



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • MAY 11, 2021

Regular

REMOTE/VIRTUAL

7:00 PM

Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. 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.

III. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 22, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press, Star Ledger and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site. This meeting is also being broadcast on the Borough's Local Public Access Channel, Verizon FiOS Channel 28. Members of the general public can register for meetings from the Borough website at www.oceanportboro.com by scrolling to the bottom of the homepage and clicking "REGISTER for Planning Board Virtual Meetings". Registering allows the general public to view and participate in meetings on their computers, smart phones and tablets. Once registered, members of the general public will be muted upon entry to a meeting. Registration allows a member of the general public to participate during the public portions of a meeting by using one of the following options:

(a) Use the Raise Your Hand Feature in the Go-to-Webinar toolbox to be acknowledged for an opportunity to speak. Once recognized and advised to speak, members of the general public may need to unmute themselves to participate in the meeting.

(b) call the Borough's Public Comments Line at (732)-272-8337. The Public Comments Line is only answered during the livestream broadcast of a meeting when the Chairman has opened the meeting to the public. A caller to the Public Comments Line must provide his or her name and address in order to participate in a meeting. Once this information is provided, callers will either be admitted to speak at the meeting immediately or they will be called back by the Board Secretary at the appropriate or designated time so that they can speak. Speakers participating through the Public Comments Line will be placed on speaker and all comments made will be part of the digital record of the meeting.

The instructions for Public Participation in the Borough's meetings are also available on the Borough's website at www.oceanportboro.com.

IV. Flag Salute

V. Roll Call

VI. Board Business

1. Planning/Zoning Board - Regular - Apr 13, 2021 7:00 PM
2. Report of Pending Applications

VII. Old Business

1. Resolution of Approval - 15 Ticonderoga Ave; Meyer
2. PB2020-01 Sempkowski, Anthony
74 Cayuga Ave
Block 27, Lot 9
Bulk Variance(s)

CARRIED from February 23, 2021

CARRIED from April 13, 2021

VIII. New Business

1. PB2021-03 Sanchez, Diana
26 Oneida Ave
Block 30, Lot 1

Bulk variance(s) for pool installation

IX. Petitions from the Public

X. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • APRIL 13, 2021****Regular****REMOTE/VIRTUAL****7:00 PM****Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:01 PM.
- II. **Board Policy:** Chairman Widdis advised the public of the below 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.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 22, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press, Star Ledger and Two River Times and by the posting of same on the municipal bulletin board and Borough's 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.
- IV. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- V. **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	Absent	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Remote	
Michael Dailey	Alternate I	Remote	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Remote	
William White	Board Engineer/Planner	Remote	

VI. Board Business:**1. Report of Pending Applications**

Ms. Smith advised of upcoming applications for the April 27th meetings and additional applications under review.

2. Administrative Request for Interpretation - 390-12 Definition of Accessory & Structure - *Added on Late*

Mr. White advised that when the new ordinance, and several new definitions along with it, caused them to re-examine the old definitions and sometimes remember things differently than you thought you did. He and the Zoning Officer were looking at the definition of accessory structure, read the definition and then the definition of structure, which is where the concern is and read that definition, and their strict interpretation concerning "on, above or below the surface of land" and specifically that of patios and whether that is considered a structure, and more generally, with the separate definition of structure it's pretty clear that anything on, above or below the surface of land or water means pretty much everything. That becomes a problem with accessory structures and the maximum percentage of 5% and while he believes that wasn't the Board's intent, patios, pool surrounds, things of that nature that are on grade, was ever intended to part of the accessory structure. These items haven't changed since the previous ordinance but with new ordinance they have been going back and interpreting differently. He is seeking the Board's determination/interpretation concerning pool surrounds. Chairman Widdis commented that he didn't believe it was a structure. Mr. Davis agreed. Mr. Dailey said he didn't see any of that being a structure. Mr. Kahle said he doesn't see that as a structure. Mr. Whitson agreed that patios should be excluded as long as there no standing walls. Mr. Davis added that it kind of sums it up, gazebos, decks, sheds, cabanas but not patios, copings, pools. Chairman Widdis commented very well put. Mr. Kleiberg commented according to Illustrated Definitions Dictionary, sidewalk or patio and any of that kind of stuff does not fall under structure. He stated that patios, sidewalks, pools, surrounds and so on don't count – anything that goes above finished grade would be considered a structure – except a fence. Chairman Widdis asked about walls for outdoor kitchens and it would depend

on height. Chairman Widdis doesn't want it to be so restrictive that people have to come for variances for a pool. Mr. Davis comments that pools fall under its own section of the ordinance. Mr. White stated a pool would be an accessory structure, and you would have to make structural calculations to show that the walls can hold the water. Chairman Widdis documented that he didn't know where that came from but it didn't make sense to him. Mr. Foster commented that he agreed with everybody about the structure issue when they were standalone but how about when they were attached to the house, is there a difference. Mr. White responded that the patios are on grade in support of the principle structure, it's a deck that would normally get attached to a structure and then it is considered part of the principal structure and considered in the building coverage. It's the accessory building coverage that is triggering the issue. Mr. Foster asked there are setbacks for pools and to the apron. Mr. White answered yes, 10' from lines and house and its included with impervious coverage which are anywhere from 37% to 45% depending on zone. Councilman Tvrdek stated he was in agreement with the rest of the Board and liked Mr. Whitson's suggestion to tighten it up as on grade. Ms. Cooper stated she was in agreement with everyone. Chairman Widdis asked Mr. Kennedy next steps procedurally. Mr. Kennedy advised he didn't believe any action needed to be taken – he and/or Mr. White would communicate with the Zoning Officer and next time ordinance is reviewed take a look.

VII. Old Business:

1. PB2020-01 Sempkowski, Anthony

Ms. Smith advised of correspondence earlier that day received from Walter Toto, Attorney for the Sempkowski application which requested to adjourn the hearing to a date certain depending on agenda availability. The request was sought for additional time to prepare revisions pursuant with the previous hearing and concerns expressed by the Board. Ms. Smith advised that the May 11 meeting date was available but requested that the Board make the motion to carry to May 11, 2021 subject to posting of additional escrow funds within 14 days.

Motion to Carry Application to May 11, 2021 subject to posting of additional escrow funds within 14 days.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Foster, Environmental Committee Liaison
SECONDER:	Michael Dailey, Alternate I
AYES:	Widdis, Whitson, Cooper, Tvrdek, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Savarese

2. PR-21-13 Resolution of Approval - Oport Partners - *Added on Late*

Mr. Kennedy summarized the resolution that was provided in advance of the meeting, provided additional technical details submitted subsequently and invited comments from the Board. There was lengthy discussion concerning the conditions and added information including weight limits on roadway, employee parking signage, bonding, developer's agreement, ADA standards, provision of calculations on ADA improvements, updated traffic impact reports, trucks routed away from Main Street via Anson using weight limit signage. Mr. Giunco, Attorney for Applicant was present and argued that the weight restrictions would be subject to governing body and NJDOT and expressed concern about the weight limits. Mr. Kennedy counselled the Board that this should be forwarded to the governing body for discussion as part of the developer's agreement. At the request of some of the Board members, Mr. Kennedy would amend the resolution to include discussed items and bring back to the Board at the next meeting.

