



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • MAY 26, 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 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.

Due to security concerns 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:

- 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.

III. Flag Salute

IV. Roll Call

V. Board Business

VI. Old Business

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

1. PB2020-11 Verbosh, Michael & Debra

26 Hedge Drive

Block 142, Lot 34

Variance relief for rear and side yard setback for landscape wall and shed

VIII. Petitions from the Public

IX. Adjournment



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1634)

Meeting: 05/26/20 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

HISTORY:

04/28/20 Planning/Zoning Board

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.

05/12/20 Planning/Zoning Board

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

EXHIBITS:

A-1

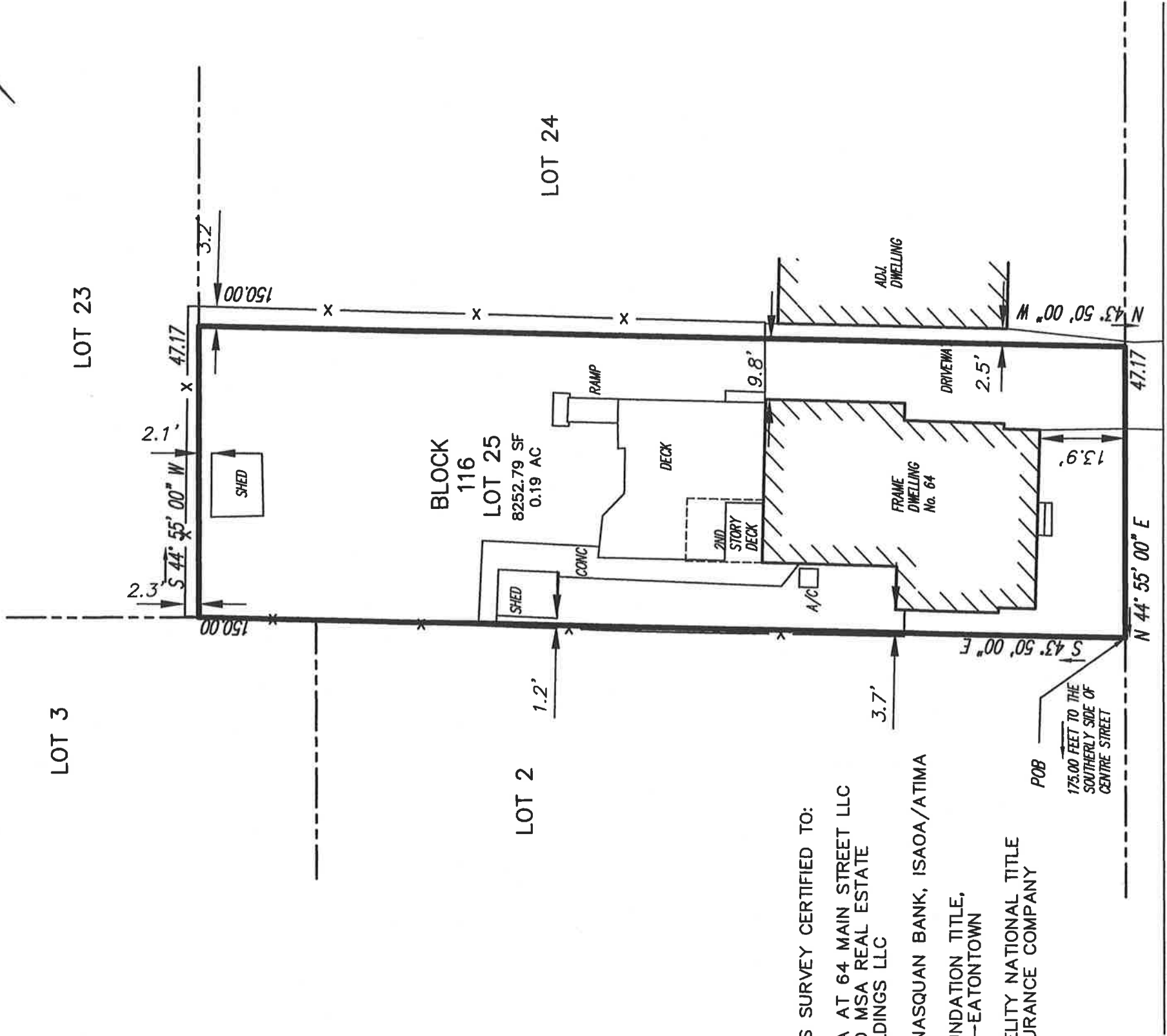
A-2

A-3

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

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

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



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:



62 MAIN ST



64 MAIN ST



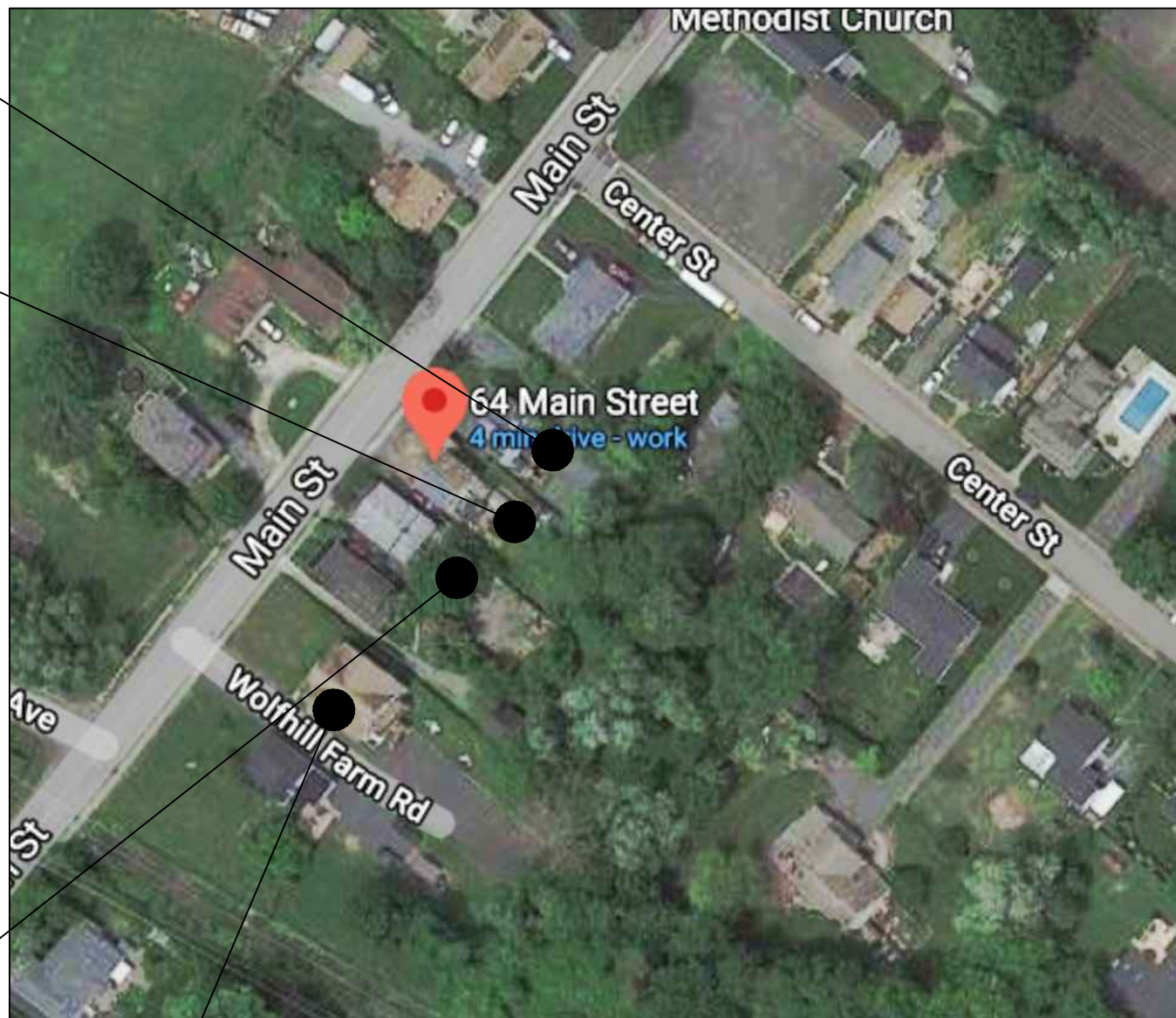
66 MAIN ST



70 MAIN ST

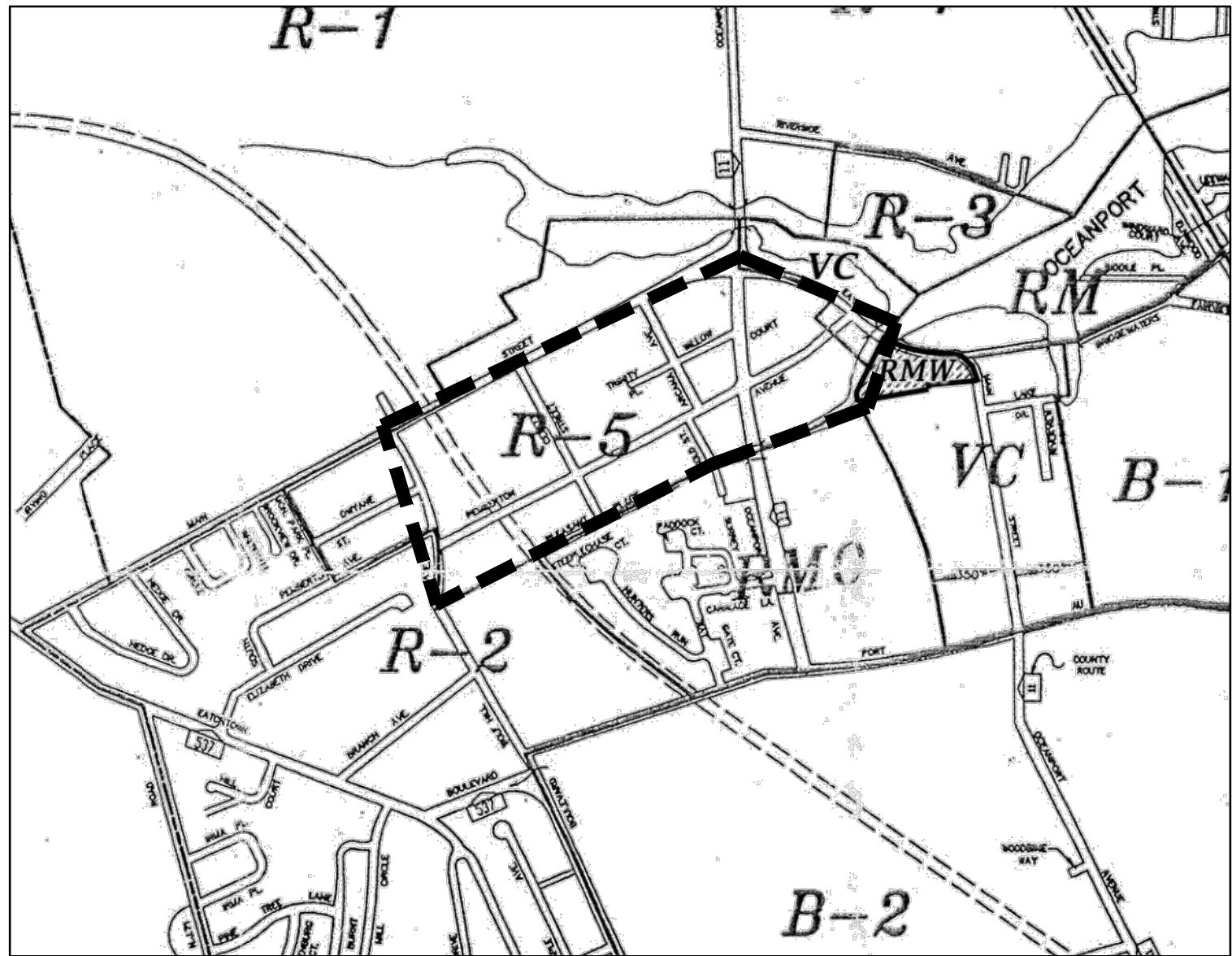
MSA @ 64 MAIN ST LLC

64 MAIN STREET
OCEANPORT, N.J. 07757
BLOCK: 116 LOT: 25



LOCATION MAP

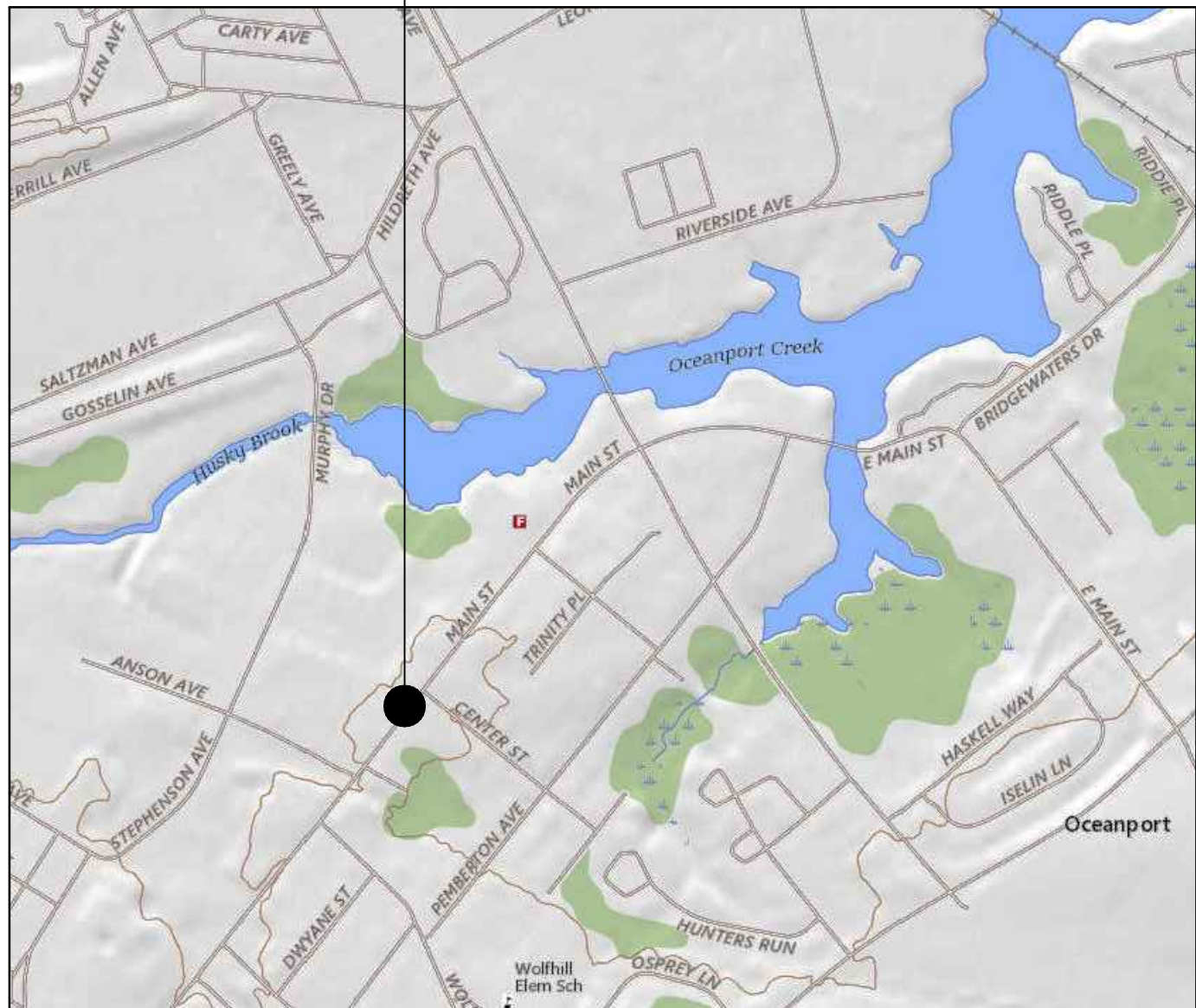
SCALE: 1" = 90'
● = MULTI FAMILY HOME



ZONING MAP

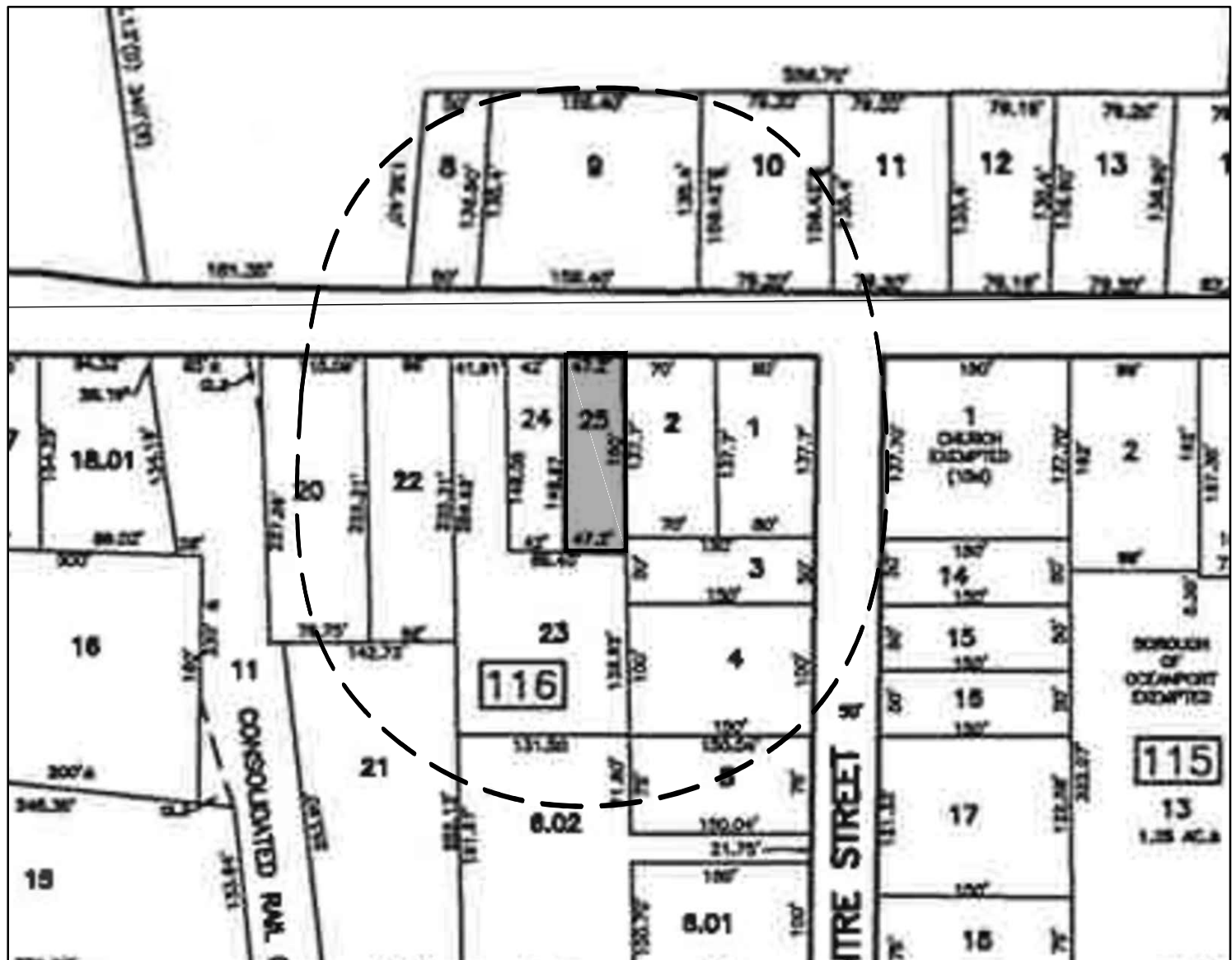
*NOT TO SCALE

SITE



USGS MAP

*NOT TO SCALE



TAX MAP

SCALE: 1" = 120'
= 200 FT RADIUS

OWNER & ADDRESS REPORT						
OCEANPORT						
200 FOOT LIST BLOCK 116 LOT 25						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	
110	2		15F	US GOV US ARMY SELL EH-E FORT MONMOUTH, N.J.	07703	MAIN ST
110	8		2	DESIDER, JOHN T & JACLYN 65 MAIN ST OCEANPORT, NJ	07757	65 MAIN ST
110	9		2	BRENTS, THOMAS D 65 MAIN STREET OCEANPORT, N.J.	07757	63 MAIN ST
110	10		2	ZARATE, DEMETRIO & FILIBERTA 59 MAIN STREET OCEANPORT, NJ	07757	59 MAIN ST
110	11		2	ZARATE, DEMETRIO & FILIBERTA 51 MAIN STREET OCEANPORT, NJ	07757	51 MAIN ST
115	1		150	OCEANPORT UNITED METHODIST CHURCH 54 MAIN STREET OCEANPORT, N.J.	07757	54 MAIN ST
115	14		2	KING, CHRISTOPHER J&BARNEY, SKYLAR 7 CENTER STREET OCEANPORT, NJ	07757	7 CENTER ST
115	15		2	TORBERT, SARA W & SHAWN 9 CENTER ST OCEANPORT, NJ	07757	9 CENTER ST
116	1		2	BRAZ, JAMES L 60 MAIN STREET OCEANPORT, NJ	07757	60 MAIN ST
116	2		2	LIVINGSTONE, ROBERT J 17 HOPE ROAD TINTON FALLS, NJ	07724	62 MAIN ST
116	3		2	ALESSI, EDWARD & LISA 8 CENTER STREET OCEANPORT, NJ	07757	8 CENTER ST
116	4		2	POOLE, LEROY GEORGE & JEAN MARIE 10 CENTER ST OCEANPORT, N J	07757	10 CENTER ST
116	5		2	KIRK, DIANE L & RONALD 14 CENTER ST OCEANPORT, NJ	07757	14 CENTER ST
