



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • JUNE 28, 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
2. 2446 : Area in Need Study for District A and Warehouse Parcels, FM Reuse Plan
Block 110.13, Lot 1 (Warehouse Parcel)
Block 110.14, Lot 1 (Post Office Parcel)
3. PUBLIC HEARING
4. Board Discussion and Recommendation, Resolution PR-22-21

VII. Approval of Minutes

1. Planning/Zoning Board - Regular - Apr 12, 2022 7:00 PM

VIII. Old Business

1. PB2022-03 Dalton, Edward
23 Ithaca Avenue
Block 29, Lot 12
Proposed installation of in-ground pool seeking relief for:
Maximum Impervious Coverage - 37% permitted; 42.0% existing; 51.5% proposed
CARRIED from March 22, 2022
2. PB2019-22.1 Fort Partners Group
The Fort Athletic Club
1600 Avenue of Memories
Block 110.06, Lots 1, 3
Request for Amended Site Plan for Additional Parking Variance

IX. New Business

1. PB2022-12 Verdi, Edward & Tanya
Block 65, Lot 1.01
20 Balmer Court

Proposed installation of an in ground pool in secondary front yard where pools are not permitted in front yard.

DFD 9/21/22

2. PB2022-14 Murphy, Joyce

Block 8, Lot 2

34 Iroquois Avenue

Seeking to construct an expansion of existing front landing to a covered porch. Proposed setback of 21.2 feet does not comply.

X. Petitions from the Public

XI. Executive Session

Litigation, Negotiations and the Attorney Client Privilege N.J.S.A. 10:4-12(b)(7)

Pending Litigation, Veltri vs. Oceanport Planning Board

1. BOROUGH OF OCEANPORT PLANNING BOARD RESOLUTION AUTHORIZING AN EXECUTIVE SESSION JUNE 28, 2022

WHEREAS, the Open Public Meetings Act provides that the Planning Board may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

WHEREAS, it is recommended by the Board Attorney that the Planning Board go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Oceanport that the Board shall go into executive session to discuss the following items:

Litigation, Negotiations and the Attorney Client Privilege N.J.S.A. 10:4-12(b)(7)

Pending Litigation, Veltri vs. Oceanport Planning Board

BE IT FURTHER RESOLVED that no formal action will be taken after the Executive Session.

XII. Adjournment

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**CORRESPONDENCE (ID # 2446)**

Meeting: 06/28/22 07:00 PM
Department: Administration
Category: Referral to Planning Board
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2446

Referral from Governing Body - Area in Need Study

Block 110.13, Lot 1 (Warehouse Parcel)

Block 110.14, Lot 1 (Post Office Parcel)

RESOLUTION OF THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY AUTHORIZING THE BOROUGH PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER BLOCK 110.13, LOT 1 AND BLOCK 110.14, LOT 1 LOCATED IN THE BOROUGH WITHIN THE FORMER FORT MONMOUTH HISTORIC DISTRICT CONSTITUTE A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

Resolution #2021-245
12/16/21

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of an “area in need of redevelopment”; and

WHEREAS, to make such a determination under the Redevelopment Law, the municipal council (the “**Borough Council**”) of the Borough of Oceanport (the “**Borough**”), must first authorize the Borough Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occur with respect to certain parcels within the Borough and therefore authorizes and directs the Planning Board to conduct an investigation of the property located in the Borough within the former Fort Monmouth Historic District consisting of Block 110.13, Lot 1 and Block 110.14, Lot 1 on the official tax maps of the Borough (collectively, the “**Study Area**”), and to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, *N.J.S.A. 40A:12A-5*, and whether said Study Area should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder would authorize the Borough and the Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, **excluding** the power of eminent domain, and any redevelopment area so designated shall be referred to as a “Non-Condemnation Redevelopment Area,” pursuant to *N.J.S.A. 40A:12A-6*; and

WHEREAS, on behalf of the Fort Monmouth Economic Revitalization Authority (“**FMERA**”), Phillips Preiss Grygiel Leheny Hughes LLC, Hoboken, New Jersey, has or will prepare an Area in Need of Redevelopment Study (the “**Area in Need Study**”) to analyze whether all or a portion of the Study Area qualifies as an area in need of redevelopment; and

WHEREAS, the Borough desires to utilize the Area in Need Study and to provide such Area in Need Study to the Planning Board for their collective use in undertaking the investigation of the Study Area authorized hereby.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Oceanport, in the County of Monmouth, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to *N.J.S.A. 40A:12A-6*, to determine whether all or a portion of the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5*, and whether said Study Area should be designated a “Non-Condemnation Redevelopment Area.” The Borough hereby requests that FMERA provide the Area in Need Study to the Borough and Planning Board for their collective use in undertaking such investigation of the Study Area.

Section 3. The Area in Need Study contains a map showing the boundaries of the Study Area and the location of the parcels contained therein (the “**Study Area Map**”), and appended thereto is a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area shall be an area in need of redevelopment. The

notice of the hearing shall specifically state that the redevelopment area determination does not authorize the Borough and the Borough Council to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condernation Redevelopment Area.

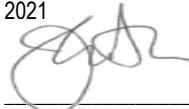
Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.

Section 6. After conducting its investigation, making the Area in Need Report, inclusive of the Study Area Map, available to the public, and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as a Non-Condernation Redevelopment Area.

Section 7. This resolution shall take effect immediately.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bryan Keeshen, Councilman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Walker
ABSENT:	Tvrdik

I certify that the foregoing Resolution #2021-245 was adopted by the Oceanport Governing Body at the Regular Meeting held December 16, 2021



JEANNE SMITH, RMC
BOROUGH CLERK



Non-condemnation Area in Need of Redevelopment Study
District A & Warehouse Parcel
 within the former Fort Monmouth Properties
 in the Borough of Oceanport, New Jersey

Prepared on behalf of Fort Monmouth Economic Revitalization Authority
 By Phillips Preiss Grygiel Leheny Hughes LLC
 Planning & Real Estate Consultants

Originally prepared December 2020
 Addendum prepared April 2022

The original copy of this document was signed and sealed in accordance
 with N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)

Paul A. Phillips

Paul A. Phillips, NJ Planner's License #3046

Liz Leheny

Elizabeth C. Leheny, NJ Planner's License #6133

**Area in Need of Redevelopment Study for District A & Warehouse Parcel
Within the Former Fort Monmouth Properties
In the Borough of Oceanport, New Jersey**

Submitted to:

The Borough of Oceanport Planning Board
315 East Main Street
Oceanport, NJ 07757

Prepared on behalf of:

Fort Monmouth Economic Revitalization Authority
502 Brewer Ave
Oceanport, NJ 07703

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

December 2020

The original copy of this document was signed and sealed in accordance with
N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)



Paul A. Phillips, AICP, PP
New Jersey Professional Planner License #3046



Elizabeth C. Leheny, AICP, PP
New Jersey Professional Planner License #6133

TABLE OF CONTENTS

1. Introduction.....	3
2. Description of the Study Area and Locational Context	5
2.1 Site Characteristics and Locational Context.....	5
2.2 Site History	9
2.3 Known Contamination on the Property	9
3. Fort Monmouth Reuse and Redevelopment Plan and Oceanport Master Plan and Zoning.....	15
3.1 Fort Monmouth Reuse and Redevelopment Plan.....	15
3.2 Fort Monmouth Land Use Rules	15
3.3 Oceanport Master Plan	16
3.4 Oceanport Zoning.....	17
4. Statutory Criteria for An Area in Need of Redevelopment	18
5. Evaluation of Study Area	20
5.1 Administration/Research, Development, Test and Evaluation (Buildings 800 & 909-913)	20
5.2 Public Works/Supply/Utilities (Buildings 975 & 976).....	22
5.3 Recreation/Community Facilities (Buildings 801, 812, 1005 & 1010).....	22
5.4 Commercial (Buildings 1000-1003 & 1007)	24
5.5 Summary	25
6. Conclusion	28
Appendix: Study Area Photographs	29

1. INTRODUCTION

This study was conducted to determine whether a portion of the former Fort Monmouth properties located in the Borough of Oceanport meets the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A (the Local Redevelopment and Housing Law, or LRHL) and N.J.A.C. 19:31C-3.25. Fort Monmouth closed in September 2011 as a result of the federal Base Realignment and Closure Act (BRAC). Subsequently, the Army conveyed the former Fort to the Fort Monmouth Economic Revitalization Authority (FMERA) in two phases, in June 2014 and November 2016. The subject area considered under this investigation consists of two parcels: the Warehouse Parcel and District A (including parcels formerly designated as the Post Office Parcel, Parking Parcel, and Commissary Parcel). The two parcels are together referred to herein as the “Study Area.”

This study was authorized by and prepared on behalf of FMERA for submittal to the Borough of Oceanport Planning Board. In preparation of the study, we reviewed the following records and documents:

- *Fort Monmouth Reuse and Redevelopment Plan* prepared by EDAW, Inc. (2008)
- Fort Monmouth Land Use Rules, N.J.A.C. 19:31C-3.1 et seq.
- Borough of Oceanport 2016 Master Plan: Goals and Objectives, Land Use, and Community Facilities Updates
- Zoning Ordinance and Map of the Borough of Oceanport
- *Existing Conditions Technical Memoranda* prepared by EDAW, Inc. (September 2007)
- *Fort Monmouth Building Assessments* prepared by Matrix Design Group (November 2010)
- *U.S. Army BRAC 2005 Site Investigation Report* prepared by Cabrera Services, Inc. (July 2008)
- *Technical Reference to Fort Monmouth Reuse and Redevelopment Plans, Chapter 7: Historic Resources* (2008)
- *Smart Growth Study: Evaluation of the Impact of Fort Monmouth on the Host Communities of Eatontown, Little Silver, Oceanport, Shrewsbury and Tinton Falls* prepared by Jeffrey Donohoe Associates LLC (July 2005)
- *Rethinking Fort Monmouth: Prospects and Opportunities* prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development (2008)
- *Finding of Suitability to Transfer (FOST) Fort Monmouth, New Jersey Phase 2 Parcels*, prepared by the United States of America, Department of Defense, Department of the Army, dated August 2016.
- *Finding of Suitability to Transfer (FOST) Fort Monmouth, New Jersey Carve Out Group 3*, prepared by the United States of America, Department of Defense, Department of the Army, dated May 2020.

In addition to the above, we physically inspected the various buildings/structures and grounds with representatives of FMERA. This analysis included both exterior and interior inspections of existing buildings. Further, we had discussions with representatives of FMERA to obtain information on the historical use of the fort property, and specific buildings thereon, as well as to gain knowledge regarding the potential for reuse of said facilities from both a physical and market perspective.

The remainder of this report is divided into six chapters. Chapter 2 provides a description of the Study Area and its locational context. Chapter 3 provides an analysis of the applicable zoning and master plan designations within the study area. Chapter 4 discusses the criteria specified at N.J.S.A. 40A:12A-5 for “area in need of redevelopment” designation. Chapter 5 applies these criteria to the study area to determine whether or not an area in need of redevelopment determination is warranted. Chapter 6 summarizes the overall conclusion of the report. The Appendix provides photographic images of the study area.

2. DESCRIPTION OF THE STUDY AREA AND LOCATIONAL CONTEXT

2.1 Site Characteristics and Locational Context

The Study Area under consideration for redevelopment area designation is a portion of the Oceanport Reuse Area within the former Fort Monmouth properties. The Study Area is located south of Husky Brook and is bounded generally by Oceanport Way and Murphy Drive to the east, Todd Avenue to the west, and Alexander Avenue to the south. The Warehouse Parcel and District A are separated by Anson Avenue. Figure 1 depicts the location of the Study Area while Figure 2 shows the aerial context.

The Study Area encompasses a total of ± 26.089 acres and consists of a portion of Block 110 Lot 2 on the official tax maps of the Borough of Oceanport. The Warehouse Parcel is ± 8.806 acres, containing 7 buildings formerly used for administrative and storage purposes, driveways from Oceanport Way, a parking lot, and other ancillary structures and improvements. District A is ± 17.283 acres, containing 10 buildings, large parking areas, driveways from all four frontages, and other ancillary structures and improvements. District A encompasses the former Post Office, Commissary, and Post Exchange (PX), and includes many buildings previously used for community services. The extant buildings total 226,394 square feet in gross floor area (see Table 1). Figure 3 shows the previous land uses in the Study Area.

Table 1: Summary of Extant Former Fort Monmouth Buildings in Study Area

	Building Number	Description	Gross Area (sf)	Year Built
District A	800	Organization Classroom	5,964	1942
		Administrative General Purpose	9,000	
	801	Recreation Equipment Checkout	9,267	1941
	812	Army Community Services Center	5,563	1941
	1000	Exchange Main Store	28,904	1970
	1001	Exchange Service Outlet	9,018	1970
	1002	Exchange Service Outlet	3,162	1970
	1003	Exchange Service Outlet	4,542	1970
	1005	Post Office	7,645	1971
	1007	Commissary	53,700	1998
	1010	Army Community Services Center	2,600	1970
Warehouse Parcel	909	Administrative General Purpose	5,269	1942
	910	Administrative General Purpose	4,720	1943
	911	Administrative General Purpose	4,720	1943
	912	Administrative General Purpose	4,720	1943
	913	Administrative General Purpose	4,720	1943
	975	Storage General Purpose	36,000	1954
	976	Storage General Purpose	13,440	1954
		Cold Storage	13,440	1954



Figure 1: Study Area Location

Area in Need of Redevelopment Study for District A & Warehouse Parcels | Oceanport, NJ
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020



Figure 2: Study Area Context

Area in Need of Redevelopment Study for District A & Warehouse Parcels | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020



Figure 3: Former Land Uses of Study Area Properties

Area in Need of Redevelopment Study for District A & Warehouse Parcels | Oceanport, NJ
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

2.2 Site History

Fort Monmouth was established at this location in 1917. The original name of the fort was Camp Little Silver, and later Camp Vail. It was initially established as a temporary facility for training troops in anticipation of the United States' entry into World War I. However, it was granted permanent status in 1925 and was renamed Fort Monmouth.

Fort Monmouth was the historic home of the U.S. Army Signal Corps. Signal Corps training activities were consolidated at Fort Monmouth following World War I, and during World War II, these training activities were expanded and Fort Monmouth served as the Eastern Signal Corps Training Center. During a major reorganization of the Army in 1962, the Signal Corps assumed responsibility for the electronics research and development and the command title was changed to ECOM (Electronics Command). At the time of its closure in 2011, the primary mission of Fort Monmouth was to provide command, administrative, and logistical support for Headquarters, United States Army, Communications-Electronics Command (CECOM). CECOM was a major subordinate command of the United States Army Material Command (AMC). Fort Monmouth served as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems.

The Fort also contained facilities for the families of service members including residences, theaters, and bowling alleys. As a result, various specialized facilities are located throughout the fort generally and in Oceanport particularly. Additional activities that occurred on the Fort included the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions included the provision of administrative training and logistical and related support necessary to transition selected reserve component units into the active force structure in the event of a natural emergency.

2.3 Known Contamination on the Property

Various hazardous substances and contamination from R&D as well as support activities conducted on-site have been identified on the Fort Monmouth property. The known and potential environmental concerns within the Study Area are described in detail below.

Active and closed historical hazardous substance and/or waste sites

Research and development activities and associated support activities that occurred at Fort Monmouth during its more than 80 years of operation generated a number of wastes, some of which were disposed of on-site. In response, the Department of Defense developed the Installation Restoration Program (IRP) to comply with federal guidelines for managing and controlling past waste disposal actions. As of the time of this report, the Study Area contains no active IRP sites and two closed IRP sites that have received No Further Action (NFA) determination from the NJDEP.

- FTMM-64 (Building 812): Former gasoline distribution area. Volatile organic compounds and metals were present in the groundwater sample above NJDEP criteria, and limited contaminants

were also identified in the soil above NJDEP criteria. The Army performed treatment of groundwater and requested a NFA determination in a letter dated March 15, 2017. NJDEP concurred on the NFA for groundwater in a letter dated April 28, 2017. Subsequent to soil removal, the Army submitted a request for NFA in a letter dated June 6, 2018, and received the determination in a NJDEP letter dated November 1, 2018.

- FTMM-47 (Former PCB Transformer Sites): Polychlorinated biphenyls (PCB) transformers located at Building 1002. While elevated PCB concentrations were detected in the concrete sample collected from the Building 1002 transformer, oil staining was considered minor. The Army also collected soil samples from beneath the pad, which indicated PCBs above NJDEP standards. The Army remediated PCBs at the building, and requested NFA in a letter dated June 6, 2017. NJDEP concurred with the determination and issued a letter of Unrestricted Use on June 16, 2017.

In addition to sites investigated under the IRP, the US Army identified additional environmental concerns which were investigated under its Environmental Condition of Property (ECP) studies. ECP parcels include former coal storage areas, areas where vapor intrusion may occur in buildings, former printing/photo processing operations, former painting/surface coating operations, medical/dental/veterinary services operations, and maintenance shops. Notably, many IRP sites are encompassed within ECP parcels. Following the closure of the Fort, The Army has continued to work with the FMERA to provide updates to ECP investigations and institute remedial work. As of the time of this report, no ECP carve-out parcels have been identified within the Warehouse Parcel, while District A contains the following 4 ECP Parcels (see Figures 4.1 & 4.2).

- ECP Parcel 55 Building 1002 Footprint Portion (District A): This is a portion of Parcel 55 that includes the Building 1002 footprint. Elevated PCB concentrations were detected in a historic concrete chip sample from the transformer in the building. The concrete pad was removed in December 2015, and additional PCB stained concrete and PCB impacted soils were removed in July 2016. A report dated June 6, 2017 documenting this removal was provided to NJDEP. NJDEP issued a NFA letter on June 16, 2017.
- ECP Parcel 57 (District A): 8.7-acre former coal storage and railroad unloading area. A number of chemicals were present in surface soil samples and metals were detected in groundwater samples. Additionally, a small portion of the Commissary (Building 1007) footprint and supporting area was determined to be within an area of a former petroleum release. This area was subsequently sampled in November 2019 and determined to be below NJDEP cleanup criteria per letter from the Army dated November 7, 2017 and supplemented by validated data submitted on November 19, 2019. The NJDEP subsequently concurred on an NFA for this area in a letter dated December 9, 2019. A Remedial Investigation (RI) is currently underway for the entire Parcel 57.

- ECP Parcel 64 (District A): This parcel covers the Building 812 Area, which was investigated as FTMM-64. As noted previously, the NJDEP has approved the NFA determination in 2018.
- Portion of ECP Parcel 65 (District A): Portion adjacent to petroleum removal site near Cell Tower and roadway near ECP Parcel 57. The overall Parcel 65 was a former fuel oil storage area investigated as FTMM-66 (Building 886). Soil contamination was identified at the site during removals of fuel storage tanks, and the Army has continued to conduct soil removal to remediate the site. The portion within District A is an area adjacent to the Commissary building access area, where the soil was determined to not have been impacted.

FMERA and the Army continue to monitor environmental remediation efforts within the former Fort area. Prospective reuse or redevelopment within ECP carve-out sites and active IRP sites may trigger any or all of the following: further sampling/analysis for additional contaminants; reassessing remedies that are currently in place that are not protective for the long term if land use changes; or requiring institutional controls.

Petroleum hydrocarbon releases

Heating oil, diesel, gasoline, and used oils were stored, used, or generated throughout Fort Monmouth. Petroleum products were typically stored in aboveground storage tanks (ASTs) or underground storage tanks (USTs) located in buildings throughout Fort Monmouth. Within the Study Area, Buildings 909-913, 976, 800-801, 812, and 1007 all contained USTs previously. Building 976 also contains an active AST, which is inspected annually in compliance with the FTMM Spill Prevention, Control, and Countermeasures Plan.

Underground utilities, building drains, and sewers with potential releases

Throughout Fort Monmouth, it is likely that there are several underground utilities that are no longer in use and have been abandoned in place. Leaks from the sanitary sewer lines leading from the buildings to the Sewage Treatment Plants formerly operated on-site are potential sources of contamination to underlying soil and groundwater. Additionally, it is possible that industrial-type waste generated during R&D activities may have been disposed down drains into the sewer system, leading to potential contamination during sewer overflow. Sanitary sewer lines leading from potentially RAM contaminated buildings have also not yet been assessed for contamination.

