



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • JUNE 25, 2024

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 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

III. Flag Salute

IV. Board Policy

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

V. Roll Call

VI. Board Business

1. Report of Pending Applications

VII. Approval of Minutes

1. Planning/Zoning Board - Regular - May 14, 2024 7:00 PM
2. Minutes of June 27, 2023 7:00 PM
3. Minutes of Oct 11, 2022 7:00 PM

VIII. Old Business - None

IX. New Business

1. PB2024-03 Buono, Frank

Block 19, Lot 14.01

35 Wyandotte Ave.

Proposed improvements for pool, patio, pergola seeking variance relief for:

- Impervious Surface-37% permitted, 28.6% existing, 47.6 proposed
- Minimum Setback Rear- 25' required, 25.421 existing, 8' proposed
- Minimum Total Sides- 25' required, 50.9' existing, 20.5' proposed

Block 19, Lot 14.01

35 Wyandotte Ave.

Proposed improvements for pool, patio, pergola seeking variance relief for:

- Impervious Surface-37% permitted, 28.6% existing, 47.6 proposed
- Minimum Setback Rear- 25' required, 25.421 existing, 8' proposed
- Minimum Total Sides- 25' required, 50.9' existing, 20.5' proposed

X. Public Comments

XI. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • MAY 14, 2024****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 7:14 PM due to technical issues.
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 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 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:**

Attendee Name	Title	Status
James Whitson	Chairman	Present
John (Jack) Kahle	Vice Chairman	Present
Christopher Widdis C	Mayor's Designee	Present
Patty Cooper	Class III Council Liaison	Present
Joseph Foster	Environmental Commission Liaison	Present
Leslie B Widdis L	Class IV	Present
Darren Davis	Class IV	Present
Michael Dailey	Class IV	Absent
Kevin Calver	Class IV	Absent
David Gruskos	Alternate I	Absent
Louis J. Padula	Alternate II	Absent
Jeanne Smith	Board Secretary	Present
Kevin Kennedy	Board Attorney	Present
William White	Board Engineer/Planner	Absent

- VI. **Board Business:**
- Report of Pending Applications - Ms. Smith advised that next meeting was scheduled for May 28, 2024, there are two applications tentatively scheduled - an amendment of Site Plan for the Allison Hall parcel and 35 Wyandotte seeking installation of a pool and associated improvements.
 - Mandatory SWM Training - Ms. Smith advised that the Borough was in the process of updating its stormwater requirements with the State. Part of the process requires that all Planning/Zoning Board members watch a video regarding Stormwater Control for Site Plans and certify to same. Board members were asked to complete as soon as possible but not later than July 1. If necessary, a workshop would be scheduled at a future date for a training session to watch the video as a Board.
- VII. **Approval of Minutes:**
- Planning/Zoning Board - Regular - Oct 11, 2022 7:00 PM - Tabled
 - Planning/Zoning Board - Regular - Jun 27, 2023 7:00 PM - Tabled
 - Planning/Zoning Board - Regular - Apr 9, 2024 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patty Cooper, Class III Council Liaison
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis
ABSENT:	Dailey, Calver, Gruskos, Padula

VIII. Old Business:

1. PR-24-14 Resolution of Approval, JCP&L Substation - As the resolution was provided in advance, Mr. Kennedy summarized the resolution, reviewed its conditions, reviewed comments submitted by the Applicant's attorney and Board Engineer which the Board found acceptable as modified.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis
ABSENT:	Dailey, Calver, Gruskos, Padula

2. Manvan LLC – Request for 2nd Extension of Minor Subdivision Approval
190-192 Monmouth Blvd
Block 65, Lots 40 & 41

Ms. Smith summarized the Applicant's request for a 2nd extension of the minor subdivision approval as they are actively working to complete the conditions of the approval but are having an issue with the removal of one of the building tenants in order to demolish all structures as conditioned by the Board. After discussion, the Board agreed to grant the second extension for one year through May 3, 2025.

3. **PR-24-15** Second Extension of Approval for PR-22-32

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Commission Liaison
AYES:	Whitson, Kahle, Widdis C, Cooper, Foster, Widdis L, Davis
ABSENT:	Dailey, Calver, Gruskos, Padula

IX. New Business: None

- X. **Petitions from the Public:** Chairman Whitson opened the meeting to public comments. As no one else from the public appeared, that portion of the meeting was closed.

- XI. **Adjournment:** As there was no further business, the meeting was adjourned at 7:33 pm on a motion by Mr. Davis, seconded by Mrs. Barham-Widdis with all in favor.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 3185)

Meeting: 06/25/24 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3185

PB2024-03 Buono, Frank

Block 19, Lot 14.01

35 Wyandotte Ave.

Proposed improvements for pool, patio, pergola seeking variance relief for:

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COMMENTS - Current Meeting:

Block 19, Lot 14.01

35 Wyandotte Ave.

Proposed improvements for pool, patio, pergola seeking variance relief for:

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- Minimum Setback Rear- 25' required, 25.421 existing, 8' proposed
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101 Crawfords Corner Road
Suite 3400
Holmdel, New Jersey 07733
Main: 877 627 3772



June 13, 2024

VIA EMAIL

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

Application No. PB2024-03
Review #1 – 35 Wyandotte Avenue
Block 19, Lot 14.01
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0358

Dear Board Members,

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

- Plan entitled "Final As-built Survey" prepared by InSite Surveying, LLC, last revised October 2, 2023, consisting of one (1) sheet;
- Plan entitled "Plot Plan" prepared by InSite Surveying, LLC, last revised March 22, 2024, consisting of one (1) sheet;
- Plan entitled "Proposed Alteration for Buono Residence," prepared by Brian Fitzgerald Architect + Design, last revised February 29, 2024, consisting of seven (7) sheets.

The subject property is a 12,000 SF (0.275 Ac) parcel located in the R-3 Residential Zone District. The parcel is on the north side of Wyandotte Avenue approximately 420 feet east of Port Au Peck Avenue. The property contains a 2-1/2 story dwelling, concrete walkway, and asphalt driveway. The Applicant is proposing a covered patio addition to the rear of the existing dwelling along with an inground pool, pergola and at grade patio.