116	6.02		2	WOLLMAN, HENRY T & ALISON S 16 CENTER ST OCEANPORT, NJ	07757	16 CENTER ST
116	20		2	CENTANNI, JOSEPH & LINDA 74 MAIN ST OCEANPORT, N J	07757	74 MAIN ST
116	21		1	WIDMAIER, ARTHUR C. & CAROL A. 77 PEMBERTON AVENUE OCEANPORT, N J	07757	PEMBERTON AVE
116	22		2	PATTERON ESTATE I, L.L.C. 15 ALGONQUIN AVE OCEANPORT, NJ	07757	70 MAIN ST
116	23		2	NINE, FRANK S. & BARBARA J. 68 MAIN ST OCEANPORT, N.J.	07757	68 MAIN ST
116	24		2	NAPPO, JOSEPH & CHRISTINE 45 SAGMORE AVE OCEANPORT, N J	07757	66-66A MAIN ST

Please be advised that you must notify the following:	
Two Rivers Water Reclamation Center 1 Highland Avenue Monmouth Beach, NJ 07750	NJ- American Water Company, Inc 1025 Laurel Oak Road Voorhees, NJ 08043 Attn: Donna Short, GIS Supervisor
JCP&L Co. ATTN: Richard Cohen 300 Madison Ave. Morristown, N J 07960	NJ Natural Gas Co. 1415 Wyckoff Rd. Wall, N J 07719
Comcast 403 South Street Eatontown, N J 07724	Verizon P.O. Box 4833 Trenton, N J 08650

PLANNING BOARD APPROVAL	
APPROVED BY OCEANPORT PLANNING BOARD	
BOARD CHAIRSPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE



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)

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

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

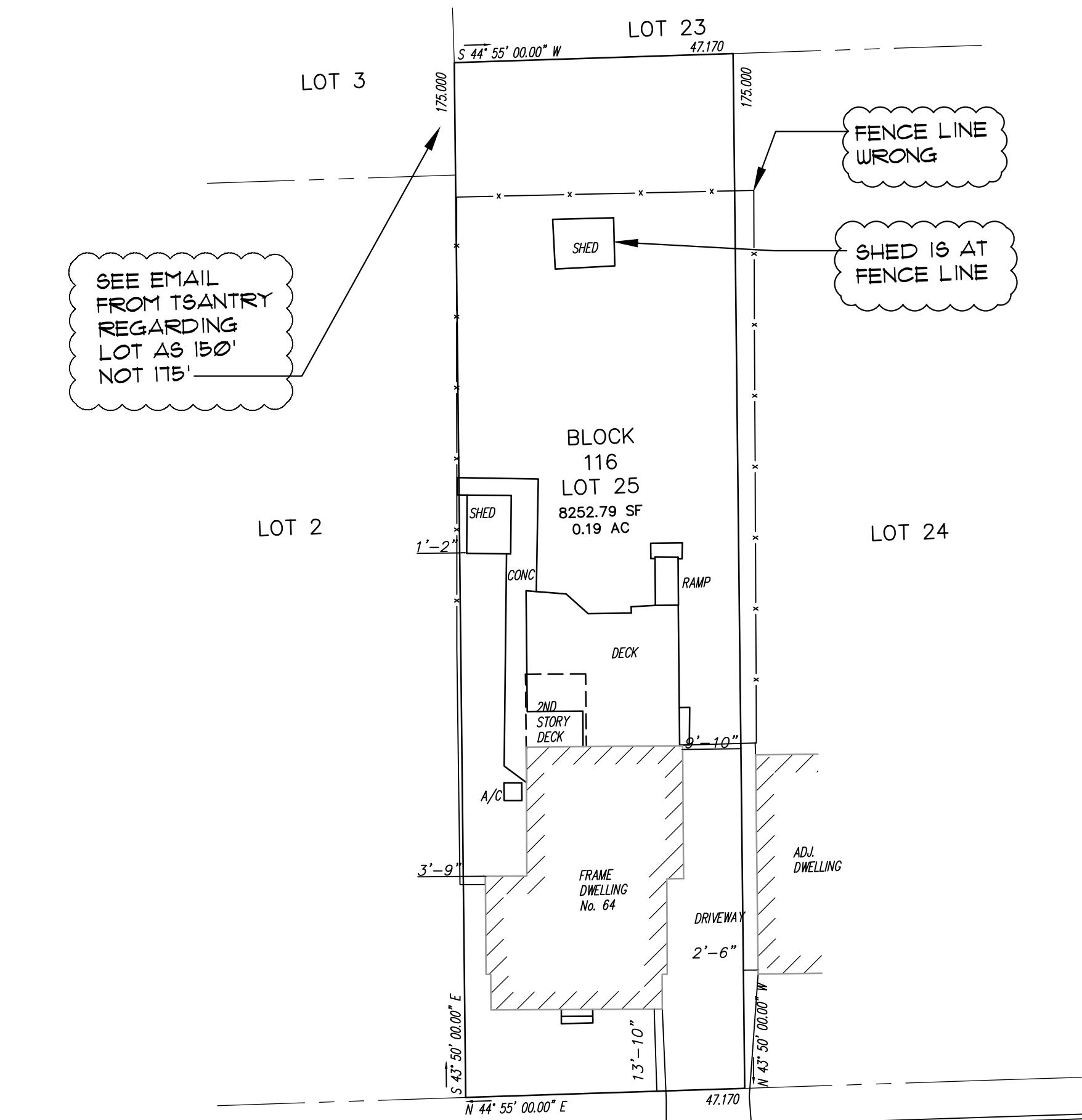
MICHAEL SAVARESE
N.J. LIC. #7043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:
TITLE SHEET

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

BSCAN/ APPLICATION NO.:

SHEET NO.	PAGE
1 OF 6	6

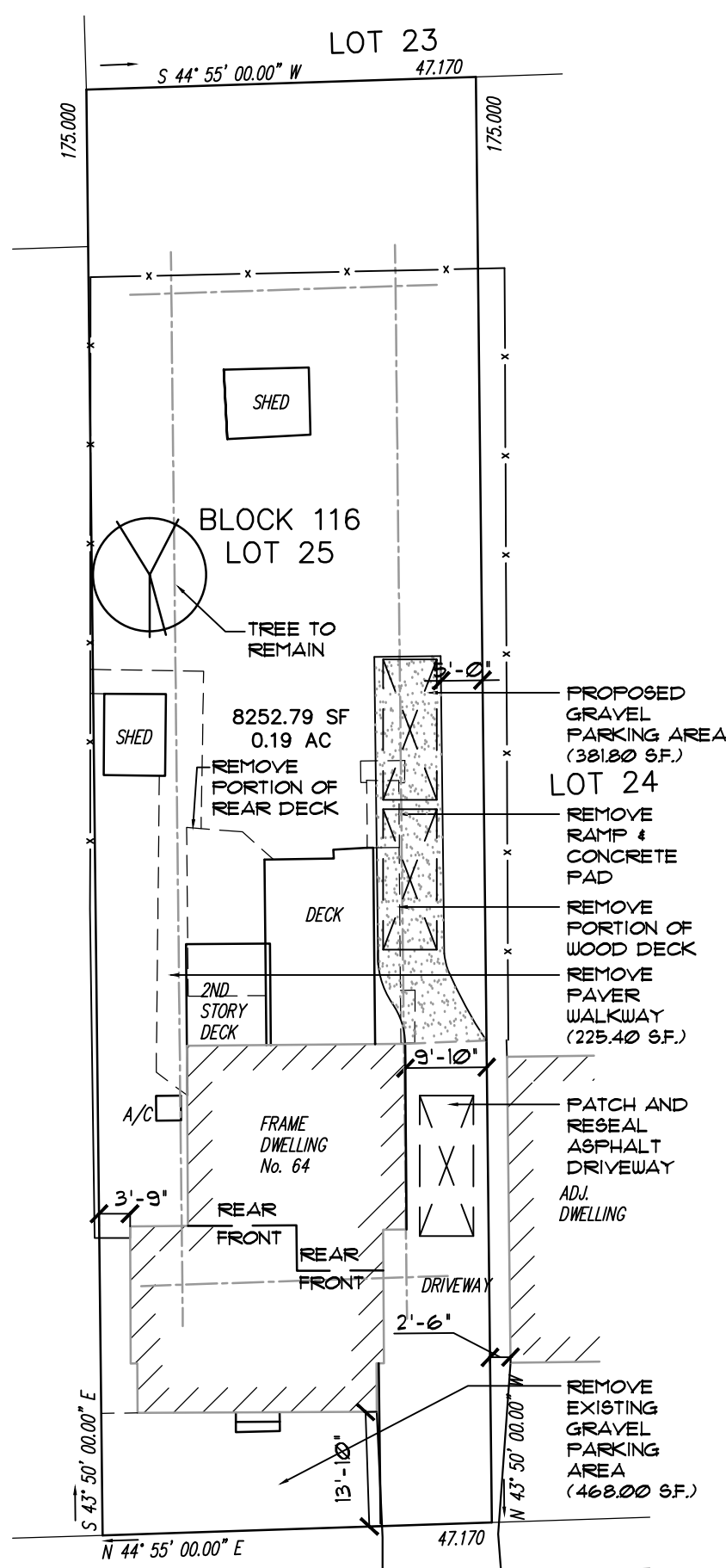


MAIN STREET
(50' R.O.W.)

