



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • MAY 8, 2018

Regular

Maple Place School

7:30 PM

2 Maple Place, Oceanport, NJ 07757

I. Call to Order

II. Statement of Compliance with the Open Public Meetings Act: *This meeting complies with the Open Public Meetings Act by notification on January 2, 2018 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.*

III. Flag Salute

IV. Roll Call

V. Board Business

VI. Old Business - None

VII. New Business

1. PB2018-04 84 Gooseneck Point Rd, Block 74, Lot 12

Construction of swimming pool and patio seeking relief from 25% maximum impervious coverage, 30% existing, 35.1% proposed.

VIII. Resolutions

1. PR-18-12 Family Promise of Monmouth County
2. PR-18-13 159 Monmouth Blvd Approval

IX. Petitions from the Public

X. Adjournment



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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April 19, 2018

VIA U.S. MAIL & EMAIL

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

Re: Bulk Variance
Block 74, Lot 12
84 Gooseneck Road
Application No.: PB2018-04
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-240

Dear Board Members:

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

- Plan entitled “Variance Plan/Pool Grading Plan”, prepared by Midstate Engineering, Inc., dated March 9, 2018 and consisting of one (1) sheet.

The subject property is situated in the R-1 – Residential Single-Family Zone District and contains 50,722 SF (1.1644 acres) on the southeast side of Goose Neck Point Road, immediately adjacent to the cul-de-sac. The Applicant proposes the installation of a pool and associated patio.

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

General Comments

1. Bulk variances are required for the following:
 - a. Maximum Impervious Coverage – 25% maximum permitted, 30% existing and 35.1% proposed. A Bulk Variance is required.

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

Customer Loyalty through Client Satisfaction



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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.
2. The property is located in the AE10 flood zone which has a base flood elevation of 10. The Applicant shall verify with the Construction Department as to the required height of the pool equipment.
 3. The Applicant shall submit signed and sealed copies of the boundary and topographic surveys utilized for the preparation of the Variance Plan.
 4. The Applicant shall testify as to if additional outdoor lighting is proposed.
 5. 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,