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

A. Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Minimum Rear Yard Setback – the R-3 Zone requires a Rear Yard Setback of 25' to the Principal Structure, the existing dwelling provides a 25.42' from the rear property line, the applicant is requesting 8 foot setback to the proposed covered patio.
 - b. Maximum Impervious Coverage – the zone permits a maximum impervious coverage of 37%, the current coverage is 28.6%, and the applicant proposes a coverage of 47.6%.

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

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

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

B. General Comments

1. The property is not located in a Regulated Flood Zone.
2. The location of the pool equipment shall be added to the plans.

3. The Architectural plans and Plot Plan should be coordinated with respect to the proposed setbacks and improvements.
4. The Architectural plans indicates evergreen privacy screening, which should be added to the Plot Plan and details provided as to the species, size and spacing.
5. The applicant shall provide testimony as to the existing drainage pattern(s) and potential impact to the adjacent properties.
6. The Board should consider a deed restriction to prohibit the enclosure of the covered patio.
7. The proposed outdoor sink will require approval from the Plumbing Subcode official.
8. Permanent fencing in accordance with Ordinance 390-31H shall be provided to secure the pool. Location of fencing and gates shall be added to the Plot Plan.

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

Sincerely,

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



William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/

cc: Robert Witck II, Esq, (via email)
Brian Fitzgerald, AIA (via email)
Frank Buono, applicant (via email)
Douglas qClelland, PE (via email)
Kevin Kennedy, Esq. (via email)

R:\Projects\IM-P\Opp\OPP0358\Correspondence\OUT\240613_whw_smith_35_Wyandotte_rvw#1.docx