1 ORIGINAL SITE SURVEY - 2019

SCALE: 1" = 20'

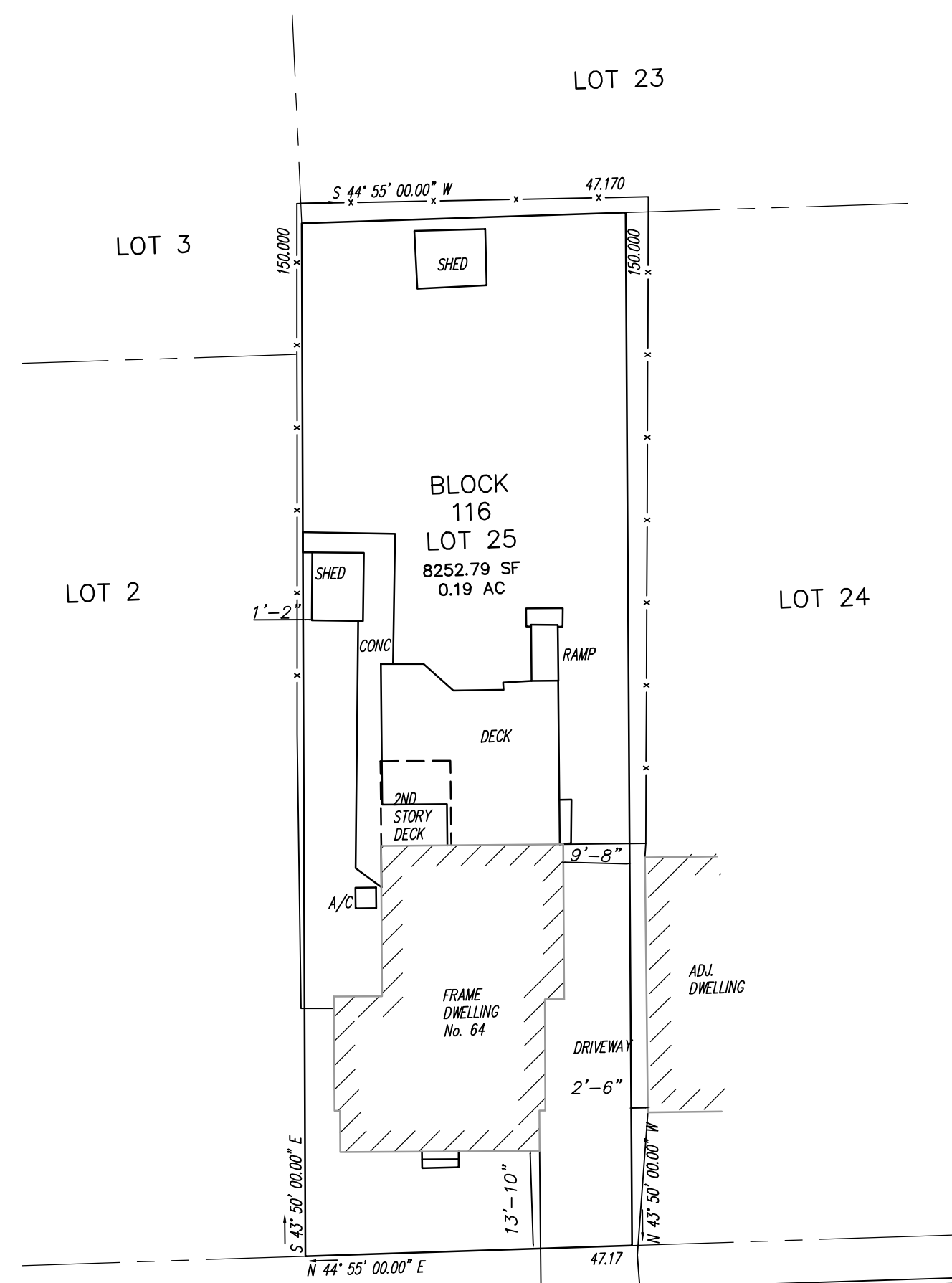
NOTE:
SITE PLAN INFORMATION FROM
SURVEY BY:
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
128 EAST RIVER ROAD
RUMSON, NJ 07760
DATED 10/22/19 DWG# 0P363



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

2 ORIGINAL PARKING PLAN

SCALE: 1" = 20'



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

3 CORRECTED SITE SURVEY - 2019

SCALE: 1" = 20'

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)	1,013.82 SQ. FT.	NO CHANGE
LOT WIDTH (FRONTAGE)	140 FT.	47.11 FT.	NO CHANGE
MIN. FRONT YARD	30 FT.	13.9 FT.	NO CHANGE
MIN. REAR YARD	25 FT.	116.61 FT.	NO CHANGE
MIN. SIDE YARD	10'	3.75 FT. / 9.83 FT.	NO CHANGE
% OF MAX. LOT COV. BLDGS	MAX. 25% (MAX. 1,176.45 SF)	1,262.68 SF (11.85%)	NO CHANGE
% OF MAX. LOT COV. IMPERV.	MAX. 40% (MAX. 2,829.52 SF)	2,847.31 SF (40.25%)	3,993.21 SF (56.53%)
MAX. PRINC. BLDG. HEIGHT	35 FT. OR 2-1/2 STORY	27.92 FT. - 22 STORY	NO CHANGE
MAX. ACCESS. BLDG. HEIGHT	15 FT.	+/- 12 FT.	NO CHANGE

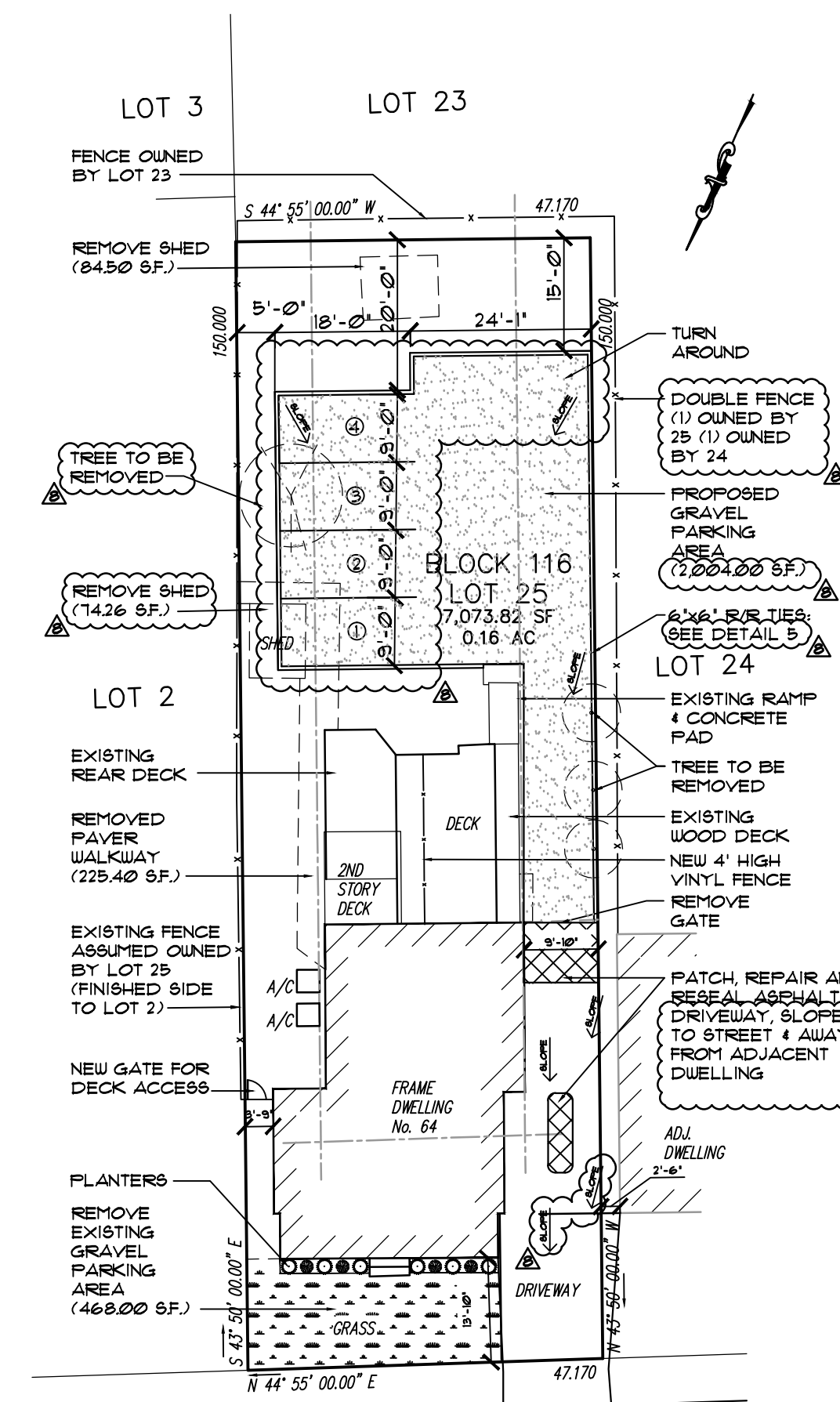
MIN HABITABLE FLOOR AREA	1 BEDROOM = 700 SF 2 BEDROOM = 900 SF 3+ BEDROOM (SIDE BY SIDE) = 1,450 TOTAL / 1,000 1ST FLOOR	** UNIT #1: 255 SF STUDIO (1ST FLOOR) ** ** UNIT #2: 1,164 SF 3 BEDROOM, 801 SF 1ST FL **	UNIT #1: 856 SF 2-BEDROOM UNIT #2: 1,138 SF 3 BEDROOM w/ 596 SF 1ST FL
--------------------------	---	--	---

NOTES:
** INDICATES PRE-EXISTING NONCONFORMING CONDITION
■ INDICATES PROPOSED NONCONFORMING CONDITION

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
TWO BEDROOM UNIT	15 SPACES	2 SPACE
THREE BEDROOM UNIT	20 SPACES	2 SPACES
TOTAL	3.5 SPACES (3 SPACES)**	4 SPACES (COMPLIES)

(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.