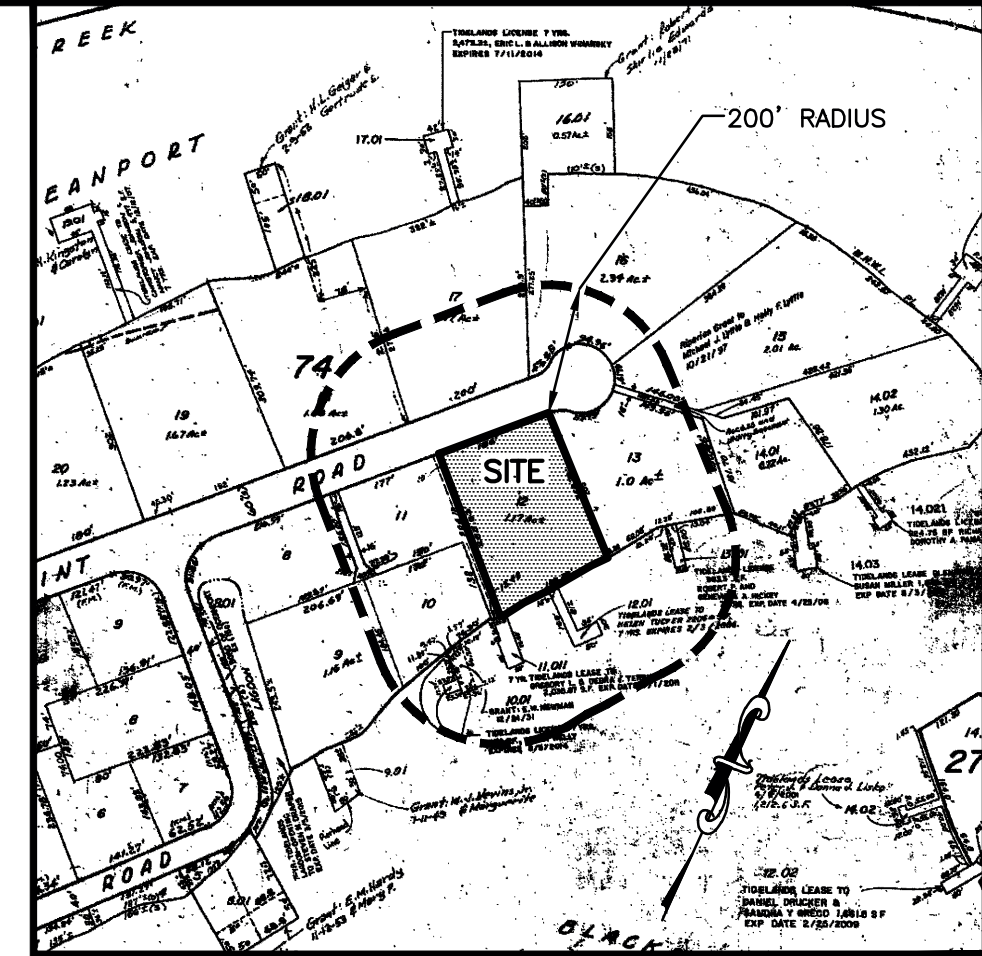
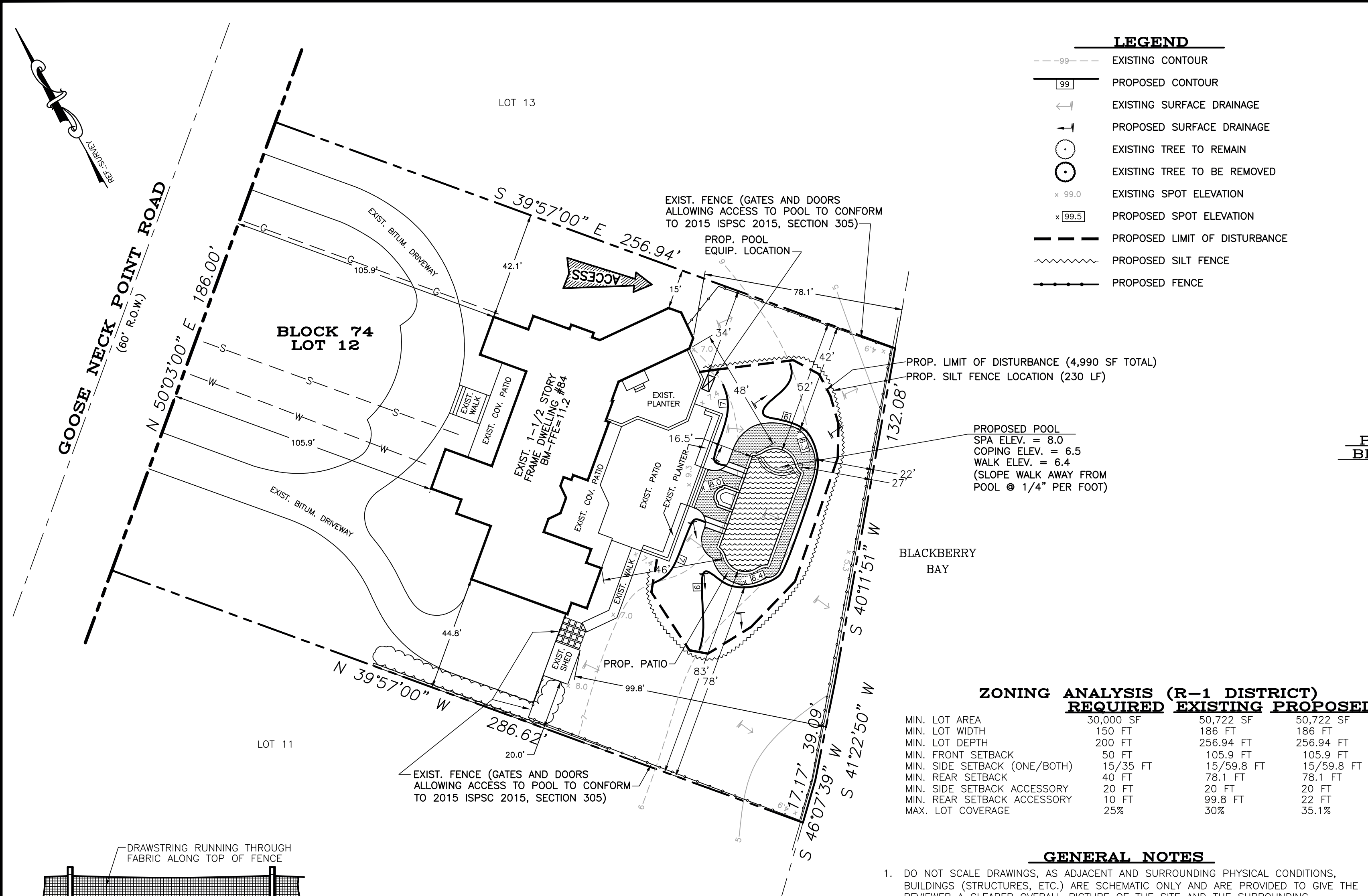
MASER CONSULTING P.A.