VIII. New Business:

1. PB2020-30 Meyer, Brianna

EXHIBITS:

A-1 Land Development Application

A-2 Collier's Engineering Review Letter dated March 22, 2021

A-3 Variance Plan/Building Permit Plot Plan," prepared by East Point Engineering, LLC, dated December 12, 2020

A-4 Zoning Denial Letter

A-5 Location and Topographic Survey," prepared by Land Control Services, LLC, dated August 12, 2020

A-6 Proposed New Two-Story Dwelling for Boles Residence, 2 Sheets, prepared by Anthony M. Condouris Architect, Inc. last revised on January 6, 2021

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. Ms. Smith provided the public with options to participate. While waiting for the public to call in, Mr. White was sworn in. Mr. Kennedy then described and marked Exhibits A-1, A-2, A-3, A-4, A-5 and A-6. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

Brianna Meyer, Applicant and Contract Purchaser appeared and was sworn in. Marc Lieber, Applicant's Engineer, appeared, presented his credentials and having appeared before the Board previously was accepted as an expert in engineering.

Mr. Dailey advised for the record that he is currently working on a project with Mr. Lieber and did not believe it a conflict but wanted it known for the record.

Mr. Lieber provided testimony including description of the property, zoning, previously had a single family home but currently vacant, proposed construction of a single family dwelling, summarized the variances being sought – minimum lot area, minimum gross habitable floor area for 2nd floor and minimum habitable floor area for first floor, in order to comply with the minimum requirements, the application would then need a building coverage variance due to the size of the lot, complies with all other bulk requirements, would be constructed in compliance with latest FEMA requirements for flood hazard area, lot was subdivided in 1920 and they are unable to acquire any additional land to make the lot conforming as both lots to either side are undersized. Mr. Lieber testified that when designing the home they adhered to meet the side yard setbacks in order to satisfy criteria for light, air and open space; historical use of property and non-compliant house which is eliminated with the proposed improvement.

Chairman Widdis asked Mr. Lieber to testify to the drainage.

Mr. Lieber referring to Exhibit A-3 provided testimony as to the design – proposing the house further back from the street to create a high point in the back, downspouts to be discharged towards the street and not neighboring properties; the majority of runoff would come from the roof which would be directed towards the street.

Chairman Widdis asked for questions from the Board.

Mr. Foster asked how he would address stormwater runoff. Mr. Lieber responded that the bulk of it would come from the roof which is directed out to the street and away from the neighboring properties. The remainder of runoff comes from grass areas which is very minimal; regional flooding occurs not from the property but outside sources. Mr. Foster requested where the downspouts and there's no recharge, little grass and was a big concern for neighbors. Mr. Lieber responded that they could detail the downspout to Mr. White. Chairman Widdis asked him to describe the drainage and how it would be accomplished. Mr. Lieber responded that the downspouts would go into a pipe that would run towards the front of the property and out into the street. Mr. Lieber stated the plan does not currently detail it but one would be in the front and one in the rear.

Mr. Foster asked for testimony on the elevations and the flow of water. Mr. Lieber described the elevations, slopes and the flow of water. Surrounding lots drain to the back and to the west, they are trying to send bulk of their runoff to the street.

Mr. White commented that the problem is the origination of that section of town – lots were made so that front of house drained to front and rear of house drained to the back; over the years fences installed and fill material blocked the flow patterns. There is not much the Applicant can do other than perhaps larger downspouts to discharge to 2 front corners. The Applicant agreed to do same and provide the detail on the plan.

Mr. Davis stated he liked that they took into consideration the neighbors with the setbacks and agreed with Mr. White's suggestions.

Mr. Whitson commented that he appreciated the Applicant's efforts to reduce the number of variances, however, he too is concerned with drainage.

Mr. Kahle commented that a lot of this size will always have a drainage issue and was satisfied with their agreement to provide larger gutters and leders.

Mr. Dailey commented that he appreciated the elimination of the detached garage and efforts to reduce runoff.

PUBLIC:

Chairman Widdis opened the meeting to questions from the public for this witness. Ms. Smith provided the details for participation.

Marion Lugones, 17 Ticonderoga Ave, thanked everyone for their time and looking forward to the new neighbor, but expressed concern for the drainage coming to the street – only one way to flow towards Port Au Peck; Ticonderoga during a storm there is tremendous flooding at end of her driveway and across the street and road is impassable at those times and is concerned that additional drainage being added to that. She liked the idea of the large drains, however, urged the Board to consider a drain in the back and front to take the water down.

Mr. White commented that he looked at builds for storm system and there are two on Ticonderoga west of the property, goes out to end of Port Au Peck to the river but is driven by high tides and sometimes backs up in system and there's nothing that can be done even if pipe size were increased because its pushing against the tide. There was house previously and impervious then so he doesn't believe its an issue – will be the same as before. There was discussion on the overall problem from the neighborhood development and not just related to this property. Ms. Lugones asked if the basins could be widened. Mr. White reiterated the issue is the tidal flooding and the push back and increasing size of pipes will not help with capacity. The Borough is looking into tidal gates/check valves for the area but is not the responsibility of this applicant.

As there was no one else from the public, Chairman Widdis closed that portion of the meeting.

Chairman Widdis asked Mr. Lieber that he would work with the Borough Engineer to provide a solution to the stormwater runoff.

Lance Golden, Applicant's Builder and Project Manager, was sworn in and provided testimony as to the details of the house to be built, gutters would be installed to push water runoff as discussed, house plan is smaller due to the smaller lot, described the deck off the first

floor, flood vents, floor elevations, base elevations, flood elevation, height of the roof 35' from crown of road. The proposed house location abides with the front setback and not necessarily the averages. There was some discussion about shifting the house forward to eliminate rear yard setback from deck. Issue arises with the requirement for parking to be 20' front to back and not in the right of way. They could shift the house approximately 8.5'-9' which would leave 24.5' from the right of way line for the parking. They did not prepare an averaging plan. Drawing from the setbacks of the house on each side.

Mr. Whitson commented that if the house moves forward it then needs a front setback variance and he believes the plan as proposed is better – further from the road. Mr. White confirmed same.

Mr. Kleiberg exited at 8:45 pm

PUBLIC:

Chairman Widdis opened the meeting to questions from the public for this witness. Ms. Smith provided the details for participation. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

PUBLIC:

Chairman Widdis opened the meeting to comments on the application from the public. Ms. Smith provided the details for participation. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Mr. Davis made the motion to approve the application with conditions, noted that he didn't believe the one house would make a significant impact on the neighbors, ensure that gutters drain to front and that the Applicant has done everything, considering the square footage of the house, that the Board has asked for and have designed the house to provide the minimum setbacks for the side yards which Mr. Foster seconded the motion. Mr. Dailey commented on the motion that they would put in drainage underground and look into alleviate any runoff from the back and move out to the street. Mr. Davis added that he would like to see trees planted in the back yard to screen the deck from the neighbors which the Applicant agreed to. Councilman Tvrdek asked the Applicant if they agreed to the inlet proposed. Ms. Meyer confirmed yes.

Motion to Approve Application with Conditions

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Tvrdek, Foster, Kahle, Davis, Dailey
ABSENT:	Savarese, Kleiberg

IX. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

X. Adjournment: As there was no further business, the meeting was adjourned at 8:54 pm on a motion by Ms. Cooper which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2016)

7.1

Meeting: 05/11/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2016

Resolution of Approval - 15 Ticonderoga Ave; Meyer



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1759)

Meeting: 05/11/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1759

PB2020-01 Sempkowski, Anthony

74 Cayuga Ave
Block 27, Lot 9
Bulk Variance(s)
CARRIED from February 23, 2021
CARRIED from April 13, 2021

HISTORY:

08/11/20 Planning/Zoning Board

Mr. Kennedy advised that the Applicant's Attorney, Mr. Toto, had submitted a request to adjourn the hearing to the September 8, 2020 meeting as additional time was necessary to prepare amended mapping. As jurisdiction had been previously accepted and a written waiver extending the time period for a decision by the Board through September 30, 2020, a motion was made by Mr. Whitson and seconded by Mr. Kleiberg.