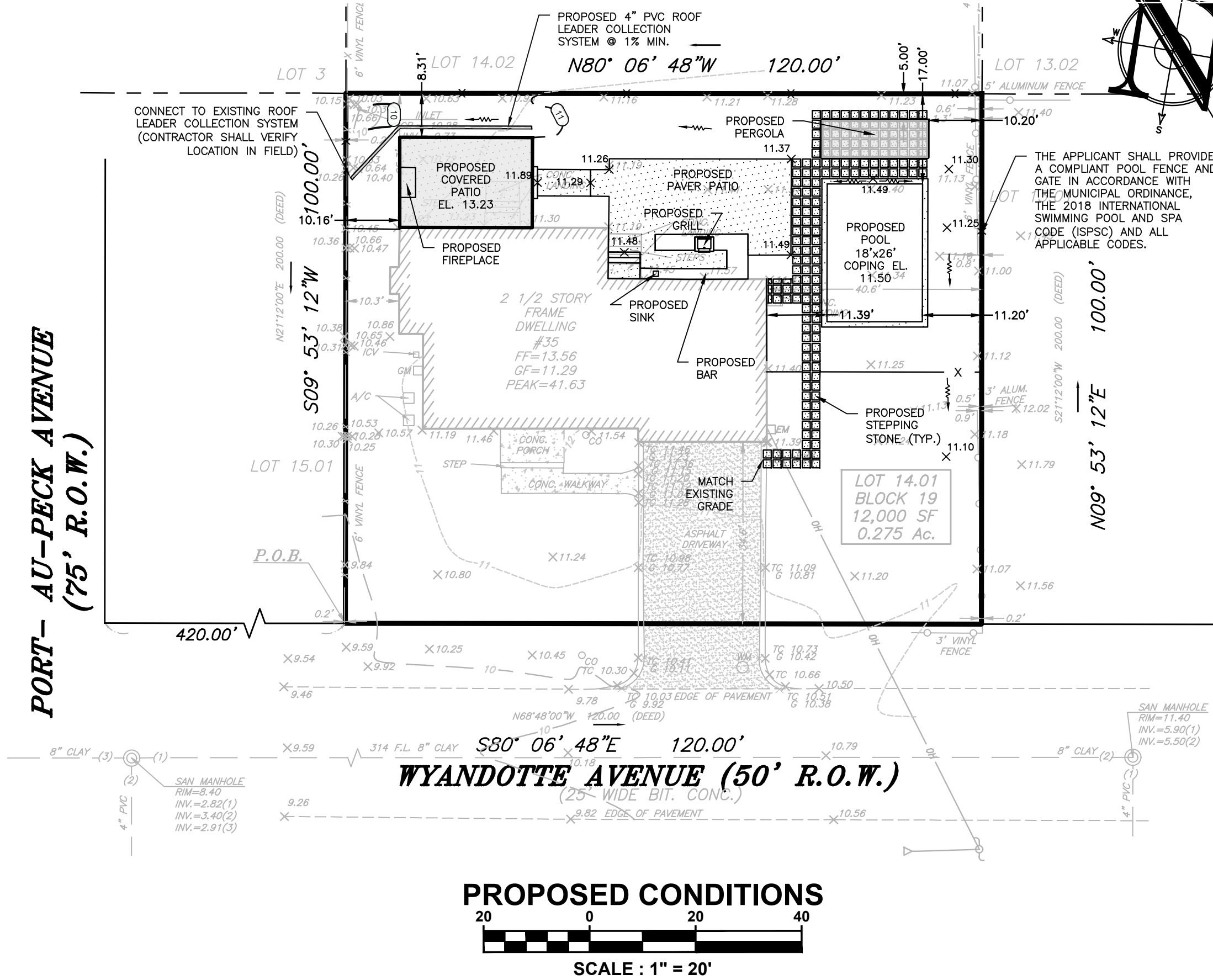
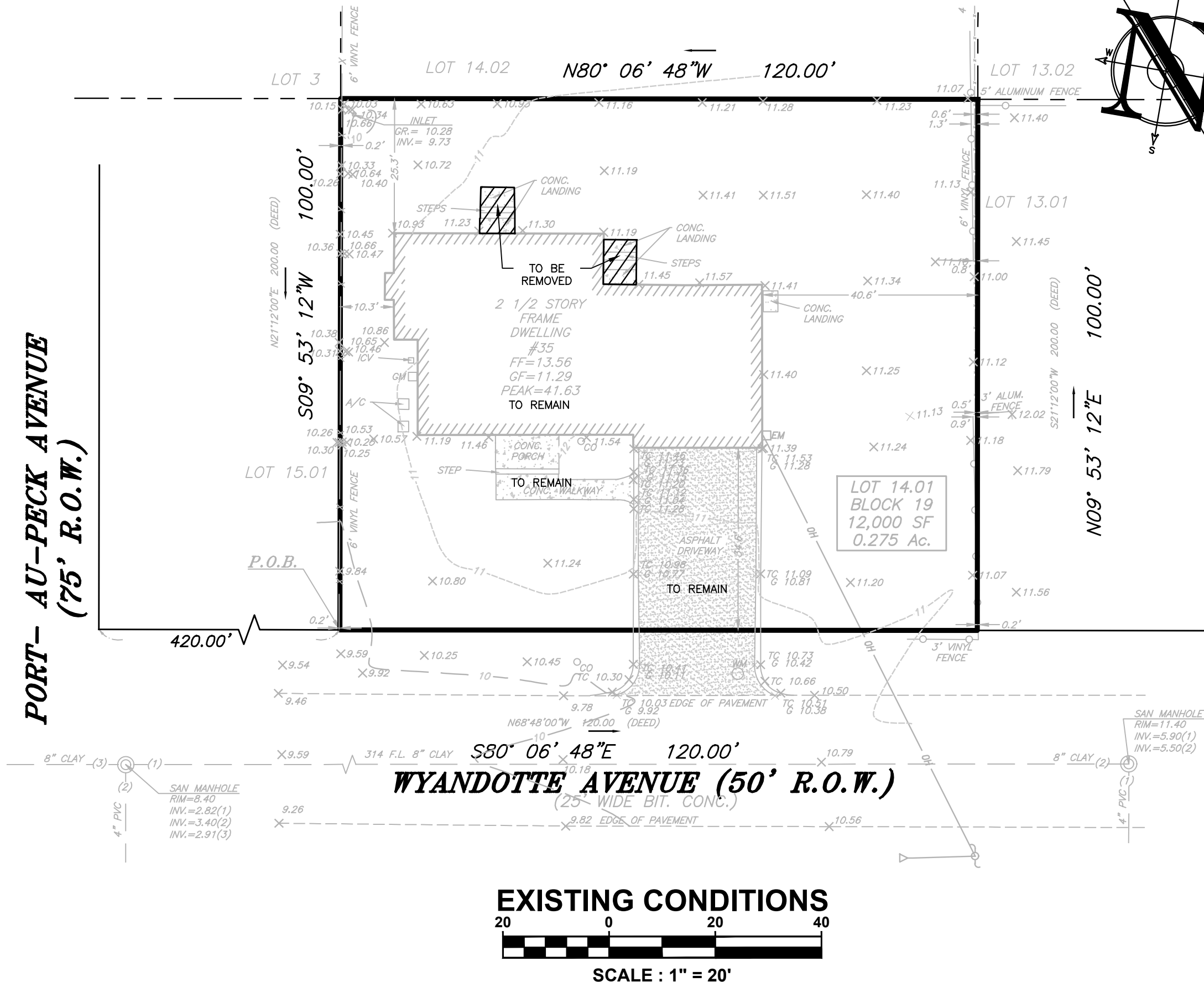
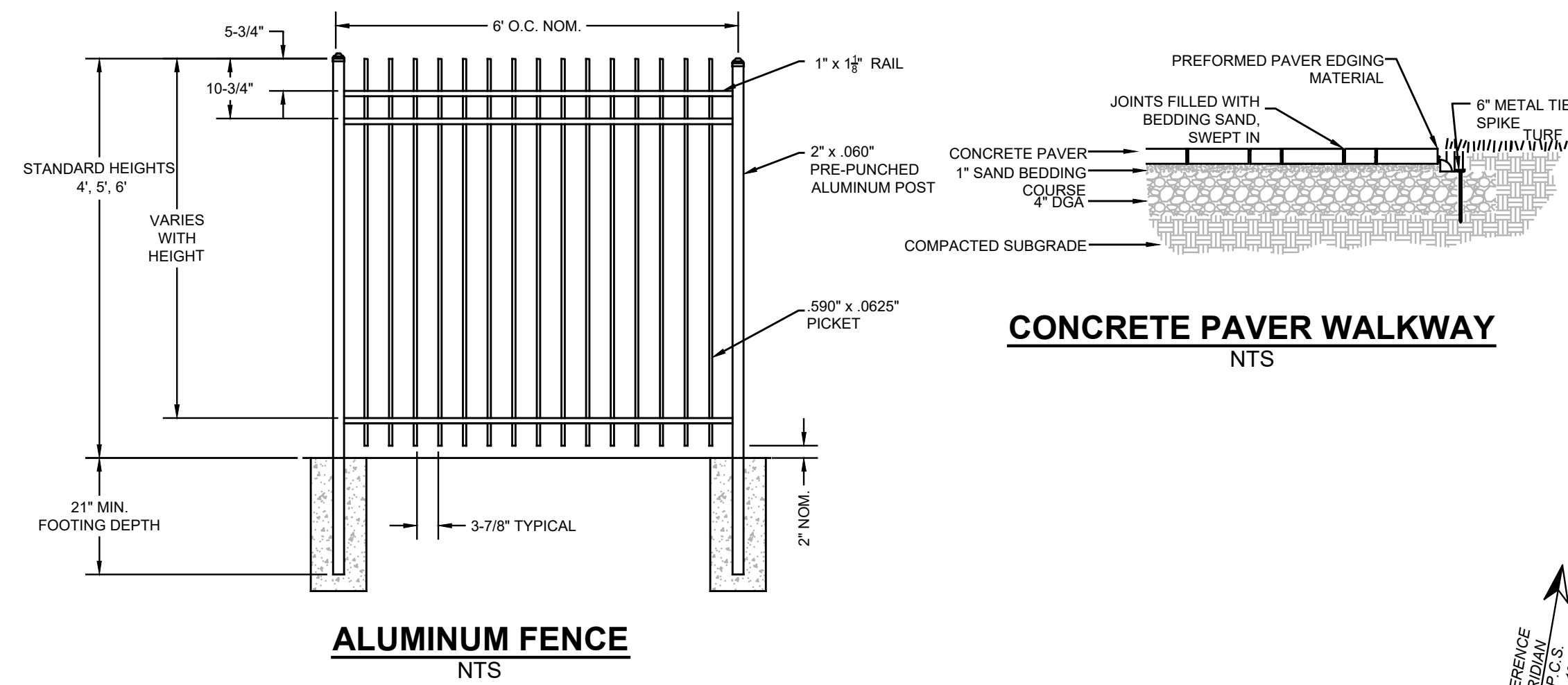
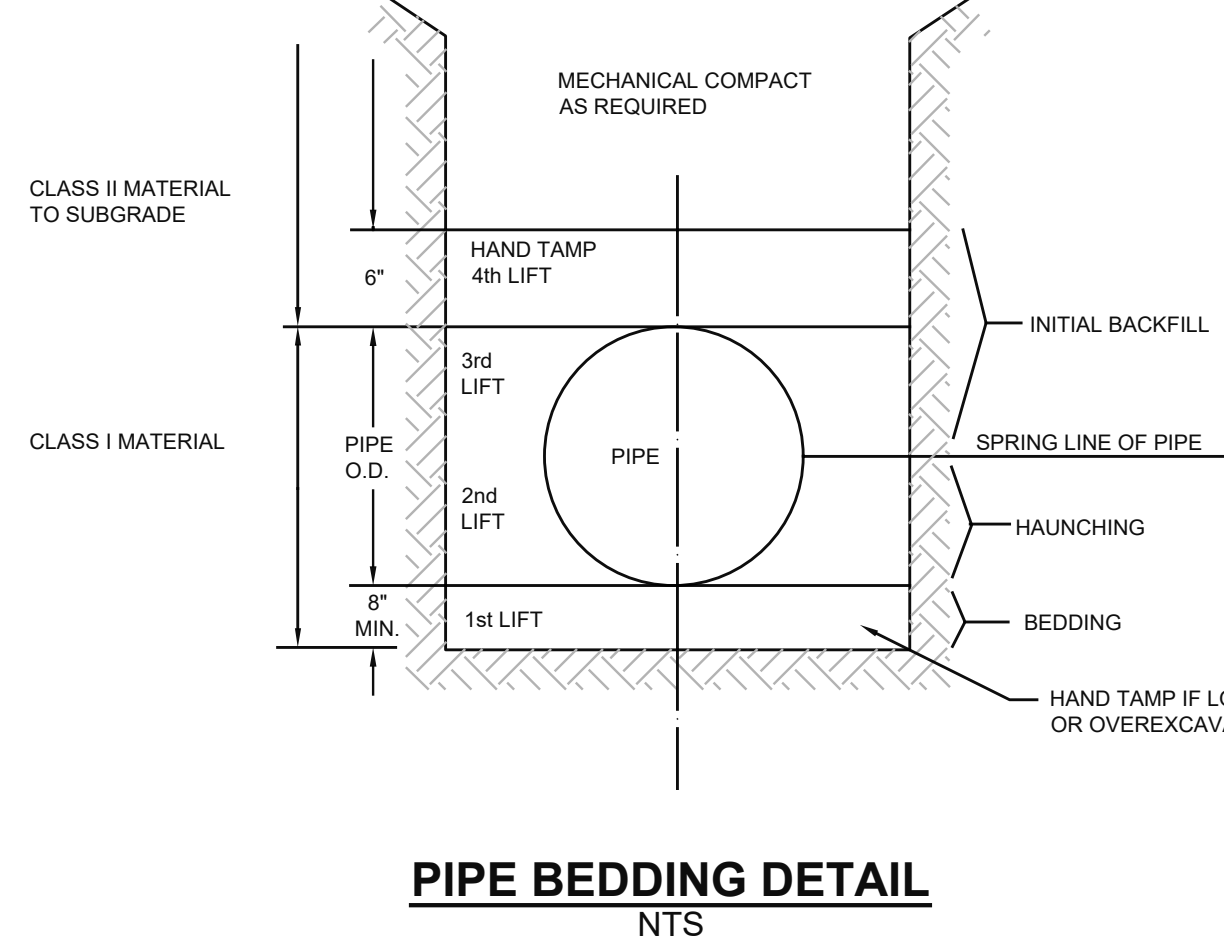
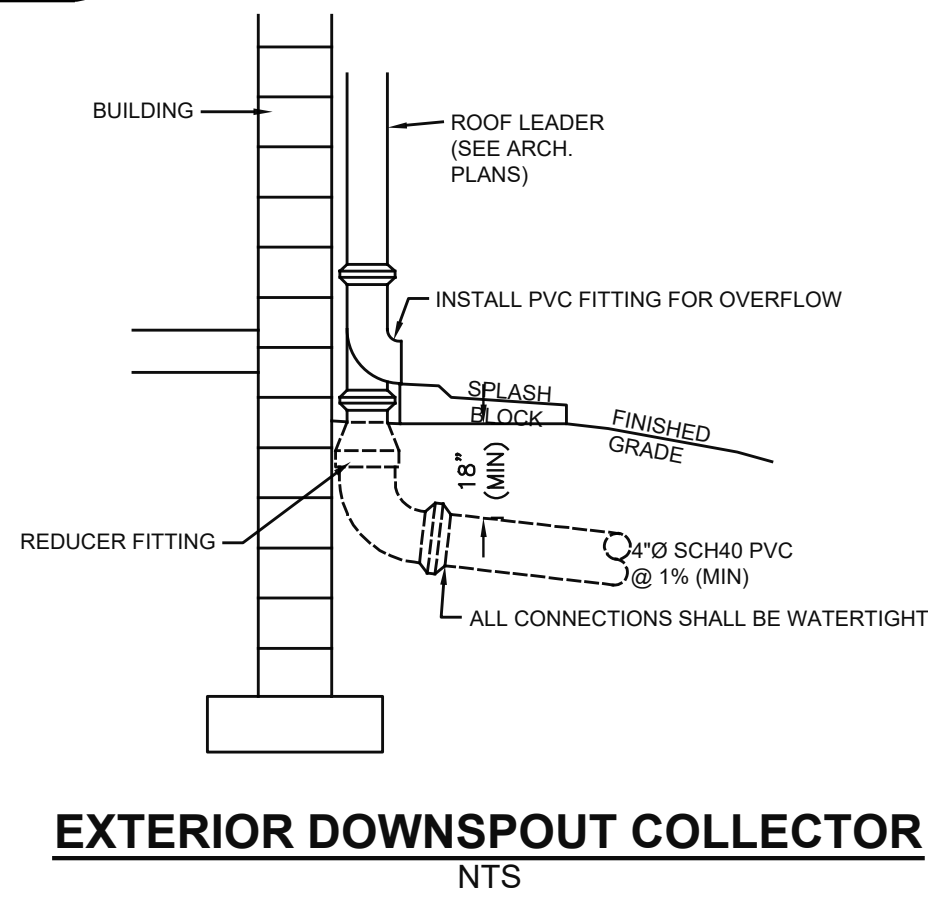
ZONING COMPLIANCE CHART					
R-3 (RESIDENTIAL SINGLE-FAMILY) ZONE (§ 390)					
SINGLE FAMILY DWELLING: PERMITTED					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED II	MIN. LOT AREA (SF)	12,000	12,000	NO CHANGE	YES
SCHED II	MIN. LOT WIDTH (FT)	120	120	NO CHANGE	YES
SCHED II	MIN. LOT DEPTH (FT)	100	100	NO CHANGE	YES
SCHED II	PRINCIPAL BUILDING				
SCHED II	MIN. FRONT YARD SETBACK (FT)	30	34.60	NO CHANGE	YES
SCHED II	MIN. REAR YARD SETBACK (FT)	25	25.60	8.31 (V)	NO
SCHED II	MIN. SIDE YARD SETBACK				
SCHED II	ONE SIDE (FT)	10	10.30	NO CHANGE	YES
SCHED II	BOTH SIDES (FT)	25	50.90	NO CHANGE	YES
SCHED II	MAX. BUILDING HEIGHT (FT)	35	31.85	NO CHANGE	YES
