



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • APRIL 9, 2024

Regular

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 10, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

III. Flag Salute

IV. Board Policy

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

V. Roll Call

VI. Board Business

1. Report of Pending Applications

VII. Approval of Minutes

1. Minutes of Mar 26, 2024 7:00 PM
2. Minutes of Oct 11, 2022 7:00 PM

VIII. Old Business

1. Resolution of Approval - 27 Werah Place
2. PB2024-02 JCP&L
Block 110, Lot 4
Main St. and Wolfhill Avenue
Minor Site Plan Approval for Electric Substation
CARRIED from March 26, 2024

Exhibits:

- A-1 Land Development Application
- A-2 "Alta/NSPS (2016) Land Title Survey, Portion of Lot 4 In Block 110" prepared by T&M Associates, dated January 2, 2019, last revised January 18, 2024
- A-3 "Site Plan for Jersey Central Power and Light MOD Substation at FMERA," prepared by Boswell Engineering, LLC., last revised February 26, 2024, consisting of seven (7) sheets.
- A-4 Colliers Engineering Review Letter, rev dated March 25, 2024

IX. New Business

X. Public Comments

XI. Adjournment



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 3184)

Meeting: 04/09/24 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3184

8.1

Resolution of Approval - 27 Werah Place

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF BRIAN AND LESLIE WIDDIS
27 WERAH PLACE / BLOCK 58, LOT 16
APPROVED MARCH 26, 2024
MEMORIALIZED APRIL 9, 2024
APPLICATION NO. PB2024-01**

Introduction

WHEREAS, Brian and Leslie Widdis have made Application to the Oceanport Planning Board for the property designated as Block 58, Lot 16, commonly known as 27 Werah Place, Oceanport, NJ, within the Borough's R-3 Zone, for the following approval: Bulk Variances associated with a request to effectuate the following:

- Demolition of an existing single-family home; and
- Construction of a new single-family home; and

Public Hearing

WHEREAS, the Board held a Public Hearing on March 26, 2024, Applicants having filed proper Proof of Service and Publication in accordance with Statutory and Ordinance Requirements; and

Evidence / Exhibits

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Development Application, introduced into Evidence as A-1;*
- *Boundary and Topographic Survey, prepared by InSite Surveying, LLC., last revised August 11, 2023, introduced into Evidence as A-2;*
- *Architectural Floor Plans and Elevations, prepared by Anthony Condouris, last revised February 29, 2024, consisting of 5 sheets, introduced into Evidence as A-3;*

- *Soil Boring, performed by R.C. Burdick, P.E., P.P., P.C., dated January 22, 2024, introduced into Evidence as A-4;*
- *Colliers Engineering & Design Review Memorandum, dated March 14, 2024, introduced into Evidence as A-5;*
- *Pictures of the subject property, collectively introduced into Evidence as A-6;*
- *Illustrated Site Layout Rendering, prepared by InSite Engineering, dated March 26, 2024, introduced into Evidence as A-7;*
- *Affidavit of Service; and*
- *Affidavit of Publication;*

Witnesses

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Brian Widdis, Applicant, appearing pro se;
- Doug Clelland, P.E.;

WHEREAS, William H. R. White, III, P.E., P.P., CME, the Planning Board Engineer and Planner, was also sworn with regard to any testimony / information he would provide in connection with the Application; and

Testimony and Other Evidence Presented on Behalf of the Applicants

WHEREAS, testimony and other evidence presented by the Applicants revealed the following:

- The Applicants (and / or one of the Applicants) is the Owner of the subject property.
- The Applicants have owned the subject property for approximately 18 months.
- There is an existing single-family home located on the site.
- The existing single-family home is currently occupied by tenants.
- The existing home was not constructed for the needs of a modern family.

- There is no open design / floor plan associated with the existing structure.
- Some existing elements of the home are old and outdated.
- Additionally, some of the existing rooms are quite small.
- Moreover, there is a need for increased living space / storage space.
- Given the nature and condition of the existing home, the Applicants believe that demolition is more appropriate than mere renovation.
- Against such a backdrop, the Applicants proposes to effectuate the following:
 - Demolition of an existing single-family homes; and
 - Construction of a new single-family home.
- The proposed new home will be a 2 ½ story single-family home, with an attached garage.
- The inside fireplace will be a gas fireplace.
- The outside fireplace will be a wood-burning fireplace.
- The existing shed will remain at the site.
- It is anticipated that the Applicants will move into the home as their primary residence.
- It is anticipated that the demolition / construction will occur in the near future.
- The Applicant will be utilizing licensed contractors in connection with the demolition / construction process.

Variances

WHEREAS, the Application as submitted, requires approval for the following Variances:

LOT WIDTH: 120 ft. required; whereas 100 ft exists;

BUILDING HEIGHT: Maximum of 35 ft. is allowed; whereas 37.3 ft. is proposed;

IMPERVIOUS LOT COVERAGE: Maximum 37% allowed; whereas 37.5% is proposed;

Public Comments

WHEREAS, sworn public comments, concerns, questions, and/or statements were made by the following:

- NONE

Findings of Fact

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Oceanport, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application, is hereby **granted / approved with conditions**.