09/08/20 Planning/Zoning Board

Mr. Kennedy advised that Mr. Toto, Attorney for the Applicant had advised that additional time was needed to complete revised plans in response to the Board Engineer's review letter and requested a further adjournment to the October 13, 2020 meeting as plans would not be able to be on filed in time to available for inspection 10 days in advance of the next meeting.

10/13/20 Planning/Zoning Board

Mr. Kennedy advised that the Walter Toto, Attorney for the Applicant had contacted the Board advising that they were waiting for revised plans to be completed and was seeking a further adjournment of the hearing for the application. There was discussion concerning the issue of continuing to carry the application to a date certain with limited agenda space not being available for other pending applications. After which, Mr. Whitson made a motion to carry the application with further notice to be provided and sufficient time for the Engineer to review revised plans in advance of the new hearing date which was seconded by Mr. Foster and unanimously approved by the Board members present.

02/23/21 Planning/Zoning Board

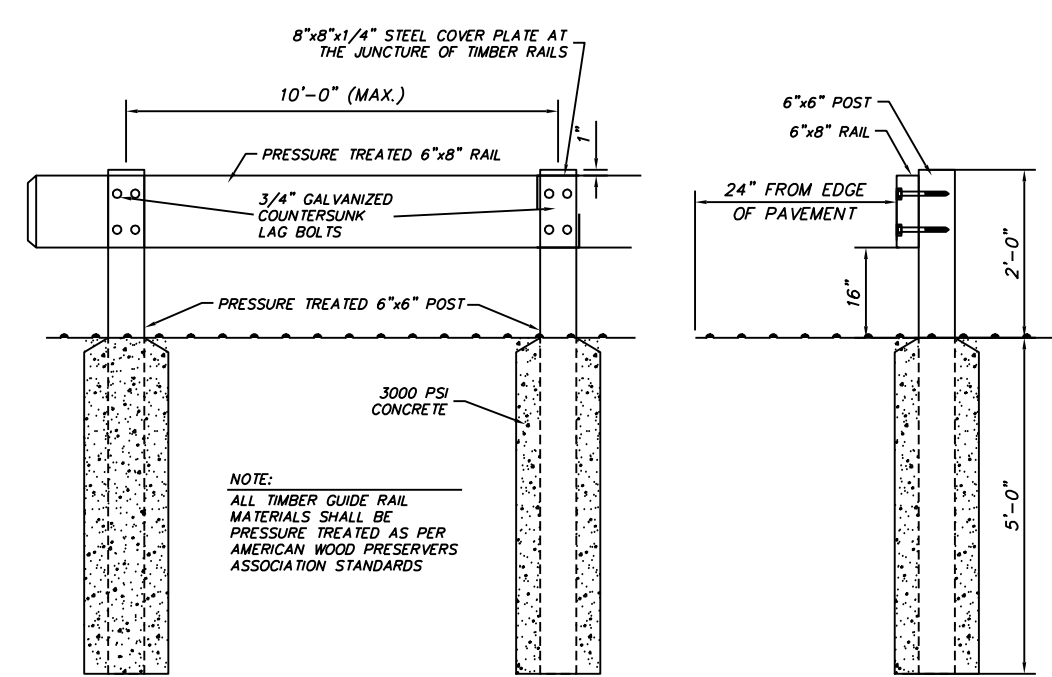
74 Cayuga Ave
Block 27, Lot 9

EXHIBITS:

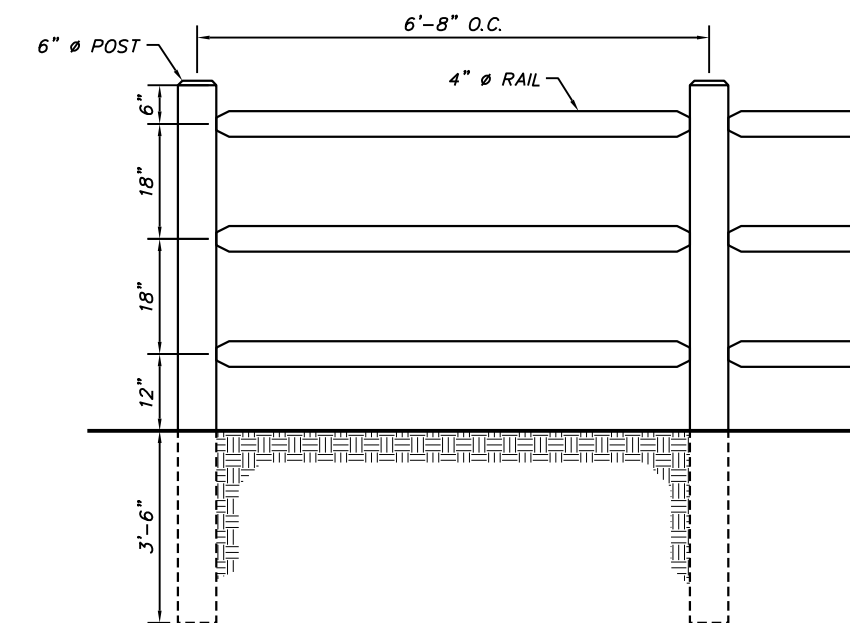
- A-1 Land Development Application
- A-2 Variance Plan prepared by Geller Sive & Company dated December 12, 2020
- A-3 Final As-Built Survey of Property, prepared by DPK Consulting, LLC, dated January 31, 2020
- A-4 Architectural Plans, 8 Sheets, prepared by Ronald Kacmarsky Architectural Group, last revised March 2, 2020
- A-5 Maser Consulting Review Letter dated January 21, 2021

04/13/21 Planning/Zoning Board

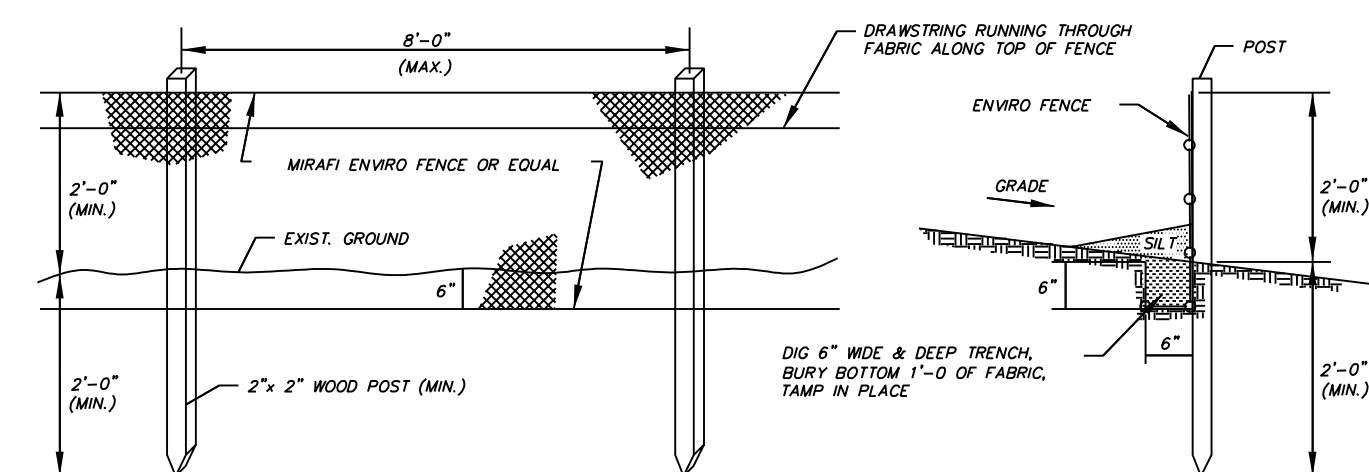
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TIMBER GUIDE RAIL DETAIL
NO SCALE