A handwritten signature in dark 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

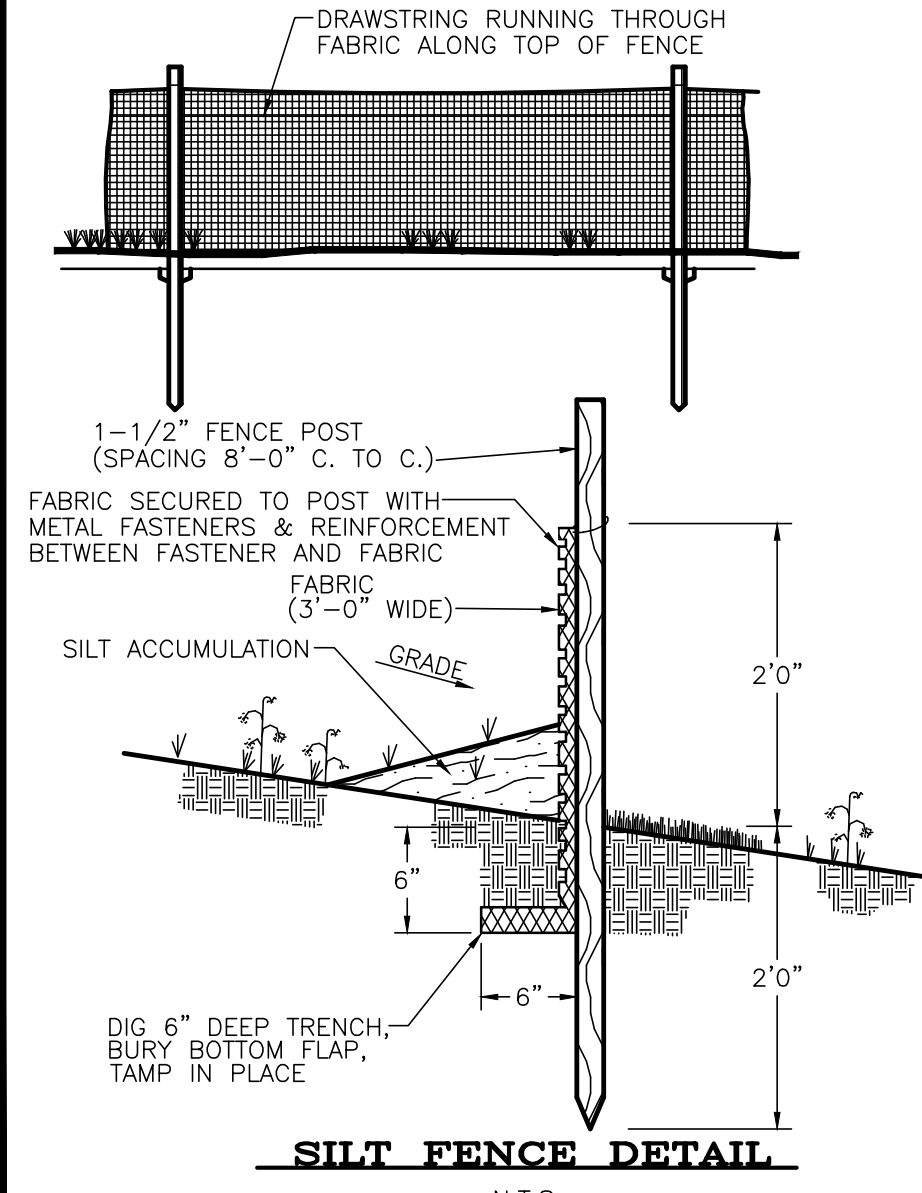
cc: Judy Terrany, 84 Gooseneck Point Road, Oceanport, NJ 07757
Kevin Kennedy, Esq.



