com

HANDHOLD/COPING REQUIREMENTS



FILED MAP NORTH



RECEIVED
MAR 17 2022
OCEANPORT BOROUGH
PLANNING BOARD

CERTIFICATION:
BRUNO MOLINO

MONMOUTH BOULEVARD
(A.K.A. MONMOUTH COUNTY ROUTE 35)
(100.00')

DEED REFERENCE:
BOOK 8550
PAGE 1141
MAP REFERENCE:
LOTS 102, 104, 106, 108 & 110 BLOCK 13
"PERFECTED AND AMENDED MAP OF
PROPERTY KNOWN AS PORTAUPECK"
FILED DATE: 11-11-1920
CASE NUMBER: 23-6

NOTE:
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY. THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

Leeper Land Group, LLC

Professional Land Surveyors

767 Brunswick Pike

Lambertville N.J. 08530

LLG

p. 609 571 3955

f. 609 571 9490

www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision Date By

Daren C. Leeper

N.J. Professional Land Surveyor

PLAN OF SURVEY

TAX LOT 13 BLOCK 12

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH

STATE OF NEW JERSEY

Scale: 1" = 30'

Date: 09-23-2021

Drawn By: G.S.

Job Number: 21-2024A

Packet Pg. 33



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2422)

9.1

Meeting: 07/12/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2422

PB2022-13 Reilly, Nicole

Block 65, Lot 1.10
2 Balmer Court
Proposed 6' solid privacy fence not permitted in front yard

2 BALMER COURT - PROPOSED FENCE

PROJECT INFORMATION
 2 BALMER COURT
 BALMER COURT
 HONOLULU CITY, HI 96813
 REPLY, NICOLE M
 2 BALMER COURT
 HONOLULU CITY, HI 96813

REPLY, NICOLE M
 2 BALMER COURT
 HONOLULU CITY, HI 96813

APPLICANT'S PROFESSIONALS
 LANDSCAPE ARCHITECT
 JENNIFER L. HARRIS
 1111 KALANIANA'OLE BLVD
 HONOLULU, HI 96813

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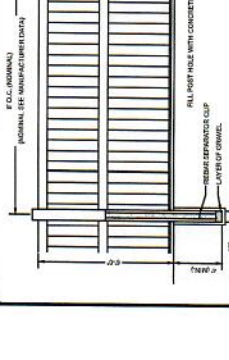
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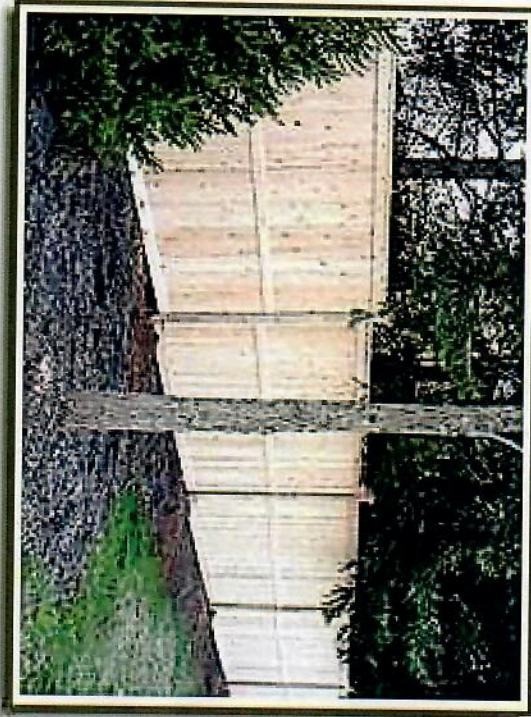
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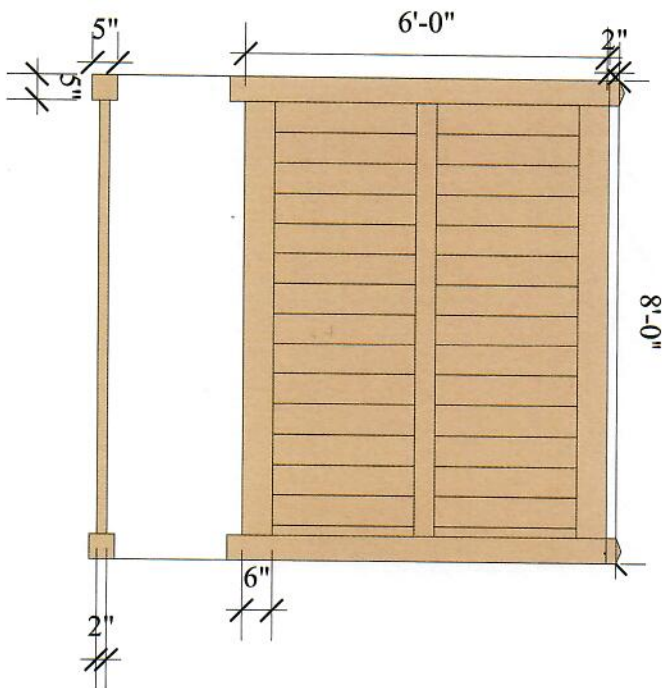
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5' high 1 x 4" Solid (Privacy) Board Tongue & Groove
Fence, White Cedar with 1 x 4" Cap and
New England Post Caps

