



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • JUNE 23, 2020

Regular

Maple Place School

7:30 PM

2 Maple Place, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting further complies with the Open Public Meetings Act by notification on June 5, 2020 of this virtual/ remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press, Star Ledger and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Registration for this meeting is required in order to participate. Register from the Borough website at www.oceanportboro.com "Click Here to REGISTER..." This meeting is also being broadcast on Verizon FiOS Channel 28. The public will be muted upon entry to the meeting but will be able to participate during public portions of the meeting by using one of the following options:

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

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

III. Flag Salute

IV. Roll Call

V. Board Business

1. Planning/Zoning Board - Regular - Apr 28, 2020 7:30 PM
2. Planning/Zoning Board - Regular - May 26, 2020 7:30 PM

VI. Old Business

1. Resolution of Approval - Bonforte, John, 109/111 Horseneck Point Rd
2. Resolution of Approval - Parker, Charles - 397 Port Au Peck Ave
3. PB2020-08 MSA at 64 Main Street LLC - Carried from May 26, 2020
64 Main Street
Block 116, Lot 25

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

VII. Petitions from the Public

VIII. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • APRIL 28, 2020****Regular****Maple Place School****7:30 PM****2 Maple Place, Oceanport, NJ 07757**

I. Call to Order: Chairman Widdis called the meeting to order at 7:31 p.m.

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by notification on April 1, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.

III. Flag Salute: Chairman Widdis led the audience and members of the Board in the flag salute.

IV. Roll Call:

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

V. Board Business:

1. Planning/Zoning Board - Regular - Mar 10, 2020 7:30 PM

RESULT:	TABLED [UNANIMOUS] TO MAY 12, 2020
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis, Dailey
ABSENT:	Rue

VI. Old Business:

2. PB2020-04 Area in Need of Redevelopment Investigation - CARRIED from March 24, 2020
Portions of Block 110, Lots 1, 4 - "Squier Hall", "McAfee Center", "Tech Campus South":

- Report by Planners Phillips Preiss Grygiel Leheny Hughes
- PUBLIC HEARING on Area in Need Study
- Resolution for recommendations to Governing Body - Result of Area in Need Investigation Study
Motion to Approve Resolution PR-20-13

RESULT: ADOPTED [9 TO 0]
MOVER: James Whitson, Vice Chairman
SECONDER: Patty Cooper, Mayor's Designee
AYES: Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis
ABSENT: Rue
INELIGIBLE: Dailey

3. PB2019-14 Hager, Gary CARRIED from March 24, 2020
 262 Arnold Ave
 Block 76, Lot 27
 Bulk variance(s) for construction of detached garage

Motion to Approve PB2019-14 with conditions

RESULT: ADOPTED [8 TO 0]
MOVER: Patty Cooper, Mayor's Designee
SECONDER: Joseph Foster, Environmental Commission Liaison
AYES: Whitson, Cooper, Foster, Kahle, Savarese, Kleiberg, Davis, Dailey
ABSENT: Rue
INELIGIBLE: Widdis, Tvrdik

4. PB2020-06 Grimley, Christina CARRIED from March 24, 2020
 8 Fairfield Avenue
 Block 125, Lot 4.02
 Variance relief for rear yard setback for proposed pergola

Motion to Approve PB2020-06

RESULT: ADOPTED [9 TO 0]
MOVER: Patty Cooper, Mayor's Designee
SECONDER: Robert Kleiberg, Class IV
AYES: Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis
ABSENT: Rue
INELIGIBLE: Dailey

VII. New Business:

5. PB2020-10 Rapuano, Jennifer
 66 Algonquin Ave
 Block 16, Lot 2
 Variance relief for rear yard setback for proposed deck

EXHIBITS:

- A-1 Land Development Application

- A-2 Zoning Denial Letter dated August 21, 2019
- A-3 Survey of Property prepared by Charles Surmonte, PE/PLS, dated March 22, 2018, with hand written notes of proposed deck

Motion to Approve Application with conditions

RESULT:	ADOPTED [9 TO 0]
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis
ABSENT:	Rue
INELIGIBLE:	Dailey

6. PB2020-08 MSA at 64 Main Street LLC

64 Main Street
Block 116, Lot 25

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

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

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

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

IX. Adjournment: As there was no further business, the meeting was adjourned at 10:10 pm on a motion by Mr. Whitson which was seconded by Ms. Cooper and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • MAY 26, 2020****Regular****Maple Place School****7:30 PM****2 Maple Place, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:30 p.m.
- II. **Open Public Meetings Statement:** This Meeting complies with the Open Public Meetings Act by notification on January 15, 2020 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further complies with the Open Public Meetings Act by notification on April 1, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.

- III. **Flag Salute:** Chairman Widdis led the audience and members of the Board in the flag salute.