Materials used to construct the utility lines are also a potential source of environmental concern. Steam lines may have been wrapped with asbestos containing material (ACM) for insulation and water supply lines were likely constructed of transite (an asbestos and concrete composite) pipe. These utilities may require special handling and offsite disposal if disturbed during redevelopment activities.

Asbestos and lead-based paint

Due to the age of the buildings and utilities at Fort Monmouth, asbestos and lead-based paint are likely present in buildings on-site. Comprehensive asbestos and lead-based paint surveys suitable for demolition purposes have not been performed on the majority of the buildings.

PCB-Impacted Equipment, Storage, Spills, and Disposal Areas

Building 1002 formerly contained a PCB transformer and the US Army detected elevated PCB concentrations in the soil near the building. The site has gained NFA determination from NJDEP in 2017 following Army remediation efforts as detailed previously.

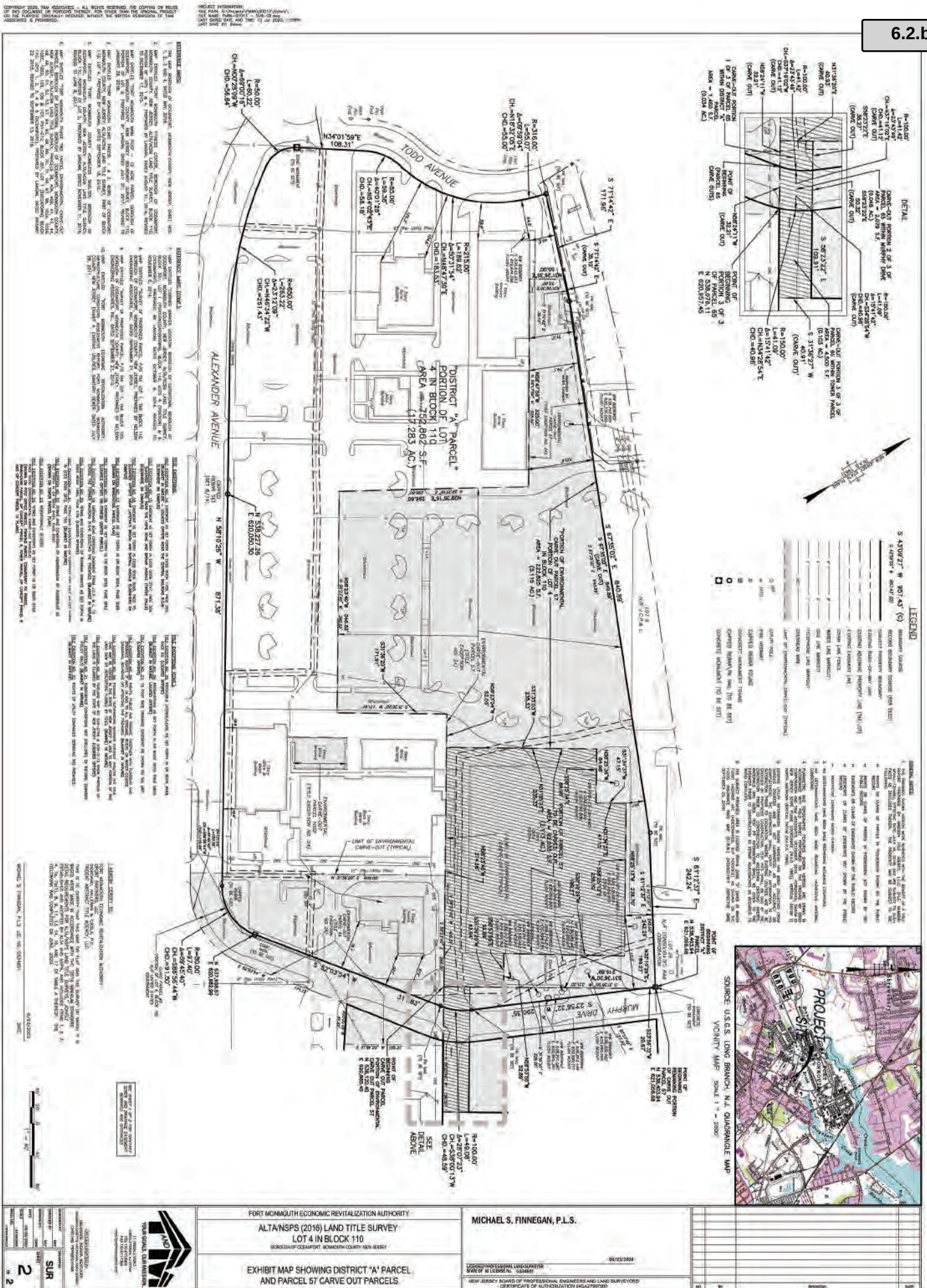
Potential Radiological Contamination

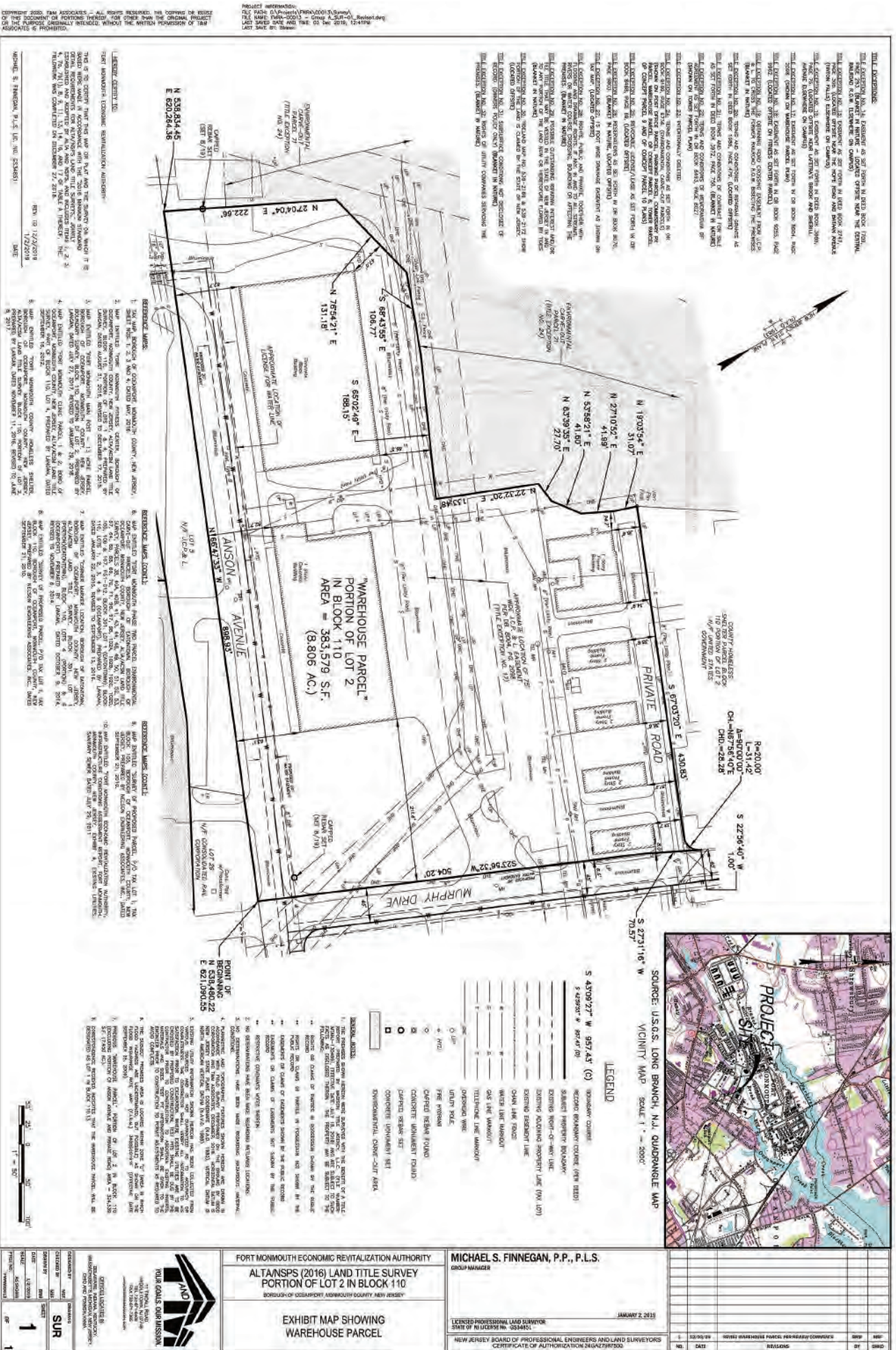
The presence of radioactive material (RAM) with the potential to have produced radiological contamination have been predominantly limited to laboratory R&D areas within the Fort. Equipment containing RAM has also been used in chemical and explosive detectors operated by personnel working in security entrance areas, postal facilities, and shipping areas; however, this equipment involves the use of sealed sources rather than research-type materials. As of this report, no buildings within the Study Area have been identified by the US Army as potentially impacted from historical use of RAM equipment.

Pesticide and Herbicide Storage Areas, Mixing Areas, and Site-Wide Application

Throughout the operational history of the former Fort, pesticides and herbicides have been stored, prepared, and applied throughout the base. A systematic, site-wide assessment of potential pesticides and herbicides has not been conducted. However, the Study Area does not contain historic storage, mixing, or disposal locations for pesticides and herbicides.

Figure 4.1: Environmental Survey of District A Parcel
Area in Need of Redevelopment Study for District A & Warehouse Parcels | Oceanport, NJ
PHILLIPS PREISS GRAYIEL LEHENY HUGHES LLC 2020 | Source: T&M Associates





3. FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN AND OCEANPORT MASTER PLAN AND ZONING

3.1 Fort Monmouth Reuse and Redevelopment Plan

As a result of the BRAC decision, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was created as the Local Redevelopment Authority in charge of coordinating the Fort's closure and planning for its reuse pursuant to P.L.2006, c.16 (C.52:27I-1 et seq.). FMERPA's charge was to "encourage enlightened land use and to create employment and other business opportunities" for the three host communities.

On September 4, 2008, FMERPA submitted a comprehensive conversion and revitalization plan for Fort Monmouth (i.e., "*Fort Monmouth Reuse and Redevelopment Plan*" "Reuse Plan") and a homeless assistance submission to the United States Department of Defense and the United States Department of Housing and Urban Development, as required under the applicable federal Base Realignment and Closure law and regulations. Both federal agencies subsequently accepted the Reuse Plan. This plan represents the "Master Plan" for Fort Monmouth. To implement the plan, the State legislature, pursuant to P.L. 2010, Chapter 51, empowered an authority to replace FMERPA known as the Fort Monmouth Economic Revitalization Authority (FMERA). FMERA is authorized to adopt any modifications or amendments to the Reuse Plan and adopt development and design guidelines and land use regulations to implement the plan. Per the legislation creating FMERA, the land use regulations "shall supersede the zoning ordinances and land use regulations of the host municipalities and the county with respect to the project area."

The Reuse Plan divided the Oceanport Reuse Area (i.e., areas of the former Fort within the boundaries of Oceanport) into five major reuse nodes: High-Tech and Green Industry Campus; Oceanport Neighborhood Center; Education – Medical Campus/Mixed-Income Housing/Commissary Reuse; Parker's Creek Boutique Hotel and Spa area; and Historic Housing Area. The Study Area would be primarily in the Education – Medical Campus/Mixed-Income Housing/Commissary Reuse area. Specifically, the Reuse Plan envisioned converting the Warehouse Parcel into townhouse developments and reusing District A for a Retail Center. The townhouses and retail center would complement the envisioned educational institution and medical center, as well as the existing residential development on Main Street to the south.

3.2 Fort Monmouth Land Use Rules

FMERA's land use regulations and design and development guidelines N.J.A.C. 19:31 C-3 (the "Land Use Rules") serve as the zoning ordinance for the Fort. The Reuse Plan and the Land Use Rules supersede the master plan, the zoning and land use ordinance and regulations, and the zoning map of the Borough of Oceanport. The Land Use Rules are intended to promote flexibility in connection with the implementation of the Reuse Plan, but not to supersede it; all development within the Fort shall be consistent with the Reuse Plan.

The Land Use Rules divide the Oceanport Reuse Area into three Development Districts: Horseneck Center, Education/Mixed-use Neighborhood, and Green Tech Campus. The Study Area is located within the Education/Mixed Use Neighborhood, which is intended primarily as a residential district, with low-to medium-density housing and some supporting retail, office, and civic/institutional uses. Accordingly, the district permits low and medium density residential, mixed-use, retail, office/research, institutional/civic, and open space/recreation uses – hospitality is the only principal land use excluded. The maximum residential yield allowed in the district is 159 dwelling units and the maximum FAR for non-residential uses within the district is 0.2. The maximum permitted lot coverage for development is 60%. In addition to these district-specific regulations, the Land Use Rules also set forth bulk, density, and parking standards applicable to all districts by land use. Subdivisions and site plans are also required to adhere to various development and design guidelines set forth in N.J.A.C. 19:31C-3.14 through 3.18, including for circulation; parking; open space network and landscaping; building placement; and building design and sustainability.

Parcels within the Study Area have also been subject to amendments to the Fort Monmouth Reuse and Redevelopment Plan and contemplated for alternative development scenarios. Plan Amendment #2 allowed for the demolition of all buildings within the Warehouse Parcel for the construction of new housing. However, as residential housing has been targeted in other areas within the Oceanport Reuse Area, subsequent Plan Amendment #15 permitted development of the Parcel for flex spaces, medical and professional offices, and R&D uses, with maximum FAR at 0.3, maximum coverage of 70%, and other alternative bulk standards. For properties within District A, Plan Amendment #2 previously contemplated the development of a public elementary school on the Post Office Property, and the reuse of the Commissary and Parking Lot for a retail and/or community center. Subsequent Plan Amendment #15 alternatively contemplates adaptive reuse of the Commissary Building for a craft production facility or food service for R&D or related establishments, as well as permitting food services (for R&D facilities), flex space, office, and instructional schools and studios in District A in general. Amendment #15 similarly set forth maximum FAR of 0.3, maximum lot coverage of 75%, and other alternative bulk and height regulations for District A.

3.3 Oceanport Master Plan

Although the Reuse Plan and FMERA's land use rules supersede the municipal master plan for the former Fort properties, a review of the Oceanport Master Plan is included here for informational purposes. The Borough of Oceanport adopted its most recent Master Plan in October 2016, which included one goal "to promote complementary commercial uses in redevelopment areas including Fort Monmouth." The Master Plan also provided a vision for the redevelopment of the Fort Monmouth properties "that emphasizes creating a balance between preserving the character of the Borough and the new development." While no specific recommendations were made for the Study Area, the Master Plan generally advocates for coordination with FMERA on future land use and redevelopment, expansion of transportation networks and access, preservation of open space, and provision of new economic development opportunities.

3.4 Oceanport Zoning

Although the development of the former Fort properties in Oceanport are governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the study area lies within the R-1 Single Family Residence Zone under the Borough's current zone plan. Permitted uses in the R-1 zone are single-family detached dwelling; park and playground; municipal building; library; and public schools. Special Exception Uses in the R-1 Zone include churches and other places of worship; private schools having curricula comparable to that offered in the public school; and fire station.

4. STATUTORY CRITERIA FOR AN AREA IN NEED OF REDEVELOPMENT

Pursuant to N.J.A.C. 19:31C-3.25 and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5), an area in the former Fort may be determined to be in need of redevelopment only if, after an investigation and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be emphasized that individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the study area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40:12A-3, which states in part:

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The Redevelopment Law recognizes that there may be instances where individual properties (if excluded from a redevelopment area) would act as an impediment to redevelopment or would otherwise adversely impact a redevelopment scheme for adjoining lands that are "in need of redevelopment." The Redevelopment Law further recognizes that any redevelopment area must consist of lands that are reasonable and rational – in terms of location, size, shape and access – to produce a redevelopment project that will alleviate "blight" and achieve the goals of community revitalization.

5. EVALUATION OF STUDY AREA

The Study Area encompasses a total of ±26.089 acres and consists of two parcels: 1) the ±8.806 acre Warehouse Parcel containing 7 buildings totaling 87,029 square feet in the classifications of administration/research, development, test and evaluation or public works/supply/utilities/storage; 2) the ±17.283 acre District A encompassing the former Post Office, Commissary & PX, and Parking Parcels with 10 extant buildings totaling 139,365 square feet in the classifications of commercial, recreation/community facilities, or administration/research, development, test and evaluation. The following sections provide detailed descriptions of the conditions of the buildings and associated improvements, and evaluate if the Study Area or a portion thereof meets the statutory criteria for an “area in need of redevelopment.” Buildings and associated improvements within the Study Area are grouped and considered concurrently according to the land use categories present in each building when the Fort was operational.

The analysis was based on surveys of use and property conditions, as well as physical inspection of the exteriors and interiors of existing buildings/structures. The analysis also relied on the following building assessment reports: *Existing Conditions Technical Memoranda* prepared by EDAW, Inc. (September 2007); *Fort Monmouth Building Assessments* prepared by Matrix Design Group (November 2010); and *U.S. Army BRAC 2005 Site Investigation Report* prepared by Cabrera Services, Inc. (July 2008). Photographs of the Study Area buildings and improvements are included in the Appendix and referenced throughout the following sections.

5.1 Administration/Research, Development, Test and Evaluation (Buildings 800 & 909-913)

Throughout the history of the Fort, the Army constructed a large volume of office space, whether as standalone structures or within larger laboratory facilities, to support administration and research activities associated with the Fort’s communications mission. Within the Study Area, Building 800 in District A accommodated Organization Classroom and Administrative General Purpose uses. Buildings 909-913 in the Warehouse Parcel were all utilized for Administrative General Purpose.

Building 800 (District A) is a single-story masonry building constructed in 1942. The building contains 14,964 square feet of gross floor area, 5,964 square feet of which were utilized for Organization Classroom and 9,000 square feet were utilized for Administrative General Purpose. The building was formerly the office of the Product Director for Aerial ISR Systems. Owing to its age and the long period of disuse following the Fort’s closure, the building shows significant signs of dilapidation, including damage to the roof covering and fascia, fallen gutter, stains from water damage, and boarded up windows and doors.

Buildings 909, 910, 911, 912, and 913 (Warehouse Parcel) are all single-story Administrative General Purpose Buildings of similar size, architectural style, and interior design. Building 909 was constructed in

1942 and is slightly larger at 5,269 square feet, while Buildings 910-913 were constructed in 1943 and all have 4,720 square feet of gross floor area. The buildings all show varying degrees of dilapidation, including damages to the roof and siding, missing windows, and walls and stairs overtaken by vegetation. Inside, the floor plan features an office space with low ceilings partitioned by several rows of columns placed in regular intervals and additional modular walls. There is also some dilapidation to the interior, including cracks in the wall and columns and fallen ceiling panels.

Overall, these Administrative/Research, Development, Test & Evaluation buildings are all adversely impacted by the age and obsolete design of the space. As noted above, all six buildings were constructed nearly 80 years ago in architectural styles and functional design reflective of that time that does not bode well for potential users who convert more modern office facilities. The existing layout of these spaces does not comport with the demands of today's market trends for large windows, high ceilings, and open and flexible floor plate layouts that can be customized to accommodate the specific needs of discrete users. These spaces also do not have amenities favored by modern offices, such as social and recreational facilities or private open spaces, and the obsolete layout does not lend itself to the creation of these spaces. Particularly for **Buildings 909-913**, the small size of each building (about 5,000 square feet) also restrict their potential for reuse and reconfiguration of space, and in turn limit their re-tenanting potential. Further, as facilities like **Building 800** were ancillary to highly classified research (such as Aerial ISR Systems), the design is functionally obsolete now that Army operations have ceased.

Further complicating the re-tenanting potential of these spaces is the outdated and dilapidated construction, which is compounded by the long period of disuse following the closure of the Fort. Signs of exterior and interior deterioration to varying degrees were present in all six buildings. **Building 800 and Building 913** in particular would require extensive rehabilitation. Because of the age of all six buildings, they would also likely require the installation of new utilities, mechanical equipment, and other infrastructure to meet modern building codes. The buildings may additionally require the removal of asbestos, lead-based paint, and other hazardous building materials.