Wide Rail Privacy - Tongue & Groove Picket



**FINAL AS-BUILT
SURVEY**
OF
BLOCK 65, LOT 1.10
2 BALMER COURT

BOROUGH OF OCEANPORT,
MONMOUTH COUNTY,
NEW JERSEY

Martelli
SIGNATURE HOMES



N SITE Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
STATE OF NEW JERSEY
1855 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
nsite@nitesurveying.net
www.nitesurveying.net

REVISIONS

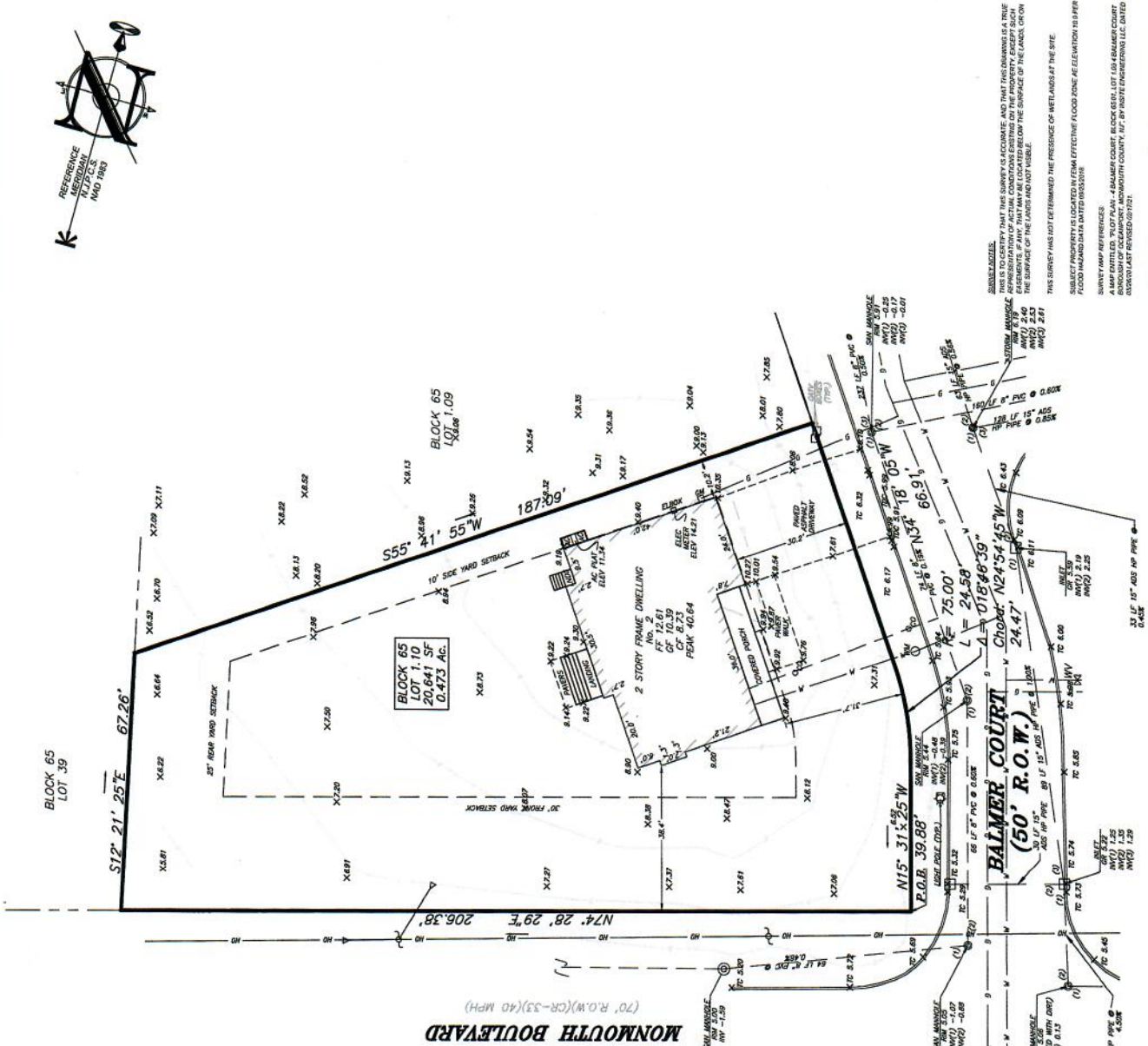
NO.	DATE	DESCRIPTION
0.	05/04/21	INITIAL RELEASE
1.	04/29/21	BY: JH
2.	20-5330-01	BY: JH

CERTIFICATION

CUSTOMER: SIGNATURE HOMES, LLC
PROJECT: 20-5330-01
DATE: 05/04/21

JUSTIN H. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 00000000

1 of 1



LEGEND

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