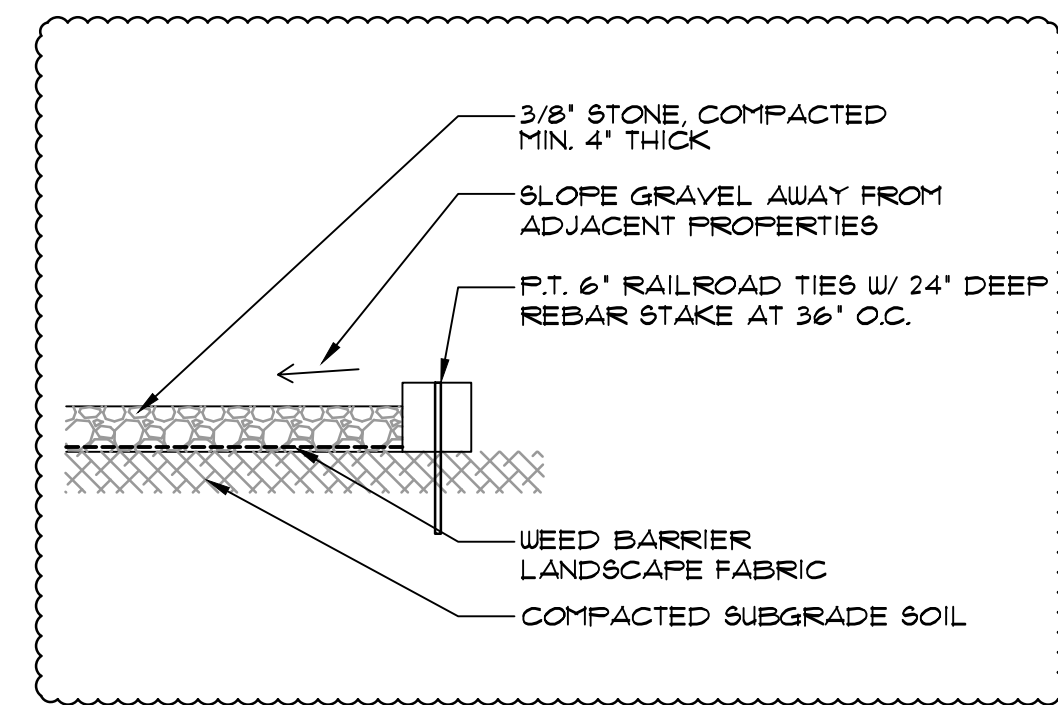


MAIN STREET
(50' R.O.W.)

4 PROPOSED PARKING

SCALE: 1" = 20'

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



5 GRAVEL DETAIL

FLOOR AREA / VOLUME

	FRONT UNIT		REAR UNIT	
	FLR AREA	VOLUME	FLR AREA	VOLUME
FIRST FLOOR	504 SF.	4,410 CF.	639 SF.	6,454 CF.
SECOND FLOOR	429 SF.	3,715 CF.	583 SF.	5,242 CF.
TOTAL GROSS SF	933 SF.	8,125 CF.	1,222 SF.	11,696 CF.
BASEMENT	N/A	N/A	585 SF.	5,558 CF.
CRAWLSPACE	483 SF.	1,683 CF.	N/A	N/A
ATTIC (ABOVE 5 FT)	N/A	N/A	191 SF.	573 CF.
TOTAL	1,422 SF.	9,874 CF.	1,998 SF.	17,827 CF.

NOTE: FLOOR AREA AND VOLUME CALCULATIONS INCLUDE EXTERIOR WALL ASSEMBLIES

LOT COVERAGE (BUILDING)

	EXISTING BUILDING	PROPOSED BUILDING
FOOTPRINT	1,262.68 SF (11.85%) HOUSE	REMAIN

LOT COVERAGE (IMPERVIOUS)

	EXISTING AREA	PROPOSED AREA
HOUSE	1,262.68 SF.	REMAIN (1,262.68 SF.)
ASPHALT DRIVEWAY	636.93 SF.	REMAIN (636.93 SF.)
GRAVEL DRIVEWAY	468.00 SF.	2,004 SF. (56.53%)
PORCH STEPS	12.50 SF.	REMAIN (12.50 SF.)
A/C PAD	3.00 SF.	REMAIN (3.00 SF.)
PAVER WALKWAY	225.40 SF.	0.00 SF.
RAMP PAD	14.04 SF.	REMAIN (14.04 SF.)
SHEDS	158.16 SF.	0.00 SF.
TOTAL	2,847.31 SF. (40.25%)	3,993.21 SF. (56.53%)

* NOTE:
28.32% OF IMPERVIOUS COVERAGE IS FROM GRAVEL
2,004 SQ. FT. 28.21% ALL REMAINING COVERAGE

MIN HABITABLE FLOOR AREA

PER BOROUGH OF OCEANPORT 3300 ATTACHMENT 3 SCHEDULE III

	UNIT #1 (FRONT)	UNIT #2 (REAR)
HABITABLE FLOOR AREA		
UNIT TYPE	2-BEDROOM APARTMENT	3-BEDROOM (SIDE BY SIDE)
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	1,450 TOTAL SF 1,000 SF FIRST FLOOR

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
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

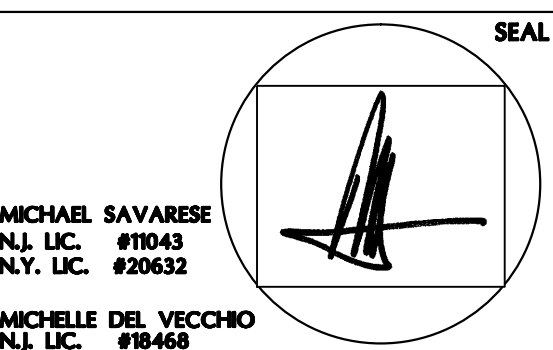
DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(r1)
11/07/19	REV. SITE(r2)
11/14/19	REV. SITE(r3)
12/23/19	REV. BATHROOMS(r4)
1/22/20	AS BUILT (r5)
01/29/20	PER REV SITE PLAN (r6)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (r7)
04/07/20	PER ENG REV LETTER (r8)
04/08/20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

PROJECT

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

KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5



SHEET TITLE:

SITE PLAN
COMPARISON

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

BSCAN/ APPLICATION NO.:

SHEET NO. 2 OF 6



1A & 1B MAIN ST



15 MAIN ST



30 MAIN ST



45 MAIN ST



62 MAIN ST



64 MAIN ST



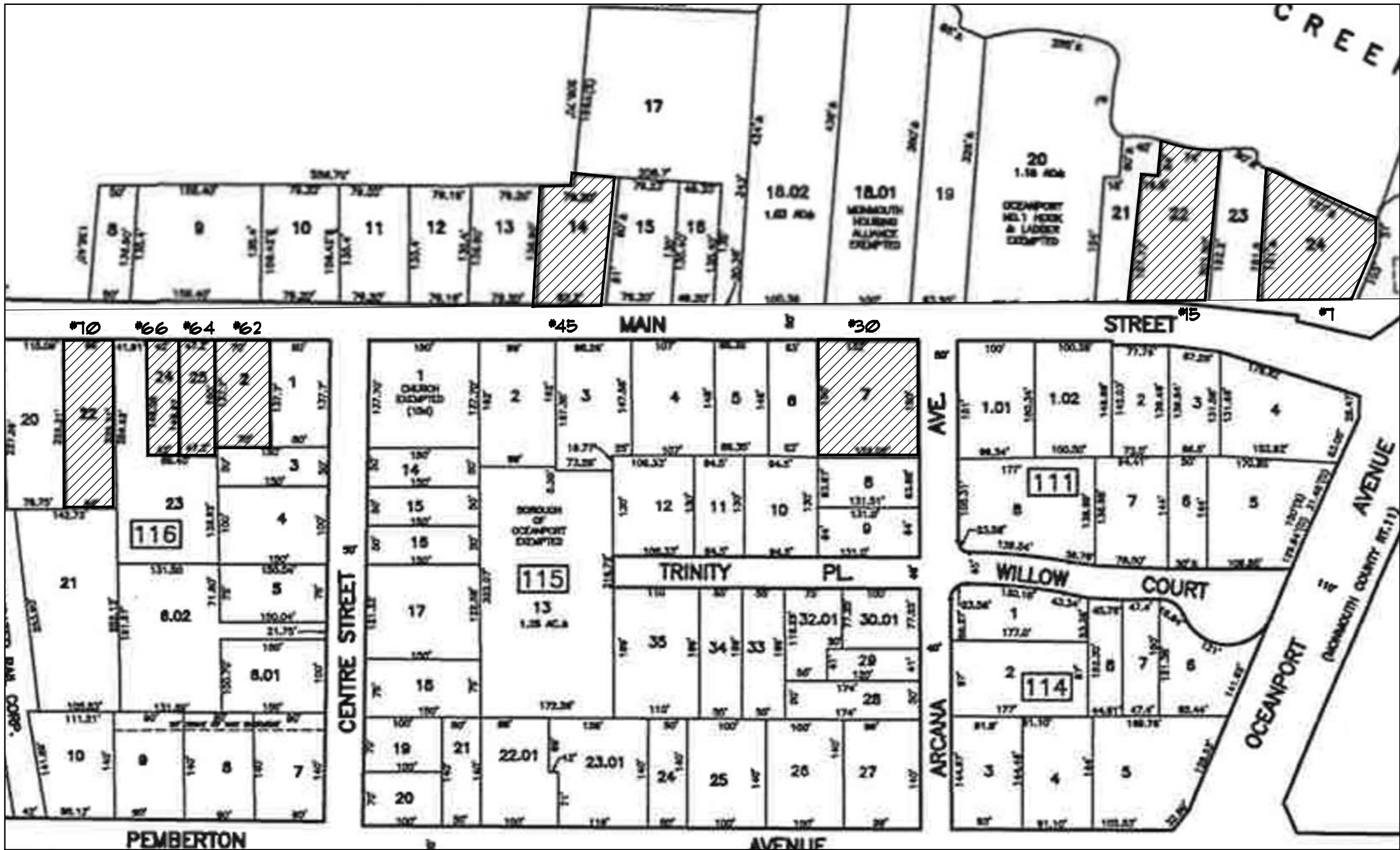
66 MAIN ST



10 MAIN ST

SURROUNDING MULTI-FAMILY PROPERTIES

ADDRESS / # OF UNITS		BLOCK/LOT	LOT SIZE
1 MAIN ST	2 UNITS	110 / 22	16,966 SF
15 MAIN ST	4 UNITS	110 / 22	8,969 SF
30 MAIN ST	2 UNITS	115 / 1	11,260 SF
45 MAIN ST	2 UNITS	110 / 14	19,198 SF
62 MAIN ST	2 UNITS	116 / 2	9,591 SF
64 MAIN ST	2 UNITS	116 / 25	7,073 SF
66 MAIN ST	2 UNITS	116 / 24	6,216 SF
10 MAIN ST	4 UNITS	116 / 22	14,810 SF



TAX MAP

SCALE: N.T.S.
= MULTI-FAMILY RESIDENCE



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

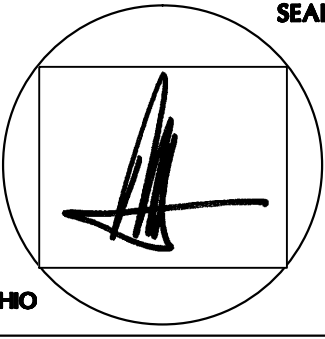
PROJECT

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. #70043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468



SHEET TITLE:

NEIGHBORHOOD
MULTI-FAMILY
PROPERTIES

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

BSCAN/ APPLICATION NO.:



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

6.1.c

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

April 9, 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 April 8, 2020 and consisting of six (6) sheets;
- 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.