In summary, the Administration/Research, Development, Test and Evaluation buildings all feature obsolete design with faulty arrangement and layout that specifically responded to needs of Army operations at the time of their construction nearly 80 ago. Further, the buildings have outdated and dilapidated construction, compounded by the long period of disuse following the closure of the Fort, that are uncondusive for a modern office use without major renovations. Due to the age of the buildings, the likelihood of hazardous substances present in the building materials also pose risks to health and safety of occupants. As such, **Buildings 800, 909, 910, 911, 912, and 913** and associated lands all qualify for "area in need of redevelopment" designation under criteria "b" for disuse and "d" for obsolescence that pose detriments to the safety, health, morals, and welfare of the community.

5.2 Public Works/Supply/Utilities (Buildings 975 & 976)

The Fort also contains numerous warehouses, storage facilities, and other structures used for Public Works/Supply/Utilities that supported Army operations. There are two such storage facilities in the Warehouse Parcel within the Study Area: Building 975 Storage General Purpose and Building 976 Cold Storage.

Building 975 (Warehouse Parcel) is a 36,000 square foot concrete block structure constructed in 1954. The building has three loading bays with mirrored entrances on both the northern and southern facades of the building. The site is in a state of poor maintenance – there are cracks and peelings on the building façade; severe discoloration from oxidation, water damage, and mold; rust on the overhangs and doors; and cracks, overgrown weeds, and uneven pavement surfaces on the parking areas and driveways of the loading bays.

Building 976 (Warehouse Parcel) is a 26,880 square foot concrete block structure constructed in 1954. The building formerly served as the Publication and Forms Distribution Center and Records Holding Area and includes both general and cold storage facilities. Like adjacent storage Building 975, Building 976 also shows significant signs of deterioration, including damages to the wall and foundation; stains, water damage, and mold on the facades; exposed utility lines; rust on building frames and doors; and also a building wall that is almost completely destroyed. There is an Aboveground Storage Tank (AST) on-site.

As noted above, both storage structures are old (constructed 66 years ago) and in severely dilapidated states. The discontinuance of the use of the buildings for industrial purposes and subsequent vacancy and deterioration for almost a decade qualify the buildings under criterion “b.” Further, these outdated storage structures do not meet modern design or functionality standards desired in today’s market, such as automated material-handling or climate-control systems. **Building 976** in particular, as it was used as cold storage for highly classified Army records, no longer serves a functional purpose with the vacation of Army operations and has little to no utility for civilian users in the modern age of cloud computing. As such, the functional obsolescence and faulty arrangement and design additionally qualify the buildings under criterion “d.”

5.3 Recreation/Community Facilities (Buildings 801, 812, 1005 & 1010)

In addition to administrative and storage facilities that supported the main Fort operations and research, the Main Post also contained many facilities that provided recreation and community services for Army personnel. Within the Study Area, there are 4 such buildings in District A: Building 801, which housed Recreation Equipment Checkout; Building 1005 Post Office; and Buildings 812 and 1010, which were Army Community Services Centers.

Building 801 (District A) is a single-story metal totaling 9,267 square feet in gross floor area. The building was constructed in 1941 and originally served as the office for the Project Manager for Aerial

Common Sensors, but was later utilized for outdoor recreation equipment rental. Due to the age of the building, there are several signs of dilapidation, particularly to the roof and the metal canopy and pillars. The lands surrounding the building is also in need of repair, as damages to the pavement and overgrown weed can be observed along the sidewalks and parking lots servicing the building.

Buildings 812 and 1010 (District A) both served as Army Community Services Centers. Building 812 was constructed in 1941 and totals 5,563 square feet; Building 1010 was constructed in 1970 as the Tickets & Tours office and totals 2,600 square feet. Building 812 is of frame construction, and displays signs of deteriorating roof structures, cracks in the siding, and water damage on building foundation and steps at the entrance. Much of the building entrance and other portions of the building wall are covered by ivy, and there are also overgrown vegetation and weed growing from cracks in the pavement in front of the building. Building 1010 is of brick construction and shows some damage to the brick façade and roof coverings. The entrance area of the building is obscured by overgrown vegetation, and the sidewalks along the building are also in state of poor maintenance.

Building 1005 (District A) was the old Fort Monmouth Post Office. The building was constructed in 1971 and totals 7,645 square feet. The building is of brick construction and is in good structural condition, save for deterioration of the brick façade in small areas. The building fronts on Todd Avenue for pedestrian access and also provides a loading area along the western façade. The metal canopy and elevation show visible signs of deterioration. Further, this parking and loading area exhibits numerous cracks in the pavement where weed has overgrown, and much of the markings have faded. The *Building Conditions Assessment* noted that the building lacks sprinklers, accessible bathroom, and fire-rated doors. Further, several deficiencies in internal utility systems were found, including a poor and outdated electrical distribution system with no generator/uninterruptable power supply; poor interior lighting conditions; non water conserving restroom fixtures; and an outdated air diffuser system at the end of its service life. The assessment further noted suspected presence of asbestos, lead-based paint, and other hazardous building materials.

Similar to the administrative offices, these buildings dedicated to support services for the military community are now obsolete. **Buildings 801, 812, and 1010** exhibit similar outdated office layouts and suffer from dilapidation following the discontinuance of use. **Buildings 812 and 1010** are also relatively small in size, which restricts the type of tenants and uses they can accommodate. **Building 1005** was outfitted specifically as a post office, and features a layout and configuration that are difficult to reuse for general purposes. Further, much of the utilities have exceeded useful life and internal facilities require substantial renovation and remediation to meet modern building codes. Because all buildings in this category were constructed at the same time or even earlier than the Post Office, they likely suffer from similar issues related to utilities and facilities that are not compliant with modern standards. Further, **Building 801** has a peculiar construction akin to a metal box elevated on stilts while **Buildings**

1005 and 1010 are of block wall construction, which complicate rehabilitation efforts and may make reconstruction/modernization cost-prohibitive. As such, the obsolescence in function, arrangement, design, and layout qualify the buildings under criterion “d.”

5.4 Commercial (Buildings 1000-1003 & 1007)

District A within the Study Area is additionally notable for containing the former Commissary and Post Exchange (PX) Complex, which served as the main retail centers and trading post within the former Fort. Specifically, Building 1000 was the Main PX Store, Buildings 1001-1003 were PX outlet stores, and Building 1007 was the Commissary.

Buildings 1000, 1001, 1002, and 1003 (District A) form the Post Exchange Complex totaling 45,626 square feet in gross floor area. All buildings were constructed in 1970 and are connected via accessways partially covered by a frame canopy overhead. While deterioration of the brick façade can be observed in some areas, the complex appears to be in good structural condition. The complex contains several small store-front like spaces, previously used by retail posts and community service offices like the Military Retirement Services Office, connected by pedestrian accessways underneath a column-supported canopy. There are visible signs of deterioration in the interior spaces and along the pedestrian accessway, including mold and water damage, damage to the ceiling and floor tiles, and rust and slight deformities to the metal ceiling frames. A large surface parking lot is located at the front entrance of the complex with access from Lane Avenue. Cracks and potholes can be observed in numerous areas and some of the markings have faded. While the parking lot features perimeter landscaping, it largely features long uninterrupted rows of parking and is devoid of lighting, signs, and interior decorative or landscaping elements.

Building 1007 (District A) is the 53,700 square foot Commissary building constructed in 1998, which served as the main grocery/convenience store for the former Fort. The building is of brick construction and has a storefront façade partially enclosed by a brick portico entrance and brick column supported parapet walls. The front of the building also faces a large surface parking lot in a state of poor maintenance and devoid of lighting or directional and decorative amenities. The rear of the building is outfitted with several loading bays. The associated loading area has several cracks in the pavement with overgrown weeds and additionally shows signs of water damage. A generator and transformer enclosed by bollards are also located in the rear area. The building itself also shows signs of dilapidation, including deterioration of the brick façade in some areas and boarded up windows, but is overall in good structural condition. As noted previously, the building is located within a portion of ECP Parcel 57, which is an area of a former petroleum release. While this area was determined to be below NJDEP cleanup criteria, a Remedial Investigation (RI) is currently underway for the entire Parcel 57.

In reference to criterion “b,” the PX Complex and the Commissary commercial buildings have been discontinued in use since the closure of the Fort in 2011, and currently sit vacant with varying signs of

dilapidation. Additionally, the buildings constituting the PX complex have low prospects of re-tenanting, whether individually or as a whole. As noted previously, the PX complex is laid out haphazardly, with Buildings 1002 and 1003 almost completely obstructing Building 1000, and all buildings connected to each other via partially enclosed accessways. The design of the available storefront spaces, which are more akin to small offices, do not espouse modern retail design trends and best practices, such as layouts with large floor plates, high ceilings, and high percentage of fenestration to maximize transparency and visual presentation. The narrow accessways underneath the metal frame canopies that connect the storefronts lack decorative lighting, landscaping, and space for pedestrian amenities, and are uncondusive to creating an attractive environment for customers. As such, the faulty arrangement and design and obsolescence additionally qualify **Buildings 1000, 1001, 1002, and 1003** under criterion “d.”

While **Building 1007 Commissary** is in good structural condition and may hold potential for re-tenanting, it satisfies “Section 3” in light of its prominence within the Study Area and close relationship with other buildings. To wit, Building 1007 is the largest building within the Study Area and centrally located by two major arterials. The *Fort Monmouth Reuse and Redevelopment Plan* also envisions the Commissary area to form a retail/community center for the future mixed-use district, and to serve as a transition area from the higher-intensity commercial, technology, and institutional uses to the north to the residential neighborhoods along Main Street. Accordingly, Building 1007 is an integral part of the Study Area, and its designation is necessary to effectuate redevelopment efforts envisioned in the Reuse and Redevelopment Plan.

It should also be noted that the Parking Lot Parcel in front of the two buildings has also fallen into a state of poor maintenance. Under current conditions, the parking lot lacks functioning light fixtures, signage, and design elements to effectively facilitate circulation and provide a safe and attractive environment for its users. Further, the parking lot takes up approximately 4.9 acres, which is almost half of the 11 acres of combined land area occupied by the Commissary, PX, and Parking Lot Parcel. This current site design is contrary to the principles of walkable, compact mixed-use development encouraged by the *Reuse and Redevelopment Plan*. As such, the dilapidation, faulty arrangement and design, and excessive land coverage of the parking lot also warrant the inclusion of these surrounding areas around the Commissary and PX Complex as an “area in need of redevelopment” under criterion “d.”

5.5 Summary

As detailed above, the Study Area buildings has been in disuse since the closure of the Fort in 2011, and the structures now sit idle with little or no prospects of re-tenanting. The administrative, recreational, and community service office spaces in Buildings 800, 801, 812, 900, 910, 911, 912, 913, and 1010 and commercial spaces in Buildings 1000, 1001, 1002, and 1003 all exhibit outdated layouts and design that

are obsolete by today's market standards. The storage facilities (Buildings 975 & 976) and the post office (Building 1005) also suffer from functional obsolescence. The storage facility in Building 976 in particular was constructed for and outfitted for Army records keeping and distribution and are unlikely to have much utility or appeal in today's private civilian marketplace. Further, because of the age of all of the buildings, much of the utilities and infrastructure are not up to the standards of modern building codes, and some of the buildings will also likely require environmental remediation. As such, modernization and re-tenanting of the buildings pose a challenge from both a market and cost standpoint.

Further in view of the Study Area as a whole, the historic development pattern in which the Army constructed buildings on an "as needed" basis resulted in a somewhat haphazard arrangement solely based on use/function and availability of land at the time. Some of these improvements and uses/functions are located in areas essential for the successful redevelopment of the Study Area and the former Fort as a whole, one example of which is the importance of redeveloping Building 1007 Commissary as a new retail/community center to catalyze the overall redevelopment of the mixed-use district envisioned by the *Fort Monmouth Reuse and Redevelopment Plan*. As such, the resulting layout and juxtaposition of the various buildings present obstacles for successful redevelopment of the Study Area and the former Fort envisioned by FMERA and Oceanport, and piecemeal retainment or re-tenanting in some instances could hamper future redevelopment efforts.

Clearly, in its present condition the Study Area is failing to satisfy the land use policy objectives advanced by FMERA and Oceanport alike. Prior to its closure, several studies projected the negative impacts which would occur once the Fort closed, recognizing that when it was fully operational Fort Monmouth had a total economic impact of \$2.5 billion.¹ With the closing of the Fort, Oceanport and other host communities have seen significant loss in jobs and local tax revenues, which were previously generated largely by the commercial and industrial buildings, such as the facilities located in the Study Area, leased to Defense contractors. If the present conditions are allowed to persist and the land and buildings continue to stay economically unproductive, it will hasten a process of economic decline in the Fort communities including Oceanport and surrounding municipalities, to the detriment of the public health, safety and general welfare of the community.

In accordance with our physical evaluation of the Study Area and all of the extant facilities, as well as our review of various documents, records and representations provided by FMERA and referred to herein, there is a legitimate basis to declare the Study Area in its entirety as an "area in need of redevelopment" in accordance with criteria "b," "d," and "Section 3" as set forth in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-5 (see Table 2 below).

¹ *Rethinking Fort Monmouth: Prospects and Opportunities* (2008) prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development.

Table 2: Application of Area in Need of Redevelopment Criteria

	Building Number	Applicable Statutory Criteria
District A	800	"b," "d"
	801	"d"
	812	"d"
	1000	"b," "d"
	1001	"b," "d"
	1002	"b," "d"
	1003	"b," "d"
	1005	"d"
	1007	"b," "Section 3"
	1010	"d"
Warehouse Parcel	909	"b," "d"
	910	"b," "d"
	911	"b," "d"
	912	"b," "d"
	913	"b," "d"
	975	"b," "d"
	976	"b," "d"

6. CONCLUSION

The foregoing study, which was prepared for submission to the Borough of Oceanport Planning Board, sought to determine whether properties designated as District A and Warehouse Parcels in the former Fort Monmouth qualified as “an area in need of redevelopment” in accordance with N.J.S.A. 40A:12A and N.J.A.C. 19:31C-3.25. Based on the analysis provided herein, the referenced area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with NJSA 40:12A-5.

BUILDING 800



Appendix A: Photographs of Existing Conditions – District A Parcel

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDING 800**Appendix A: Photographs of Existing Conditions – District A Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 801**Appendix A: Photographs of Existing Conditions – District A Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 801

BUILDING 812

Appendix A: Photographs of Existing Conditions – District A Parcel
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BUILDINGS 1000 - 1003



Appendix A: Photographs of Existing Conditions – District A Parcel
Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDINGS 1000 - 1003



Appendix A: Photographs of Existing Conditions – District A Parcel

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDINGS 1000 - 1003



Appendix A: Photographs of Existing Conditions – District A Parcel
Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDINGS 1000 - 1003



Appendix A: Photographs of Existing Conditions – District A Parcel
Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 1005**Appendix A: Photographs of Existing Conditions – District A Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 1005

Appendix A: Photographs of Existing Conditions – District A Parcel
Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 1007

BUILDING 1007



Appendix A: Photographs of Existing Conditions – District A Parcel

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 1007



Appendix A: Photographs of Existing Conditions – District A Parcel
Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
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BUILDING 1010**Appendix A: Photographs of Existing Conditions – District A Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDINGS 909-913

[Appendix B: Photographs of Existing Conditions – Warehouse Parcel](#)

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDINGS 909-913

[Appendix B: Photographs of Existing Conditions – Warehouse Parcel](#)

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDINGS 909-913



Appendix B: Photographs of Existing Conditions – Warehouse Parcel

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDINGS 909-913



Appendix B: Photographs of Existing Conditions – Warehouse Parcel

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDINGS 909-913**Appendix B: Photographs of Existing Conditions – Warehouse Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDING 975**Appendix B: Photographs of Existing Conditions – Warehouse Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDING 975**Appendix B: Photographs of Existing Conditions – Warehouse Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDING 975**Appendix B: Photographs of Existing Conditions – Warehouse Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDING 976**Appendix B: Photographs of Existing Conditions – Warehouse Parcel**

Area in Need of Redevelopment Study for Allison Hall Parcel | Oceanport, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

BUILDING 976

**APRIL 2022 ADDENDUM TO
Area in Need of Redevelopment Study for
District A & Warehouse Parcel
Within the Former Fort Monmouth Properties
In the Borough of Oceanport, New Jersey
dated December 2020**

Submitted to:

The Borough of Oceanport Planning Board
315 East Main Street
Oceanport, NJ 07757

Prepared on behalf of:

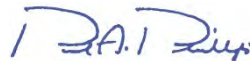
Fort Monmouth Economic Revitalization Authority
502 Brewer Ave
Oceanport, NJ 07703

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

April 2022

The original copy of this document was signed and sealed in accordance with
N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)



Paul A. Phillips, AICP, PP
New Jersey Professional Planner License #3046



Elizabeth C. Leheny, AICP, PP
New Jersey Professional Planner License #6133

TABLE OF CONTENTS

1. Introduction	2
2. Changes in Study Area Since AINR Study	3
2.1 Subdivision by Deed	3
2.2 Modifications to Building Conditions	3
2.3 Updates to Environmental Remediation Efforts	4
3. Impact to Conclusions of AINR Study	7
3.1 Statutory Criteria for an Area In Need of Redevelopment	7
3.1 Evaluation Based on Current Conditions	9
4. Conclusion	12
Appendix: Photographs of Changes To Building Conditions Within the Study Area	13

1. INTRODUCTION

This report is an addendum to the “Area in Need of Redevelopment Study for District A & Warehouse Parcel Within the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey,” dated December 2020, prepared by this office (“AINR Study”). The original AINR Study was conducted from August to December 2020 in order to determine whether Block 110.13, Lot 1 and Block 110.14, Lot 1 (formerly a portion of Block 110, Lot 2) located in the Borough of Oceanport meets the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A (the Local Redevelopment and Housing Law, or LRHL) and N.J.A.C. 19:31C-3.25. The area considered in the AINR Study (“Study Area”) was formerly part of Fort Monmouth, which closed in September 2011 as result of the Base Realignment and Closure Act (BRAC), and now conveyed to the Fort Monmouth Economic Revitalization Authority (FMERA).

The Borough of Oceanport Borough Council authorized the Borough Planning Board to formally undertake an investigation of the Study Area as a “non-condemnation area in need of redevelopment” via Resolution #2021-245 adopted on December 16, 2021. It should be further noted that in a “non-condemnation area in need of redevelopment,” the use of eminent domain by the local or state authorities to acquire any or all of the properties within the Study Area shall not be permitted.

This addendum describes the changes to building and site conditions within the Study Area as of February 2022, and further discusses the impact of these changes to conclusions of the AINR Study. In preparation of the addendum, our office conducted physical inspection of the Study Area on February 17, 2022. The photographs from the site visit are attached hereto in the appendix to document the physical changes to buildings and structures that had occurred since the AINR Study was originally conducted. Further, because environmental remediation of properties within the former Fort has been on-going, our office acquired from FMERA updates regarding the condition of known contamination, investigations, and response actions within the Study Area since December 2020.

The following section of this addendum describes in detail the changes that had occurred within the Study Area since December 2020; Section 3 evaluates the impact of these changes to the determination of the Study Area as an area in need of redevelopment provided in the AINR Study; and Section 4 sets forth the conclusion of the addendum. As discussed in detail in the foregoing sections, the changes do not substantially negate the conclusions of the AINR Study to recommend the designation of the Study Area in its entirety as an area in need of redevelopment.

2. CHANGES IN STUDY AREA SINCE AINR STUDY

2.1 Subdivision by Deed

The December 2020 AINR Study referred to the Study Area as a “portion of Block 110, Lot 2” in the Borough of Oceanport. The Study Area properties have since been subdivided via deed and now constitute Block 110.13, Lot 1 and Block 110.14, Lot 1 on the official tax maps of Oceanport. A map of the new tax lot designations of the Study Area is provided as Figure 1.

2.2 Modifications to Building Conditions

Section 2.1 of the December 2020 AINR Study had provided a description of the “Site Characteristics and Locational Context” of the Study Area. The Study Area encompasses a total of ±26.089 acres and is designated within two subareas:

- 1) District A: At the time of the 2020 AINR Study, this area contained 10 buildings, large parking areas, driveways from all four frontages, and other ancillary structures and improvements. District A encompassed the former Post Office, Commissary, and Post Exchange (PX), and included many buildings previously used for community services.
- 2) Warehouse Parcel: At time of the 2020 AINR Study, this area contained 7 buildings formerly used for administrative and storage purposes, driveways from Oceanport Way, a parking lot, and other ancillary structures and improvements.