POST & RAIL FENCE DETAIL
NO SCALE



SILT FENCE DETAIL

IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS

DWELLING W/ COVERED PORCH	= 2,443 SQUARE FEET
GRAVEL/STONE DRIVEWAY	= 1,788 SQUARE FEET
RETAINING WALL	= 89 SQUARE FEET
TOTAL	= 4,320 SQUARE FEET

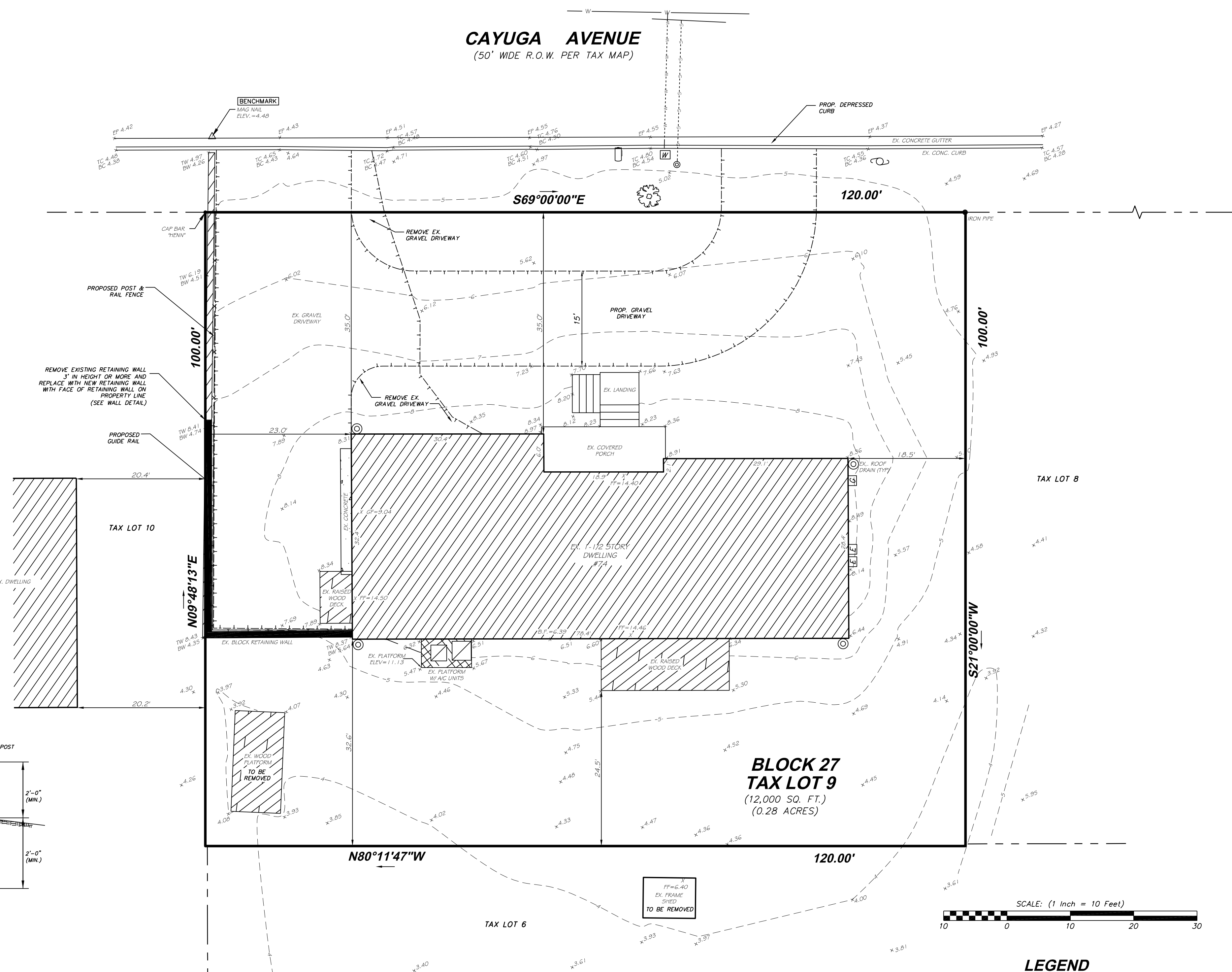
PROPOSED IMPERVIOUS

EX. DWELLING	= 2,443 SQUARE FEET
EX. RETAINING WALL	= 89 SQUARE FEET
PROP. DRIVEWAY	= 2,572 SQUARE FEET
TOTAL	= 5,104 SQUARE FEET

ZONE : RESIDENTIAL ZONE ~ R-3

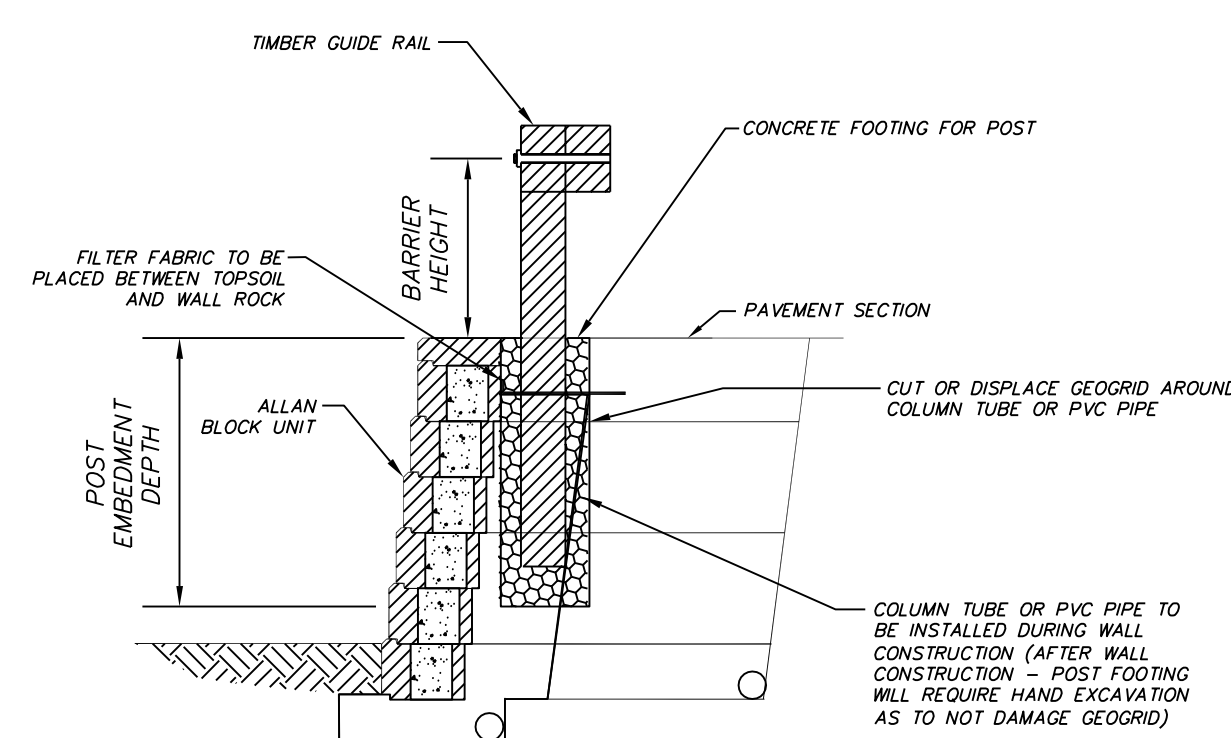
<u>MINIMUMS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
LOT AREA	12,000 S.F.	12,000 S.F.
LOT WIDTH	120 FT.	120 FT.
LOT DEPTH	100 FT.	100 FT.
<u>PRINCIPAL BUILDING</u>		
FRONT SETBACK	30 FT.	35.00 FT.
REAR SETBACK	25 FT.	24.5 FT. *
SIDE SETBACK	10 FT.	18.5 FT.
COMBINED SIDE SETBACK	25 FT.	41.5 FT.
<u>ACCESSORY BUILDING</u>		
REAR SETBACK	5 FT.	N/A
SIDE SETBACK	10 FT.	N/A
<u>MAXIMUMS:</u>		
PRINCIPAL BUILDING LOT COVERAGE	25%	20.4% ±
ACCESSORY BUILDING LOT COVERAGE	5%	N/A
IMPERVIOUS LOT COVERAGE	37%	42.5% *
BUILDING HEIGHT (NON-FLAT ROOF)	35 FT.	< 35 FT.
	2.5 STY.	2 STY.