Based on our review, we recommend that the application be deemed **complete** and scheduled for the next available meeting. An engineering and planning review of the application is included below.

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. 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 56.53% 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. 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.
2. 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.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-271
April 9, 2020
Page 3 of 3

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.R. White, III'.

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

WHW/nb

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

R:\General\Projects\Opp\OPP-271\Correspondence\OUT\200409_whw_smith_64_main_street.docx

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

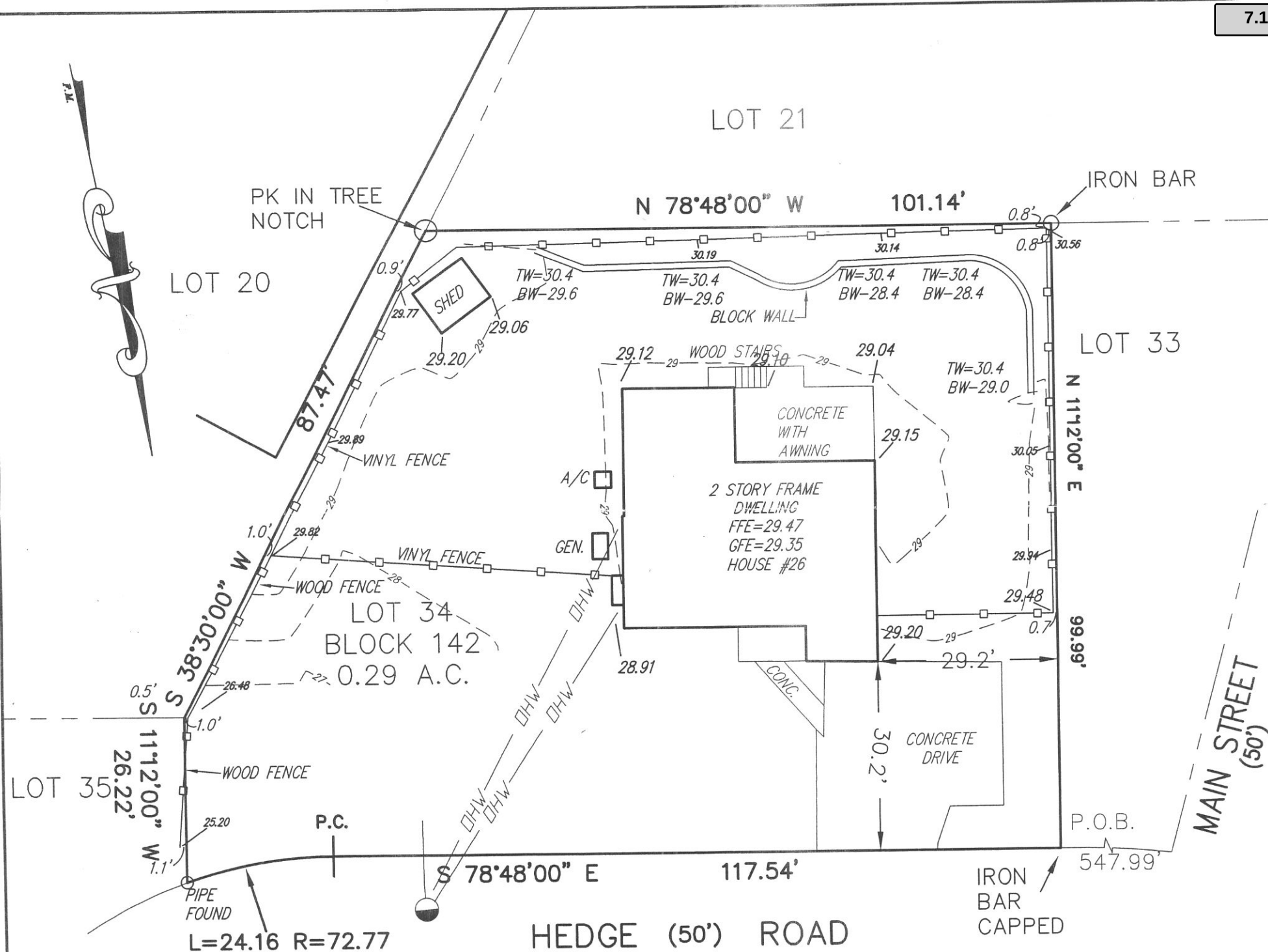
SCHEDULED**PLANNING BOARD APPLICATION (ID # 1654)**

Meeting: 05/26/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1654

PB2020-11 Verbosh, Michael & Debra

26 Hedge Drive
Block 142, Lot 34

Variance relief for rear and side yard setback for landscape wall and shed



Survey Note:

Lot and Block numbers refer to the official tax maps of the Borough of Ocean Port, Monmouth County, New Jersey

SURVEY OF PROPERTY FOR
Lot 34 in Block 142, Borough of Oceanport, Monmouth County,
New Jersey

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. PHYSICAL LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY HAS NOT YET BEEN MADE.

THIS SURVEY IS CERTIFIED TO:

Michael Verbosh and Debra Verbosh

26 Hedge Dr
Oceanport

DRAWN BY: FN

CHECKED BY:

SCALE: 1"=30'

10-10-2019

JOB NUMBER

FIELD BOOK

76-7635

LEO A. KALIETA & Co.

PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 31268

Leo A. Kalieta

10/14/19

Michael and Debra Verbosh

26 Hedge Drive

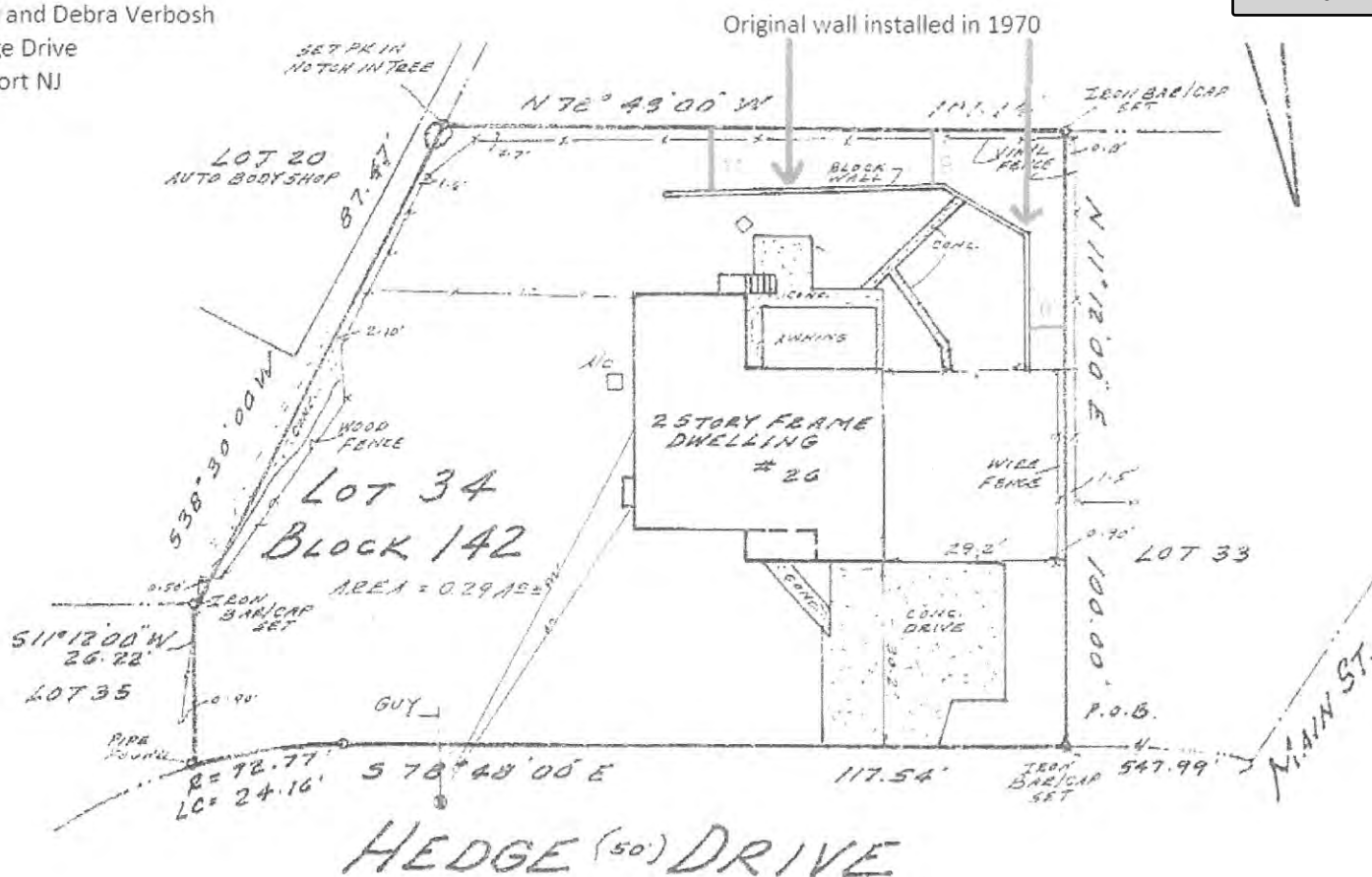
Oceanport NJ

My parents bought this house in 1959 when it was first built. We took over the house in 2014 when my mom passed. Because of the higher elevations of the surrounding properties, my dad had put a block wall up to make the back yard more usable. After 50 years, the wall needed to be replaced. I got a very good quality landscape block and started to rebuild the wall. I wanted to align the wall better with the fence, and make some more usable space in the back yard. Because the wall is not in the exact location of the old one, I need to get permission to change the location. This will not impact any of my neighbor's property. Because of the elevation differences, the patio is the lowest point in the back yard. This would flood the patio and in turn get water in the basement. I need to have the backyard regraded so the water flows out of the back yard into the side yard and empty at street level. This regrading will not affect my neighbors in any way. I have attached documents that will explain existing conditions and show the proposed changes. Thank you for your consideration in this matter.