PROPERTY OWNERS WITHIN 200'		
BLOCK/LOT	NAME & ADDRESS	
74	8	DRAPER, STEVEN M 68 GOOSENECK PT RD OCEANPORT, N J 07757
74	9	JAMES, NORMAN V III & SUSANNA D 70 GOOSENECK POINT RD OCEANPORT, NJ 07757
74	10, 10.01	KELLY, LINDA 76 GOOSENECK POINT ROAD OCEANPORT, NJ 07757
74	11, 11.01	TERRY, GREGORY L & DEBRA J 80 GOOSENECK POINT ROAD OCEANPORT, N J 07757
74	13, 13.01	HICKEY, ROBERT P & GENEVIEVE A 92 GOOSENECK PT RD OCEANPORT, N J 07757
74	14.01, 14.03	MILLER, GLEN & SUSAN 94 GOOSENECK POINT RD OCEANPORT, NJ 07757
74	15, 15.01	LYTTLE, MICHAEL J & HOLLY S 100 GOOSENECK POINT ROAD OCEANPORT, N. J. 07757
74	16, 16.01	BROEGE, ROBERT D 93 GOOSENECK POINT ROAD OCEANPORT, N. J. 07757
74	17, 17.01	AIELLO, BERNADETTE, TRUSTEE 85 GOOSENECK POINT ROAD OCEANPORT, NJ 07757
74	18, 18.01	BELL, MICHAEL G & CATHLEEN O 75 GOOSENECK POINT DR OCEANPORT, NJ 07757

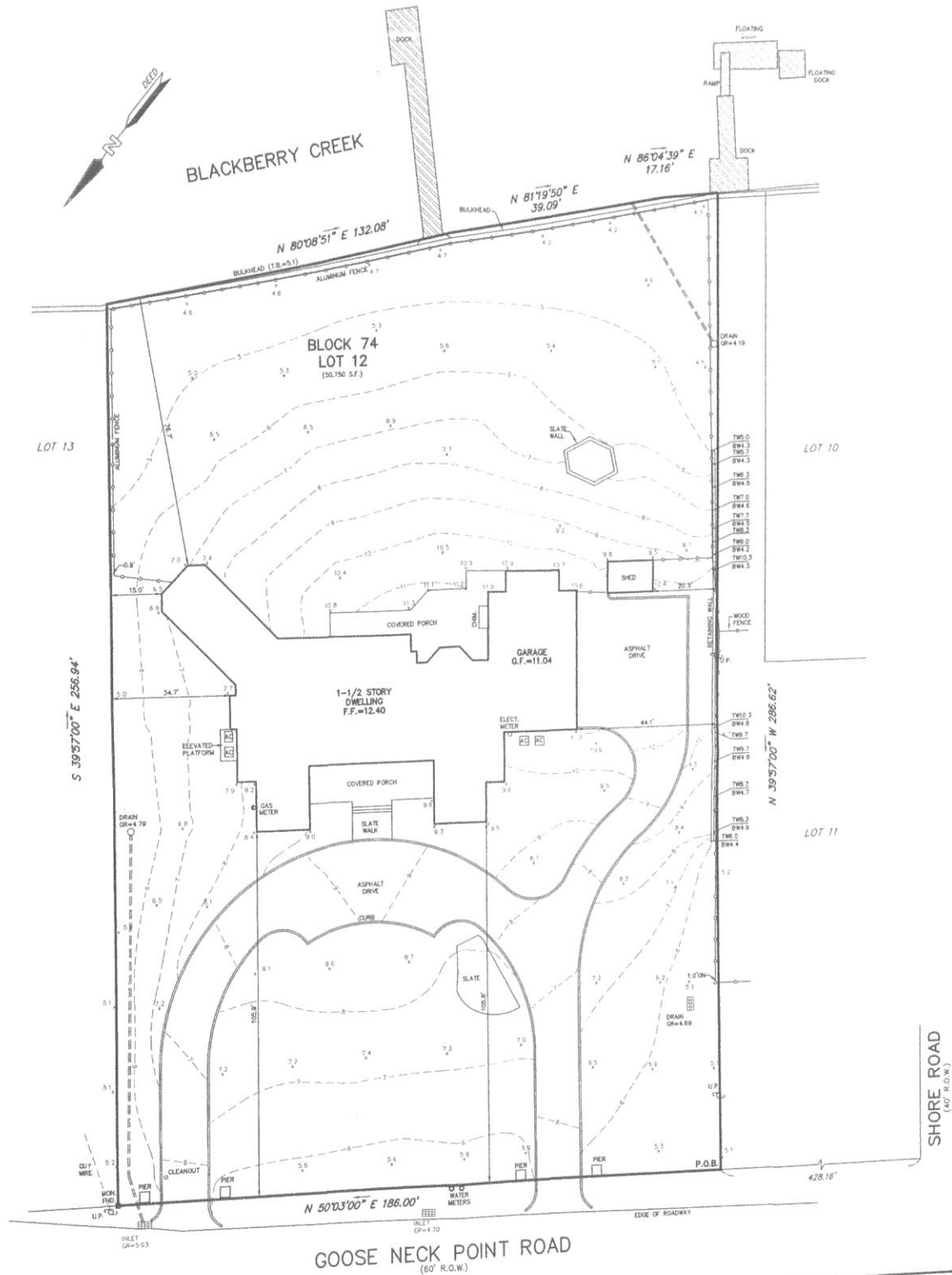
ZONING ANALYSIS (R-1 DISTRICT)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 SF	50,722 SF	50,722 SF
MIN. LOT WIDTH	150 FT	186 FT	186 FT
MIN. LOT DEPTH	200 FT	256.94 FT	256.94 FT
MIN. FRONT SETBACK	50 FT	105.9 FT	105.9 FT
MIN. SIDE SETBACK (ONE/BOTH)	15/35 FT	15/59.8 FT	15/59.8 FT
MIN. REAR SETBACK	40 FT	78.1 FT	78.1 FT
MIN. SIDE SETBACK ACCESSORY	20 FT	20 FT	20 FT
MIN. REAR SETBACK ACCESSORY	10 FT	99.8 FT	22 FT
MAX. LOT COVERAGE	25%	30%	35.1%