In support of its decision, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. The Oceanport Planning Board has proper jurisdiction to hear the within matter.
2. The subject property is located at 27 Werah Place, Oceanport, NJ, within the Borough's R-3 Zone.
3. The subject property contains 15,000 SF.
4. The subject property is located on the northern side of Werah Place, approximately 550 ft. west of Itaska Place.
5. There is an existing single-family home located at the site.
6. The Applicants propose to effectuate the following:
 - Demolition of an existing single-family homes; and
 - Construction of a new single-family home.
7. Such a proposal requires Bulk Variance Approval.
8. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore the matter is properly before the said entity.

9. With regard to the Application, and the requested relief, the Board notes the following:

- There is an existing single-family home located on the property.
- Single-family use is a permitted use in the R-3 Zone.
- The Applicants proposed to demolish an existing family home and to construct a new single-family home.
- The subject Lot complies with the minimum lot size requirements. In fact, the minimum lot size in the Zone is 12,000 SF; whereas the Applicants' existing lot contains 15,000 SF.
- As referenced above, the subject lot is an oversized lot.
- The existing single-family home is old, outdated, and suffers from deferred maintenance.
- Given the nature / extent of the deficiencies associated with the existing structure, and the need for increased living space / storage space, demolition is more appropriate than just mere renovation.
- Subject to the conditions set forth herein, the subject lot can physically accommodate the Applicants' proposed home.
- The Application as presented requires a Variance for Lot Width. Specifically, 120 ft. lot width is required; whereas a 100 ft. lot width exists.
- The Board recognizes that the lot width deficiency is an existing condition, which is not being exacerbated as a result of the within approval.
- Per the testimony and evidence presented, there is no additional / adjacent land available to be acquired. That is, the adjacent lands have non-conforming widths as well.
- The Board notes that other properties (including the adjacent properties) also have a non-conforming lot width.
- The Application as presented requires a Variance for Building Height. Specifically, a maximum building height of 35 ft. is allowed; whereas, in the within situation, the Applicants propose a building height of 37.3 ft.
- The Board is aware that under the prevailing provisions of the New Jersey Municipal Land Use Law, a Height Variance can be a Bulk "c" Variance or a Use "d" Variance. Specifically, if the height

deviation is less than 10 ft. or 10%, then, in that event, the height Variance is a Bulk "c" Variance. Likewise, if the height deviation is more than 10 ft. or 10%, then, in that event, the Height Variance is classified as a Use "d" Variance.

- In the within situation, the height deviation is approximately 2.3 ft, which is less than 10 ft / 10%.
- Accordingly, the Applicants' requested Height Variance is a Bulk "c" Variance.
- The Board has adjudicated the Applicants' Height Variance request in accordance with the appropriate legal standards.
- Per the testimony and evidence presented, the Board is aware that, to an extent, the height deviation is driven by the existing topography of the site, wherein the rear of the property is higher than the crown of the road.
- The Board also notes that because of the nature of the existing seasonal high water table, there will be no basement associated with the new home (further justifying the Height Variance relief).
- Notwithstanding the height deviation, the new home approved herein is a relatively modest home, with minimal foundation revealed.
- The height of the home approved herein is not incompatible with the height of other new homes in the neighborhood.
- The Board also notes that if the existing home were to be elevated, then, in that event, the elevation of the to-be-elevated home would likely have a height of approximately 40 ft., well in excess of the 37.3 ft. building height approved herein.
- The proposed height, as approved herein, is consistent with other new homes in the area.
- The Board heard extensive testimony regarding the finished floor elevation of the current home, the finished floor elevation of the garage, the finished floor elevation of the proposed home, the crown of road elevation, and the building ridge elevation. Based on the same, the Board finds that the subject home has been designed to be consistent with prevailing regulations, and to be consistent with elevations which can sufficiently prevent the siding from being unnecessarily exposed to mold / mildew, etc.
- The Application as presented also requires a Variance for Impervious Lot Coverage.

- The relevant Impervious Lot Coverage calculations include the following:

Maximum allowable Impervious Lot Coverage.....37%

Existing Impervious Lot Coverage..... Per Plans

Proposed Impervious Lot Coverage.....37.5%

- Given the excess Lot Coverage, the home has been designed with a number of features to help ensure that there will be no adverse grading / drainage impact associated with the proposal. Specifically, as proposed, or as a condition of the within approval, the new home will have the following features:
 - A. Drainage swales will be added to the site (on both sides of the home);
 - B. A drainage bubbler system will be added to the site; and
 - C. Downspouts will be added to the home so as to more appropriately direct water from the rear of the site to the street;
- The Board finds that the aforesaid drainage features help justify approval of the Application, and the requested Impervious Lot Coverage Variance relief.
- Under the circumstances, the Board finds that the .5% impervious coverage deviation (i.e., $37.5\% - 37.0\% = 0.5\%$) is di minimis.
- The Board is aware that currently, the existing one-story single-family home is not located in the center of the rectangular lot. Rather, the existing home is located in the southeast quadrant of the property, only approximately 2 ft. from the eastern property line. The said eastern side setback constitutes an existing non-conforming condition.
- The new home approved herein will be centrally located on the lot.
- Approval of the within Application will eliminate the existing eastern side setback deficiency.
- The Board notes that a centrally located home on the lot is more in keeping with the neighborhood.
- The Board also notes that a centrally located home on the lot represents a better overall design alternative (than that which currently exists).