* EXISTING CONDITION
** VARIANCE REQUESTED

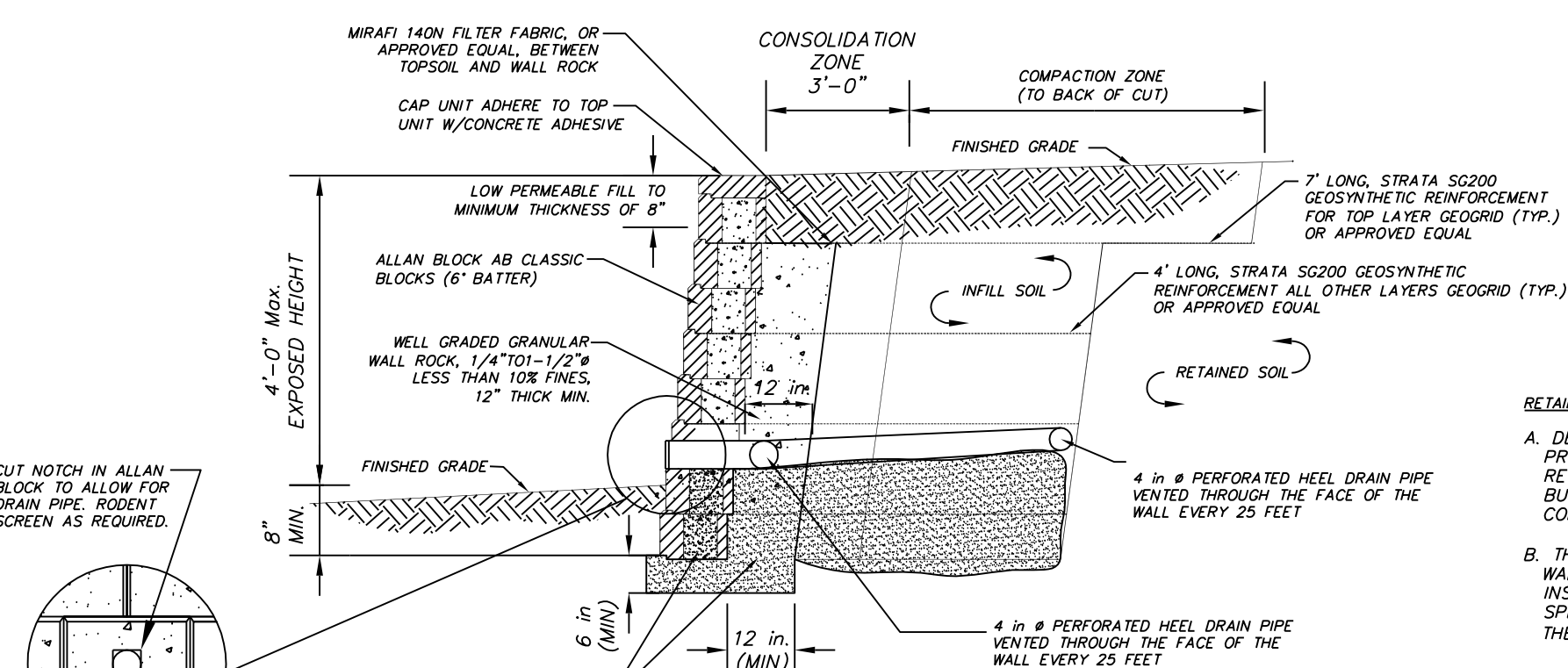


LEGEND

----- 4 ----- = EXIST. CONTOUR
4.25 = EXIST. ELEVATION
(T.B.R.) = TO BE REMOVED



**RETAINING WALL GUIDE RAIL &
SUPPORT POST SECTION DETAIL**



**RETAINING WALL SECTION -
4' HIGH MAXIMUM EXPOSED FACE**

SITE

LOCATION MAP

SCALE: (1 Inch = 1000 Feet)

1000 0 1000 2000 3000

GENERAL NOTES:

1. PROPERTY BEING KNOWN AS BLOCK 27, TAX LOT 9, AS SHOWN ON SHEET 6 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF OCEANPORT, THE PROPERTY CONTAINS APPROXIMATELY 12,000 SQUARE FEET AND IS LOCATED WITHIN THE RESIDENTIAL "R-3" ZONE.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION ARE BASED UPON A PLAN ENTITLED "FINAL ASBUILT SURVEY WITH TOPOGRAPHY, TAX LOT 9, BLOCK 27, 74 CARLEA AVENUE, BOROUGH OF OCEANPORT, OCEAN COUNTY, NEW JERSEY" DATED 01/31/2008, LAST REVISED 07/06/2020. ALL ELEVATIONS ARE IN ACCORDANCE WITH THIS PLAN AND ARE BASED UPON N.A.S.D. 1988 DATUM.
3. THE PROPERTY LIES WITHIN THE AE FLOOD HAZARD AREA, WHICH HAS A BASE FLOOD ELEVATION OF 10.0, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 34025C0184F, EFFECTIVE DATE JUNE 20, 2018.
4. THERE ARE NO VERIFIED FRESHWATER WETLANDS WITHIN THE BOUNDARIES OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOBARRIER SPECIFICATIONS.
5. THE SITE WAS PREVIOUSLY DEVELOPED AND IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, DRIVEWAY AND ACCESSORY SHEDS.
6. PROPOSED IMPROVEMENTS CONSIST OF RECONSTRUCTING THE EXISTING RETAINING WALL AND RECONFIGURING THE DRIVEWAY WITH A U-SHAPE.
7. THE EXISTING DWELLING IS SERVED BY THE EXISTING PUBLIC SANITARY SEWER AND POTABLE WATER SERVICES.
8. THE PROPOSED RETAINING WALL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C1372, STANDARD SPECIFICATIONS FOR SEGMENTAL RETAINING WALL UNITS AND THE MANUFACTURER'S SPECIFICATIONS. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ATTACHED NOTES AND DETAILS. THE ALLAN BLOCK CORPORATION COMMERCIAL ROAD AND RAILWAY MANUAL FOR ALLAN BLOCK RETAINING WALLS AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. ANY REQUIRED/INSTALLED FENCING ASSOCIATED WITH THE RETAINING WALL SHALL BE INSTALLED IN ACCORDANCE WITH ALLAN BLOCK SPECIFICATIONS, THE FENCE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION WITH A RETAINING WALL AND THE OCEANPORT BOROUGH REQUIREMENTS.
10. THE CONTRACTOR SHALL DEWATER, IF REQUIRED, IN THE AREA OF THE RETAINING WALL TO PROPERLY CONSTRUCT THE RETAINING WALL, INCLUDING INSTALLING THE WALL'S BASE MATERIAL TO A STABLE, LEVEL FINISH.
11. THE SITE IS UNDERLAIN WITH UNDERTHENTS-URBAN LAND COMPLEX (UduBn) & EKTION (Ekar) SOLS. AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOBARRIER SEASONAL, NO SOLS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE SEASONAL HIGH GROUNDWATER ELEVATION.
12. ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ENCLOSED DETAILS, THE OCEANPORT BOROUGH REQUIREMENTS AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
13. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
14. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREA WITHIN THE PROJECT BOUNDARIES. SHOULD THE CONTRACTOR DISCOVER THE SAME, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
15. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
16. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
17. THIS PLAN IS FOR VARIANCE RELIEF ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

VARIANCE PLAN
TAX LOT 9 BLOCK 27

74 CAYUGA AVENUE
BOROUGH OF OCEANPORT
MONMOUTH COUNTY , NEW JERSEY

VARIANCE PLAN

The logo for Geller, Sive & Company is displayed in a large, bold, black serif font. To the right of the logo, the text 'Consulting Engineers & Planners' is written in a smaller, black serif font. Below this, the services 'Civil • Site • Transportation' and 'Traffic • Municipal' are listed in the same font. At the bottom of the advertisement, a black-bordered box contains the office location, mailing address, and phone/fax numbers, all in a black serif font.

ROBERT D. SIVE
N.J. Professional Engineer No. 43816

DRAWN BY: RS	DATE	SCALE	SHEET	JOB NUMBER
DESIGNED BY: RS	12/11/2020	1" = 10'	1 OF 1	2484
CHECKED BY: GC				



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.2.b

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

January 21, 2021

VIA EMAIL

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

Re: Bulk Variances
74 Cayuga Avenue
Block 27, Lot 9
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-264

Dear Board Members:

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

- Plans entitled “Variance Plan” prepared by Geller Sive & Company dated December 12, 2020, consisting of one (1) sheet;
- Plan entitled “Final As-Built Survey with Topography” prepared by DPK Consulting, LLC, dated January 31, 2020, consisting of one (1) sheet;
- Plans entitled “Tony Sempkowski Residence” prepared by Ronald Kacmarsky Architectural Group, last revised March 2, 2020, consisting of eight (8) sheets.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 12,000 SF (0.28 acres) on the south side of Cayuga Avenue approximately 860 feet from the intersection with Port Au Peck Avenue. The original home was damaged by super Storm Sandy. The Applicant is in the process of building a new dwelling.

A planning and engineering review of the Application is provided below.

Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Rear Yard Setback: 25 feet required, 24.5 feet proposed. A Bulk Variance is required.
 - b. Impervious Coverage: Maximum of 37% permitted, 36% existing, 42.5% proposed. A Bulk Variance is required

- c. Driveway Side Yard Setback: Five (5) feet required from side property line, zero (0) feet is proposed. A Bulk Variance is required.
- d. Retaining wall setback: Ten (10) feet required from all property lines. The as-built survey indicates that the wall encroached into the abutting property. The Applicant proposes to reconstruct the wall on the property line providing zero (0) feet setback. A Bulk Variance is required.

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

- **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.
2. The property is located in the AE10 flood hazard zone which requires minimum design flood elevation (DFE) of 12.4 feet. Flood Prevention Ordinance Section 229-17B(1)(a) requires “New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above” the DFE. The electric meter, AC Condenser unit and generator panel are not compliant and therefore the Applicant has to elevate the utilities or obtain a variance from the requirement. The Applicant shall clarify the elevation of this equipment. Ordinance Section 229-15 (copy attached) provides a procedure for the Planning Board to hear a variance request. The Board is referred to section 229-15B(5) (b). The Applicant has claimed that in order to make the dwelling conform, it would result in exceptional hardship. The Applicant should address the remaining Conditions for Variances outlined in sub-chapter 229-15B.

We would recommend that the Applicant provide photographs of the dwelling and a copy of their Elevation Certificate for the Board to review and obtain a better understanding of the Application.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-264
January 21, 2021
Page 3 of 3

If the Board chooses to grant the variance, the resolution should include the notice, as required by Ordinance Chapter 229-15B(6), that the cost of flood insurance will be commensurate with the increased risk resulting from the non-compliance.

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

General Comments

1. The Architectural plans are not reflective of the structure that was built with respect to the front porch, rear deck and west side deck.
2. The driveway is only 22 feet wide at the side entry garage which is not sufficient for vehicles to make the necessary turning movements into and out of the garage. The industry standard is 28-32 feet. This dimension will be further reduced by the safety rail and fencing that is required.
3. A six (6) foot deep (as measured from the curblin in) apron constructed of concrete, asphalt, pavers, etc. shall be provided for both driveways as required by Ordinance 390-25k(2). Grading shall be provided for the driveway expansion, in excess of the 12% cross slope.
4. Structural calculations are required for the guiderail along the elevated driveway to provide fall-over protection to vehicles. In addition, a pedestrian guardrail is needed for the area where the wall exceeds 30 inches in height.
5. Structural calculations are required for the segmental block wall that demonstrate the wall is designed to withstand the impact load on the guiderail system. Since the wall is already built, a certification from a New Jersey licensed Engineer certifying that the wall is structurally sound and provides the appropriate Factors of Safety is required.

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

Very truly yours,

MASER CONSULTING INC.

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/dmm
Attachment
cc: Kevin Kennedy, Esq. (via email)
Walter Toto, Esq. (via email)

r:\general\projects\opp\opp-264\correspondence\out\210121_whw_smith_74_cayuga_avenue.docx

*Borough of Oceanport, NJ**Thursday, August 3, 2017*

Chapter 229. Flood Damage Prevention

Article IV. Administration

§ 229-15. Variance procedure.