Michael and Debra Verbosh
26 Hedge Drive
Oceanport NJ

7.1.b



Lot and Block numbers refer to the Borough of Oceanport Tax Map.

SURVEY OF PROPERTY FOR

Lot 34 in Block 142

Borough of Oceanport, Monmouth County, New Jersey

CHECK IF APPLICABLE



THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY ADJUDICATION, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



PHYSICAL LOCATION OF ANY UNDERGROUND UTILITIES FOR THIS PROPERTY HAS NOT BEEN MADE.

THIS SURVEY IS CERTIFIED TO

Michael Verbosh and Debra Verbosh

LEO A. KALIETA & Co.

PROFESSIONAL LAND SURVEYOR

N.J. LIC. NO. 31268 (20 Middlesex Road, Matawan, NJ 07747)

SCALE 1"=30'

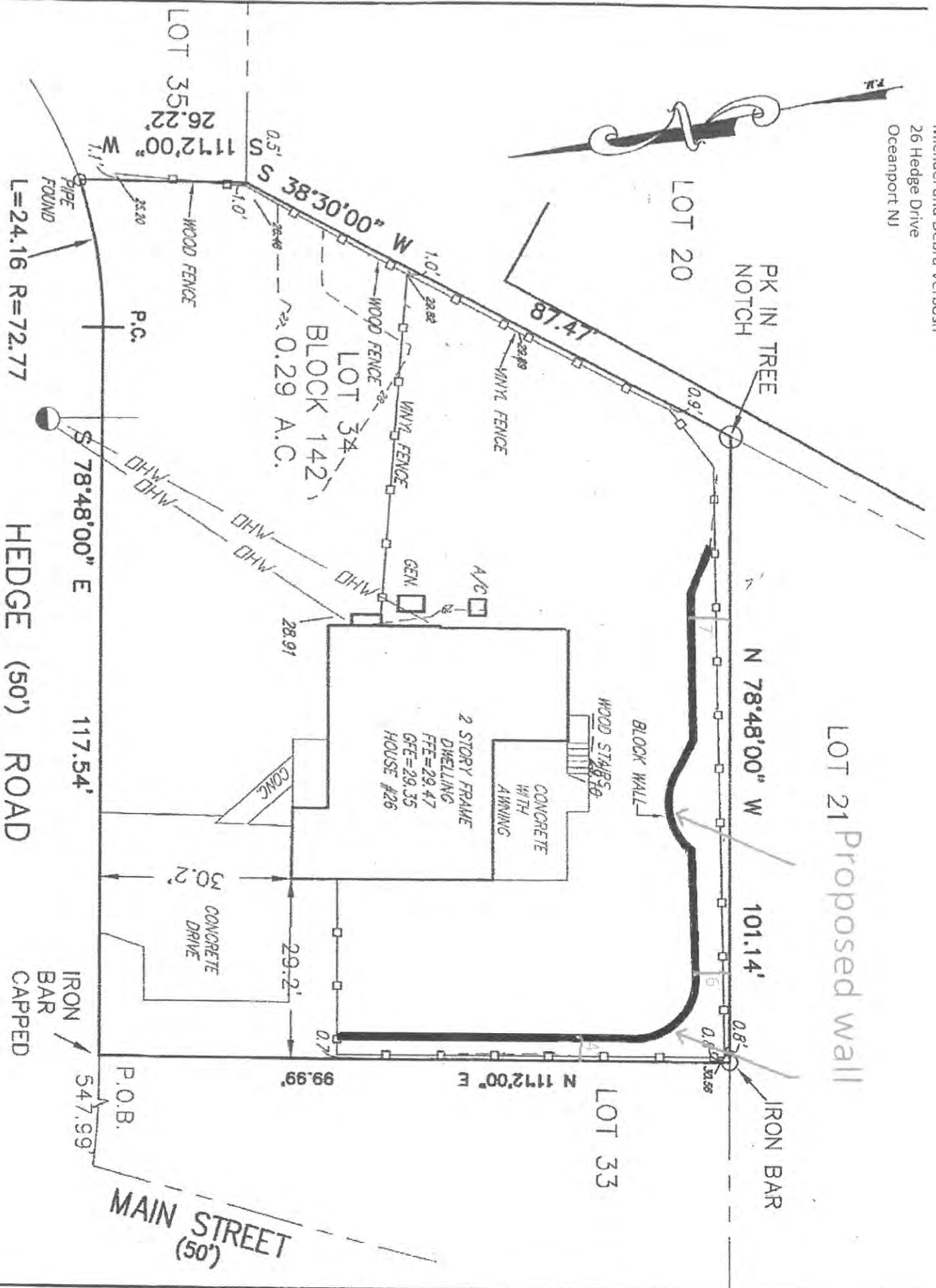
DRAWN BY L.A.R.

DATE 1/18/17

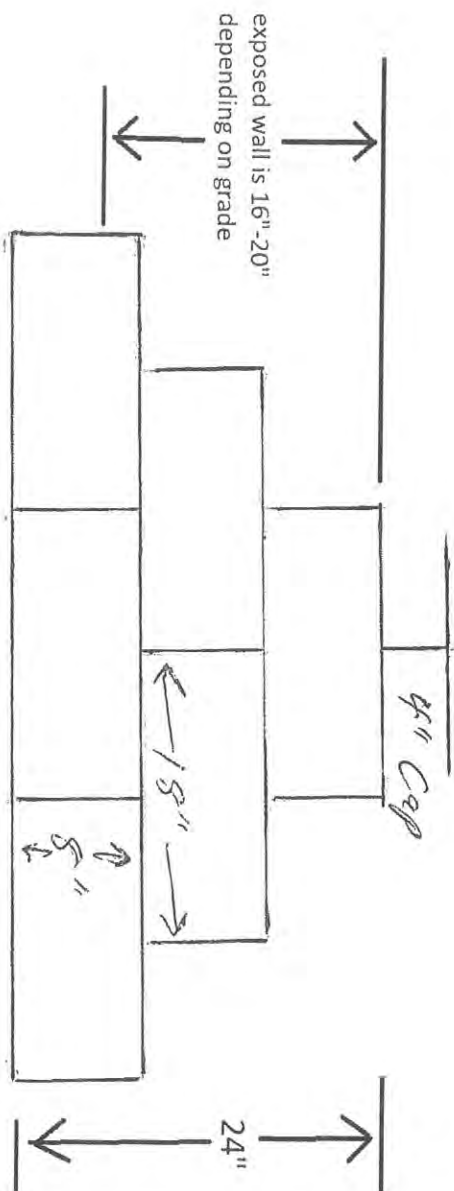
JOB No.

FIELD BOOK

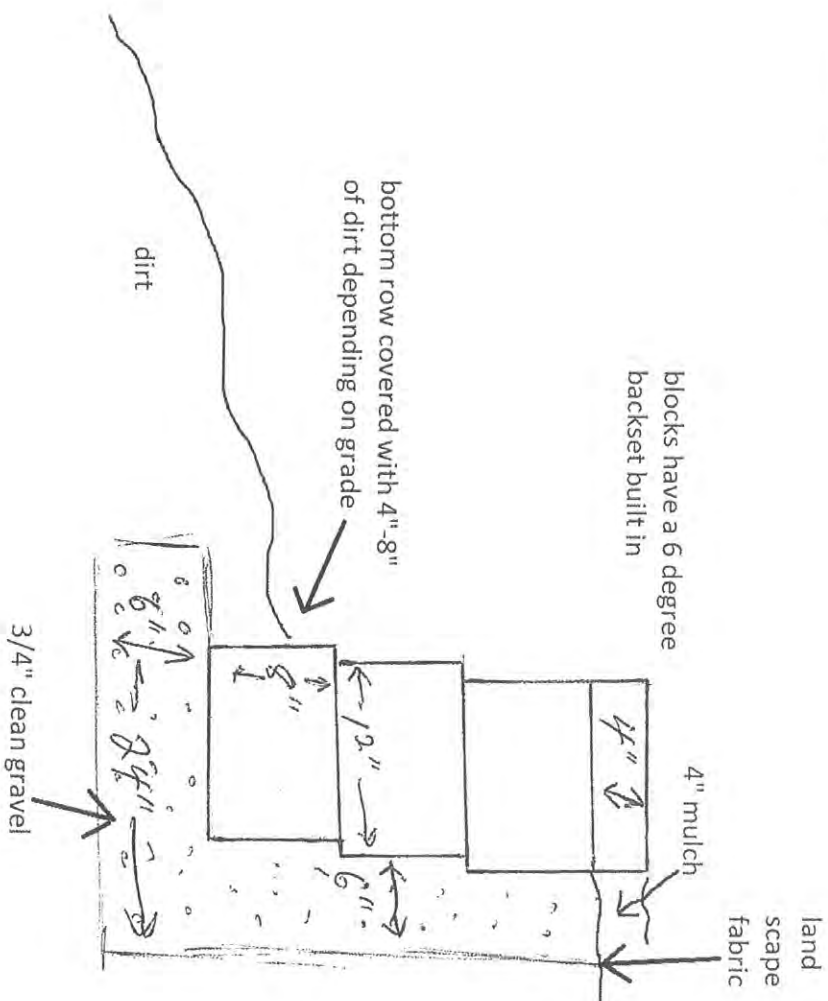
Michael and Debra Verbosh
26 Hedge Drive
Oceanport NJ