- The elimination of the pre-existing non-conforming eastern side setback deficiency will improve the overall privacy interests of the Applicants and the neighbors.
- The new home approved herein will comply with all prevailing setback requirements.
- The benefits of the proposed more modern home, as espoused elsewhere herein, help justify the granting of the requisite Variance relief.
- Approval of the within Application will significantly improve the overall visual appeal of the structure / site.
- The Board finds that the overall improvements / benefits associated with the proposal help justify the granting of the requested Lot Coverage and other Variance.
- Per the testimony and evidence presented, there is a need for additional living space and storage space at the site.
- The Applicant submitted detailed plans of the proposed new home which sufficiently described the appearance of the same. Additionally, subject to the conditions set forth herein, the proposed additions will comply with the Prevailing Building Code Requirements.
- Based upon the testimony/evidence presented, construction of the proposed new single-family home will continue the pattern of existing development in the area (particularly with regard to newly constructed homes).
- The subject Lot is an appropriate host for the new single-family home approved herein.
- Given the lay-out of the Lot and the existing home, the location of the proposed new home is appropriate, practical, and logical.
- Subject to the conditions contained herein, the new home approved herein will not overpower / overwhelm the subject Lot.
- Subject to the conditions contained herein, the new home approved herein will not overpower / dwarf other homes in the area.
- Per the testimony and evidence presented, under the Borough's Prevailing Regulations the site is required to have a sufficient number of off-street parking spaces – and sufficient / compliant spaces are proposed. Thus, no Parking Variance is required in connection with the Application.

- The existence of sufficient and appropriate parking at the Site is an important consideration – and but for the same, the within application may not have been approved.
- The Board finds that the proposed new single-family home has been very efficiently and nicely designed.
- Upon completion of the construction process, the proposed new home will be consistent with other new single-family homes in the area, on similarly sized lots.
- Subject to the conditions set forth herein, the new / modern home to be constructed on the site will be beneficial for the property, the neighborhood, and the Borough as a whole.
- The construction of the subject new home will aesthetically improve the site and the neighborhood.
- The Board notes that there were no public objections associated with the Application.
- The Board finds that sufficient testimony has been presented for the Application to be adjudicated – and the Board furthermore finds that, subject to the conditions contained herein, there is no need to elicit additional information to supplement the record.
- The architectural / aesthetic benefits associated with the proposal outweigh the detriments associated with the Applicants' inability to comply with the Specified Bulk Standards.
- The architectural design of the proposed new home will not be inconsistent with the architectural design of other new single-family homes in the area (on similarly sized lots).
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated with the same.
- Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.
- The improvement to be constructed herein will not be inconsistent with other improvements located within the Borough.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a

desirable visual environment through creative development techniques.

- The Application as presented satisfies the Statutory Requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

For the above reasons, and for the other reasons set forth in the public hearing process, the Board is of the unanimous opinion that the requested relief can be granted without causing substantial detriment to the public good.

Conditions

During the course of the Hearing process, the Board Members requested, and the Applicant has agreed, to comply with the following conditions:

- a. The Applicants shall comply with all terms, conditions, promises, and representations made at or during the Public Hearing Process.
- b. The Applicants shall work with the Borough Engineer so as to appropriately control / manage storm-water management at the site.
- c. The Applicants shall comply with the terms and conditions of the Board Engineer's Review Memorandum, dated March 14, 2024 (A-5).
- d. Unless otherwise waived by the Board Engineer, the Applicants shall submit grading / drainage plans / details to the Board Engineer, for his review and approval.
- e. The Applicants shall cause the Plans to be revised so as to portray and confirm the following:
 - The inclusion of a note confirming that there shall be no adverse light spillover associated with the project;
 - The inclusion of drainage swales on both sides of the to-be-constructed home (the details of which shall be reviewed and approved by the Board Engineer);
 - Confirmation that the swales shall be installed and maintained in accordance with manufacturing standards, Borough standards, and other best practice standards;
 - Confirmation that a drainage system with bubbler feature shall be installed at the site so as to facilitate the transfer of water from the back of the property to the street (in a manner approved by the Board Engineer);

- Confirmation that the home will comply with the Borough's half-story Ordinance;
 - Confirmation that there shall be no adverse stormwater management run-off associated with the subject development;
 - The inclusion of street trees , the details of which shall be reviewed and approved by the Board Engineer;
 - Confirmation that exterior lighting shall be downward directed (so as to eliminate any light intrusion onto adjacent properties);
 - Inclusion of additional spot grades;
 - Inclusion of elevation grades;
- f. The Applicants shall obtain any necessary demolition permits as the Borough of Oceanport may require.
- g. Upon completion of the construction work, the Applicants shall submit confirmation from their engineer (or other professional) confirming that the improvements have been installed / constructed in accordance with prevailing Construction Code Regulations, in accordance with the approved plans, in accordance with the testimony presented, and in accordance with the Board's Resolution of Conditional Approval.
- h. The landscaping at the site shall be perpetually replaced / replanted so as to permanently maintain the buffer approved herein.
- i. The Applicants shall comply with all Prevailing Building / Construction Code Requirements.
- j. The Applicants shall comply with all on-site construction regulations as required by the Borough of Oceanport and any other Agency having jurisdiction over the matter.
- k. The Applicants shall obtain any applicable permits/approvals as may be required by the Borough of Oceanport - including, but not limited to the following:
- Building Permit
 - Plumbing Permit
 - Electric Permit
- l. If applicable, the proposed structure shall comply with applicable provisions of the Americans with Disabilities Act.
- m. Prior to the issuance of Permits, grading / drainage plans shall be submitted to the Board Engineer (for his review and approval) so as to

confirm that any drainage / run-off does not go onto or otherwise adversely affect adjoining properties.