As of February 2022, all buildings previously described in the 2020 AINR Study, except for Building 1007 Commissary, has been demolished. A summary is provided in Table A below.

Table A: Summary of Study Area Buildings Extant in December 2020 and Current Conditions

	Building Number	Description	Gross Area (sf)	Year Built	Current Condition
District A	800	Organization Classroom	5,964	1942	Demolished
		Administrative General Purpose	9,000		
	801	Recreation Equipment Checkout	9,267	1941	Demolished
	812	Army Community Services Center	5,563	1941	Demolished
	1000	Exchange Main Store	28,904	1970	Demolished
	1001	Exchange Service Outlet	9,018	1970	Demolished
	1002	Exchange Service Outlet	3,162	1970	Demolished
	1003	Exchange Service Outlet	4,542	1970	Demolished
	1005	Post Office	7,645	1971	Demolished
	1007	Commissary	53,700	1998	No Change
	1010	Army Community Services Center	2,600	1970	Demolished
Warehouse Parcel	909	Administrative General Purpose	5,269	1942	Demolished
	910	Administrative General Purpose	4,720	1943	Demolished

	911	Administrative General Purpose	4,720	1943	Demolished
	912	Administrative General Purpose	4,720	1943	Demolished
	913	Administrative General Purpose	4,720	1943	Demolished
	975	Storage General Purpose	36,000	1954	Demolished
	976	Storage General Purpose	13,440	1954	Demolished
		Cold Storage	13,440	1954	Demolished

2.3 Updates to Environmental Remediation Efforts

Section 2.3 of the AINR Study had described the known and potential environmental concerns within the Study Area. Since the time that the December 2020 AINR Study was prepared, FMERA has provided updates and additional information regarding the remediation efforts as follows:

Environmental Condition of Property (ECP) Studies

- ECP Parcel 64, Site FTMM-64, Building 812: Remedial actions are complete and the NJDEP issued a “No Further Action Determination” in a letter dated November 1, 2018. ECP Parcel 64 was transferred to the FMERA as part of the Group 3 Deed.
- ECP Parcel 55, Site FTMM-47, Building 1002: Remedial actions are complete and the NJDEP issued a “No Further Action Determination” in a letter dated June 16, 2017. ECP Parcel 55 (Building 1002) was transferred to the FMERA as part of the Group 3 Deed.
- ECP Parcel 57 (District A): Remedial actions are complete and the NJDEP issued a “No Further Action Determination” in a letter dated August 21, 2020. ECP Parcel 57 (District A) was transferred to the FMERA as part of the Group 4 Deed.
- ECP Parcel 65: The portion of ECP Parcel 65 that overlaps with the Commissary Parcel received a recategorization letter from the NJDEP, dated August 22, 2019, which allows for “unrestricted use” of subject parcel.

Petroleum hydrocarbon releases

- Building 909 UST: The NJDEP issued a “No Further Action” letter for the subject UST on October 23, 2000.
- Building 910 UST: The NJDEP issued a “No Further Action” letter for the subject UST on September 24, 2015.
- Building 911 UST: The NJDEP issued a “No Further Action” letter for the subject UST on February 24, 2000.
- Building 912 UST: The NJDEP issued a “No Further Action” letter for the subject UST on February 24, 2000.
- Building 913 UST: The NJDEP issued a “No Further Action” letter for the subject UST on February 24, 2000.

- Building 976 AST: Subject AST was removed by the U.S. Army prior to the parcel being transferred to the FMERA in November of 2016. The AST was located inside Building 976 and was set on a re-enforced concrete floor. A petroleum discharge was not observed.
- Building 800A UST: The NJDEP issued a “No Further Action” letter for the subject UST on January 10, 2003.
- Building 801 UST A& B: The NJDEP issued a “No Further Action” letter for the subject UST on February 24, 2000 & January 10, 2003, respectively.
- Building 812 UST: The NJDEP issued a “No Further Action” letter for the subject UST on February 24, 2000.
- Building 1007: Built in 1998. Building has no history of utilizing USTs.



Figure 1: Current Tax Lot Designations

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022

3. IMPACT TO CONCLUSIONS OF AINR STUDY

3.1 Statutory Criteria for an Area In Need of Redevelopment

As noted in the December 2020 AINR report, an area can be determined to be in need of redevelopment only if it is found to meet one or more of the following conditions set forth at N.J.S.A. 40A:12A-5:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be emphasized that individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the study area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40:12A-3, which states in part:

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The Redevelopment Law recognizes that there may be instances where individual properties (if excluded from a redevelopment area) would act as an impediment to redevelopment or would otherwise adversely impact a redevelopment scheme for adjoining lands that are "in need of redevelopment." The Redevelopment Law further recognizes that any redevelopment area must consist of lands that are reasonable and rational – in terms of location, size, shape and access – to produce a redevelopment project that will alleviate "blight" and achieve the goals of community revitalization.

3.1 Evaluation Based on Current Conditions

Based on the conditions of the buildings and overall Study Area at the time of the investigation, the December 2020 AINR Study recommended the designation of the Study Area in its entirety as a non-condemnation area in need of redevelopment pursuant to criteria “b,” “d,” and “Section 3” in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). The December 2020 AINR Study summarized its evaluation of the Study Area as follows:

In view of the Study Area as a whole, the historic development pattern in which the Army constructed buildings on an “as needed” basis resulted in a somewhat haphazard arrangement solely based on use/function and availability of land at the time. Some of these improvements and uses/functions are located in areas essential for the successful redevelopment of the Study Area and the former Fort as a whole, one example of which is the importance of redeveloping Building 1007 Commissary as a new retail/community center to catalyze the overall redevelopment of the mixed-use district envisioned by the *Fort Monmouth Reuse and Redevelopment Plan*. As such, the resulting layout and juxtaposition of the various buildings present obstacles for successful redevelopment of the Study Area and the former Fort envisioned by FMERA and Oceanport, and piecemeal retainment or re-tenanting in some instances could hamper future redevelopment efforts.

Clearly, in its present condition the Study Area is failing to satisfy the land use policy objectives advanced by FMERA and Oceanport alike. Prior to its closure, several studies projected the negative impacts which would occur once the Fort closed, recognizing that when it was fully operational Fort Monmouth had a total economic impact of \$2.5 billion.¹ With the closing of the Fort, Oceanport and other host communities have seen significant loss in jobs and local tax revenues, which were previously generated largely by the commercial and industrial buildings, such as the facilities located in the Study Area, leased to Defense contractors. If the present conditions are allowed to persist and the land and buildings continue to stay economically unproductive, it will hasten a process of economic decline in the Fort communities including Oceanport and surrounding municipalities, to the detriment of the public health, safety and general welfare of the community.

The changes that have occurred since the time the previous AINR Study was conducted – including the demolition of structures and additional environmental remediation efforts – do not affect the conclusions of the study. These changes do not fundamentally change the characteristics of the Study Area in regards to long-term discontinuance of use and vacancy; obsolescence in function, design, and layout; physical dilapidation; and low prospects of retenanting the remaining building in today’s market without redevelopment. Rather, the demolition and remediation activities were prompted by public

¹ *Rethinking Fort Monmouth: Prospects and Opportunities* (2008) prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development.

health and safety concerns related to the buildings and sites stemming from these characteristics. The extent of these changes, however, have no substantial bearing on the need to redevelop the Study Area as a whole in order to effectuate the goals and purposes of the Fort Monmouth Reuse and Redevelopment Plan, its amendments, and the Fort Monmouth Land Use Rules.

Notwithstanding the above, the Study Area by virtue of its present conditions also qualifies as a non-condemnation area in need of redevelopment. As shown in the photographs in the appendix, the sites in the Study Area contain prominent remnants of the former buildings, including partially demolished building portions, foundational structures, and debris. These remaining improvements on the sites reach considerable height and mass, blocking the view of nearby buildings and landscapes and can be seen clearly from nearby rights-of-ways. Additionally, the overall conditions of the sites have continued to deteriorate due to prolonged discontinuance of use and inactive maintenance, with overgrown weeds, cracks and holes in the pavement, and clear signs of water damage on some remaining improvements. These obsolete and faulty conditions of the remaining improvements in the Study Area severely limit the retenanting and development potential of the sites without additional redevelopment action and pose detriments to the public health, safety, and welfare. As a consequence, there remains substantial evidence that the Study Area – due to the dilapidated, obsolete, and faulty conditions of the extant improvements – continues to meet criterion “d.”

Moreover, it should be stressed that N.J.S.A. 40A:12A-3 states in part that “a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.” As such, considering the overall conditions of the Study Area, as well as the need to comprehensively redevelop the Study Area in order to effectuate the redevelopment of the overall former Fort Monmouth property and the Fort Monmouth Reuse and Redevelopment Plan, its amendments, and the Fort Monmouth Land Use Rules, the Study Area can additionally satisfy the “Section 3” requirement to be designated as an area in need of redevelopment.

In light of the above analysis, Table B below provides an updated summary of the application of redevelopment criteria to the Study Area sites.

Table B: Updated Application of Area in Need of Redevelopment Criteria

	Building Number	December 2020 AINR Applicable Statutory Criteria	March 2022 Addendum Applicable Statutory Criteria
District A	800	“d”, “Section 3”	“d”, “Section 3”
	801	“d”	“d”, “Section 3”
	812	“d”	“d”, “Section 3”
	1000	“b,” “d”	“d”, “Section 3”

	1001	"b," "d"	"d", "Section 3"
	1002	"b," "d"	"d", "Section 3"
	1003	"b," "d"	"d", "Section 3"
	1005	"d"	"d", "Section 3"
	1007	"b," "Section 3"	"b", "Section 3" (No change)
	1010	"d"	"d", "Section 3"
Warehouse Parcel	909	"b," "d"	"d", "Section 3"
	910	"b," "d"	"d", "Section 3"
	911	"b," "d"	"d", "Section 3"
	912	"b," "d"	"d", "Section 3"
	913	"b," "d"	"d", "Section 3"
	975	"b," "d"	"d", "Section 3"
	976	"b," "d"	"d", "Section 3"

4. CONCLUSION

The foregoing addendum addressed changes that had occurred within the area investigated in the “Area in Need of Redevelopment Study for District A & Warehouse Parcel Within the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey,” dated December 2020, and the impact of those changes on the conclusions of the study. Based on the analysis provided herein, the changes do not substantially negate the study’s evaluations of the referenced area, and can nevertheless qualify as a non-condemnation area in need of redevelopment by virtue of the conditions of the extant improvements in accordance with criteria “d” and “Section 3” set forth in the Local Redevelopment and Housing Law.

Appendix A: Photographs of Changes to Building Conditions Within District A

Site of Former Building 812 (Demolished)



Appendix A: Photographs of Changes to Building Conditions Within District A

Site of Former Buildings 800-801 (Demolished)



Appendix A: Photographs of Changes to Building Conditions Within District A

Site of Former Buildings 1000-1003 (Demolished)



Appendix A: Photographs of Changes to Building Conditions Within District A

Site of Former Buildings 1005 & 1010 (Demolished)



Appendix B: Photographs of Changes to Building Conditions Within Warehouse Parcel

Captions Site of Former Building 975 (Demolished)



Appendix B: Photographs of Changes to Building Conditions Within Warehouse Parcel

Site of Former Building 976 (Demolished)



Appendix B: Photographs of Changes to Building Conditions Within Warehouse Parcel

Site of Former Buildings 909-911 (Demolished)



Appendix B: Photographs of Changes to Building Conditions Within Warehouse Parcel

Site of Former Buildings 912-913 (Demolished)





Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2298)

6.4

Meeting: 06/28/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2298

**BOROUGH OF OCEANPORT PLANNING BOARD COUNTY OF
MONMOUTH, NEW JERSEY RESOLUTION RECOMMENDING
THAT ALL OR A PORTION OF CERTAIN PROPERTIES LOCATED
IN THE BOROUGH WITHIN THE FORMER FORT MONMOUTH AND
IDENTIFIED AS THE “WAREHOUSE” PARCEL, AND “DISTRICT A”
BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT**

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

**RESOLUTION RECOMMENDING THAT ALL OR A PORTION OF CERTAIN
PROPERTIES LOCATED IN THE BOROUGH WITHIN THE FORMER FORT
MONMOUTH AND IDENTIFIED AS THE “WAREHOUSE” PARCEL, AND “DISTRICT A”
BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an “area in need of redevelopment”, as defined in the Redevelopment Law; and

WHEREAS, on December 16, 2021, the Borough Council (the “**Borough Council**”) of the Borough of Oceanport, in the County of Monmouth, New Jersey (the “**Borough**”), adopted Resolution No. 2021-245, authorizing and directing the Borough Planning Board (the “**Planning Board**”) to examine whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the “Warehouse” parcel and “District A” (including parcels formerly designated as the “Post Office” parcel, “Parking” parcel, and “Commissary” parcel) which parcels consist of Block 110.13, Lot 1 and Block 110.14, Lot 1 (formerly a portion of Block 110, Lot 2) as currently designated on the tax maps of the Borough (collectively, the “**Study Area**”), meet the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, on behalf of the Fort Monmouth Economic Revitalization Authority (“**FMERA**”), Phillips Preiss Grygiel Leheny Hughes LLC (the “**Planning Consultant**”) conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report of the above-referenced Study Area in accordance with the Redevelopment Law, entitled, “Non-condemnation Area in Need of Redevelopment Study for District A & Warehouse Parcel Within the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey” dated December 2020, as amended by a report entitled, “April 2022 Addendum to Area in Need of Redevelopment Study for District A & Warehouse Parcel Within the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey dated December 2020” dated April 2022 (together, the “**Study**”); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on June 28, 2022, the Planning Board reviewed the Study, heard testimony from representatives of the Planning Consultant, conducted a public hearing during which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment, were heard and received written or oral objections, if any, and made same a part of the public record; and

WHEREAS, the Planning Consultant concluded in the Study and testified to the Planning Board on June 28, 2022 that the Study Area satisfies the criterion for redevelopment area designation set forth in the Redevelopment Law; and

WHEREAS, after careful consideration of all evidence presented and all testimony offered,

PR-22-20
06-28-22

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF OCEANPORT AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Borough Council.

Section 3. After consideration of all evidence presented and all testimony offered, the Planning Board accepts and adopts the recommendation contained in the Study, and hereby recommends to the Borough Council that the Study Area be declared a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

Section 4. This resolution shall take effect immediately.

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 June 28, 2022.

Jeanne Smith
Planning Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • APRIL 12, 2022****Regular****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. Call to Order:** Chairman Whitson called the meeting to order at 7:00 PM
- 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:** Chairman Whitson led attendees and members of the Board in the flag salute.
- IV. Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 10:00 P.M.; no new testimony will be taken after 10:30 P.M., except at the discretion of the Board.
- V. Roll Call:**

Attendee Name	Title	Status	Arrived	Departed
James Whitson	Chairman	Present		
John (Jack) Kahle	Vice Chairman	Present		
Patty Cooper	Mayor's Designee	Late	7:04 PM	
Thomas Tvrdik	Class III	Late	7:09 PM	
Joseph Foster	Environmental Commission Liaison	Present		
Christopher Widdis C	Class IV	Present		
Robert Kleiberg	Class IV	Absent		
Darren Davis	Class IV	Present		07:52 PM
Michael Dailey	Class IV	Absent		
Leslie B Widdis L	Alternate I	Absent		
Jeanne Smith	Board Secretary	Present		
Richard Tilton for Kevin Kennedy	Board Attorney	Present		
William White	Board Engineer/Planner	Present		

VI. Capital Presentation:**1. PB2022-06 Monmouth Park-Sportsbook**

Bill Knauff, Vice President of business operations of Monmouth Park, Michael Gallagher from Colliers Engineering and Sam Foreman from Studio 3877 the architect on the project came to give an overview and talk about the new Caesars Sportsbook at Monmouth Park.

Mrs. Cooper entered at 7:04 PM.

Mr. Knauff said the new facility is going to be located at the south end of the club house side. It will be connected to their patio theater. They will open a wall in the patio area so race patrons can walk right through to the building. It will have a separate entrance outside the clubhouse parking lot. It will have a full-service restaurant, large bar and outside patio aprons that can be used on race days, large groups that want to book during sports season or patrons that want to be there.

Mr. Gallagher the site engineer showed the Board an aerial rendering of the proposed site plan. The sportsbook will be two stories and 17,000 square feet. It will have direct access from the existing structure and will also have two separate access points for patrons coming from the Southerly parking area of the facility. They won't be changing the traffic patterns just shifting a drive aisle further southwest to accommodate the building addition. They will relocate a portion of the bus stand and reconfigure the access to it. They are proposing a nice landscape pattern along the front of the building to make a grand entrance from the southern parking area. At the southern end there will be a service area for deliveries. We will be reconstructing a portion of the patios and terraces on the track side of the site to replace what's disturbed during the construction of the building and to further supplement and create a warm weather gathering space as part of the sportsbook. There will be decorative pedestrian level lighting.

Mr. Tvrdik joined the Board at 7:09 PM

Mr. Foreman from 3877 Architectural firm described the layout of the building, floor plans, features, raised terrace, restrooms, and vision to compliment the historic nature of Monmouth Park with a modern building design.

Chairman Whitson asked if the Board had any questions.

Mr. White asked about the hours of operation? Days of the week it will be open? Mr. Knauff said it would be seven days a week. Monday through Thursday is 9am to 12am. Friday and Saturday is 9am to 1am.

Mrs. Cooper asked when will they start work and when will they finish? Mr. Foreman said they would like to start the 1st week in July and anticipate 10–12-month construction.

Mr. Tvrdik asked what the name will be? Mr. Knauff said the name will be Caesar's Sports Book at Monmouth Park.

Mr. Foster asked if there will be a formal restaurant or just a bar? Mr. Knauff said they would have a restaurant with a noted chef.

Mr. Kahle asked what the seating capacity will be? Mr. Foreman said it's just under a 1,000.

Mr. Davis asked about the amount of handicap spaces available. Mr. Gallagher explained that there is a percentage they need to have, and they are fulfilling that number.

Multiple Board members asked questions and expressed concerns with the parking, ADA parking locations, loading zone and striping. Mr. Gallagher said they will take another look at the design.

Chairman Whitson asked if there were any questions or comments from the public for which there were none.

VII. Board Business:

1. Report of Pending Applications - Ms. Smith advised of application scheduled for April 26, 2022 including 174 Comanche Dr, 82 Tecumseh Ave and the Area in Need Study for Parcel A/Warehouse Districts.
2. Fort Monmouth Plan Amendment #18 – Ms. Smith said this plan amendment affects an Oceanport parcel which is the nurses' quarters. The development review committee set up by the chairman did meet with the potential developer for the property. Currently, the property is zoned for 24, mixed residential use according to the actual plan. The developer that is bidding on the project has a pending contract with FMERA wants to put a total of 34 units at the site. The plan amendment provides an alternative development, doesn't replace it. It's an overlay for that site. Mr. White summarized the plan amendment and noted that there will be one access point off Main Street instead of 10 driveways. The driveways for the development will be on the backside of the garages. The townhouses will have 2 ½ stories, the apartments will be 2 stories. Ms. Smith said the Mayor and Council will need to respond back to FMERA before May 18th. The Board will have some time to review more in depth the plans.

VIII. Approval of Minutes:

1. Planning/Zoning Board - Regular - Feb 8, 2022 7:00 PM

RESULT:	ACCEPTED [5 TO 0]
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster
ABSENT:	Kleiberg, Dailey, Widdis L
INELIGIBLE:	Widdis C, Davis

2. Planning/Zoning Board - Regular - Feb 22, 2022 7:00 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Joseph Foster, Environmental Commission Liaison
SECONDER:	John (Jack) Kahle, Vice Chairman
AYES:	Whitson, Kahle, Cooper, Tvrdik, Foster, Davis
ABSENT:	Kleiberg, Dailey, Widdis L
INELIGIBLE:	Widdis C

IX. Old Business:

1. Resolution of Denial – 9 & 9A Pocano Ave - As the resolution had been previously provided to the Board, Mr. Tilton summarized the resolution and conditions. Chairman Whitson commented of note was that the Board was unanimous in their vote as basically the request was to make a large lot larger and a smaller lot smaller. Mr. Foster commented of note that the use of the property was

not in compliance concerning short term rental as testified to by the Applicant. Ms. Cooper made a motion to adopt the Resolution for denial, which was seconded by Mr. Foster and received the below roll call.