Landscape wall details



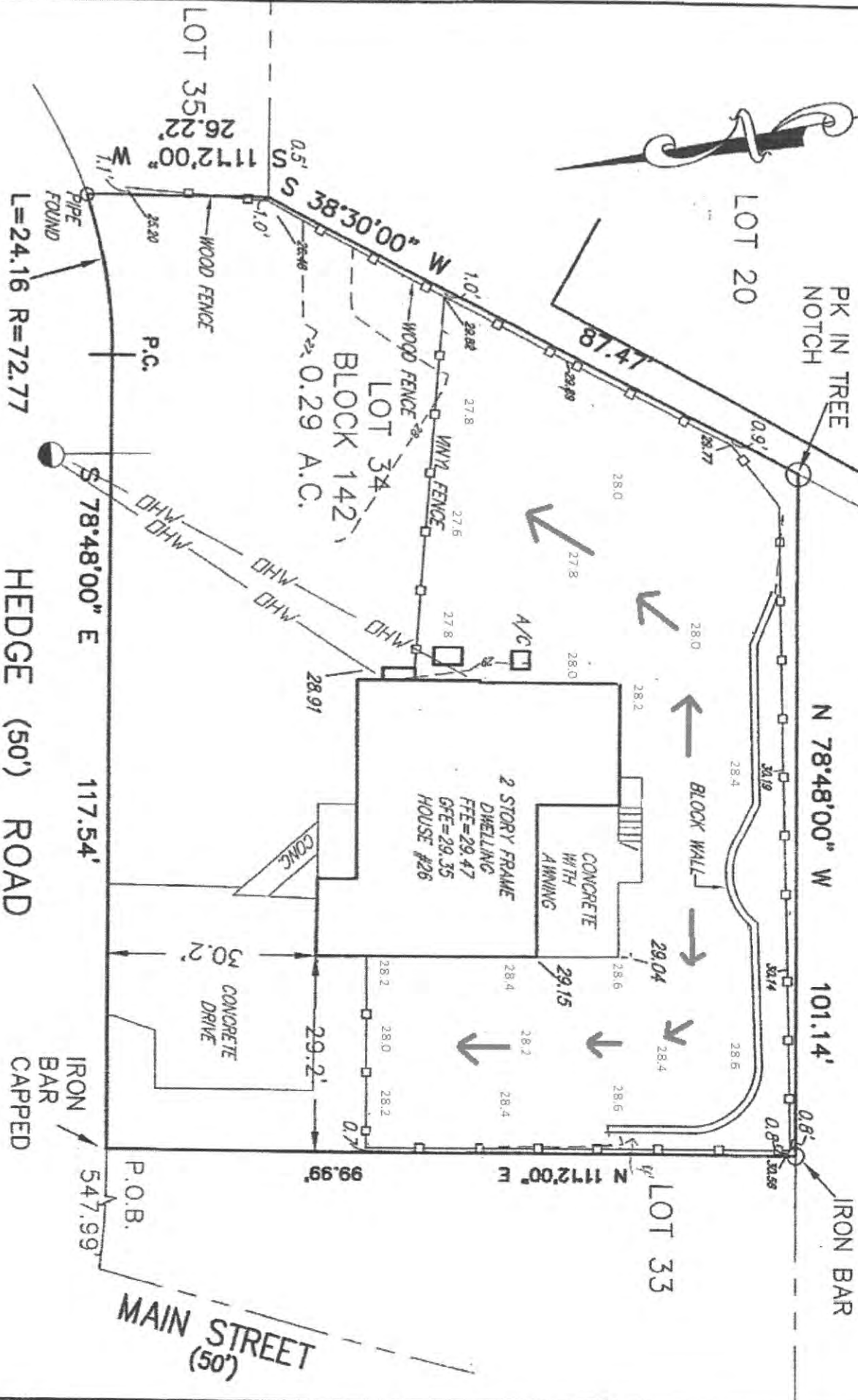
This is Allen block landscape wall engineered to stack. The block is hollow and filled with 3/4" clean gravel so it interlocks with the next block

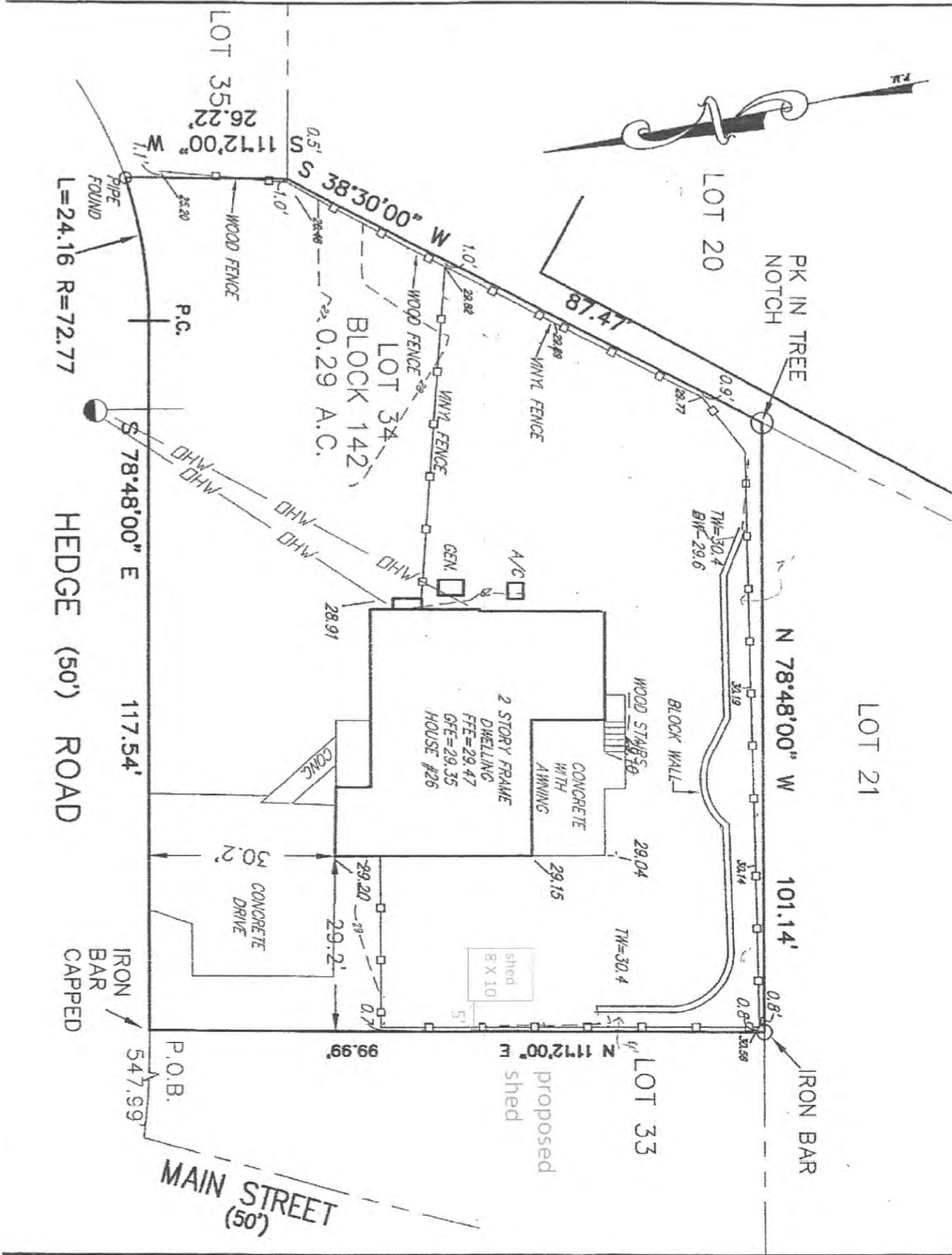


[illegible]

Michael and Debra Verbosh
26 Hedge Drive
Oceanport NJ

Proposed grading plan, all water will drain through the side yards and empty on the street level. No water will be directed to any of my neighbors lots.







Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.1.c

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

March 26, 2020

VIA EMAIL

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

Re: Minor Site Plan
26 Hedge Drive
Block 142, Lot 34
Borough of Oceanport, Monmouth County, New Jersey
Application PB2019-11
MC Project No. OPP-269

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 Leo A Kalieta & Co., Inc., signed October 14, 2019, consisting of one (1) sheet;
- Plan entitled “Survey of Property” prepared by Leo A Kalieta & Co., Inc., dated January 18, 2017, consisting of a portion of one (1) sheet.

The subject property is situated in the R-2 – Residential Single-Family Zone District and located on the south side of the southern portion of Hedge Drive, approximately 550 feet east of Main Street. The property currently has a two-story single-family dwelling, landscape retaining wall, shed, concrete driveway and concrete patio. The Applicant proposes to relocate the shed and replace the retaining wall moving it closer to the property line.

Based on our review of the application, we recommend that the application be deemed **complete** and scheduled for the next available hearing.

Variances/Design Waivers

We offer the following preliminary comments for the Board’s consideration:

1. Bulk variances are required for the following:
 - a. Retaining wall setback: 10 feet required from all property lines, 3 feet proposed. A Bulk Variance is required.

Customer Loyalty through Client Satisfaction

Packet Pg. 21



- b. Side Yard Setback - Accessory Structure: 15 feet required, approximately 2.5 feet proposed. Applicant shall clarify exact distance as it is not dimensioned on the plan.
- c. Rear Yard Setback – Accessory Structure: 10 feet required, approximately 4 feet proposed. Applicant shall clarify exact distance as it is not dimensioned on the plan.

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

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

The Applicant shall provide testimony in support of the variances being requested.

General Comments

1. The Applicant shall clarify if the improvements have already been constructed as the most recent plan appears to be an as-built survey.
2. Additional topography survey is needed on lots 21 and 33 to assure the retaining wall will not redirect runoff onto the adjacent properties.
3. A Grading Plan is needed as the western side yard does not provide positive slope and the western portion of the rear yard appears to create a low area.
4. A signed and sealed copy of the survey shall be submitted to the Board Secretary.

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 any additional information, please do not hesitate to contact me directly.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-269
March 26, 2020
Page 3 of 3

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/nb

cc: Michael Verbosh, 26 Hedge Drive, Oceanport, NJ 07757

\\Hqfas1\general\Projects\Opp\OPP-269\Correspondence\OUT\200326_whw_smith_26_hedge_drive.docx