- n. The construction shall be strictly limited to the plans which are referenced herein, and which are incorporated herein at length. Additionally, the construction shall comply with Prevailing Provisions of the Uniform Construction Code and Applicable Provisions of the Building Code.
- o. The Applicants shall comply with all terms and conditions of the Review Memoranda, if any, issued by the Board Engineer, Borough Engineer, Construction Office, the Municipal Project Assistant, the Department of Public Works, the Bureau of Fire Prevention and Investigation, and / or other Agents of the Borough.
- p. The Applicants shall obtain any and all approvals (or Letters of No Interest) from applicable outside agencies - including, but not limited to, the Department of Environmental Protection, the Monmouth County Planning Board, and the Freehold Soil Conservation District. To the extent the Application or the Variance relief materially changes as a result of such outside approvals, then, in that event, the Applicant shall be required to re-petition the Board for further / amended relief.
- q. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- r. If required by the Board / Borough Engineer, the Applicants shall submit appropriate performance guarantees in favor of the Borough of Oceanport.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants and/or their agents shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within Application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' compliance with all other appropriate Rules, Regulations, and/or Ordinances of the Borough of Oceanport, County of Monmouth, and State of New Jersey.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Planning Board of the Borough of Oceanport, the Borough of Oceanport, or their agents / representatives accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development.

SUMMARY OF APPROVED VARIANCE RELIEF

LOT WIDTH: 120 ft. required; whereas 100 ft. Lot Width approved;

BUILDING HEIGHT: Maximum of 35 ft. is allowed; whereas 37.3 ft. approved;

IMPERVIOUS LOT COVERAGE: Maximum 37% allowed; whereas 37.5% approved;

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on March 26, 2024 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Whitson	()	()	()	()	()
Kahle	()	()	()	()	()
Widdis, C.	()	()	()	()	()
Foster	()	()	()	()	()
Cooper	()	()	()	()	()
Calver	()	()	()	()	()
Barham-Widds, L.	()	()	()	()	()
Davis	()	()	()	()	()
Dailey	()	()	()	()	()
Gruskos, D. (Alt. #1)	()	()	()	()	()
Padula, L. (Alt. #2)	()	()	()	()	()

This resolution was offered by _____, seconded by _____, and adopted on roll call by the following vote:

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Whitson	()	()	()	()	()
Kahle	()	()	()	()	()
Widdis, C.	()	()	()	()	()
Foster	()	()	()	()	()
Cooper	()	()	()	()	()
Calver	()	()	()	()	()
Barham-Widds, L.	()	()	()	()	()
Davis	()	()	()	()	()
Dailey	()	()	()	()	()
Gruskos, D. (Alt. #1)	()	()	()	()	()
Padula, L. (Alt. #2)	()	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of April 9, 2024.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 3160)

Meeting: 04/09/24 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3160

PB2024-02 JCP&L

Block 110, Lot 4
Main St. and Wolfhill Avenue
Minor Site Plan Approval for Electric Substation
CARRIED from March 26, 2024

Exhibits:

- A-1 Land Development Application
- A-2 "Alta/NSPS (2016) Land Title Survey, Portion of Lot 4 In Block 110" prepared by T&M Associates, dated January 2, 2019, last revised January 18, 2024
- A-3 "Site Plan for Jersey Central Power and Light MOD Substation at FMERA," prepared by Boswell Engineering, LLC., last revised February 26, 2024, consisting of seven (7) sheets.
- A-4 Colliers Engineering Review Letter, rev dated March 25, 2024

HISTORY:

03/26/24 Planning/Zoning Board

PB2024-02 JCP&L

Block 110, Lot 4

Main St. and Wolfhill Avenue

Construction of an electrical substation seeking Waivers & Minor Site Plan approval

From: jsmith@oceanportboro.com
To: jwisniewski@wisniewskilaw.com; ssmotkin@firstenergycorp.com; Kelle Burrough; william.white@collierseng.com; kkennedy@kevinkennedylaw.net; Jeanne Smith
Subject: JCP&L Substation - Hearing/Design Waiver Requests
Date: Friday, March 15, 2024 1:11:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Via Email Only

John S. Wisniewski, Esq.
 Wisniewski & Associates, LLC
 17 Main Street
 Sayreville, NJ 08872

Re: NEW Planning Board Application - Minor Site Plan
 DESIGN WAIVER Requests Scheduled
 JCP&L Substation
 Main St & Wolf Hill Ave
 Block 110, Lot 4
 File: PB2024-02

Dear Mr. Wisniewski,

This will confirm receipt of the above referenced application submitted on March 5, 2024. Please be advised that the application is presently under review for completion with a Decision for Completeness deadline to respond of April 19, 2024.

In reviewing your Site Plan Checklist, the Applicant is seeking a waiver request from some of the Site Plan requirements. I have scheduled these requests to be heard by the Board at their March 26, 2024 meeting. While the application has not yet been deemed complete, my understanding is that you are planning to attend and have provided the required notice in order to proceed should the Board grant the waiver requests and the application is deemed complete.