SCHED II	MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	NO CHANGE	YES
390-31(E)	ACCESSORY STRUCTURE- POOL				
390-31(E)	ALLOWABLE YARD LOCATION	REAR/SIDE	N/A	REAR	YES
390-31(E)	MIN. REAR YARD SETBACK (FT)	10	N/A	17.00	YES
390-31(E)	MIN. SIDE YARD SETBACK (FT)	10	N/A	11.20	YES
390-31(E)	MIN. DISTANCE FROM BUILDING (FT)	10	N/A	11.39	YES
SCHED II	ACCESSORY STRUCTURE- PERGOLA				
SCHED II	ALLOWABLE YARD LOCATION	REAR/SIDE	N/A	REAR	YES
SCHED II	MIN. REAR YARD SETBACK (FT)	5	N/A	5.00	YES
SCHED II	MIN. SIDE YARD SETBACK (FT)	10	N/A	10.20	YES
SCHED II	LOT COVERAGE				
SCHED II	MAX. PRINCIPAL BUILDING COVERAGE (%)	25	19.39	22.93	YES
SCHED II	MAX. ACCESSORY BUILDING COVERAGE (%)	5	N/A	1.17	YES
SCHED II	MAX. IMPERVIOUS COVERAGE (%)	37	28.91	45.54 (V)	NO
SCHED II	MAX. DWELLING PER ACRE	3.7	3.63	NO CHANGE	YES