A. Appeal Board.

- (1) The Planning Board as established by the Mayor and Council shall hear and decide appeals and requests for variances from the requirements of this chapter.
- (2) The Planning Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Construction Official in the enforcement or administration of this chapter.
- (3) Those aggrieved by the decision of the Planning Board or any taxpayer may appeal such decision to the Superior Court, as provided by law.
- (4) In passing upon such applications, the Planning Board, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
 - (a) The danger that materials may be swept onto other lands to the injury of others;
 - (b) The danger to life and property due to flooding or erosion damage;
 - (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (d) The importance of the services provided by the proposed facility to the community;
 - (e) The necessity to the facility of a waterfront location, where applicable;
 - (f) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

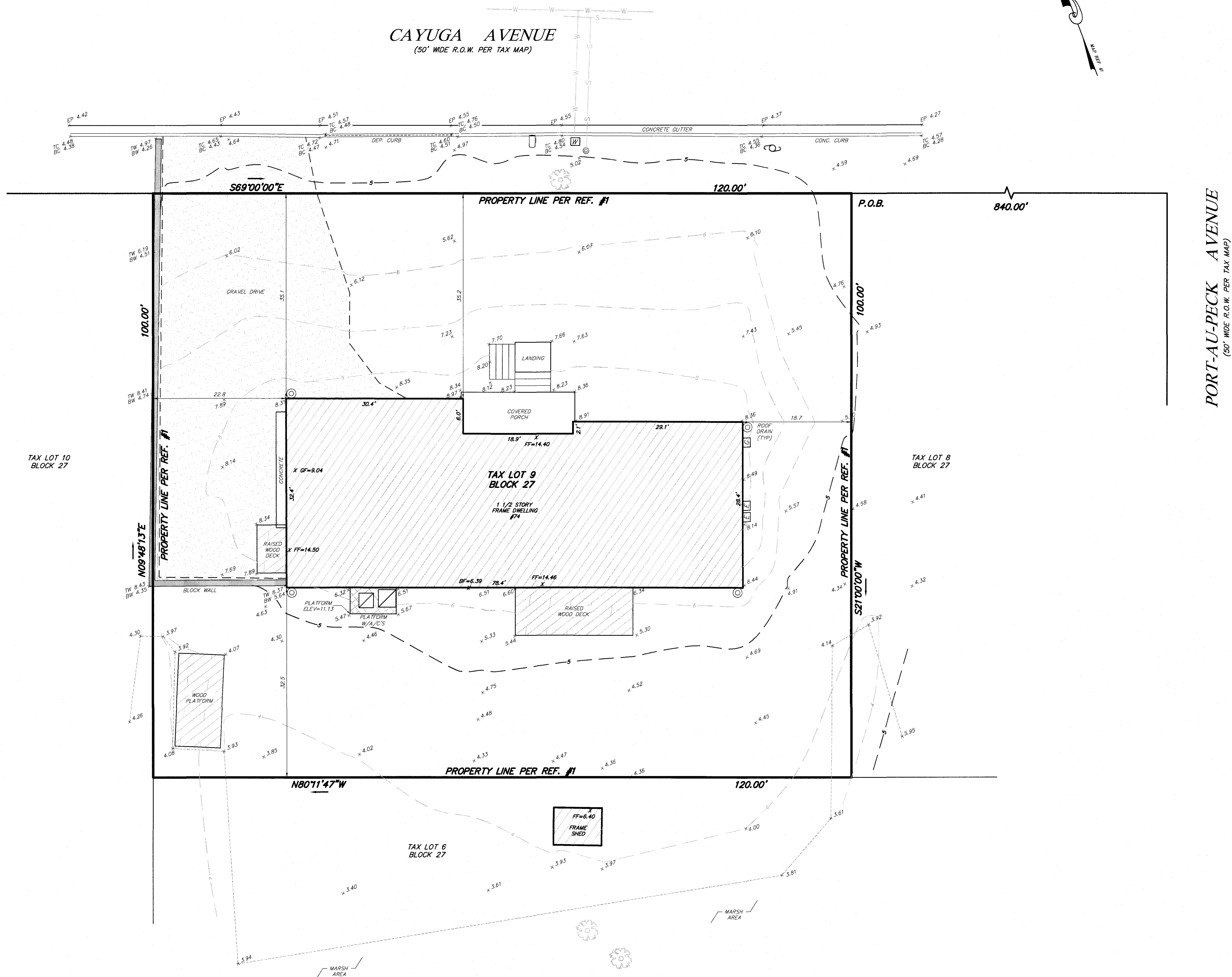
- (g) The compatibility of the proposed use with existing and anticipated development;
 - (h) The relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
 - (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (5) Upon consideration of the factors of § 229-15A(4) and the purposes of this chapter, the Planning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.
- (6) The Construction Official shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

B. Conditions for variances.

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in § 229-15A(4)(a) through (k) have been fully considered. As the lot size increases beyond the 1/2 acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- (3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
 - (a) A showing of good and sufficient cause;
 - (b)

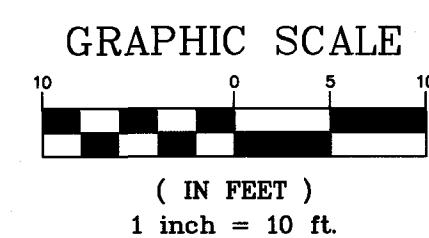
A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

- (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in § 229-15A(4), or conflict with existing local laws or ordinances.
- (6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.



1. DPK CONSULTING DID NOT PERFORM A BOUNDARY SURVEY OF THIS PROPERTY. BOUNDARY INFORMATION IS SHOWN PER MAP REFERENCE #1.
2. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF JANUARY 28, 2020.
3. THE SURVEY SHOWS HAVE BEEN DERIVED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. DPK CONSULTING MAKES NO GUARANTEES THAT THE SURVEY INFORMATION IS ACCURATE IN WHICH THE AREA IS EITHER IN SERVICE OR ABANDONED. DPK CONSULTING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. DPK CONSULTING HAS NOT PHYSICALLY EXCAVATED THE UNDERGROUND UTILITIES.
4. PREMISES ARE COMMONLY KNOWN AS 74 CAYUGA AVENUE, OCEANPORT, NEW JERSEY.
5. ALSO KNOWN AS LOT 9 IN BLOCK 27 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.
6. THE PREMISES IS LOCATED IN FIRM ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEV. 10, NAVD 88) AS PER MAP NUMBER 340250184G, DATED 06/19/2018.
7. THE PROJECT VERTICAL DATUM IS BASED UPON NAVD 88 DERIVED USING RTK GPS RECEIVERS AND KEYNET.
8. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

1. MAP ENTITLED "SURVEY OF LOT 9, BLOCK 27, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY GEORGE W. HENN, INC.
2. MAP ENTITLED "TOPOGRAPHIC SURVEY, BLOCK 27, LOT 9, SITUATED IN: BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY C.C. WIDDIS SURVEYING, LLC, DATED 10/4/2013.
3. MAP ENTITLED "PLOT PLAN TAX LOT 9 BLOCK 27, 74 CAYUGA AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY GELLER SIE & COMPANY, DATED 11/12/13 AND LAST REVISED 6/13/14 AS REVISION #2.



FINAL ASBUILT SURVEY W/ TOPOGRAPHY		TAX LOT 9 BLOCK 27 74 CAYUGA AVENUE BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY	
DRAWING FILE: 20-8708LS00		PROJECT NUMBER: 20-8708 SHEET 1 REV. 1	

DRAWN BY:

MTR

CHKD BY:

DUN

SCALE:

1" = 10'

DATE:

01/31/2020

In consideration of the mutual covenants between the client listed above and the undersigned, the client and I, or my authorized agent, hereby certify that the information and data provided herein represents the condition found on the date of this survey, accurate to the best of my knowledge and belief, and I warrant that the conditions will be accurately reflected on the as-built drawings. This plan is made to provide a permanent record of the above named parties for this topographic only and is not transferable, except as provided herein.