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL FEATURES.
 - THIS IS A POOL GRADING PLAN, AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
 - THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
 - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC), LATEST REVISION (2015), AS WELL AS ISPSC 2015.
 - OUTBOUND INFORMATION BASED ON A SURVEY PREPARED BY OTHERS. TOPOGRAPHIC INFORMATION BASED ON FIELD MEASUREMENTS BY MIDSTATE ENGINEERING INC.
 - THIS PLAN IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 - NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
 - PROPERTY KNOWN AND DESIGNATED AS LOT 12 OF BLOCK 74, SITUATED IN THE BORO OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.
 - OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
 - UTILITY LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - POOL COMPANY TO INSTALL A CARTRIDGE TYPE FILTER, THEREFOR NO BACKWASHING IS REQUIRED.
 - THE PUBLIC SIDEWALK AT THE STREET, IF DAMAGED BY POOL CONSTRUCTION ACTIVITY, MUST BE REPLACED USING 4,500 PSI CONCRETE.
 - THIS POOL GRADING PLAN WAS APPROVED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION ON NOVEMBER 13, 2017, PERMIT NUMBER 1338-09-0001.1 CZM170001.



LOT COVERAGE		
EXISTING:		
DWELLING	5,055 S.F.	LOT AREA = 50,722 S.F.
DRIVEWAY	6,930 S.F.	
FRONT STEPS/PORCH	538 S.F.	EXISTING COVERAGE 15,244 S.F. = 30.0% 50,722 S.F.
REAR PORCH	640 S.F.	
PATIO/WALK	1,937 S.F.	PROPOSED COVERAGE 17,299 S.F. = 34.1% 50,722 S.F.
SHED	144 S.F.	
SUBTOTAL	15,244 S.F.	
PROPOSED:		
POOL/SPA	950 S.F.	
PATIO/COPING	1,081 S.F.	
EQUIPMENT PAD	24 S.F.	
SUBTOTAL	2,055 S.F.	

NO.	REVISIONS	DATE	DRAWN	CHECKED
VARIANCE PLAN/POOL GRADING PLAN PREPARED FOR "TERRANY" 84 GOOSENECK POINT ROAD (ANTHONY/SYLVAN) LOT 12 OF BLOCK 74 TAX MAP SHEET NO. 5 SITUATED IN BORO OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY				
		DATE	03/09/18	
		SCALE	1" = 30'	
		DRAWN	CWM	
CHESTER DIORENZO PE,LS,PP PE & LS LICENSE NO. 28966 PP LICENSE NO. 2871		CHECKED	CDL	
		FILE NO.	11773	
		SHEET	1 OF 1	



FINAL SURVEY 84 GOOSENECK POINT ROAD LOT 12 BLOCK 74			NEW JERSEY
BOROUGH OF OCEANPORT		MONMOUTH COUNTY	
Charles Surmonte P.E. & B.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885		301 Main Street, 2nd Floor Asbury Park, New Jersey 07711 Phone 732-660-0606 Fax 732-660-0404	
PROJECT No. 08-1135	DATE 06-02-10	SCALE 1"=20'	SHEET 1 OF 1