(N) EXISTING NON-COMPLIANCE
(E) EXISTING VARIANCE
(V) PROPOSED VARIANCE
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(I) IMPROVED CONDITION
(X) VARIANCE / NON-COMPLIANCE ELIMINATED
(W) PROPOSED WAIVER
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

N/A - NOT APPLICABLE
NS - NOT SPECIFIED

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	2,327.00	NO CHANGE
DRIVEWAY	825.17	NO CHANGE
CONC. FRONT PORCH	76.12	NO CHANGE
CONC. WALKWAY	112.88	NO CHANGE
A/C UNITS	8.00	NO CHANGE
CONC. LANDINGS	74.59	18.00
STEPS	45.65	29.67
COVERED PORCH	N/A	425.00
PERGOLA	N/A	140.00
POOL	N/A	468.00
PATIO	N/A	671.82
BAR	N/A	98.53
STEPPING STONES	N/A	264.20
TOTAL	3,469.41	5,404.39



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP 11; BLOCK 19, LOT 14; 35 WYANDOTTE AVENUE, OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
OWNER:
FRANK BUONO
35 WYANDOTTE AVENUE
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR ENGINEERING AND ZONING APPROVAL) AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE ENGINEERING, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 19, LOT 14", WITH THE LATEST REVISION BEING DATED 02/16/24. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY BRIAN FITZGERALD ARCH + DESIGN, ENTITLED "BUONO RESIDENCE".
- BASE FLOOD ELEVATION**
THIS PROPERTY IS NOT IN A FLOOD ZONE.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS), AND ALL APPLICABLE CODES.

PROJECT INFORMATION

PROJECT NAME:
35 WYANDOTTE AVENUE - REAR YARD IMPROVEMENTS

PROJECT LOCATION:
BLOCK 19, LOT 14
35 WYANDOTTE AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:
FRANK BUONO
35 WYANDOTTE AVENUE
OCEANPORT, NJ 07757

APPLICANT:
FRANK BUONO
35 WYANDOTTE AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY:
ROBERT L. WITEK
41 MEMORIAL PARKWAY
LONG BRANCH, NJ 07740

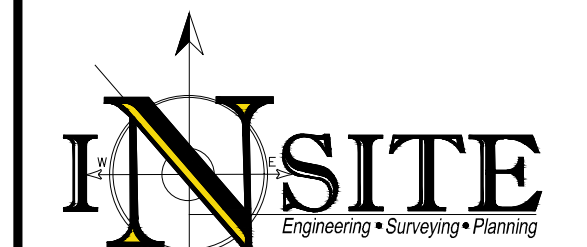
ARCHITECT:
BRIAN FITZGERALD ARCH + DESIGN
141 E MAIN ST
OCEANPORT, NJ 07757

SURVEYOR:
INSITE ENGINEERING, LLC
1955 NJ-34 #1A
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL: 800-272-1000
(NJ One Call is a service provided by the NJ Office of the Public Safety Council)

ELECTRIC	RED
GAS/OIL	YELLOW
COMMUNICATION TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SENSIT. MARKING	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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

Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE0331000

REVISIONS

Rev.#	Date	Comment
0	03/22/24	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: JHD
DATE: 03/22/24	DRAWN BY: JHD
JOB #: 24-2274-01	CHECKED BY: DDC
CAD ID: 24-2274-001	
☒ NOT FOR CONSTRUCTION	APPROVED BY:
☐ FOR CONSTRUCTION	

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
PLAN

SHEET NO.:
1 OF 1

Proposed Alteration For:

Buono Residence

35 Wyandotte Avenue
Oceanport, NJ 07757

Block: 19

Lot: 14.01

These drawings and specifications are issued as instruments of the architect's service for use solely with respect to this project. These drawings and specifications shall not be used by the owner or by others on other projects, for additions to this project, or for completion of this project by others, without the agreement of the architect.