RESULT: ADOPTED [4 TO 0]
MOVER: Patty Cooper, Mayor's Designee
SECONDER: Joseph Foster, Environmental Commission Liaison
AYES: Whitson, Kahle, Cooper, Foster
ABSENT: Kleiberg, Dailey, Widdis L
INELIGIBLE: Tvrdik, Widdis C
RECUSED: Davis

2. Resolution of Approval - 38 Oneida Ave - As the resolution had been previously provided to the Board, Mr. Tilton summarized the resolution and conditions. Mr. Kahle made a motion to adopt the Resolution, which was seconded by Mr. Tvrdik and received the below roll call.

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

3. PB2022-03 Dalton, Edward

23 Ithaca Avenue

Block 29, Lot 12

Proposed installation of in-ground pool seeking relief for:

Maximum Impervious Coverage - 37% permitted; 42.0% existing; 49.8% proposed

EXHIBITS

A-5 Plan entitled "Pool Variance Plan", prepared by R.C. Burdick, PE, PP, PLS, last revised March 24, 2022

A-6 Colliers Engineering & Design Review Letter dated April 8, 2022

Mr. Dalton the applicant is requesting approval of a bulk variance exception due to impervious coverage on his property, that's related to the installation of a new pool. The first request for the variance was at the March 22nd Board meeting and the Board advised that they preferred the impervious coverage of the property, not exceed 50%. Mr. Dalton's engineer revised the plan, which was submitted to the board, to remove some of the concrete around the pool, recalculate all the impervious coverage areas on the property which results as a new coverage of 49.8% which is in line with the Board's request.

Chairman asked if the Board had any questions.

Ms. Cooper commented her thanks for the Applicant's consideration of the Board's comments.

PUBLIC: Chairman Whitson opened the meeting to questions and comments from the public. As there were none, Chairman Whitson closed that portion of the meeting

Motion to Approve Application As Amended

RESULT: ADOPTED [6 TO 0]
MOVER: Patty Cooper, Mayor's Designee
SECONDER: Darren Davis, Class IV
AYES: Whitson, Kahle, Cooper, Tvrdik, Foster, Davis
ABSENT: Kleiberg, Dailey, Widdis L
INELIGIBLE: Widdis C

Mr. Davis recused himself from this application and exited the meeting at 7:52 PM.

X. New Business:

1. PB2022-01 199 Comanche, LLC

199 Comanche Drive

Block 40, Lot 13

Construction of detached garage and associated improvements seeking relief for:

- Maximum Impervious Coverage: 37% permitted, 40.6% existing, 39.96% proposed.
- No accessory structures are permitted in the front yard: construct a three-car, one-story garage in the front yard of the property with a setback 70' from Comanche Drive.
- Minimum Side Yard Setback, Accessory Structure: 10 feet required, 1.66 feet proposed from northern side yard.

EXHIBITS

A-1 Land Development Application

A-2 Plan entitled "Variance Plans", prepared by Winters Design LLC, last revised Nov. 16, 2021

A-3 Plan entitled "Boundary and Topographic Survey", prepared by Insite Surveying, last revised Aug. 12, 2021

A-4 Plan entitled "Plot Plan", prepared by Insite Engineering and Surveying, last revised Nov. 1, 2021

A-5 Colliers Engineering & Design Review Letter dated Feb. 16, 2022

A-6 Colored Rendering of Exhibit A-4

A-7 Planner Rendering Aerial Exhibit

A-8 Photo Exhibit of Streetscape

Jennifer Krimko, Applicant's attorney, made opening remarks describing the subject property on Comanche Drive and described the application to reconstruct the existing garage in the front yard of the existing house and between the new garage and house install a swimming pool and other improvements.

Mr. Tilton asked if there was anyone from the public with a question as to the sufficiency of the notice. As there were no objections to the notice Mr. Tilton advised he and the Secretary had reviewed and found the notice to be in order.

Christopher Bednarski, Applicant's Engineer was sworn in, presented his qualifications and was accepted as an expert in engineering.

Mr. Bednarski described the property which is .42 acres or 18,000 square feet, approximately, in the R-3 zone which is residential, single family, where 12,000 square feet are allowed. The property fronts on Comanche Drive and it's a fully developed waterfront property consisting of an existing single-family home, and detached garage. The property is constrained on all sides except for the front yard. It is a long narrow lot, 50 feet by 365.5 feet. The existing dwelling is set back 271 feet from the road and the rear yard contains a sewer easement, wetlands, and the waterfront. The only feasible location for any proposed improvements would be in the front of the existing dwellings. So, they are here to seek approval to demolish the existing garage and construct a new three car garage with a storage area and then also a pool behind the garage. The existing garage located in the front yard is 95 feet from the property line. The proposed garage and storage structure will be setback 70 feet from the property line it will be screened with evergreen and American holly trees to provide an attractive buffer from the right of way. The existing garage sits 1.5 feet off the side lot line where 10 feet is required. The new garage will be 1.66 feet off the side lot line which will still need a variance. The only utilities that would be going in the garage is electric. The allowable coverage is 37% existing 40.6% they reduced it to 39.96%.

Mrs. Krimko advised the Board that the notice had not included a variance for a pool in the front yard because the Borough's ordinance recognizes the garage as the front as the end of the front yard therefore the pool was technically not in the front yard.

Mrs. Krimko asked Mr. Bednarski to go over changes made to the plans. The plans now show the pool equipment and is now compliant with the accessory structure location 10' off the property. The pool was put in the certain location for privacy and the neighbors garage acts like a screen, they will also add a fence in-between the pool and the driveway will be landscaped. The walkways will be landscaped to put a buffer in between neighbors.

Mrs. Krimko asked for questions from the Board for Mr. Bednarski.

Mr. White informed them that the pool equipment must be above 12.4'.

Mr. White asked questions about the turning space for the garage? Mr. Bednarski testified in front of the garage 18' for parking spaces and 9' for the drive aisle, effectively 20' to turn in. Mr. White commented that it appears that its gravel and typically 28-32' is needed on that type of surface. Mr. Bednarski responded that due to the width of the lot there is a challenge to provide additional space.

Mr. Foster asked about the gravel and the impervious coverage would it be impacted. Ms. Krimko responded that the gravel being removed and replaced would not be driven on and therefore no compression of the surface underneath which by Ordinance was not considered impervious.

Mr. Kahle asked questions about the new garage setback, 70' off of Comanche, old garage was at 95' and what was the distance for other garages along the street. Mrs. Krimko responded that the Planner would address that. Mr. Kahle asked if there would be landscaping to cover the pool equipment and along the fence? Mr. Bednarski said yes, they will have screening and other landscaping features in the area. Mr. Kahle asked about the driveway and 5' setback, does it need a variance. Mr. Bednarski responded no, pre-existing and they actually reduced the width to get down in the impervious coverage? Mr. Bednarski responded the aerial exhibit shows lots 11,12

and 13 have a shared driveway. They are not changing the driveway - it's an existing condition. Mr. Kahle asked about the area being called a porch and use as a bathroom. Mrs. Krimko stated she had that conversation with her clients and it is solely for storage in the winter months.

Mr. Widdis asked about the ordinance requirement that when replacing it must be made to comply. Mr. White confirmed yes. Mrs. Krimko responded that they are not re-doing the driveway. Mr. Widdis commented that the garage is only 1.5' off – there's not enough room to do anything without going on the neighbor's property. Mrs. Krimko responded its where the existing garage. Mr. Widdis replied but this is a brand new garage and should be made to comply. Mrs. Krimko responded that the problem being faced is the hardship from the narrowness of the lot which Mr. Widdis acknowledged but suggested changing the size of the garage. Mrs. Krimko responded that a car wouldn't fit. There was discussion on car lengths and garage size. Mrs. Krimko concluded that she would make a note of it and speak with her clients. Mr. Widdis asked additional questions about the driveway and boundaries and requested something to be installed to keep the gravel from migrating towards the property line. Mr. Widdis asked about the space next to the driveway. Mrs. Krimko said it was for the hose spigot, 3 stand, and not in the garage. Mr. Widdis asked where excess cars would be parked if garage could fit 2-3. Mr. Bednarski pointed out that there was 27' directly in front of the house where 3 cars would fit.

Mr. Foster asked about the driveway where it turns to the north it is not 5' to the property line. Mr. Bednarski pointed out that it was a pre-existing condition as where the neighbors have shared driveway space as shown on the aerial exhibits. Mrs. Krimko added that it was an existing condition that they are not changing.

Chairman Whitson had no questions but expressed concern with the garage being so close to the line.

PUBLIC: Chairman Whitson asked if there were any questions from the public for this witness. As there was no one from the public, Chairman Whitson closed this portion of the meeting.

Joanne Montero, Applicant's Architect, was sworn in, presented her credentials and was accepted as an expert in architecture. Mrs. Montero testified that there was no overhang on the North side of the garage. Mrs. Krimko said the depth of the garage is 20'-4 inches. She asked Mrs. Montero if there was anyway to make it smaller? Mrs. Montero said they could take a couple of inches off and still make it functional but would still have to access neighbor's yard for maintenance. Discussion was exchanged with Mr. Widdis concerning the garage size in order to increase the setback.

Chairman Whitson invited questions from the Board for Mrs. Montero.

Mr. Tvrdik had no questions but commented that he had concerns about the garage but saw the need for storage.

Mr. Kahle asked if there was a gutter to catch water with leaders and where did it go. Mr. Bednarski responded that the plan shows the existing water collection system and French drain systems for the house and garage that bring to an inlet on Comanche Drive.

Mr. Widdis asked what the trellis was and was told it was a decorative pergola.

Mr. Foster asked if the collection system was existing and was told yes, the inlet was, and the collection system would be added to the existing.

PUBLIC: Chairman Whitson asked if there were any questions from the public for this witness. As there was no one from the public, Chairman Whitson closed this portion of the meeting.

Mrs. Desmond, Applicant's Professional Planner, was sworn in and having previously been before the Board was accepted as an expert. Mrs. Desmond testified that their review of the neighborhood and there are several occurrences of accessory structures in the front yard and the current application would be consistent with other properties along Comanche Drive. Mrs. Krimko referring to Exhibit A-8, photos of other properties, pointed out various improvements, some with landscaping buffering which the Applicant was willing to install as a condition of approval.

Chairman Whitson invited questions from the Board for Mrs. Desmond.

Mr. Tvrdik, referring to the photos, asked to confirm that the Applicant would landscape the garage, which was agreed to by Mrs. Krimko; requested that no vehicles or storage be done in front of the garage which was also agreed to.

Mr. Kahle asked what were the setbacks to the garages along Comanche Drive. Mrs. Krimko pointed out the one with the shed was about 60' and so was the house with the garage.

PUBLIC: Chairman Whitson asked if there were any questions from the public for this witness. As there was no one from the public, Chairman Whitson closed this portion of the meeting.

Mrs. Krimko summarized the application reviewing the uniqueness and varies in style along Comanche Drive with none of them being the same, the similarity of other properties with accessory structures in the front yard due to location near the water, the new garage would be more attractive and aesthetically pleasing compared with what was there now, their willingness to install evergreen landscaping screen and to raise equipment to the required flood elevation and the driveway will be outlined with an edging keep gravel from migrating to the property line, they will reduce the garage by 6" to increase the setback but were constrained by the hardship from the narrowness of the lot. Mrs. Krimko argued that the property has several challenges to its unique shape and the inherent hardship due to the existing non-conformities and believes that the application presents a tremendous improvement to what

is there today. The Applicant also agrees to a Deed Restriction to prohibit habitation and no plumbing or heating of the garage and to maintain the landscaping in perpetuity.

Mr. Foster asked if there would be any lighting for the pool and if it would be dark sky compliant. Mrs. Krimko responded there would be standard residential lighting for the pool and yes, it would be dark skies compliant.

PUBLIC: Chairman Whitson asked if there were any comments from the public on the application. As there was no one from the public, Chairman Whitson closed this portion of the meeting.

Motion to Approve Application with Conditions

RESULT:	ADOPTED [6 TO 0]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Cooper, Tvrdek, Foster, Widdis C
ABSENT:	Kleiberg, Dailey, Widdis L
RECUSED:	Davis

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

XII. Adjournment: As there was no further business, the meeting was adjourned at 8:42 pm on a motion by Mr. Tvrdek which was seconded by Mr. Foster 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 # 2314)

Meeting: 06/28/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2314

PB2022-03 Dalton, Edward

23 Ithaca Avenue

Block 29, Lot 12

Proposed installation of in-ground pool seeking relief for:

Maximum Impervious Coverage - 37% permitted; 42.0% existing; 51.5% proposed

CARRIED from March 22, 2022

HISTORY:

03/08/22 Planning/Zoning Board

Chairman Whitson stated for the record that the notice was found deficient and the application was re-scheduled for the March 22, 2022 meeting with new notices to be served.

03/22/22 Planning/Zoning Board

23 Ithaca Avenue

Block 29, Lot 12

Proposed installation of in-ground pool seeking relief for:

Maximum Impervious Coverage - 37% permitted; 42.0% existing; 51.5% proposed

EXHIBITS:

A-1 Land Development Application

A-2 "Survey of Property," prepared by Charles Surmonte P.E. & P.L.S., dated June 23, 2021,

A-3 "Pool Variance Plan," prepared by R.C. Burdick, P.E., P.P., P.C. dated November 16, 2021

A-4 Colliers Engineering Review Letter dated February 22, 2022

04/12/22 Planning/Zoning Board

23 Ithaca Avenue

Block 29, Lot 12

Proposed installation of in-ground pool seeking relief for:

Maximum Impervious Coverage - 37% permitted; 42.0% existing; 49.8% proposed

EXHIBITS

A-5

A-6

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



April 8, 2022

VIA EMAIL

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

23 Ithaca Avenue – Bulk Variance
Block 29, Lot 12
Application No. PB2022-03
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0316

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 23, 2021, consisting of one (1) sheet.
- Plan entitled "Pool Variance Plan," prepared by R.C. Burdick, P.E., P.P., P.C. last revised March 24, 2022, consisting of one (1) sheet.

The subject property is a 15,000 SF (0.344-acre) parcel on the north side of Ithaca Avenue approximately 270 feet east of the intersection with Port au Peck Avenue. The subject is in the R-3 Residential Zone. The Applicant proposes to install a pool in the rear yard.

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

A. Variances/Design Waivers

1. Maximum Impervious Coverage – 37% permitted; 41.0% existing; 49.8% proposed. 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):

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.

B. General Comments

1. The pool equipment shall be at or above elevation 12.4.
2. Pool fencing shall comply with the requirements of 390-30H.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation pursuant to testimony presented at the public hearing.

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

Sincerely,

Colliers Engineering & Design

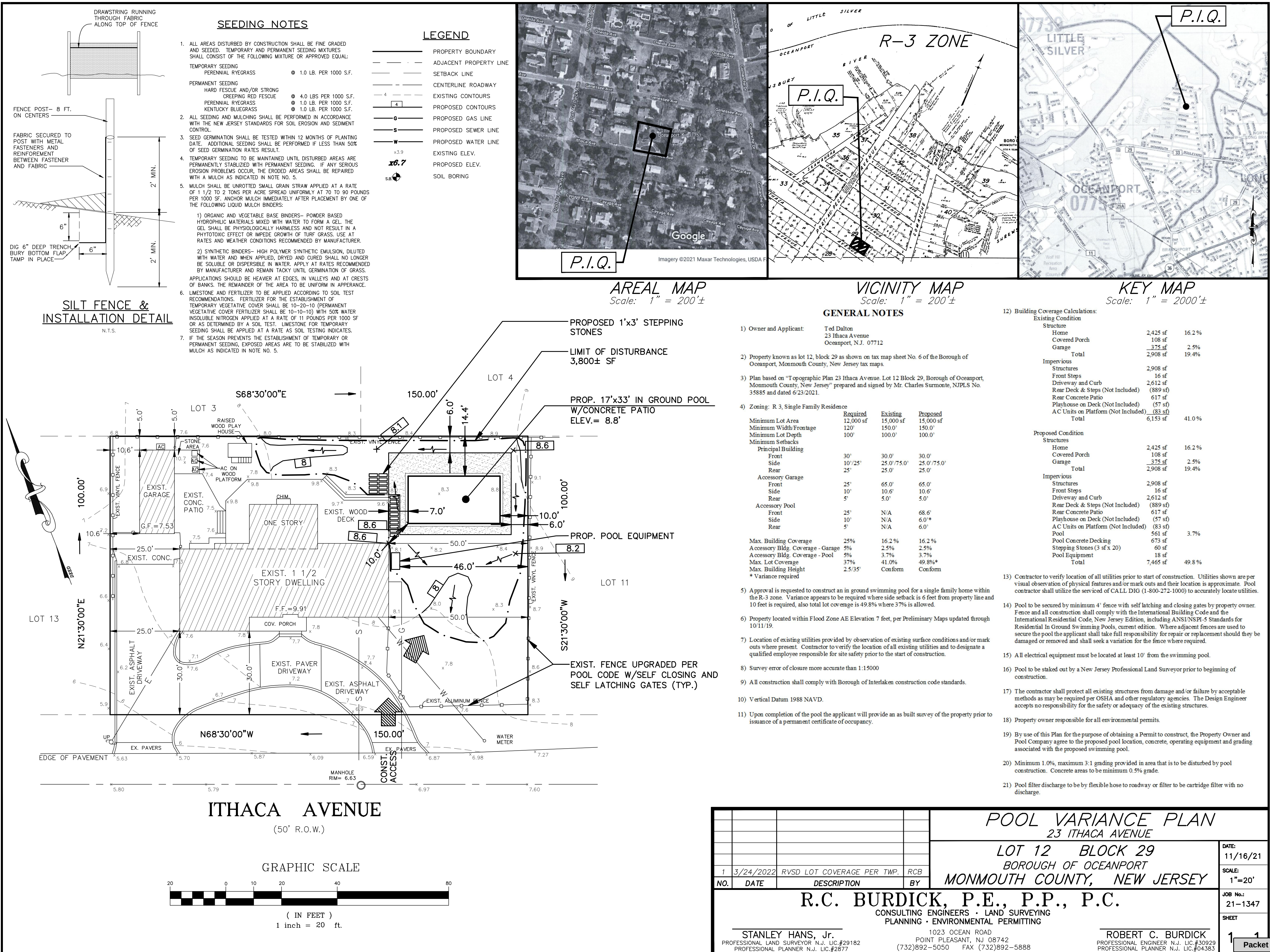


William H.R. White, III, PE, PP, CME, CFM, CPWM
 Planning Board Engineer and Planner

WHW/dmm

cc: Edward Dalton (via email)
 Kevin Kennedy, Esq. (via email)

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ITHACA AVENUE

(50' R.O.W.)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

POOL VARIANCE PLAN

23 ITHACA AVENUE

LOT 12 BLOCK 29
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

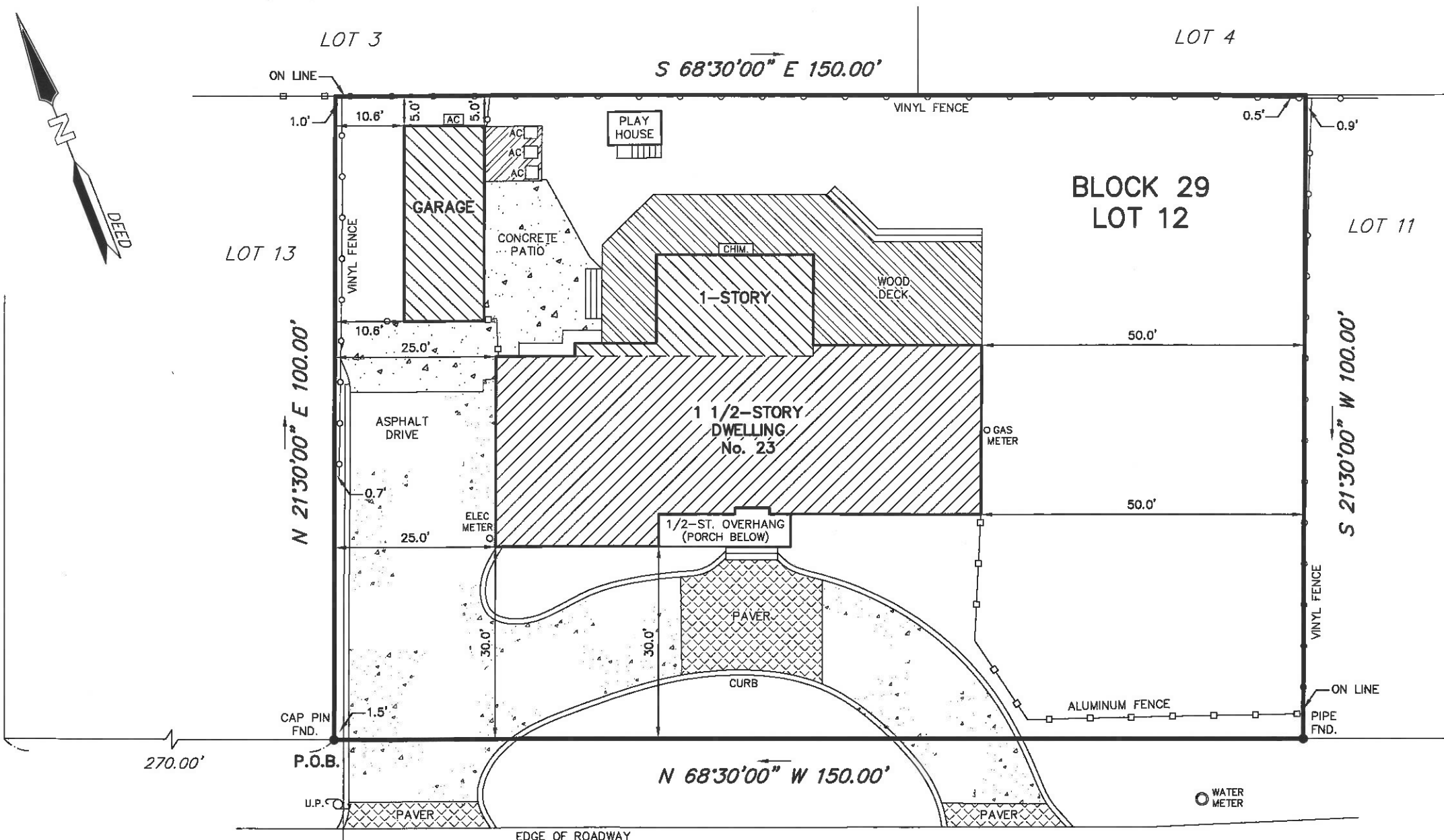
R.C. BURDICK, P.E., P.P., P.C.
CONSULTING ENGINEERS • LAND SURVEYING
PLANNING • ENVIRONMENTAL PERMITTING

STANLEY HANS, Jr.
PROFESSIONAL LAND SURVEYOR N.J. LIC.#29182
PROFESSIONAL PLANNER N.J. LIC.#2877

1023 OCEAN ROAD
POINT PLEASANT, NJ 08742
(732)892-5050 FAX (732)892-5888

ROBERT C. BURDICK
PROFESSIONAL ENGINEER N.J. LIC.#30929
PROFESSIONAL PLANNER N.J. LIC.#4383

PORT-AU-PECK AVENUE
(75' R.O.W.)