I have scheduled this matter for the MARCH 26, 2024 meeting of the Oceanport Planning Board. Meetings are held at the Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ and begin at 7:00 p.m. Please arrive 10-15 minutes prior to meeting.

Please READ CAREFULLY and note ALL the following requirements to be submitted prior to Hearing:

1. SERVE NOTICE not less than (10) days prior to hearing date (Sat. 3/16/24). Use the SAMPLE NOTICE LANGUAGE ATTACHED which contains specific language required

in the notice.

a. PUBLISH NOTICE, one time, in the Asbury Park Press (email to: applegals@gannett.com) not less than 10 days prior to the hearing date (Sat. 3/16/24).

b. NOTICE BY CERTIFIED MAIL or personal service, to the certified list of property owners including utilities. (Please note: return receipt - green cards- are NOT necessary and should NOT be submitted).

2. SUBMIT the following to the Planning Board Secretary as proofs of notice via email to jsmith@oceanportboro.com as soon as completed but not later than the Friday prior to your hearing date in order to be reviewed for compliance and be placed on the Agenda.

_____ Affidavit of Publication from the newspaper

_____ Affidavit of Service that notice was personally served or mailed to those on the Certified List of Property Owners/Utilities. Include the postmarked white certified mail slips as proof of certified mailings.

_____ Copy of notice served to those on Certified List of Property Owners & Utilities

Please feel free to email or call me at (732) 222-8221 option 4 if you have any questions.

Sincerely,

Jeanne Smith
Planning/Zoning Board Secretary

[Update Notification Preferences](#)

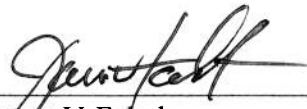
Please do not respond to this email. For assistance, contact the municipality directly.

SDL Portal - Spatial Data Logic 2023

**CERTIFICATE OF OWNERSHIP OF APPLICANT
PURSUANT TO N.J.S.A. 40:55D-48.1 &
40:55D-48.2 (P.L. 1977, c. 336)**

The applicant, Jersey Central Power & Light Company is a 100% owned subsidiary of FirstEnergy Corp. To the best of my knowledge, the only owners of 10% or more of FirstEnergy Corp., as of March 6, 2024, are:

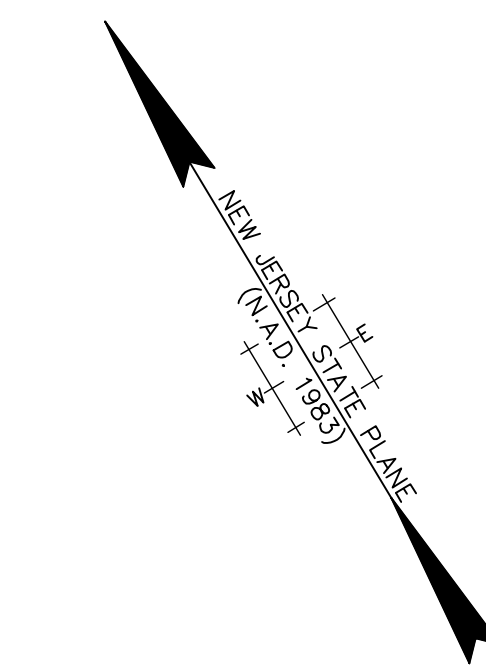
1. 11.9% - Capital Research and Management Company, 333 South Hope Street, 55th Floor, Los Angeles, CA, 90071, and
2. 11.31% - The Vanguard Group, Inc., 100 Vanguard Blvd., Malvern, PA, 19355.



James V. Fakult
President
Jersey Central Power & Light Company

REFERENCE MAPS:

1. TAX MAP, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, SHEET NOS. 1, 2, 3 AND 4, DATED MAY, 2016.
2. MAP ENTITLED "FORT MONMOUTH FITNESS CENTER, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, BLOCK 110, PORTION OF LOTS 1 & 4, PREPARED BY LANGAN, DATED AUGUST 31, 2015, REVISED TO DECEMBER 17, 2015.
3. MAP ENTITLED "FORT MONMOUTH MAIN POST - 13 ACRE PARCEL, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, BOUNDARY SURVEY, BLOCK 110, PORTION OF LOT 2, PREPARED BY LANGAN, DATED JULY 27, 2017, REVISED TO JANUARY 29, 2018.
4. MAP ENTITLED "FORT MONMOUTH CLINIC PARCEL 1 & 2, BORO OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, PART OF BLOCK 110, LOT 4, PREPARED BY LANGAN, DATED SEPTEMBER 18, 2012.
5. MAP ENTITLED "FORT MONMOUTH COUNTY HOMELESS SHELTER, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, BLOCK 110, PORTION OF LOT 2, PREPARED BY LANGAN, DATED NOVEMBER 11, 2016, REVISED TO JUNE 8, 2017.
6. MAP ENTITLED "FORT MONMOUTH PHASE TWO PARCEL ENVIRONMENTAL CARVE-OUT PARCELS, BOROUGH OF EATONTOWN, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, PARCELS 38, 40A, 40B, 41, 43, 44, 48, 49, 50, 51, 52, 53, 57, 64, 65, 68, 69, 70, 71, 96, 97, 98, 102A, 102B, 102C, 102D, 105, 106 & 107, P51-G12, BLOCK 301, LOT 1 (EATONTOWN), BLOCK 110, LOTS 1, 2, 3, 4 & 6 (OCEANPORT), PREPARED BY LANGAN, DATED JANUARY 22, 2015, REVISED TO SEPTEMBER 13, 2016.
7. MAP ENTITLED "CORNER MARKER LOCATION, BOROUGH OF EATONTOWN, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, BLOCK 301, LOT 1 (PORTION)(EATONTOWN), BLOCK 110, LOTS 4 (PORTION) & 6 (OCEANPORT), PREPARED BY LANGAN, DATED OCTOBER 9, 2014, REVISED TO NOVEMBER 6, 2014.
8. MAP ENTITLED "SURVEY OF PROPOSED PARCEL, P/O TAX LOT 1, TAX BLOCK 110, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 21, 2010.
9. MAP ENTITLED "SURVEY OF PROPOSED PARCEL, P/O TAX LOT 1, TAX BLOCK 105, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 21, 2010.
10. MAP ENTITLED "FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY, INFRASTRUCTURE CONDITIONS ASSESSMENT REPORT, FORT MONMOUTH, MONMOUTH COUNTY, NEW JERSEY, EXHIBIT 4, EXISTING UTILITIES, SANITARY SEWER, DATED JULY 29, 2011.