[illegible]

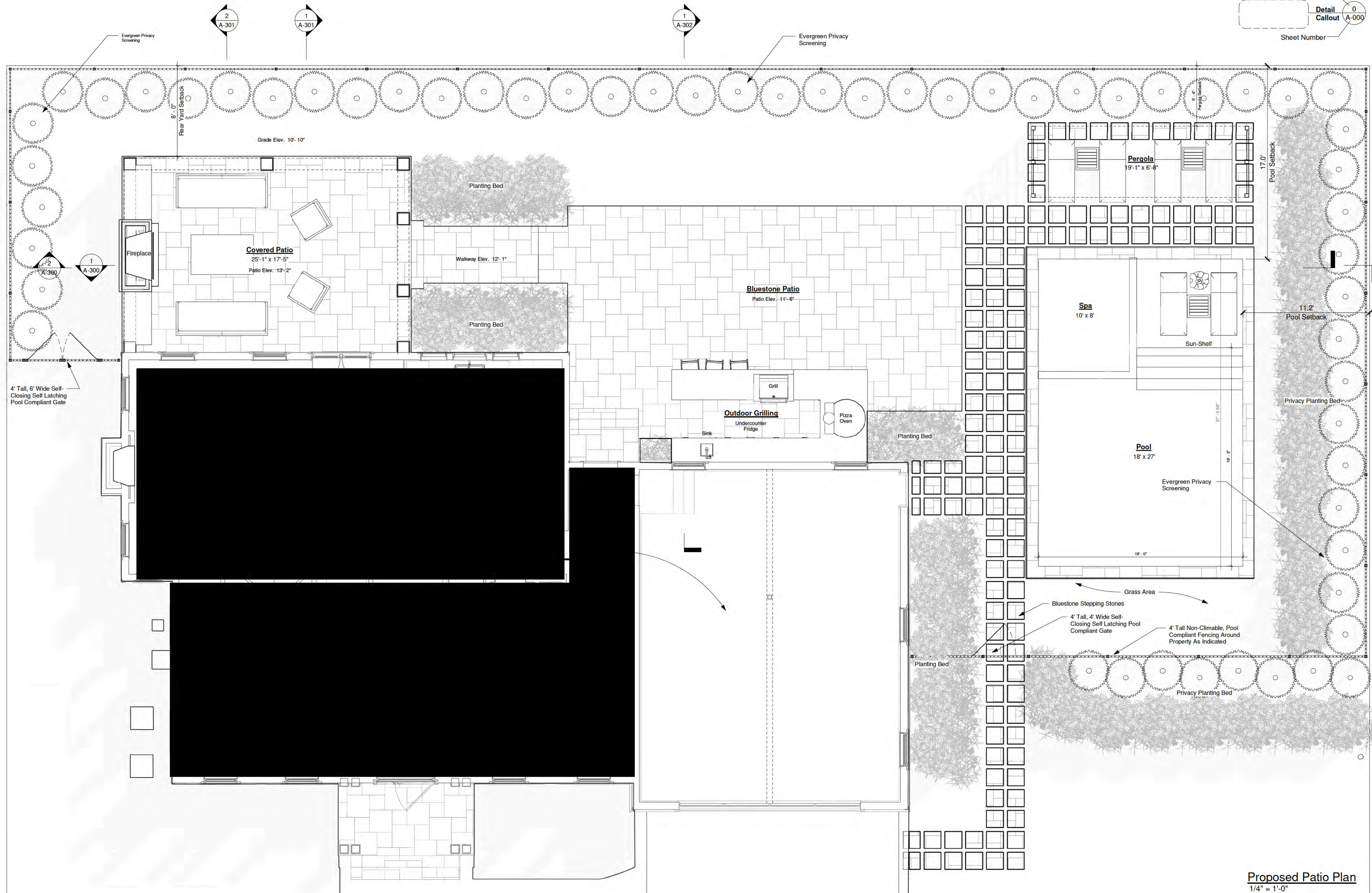
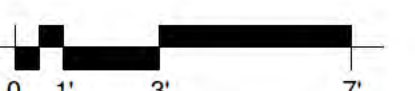
Backyard/ Patio Plan

Project number	2023-40
Submission Date	11/25/23
Sheet Issue Date	01/30/24
Drawn by	BPF
Checked by	BPF



A-101

Scale $1/4" = 1'-0"$



Proposed Patio Plan
1/4" = 1'-0"



Proposed Rear Patio Elevation
3/16" = 1'-0"



Proposed Rear Privacy Elevation
3/16" = 1'-0"

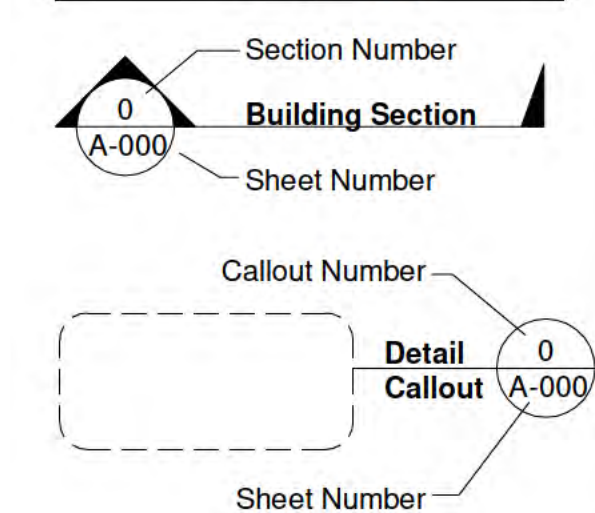


Proposed Left Side Patio Elevation
3/16" = 1'-0"