IV. **Roll Call:**

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

- V. **Board Business:** None

VI. **Old Business:**

1. 1634 : PB2020-08 MSA at 64 Main Street LLC - CARRIED from April 28, 2020

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

VII. **New Business:**

1. PB2020-11 Verbosh, Michael & Debra

26 Hedge Drive

Block 142, Lot 34

Variance relief for landscape wall and shed

EXHIBITS:

- A-1 Land Development Application
- A-2 Zoning Denial Letter, dated July 25, 2020
- A-3 Narrative of Intent
- A-4 Maser Consulting Review letter dated March 26, 2020
- A-5 Survey of Property prepared by Leo A. Kalieta and Co., Inc., signed October 14, 2019
- A-6 Survey of Property, prepared by Leo A. Kalieta and Company, Inc. dated January 18, 2017

Mr. Kennedy asked if there was anyone present who had an objection to the notice provided for this application. Hearing none, advised that he had reviewed the notice, found service in order and the Board had jurisdiction.

The following persons were sworn: William White, Board Engineer/Planner, Michael Verbosh and Deborah Verbosh, Applicant/Owners.

Mr. Verbosh provided a brief history of the property, site characteristics and intent to update and replace existing landscape wall that had been there for 50 years and was deteriorated and relocate a shed. Mr. Verbosh testified that he had started the work thus the reason that the plan shows some of the wall already rebuilt when it was brought to his attention that he needed permits. Mr. Verbosh also testified that the height of the wall was between 16 and 20 inches where original was about 16 inches. The adjacent neighbor's property has an elevation between 12 and 18 inches higher than his yard and thereby all the water drains to that low spot. He would like to replace the landscape and grade the yard to correct that. Mr. Verbosh referring to Exhibits A-5 and A-6, described existing and proposed drainage. Additionally, there is an 8'x10' shed presently shown in the southeast corner of the property temporarily while the wall being constructed but would like to relocated it the west side with a 5' setback to side yard and 37' to rear yard. The shed will have no electric and no water.

Mr. White summarized the variances being sought - retaining wall with 3' setback, where 10' required and the shed with 5' setback where 15' required. Mr. White asked expressed concern about the low spot and not sufficient topo / contour to see if the drainage would be addressed or just move the problem closer to the front of the house. Discussion ensued on the elevations, the driveway, current drainage pattern.

Mr. Savarese asked if the back yard would remain all grass and was told yes.

Mr. Foster asked for clarification regarding the shed location and was told moving to the west side.

Mr. Kahle commented his only concern was the water issue as long as it was taken care of by the Engineer.

Mr. Whitson asked for the record, with no electricity there would be no lighting to impact neighbors which Mr. Verbosh confirmed.

Councilman Tvrdik asked Mr. White if he would have the elevations confirmed for the west side of the property which Mr. White confirmed he would.

Mr. Davis stated he had no issues as long as the drainage was addressed.

Ms. Cooper stated she had no issues, was a replacement of an existing wall and noted that some previously existing structures had been removed which should help with drainage. She worked the property and assured everyone that there was a great distance from the other properties and had no concerns that water would impact adjacent neighbors.

Mr. Rue asked what was the admissible height of a fence such as the Verbosh's had. Mr. White advised maximum height is 6' for fence, 15' for shed. Mr. Rue commented he was supportive of the application.

PUBLIC:

Chairman Widdis opened the hearing to the public for questions. As no one wished to be heard, Chairman Widdis closed that portion of the meeting.

Motion to Approve Application

Mr. Kennedy stated the two variances for side yard setback for accessory structure and setback for landscape wall and summarized the standard conditions and review by the Board Engineer of the grading and drainage plans, no utilities.

Mr. Davis made a motion to approve the application with those conditions which was seconded by Mr. Savarese and received the following roll call:

RESULT:	ADOPTED [10 TO 0]
MOVER:	Darren Davis, Class IV
SECONDER:	Michael Savarese, Class IV
AYES:	Widdis, Whitson, Cooper, Tvrdik, Foster, Kahle, Savarese, Kleiberg, Davis, Dailey
INELIGIBLE:	Rue

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

IX. Adjournment: As there was no further business, the meeting was adjourned at 8:05 pm on a motion by Councilman Tvrdik which was seconded by Mr. Whitson and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**RESOLUTION - PB (ID # 1742)**

Meeting: 06/23/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1742

Resolution of Approval - Bonforte, John, 109/111 Horseneck Point Rd

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**RESOLUTION - PB (ID # 1743)**

Meeting: 06/23/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1743

Resolution of Approval - Parker, Charles - 397 Port Au Peck Ave



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1634)

Meeting: 06/23/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1634

PB2020-08 MSA at 64 Main Street LLC

64 Main Street
Block 116, Lot 25

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



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

6.3.a

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

June 15, 2020

VIA EMAIL

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

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

Dear Board Members:

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

- Plan entitled “MSA@ 64 Main Street”, prepared by Michael Savarese Associates, last revised June 9, 2020 and consisting of six (6) sheets;
- Plan entitled “Floor Plan Comparison”, prepared by Michael Savarese Associates, last revised June 9, 2020 and consisting of one (1) sheet;
- Plan entitled “Neighborhood Multifamily Properties”, prepared by Michael Savarese Associates, last revised June 9, 2020 and consisting of one (1) sheet;
- Plan entitled “Survey of Property”, prepared by Thomas Santry, PA, dated October 22, 2019 and consisting of one (1) sheet.

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

Variances/Design Waivers

1. The Applicant proposes to legitimize what appears to be an illegal two-family dwelling which is a permitted use in the R-5 Zone. However, the maximum permitted density is 6.3 units/acre.