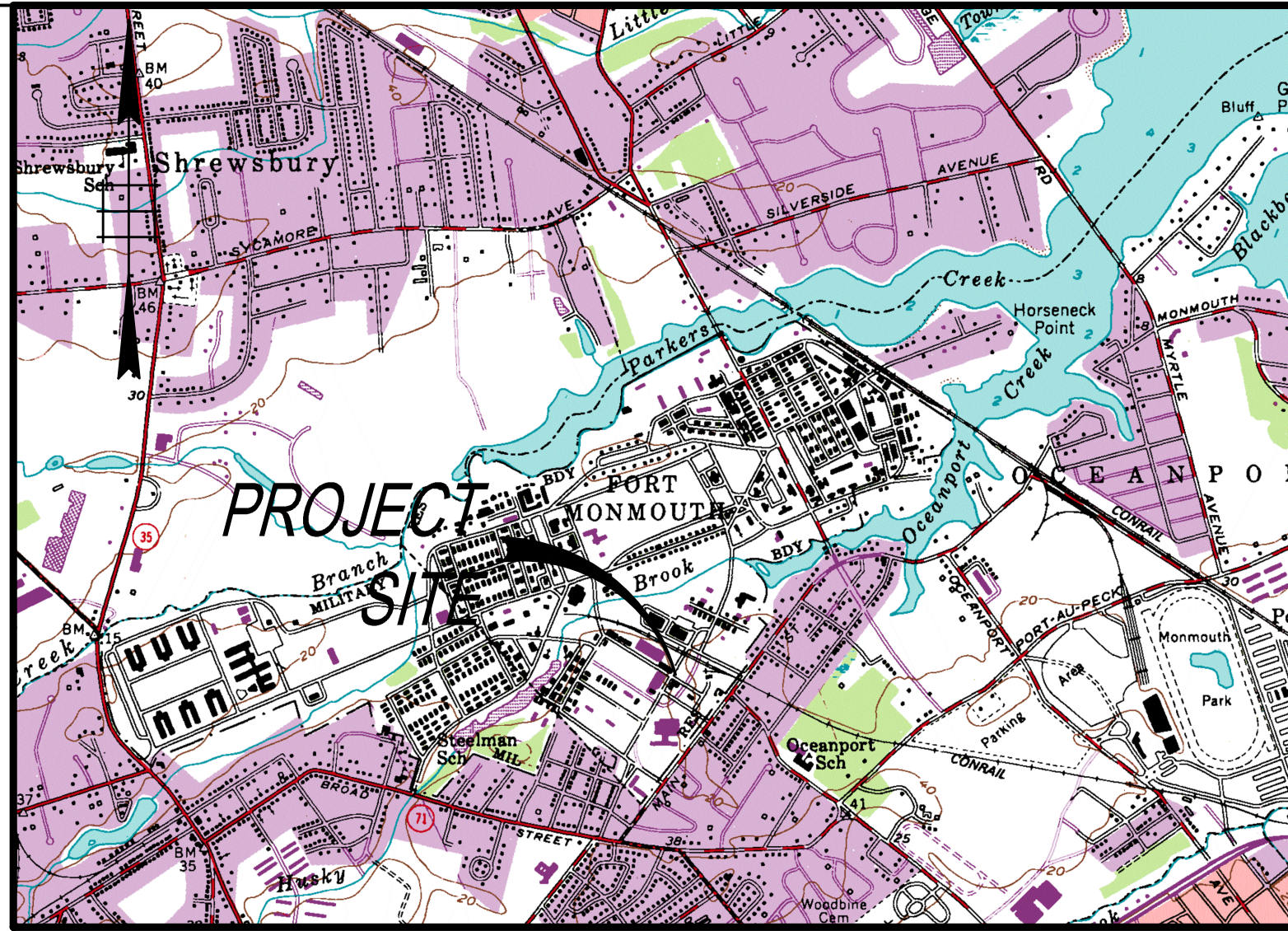


TITLE EXCEPTIONS:

- TITLE EXCEPTION NO. 14: EASEMENT AS SET FORTH IN DEED BOOK 1709, PAGE 293. (BLANKET IN NATURE - LOCATED OFFSITE NEAR THE CENTRAL RAILROAD R.O.W. ELSEWHERE ON CAMPUS)
- TITLE EXCEPTION NO. 15: EASEMENT AS SET FORTH IN DEED BOOK 2747, PAGE 306. (LOCATED OFFSITE NEAR THE HOPE ROAD AND BATAAN AVENUE (TINTON FALLS) ELSEWHERE ON CAMPUS)
- TITLE EXCEPTION NO. 16: EASEMENT AS SET FORTH IN DEED BOOK 3668, PAGE 75. (LOCATED OFFSITE NEAR LAFETRA'S BROOK AND SHERILL AVENUE ELSEWHERE ON CAMPUS)
- TITLE EXCEPTION NO. 17: EASEMENT AS SET FORTH IN OR BOOK 8004, PAGE 2098. (SHOWN ON WAREHOUSE PARCEL PLAN)
- TITLE EXCEPTION NO. 18: EASEMENT AS SET FORTH IN OR BOOK 9255, PAGE 9962. (LOCATED OFFSITE ON FITNESS CENTER PARCEL)
- TITLE EXCEPTION NO. 19: OBTAINING ROAD CROSSING EASEMENT FROM J.C.P. & L. TO CROSS THE FORMER RAILROAD R.O.W. BISECTING THE PREMISES. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 20: TERMS AND CONDITIONS OF RIPARIAN GRANTS AS SET FORTH IN DEED BOOK 1985, PAGE 479. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 21: TERMS AND CONDITIONS OF CONTRACT FOR SALE AS SET FORTH IN DEED BOOK 3972, PAGE 756. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 22: TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT AS SET FORTH IN OR BOOK 8493, PAGE 8027. (SHOWN ON TOWER PARCEL PLAN)
- TITLE EXCEPTION NO. 23: INTENTIONALLY DELETED

TITLE EXCEPTIONS (CONT.):

- TITLE EXCEPTION NO. 24: TERMS AND CONDITIONS AS SET FORTH IN OR BOOK 9199, PAGE 6736. (ENVIRONMENTAL CARVE-OUT PARCELS) (SHOWN ON POST OFFICE PARCEL, PARKING PARCEL, COMMISSARY PX PARCEL, WAREHOUSE PARCEL, OP CONCEPT PARCEL 6, TOWER PARCEL, OP CONCEPT PARCEL 9 AND OP CONCEPT PARCEL 10 PLANS)
- TITLE EXCEPTION NO. 25: REVOCABLE LICENSE/LEASE AS SET FORTH IN OR BOOK 8468, PAGE 69. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 26: RESERVATIONS AS SET FORTH IN OR BOOK 9070, PAGE 9803. (BLANKET IN NATURE, LOCATED OFFSITE)
- TITLE EXCEPTION NO. 27: 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON TAX MAP. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 28: RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO ALL STREAMS, RIVERS OR WATER COURSE CROSSING, BOUNDING OR AFFECTING THE PREMISES. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 29: POSSIBLE OUTSTANDING RIPARIAN INTEREST AND/OR FEE TITLE THAT MAY BE VESTED IN THE STATE OF NEW JERSEY IN AND TO ANY PORTION OF THE LAND NOW OR HERETOFORE FLOWED BY TIDES. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 30: TIDELAND MAP NO. 539-2166 & 539-2172 SHOW PORTION OF THE LAND IS CLAIMED BY THE STATE OF NEW JERSEY. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 31: SUBSURFACE CONDITIONS NOT DISCLOSED OF RECORD. (OWNERS POLICY ONLY) (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 32: RIGHTS OF UTILITY COMPANIES SERVICING THE PREMISES. (BLANKET IN NATURE)