THIS SURVEY IS CERTIFIED TO:

- LUCIA BANDUCI and EDWARD DALTON
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- FOUNDATION TITLE, LLC - EATONTOWN (315-175474)
- WELLS FARGO BANK N.A., Its Successors And/Or Assigns
- GELSON, D'APOLITO and CURTIS, LLC
- PAUL N., D'APOLITO, ESQUIRE

DEED DESCRIPTION:

KNOWN AND DESIGNATED AS LOTS 19, 21, 23, 25 & 27 IN BLOCK 29 AS SHOWN ON A MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS - PORTAUPECK - MONMOUTH CO., N.J." WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 11, 1920 AS CASE No. 23-6.

NOTES:

1. ALSO KNOWN AS LOT 12 IN BLOCK 29 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 6.
2. UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH. OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.

ITHACA AVENUE
(50' R.O.W.)

SURVEY OF PROPERTY

23 ITHACA AVENUE
LOT 12 BLOCK 29

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.

21-725

DATE:

06-23-21

SCALE:

1"=20'

SHEET:

1 OF 1

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 2449)**

Meeting: 06/28/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2449

PB2019-22.1 Fort Partners Group

The Fort Athletic Club
1600 Avenue of Memories
Block 110.06, Lots 1, 3
Request for Amended Site Plan for Additional Parking Variance

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FOR

FORT MONMOUTH FITNESS CENTER

LOTS 1 & 3 IN BLOCK 110.06
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

BLOCK 1105	LOT 8	ADDRESSES LAURA, RONALD & YOKO 408 CHERBOURG ST. TOM'S RIVER, NJ 08853
1105	9	LAURA, RONALD & YOKO 408 CHERBOURG ST. TOM'S RIVER, NJ 08853
1105	10	LAURA, RONALD & YOKO 408 CHERBOURG ST. TOM'S RIVER, NJ 08853
1105	11	PELTZMAN, HARRIET 43 PARK AVE EATONTOWN, NJ 07724
1105	12	PELTZMAN, HARRIET 43 PARK AVE EATONTOWN, NJ 07724
1105	13	PELTZMAN, HARRIET 43 PARK AVE EATONTOWN, NJ 07724
1105	14	PELTZMAN, HARRIET 43 PARK AVE EATONTOWN, NJ 07724
1105	15	PELTZMAN, HARRIET 43 PARK AVE EATONTOWN, NJ 07724
1105	16	FLYNN, KEVIN AND LORI 45 PARK AVE EATONTOWN, NJ 07724
1105	17	FLYNN, KEVIN AND LORI 45 PARK AVE EATONTOWN, NJ 07724
1105	18	FLYNN, KEVIN AND LORI 45 PARK AVE EATONTOWN, NJ 07724
1105	19	FLYNN, KEVIN AND LORI 45 PARK AVE EATONTOWN, NJ 07724
1105	20	STRATTON, BARBARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	21	STRATTON, BARBARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	22	STRATTON, BARBARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	23	STRATTON, BARBARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	24	STRATTON, BARBARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	25	STRATTON, BARBARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	26	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	27	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	28	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	29	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	30	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	31	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	32	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	33	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	34	CHRISTENSEN, CARL & PATRICIA 61 VILLA PLACE EATONTOWN, NJ 07724
1105	35	FACHNER, WILLIAM AND CATHERINE 57 VILLA PLACE EATONTOWN, NJ 07724
1105	36	FACHNER, WILLIAM AND CATHERINE 57 VILLA PLACE EATONTOWN, NJ 07724
1105	37	FACHNER, WILLIAM AND CATHERINE 57 VILLA PLACE EATONTOWN, NJ 07724
1105	38	HOLFORD, RONALD H. JR. 53 VILLA PLACE EATONTOWN, NJ 07724
1105	39	HOLFORD, RONALD H. JR. 53 VILLA PLACE EATONTOWN, NJ 07724
1110	10	CASPER, THOMAS AND THERESA 40 IRVING PL. EATONTOWN, NJ 07724
1110	11	FOSTER, JENNIFER 44 IRVING PL. EATONTOWN, NJ 07724
1110	12	FOSTER, JENNIFER 44 IRVING PL. EATONTOWN, NJ 07724
1110	13	ELIUS, DAVID AND UNOK 43 WATSON PL. EATONTOWN, NJ 07724
1110	14	ELIUS, DAVID AND UNOK 43 WATSON PL. EATONTOWN, NJ 07724

200' PROPERTY OWNERS

INDEX OF SHEETS	FILE	NO.	PLAN DATE
TITLE SHEET	TS-1	1 OF 10	06/01/22
LAYOUT AND UTILITY PLAN	LP-1	2 OF 10	03/09/21
GRADING PLAN	GR-1	3 OF 10	03/09/21
LANDSCAPING PLAN	LS-1	4 OF 10	03/09/21
LIGHTING PLAN	LT-1	5 OF 10	03/09/21
EASEMENT LOCATION PLAN	EP-1	6 OF 10	03/09/21
SOIL EROSION & SEDIMENT CONTROL PLAN	SE-1	7 OF 10	03/09/21
SOIL EROSION & SEDIMENT CONTROL NOTES	SEC-1	8 OF 10	03/09/21
CONSTRUCTION DETAILS	CD-1	9 OF 10	03/09/21
CONSTRUCTION DETAILS	CD-2	10 OF 10	03/09/21

OWNER'S CERTIFICATION:

I AM THE OWNER OF THE SUBJECT PROPERTY AND CONSENT TO THE
FILING OF THIS SITE PLAN APPLICATION AS WELL AS THE IMPROVEMENTS
SHOWN HEREON.

OWNER

CERTIFICATION:

APPROVED AS A PRELIMINARY/FINAL MAJOR SITE PLAN BY THE BOROUGH OF
OCEANPORT PLANNING BOARD ON

ATTEST:

CHAIRPERSON

SECRETARY

DATE

CERTIFICATION:

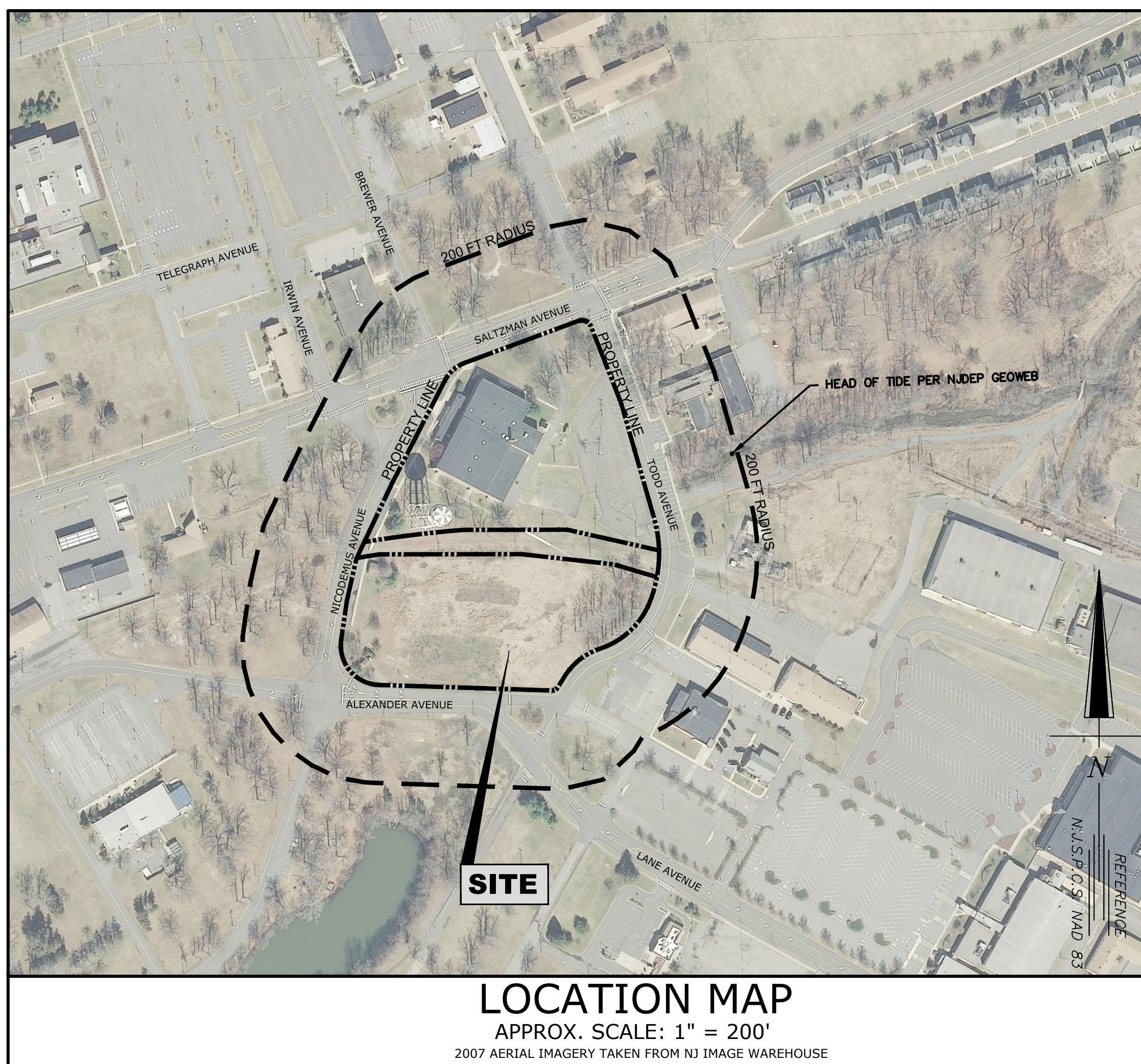
APPROVED AS A PRELIMINARY/FINAL MAJOR SITE PLAN BY THE BOROUGH OF
OCEANPORT PLANNING BOARD ON

ATTEST:

BOROUGH ENGINEER

SECRETARY

DATE



PROJECT ATTORNEY:
MICHAEL A. BRUNO, ESQ.
GIORDANO, HALLERAN & CIESLA
125 HALF MILE ROAD, SUITE 300
RED BANK, NEW JERSEY 07701

PROJECT SURVEYOR:
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, NJ 07730

JUNE 2, 2022 PLAN REVISIONS FOR PARKING VARIANCE ONLY

GROSS FLOOR AREA SUMMARY

APPROVED GROSS FLOOR AREA:	36,620 SF
EXISTING BASEMENT (PREV. EXCLUDED):	5,684 SF
EXISTING GROSS FLOOR AREA:	42,258 SF

PROPOSED SECOND FLOOR ADDITION:	5,967 SF
PORTION OF EX. BASEMENT REMOVED:	- 812 SF
PROPOSED GROSS FLOOR AREA:	47,413 SF

FMERA / MCR REVIEW NOTES:

- SUBJECT PROJECT DOES NOT ADD MORE THAN 1/4 ACRE OF NEW IMPERVIOUS SURFACE. THEREFORE STORMWATER MANAGEMENT RUNOFF CONTROL MEASURES ARE NOT REQUIRED PER NJAC 7.8-1.6.
- ALL EXISTING "B-TYPE" CURB INLETS WITHIN THE PROPERTY LIMITS OF THE SITE SHALL BE IMPROVED TO CURRENT ADA / NJ BARRIER FREE SUBCODE REQUIREMENTS.
- ANY BARRIER FREE CURB RAMP WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE IMPROVED TO CURRENT ADA / NJ BARRIER FREE SUBCODE REQUIREMENTS.
- THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:
NJAC 19.31c-3.10(D) - EXISTING O.H. LINES TO REMAIN, EXCEPT WHERE NOTED
- EXISTING PROPERTY IS WITHIN THE CAFRA ZONE AND A PERMIT IS REQUIRED FOR THE COMMERCIAL DEVELOPMENT RESULTING IN AN INCREASE OF 50 PARKING SPACES.

GENERAL NOTES:

- PROPERTY BEING SHOWN ON SHEETS 3 & 7 OF THE CURRENT OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT.
- AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR IMPROVEMENTS TO THE EXISTING BUILDING WITH ASSOCIATED IMPROVEMENTS TO PARKING, WALKWAYS, LIGHTING & LANDSCAPING. IN ADDITION, A PRACTICE FIELD & FITNESS TRAIL ARE PROPOSED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE OCEANPORT GREEN TECH CAMPUS DISTRICT. THE PROPOSED COMMERCIAL RECREATION FACILITY IS A PERMITTED USE WITHIN THE ZONE, PER PLAN AMENDMENT #7.
- OUTBOUND SURVEY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "ALTA/CASUALTY TITLE SURVEY, BLOCK 110, PORTION OF LOTS 1 & 4, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 8/31/2017 AND SIGNED BY JOSEPH E. ROMANO, PLS ON 9/6/2017.
- TOPOGRAPHICAL SURVEY MAP FOR PROPERTY KNOWN AS THE FORT MONMOUTH FITNESS CENTER," PREPARED BY YORKANIS & WHITE, INC., DATED 11/6/2015 AND SIGNED BY JOHN T. LUTS, PLS ON 9/20/2017.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0191F PANEL 191 OF 457, AND MAP NUMBER 34025C0183F PANEL 183 OF 457 COMMUNITY BOROUGH OF OCEANPORT NUMBER 340320, EFFECTIVE DATE SEPTEMBER 25, 2009, AS PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PROPERTY OWNER:
FORT PARTNERS GROUP, LLC
c/o GIORDANO, HALLERAN & CIESLA
125 HALF MILE ROAD, SUITE 300
RED BANK, NEW JERSEY 07701
APPLICANT:
FORT PARTNERS GROUP, LLC
c/o GIORDANO, HALLERAN & CIESLA
125 HALF MILE ROAD, SUITE 300
RED BANK, NEW JERSEY 07701
- UTILITIES:
WATER SERVICE: NEW JERSEY AMERICAN WATER CO.
SEWER SERVICE: FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)
TELEPHONE SERVICE: VERIZON OF NEW JERSEY
ELECTRIC SERVICE: FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)
CABLE TELEVISION: XFINITY CABLE
GAS SERVICE: NEW JERSEY NATURAL GAS COMPANY

PARKING SUMMARY - (PROPOSED)

- AS PER FORT MONMOUTH LAND USE REGULATIONS N.J.A.C. 19.31C-3, SECTION 7 - PARKING AND LOADING - TABLE 8 - BASE REQUIRED PARKING RATIOS

COMMERCIAL COMMUNITY RECREATION CENTER
4 SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA

PARKING REQUIRED

PROPOSED CCR BUILDING: (44,913 SF GFA / 1,000 SF GFA) * 4 SPACES = 180 SPACES
PROPOSED PHYSICAL THERAPY: (2,500 SF GFA / 1,000 SF GFA) * 6 SPACES = 15 SPACES

TOTAL PARKING REQUIRED = 195 SPACES REQUIRED
(INCL. 6 ADA SPACES)

PROPOSED PARKING PROVIDED:

146 PARKING SPACES PROVIDED ON-SITE (INCLUDING 5 ADA SPACES)
26 PARKING SPACES PROVIDED ON-SITE (INCLUDING 2 ADA SPACES) NICODEMUS AVE.
172 SPACES PROVIDED ON-SITE

ZONING INFORMATION: (PROPOSED)

PLAN AMENDMENT #7 REQUIREMENTS
CONVENIENCE AND LIFESTYLE USES IN CENTER DISTRICTS

DESCRIPTION	REQUIRED	EXISTING	APPROVED	PROPOSED	NOTES
MIN. LOT SIZE INCLUDES PARCEL 1, 2 & 3	N/A	8,015 ACRES 349,162 SF	7,346 ACRES* 320,006 SF*	8,015 ACRES 349,162 SF	
LOT FRONTAGE	N/A	294.78 FT	294.78 FT	294.78 FT	
BUILDING SETBACKS FRONT SETBACK (MIN.)					
FROM SALTZMAN AVE	20 FT - 30 FT	39.6 FT	39.6 FT	39.6 FT	
FROM NICODEMUS AVE	20 FT - 30 FT	32.3 FT	32.3 FT	32.3 FT	
FROM TODD AVE	20 FT - 30 FT	180.7 FT	180.7 FT	180.7 FT	
SIDE SETBACK (MIN.)	7 FT	N/A	N/A	N/A	
REAR SETBACK (MIN.)	25 FT	N/A	56.8 FT	56.8 FT	
LOT COVERAGE TOTAL (MAX.)	75 %	28.5 %**	26.4 % *	31.4%***	
FLOOR AREA RATIO (MAX.) Δ	0.25	0.10	0.11 (0.13')	0.15	
BUILDING HEIGHT (MAX.) ADAPTIVELY REUSED BLDG. NEW BLDG.	N/A** 2 STORIES 30 FT	N/A	N/A	N/A	
PARKING LANDSCAPE SETBACK	10 FT	0	6.7 FT	6.7 FT	VARIANCE
INTERIOR LANDSCAPE ISLANDS	10 %	3.7 %	N/A	8.4 %	VARIANCE

* LOT AREA EXCLUDES 29,156 SF EASEMENT OVER TRACT 2 PARCEL

** EXEMPT FROM ALL HEIGHT REQUIREMENTS. HOWEVER, NO ADDITIONAL STORIES OR HEIGHT SHALL BE ADDED TO EXISTING BUILDINGS UNLESS IT WOULD COMPLY WITH THE HEIGHT REQUIREMENTS FOR THE NEW DEVELOPMENT.