Customer Loyalty through Client Satisfaction

Packet Pg. 13

The two units on a 0.162-acre lot yields a density of 12.3 units/acre, thereby requiring a ‘d(1)’ variance.

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

2. Bulk variances are required for the following:
 - a. Minimum Lot Area – 14,000 sf required; 7,074 sf proposed.
 - b. Minimum Lot Width – 140 feet. required; 47.17 feet proposed.
 - c. Maximum Impervious Coverage – 40% maximum permitted, 40.25% existing and 49.05% proposed.
 - d. Driveway Side Yard Setback – 5 feet required; 0 feet proposed.
 - e. Minimum Habitable Floor Area Per Family – requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 456 sf on first floor and a total of 865 sf, Unit 2 proposes 596 sf on first floor and a total of 1,138 sf.

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

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

General Comments

1. The Board should consider requiring an additional parking space as there is no parking permitted on Main Street.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-271
June 15, 2020
Page 3 of 3

2. It appears that the current driveway encroaches by as much as 2.5 feet into Lot 24. The Board should discuss if this encroachment should be removed.
3. A grading plan should be provided for the parking area and driveway to demonstrate that runoff from the parking area can flow to Main Street.
4. The Applicant is responsible for contacting the New Jersey One Call System, "Call Before You Dig" 1-800-272-1000 at least three (3) business days prior to construction.

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

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

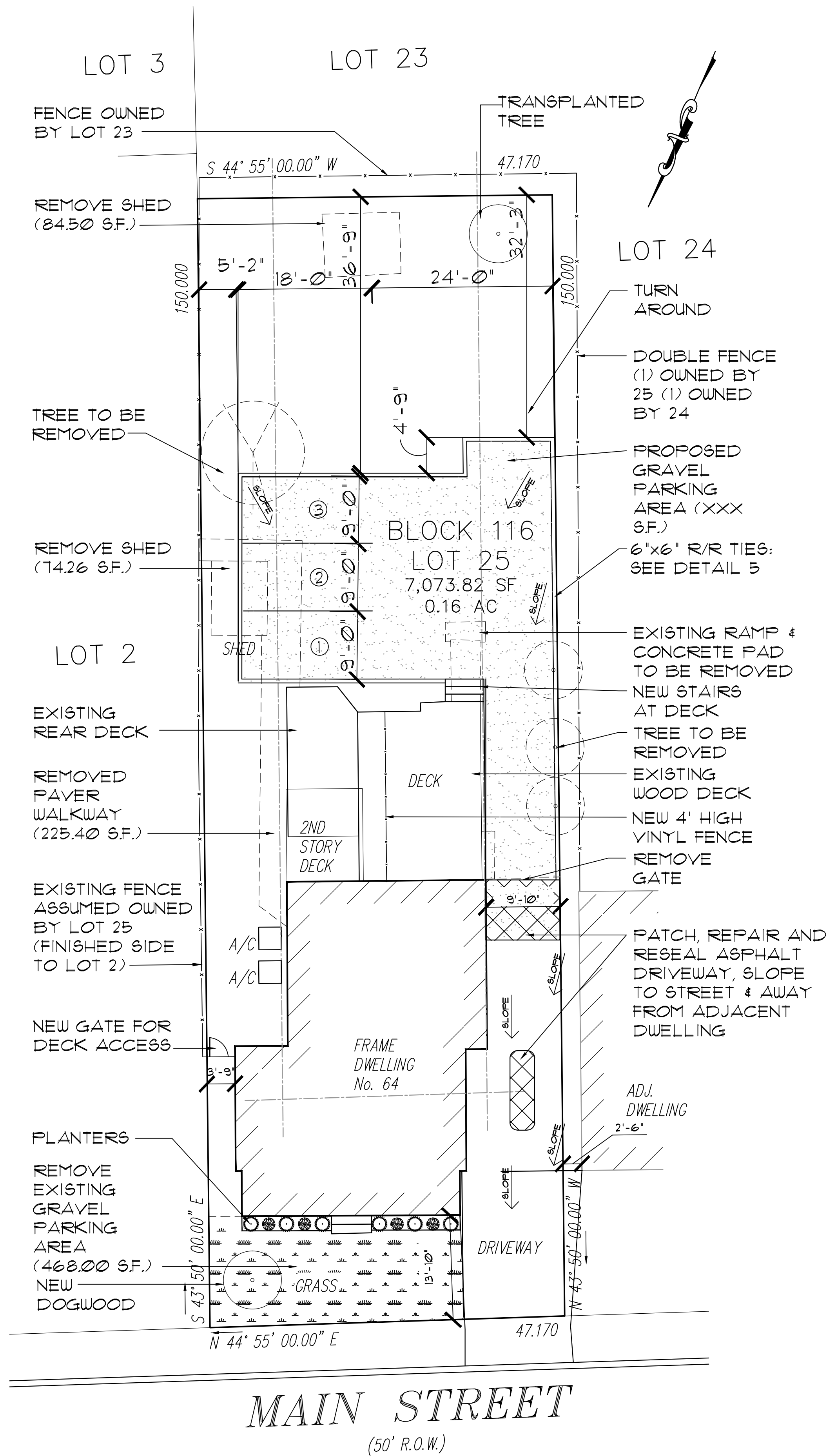
A handwritten signature in blue ink, appearing to read 'W. H. White, III'.