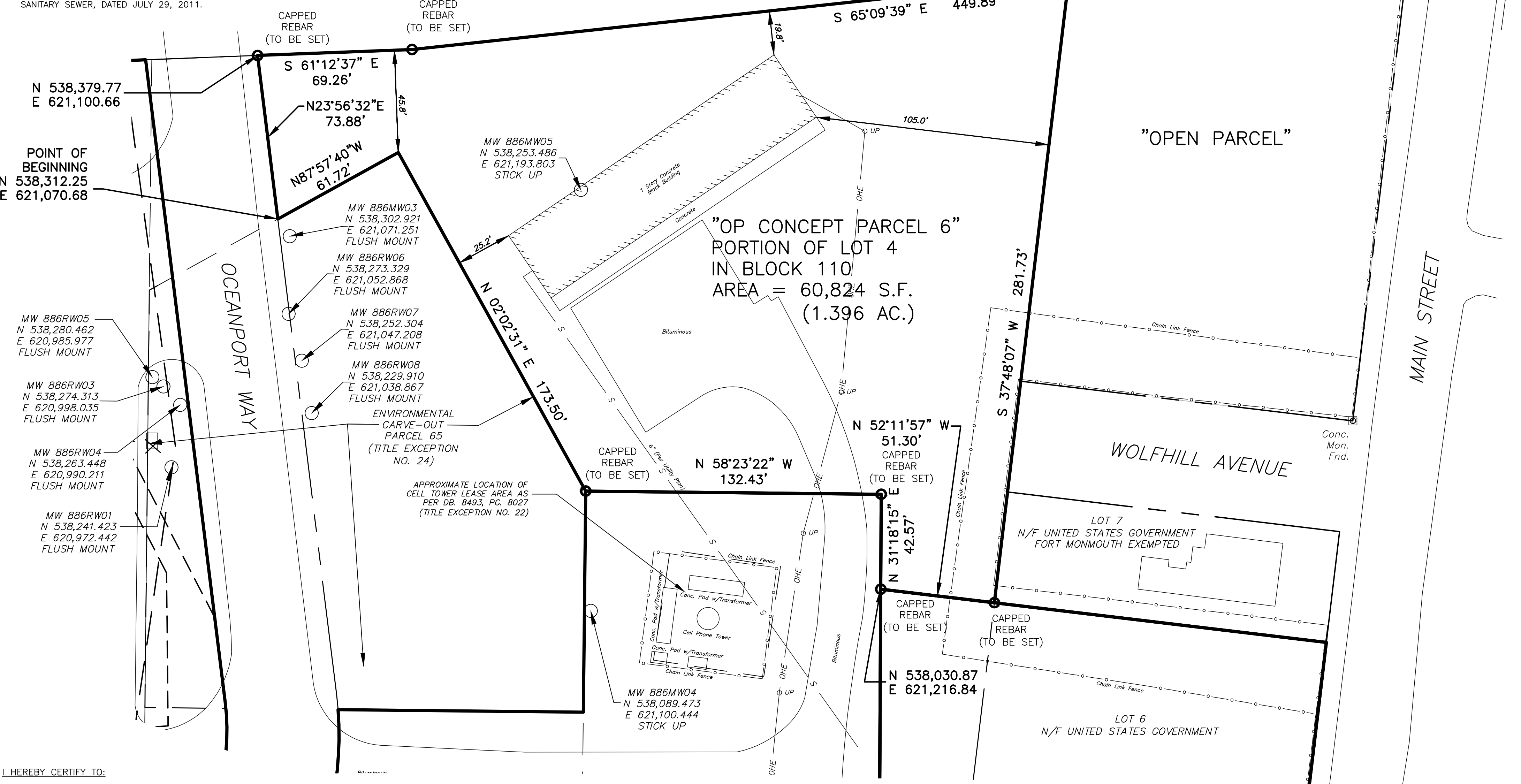
SOURCE: U.S.G.S. LONG BRANCH, N.J. QUADRANGLE MAP
VICINITY MAP SCALE 1" = 2000'

LEGEND

- S 43°09'27" W 957.43' (C) BOUNDARY COURSE
- S 42°59'55" W 957.43' (D) RECORD BOUNDARY COURSE (PER DEED)
- SUBJECT PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINING PROPERTY LINE (TAX LOT)
- EXISTING EASEMENT LINE
- CHAIN LINK FENCE
- W --- W WATER LINE MARKOUT
- G --- G GAS LINE MARKOUT
- T --- T TELEPHONE LINE MARKOUT
- OHE --- OVERHEAD WIRE
- UP UTILITY POLE
- ◇ HYD FIRE HYDRANT
- CAPPED REBAR FOUND
- ⊠ CONCRETE MONUMENT FOUND
- CAPPED REBAR SET
- ⊠ CONCRETE MONUMENT SET

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON WERE SURVEYED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY MADISON TITLE AGENCY, L.L.C. (FILE NUMBER: MTANJ-130489), EFFECTIVE DATE: JULY 18, 2018) AND ARE SUBJECT TO SUCH FACTS AS DISCLOSED THEREIN. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD
 - EASEMENTS OR CLAIMS OF EASEMENTS SHOWN BY THE PUBLIC RECORD
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORD
 - RESTRICTIVE COVENANTS NOTED THEREIN
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATIONS.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. PLANIMETRIC AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED ON THE GROUND BY GEOD CORPORATION AND T&M ASSOCIATES, DECEMBER, 2018. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE (N.A.D. 1983), VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
5. 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 ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
6. THE SUBJECT PREMISES AREA IS LOCATED WITHIN ZONE "D" (AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) 34025C0191F (EFFECTIVE DATE SEPTEMBER 25, 2009)



I HEREBY CERTIFY TO:

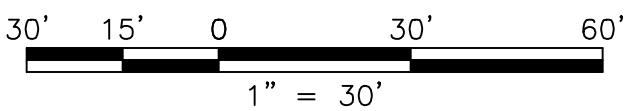
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 27, 2018.

rev. 01/18/2024
1/2/2019

MICHAEL S. FINNEGAN, P.L.S. LIC. NO. GS34851

DATE



MICHAEL S. FINNEGAN, P.P., P.L.S.
GROUP MANAGER

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY
ALTANSPS (2016) LAND TITLE SURVEY
PORTION OF LOT 4 IN BLOCK 110
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY



11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365
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DESIGNED BY	MSF	DRAWING	SUR
CHECKED BY	MSF	SHEET	
DRAWN BY	BRM	1	
DATE	1/2/2019	OF	1
SCALE	AS SHOWN		
PROJ. NO.	FMRA00013		