*** EXISTING LOT COVERAGE = 99,566 SF, PROPOSED LOT COVERAGE = 109,573 SF

Δ SEE GROSS FLOOR AREA SUMMARY

▲ FLOOR AREA RATIO INCLUDING OMITTED BASEMENT

TRIP GENERATION SUMMARY

- ATHLETIC CLUB PER 7TH EDITION, ITE TRIP GENERATION:

WEEKDAY ADT: (43 TRIPS/1000SF) X 36.6 = 1574 TRIPS PER WEEKDAY
SATURDAY ADT: (38.46 TRIPS/1000SF) X 36.6 = 1407 TRIPS PER SATURDAY

06/02/22	REVISED PARKING CALCULATION PER CLIENT	JK
03/09/21	REVISED PER NJDEP AND BOROUGH RESOLUTION	DS
07/20/20	ADDED HEATED ENCLOSURE & ROOF UNDERDRAINAGE	DS
04/27/20	REVISED UTILITY LAYOUT PER MEP PLANS	DS
12/11/19	REVISED PURSUANT TO MCR REVIEW	JK
12/05/19	REVISED PER ARCHITECT (CORRECTED FAR & GFA)	JK
05/17/19	REVISED PER ATTORNEY REVIEW	DS
05/06/19	REVISED PURSUANT TO FMERA MCR	DS

AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN

FORT MONMOUTH FITNESS CENTER

BLOCK 110.06, LOTS 1 & 3
BOROUGH OF OCEANPORT
MONMOUTH COUNTY - NEW JERSEY

KCE
KENNEDY CONSULTING ENGINEERS, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9393 TEL • 732.212.9399 FAX

TITLE SHEET

1 OF 10

FILENAME: TS-1

DRAWN BY: DS

DATE: 03/13/19

03/13/19

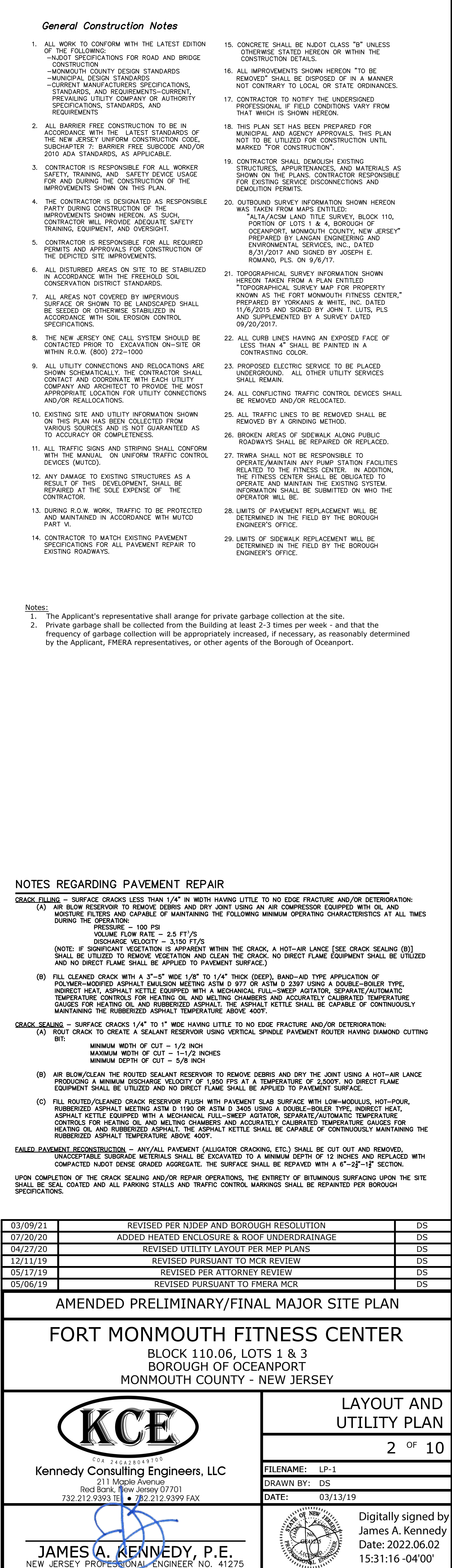
Digitally signed by

James A. Kennedy

Date: 2022.06.02

15:32:03 -04'00'

NEW JERSEY PROFESSIONAL ENGINEER NO. 41275



**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 2399)**

Meeting: 06/28/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2399

PB2022-12 Verdi, Edward & Tanya

Block 65, Lot 1.01

20 Balmer Court

Proposed installation of an in ground pool in secondary front yard where pools are not permitted in front yard.

DFD 9/21/22

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



June 17, 2022

VIA EMAIL

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

20 Balmer Court – Bulk Variance
Block 65, Lot 1.01
Application No. PB2022-12
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0322

Dear Board Members,

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

- Plans entitled "Plot Plan and Grading & Drainage Plan for Construction of Inground Swimming Pool," prepared by William F. Voeltz, P.E., last revised June 12, 2022, consisting of one (1) sheet.
- Plans entitled "Final As-built Survey" prepared by InSite Surveying, LLC, dated July 14, 2021, consisting of one (1) sheet.

The subject property is a 14,054 SF (0.323-acre) parcel which was formerly a portion of the old Borough Hall site located in the R-3 Residential Zone. The property is located at the southwest corner of the intersection of Balmer Court with Monmouth Boulevard. The Applicant proposes to install a pool, shed, and fence. The lot has frontage on Balmer Court and Monmouth Boulevard and technically has three (3) front yards.

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

A. Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Ordinance 390-31E prohibits pools from being located in the front yard. The proposed pool is between the dwelling and Myrtle Avenue, which is technically a front yard.
 - b. Accessory Structures are not permitted in the front yard (390-19C). As indicated above the proposed 196 sf shed is technically located in a front yard.

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 area of the proposed pool currently drains to Monmouth Boulevard and Balmer Court. The fencing should be installed so that it does not block the runoff pattern. A construction detail of the fence should be provided to the Board prior to the hearing. The fence shall be greater than 50% open.

2. The Applicant shall clarify if there are any utilities to be installed to the shed.
3. The shed is located within the Flood Hazard Zone and below the Design Flood Elevation of 12.4. The shed cannot have any habitable space. A deed restriction should be required to clarify this restriction.
4. The property is in a AE10 Flood Zone. The pool equipment platform must be at or above elevation 12.4.
5. The Applicant should clarify if any additional outdoor lighting is proposed.
6. A signed and sealed copy of the referenced survey should be on file with the Planning Board Secretary.

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

Sincerely,

Colliers Engineering & Design

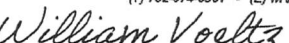


William H.R. White, III, PE, PP, CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/dmm

cc: John Poulos, Esq, (via email)

r:\projects\m-p\opp\opp0322\correspondence\out\220617_whw_20_balmer_review#2.docx

06.12.2022 DATE		R1 REVISION		Add Accessory Shed for Variance Application DESCRIPTION OF REVISION		9.1.b	
PLOT PLAN AND GRADING & DRAINAGE PLAN FOR CONSTRUCTION OF INGROUND SWIMMING POOL EDWARD G. VERDI & TANYA VERDI, H/W LOT 1.01, BLOCK 65, TAX MAP SHEET #10							
20 BALMER COURT BOROUGH OF OCEANPORT				MONMOUTH COUNTY NEW JERSEY 07757			
ZONING DISTRICT: (LOT AREA: 14,054 SF (0.32 AC)) TAX MAP SHEET:		R-3 10'		Project Number 2021MPM161		Drawn & Designed By: WVF	
PRINCIPAL SETBACKS (INTERIOR LOT): FRONT YARD (INTERNAL STREET): SIDE YARD (EACH/COMBINED): REAR YARD (TO PROPERTY LINE):		30' 10'/25' 25'		Drawing Scale: 1" = 20'		Initial Plan Release Date: 02.16.2022	
ACCESSORY SETBACKS (SIDE/REAR): DETACHED ACCESSORY SHED SWIMMING POOL CONCRETE:		10'/5' 10'/10'		Date of Property Survey: 07.14.2021		Existing Conditions As Of: 07.14.2021	
SWIMMING POOL EQUIPMENT: PRAC STRUCTURE TO POOL/SHED: MAXIMUM BUILDING LOT COVERAGE: MAXIMUM IMPERVIOUS LOT COVERAGE:		10'/10' 10' 30% 31%		 DATE 02.16.2022 WILLIAM F. VOELTZ, P.E. PROFESSIONAL ENGINEER N.J. Lic. No. 24GE02867000		Sheet 1 of 1	

GENERAL NOTES

1. PLOT, GRADING AND DRAINAGE PLAN IS BASED ON AN "FINAL AS-BUILT SURVEY, LOT 1.91 BLOCK 65, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ" PREPARED BY JOSEPH J. HEDGES, NJPLS #43362, DATED 07.14.2021. REFERENCE: "MINOR SUBDIVISION OF PROPERTY", RECORDED ON 88.65.2654 WITH MONMOUTH COUNTY.

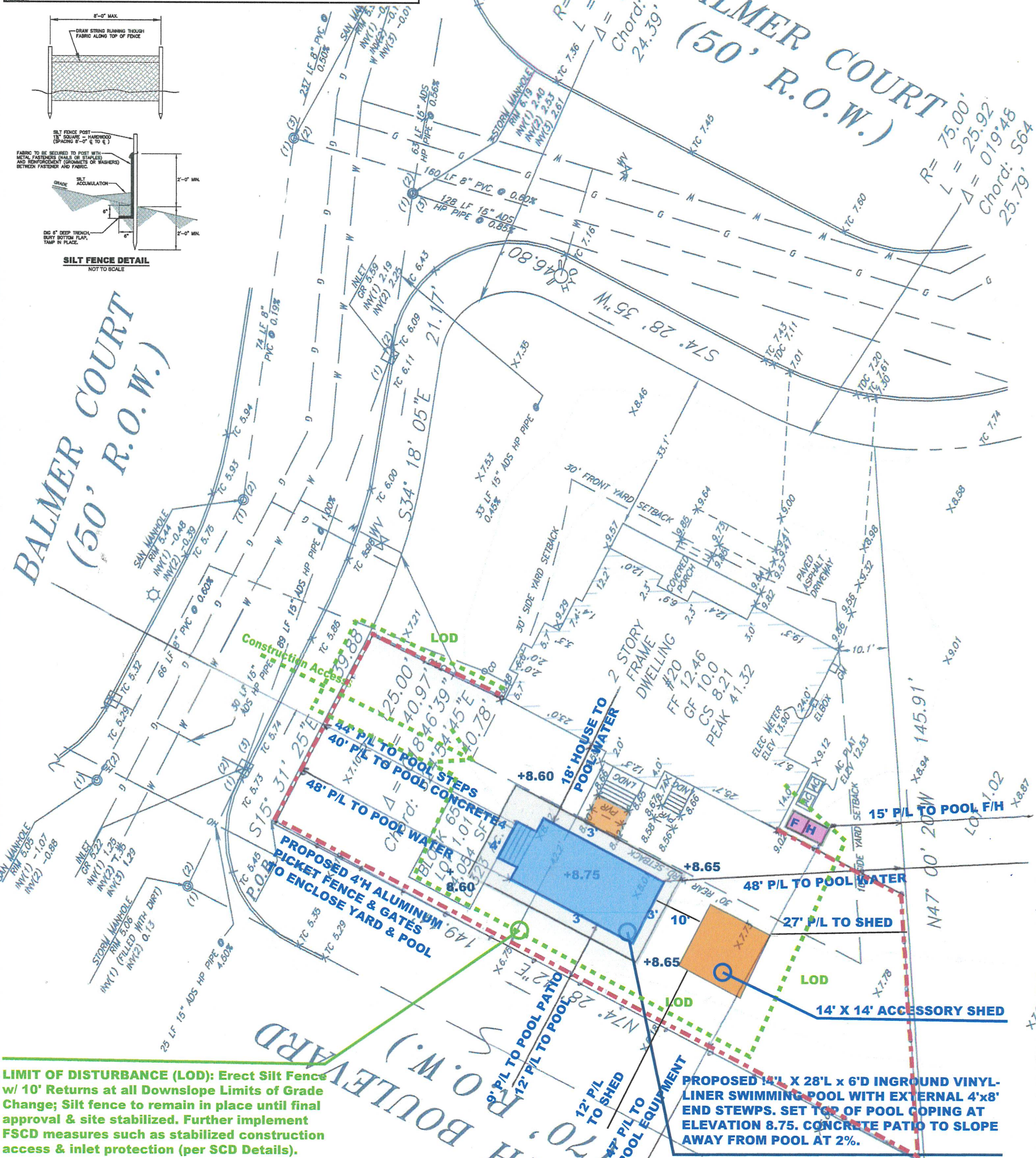
2. PROPERTY OWNER(S): EDWARDS AND TANYA VERDI, 20 BALMER COURT, OCEANPORT, NEW JERSEY 07057.

3. TOPOGRAPHIC SURVEY PREPARED BY JOSEPH J. HEDGES, NJPLS #43362 DATED 07.14.2021 AS REFERENCED ON FINAL AS-BUILT SURVEY IN NOTE 1. BENCHMARK IS 12' CORNER PILE CALCULATION 12.45 REFERENCED SURVEY.

4. PROPERTY SURVEYS: NJDEP GE-0WB, FEMA, NCRCS SOLS SURVEYS; TAX AND FILED MAPS; PROPERTY DEEDS; SUPPLEMENTED BY AN ONSITE VISIT, WERE USED TO VERIFY THE ABSENCE OF RESTRICTIONS WHICH MIGHT LIMIT THE CONSTRUCTABILITY OF THE PROJECT. THE PROJECT IS IN FLOOD HAZARD AREA 3 (FEMA FIRM MAP NUMBER 19025C0101ENR 09.25.2016). EASEMENTS MUST BE OBTAINED BY LICENSEE PRIOR TO INITIATING PROJECT CONSTRUCTION.

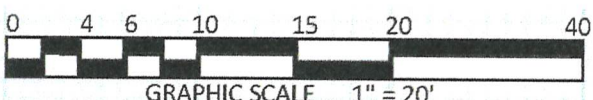
5. PROPOSED PROJECT IS FOR THE CONSTRUCTION OF AN INGROUND SWIMMING POOL, CONCRETE POOL PATIO, BITING POOL EQUIPMENT ON PAD, GRADING OF LAND, AND CONSTRUCTION OF A CONCRETE RETAINMENT WALL. THE SWIMMING POOL SHALL BE CONSTRUCTED WITH A 15' DIAMETER AND CONVEY IT AWAY FROM THE EXISTING BUILDING FOUNDATION, SWIMMING POOL VINYL LINER, AND PAVIR PATIO TO INFERMIABLE SOLS FOR INFILTRATION IN TO THE GROUND.

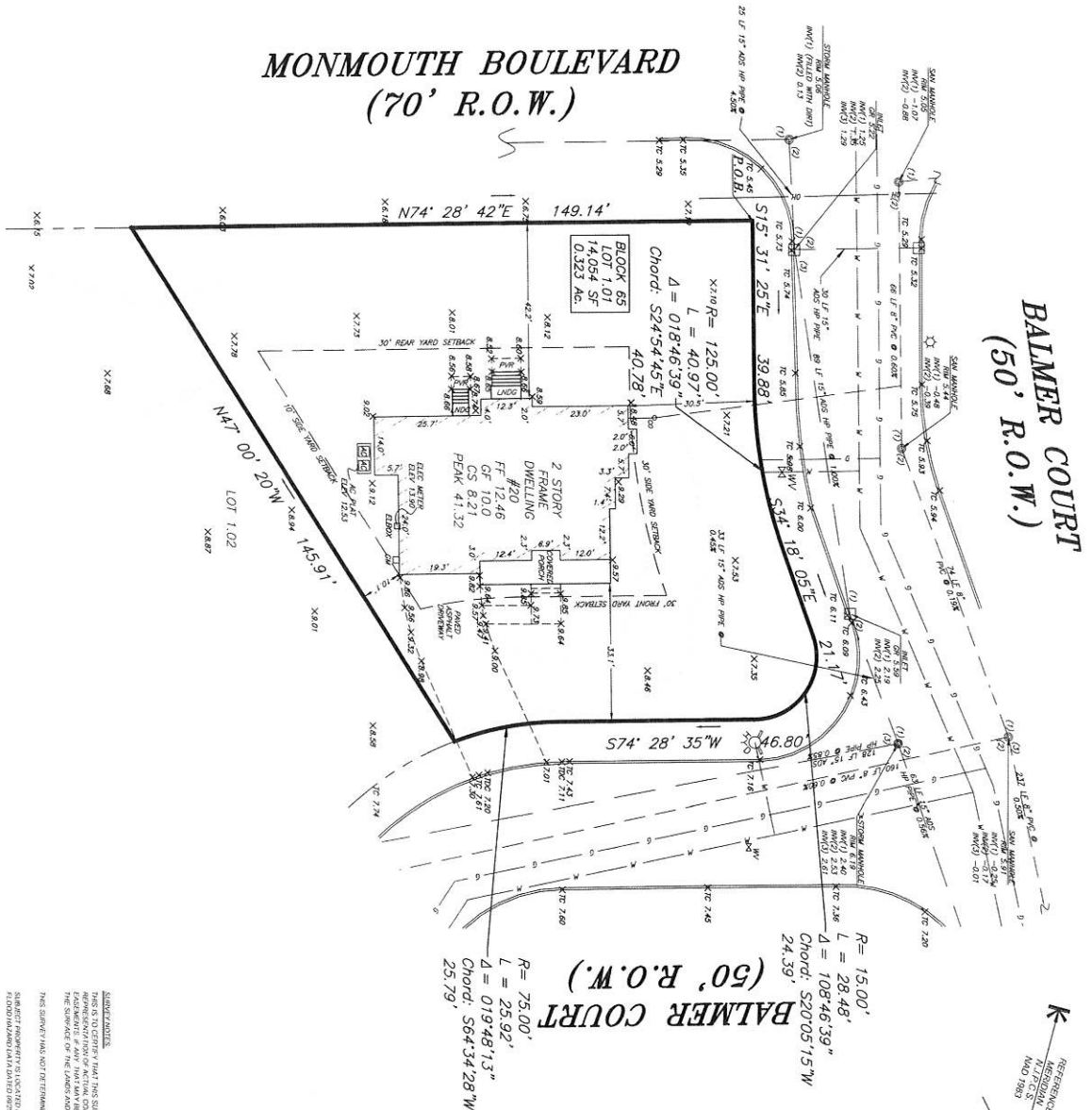
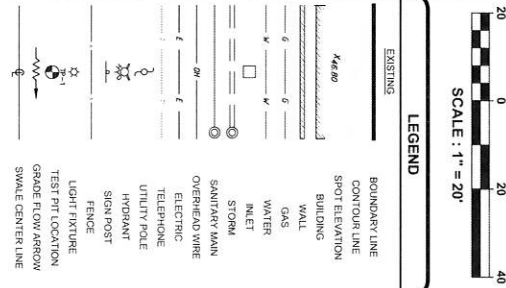
6. HOMEOWNER BEARS ULTIMATE RESPONSIBILITY TO COMPLETE ALL PERMITTED APPURTENANT WORK (PIPING, FENCING, DRAINAGE, AS-BUILT SURVEY) FOR COMPLETION OF



LIMIT OF DISTURBANCE (LOD): Erect Silt Fence w/ 10' Returns at all Downslope Limits of Grade Change; Silt fence to remain in place until final approval & site stabilized. Further implement FSCD measures such as stabilized construction access & inlet protection (per SCD Details).