REV

DATE

DESCRIPTION

BY

CHKD

James J. Heiser

Professional Land Surveyor

JHEISER@DPKCONSULTING.NET

N.J. Lic: 2404331100

PA. Lic: SU075616

N.Y. Lic: 050952-1

CT. Lic: 70476

DPK CONSULTING

DPK CONSULTING LLC
2555 ROUTE 201, PISCATAWAY, NJ 08854
P. 732.764.0100 F. 732.764.0900
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246040940200

DATE 1/31/2020

**Planning/Zoning Combined Board**

PO Box 370
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 2020)**

Meeting: 05/11/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2020

PB2021-03 Sanchez, Diana

26 Oneida Ave
Block 30, Lot 1
Bulk variance(s) for pool installation

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



April 23, 2021

VIA EMAIL

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

26 Oneida Avenue – Pool
Block 30, Lot 1
Borough of Oceanport, Monmouth County, New Jersey
Application No. PB2021-03
Colliers Engineering & Design Project No. OPP-0290

Dear Board Members,

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

- Plans entitled “Pool Variance Plan”, prepared by RC Burdick, P.E., P.P., P.C., dated February 25, 2021, consisting of one (1) sheet.
- Plan entitled “Survey of Property”, prepared by Morgan Engineering & Surveying, dated July 12, 2018, consisting of one (1) sheet.

The subject property is a 12,000 SF (0.275-acre) parcel located on the southeast corner of the intersection Port Au Peck Avenue and Oneida Avenue, located in the R-3 Residential Zone. The Applicant proposes to install a pool, associated equipment and fencing.

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. Accessory Structure location: Ordinance 390:31E does not permit pool, pool fence or pool accessory to be located in a front yard. The proposed pool is 16’ from the Port Au Peck Avenue Right of Way whereas the front yard would require a setback of approximately 30.5’.
 - b. Ordinance 390:25A requires fences in the front yard not to exceed 4’ and must be 50% open. The existing fence complies with these requirements with the exception that it encroaches into the right of way.

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

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

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

B. General Comments

1. The property is located in the AE10 flood zone. The pool equipment must be installed at elevation 11.0' or higher.
2. The Applicant shall clarify if any outdoor lighting will be provided.

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

Sincerely,

Colliers Engineering & Design

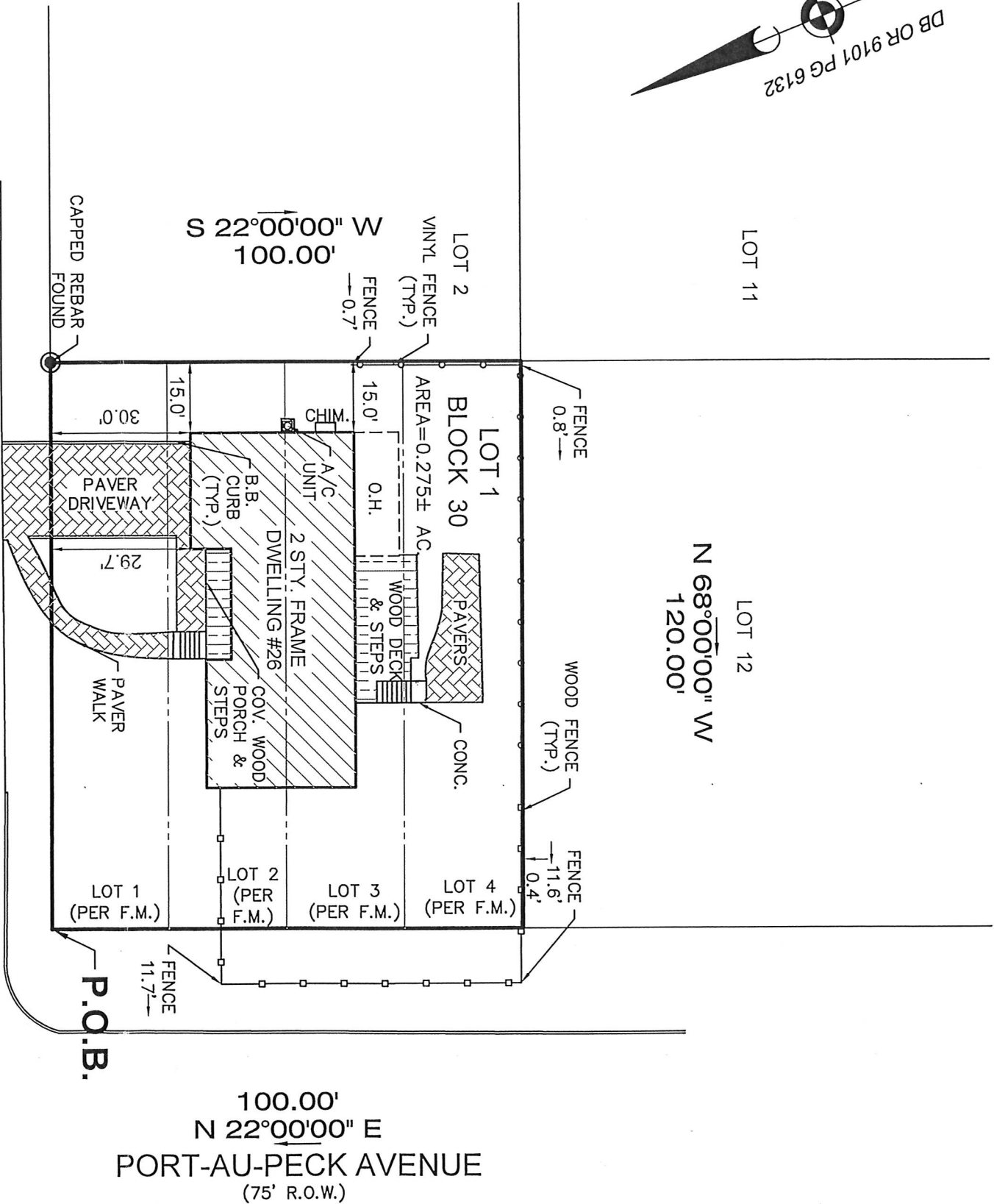
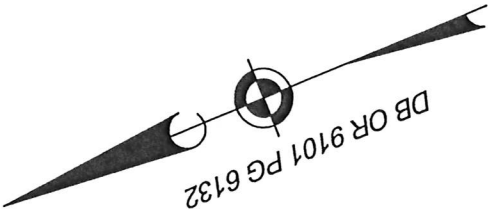


William H.R. White, III, PE, PP, CME, CFM, CPWM
 Planning Board Engineer and Planner

WHW/dmm

cc: Diana Sanchez (via email disanche@psych.rutgers.edu)

r:\general\projects\opp\opp-0290\correspondence\out\210423_white_review#1.docx



PREPARED FOR: JOSHUA COHEN AND DIANA SANCHEZ
TITLE INSURER: TWO RIVERS TITLE COMPANY, LLC (TRT12145)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: TD BANK, N.A.,
its successors and/or assigns, as their interest may appear.
CLOSING ATTORNEY: ANDREW W. KRANTZ, Esquire

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORT-AU-PECK, MONMOUTH COUNTY, NEW JERSEY	30	1, 2, 3, & 4	11/11/1920	23-6

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/12/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(d))



MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28228800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

DB 9101 PG 6132

SURVEY OF PROPERTY

LOT 1 BLOCK 30

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH

NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #	Sheet #
1"=30'	MS	7/12/18	18-05871	18-05871	1 OF 1


DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500