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

WHW/

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

\\Hqfas1\general\Projects\Opp\OPP-271\Correspondence\OUT\200615_whw_smith_64_main_street.docx



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

ZONING & CONSTRUCTION DATA			
BLOCK 116 LOT 25 ZONE R-5	DESIGN GROUP CONSTRUCTION CLASS CLIMATE ZONE WIND ZONE	R-5 TYPE VB 4 (5253 HDD) 110 ML/HR	DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R301.1.) FLOORS: 40 PSF LIVE 10 PSF DEAD ROOF: 30 PSF LIVE 10 PSF DEAD
LOW-DENSITY RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
LOT AREA	14,000 SQ. FT. (1,000 PER DWELLING UNIT)	1,073.82 SQ. FT.*	NO CHANGE
LOT WIDTH (FRONTAGE)	140 FT.	47.17 FT.*	NO CHANGE
MIN. FRONT YARD	30 FT.	13.9 FT.*	NO CHANGE
MIN. REAR YARD	25 FT.	116.67 FT.	NO CHANGE
MIN. SIDE YARD	10'	3.75 FT. / 9.83 FT.*	NO CHANGE
% OF MAX. LOT COV. BLDGS	MAX. 25% (MAX. 1,768.45 SF)	1,262.68 SF (17.85%)	NO CHANGE
% OF MAX. LOT COV. IMPERV.	MAX. 40% (MAX. 2,823.52 SF)	2,847.37 SF (40.25%)*	3,470.17 SF (49.05%)
MAX. PRINC. BLDG. HEIGHT	35 FT. OR 2-1/2 STORY	27.92 FT. - 22 STORY	NO CHANGE
MAX. ACCESS. BLDG. HEIGHT	15 FT.	4'-12 FT.	NO CHANGE
MIN HABITABLE FLOOR AREA	1 BEDROOM = 700 SF 2 BEDROOM = 900 SF 3+ BEDROOM (SIDE BY SIDE) = 1,450 TOTAL / 1,000 1ST FLOOR	** UNIT #1: 255 SF STUDIO (1ST FLOOR) ** ** UNIT #2: 1,764 SF 3 BEDROOM, 801 SF 1ST FL **	UNIT #1: 256 SF 2-BEDROOM UNIT #2: 1,138 SF 2-BEDROOM
NOTES: ** INDICATES PRE-EXISTING NONCONFORMING CONDITION ■ INDICATES PROPOSED NONCONFORMING CONDITION			

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
TWO BEDROOM UNIT	15 SPACES	15 SPACES
TWO BEDROOM UNIT	15 SPACES	15 SPACES
TOTAL	3 SPACES	3 SPACES
(PER N.J.A.C. 5:21-4.14(f) TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES) **(a) WHEN DETERMINATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE PARKING SPACE.		

LOT COVERAGE (BUILDING)		
	EXISTING BUILDING	PROPOSED BUILDING
FOOTPRINT	1,262.68 SF (17.85%) - HOUSE	REMAIN

LOT COVERAGE (IMPERVIOUS)		
	EXISTING AREA	PROPOSED AREA
HOUSE	1,262.68 SF.	REMAIN (1,262.68 SF.)
ASPHALT DRIVEWAY	696.99 SF.	REMAIN (696.99 SF.)
GRAVEL DRIVEWAY	468.00 SF.	1,489 SF. *
PORCH STEPS	12.50 SF.	REMAIN (12.50 SF.)
A/C PAD	9.00 SF	REMAIN (9.00 SF)
PAVER WALKWAY	225.40 SF.	200 SF.
RAMP PAD	14.04 SF.	000 SF.
SHEDS	158.76 SF.	00 SF.
TOTAL	2,847.37 SF. (40.25%)	3,470.17 SF. (49.05%)

* NOTE:
20.84% OF IMPERVIOUS COVERAGE IS FROM GRAVEL
2,004 SQ. FT. 28.2% ALL REMAINING COVERAGE

MIN HABITABLE FLOOR AREA PER BOROUGH OF OCEANPORT 390 ATTACHMENT 3 SCHEDULE III		
	UNIT #1 (FRONT)	UNIT #2 (REAR)
	HABITABLE FLOOR AREA	
UNIT TYPE	2-BEDROOM APARTMENT	2-BEDROOM APARTMENT
FIRST FLOOR	465 SF.	596 SF.
SECOND FLOOR	391 SF.	542 SF.
TOTAL HABITABLE	856 SF.	1,138 SF.
MIN REQUIRED	900 SF FOR 2-BEDROOM APT	900 SF FOR 2-BEDROOM APT
NOTE: FLOOR AREAS USED FOR CALCULATING UNIT SIZES ARE BASED ON THE 'HABITABLE FLOOR AREA' DEFINITION AND MEASURE FROM THE INSIDE FACE OF EXTERIOR WALLS AND CENTER LINE OF SHARED WALLS.		