ASSESSMENT OF BUILDING & IMPERVIOUS LOT COVERAGES		DATE: 06.14.2022	2021MPM161
TOTAL AREA (S.F.) (PER SURVEY)	14,054.00	EXISTING CONDITION	PROPOSED CONSTRUCTION
TOTAL AREA (ACRES)	0.32		
LOWABLE BUILDING COVERAGE (%) (NOTE 2)	30	2 STORY RESIDENTIAL DWELLING	2074
LOWABLE BUILDING COVERAGE (S.F.) (NOTE 2)	4,216.20	COVERED OPEN FRONT PORCH & STEP	220
EXISTING BUILDING COVERAGE (%) (NOTE 2)	16.3	FRONT PAVER SIDEWALK	100
PROPOSED BUILDING COVERAGE (%) (NOTE 2)	17.7	ASPHALT DRIVEWAY	700
PROPOSED BUILDING COVERAGE (S.F.) (NOTE 2)	2490.0	REAR WOOD DECK/LANDINGS & STAIRS	70
LOWABLE IMPERVIOUS COVERAGE (%) (NOTE 3)	37	PAVER LANDING	20
LOWABLE IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	5,200.0	UTILITY EQUIPMENT (A/C) ON RAISED PLATFORM	22
EXISTING IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	3,206.0	ACCESSORY SHED	0
PROPOSED IMPERVIOUS COVERAGE (%) (NOTE 3)	22.8	MISCELLANEOUS	0
PROPOSED IMPERVIOUS COVERAGE (S.F.) (NOTE 3)	4,220.00	INGROUND VINYL-LINER SWIMMING POOL & STEPS	0
PROPOSED IMPERVIOUS COVERAGE (%) (NOTE 3)	30.0	CONCRETE POOL PATIO	0
PERCENT CHANGE IN IMPERVIOUS COVERAGE (S.F.) (BLOCK 85)	1,014.00	POOL EQUIPMENT PAD	0
		MISCELLANEOUS	0
		TOTAL OF LOT COVERAGES (SQUARE FEET):	3206
			4220
PROPERTY ZONED R-3 (RESIDENTIAL) ZONING DISTRICT.		COVERAGES IDENTIFIED IN TABLE ARE IDENTIFIED AS (B)BUILDING OR FULL (P)PERVIOUS (%100%); (E)EXIST NOT 0 (%); OR (P)PARTIAL.	
MAXIMUM BUILDING COVERAGE: 30% OF LOT AREA; (BUILDING COVERAGE INCLUDES PRINCIPAL, GARAGE & SHED STRUCTURES; INCLUDES UNCOVERED DECKS, STEPS & PORCHES)			
MAXIMUM IMPERVIOUS COVERAGE: 37% OF LOT AREA; (INCLUDES BUILDING COVERAGE PLUS ALL SURFACES THAT ARE COMPACTED OR COVERED WITH A LAYER OF MATERIAL MAKING THEM RESISTANT TO INFILTRATION OF WATER. (SWIMMING POOL WATER SURFACE IS FULL IMPERVIOUS COVERAGE 100%).			



[illegible]

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNED AND
 DATED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL,
 AND MAY HAVE BEEN ALTERED.

Justin Hedges

JUSTIN HEDGES, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NJ LIC. NO. GS43862

SHEET NO. 1 of 1

PROJECT NAME
FINAL AS-BUILT
SURVEY
OF
BLOCK 65, LOT 1.01
20 BALMAIN COURT

BOROUGH OF OCEANPORT
MONMOUTH COUNTY,
NEW JERSEY

Martelli
SIGNATURE HOMES



CERTIFICATE OF AUTHORIZATION:
24GA0290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07718
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteSurveying.net
www.InSiteSurveying.net

REVISIONS

CERTIFICATION



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2433)

9.2

Meeting: 06/28/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2433

PB2022-14 Murphy, Joyce

Block 8, Lot 2

34 Iroquois Avenue

Seeking to construct an expansion of existing front landing to a covered porch. Proposed setback of 21.2 feet does not comply.

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



June 8, 2022

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
Oceanport, New Jersey 07757

34 Iroquois Avenue
Block 8, Lot 2
#PB2022-14 - Bulk Variance
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0323

Dear Board Members,

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

- Plan entitled "Survey of Property", prepared by Charles V. Bell Associates, Inc. last revised March 9, 2022 and consisting of one (1) sheet.
- An undated and unsigned Architectural floor plan consisting of one (1) sheet.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 10,000 SF (0.23 acres) on the south side of Iroquois Avenue approximately 175 feet west of Port Au Peck Avenue. The Applicant proposes to construct an addition and covered porch to the front of the dwelling.

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

Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Minimum Front Yard Setback, Porch - Ordinance 390-17A(4) permits one-story porches to encroach into the front setback by not more than six feet. The proposed front porch is 21.2 feet from the front property line whereas 24 feet is required.

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.

General Comments

1. The Applicant should clarify if the grading of the front yard will be maintained. If there are significant changes to the grade, a Grading Plan should be required.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation pursuant to testimony presented at the public hearing.

Project No. OPP-0323
June 8, 2022
Page 3 | 3



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

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

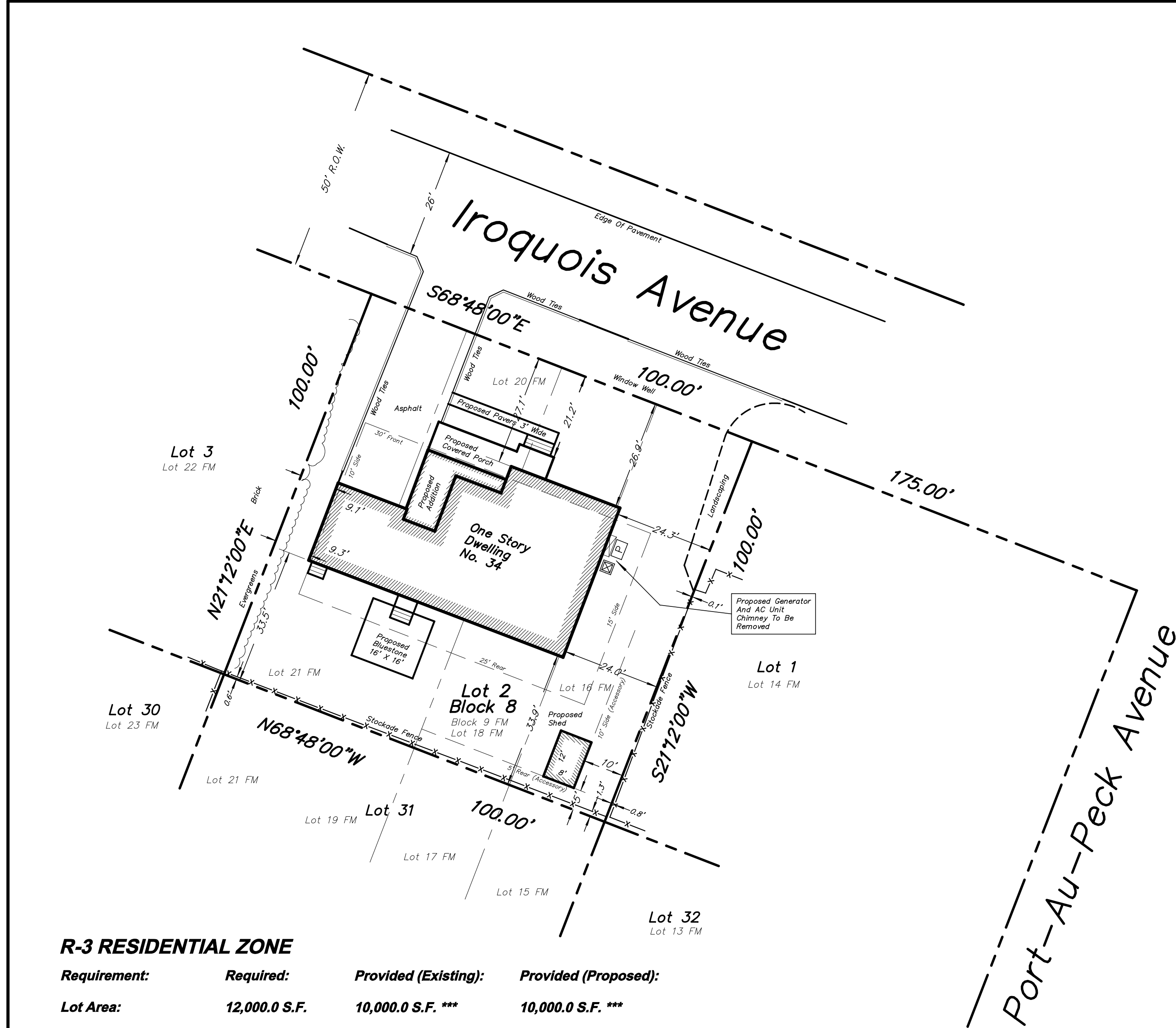
A handwritten signature in blue ink, appearing to read "W.H. White, III".

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

WHW/dmm

cc: Kevin Kennedy, Esq. (via email)
Joyce Murphy, Applicant (via email)

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R-3 RESIDENTIAL ZONE

Requirement:	Required:	Provided (Existing):	Provided (Proposed):
Lot Area:	12,000.0 S.F.	10,000.0 S.F. ***	10,000.0 S.F. ***
Lot Width:	120'	100' ***	100' ***
Lot Depth:	100'	100'	100'
Setbacks:			
Principal Front:	30'	26.9' ***	26.9' *** / 21.2' (Porch) ###
Side/Side/Side Total:	10' / 15' / 25'	9.1' *** / 24.0' / 33.1'	9.1' *** / 24.0' / 33.1'
Rear:	25'	33.9'	33.9' / 19.1' (Deck)
Accessory:			
Side:	10'	N.A.	10'
Rear:	5'	N.A.	5'
Impervious:	37%	37%	36.98%
Principal Coverage:	25%	25%	24.11%
Accessory Coverage:	5%	5%	0.96%
Dwelling Height:	2.5 Story / 35'	2.5 Story / 35'	2.5 Story / 35'
Variance: Existing *** / Proposed ###			

LOT COVERAGE

Dwelling (Existing):	2,011.8 S.F.
Dwelling (Addition):	195.6 S.F.
Porch (Front) (Proposed):	203.8 S.F.
Sub-Total:	2,411.2 S.F. 24.11%
Shed:	96.0 S.F. 0.96%
Total Building:	2,507.2 S.F. 25.07%
Driveway (Asphalt):	792.1 S.F.
Paver Sidewalk (Front):	99.7 S.F.
Wood Steps (Rear):	43.0 S.F.
Bluestone:	256.0 S.F.
Total Impervious:	3,698.0 S.F. 36.98%

Notes:

Offset Dimensions From Structures To Property Lines Shown Hereon Are Not To Be Used To Re-Establish Property Lines.

Underground Encroachments, If Any, Have Not Been Shown.

This Surveyor Is Not Qualified To Make Any Determination As To The Existence Or Non-Existence Of Wetlands And/Or Toxic Wastes. No Statement Is Being Made Or Implied Hereon, Nor Shoud It Be Assumed Or Construed That Any Statement Is Being Made By The Fact, No Wetlands And/Or Toxic Wastes Is Portrayed Hereon. The Client Should Pursue These Matters As Items Separate And Apart From This Survey.

The Use Of The Word Certify Or Certification Constitues An Expression Or Professional Opinion Regarding Those Facts Or Findings Which Are Subject To The Undersigned Professional Knowledge And Belief And In Accordance With The Common Accepted Procdure Consistent With The Applicable Standards Of Practice And Does Nor Constitute A Warranty Or Guarantee Either Expressed Or Implied

Offsets To Fences Are As Follows:

Chain Link Fence to Center Of Post
Wrought Aluminum Fence To Center Of Post
Post And Rail Fence To Center Of Post
Picket Fence To Edge Of Board
Stockade Fence To Edge Of Board

Offsets To Dwellings, Sheds And Buildings To Edge Of Siding, Brick Or Stone For Foundation To Edge Of Block

Do Not Scale Drawing, As Reproduction Methods May Cause The Distances To Be Short Or Long.

A Written Waiver And Direction Not To Set Corners Markers Has Been Obtained From The Ultimate User Pursuant To P.L. 2003 c.14 (C45:8-36.3) And N.J.A.C. 13:40-5.1(d)

Tax Map Reference:

Lot 2 Block 8
Borough Of Oceanport
Tax Map Sheet No. 10

Filed Map Reference:

Lot 14, 16, 18 And 20 Block 9
"Perfected And Amended Map Of Property Known As Portaupeck, Monmouth County, New Jersey."
Prepared By George D. Cooper, C.E., Dated September 3, 1907.
Filed In The Monmouth County Clerk's Office On November 11, 1920 In Case No. 23-6.

Lot Area: 10,000.0 S.F. (0.229 Acres)

Record Owner Deed: Deed Book 3543 Page 729

This Survey Was Prepared Based On A Title Search Prepared By Trident Abstract Title Agency, LLC, File No. TA-152365, Dated August 9, 2021.

Schedule B Part II Exceptions:

Item No. 14: Subject To Utility Easement As Set Forth In Deed Book 853 Page 345, Deed Book 856 Page 382, Deed Book 1283 Page 401, Deed Book 1324 Page 20 And Deed Book 3762 Page 417.

Item No.15: Subject To The Rights Of Electric, Telephone And Cable Television Utilities Servicing The Premises In Question.

Item No. 16: Subject To The Results Of A Tidelands Search, Which Discloses: Unclaimed.

Deed And Map References;

Lot 1: Official Record 9318 Page 3543
Lot 3: Deed Book 4903 Page 128
Lot 30: Official Record 9338 Page 7693
Lot 31: Official Record 9302 Page 5981
Lot 32: Deed Book 5726 Page 701

"Survey Of Property, 380 Port Au Peck Avenue, Lot 1 Block 8, Borough Of Oceanport, Monmouth County, New Jersey."
Prepared By Charles V. Bell Associates, Inc., Dated October 10, 2018

Certified To:

HENRY JARED MURPHY and JOYCE MURPHY, h/w;
VALLEY NATIONAL BANK, its successors and/or assigns
as their interest may appear;
TRIDENT ABSTRACT TITLE AGENCY, LLC, agent for
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
and H. JARED MURPHY, II, ESQUIRE;
CUTOLO BARROS, LLC

SURVEY OF PROPERTY
34 IROQUOIS AVENUE
LOT 2 BLOCK 8
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

I Hereby Certify To The Best Of My Knowledge, Information And Belief, That This Survey Has Been Performed In Accordance With The Accepted Standard Of The Profession As Practiced In The State Of New Jersey

Date	Description
January 10, 2022	Added Proposed Shed, AC Unit And Generator
March 9, 2022	Added Proposed Addition, Pavers, Deck & Bluestone

CvB CHARLES V. BELL ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS AND PLANNERS
40 MEREDITH DRIVE TINTON FALLS, NEW JERSEY 07724
732-542-1616 732-542-2999 FAX BellSurveying@Gmail.Com

CHARLES V. BELL JR.

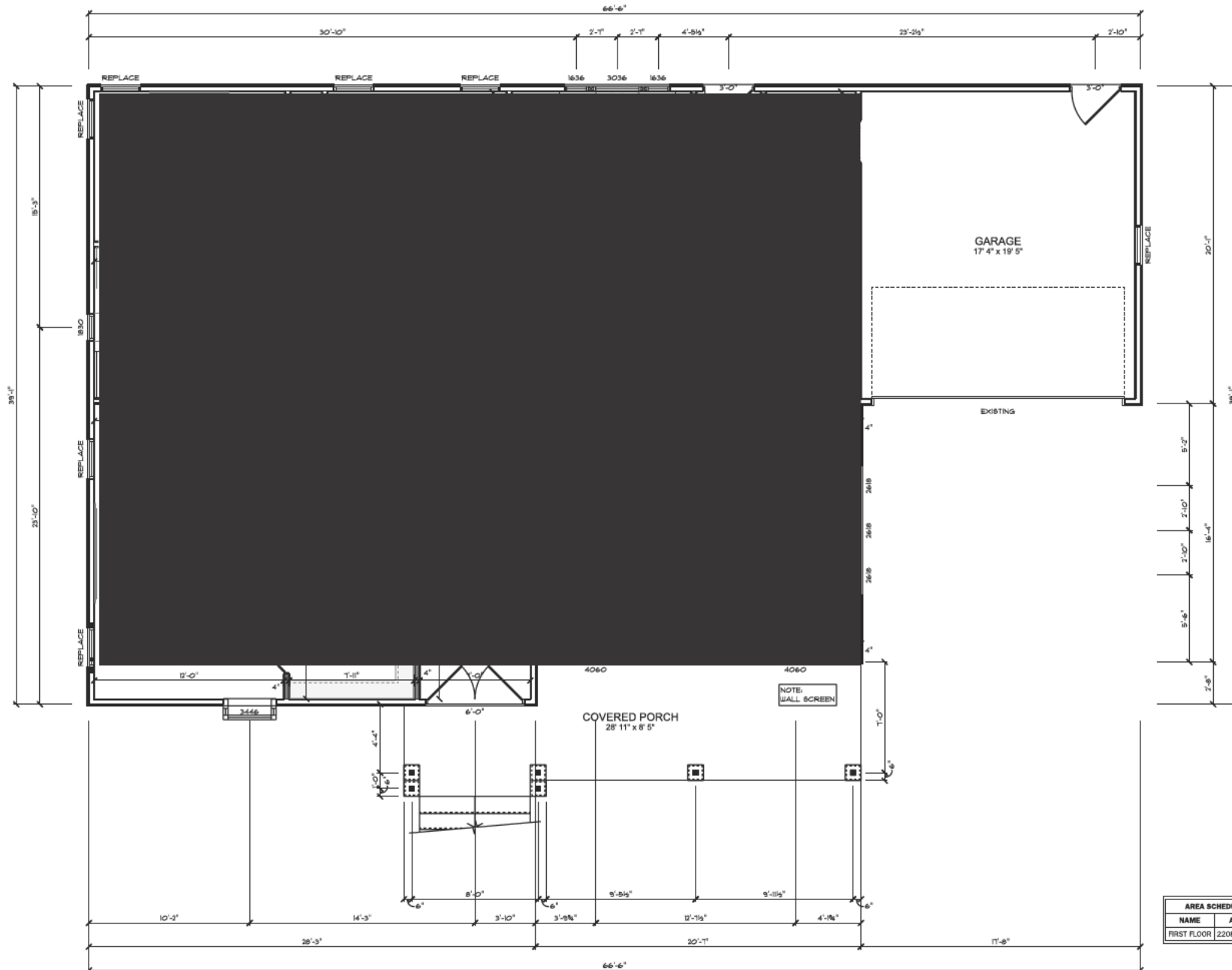
N.J. Professional Land Surveyor Licence No. 27501
N.J. Professional Planner License No. 2468

Scale	Date	Drawn	Checked	File No.	Field Book
1"=20'	August 5, 2021	CVB	CVB	14221	401

ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	CEILING FINISH	CEILING MATERIAL	WALLCOVERING	AREA
BATH	Tile	Flat	Drywall	Tile	50.5 sq ft.
BATH	Tile	Flat	Drywall	Tile	29.8 sq ft.
BEDROOM 1	Hardwood	Flat	Drywall	Paint	154.8 sq ft.
BEDROOM 2	Hardwood	Flat	Drywall	Paint	125.9 sq ft.
COVERED PORCH	Stone	Flat	Tongue & Groove	36" High Railing	200.4 sq ft.

ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	CEILING FINISH	CEILING MATERIAL	WALLCOVERING	AREA
DINETTE	Hardwood	Flat	Drywall	Paint	136.4 sq ft.
GARAGE	4" Concrete	Flat	Drywall Type X	Drywall Type X	335.0 sq ft.
GREAT ROOM	Hardwood	Tray	Drywall	Paint	322.5 sq ft.
KITCHEN	Hardwood	Flat	Drywall	Paint	201.3 sq ft.
LAUNDRY	Tile w/ Drain	Flat	Drywall	Paint	31.6 sq ft.

ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	CEILING FINISH	CEILING MATERIAL	WALLCOVERING	AREA
MASTER BATH	Tile	Flat	Drywall	Tile	82.6 sq ft.
MASTER BEDROOM	Hardwood	Tray	Drywall	Paint	241.2 sq ft.
MUD ROOM	Tile	Flat	Drywall	Wainscoting	26.5 sq ft.
WALK IN	Hardwood	Flat	Drywall	Paint	49.5 sq ft.



AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	2208.5 sq ft.



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2447)

Meeting: 06/28/22 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2447

11.1

BOROUGH OF OCEANPORT PLANNING BOARD RESOLUTION AUTHORIZING AN EXECUTIVE SESSION JUNE 28, 2022

WHEREAS, the Open Public Meetings Act provides that the Planning Board may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

WHEREAS, it is recommended by the Board Attorney that the Planning Board go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Oceanport that the Board shall go into executive session to discuss the following items:

Litigation, Negotiations and the Attorney Client Privilege N.J.S.A. 10:4-12(b)(7)

Pending Litigation, Veltri vs. Oceanport Planning Board

BE IT FURTHER RESOLVED that no formal action will be taken after the Executive Session.