Proposed Right Side Patio Elevation
3/16" = 1'-0"

LEGEND



Brian Fitzgerald
ARCH + DESIGN




Brian Fitzgerald R.A., NCARB, A.I.A., LEED AP
NJ Lic. # 21A10205680041
PA Lic. # RA409455
ME Lic. # ARC5323
NCARB Cert. # 88189
East Main Street
Oceanport, NJ 07757
P: (732) 859-4968
Brian@bfarchdesign.com

Proposed Alteration For:

Buono Residence

35 Wyandotte Avenue
Oceanport, NJ 07757

Block: 19

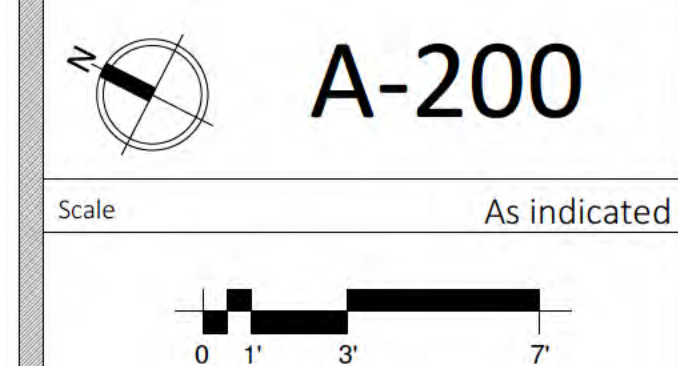
Lot: 14.01

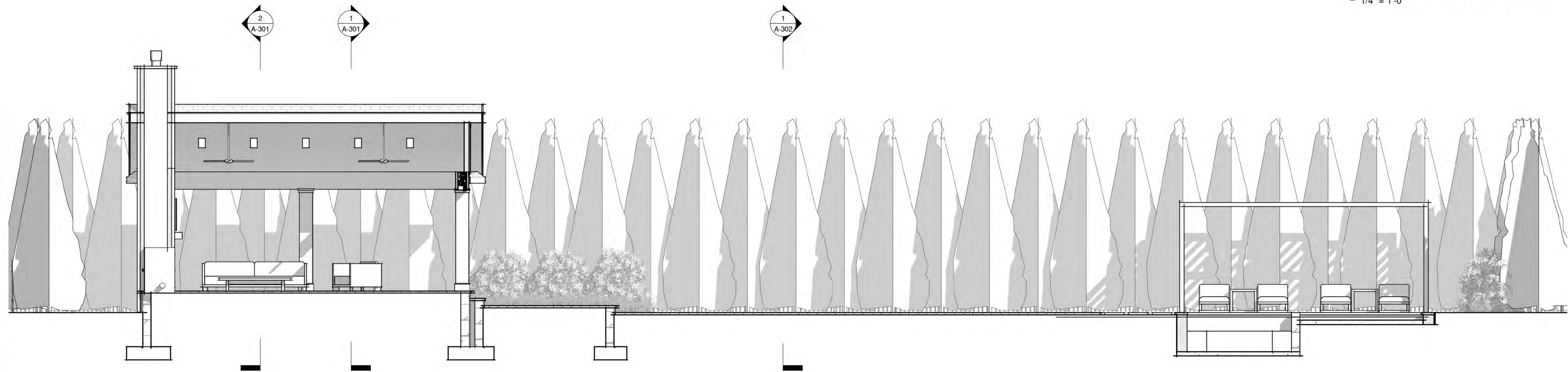
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[illegible]

Patio Elevations

Project number	2023-40
Submission Date	11/25/23
Sheet Issue Date	01/30/24
Drawn by	BPF
Checked by	BPF





② Horizontal Section Facing Backyard
1/4" = 1'-0"

Brian Fitzgerald

ARCH + DESIGN





Brian Fitzgerald R.A., NCARB, A.I.A., LEED AP
NJ Lic. # 21A10205680041
PA Lic. # RA409455
ME Lic. # ARC5323
NCARB Cert. # 88189
East Main Street
Oceanport, NJ 07757
P: (732) 859-4968
Brian@bfarchdesign.com

Proposed Alteration For:

Buono Residence

35 Wyandotte Avenue
Oceanport, NJ 07757

Block: 19

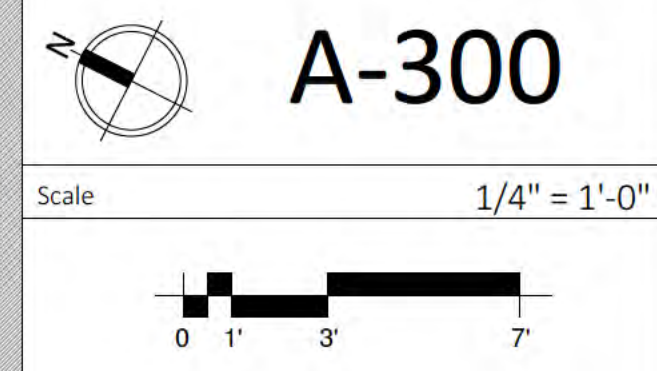
Lot: 14.01

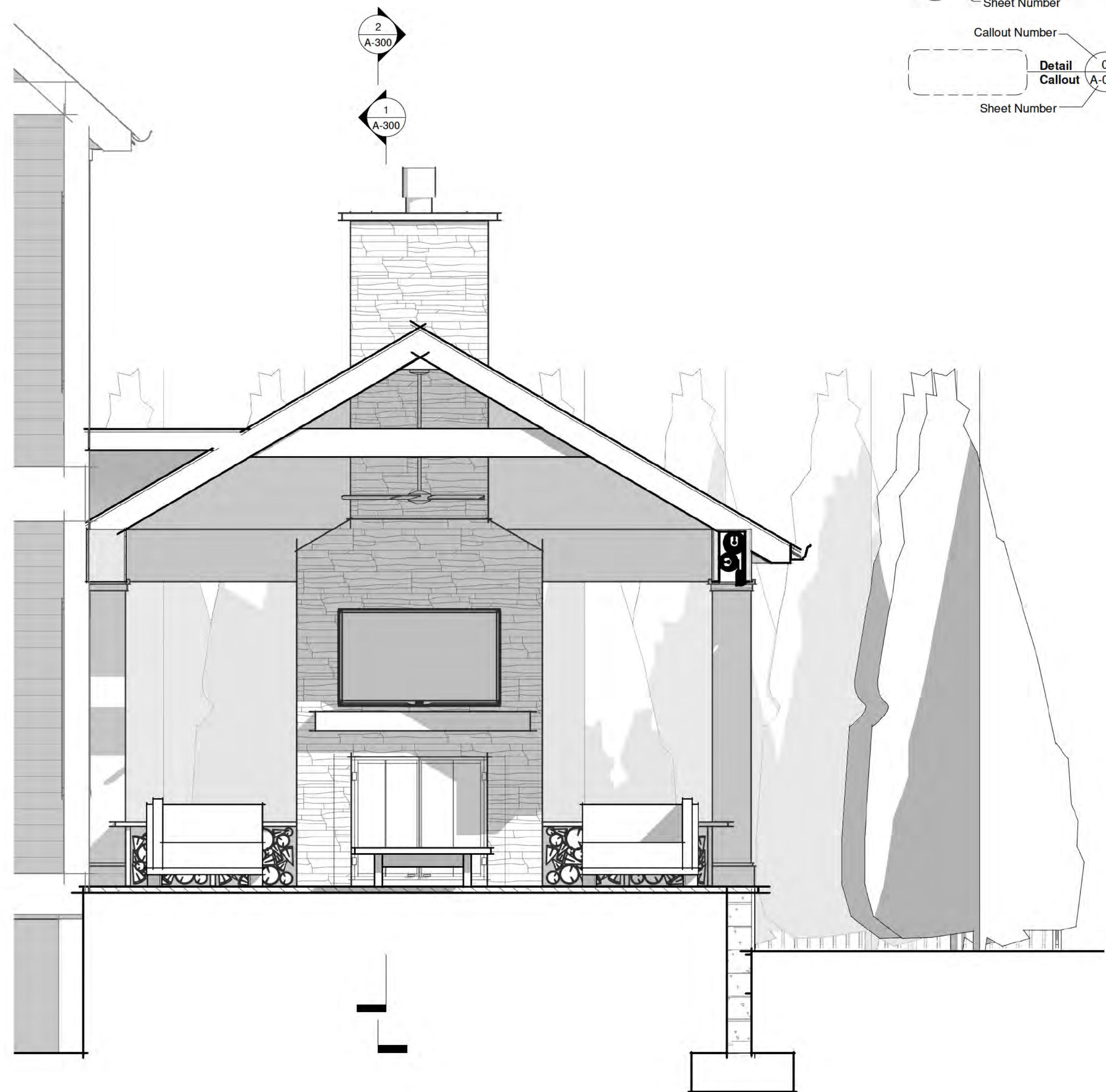
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[illegible]

Sections

Project number	2023-40
Submission Date	11/25/23
Sheet Issue Date	01/30/24
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② Cross Section Facing Fireplace
1/2" = 1'-0"


Brian Fitzgerald, P.A., NCARB, AIA, LEED AP

Proposed Alteration For:

35 Wyandotte Avenue
Oceanport, NJ 07757

Block: 19

Lot: 14.01

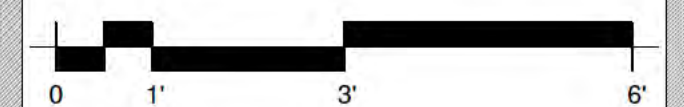
These drawings and specifications are issued as instruments of the architect's service for use solely with respect to this project. These drawings and specifications shall not be used by the owner or by others on other projects, for additions to this project, or for completion of this project by others, without the agreement of the architect.

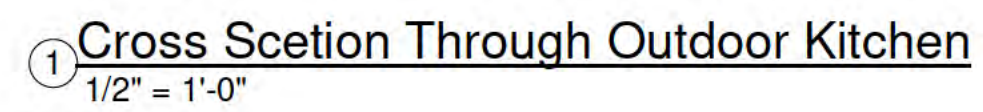
[illegible]

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Scale	As indicated
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 INDICATES EXISTING WALLS TO REMAIN UNTOUCHED
 INDICATES EXISTING WALLS AND/OR ITEMS TO BE REMOVED
 INDICATES PROPOSED WALLS TO BE CONSTRUCTED

 Section Number
Building Section
 Sheet Number

 Callout Number
Detail Callout
 Sheet Number

Proposed Alteration For:

35 Wyandotte Avenue
Oceanport, NJ 07757

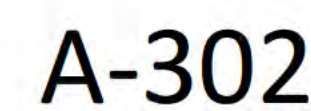
Block: 19

Lot: 14.01

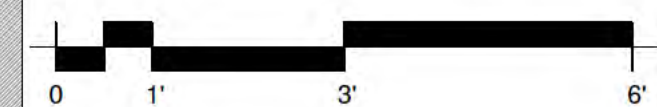
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[illegible]

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An architectural rendering of a modern outdoor living space. On the left, a two-story house with horizontal siding features a covered patio area with a pergola structure. Below the pergola, there is a stone walkway leading to a covered seating area with a bench and a small table. To the right of the walkway, a row of tall, slender, conical evergreen trees is planted in a curved line. The foreground is a large, paved area with a grid pattern. The overall style is clean and minimalist, with a focus on geometric forms and natural elements.

An architectural rendering of a modern outdoor living space. On the left is a two-story house with horizontal siding and several windows. A paved patio area extends from the house, featuring a built-in grill and a small table with chairs. In the background, a covered dining area with a gabled roof and columns is visible. To the right, a long, low wall or screen made of vertical slats runs along the edge of the patio. In the foreground, a swimming pool is partially visible, with a wooden deck and steps leading into the water. The overall style is clean and contemporary.

Brian Fitzgerald
ARCH + DESIGN



acket Pg. 15