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
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114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6031
F: (732) 443-4220
email: msassc@msassc.com

ISSUES	
DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(1)
11/07/19	REV. SITE(2)
11/14/19	REV. SITE(3)
12/23/19	REV. BATHROOMS(4)
1/22/20	AS BUILT (15)
01/29/20	PER REV SITE PLAN (16)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (17)
04/07/20	PER ENG REV LETTER (18)
04/08/20	PER ENG REV #2 (19)
6/9/2020	PER 5/12 BOARD MEETING (110)

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

KEY PLAN
BLOCK: 25
LOT: 116
ZONE: R-5

MICHAEL SAVARESE
N.J. LIC. #10143
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:
SITE PLAN

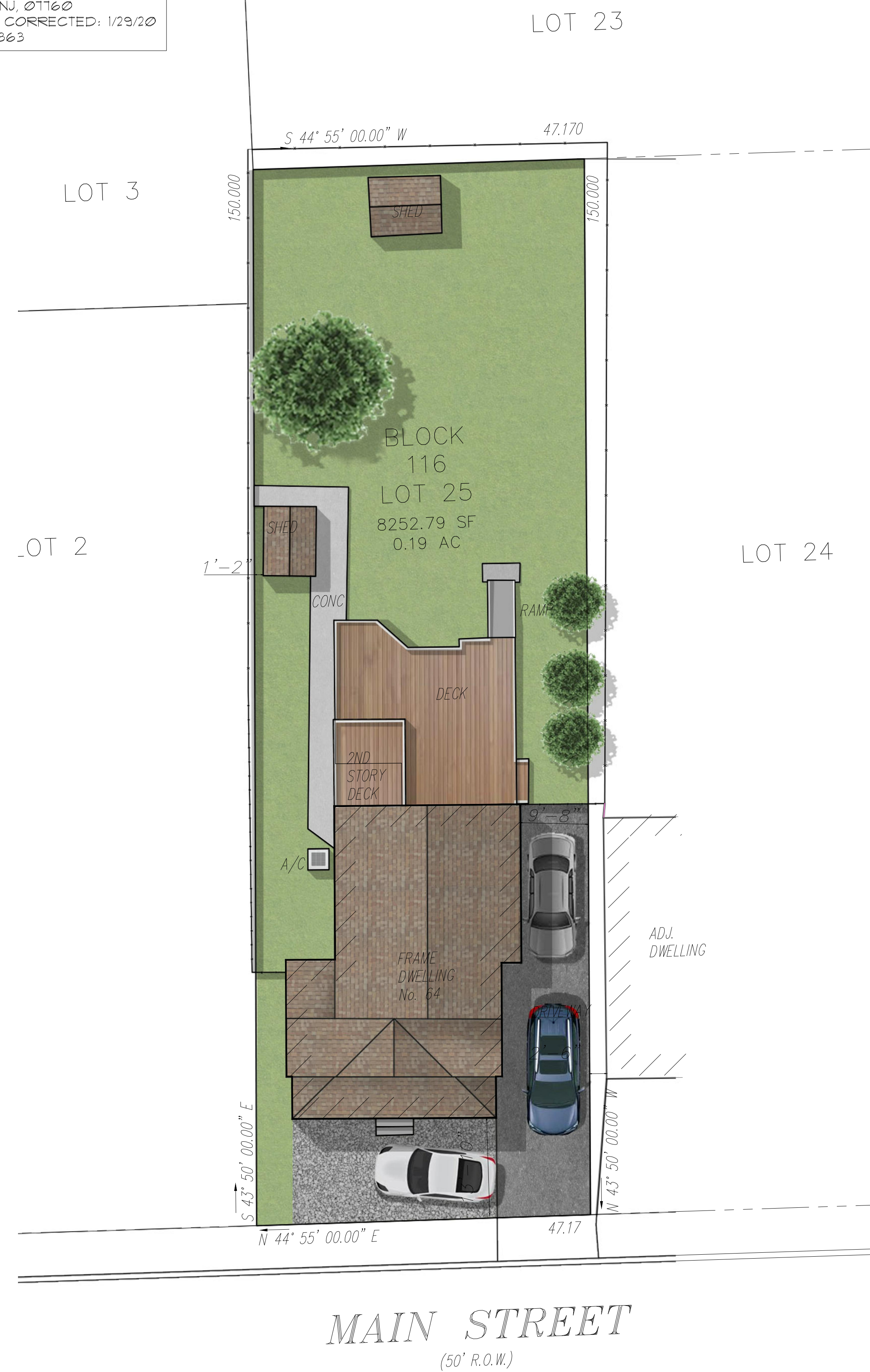
JOB NO.:
800-18300
SCALE:
AS NOTED

DRAWN BY:
DJN
DATE:
07/25/19

BSCAN/ APPLICATION NO.:

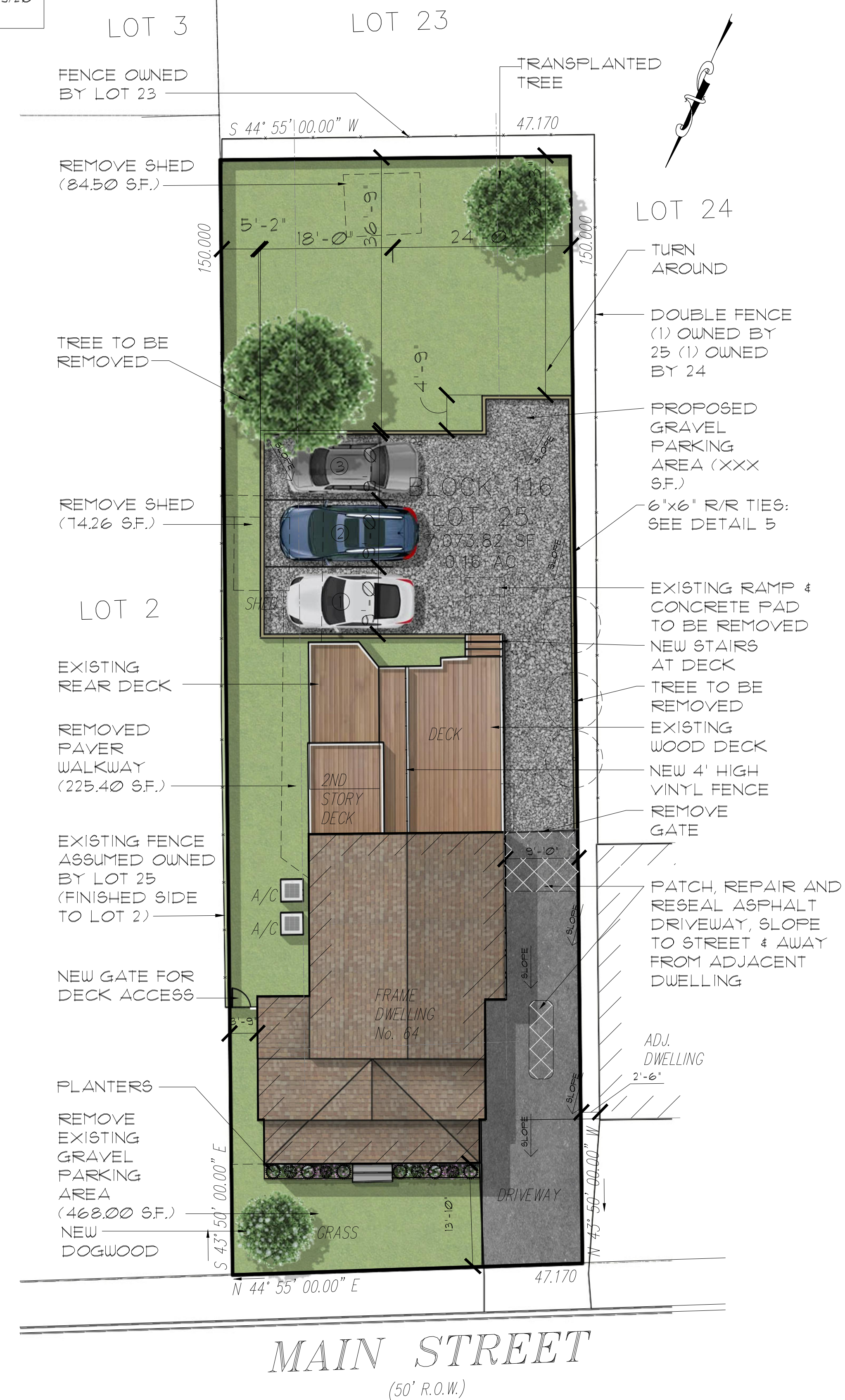
SHEET NO. PAGE

NOTE:
SITE PLAN INFORMATION FROM
SURVEY BY:
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
128 EAST RIVER ROAD
RUMSON, NJ, 07760
DATED & CORRECTED: 1/29/20
DWG# 0P363



1 CORRECTED SITE SURVEY - 2019
SCALE: 3/32" = 1'-0"

NOTE:
SITE PLAN INFORMATION FROM
SURVEY BY:
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
128 EAST RIVER ROAD
RUMSON, NJ, 07760
DATED & CORRECTED: 1/29/20
DWG# 0P363



2 REVISED SITE PLAN
SCALE: 3/32" = 1'-0"



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
email: msassc@msassc.com
114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6031
F: (732) 443-4220
email: msassc@msassc.com

ISSUES

DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(r1)
11/07/19	REV. SITE(r2)
11/14/19	REV. SITE(r3)
12/23/19	REV. BATHROOMS(r4)
1/22/20	AS BUILT (r5)
01/29/20	PER REV SITE PLAN (r6)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (r7)
04/07/20	PER ENG REV LETTER (r8)
04/08/20	PER ENG REV #2 (r9)
6/9/2020	PER 5/12 BOARD MEETING (r10)

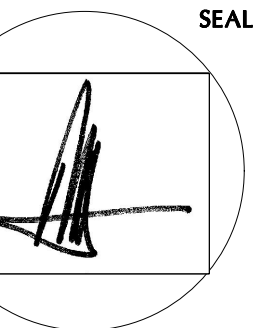
PROJECT

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

KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5

MICHAEL SAVARESE
N.J. LIC. #1043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468



SHEET TITLE:

SITE PLAN
COMPARISON

JOB NO.: 800-18300	DRAWN BY DJN
SCALE AS NOTED	DATE 07/25/19

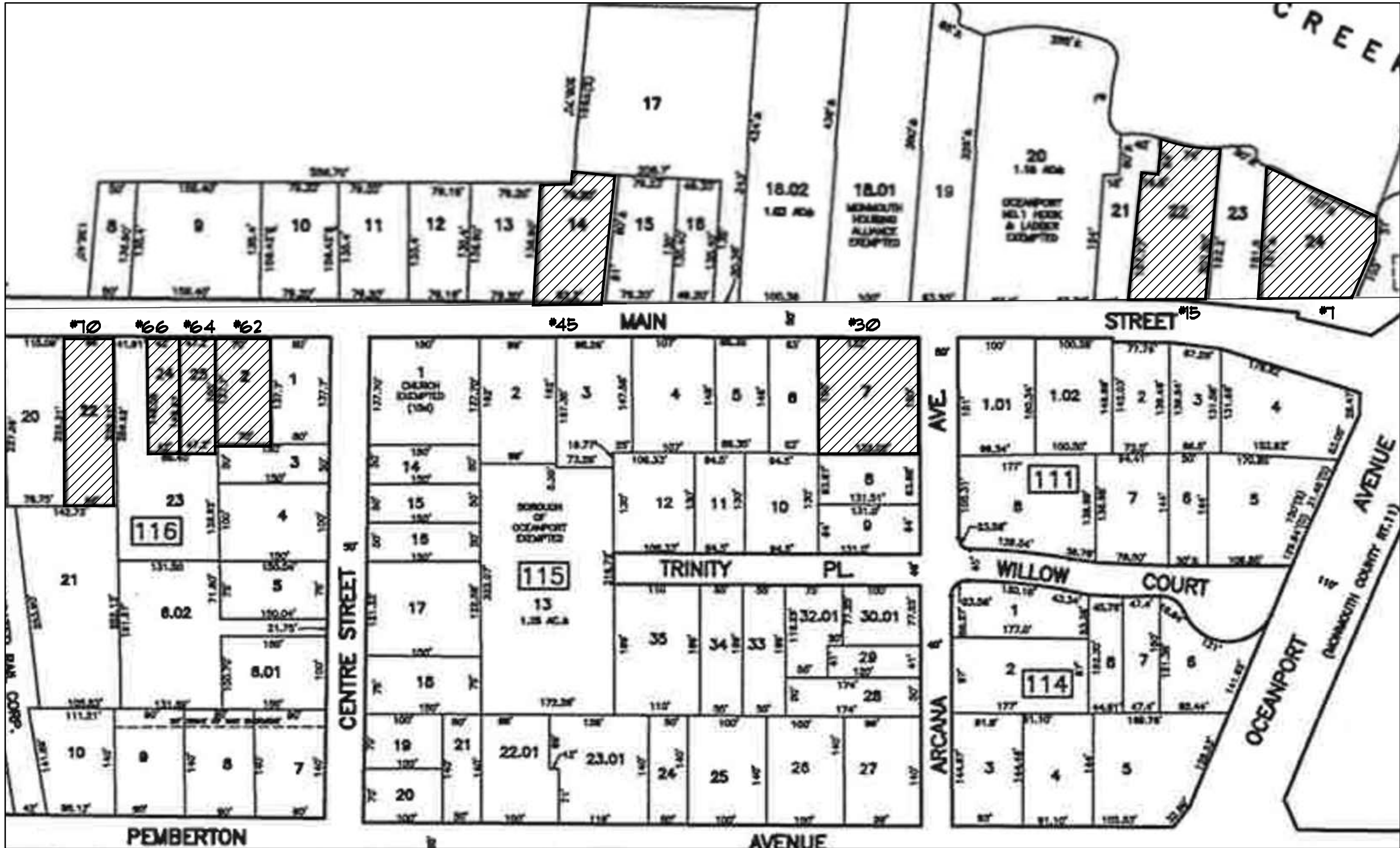
BSCAN/ APPLICATION NO.:

SHEET NO.

PAGE

SURROUNDING MULTI-FAMILY PROPERTIES

Address	Block	Lot	Lot Size (SF)	Living Area (SF)	Type	# of Units	Photo
70 Main Street	116	22	14,850	3,424	2 Story Multi-Family	4	
66-66A Main Street	116	24	6,216	714	2 Story Multi-Family	2	
64 Main Street	116	25	7,073.82	2,252	2 Story Multi-Family	2	
62 Main Street	116	2	9,590	2,704	2 Story Multi-Family	2	
30 Main Street	115	7	19,800	1,970	2 Story Multi-Family	2	
7 Main Street	110	24	16,965	4,792	2 Story Multi-Family	2	
15 Main Street	110	22	17,140	2,795	2 Story Multi-Family	4	
37 Main Street	110	17	47,314	1,517	2 Story Multi-Family	2	
39 Main Street	110	16	6,615	1,917	2 Story Multi-Family		
41 Main Street	110	15	10,665	1,866	2 Story Multi-Family	2	
45 Main Street	110	14	11,259	2,686	2 Story Multi-Family	2	



TAX MAP



PROPERTY LOCATION



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
email msassc@msassc.com
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ISSUES

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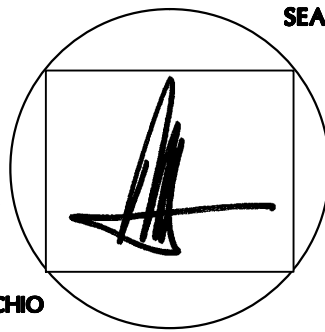
PROJECT

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

KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5

MICHAEL SAVARESE
N.J. LIC. #10043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468



SHEET TITLE:

NEIGHBORHOOD
MULTI-FAMILY
PROPERTIES

JOB NO.: 800-18300
SCALE: AS NOTED
DRAWN BY: DJN
DATE: 07/25/19

BSCAN/ APPLICATION NO.:

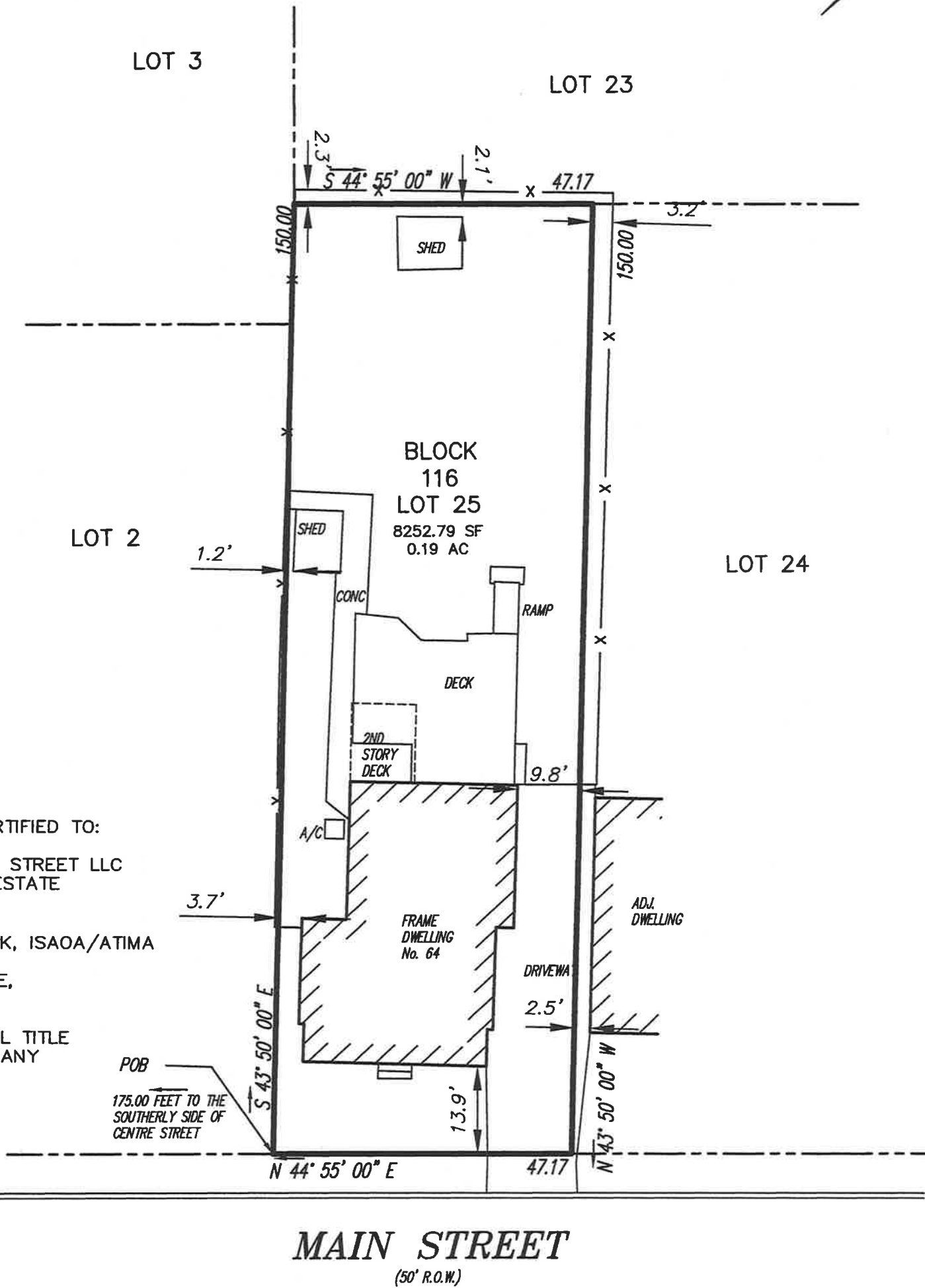
SHEET NO.

PAGE

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

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

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



THIS SURVEY CERTIFIED TO:

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

MANASQUAN BANK, ISAOA/ATIMA

FOUNDATION TITLE,
LLC-EATONTOWN

FIDELITY NATIONAL TITLE
INSURANCE COMPANY

POB
175.00 FEET TO THE
SOUTHERLY SIDE OF
CENTRE STREET

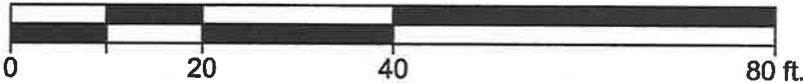
MAIN STREET
(50' R.O.W.)

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

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

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

SCALE: 1"=20'



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

THOMAS P. SANTRY, P.A.

LAND SURVEYORS

ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760

PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No. 19-215

SCALE 1" = 20'

DATE 10/22/19

DRAWN BY MGB

TAX MAP SHEET # 8

SHEET

1 OF 1

DRAWING No. OP363

RESPONSIBLE PROFESSIONAL'S SIGNATURE
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000

DATE: