



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • MARCH 28, 2023

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 Feb. 10, 2023 of this 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.

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 14, 2023 7:00 PM

VIII. Old Business

1. Resolution of Approval - 21 Hedge Drive
2. Resolution of Approval - 6 Ticonderoga Ave
3. Resolution of Approval - 6 Relwof Ave

IX. New Business

1. PB2023-06 Marina at Oceanport Partners, LLC
Block 104, Lot 1
10 Riverside Avenue
Applicant is seeking waiver of Site Plan Checklist Items
2. PB2023-04 Norwicke, Debbie
Block 7, Lot 14
76 Tecumseh Ave.
Proposed rear pergola, fireplace, outdoor bar and patio in second front yard seeking relief for:
- Accessory structures not permitted in front yards
DFD 6/21/23
3. PB2023-05 Scarpulla, Noelle
Block 13, Lot 5
42 Hiawatha Ave
Proposed installation of in ground swimming pool and paver patio seeking relief for:
- Maximum impervious coverage of 46.6% proposed, where 37% permitted
DFD 06/27/2023

- X. Petitions from the Public
- XI. Adjournment



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2759)

8.1

Meeting: 03/28/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2759

Resolution of Approval - 21 Hedge Drive

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF PAUL AND BELINDA SKEEN
21 HEDGE DRIVE / BLOCK 140, LOT 8
APPROVED MARCH 14, 2023
MEMORIALIZED MARCH 28, 2023**

Introduction

WHEREAS, Paul and Belinda Skeen have made Application to the Oceanport Planning Board for the property designated as Block 140, Lot 8, commonly known as 21 Hedge Drive, Oceanport, NJ, within the Borough's R-2 Zone, for the following approval: Bulk Variance associated with a request to effectuate the following:

- Replacement of an existing deck; and
- Construction of an addition.

Public Hearing

WHEREAS, the Board held a Public Hearing on March 14, 2023, 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;*
- *Architectural Plans, prepared by Michael Savarese Associates, last revised January 12, 2023, consisting of 3 sheets, introduced into Evidence as A-2;*
- *Survey of property, prepared by Thomas P. Santry, P.A., dated November 28, 2022, introduced into Evidence as A-3;*
- *Review Memorandum, prepared by Colliers Engineering and Design, dated February 28, 2023, introduced into Evidence as A-4;*
- *Affidavit of Service; and*
- *Affidavit of Publication;*

Witnesses

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

- Belinda Skeen, Applicant, appearing pro se;
- Michael Savarese, Architect;

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 and their representatives revealed the following:

- The Applicants are the Owners of the subject property.
- The Applicants have owned the subject property for approximately 19 years.
- There is an existing single-family home at the site.
- The Applicants live at the site.
- There is an existing old wood deck on the property, which suffers from deferred maintenance and needs to be replaced.
- As such, the Applicants are proposing to replace the existing deck with a new deck.
- Additionally, there is a need for increased living / storage space at the site.
- As such, the Applicants are proposing to construct an addition.
- Details pertaining to the proposal include the following:

Rear Deck

Location:	Rear of home
Size:	22 ft. X 15 ft.
Materials:	Per Plans

Addition

PR-23-10

03-28-23

Location: Rear of home

Size: 15 ft. X 21 ft.
(Approximately 300 - 315 SF)

Materials: Per Plans

Number of Stories: 1

- The Applicants previously obtained Variance relief (in or about 2005) to construct other improvements. However, upon further review, the previously approved plans do not appear to represent a viable project. Thus, the Applicants have let the 2005 essentially lapse.
- The Applicant anticipates having the renovation work completed in the near future.
- The Applicant will be utilizing licensed contractors in connection with the construction / renovation process.

Variance

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

REAR YARD SETBACK: 40 ft. required; whereas 19 ft. 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 on 21 Hedge Drive, Oceanport, NJ, within the Borough's R-2 Zone.
3. The subject property contains 15,176 SF.
4. The subject property is located on the southern portion of Hedge Drive, approximately 310 ft. east of Main Street.
5. There is an existing 2-story single-family home at the site, and, per the testimony and evidence presented, there is a need for increased living space at the site.
6. Additionally, there is an existing old wood deck at the site, which suffers from deferred maintenance and needs to be replaced.
7. As such, the Applicants herein propose the following:
 - Replacement of an existing deck; and
 - Construction of an addition.
8. Details of the proposal are set forth herein, are set forth on the Plans, and were discussed, at length, during the Public Hearing process.
9. Such a proposal requires approval for a Bulk Variance.
10. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore the matter is properly before the said entity.
11. With regard to the Application, and the requested relief, the Board notes the following:
 - There is an existing old wood deck at the site, which is weathered, and suffers from deferred maintenance. As such, the Applicants are proposing to replace the same. The Board certainly understands the need for such a request.
 - Additionally, in order to increase living / storage space at the site, the Applicants are proposing to construct an addition. The Board certainly understands the reasoning for such an addition.

- The Application as presented requires a Rear Yard Setback Variance. The relevant calculations in the said regard include the following:

Required Rear Yard Setback.....40 ft.

Existing Rear Yard Setback.....32.1 ft.

Proposed Rear Yard Setback.....19.0 ft.

- The Board approved prior Variance relief at the site (for various improvements) as part of a 2005 approval.
- Per the testimony and evidence presented, the previously approved Plans do not represent a functional / viable building project / design – and thus, the Applicants have essentially allowed the prior approvals to lapse.
- Notwithstanding the lapsed 2005 approvals, the Board recognized that the reasoning for the 2005 improvements did not substantially differ from the reasoning associated with the within approval.
- The Board has critically reviewed the request for a Rear Yard Setback Variance.
- In conjunction with such an analysis, the Board Members analyzed the reason why the Applicants cannot functionally comply with prevailing Rear Setback requirements.
- In conjunction with the above point, the Board notes that the subject property is not shaped like a traditional square or rectangle.
- Essentially, the property is shaped like a triangle.
- Moreover, the existing single-family house is not centrally located on the uniquely shaped triangular lot.
- The Board notes that the triangular shape of the property, coupled with the location of the existing structure on the site, complicates the ability of the Applicants to satisfy the prevailing Rear Yard Setback requirements.
- The triangular nature of the property, coupled with the location of the existing home on the site, helps justify the Variance relief granted herein.
- The Board recognizes that given the fact that the single-family dwelling already exists, it is neither practical nor appropriate to require the Applicants to remove any portion of the existing structure, and / or rebuild the existing structure.

- The Board is also aware that the neighboring property (adjacent to the improvements authorized herein) appears to be a side yard area, likely further minimizing any adverse impact associated with the within approval.
- Subject to the conditions contained herein, the submitted proposal, as approved herein, represents an appropriate and non-invasive fashion in which an existing structure can be updated / modified / improved / expanded, without causing substantial detriment to the public good.
- The benefits of the improved / renovated 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 existing structure.
- The Application as submitted requires approval for a Rear Yard Setback Variance. The relevant calculations in the said regard include the following:

Minimum allowed	40 ft.
Existing	32.1 ft. exists
Proposed	19 ft. proposed

- The Board finds that the overall improvements / benefits associated with the proposal help justify the granting of the requested Variance.
- Additionally, the aforesaid landscaping will be perpetually maintained / replaced / replanted, as necessary, so that the same will serve as a permanent buffer.
- The siding of the improvement approved herein will generally match / complement the existing structure.
- The Board recognizes that the within proposal is, in fact, a relatively modest proposal.
- The Board recognizes that approval of the within Application will allow for a relatively modest expansion of the home, while still preserving sufficient outdoor / yard area at the site.
- Per the testimony and evidence presented, there are no drainage issues currently associated with the property – and there are no drainage issues associated with the anticipated construction. That notwithstanding, as a condition of the within approval, if requested / required, the Applicants shall submit grading / drainage details, for the review / approval of the Board Engineer, so that the Planning Board Members can be further assured that there will be no adverse grading / drainage issues associated with the development.

- Per the testimony and evidence presented, there is a need for increased living space at the site.
- The Applicants submitted detailed plans of the proposed improvements 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 improvements will continue the pattern of existing development in the area.
- The subject Lot is an appropriate host for the expanded single-family home approved herein.
- Given the lay-out of the Lot and the existing home, the location of the proposed improvements are appropriate and practical.
- The height of the proposed home will comply with the Borough's Prevailing Height Requirements. That is, 35 ft. is allowed in the Zone – and, per the testimony and evidence presented, the proposed home will have a conforming height.
- Subject to the conditions contained herein, the improvements authorized herein will not overpower / overwhelm the subject Lot.
- Subject to the conditions contained herein, the expanded 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 improvements have been very efficiently and nicely designed.
- Upon completion of the renovation process, the proposed home (with improvements) will be consistent with other single-family homes in the area, on similarly sized lots.
- Subject to the conditions set forth herein, the brand-new improvements 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 improvements 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 improvements will not be inconsistent with the architectural design of other single-family homes in the area.
- 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 improvements 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 Applicants have 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 February 28, 2023 (A-4).
- 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;
 - Confirmation that the deck step details shall be included on the Plans;
 - Confirmation that dark sky lighting shall be utilized as part of the proposal;
 - Confirmation of the absence of any adverse lighting spillover on the site, including that portion of the structure with the 19 ft. rear yard setback; and
 - Confirmation that the existing non-conforming shed shall be removed and relocated to a zoning compliant location (with the Applicants obtaining any and all necessary permits / approvals for the same).
- f. The landscaping at the site shall be perpetually replaced / replanted so as to permanently maintain the buffer approved herein.
- g. The Applicants shall comply with all Prevailing Building / Construction Code Requirements.
- h. 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.
- i. 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

- j. If applicable, the proposed structure shall comply with applicable provisions of the Americans with Disabilities Act.
- k. 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.
- l. The proposed structures shall comply with the Borough's Prevailing Height Regulations.
- m. 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.
- n. 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.
- o. 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.
- p. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- q. If required by the Board / Borough Engineer, and the NJ MLUL, the Applicant 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 misrepresentations or actions by the Applicant 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 improvements or for any damage which may be caused by the development.

SUMMARY OF APPROVED VARIANCE RELIEF

REAR YARD SETBACK: 40 ft. required; whereas 19 ft. proposed;

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on March 14, 2023 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of March 28, 2023.

Jeanne Smith, Secretary

KEK/dmp
S:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Skeen\Resolution.doc



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2760)

8.2

Meeting: 03/28/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2760

Resolution of Approval - 6 Ticonderoga Ave

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF KEVIN AND LAURA CACCAMISE
6 TICONDEROGA AVENUE, BLOCK 31, LOT 4
APPROVED MARCH 14, 2023
MEMORIALIZED MARCH 28, 2023**

INTRODUCTION

WHEREAS, Kevin and Laura Caccamise have made Application to the Oceanport Planning Board for the property designated as Block 31, Lot 4, commonly known as 6 Ticonderoga Avenue, Oceanport, New Jersey, within the Borough's R-3 Zone, for the following approval: Bulk Variance Relief associated with a request to install a pool, patio, and fencing at the site.

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on March 14, 2023, 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;*
- *Pool Plan, prepared by InSite Engineering, LLC, last revised January 18, 2023, consisting of 1 sheet, introduced into Evidence as A-2;*
- *Review Memorandum, from Colliers Engineering & Design, dated February 7, 2023, introduced into Evidence as A-3;*
- *Site Layout rendering, prepared by InSite Engineering, LLC, dated March 14, 2023, introduced into Evidence as A-4;*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WITNESSES

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

- Laura Caccamise, Applicant, appearing pro se;
- Maeve Desmond, Professional Planner;
- Douglas Clellan, Professional Engineer

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

TESTIMONY AND OTHER EVIDENCE PRESENTED ON BEHALF OF THE APPLICANTS

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

- The Applicants are the owners of the subject property.
- The Applicants have owned the subject property for approximately 14 years.
- There is an existing single-family home at the site.
- The Applicants live at the site.
- The Applicants have expressed a desire to install a pool, patio and fencing at the site.
- Details pertaining to the proposed pool include the following:

Type of Pool:	In-ground Pool
Size of Pool:	14 ft X 28 ft
Location:	Rear Yard (per plans)
Pool Depth:	6 ft.
Diving board?:	There will be no diving board.
Pool surroundings:	The pool will be surrounded by a 3 ft wide concrete patio.
Pool Equipment:	Standard pool equipment, including a pump, filter, and heater.
Pool Equipment Location:	The pool equipment, will be located on the West side of the home (per the Plans), in a zoning compliant location.

- The Applicants are also proposing to install a fence at the site.
- Details pertaining to the proposed fence include the following:

Height:	Compliant
Type of Fence:	The existing vinyl fencing will be modified so as to comply with prevailing pool protection requirements
Location:	Per Plans
Height:	6 ft. (Per Plans)

- The proposed fence does not require any Bulk Variance relief.
- There is no outdoor lighting associated with the within proposal.
- The Applicants anticipate having the pool / patio / fence installed in the very near future.

VARIANCE

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

IMPERVIOUS COVERAGE: Maximum 37% allowed, whereas not to exceed 44% proposed;

PUBLIC COMMENTS

WHEREAS, there were no public comments, questions, statements or objections associated with the subject Application;

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the members of the Oceanport Planning Board, 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 Oceanport 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 38 Doreen Drive, Oceanport, New Jersey, within the Borough's R-3 Zone.

3. The site contains a single-family home.

4. The Applicants herein are requesting permission to install a pool, patio, and fence at the site.

5. Such a proposal requires Bulk Variance Approval.

6. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore, the matter is properly before the said entity.

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

- The subject property is an undersized lot. (A minimum 12,000SF lot size is required; whereas the existing lot contains only 9,000 SF).
- The undersized lot complicates the ability of the Applicants to satisfy all prevailing Bulk requirements.
- The Application requires a Variance for impervious coverage (37% allowed; whereas not to exceed 44% ultimately proposed).
- The relevant impervious coverage calculations include the following:

Maximum Allowed Impervious Coverage..... 37%

Existing Impervious Coverage.....38%

Proposed Impervious Coverage..... not to exceed 44%

- As initially submitted, the Applicants requested approval for an Impervious Coverage Variance of 45%.
- Some of the Board Members were concerned with such an elevated impervious coverage amount (whereas only 37% is allowed).
- Some Board Members were of the opinion that certain plan amendments could be effectuated, and/or should be effectuated, so as to reduce the overall impervious coverage.
- The Applicants and their representatives initially seemed to suggest that had the lot contained a conforming lot area, then, in that event, the improvements, as proposed, would have a compliant coverage. However, given the undersized nature of the lot, and given the actual impervious

coverage calculations, the Board Members were not necessarily inclined to endorse / accept such an argument.

- After further debate and discussion, the Applicants agreed that they would relocate the pool, and would correspondingly reduce/shift the pool patio (on both sides.
- The aforesaid revisions would reduce the overall impervious coverage to an amount not to exceed 44%.
- In conjunction with the other conditions set forth herein, the Board Members were pleased with such a reduction in impervious coverage.
- Additionally, as part of the proposal, the Applicants' representatives indicated that they would be installing significant drainage improvements, including the installation of drywells, the installation of perimeter drains, etc. Moreover, the Applicants' representatives agreed to relocate the aforesaid drywell / drains, as necessary, so as to further improve the overall drainage impact associated with the proposal.
- Subject to the conditions set forth herein, and per the testimony and evidence presented, the aforesaid drainage improvements will significantly mitigate and reduce overall water runoff associated with the subject site.
- Additionally, the Applicants testified that there are no existing drainage issues at the site, which was comforting to the Board Members as well.
- Based upon the above, and subject to the conditions set forth herein, the Board Members are of the belief that the aforesaid Variance can be granted without causing substantial detriment to the public good.
- The testimony indicated that the Applicants want to relocate the proposed pool, up to 10 ft. to the east, so as to avoid any damage to the currently existing large cheery tree, and/or the roots associated therewith. The Board appreciates the Applicants' tree-preservation efforts / instincts in the said regard.
- In the within situation, testimony indicated there is, and will be, sufficient landscaping at the site. The said landscaping / trees shall serve as a visual / noise / aesthetic buffer. The said plantings shall further minimize any adverse impact associated with the within approval.
- In conjunction with the above point, as a condition of the within approval, the said landscaping shall be perpetually maintained / replaced / planted, as necessary, so that the visual / noise / aesthetic buffer always exists.
- The location of the proposed fence will not violate any Prevailing Setback Regulations.
- Subject to the conditions set forth herein, the fencing will comply with all Prevailing Zoning Regulations.

- The existing single-family home is a permitted use in the Zone.
- The proposed pool is a permitted accessory use in the zone.
- The Applicants considered a number of potential host locations for the pool, patio, and fence, and the proposed location is most appropriate / desirable.
- The proposed host location of the pool is near the existing home and near the utility hook-ups, etc., further justifying the appropriateness of the proposed pool location.
- The pool complies with all Prevailing Setback Requirements.
- The Applicants and their representatives provided extensive and compelling testimony in support of the Application, and the requested relief.
- Subject to the conditions set forth herein, the grading and drainage testimony/plans presented satisfied the technical concerns of the Board Engineer.
- Per the testimony and evidence presented, and subject to the conditions contained herein, there will be no adverse drainage impacts associated with the within approval.
- Subject to the conditions contained herein, the Applicants' site can physically accommodate the Applicants' proposal.
- Per the testimony and evidence presented, there are no adverse health / safety / construction issues associated with the compliant pool location approved herein.
- Per the testimony and evidence presented, the installation of the pool approved herein will not compromise the health and safety of the occupants.
- There will be no adverse lighting associated with the placement of the pool in the approved location.
- Subject to conditions contained herein, the location of the pool and landscaping will minimize, to the greatest extent possible, any disturbance to the neighboring property owners.
- Additionally, the Board notes that the location of the proposed pool is practical, appropriate, and aesthetically pleasing.
- The proposed pool will be attractive, aesthetically pleasing, and upscale, in accordance with Prevailing Community Standards.
- The Board notes that given the screening / buffering, the proposed pool will not be readily seen from the public street.

- The Board notes that there were no public objections in connection with the subject Application.
- Approval of the within Application will enhance/improve the quality of life for the homeowners.
- The to-be installed pool is specifically designed for residential use.
- Approval of the within Application will not intensify the existing and to-be-continued single-family nature of the home/site.
- Sufficiently detailed Plans were submitted.
- Subject to the conditions set forth herein, the benefits associated with approving the within Application outweigh any detriments associated therewith.
- Subject to the conditions contained herein, 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.
- 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 satisfied the Statutory Requirements of N.J.S.A. 40:55D-70(C) (Bulk Variance).

Based upon the above, and subject to the conditions contained herein, 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, the Board has requested, and the Applicant has agreed, to comply with the following conditions:

- a. The Applicants shall comply with all promises, commitments, and representations made at or during the Public Hearing process.
- b. The Plans shall be revised so as to include a note confirming that the landscaping shall be perpetually maintained / replaced / replanted, as

necessary, so as to perpetually ensure that the pool area is sufficiently shielded from adjacent neighbors / public.

- c. The Applicants shall cause the Plans to be revised so as to portray and confirm the following:
- Confirmation that the pool equipment shall be permanently buffered by a fence and shrubs;
 - Confirmation that channel drains shall be installed around the perimeter of the pool patio;
 - Confirmation that a drywell shall be installed in the front yard area;
 - Confirmation that the pool equipment shall be elevated to the minimum levels as referenced in the Board Engineer's Review Memorandum (A-3);
 - Confirmation that additional screening / trees / landscaping shall, if necessary, be planted at the site so as to hide / shield the pool equipment (so that the same is not visible from the public right-of-way, or the neighbors). The details for the same shall be reviewed and approved by the Zoning Officer;
 - Confirmation that a drywell and perimeter drains shall completely surround the pool / patio. (The details of which will be reviewed and approved by the Board Engineer);
 - Confirmation that the drywells shall be installed and maintained in accordance with the manufacturing standards and other best practices;
 - Confirmation that an out-flow / over-flow pipe shall be directed to the public right-of-way;
 - Confirmation that an over-flow pipe shall be located in the front yard area.
 - Confirmation that the patio apron around the pool shall not exceed 3 ft. in width;
 - Confirmation that the impervious coverage amount shall not exceed 44%;
 - Confirmation that pool compliant fencing shall be installed at the site, which shall contain a self-latching gate, which swings away from the pool;

- Confirmation that the proposed pool shall be relocated up to 10 ft. to the east;
 - Confirmation that the pool shall be shifted up to 10 feet to the East, and the equivalent amount of patio shall be removed from the Western side of the property (ie. the patio shall essentially form a straight line, 3 ft from the western edge of the relocated pool); and
 - Confirmation that the Applicant shall utilize Schedule 40 PVC piping for all proposed drainage pipes.
- d. The Applicants shall submit a signed / sealed As-Built survey (which shall confirm the impervious coverage amount approved herein).
- e. The Applicants shall test soil samples (and provide the Board Engineer with results) so as to confirm that the proposed drainage improvements will function properly and so as to further confirm that the drainage improvements will operate as testified to during the Public Hearing. Depending upon the results of such testing, the Applicants shall, in conjunction with Board Engineer review / approval, modify the size of the drywells, or utilize smaller pipes, as necessary.
- f. The Applicants shall relocate the drywells, if necessary, as a result of the pool relocation, as referenced elsewhere herein.
- g. The Applicants shall utilize good faith efforts to preserve trees on the site (including the existing large cheery tree).
- h. The Applicant shall comply with any / all Prevailing applicable Flood / FEMA Regulations.
- i. If required, grading and drainage details shall be submitted to the Board Engineer for his review and approval.
- j. There shall be no light spillover onto the adjacent properties.
- 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
 - Fire Permit
- l. The Applicants shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, dated February 7, 2023 (A-3).

- m. The Applicants shall comply with any Prevailing Affordable Housing Rules, Regulations, Directives, Contributions as may be required by the State of New Jersey, the Borough of Oceanport, C.O.A.H., the Court System, and any other Agency having jurisdiction over the matter.
- n. The Applicants shall arrange for the pool to be fenced in accordance with Prevailing Building / Construction Code Requirements (including, but not limited to, gate details, fence location, etc.)
- o. The Applicants shall ensure that the location / elevation of the pool equipment shall comply with Prevailing Construction Department Regulations (regarding base flood elevation).
- p. The construction / installation shall be strictly limited to the Plans which are referenced herein, and which are incorporated herein at length. Additionally, the installation shall comply with Prevailing Provisions of the Uniform Construction Code.
- q. 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.
- r. The Applicants shall obtain any and all applicable 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.
- s. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate / required fees and taxes.

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 misrepresentations or actions by the Applicants' representatives 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 improvements, or for any damage which may be caused by the installation / construction / development.

SUMMARY OF VARIANCE RELIEF GRANTED

Impervious Coverage: maximum 37% allowed; whereas not to exceed 44% approved.

PR-23-09

03-28-23

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on March 14, 2023 on roll call that evening by the following vote:

Offered by: _____

Seconded by: _____

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Whitson	()	()	()	()	()
Kahle	()	()	()	()	()
Cooper	()	()	()	()	()
Foster	()	()	()	()	()
Tvrdik	()	()	()	()	()
Widdis, C.	()	()	()	()	()
Widdis, L.	()	()	()	()	()
Davis	()	()	()	()	()
Dailey	()	()	()	()	()
Calver (Alt #1)	()	()	()	()	()
Kleiberg (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	()	()	()	()	()
Cooper	()	()	()	()	()
Foster	()	()	()	()	()
Tvrdik	()	()	()	()	()
Widdis, C.	()	()	()	()	()
Widdis, L.	()	()	()	()	()
Davis	()	()	()	()	()
Dailey	()	()	()	()	()
Calver (Alt #1)	()	()	()	()	()
Kleiberg (Alt#2)	()	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of March 28, 2023.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2761)

8.3

Meeting: 03/28/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2761

Resolution of Approval - 6 Relwof Ave

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF BARBARA BODNAR
6 RELWOF AVENUE
OCEANPORT, NEW JERSEY
BLOCK 88, LOT 15
APPLICATION NO.: PB2023-03
APPROVED: MARCH 14, 2023
MEMORIALIZED: MARCH 28, 2023**

Introduction

WHEREAS, Barbara Bodnar has made Application to the Oceanport Planning Board for the property designated as Block 88, Lot 15, commonly known as 6 Relwof Avenue, Oceanport, NJ, within the Borough's R-4 Zone, for the following approval: Bulk Variance associated with a request to construct a front entry addition and a porch to an existing single family home; and

Public Hearing

WHEREAS, the Board held a Public Hearing on March 14, 2023, Applicant 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:

- *Planning Board Application Package, introduced into Evidence as A-1;*
- *Plans, prepared by Jeremiah J. Regan, AIA, dated September 4, 2022, consisting of 2 sheets, introduced into Evidence as A-2;*
- *Series of 3 photographs of the subject property, dated October of 2022, introduced into Evidence as A-3a, A-3B, and A-3c;*
- *Review Memorandum, Colliers Engineering & Design, dated February 15, 2023, introduced into Evidence as A-4;*
- *Affidavit of Service; and*

- *Affidavit of Publication;*

Witnesses

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

- Barbara Bodnar, Applicant, appearing pro se;
- Jeremiah Regan, Architect;

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 Applicant

WHEREAS, testimony and other evidence presented by the Applicant and their representatives revealed the following:

- The Applicant are the Owners of the subject property.
- The Applicant have owned the subject property for approximately 20 yrs.
- There is an existing single-family home at the site.
- The subject site also contains a deck, asphalt driveway, shed, and concrete walkways.
- The Applicant live at the site as their primary residence.
- In or about 2019, the Applicant received approval to construct a rear addition, with an elevated deck.
- Currently, the existing home has a very shallow foyer.
- Additionally, because of the bi-level nature of the existing home, coupled with the shallow foyer, the Applicant typically need to make awkward / labored movements to safely / comfortably navigate to / from the existing foyer (particularly given some of the health limitations of the Applicant).
- In order to increase living space at the site, in order to make the home more functional, and in order to facilitate the ease / safety with which one can access the foyer, the Applicant propose to construct a front entry addition and a porch.
- Details pertaining to the proposal include the following:

Proposed Front Addition

Location: Front of Home

Size: Per Plans

Materials: Per testimony/plans

Proposed Porch:

Location: Front of Home

Size: Per Plans

Materials: Per testimony/plans

Covered? Yes

Enclosed? No

- The Applicant anticipate that the construction will be completed in the near future.
- The Applicant will be utilizing licensed contractors in connection with the construction process.

Variances

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

FRONT YARD SETBACK: Minimum 30 ft. required; whereas 24.53 ft. proposed.

FRONT YARD SETBACK TO A PORCH: Minimum 24 ft. required; whereas 18.20 ft. proposed.

Public Comments

WHEREAS, there were no public comments, questions, statements, and / or objections issued in connection with the subject Application.

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 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 6 Relwof Avenue, Oceanport, NJ, within the Borough's R-4 Zone.
3. The subject property is located on the west side of Relwof Avenue, at the intersection with Asbury Avenue.
4. The subject property currently contains a single family dwelling, deck, asphalt driveway, shed, and concrete walkways.
5. The within Application involves a request to construct a front entry addition and a porch.
6. Details pertaining to the proposal are set forth elsewhere herein, are set forth on the Plans, and were discussed, at length, during the public hearing.
7. A single-family home is a permitted use in the subject Zone.
8. That notwithstanding, the Application as presented requires Bulk Variance relief.
9. The Oceanport Planning Board is statutorily authorized to grant the requested relief and therefore the matter is properly before the said entity.
10. With regard to the Application, and the requested relief, the Board notes the following:
 - Single-family use is a permitted use in the Borough's R-4 Zone.
 - As indicated, in or about 2019, the Applicant obtained Variance approval (from the Oceanport Planning Board) to construct a rear addition, with an elevated deck.

- Notwithstanding the aforesaid approval from 2019, the Applicant are requesting approval for additional improvements. Specifically, as referenced, the Applicant now wish to construct a front entry addition and a porch.
- Per the testimony presented, because of the bi-level nature of the existing home, coupled with the existing shallow foyer, the Applicant typically need to make awkward / labored / potentially unsafe movements to safely / comfortably navigate to / from the existing foyer (particularly given some health issues associated with the Applicant).
- As a result of the above, the Applicant have submitted the within Application.
- Per the testimony presented, the proposed improvements will result in a safer and more modern design arrangement (with regard to the porch / foyer, and the ability to safely enter / exit / access the same).
- The Board certainly appreciates the Applicant' reasoning for the proposal and the requested relief.
- Approval of the within Application will improve the ease with which the front portion of the home can be utilized / accessed.
- The Board recognizes the health and safety elements associated with the within Application.
- Improved health and safety represents a legitimate development goal, particularly if the improvements can be effectuated without causing substantial detriment to the public good.
- In the within situation, the Board finds that the within improvement can, in fact, be effectuated without causing substantial detriment to the public good.
- The Board is aware that the Application requires Variance relief for the Front Yard Setback and the front Yard Setback to the porch. Specifically, a minimum 30 ft. front yard setback is required; whereas 24.53 ft. proposed / approved herein. Additionally, the Application herein requires a Front Yard Setback to the Porch (minimum 24 ft. required; whereas 18.20 ft. proposed / approved). The Board has critically reviewed the requested Front Yard Setback Variance relief.
- As referenced, the health and safety improvements, as well as the aesthetic / functional improvements, help justify the requisite Variance relief.
- Additionally, with regard to the Front Yard Setback deficiencies, the Board notes that the municipal right-of-way is 10 ft. wide – and the

same gives the appearance that the Applicant Front Yard Setback is significantly greater than that approved herein.

- The 10 ft. municipal right-of-way significantly minimizes the overall impact of the non-conforming Front Setback approved herein.
- Given the 10 ft. municipal right-of-way, the site will have what appears to be a compliant Front Yard Setback (notwithstanding the Variance relief granted herein).
- The subject Lot is not shaped like a traditional square or a traditional rectangle.
- The subject Lot has a triangular shape.
- The subject Lot is a uniquely shaped Lot.
- The unique shape of the Lot compromises the ability of the Applicant to comply with all Prevailing Bulk Requirements.
- The unique / irregular shape of the Lot constitutes a hardship within the meaning of New Jersey Municipal Land Use Law.
- The triangular shape of the property limits the ability of a Zoning-compliant addition to be constructed at the site.
- The non-conforming front setbacks approved herein will not compromise the aesthetic view of any affected neighbors.
- The non-conforming front setbacks approved herein will not compromise the privacy rights of any adjacent occupants.
- The Applicant submitted detailed plans of the proposed improvements which sufficiently described the proposed appearance of the same. Additionally, subject to the conditions set forth herein, the proposed improvements will comply with the Prevailing Building Code Requirements.
- Based upon the testimony/evidence presented, construction of the proposed improvements will continue the pattern of existing development in the area.
- The subject Lot is an appropriate host site for the expanded single-family home approved herein.
- Given the lay-out of the Lot and the existing home, the location of the proposed improvements is appropriate and practical.
- The height of the proposed home will comply with the Borough's Prevailing Height Requirements. That is, 35 ft. is allowed in the

Zone – and, per the testimony and evidence presented, the proposed home will have a conforming height.

- Subject to the conditions contained herein, the improvements authorized herein will not overpower / overwhelm the subject Lot.
- Subject to the conditions contained herein, the expanded home approved herein will not overpower / dwarf other homes in the area.
- The Board notes, positively, that the Applicant's proposal will have a conforming building coverage – and the said feature is one-way which the Board determined that the proposed improvements are appropriately sized for the Lot.
- 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 improvements have been very efficiently designed.
- Upon completion of the renovation process, the proposed home (with improvements) will be consistent with other single-family homes in the area (on similarly sized lots).
- The brand new improvements 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 improvements 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.
- Single-family use is a permitted use in the subject zone.

- The architectural / aesthetic benefits associated with the proposal outweigh any detriments associated with the Applicant's inability to comply with the Specified Bulk Standards.
- The architectural design of the proposed improvements will not be inconsistent with the architectural design of other 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 improvements 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 have agreed, to comply with the following conditions:

- a. The Applicant shall comply with all terms, conditions, promises, and representations made at or during the Public Hearing Process.
- b. The Applicant shall work with the Borough Engineer so as to appropriately control / manage storm-water management at the site.
- c. The Applicant shall comply with the terms and conditions of the Board Engineer's Review Memorandum, dated February 15, 2023 (A-4).

- d. The existing shed is non-conforming in terms of its location, setback, etc. The Board herein is not granting Variance relief for the existing shed. The existing shed is permitted to remain. However, if the existing shed is removed / destroyed, then, in that event, the same shall only be replaced / relocated in an approved zoning location (in the absence of further / formal approval of the Oceanport Planning Board).
- e. In the event the Applicant install a fence at the site, the Applicant are required to obtain confirming permits / approvals for the same.
- f. The Applicant shall place appropriate plantings in the planter boxes at the site.
- g. There shall be no adverse light spillover associated with the within approval.
- h. The Applicant shall comply with all Prevailing Building / Construction Code Requirements.
- i. The Applicant shall comply with all on-site construction regulations as required by the Borough of Oceanport and any other Agency having jurisdiction over the matter.
- j. The Applicant 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
- k. If applicable, the proposed structure shall comply with applicable provisions of the Americans with Disabilities Act.
- l. 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.
- m. The proposed addition shall comply with the Borough's Prevailing Height Regulations.
- 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 Applicant 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.

- p. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- q. If required by the Board/Borough Engineer, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Oceanport.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and/or their agents shall be deemed conditions of the approval granted herein, and any misrepresentations or actions by the Applicant 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 Applicant's 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 Applicant 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 VARIANCES

Front yard setback: 30 ft required; whereas 24.53 ft approved

Front yard setback to a porch: 24 ft required; whereas 18.20 ft approved

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on March 14, 2023 on roll call that evening by the following vote:

PR-23-08

03-28-23

Offered by: _____

Seconded by: _____

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of March 28, 2023.

Jeanne Smith, Secretary

KEK/dmp

S:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Bodnar #2\Resolution.doc



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2746)

9.1

Meeting: 03/28/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2746

PB2023-06 Marina at Oceanport Partners, LLC

Block 104, Lot 1
10 Riverside Avenue
Applicant is seeking waiver of Site Plan Checklist Items

**OCEANPORT BOROUGH
MONMOUTH COUNTY, NEW JERSEY**

SITE PLAN COMPLETENESS CHECKLIST
(To be completed by applicant)

- | | SUBMITTED | WAIVER
REQUESTED | N/A | |
|-----|-------------------------------------|--------------------------|-------------------------------------|--|
| 1. | ☒ | ☐ | ☐ | Original and 4 copies of application forms and a digital set emailed |
| 2. | ☒ | ☐ | ☐ | Application form signed and notarized |
| 3. | ☐ | ☐ | ☒ | Owner Consent |
| 4. | ☒ | ☐ | ☐ | 5 complete sets of plans (site plan, lighting, details, etc.) and one digital set emailed. (Eight (8) additional sets of plans to be provided upon determination of completeness - plan sets can be of a reduced plan size, at the discretion of the Board Chairman) |
| 5. | ☒ | ☐ | ☐ | Application fee and completed application/escrow fee schedule |
| 6. | ☒ | ☐ | ☐ | Escrow fee and completed application/escrow fee schedule |
| 7. | ☒ | ☐ | ☐ | Signed escrow agreement |
| 8. | ☒ | ☐ | ☐ | Signed W-9 authorization form |
| 9. | ☒ | ☐ | ☐ | One (1) complete "Tax and Assessment Payment Report" forms which will be forwarded to the Tax Collector's office for verification that no delinquent taxes or assessments are due. |
| 10. | ☒ | ☐ | ☐ | Survey of property which is less than 1-year old prepared by a New Jersey Licensed Land Surveyor showing: <ul style="list-style-type: none"> a. Boundaries of the property b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, right-of-ways and areas dedicated to public use, within two hundred (200) feet of the property c. Title, reference meridian, scale d. Name and address of record owner e. Name, address, professional license number and seal of the surveyor who prepared the survey |

The following shall be on the plans submitted:

11. ☒ ☐ ☐ Key map showing site and its relation to surrounding area. Map shall be at a scale of not less than one inch equals 1000 feet. Names of all streets and Township boundaries within 500 feet shall be shown.
12. ☒ ☐ ☐ Plans certified by appropriate professional as stipulated by New Jersey revised statutes Title 45:8, 13:40-7.1 et seq
13. ☒ ☐ ☐ Date (of original and revisions), scale, and north arrow
14. ☒ ☐ ☐ Zone data, including zone district and tax map block, lot and street number
15. ☒ ☐ ☐ Location of all existing and proposed buildings or structures with spot elevations
16. ☒ ☐ ☐ Names of all owners of record of all adjoining property, and property directly across the street or streets from the property involved, and the block and lot numbers of all the property shown on the plan
17. ☒ ☐ ☐ Existing and proposed contours at 1 foot intervals based on National Geodetic Vertical Datum 1929 to determine general slope and natural drainage of the land. Where necessary to evaluate drainage, the Board shall require contours to be shown for all lands within 200 feet of the property in question.
18. ☒ ☐ ☐ Existing and proposed easements
19. ☒ ☐ ☐ The location of all existing watercourse, wooded areas, rights-of-way, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures or any other feature directly on the property or beyond the property if such feature has an effect upon the use of said property.
20. ☐ ☒ ☐ All existing schools and zoning district boundaries within two hundred (200) feet of the property. Such features shall be shown on a separate map or as a key map on the detailed map itself.
21. ☒ ☐ ☐ The distances, as measured along the centerlines of existing streets abutting the property to the nearest intersection with any public street.
22. ☒ ☐ ☐ Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.

23. ☒ ☐ ☐ Location of all existing and proposed storm drainage structures and utility lines including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow.
24. ☒ ☐ ☐ Proposed use or uses of land and buildings, including outdoor storage.
25. ☒ ☐ ☐ Size and location of all driveways and curb cuts.
26. ☐ ☒ ☐ Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways
27. ☒ ☐ ☐ Parking and loading layout
28. ☒ ☐ ☐ Total number of parking or loading spaces
29. ☒ ☐ ☐ Dimensions of parking or loading spaces, aisles and parking islands
30. ☒ ☐ ☐ Interior traffic and pedestrian circulation
31. ☒ ☐ ☐ Percent total impervious coverage
32. ☒ ☐ ☐ Percent total building coverage
33. ☒ ☐ ☐ Building dimensions
34. ☒ ☐ ☐ Area, finished floor elevation and height of proposed and existing building or structures.
35. ☒ ☐ ☐ Preliminary architectural plans for proposed buildings including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
36. ☐ ☒ ☐ Location, direction of illumination and intensity of all outdoor lighting. Type if fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan.
37. ☐ ☒ ☐ Manufacturer's catalogue cut sheet for proposed lighting
38. ☐ ☒ ☐ The location, size, materials, illumination and construction details of existing and proposed signs
39. ☐ ☒ ☐ Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of plantings.

40. ☐ ☒ ☐ The location of and identification of proposed open spaces, parks or other recreation areas
41. ☒ ☐ ☐ Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan
42. ☒ ☐ ☐ Refuse enclosure location and detail
43. ☐ ☒ ☐ Fencing detail
44. ☐ ☒ ☐ Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer
45. ☐ ☒ ☐ Soils Report, including location of seasonal high ground water table
46. ☐ ☒ ☐ Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet)
47. ☐ ☐ ☒ Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (if applicable)
48. ☐ ☒ ☐ Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements
49. ☐ ☐ ☒ Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable)
50. ☒ ☐ ☐ A Letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S. A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by a Licensed Surveyor of the State of New Jersey.
51. ☐ ☒ ☐ Evidence of submittal to Monmouth County Planning Board (if on County road or involving County drainage structure)
52. ☐ ☒ ☐ Stormwater Management Report

53. ☐ ☒ ☐ Statement of the steps to be taken by the applicant to eliminate any downstream drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development.
54. ☐ ☒ ☐ Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract
55. ☐ ☒ ☐ Statement detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc.
56. ☒ ☐ ☐ Such other items and information pertaining to the site as the Board Engineer reasonably determines would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57. ☐ ☐ ☒ Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.
58. ☒ ☐ ☐ Location of 100 year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied then a copy of the application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2721)

9.2

Meeting: 03/28/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2721

PB2023-04 Norwicke, Debbie

Block 7, Lot 14

76 Tecumseh Ave.

Proposed rear pergola, fireplace, outdoor bar and patio in second front yard seeking relief for:

- Accessory structures not permitted in front yards

DFD 6/21/23

101 Crawfords Corner Road
Suite 3400
Holmdel, New Jersey 07733
Main: 877 627 3772



February 22, 2023

VIA EMAIL

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

76 Tecumseh Avenue – Bulk Variance
Block 7, Lot 14
Application No. PB2023-04
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0343

Dear Board Members,

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

- Plans entitled "Exterior Alterations: Norwicke Residence," prepared by Parallel Architectural Group, dated January 13, 2023, consisting of two (2) sheets.
- Plans entitled "Plan of Survey," prepared by Harris Surveying, dated December 8, 2022, consisting of one (1) sheet.

The subject property is a 13,269 SF (0.305-acre) parcel with frontages on Tecumseh Avenue and Shrewsbury Avenue located in the R-3 Residential Zone. The property's Primary frontage is located at the southwest side of Tecumseh Avenue approximately 209 feet from the intersection with Shrewsbury Avenue. There is a secondary frontage on Shrewsbury Avenue. The Applicant proposes to install a covered patio along with a bar and fireplace between the dwelling and Shrewsbury Avenue.

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. Ordinance 390-19C prohibits accessory structures in the front yard. The proposed covered patio, fireplace and outdoor bar are to be located between the dwelling and Shrewsbury Avenue.

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. If approved by the Board, a recommended condition should be the requirement of a grading plan.
2. The date of the survey referenced on the architectural plans shall be updated.
3. A signed and sealed copy of the 2022 survey shall be provided to the Board Secretary.

Project No. OPP-0343
February 22, 2023
Page 3 | 3



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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)

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

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

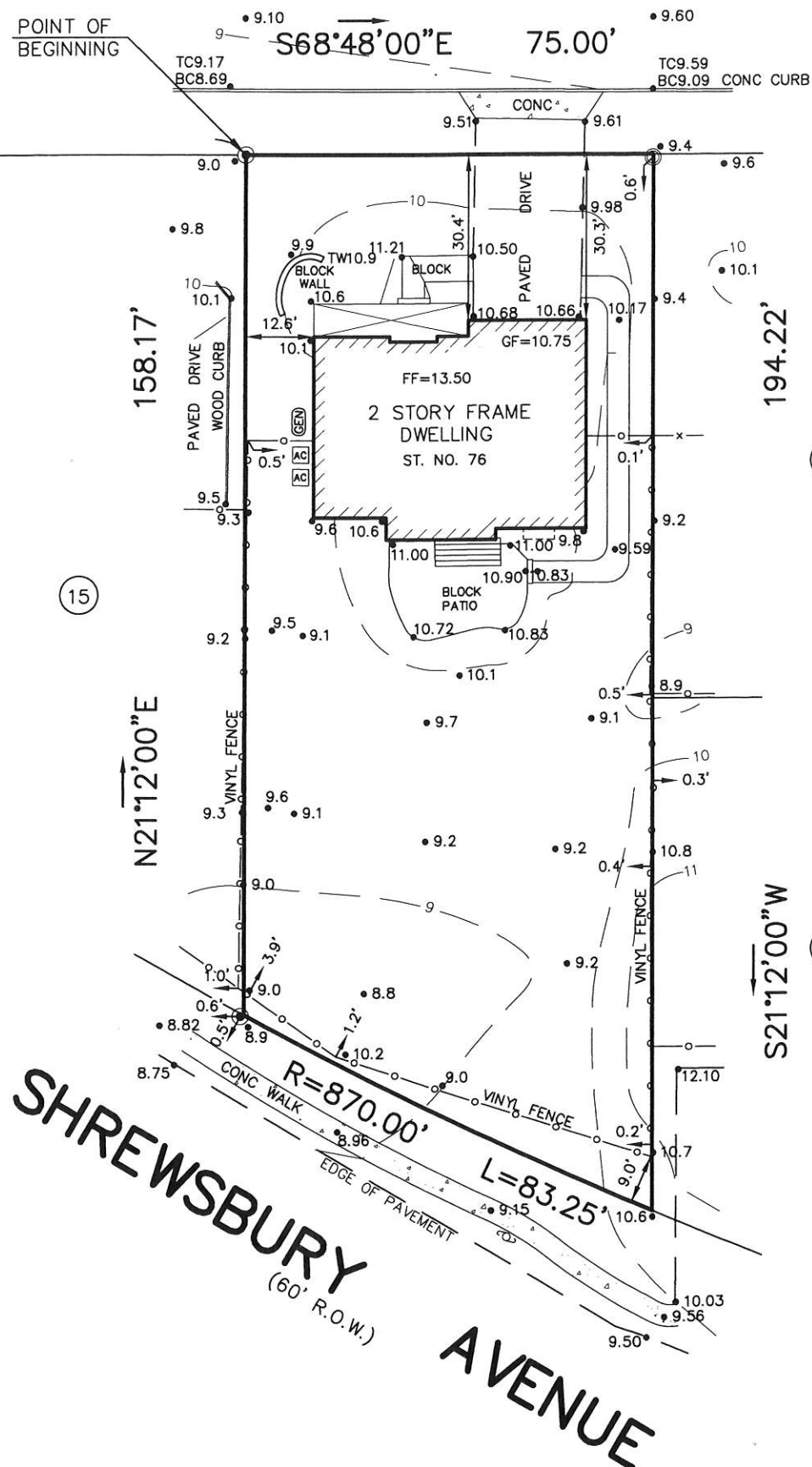
WHW/dmm

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Deb Norwicke, Applicant (via email)

r:\projects\m-p\opp\opp0343\correspondence\out\230222_whw_76_tecumseh_ave.docx

TECUMSEH AVENUE

(50' R.O.W.)



SHREWSBURY AVENUE
(60' R.O.W.)

LOT AREA
0.305 ACRES ±
13,269 Sq. Ft. ±

TAX MAP DATA
LOT 14 BLCOK 7

DEED REFERENCE
BOOK 5794 PAGE 223

FILED MAP DATA
LOTS 113 THRU 118
BLOCK 7, "PERFECTED AND
AMENDED MAP OF PROPERTY
KNOWN AS PORTAUPECK",
FILED ON 11/11/1920, AS
CASE NO. 23-6

LEGEND

	FIRE HYDRANT
	IRON PIN SET
	PK NAIL SET
	IRON PIN FOUND
	IRON PIPE FOUND
	CONC. MON. SET
	CONC. MON. FOUND
	UTILITY POLE
	TREE
	SEWER MAN HOLE
	WATER VALVE
	SEWER CLEAN OUT
	WATER METER
	GAS VALVE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	GAS LINE
	ELECTRIC LINE
	CABLE LINE
	SANITARY SEWER LINE
	WATER LINE
	TC TOP OF CURB
	BC BOTTOM OF CURB
	FF FINISHED FLOOR
	TS TOP OF SLAB
	LF LANDING FLOOR
	TW TOP OF WALL
	BW BOTTOM OF WALL
	TB TOP OF BULKHEAD
	BB BOTTOM OF BULKHEAD
	EM ELECTRIC METER
	GM GAS METER
	BH BUILDING HEIGHT
	RP ROOF PEAK

TO:
DEBORAH ANN NORWICKE

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON AUGUST 7, 2008, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

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

THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

- TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON;
- TO THE MORTGAGE HOLDER, THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR;

CAUTION:
IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



- NOTES:
- SUBSURFACE, FLOOD HAZARD, RIPARIAN AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL SETBACK LINES SHOWN HEREON ARE AS SHOWN ON FILED MAP AND MAY NOT BE IN CONFORMANCE WITH CURRENT ZONING REQUIREMENTS.
 - DATE OF FIELD WORK AUGUST 7, 2008, UPDATED AND TOPOGRAPHY NOVEMBER 29, 2022.
 - ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)"

HS
HARRIS SURVEYING, INC.

HARRIS SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS & PLANNERS
2465 OLD YORK ROAD, SUITE B, BORDENTOWN, N.J. 08505
Phone No. 609-259-3007 * Fax No. 609-259-7189
E-mail - Tom@Harrissurveying.com Certificate of Authorization No. 24GA28060800

PLAN OF SURVEY

FOR

DEBORAH ANN NORWICKE

LOCATED AT LOT 14 BLOCK 7

BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

SCALE: 1" = 30'

DECEMBER 8, 2022

THOMAS A. HARRIS, Jr.
N.J.P.L.S. NO. 34858
P.P. NO. 4591

KEVIN P. HARRIS
N.J.P.L.S. NO. 34857
P.P. NO. 4618

THOMAS A. HARRIS, JR.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 34858

12/8/2022

DRAWN BY: MPK

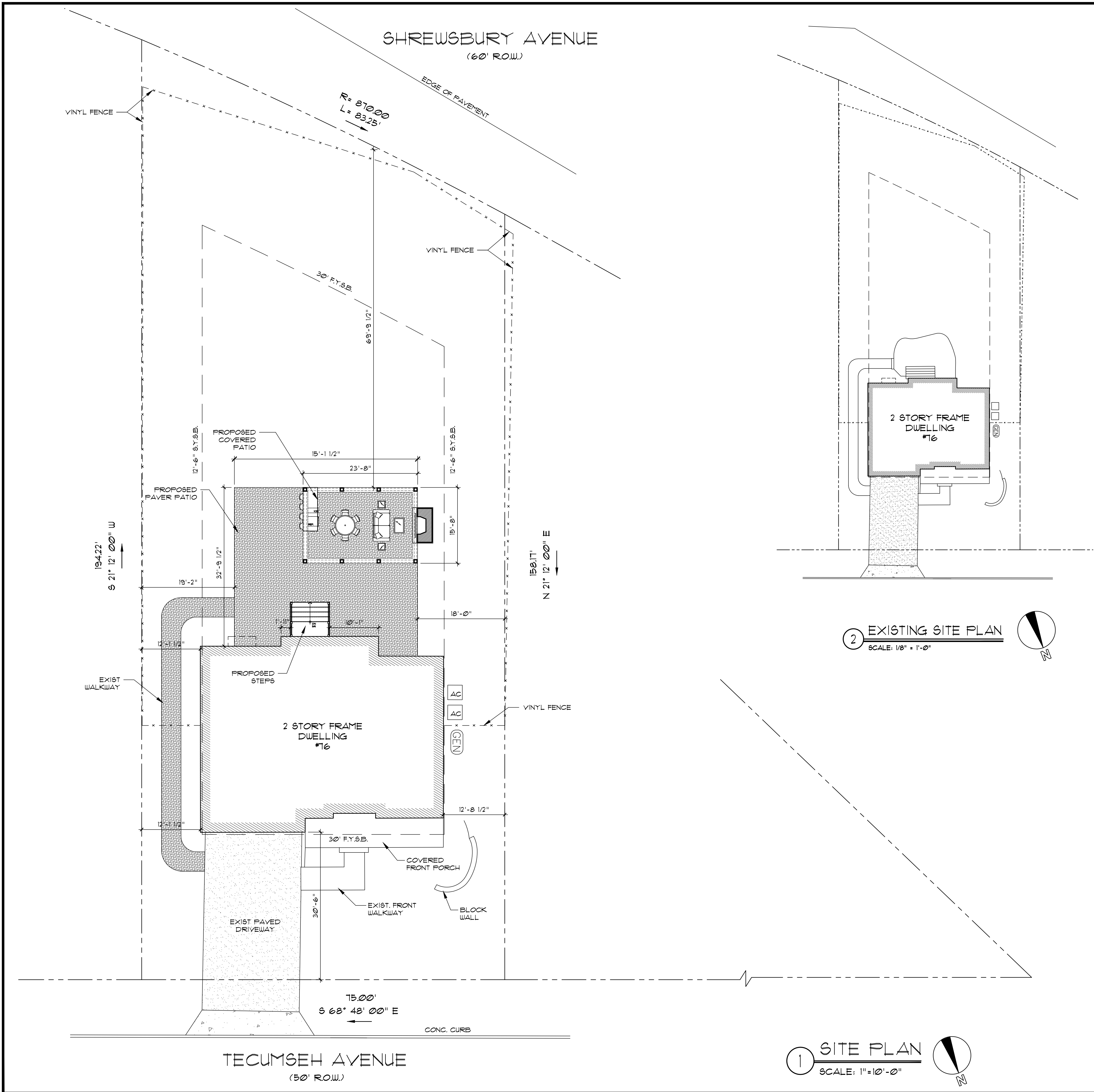
CHECKED BY: TAH

TITLE NO.:

BK 447 PG 35

JOB

Packet Pg. 51



ZONING REQUIREMENTS : R-3		BLOCK: 1		LOT: 14	
	REQUIRED	EXISTING	PROPOSED	CODE COMPLIANCE	REMARKS
MIN. LOT AREA	12,000 S.F.	13,210 S.F.	NO CHANGE	●	EXISTING
MIN. LOT WIDTH	120'	15'	NO CHANGE	●	EXISTING
MIN. LOT DEPTH	100'	158.11'	NO CHANGE	●	EXISTING
MIN. PRINCIPAL FRONT YARD	30'	30'-4" (SHREWSBURY AVE.) 100'-0" (TECUMSEH AVE.)	6'-0" (30' COVERED PATIO) 15'-0" (30' COVERED PATIO)	●	PROPOSED
MIN. PRINCIPAL SIDE YARD	10' (ONE) 25' (BOTH)	12'-6 1/2" (8.5') 25'-23' (BOTH)	15'-2' (8'-10") 31'-2" (BOTH)	●	PROPOSED
MIN. PRINCIPAL REAR YARD	25'	N/A	N/A	●	EXISTING
PRINCIPAL BUILDING HT.	35'	N/A		●	EXISTING
MAX. IMPERVIOUS COVERAGE	31%	26%	32.5%	●	PROPOSED
MAX. BUILDING COVERAGE	25%	15% (2,034 S.F.)	18% (2,409 S.F.)	●	PROPOSED
MAX. ACCESSORY COVERAGE	5%		2%	●	PROPOSED

AREAS	EXISTING	PROPOSED	TOTALS
DWELLING FOOTPRINT	1,852 S.F. *		1,852 S.F. *
DRIVEWAY	609 S.F.		609 S.F.
FRONT COVERED PORCH	182 S.F. *		182 S.F. *
FRONT WALKWAY	81 S.F.		81 S.F.
SIDE WALKWAY	302 S.F.		302 S.F.
REAR PATIO	351 S.F.	DEMO EXIST	109 S.F.
REAR STEPS	59 S.F.		59 S.F.
GENERATOR	12 S.F.		12 S.F.
AC UNITS	18 S.F.		18 S.F.
BLOCK WALL	16 S.F.		16 S.F.
COVERED PATIO		371 S.F.	371 S.F. *
FIREPLACE		23 S.F.	23 S.F.
TOTALS	3,482 S.F.		4,314 S.F.

*- DENOTES SQUARE FOOTAGE ADDED IN BUILDING COVERAGE

- SCOPE OF WORK:
- OUTDOOR PERGOLA
 - OUTDOOR KITCHEN
 - MODIFIED PAVER PATIO
 - OUTDOOR FIREPLACE

VARIANCES REQUESTED:

PROPOSED IMPROVEMENTS ARE LOCATED IN THE SECONDARY FRONT YARD ALONG SHREWSBURY AVENUE.

390-19 (C)

- ACCESSORY STRUCTURES ARE NOT PERMITTED IN FRONT YARDS.

THE ZONING BOARD OF ADJUSTMENT, IN ACCORDANCE WITH THE BOROUGH OF OCEANPORT SITE PLAN REGULATIONS, APPROVES THIS PLAN ON _____

SIGNED: _____ BOARD CHAIRMAN DATE _____

SIGNED: _____ BOARD SECRETARY DATE _____

SIGNED: _____ BOARD ENGINEER DATE _____

NOTE:
SITE PLAN BASED ON SURVEY BY:
HARRIS SURVEYING, INC.
LAND SURVEYORS
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE #16205
26 MAIN STREET
ROBBINSVILLE, NEW JERSEY, 08691
DATED: AUGUST 8, 2008
PROJECT No. 80104

SITE PLAN LEGEND	
---	PROPERTY LINE
----	WALL ABOVE
----	DEMO
----	OVERHEAD WIRE
----	SETBACK LINE
- x - x - x -	FENCE LINE
---	DRIVE/WALKS
	BUILDING FOOTPRINT
	CONCRETE

Parallel
architectural group

494 Broadway, Suite 3
Long Branch, NJ 07740
V: 732.229.4400
F: 732.229.4488
www.ParallelGrp.com

EXTERIOR ALTERATIONS:
NORWICK RESIDENCE
16 TECUMSEH AVENUE
OCEANPORT, NJ 07157
Block: 1 Lot: 14

Anthony B. Liscio, AIA
NJ 010693
NY 031733-1
PA R4403995
Certificate of Authorization
#AC000553

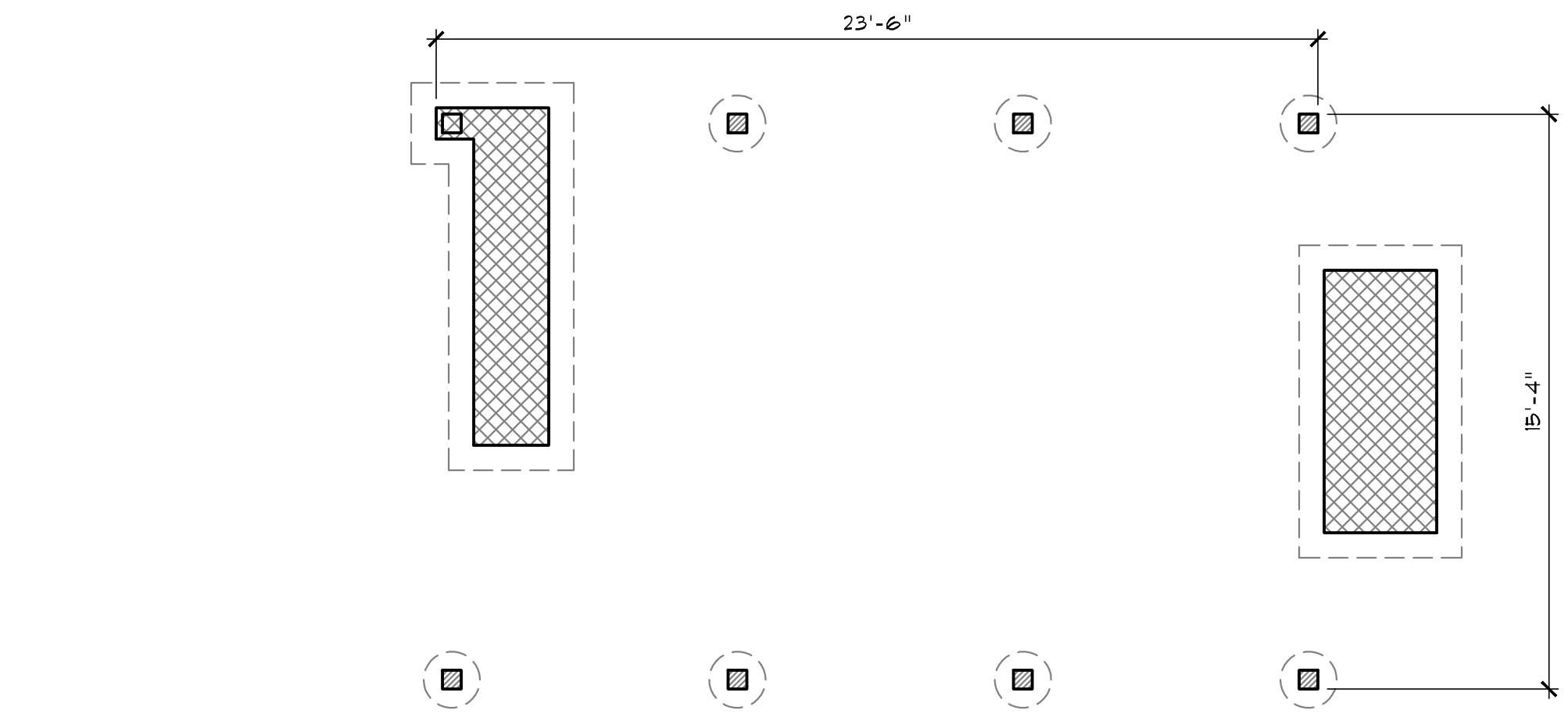
Title:
SITE PLAN
ZONING
SCHEDULE

Comm. No. 2039.22.0144
Date: JANUARY 13, 2023
Drawn By: NS
Checked By: AS
Scale: As Shown

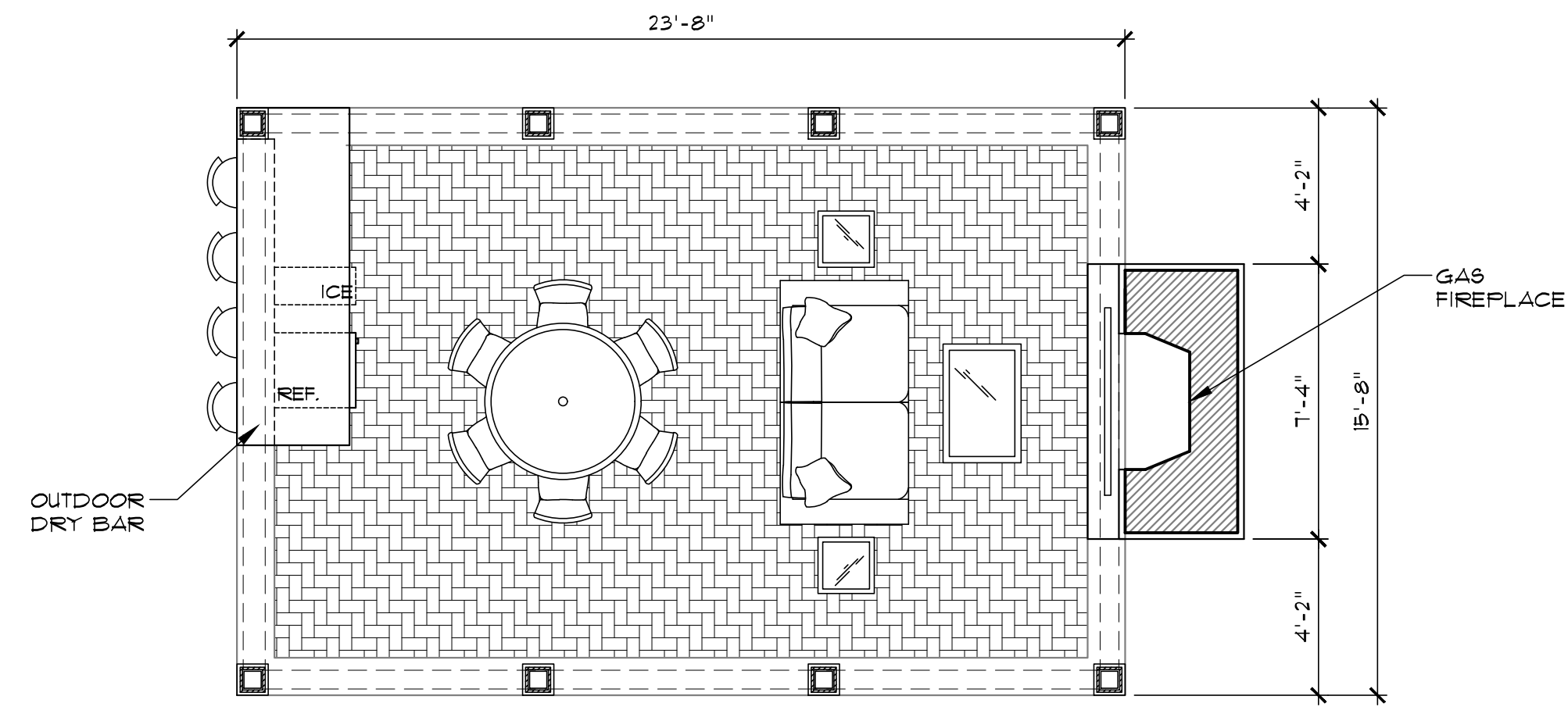
Revisions		
No.	Date	Description

16 TECUMSEH AVENUE
OCEANPORT, NJ

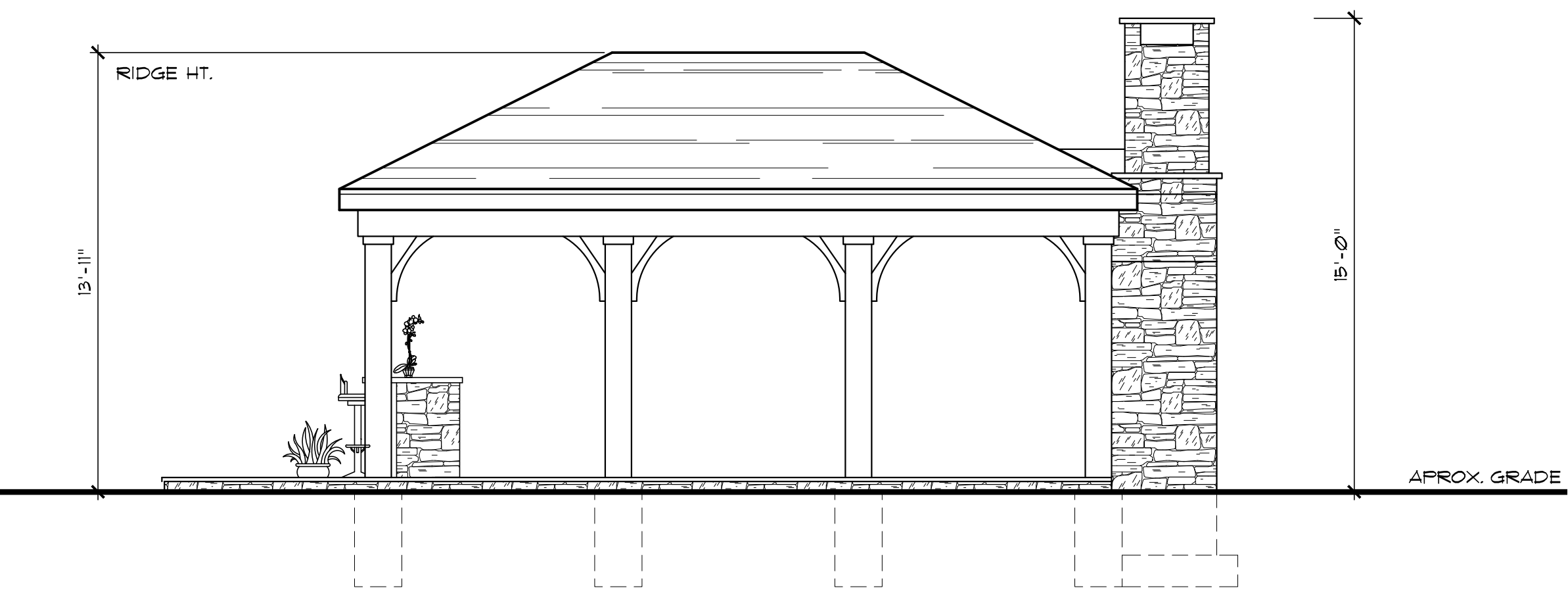
A=002
1 OF 2
© 2023 Parallel Architectural Group LLC



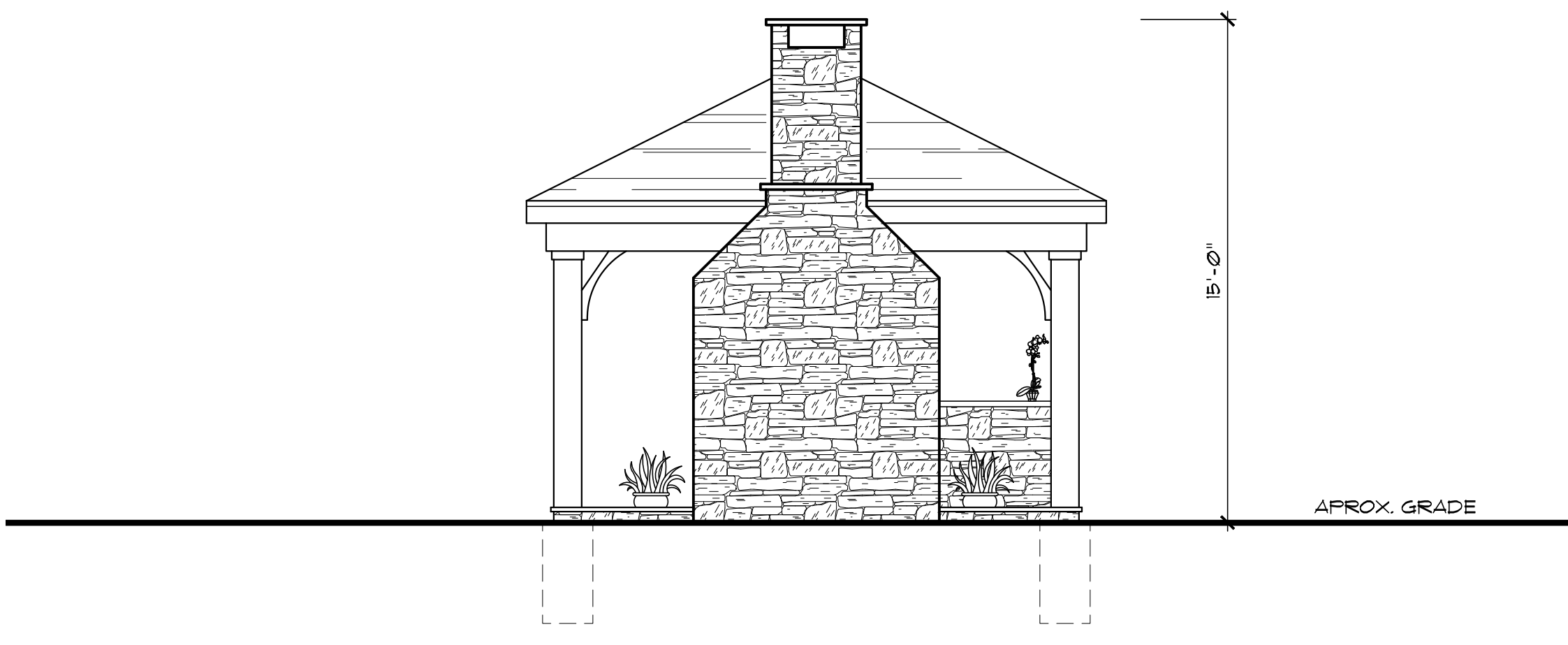
1 FTG/FOUNDATION PLAN
SCALE: 1/4"=1'-0"



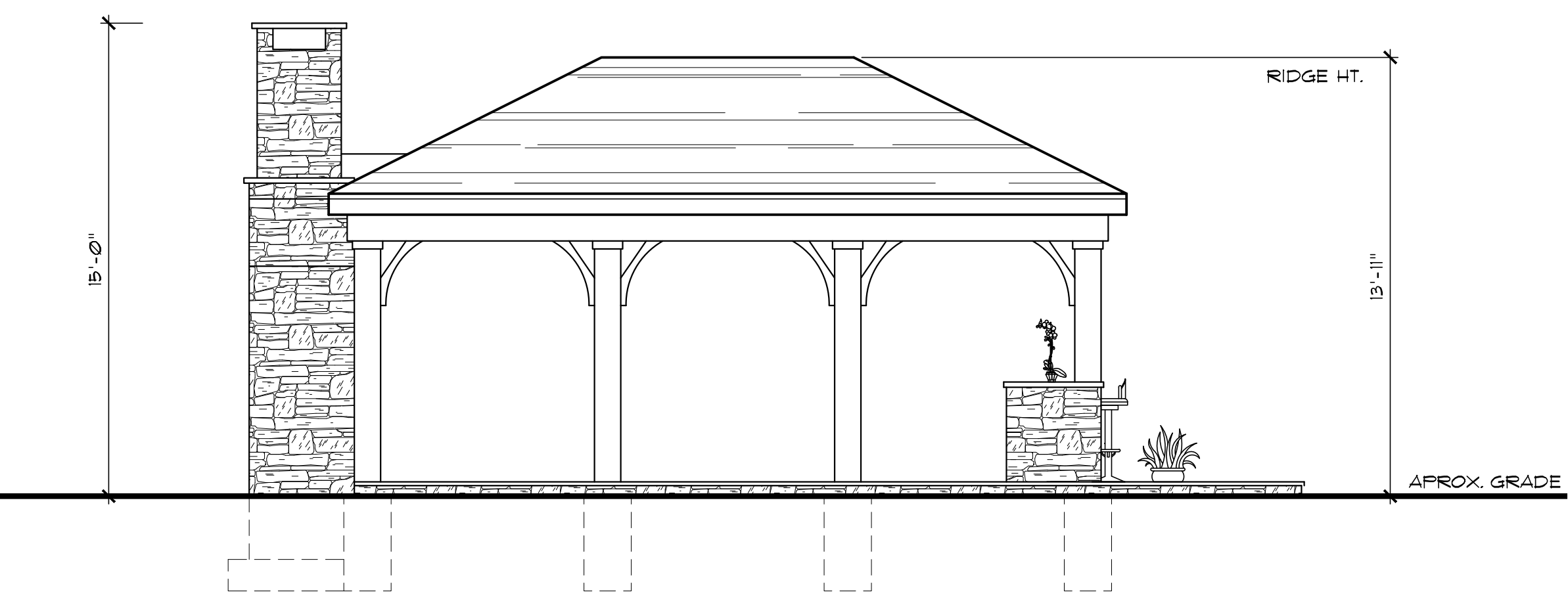
2 FLOOR PLAN
SCALE: 1/4"=1'-0"



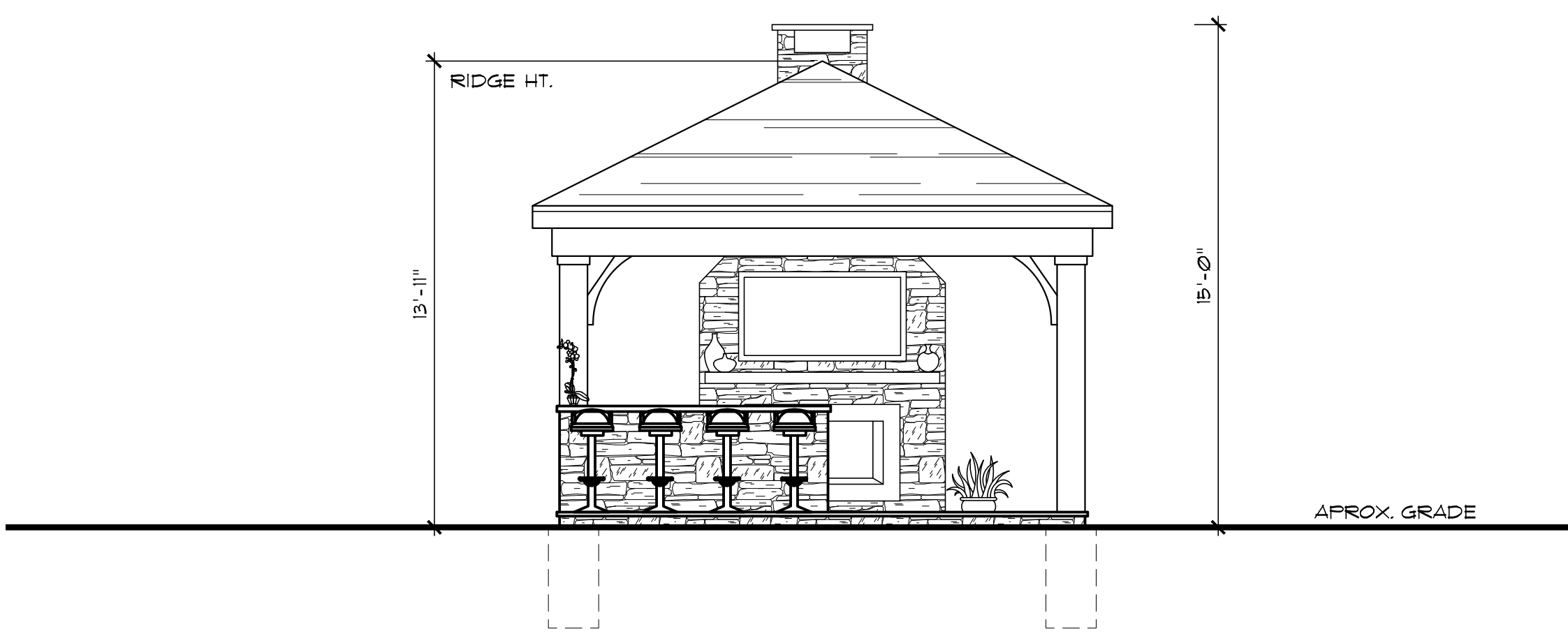
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



5 REAR ELEVATION
SCALE: 1/4"=1'-0"



6 LEFT ELEVATION
SCALE: 1/4"=1'-0"

Revisions		
No.	Date	Description



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2734)

9.3

Meeting: 03/28/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2734

PB2023-05 Scarpulla, Noelle

Block 13, Lot 5

42 Hiawatha Ave

Proposed installation of in ground swimming pool and paver patio seeking relief for:

- Maximum impervious coverage of 46.6% proposed, where 37% permitted

DFD 06/27/2023

101 Crawfords Corner Road
Suite 3400
Holmdel, New Jersey 07733
Main: 877 627 3772



February 28, 2023

VIA EMAIL

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

42 Hiawatha Avenue – Bulk Variance
Block 13, Lot 13
Application No. PB2023-05
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0344

Dear Board Members,

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

- Plans entitled "Swimming Pool Plan," prepared by MGC Associates, dated October 1, 2022, consisting of one (1) sheet.
- Plans entitled "Land Title & Topographic Survey," prepared by Casey & Keller Inc, dated February 9, 2023, consisting of one (1) sheet.

The subject property is a 10,000 SF (0.23-acre) parcel on the south side of Hiawatha Avenue approximately 400 feet east of Port Au Peck Avenue. The parcel is located in the R-3 Residential Zone. The property currently contains a two-story single family dwelling, rear yard shed, bituminous driveway, paver walkways and patio. The Applicant proposes to install an inground pool, patio, walkways and reconstruct the shed.

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. Maximum Impervious Cover: 37% permitted, 39.7% existing, and 46.6% proposed.

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. Additional topographic grades are needed to the south and west of the subject lot to properly review the grading plan.
2. The pool plan has an incorrect scale, the plan is 1" = 10'.
3. The date of the survey referenced in General Note #2 shall be updated.

4. The existing shed is approximately 11' by 11'. The Applicant proposes to reconstruct it at 6' by 11'. The existing and proposed locations do not comply with the required side yard setback of 10' and rear setback of 5'. The setback dimensions shall be provided and, if not conforming, then the Applicant will have to relocate it or request the necessary variances.
5. The Applicant will be required to provide a pool code fence in accordance with 390-31H on the subject lot.

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

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)



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

WHW/dmm

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Noelle Scarpulla, Applicant (via email)

r:\projects\m-p\opp\opp0344\correspondence\out\230228_whw_42_hiawatha.docx

LAND TITLE & TOPOGRAPHIC SURVEY

42 HIAWATHA AVENUE
TAX LOT 5, BLOCK 13

BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ

NOTES:

1. PQ BEING LOTS 34, 40, 42 & 44, AS SHOWN ON A MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK, MONMOUTH CO. NJ" DATED SEPTEMBER 3RD., 1907. RECOMPUTED AND CORRECTED RETAINING ORIGINAL SUBDIVISIONS SO FAR AS POSSIBLE DATED JUNE 21ST, 1920 FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE AS CASE 423 SHEET 6.
2. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER. IT IS NOT TRANSFERABLE TO SUBSEQUENT PURCHASERS.
4. PQ SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS AS A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
5. ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GNSS.

This Survey is Certified Only to the Following Entities:

NOELLE SCARPULLA



CASEY &
KELLER
INCORPORATED

New Jersey State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 24GA27985400

CIVIL ENGINEERS
LAND SURVEYORS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

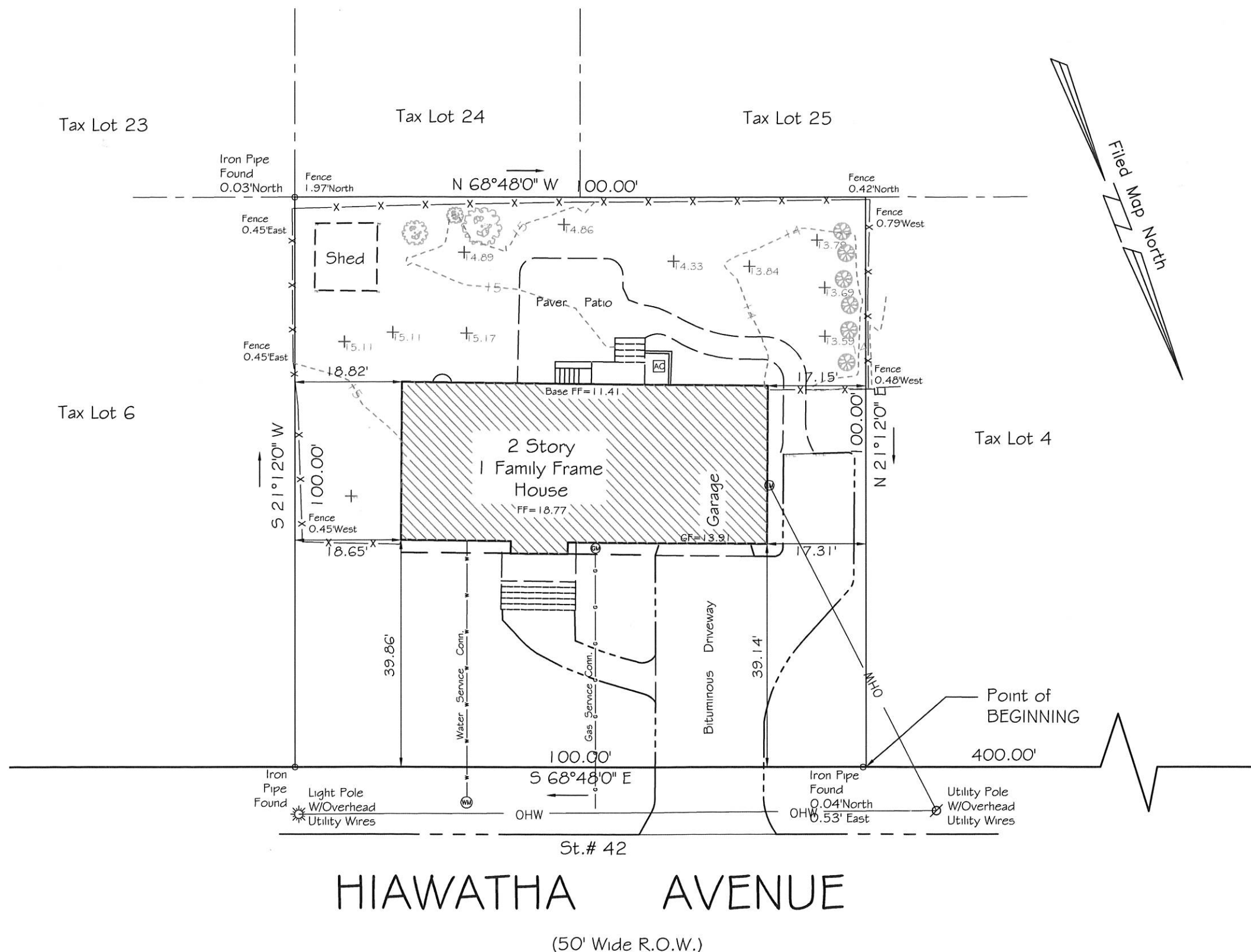
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael Lanzafama DATE 02-09-2023
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

JOB NO.	MAP NO.	FIELD BOOK	SCALE
1230201		CA	

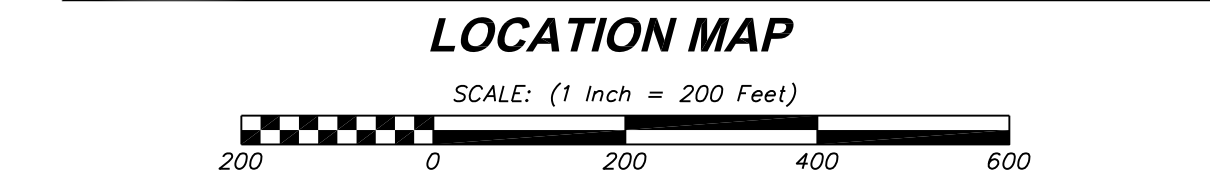
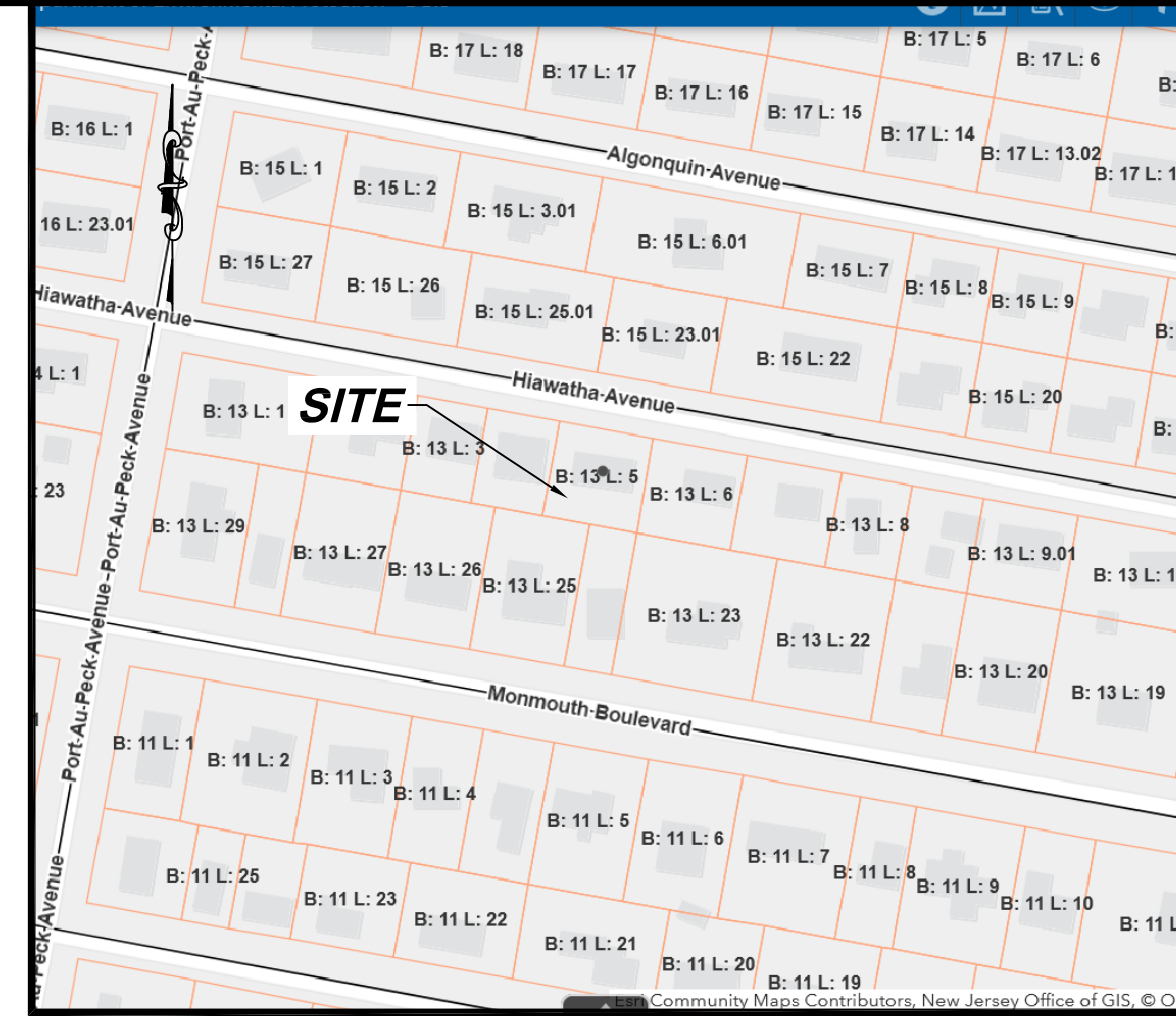
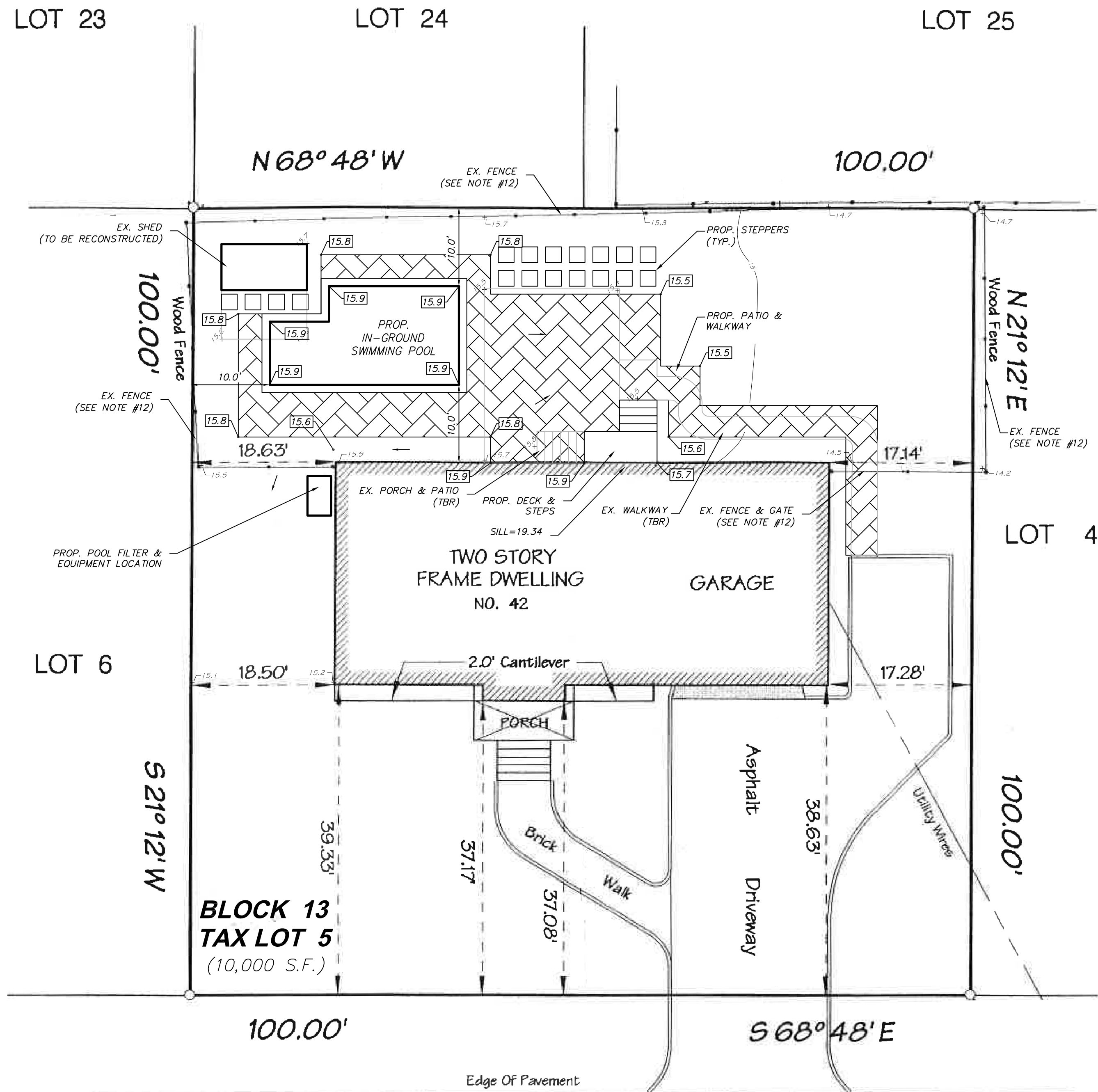
Packet Pg. 58



RECEIVED

FEB 17 2023

Borough of Oceanport



GENERAL NOTES

- PROPERTY BEING KNOWN AS BLOCK 13, TAX LOT 5 WITHIN THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY. THE PROPERTY CONTAINS APPROXIMATELY 10,000 SQUARE FEET.
- OUTBOUND AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "SURVEY OF PROPERTY, 42 HIAWATHA AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY MICHAEL J. WILLIAMS LAND SURVEYING, LLC., DATED 2/12/02. TOPOGRAPHIC INFORMATION OBTAINED ON 9/10/2022 AND IS BASED ON NAVD83 DATUM.
- THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0184H, EFFECTIVE DATE 6/15/22.
- NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE BOUNDARIES OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
- THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, PAVED DRIVEWAY, PATIO, SHED AND OTHER ANOLLARY STRUCTURES & UTILITIES.
- PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL, PATIO, AND ASSOCIATED FILTER/EQUIPMENT.
- THE PROPOSED SWIMMING POOL SIZE, SHAPE AND LOCATION ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
- THE INTERIOR FACE OF THE SWIMMING POOL WALLS SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM ALL SIDE AND REAR PROPERTY LINES, AND 10 FEET FROM ANY EXISTING BUILDING.
- ALL SWIMMING POOL EQUIPMENT SHALL BE SETBACK A MINIMUM OF 10 FEET FROM ALL PROPERTY LINES AND SHALL BE SCREENED FROM VIEW.
- THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL AND THE DWELLING/PATIO IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE POOL AND DWELLING.
- THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 390-30 OF THE CODE BOOK OF THE BOROUGH OF OCEANPORT AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISED.
- THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CLIMBABLE BARRIER AT LEAST 4 FEET IN HEIGHT WHICH IS EQUIPPED WITH A SELF LOCKING MECHANISM ON ALL GATES, IN ACCORDANCE WITH BOROUGH AND IRC REGULATIONS, LATEST REVISED.
- ALL AREAS NOT DESIGNATED FOR WALKWAY AND/OR THE IN-GROUND SWIMMING POOL SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- SILT FENCING SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE, AND SHALL REMAIN IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS 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.
- 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 AREAS OF PROPOSED IMPROVEMENTS. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- 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.
- THE PROPOSED POOL WILL NOT HAVE ANY BACKWASH DISCHARGE.
- SILT FENCE TO BE PLACED AROUND AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- THE POOL INSTALLER/CONTRACTOR SHALL CONFIRM THE PROPOSED IN-GROUND SWIMMING POOL IS INSTALLED IN COMPLIANCE WITH THE MINIMUM SEPARATION STANDARDS FOR ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) WIRES.

IMPERVIOUS COVERAGE CALCULATION TABLES

EX. IMPERVIOUS COVERAGE	
EX. DWELLING	= 1,780 SQUARE FEET
EX. DRIVEWAY	= 1,216 SQUARE FEET
EX. PORCH & WALKWAYS	= 424 SQUARE FEET
EX. SHED	= 130 SQUARE FEET
EX. PATIO	= 418 SQUARE FEET
TOTAL = 3,968 SQUARE FEET	

PROP. IMPERVIOUS COVERAGE	
EX. DWELLING	= 1,780 SQUARE FEET
EX. DRIVEWAY	= 1,216 SQUARE FEET
EX. PORCH & WALKWAYS	= 263 SQUARE FEET
EX. SHED	= 63 SQUARE FEET
PROP. POOL & COPING	= 343 SQUARE FEET
PROP. PATIO & WALKWAY	= 912 SQUARE FEET
PROP. POOL EQUIPMENT	= 15 SQUARE FEET
PROP. STEPPERS	= 72 SQUARE FEET
TOTAL = 4,664 SQUARE FEET	

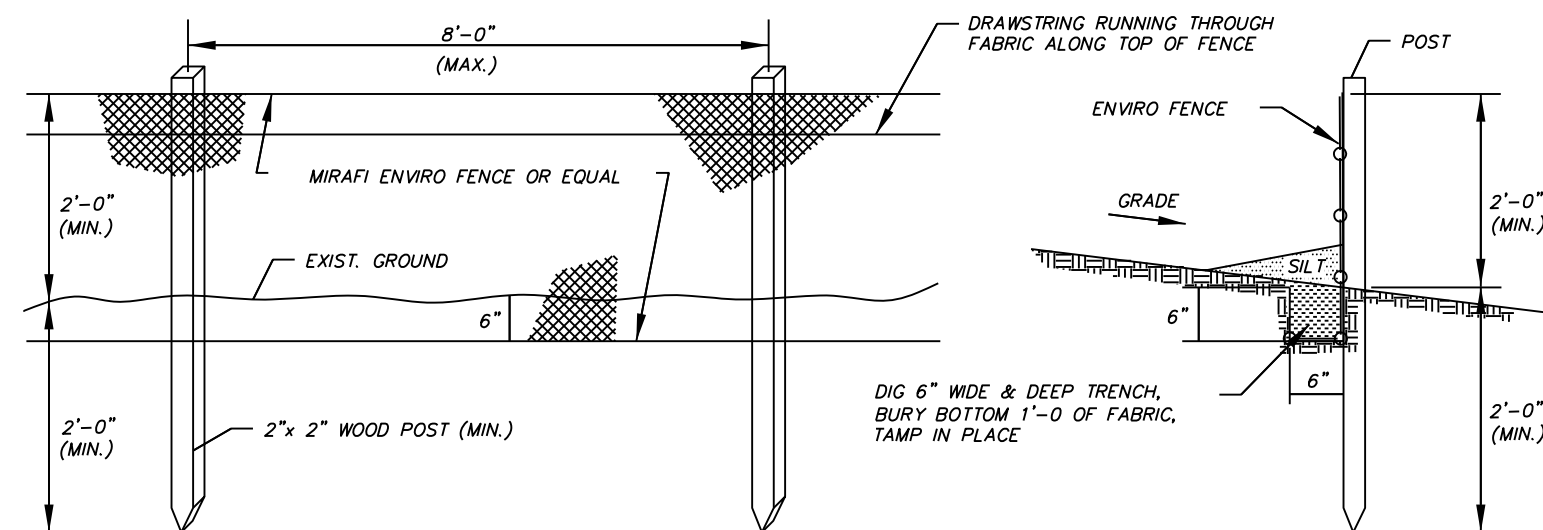
ACCESSORY BUILDING COVERAGE	
PROP. POOL	= 343 SQUARE FEET

IN-GROUND SWIMMING POOL REQUIREMENTS (R-3)

MINIMUMS:	REQUIRED:	PROPOSED:
POOL SIDE YARD SETBACK (to waters edge)	10 FT.	10.0 FT.
POOL REAR YARD SETBACK (to waters edge)	10 FT.	10.0 FT.
POOL SETBACK FROM BUILDING (to waters edge)	10 FT.	10.0 FT.
POOL EQUIPMENT SETBACK FROM PROPERTY LINE	10 FT.	14.5 FT.

MAXIMUMS:		
IMPERVIOUS COVERAGE	37%	46.6% ± *
ACCESSORY BUILDING COVERAGE	5%	3.4%

* SEE IMPERVIOUS COVERAGE CALCULATION TABLE

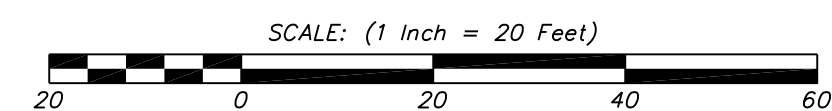


SILT FENCE DETAIL

NO SCALE

LEGEND

- 1/25 --- = EX. CONTOUR
- + 125.05 = EX. SPOT ELEVATION
- 101.2 = PROPOSED SPOT ELEVATION
- = DIRECTION OF OVERLAND STORMWATER FLOW

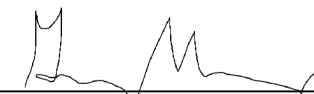


No.	Date	Revision	By	Chk.	

SWIMMING POOL PLAN
TAX LOT 5 BLOCK 13
42 HIAWATHA AVENUE
OCEANPORT BOROUGH
MONMOUTH COUNTY, NEW JERSEY

MGC ASSOCIATES
Consulting Engineer

Office Location:
237-1 Burrs Road
Burlington, NJ 08016
609-556-4915

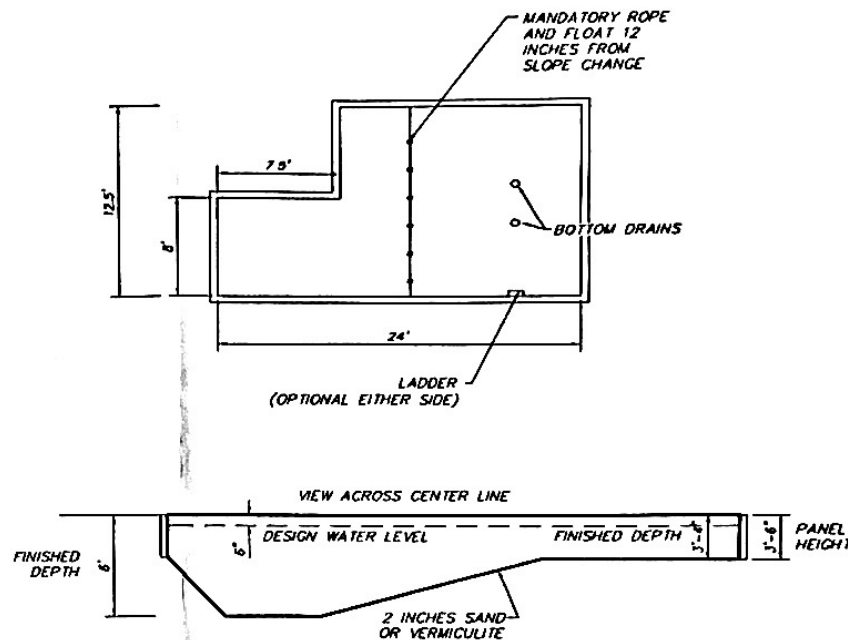
 10/1/22
GARY CHIANG
N.J. Professional Engineer No. 44469

DRAWN BY:	GC	DATE	SCALE	SHEET	JOB NUMBER
DESIGNED BY:	GC	10/1/22	1"=20'	1 OF 1	221023
CHECKED BY:	GC				

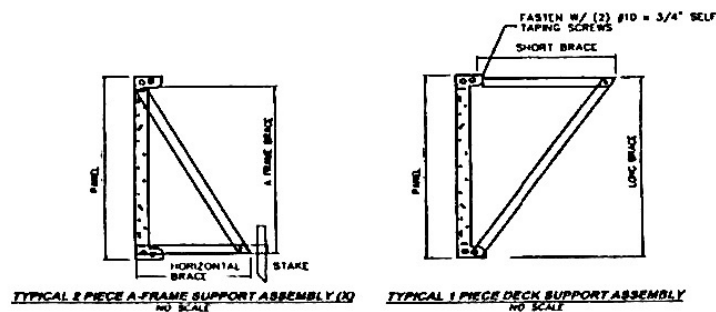
NOTES:

9.3.c

1. THE METAL IN-GROUND SWIMMING POOL WITH VINYL LINER SHALL BE INSTALLED BY A QUALIFIED & LICENSED POOL CONTRACTOR. THE POOL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION PROCEDURES AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.
2. THE POOL SHALL BE PLACED ON A COMPACTED 3"- 4" THICK BED (BASE) OF SAND. THE BED (BASE) SHALL BE PLACED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT. ANY TOPSOIL AND/OR ORGANIC MATERIAL SHALL BE REMOVED.
3. ALLOW 2'-6" OVER-LING WORKING AREA AROUND THE POOL WALLS. BEHIND THE POOL WALLS SHALL BE BACKFILLED WITH NON-EXPANSIVE SOIL (NO CLAY OR ORGANIC MATERIAL) AND COMPACTED IN 6" TO 8" MAXIMUM LIFTS. MAINTAIN WATER & BACKFILL LEVEL WITHIN 1 FOOT OF EACH OTHER.
4. ALL A-FRAME BRACES SHALL BE MOLDED WITH A MINIMUM OF 8" DEEP POURED 2,500 P.S.I. CONCRETE COLLAR AROUND THE ENTIRE PERIMETER OF THE POOL.
5. ALL STEEL SHALL BE BUNDLED TO GROUNDING GRID WITH APPROVED UL LISTED CONNECTORS & #8 SOLID COPPER WIRE.
6. THE IN-GROUND SWIMMING POOL AND ALL COMPONENTS SHALL COMPLY WITH THE INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSIC) 2018 AND THE NEW JERSEY INTERNATIONAL RESIDENTIAL CODE (IRC) 2018, OR LATEST EDITIONS.
7. ALL REQUIRED ELECTRICAL AND PLUMBING SHALL BE REVIEWED AND APPROVED BY THE LOCAL PERMITTING AUTHORITY.
8. THE POOL WALLS MAY BE DAMAGED IF THE POOL WATER IS DROPPED BELOW NORMAL OPERATING LEVEL. CONSULT THE MANUFACTURER PRIOR TO EMPTYING POOL. TEMPORARY SHORING OF THE POOL PANELS MAY BE NECESSARY AND IS RECOMMENDED.
9. THE POOL SHALL BE ENCLOSED BY A NON-CRASHABLE BARRIER AT LEAST 4 FEET IN HEIGHT WHICH IS EQUIPPED WITH A SELF-LOCKING MECHANISM ON ALL GATES, IN ACCORDANCE WITH MUNICIPAL AND IRC REGULATIONS, LATEST REVISED.
10. STEPS AND/OR LADDERS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODE. MEANS OF ENTRY/EXIT SHALL BE PROVIDED FROM BOTH THE SHALLOW END AND THE DEEP END AND MUST BE PROVIDED TO ACCORDANCE WITH THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE SECTION 809.
11. THIS IS A NON DIVING POOL.
12. THE INSTALLATION CONTRACTOR SHALL PROVIDE A POOL DECK, AS REQUIRED BY LOCAL CODE. THE DEPICTED DETAIL IS FOR A "TYPICAL" POOL DECK INSTALLATION. THE CONTRACTOR SHALL REFERENCE THE MANUFACTURER'S SPECIFICATIONS FOR ALL DECK INSTALLATION PROCEDURES. THE POOL DECK SHALL SLOPE AWAY FROM THE POOL COPING AT A SLOPE OF 1" PER FOOT.
13. INFORMATION ON THIS PLAN IS IN ACCORDANCE WITH INFORMATION PROVIDED BY THE POOL'S MANUFACTURER.
14. IF THE POOL IS EQUIPPED WITH DRAINS AND/OR SUBMERGED SUCTION INTAKES, THEN DRAIN COVERS SHALL COMPLY WITH ANSI/ASME A112.19.8 (OR THE SUCCESSOR STANDARD ANSI/APSP-18 2011) AND EACH DRAIN SHALL BE A MINIMUM OF 3 FEET APART. ENTRAPMENT AVOIDANCE SHALL BE INSTALLED IN ACCORDANCE WITH THE IRC/ANSI/APSP/ICC-7, LATEST REVISED.
15. POOL CLEARANCE TO BUILDINGS, STRUCTURES AND PROPERTY LINES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
16. THIS PLAN DOES NOT INCLUDE POOL LOCATION ON PROPERTY, GRADING, FENCING OR OTHER SITE INFORMATION/FEATURES. THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH THE PROVISIONS OF THE CODE BOOK OF THE LOCAL MUNICIPALITY AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISED.
17. ROPES, SAFETY LINES AND FLOATS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
18. THE POOL DECK/COPING IS WITHIN 12 INCHES OF THE DESIGN WATERLINE WHICH SATISFIES THE REQUIREMENT FOR HANDHOLDS PER THE 2018 ISPSIC SECTION 323.1 ET AL.
19. POOL LIGHT TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE AND PER MANUFACTURER'S INSTRUCTIONS AND LOCATION.
20. NO SOIL INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE SEASONAL HIGH GROUNDWATER ELEVATION.
21. THIS PLAN IS A "TYPICAL" POOL PLAN AND HAS NOT BEEN BASED UPON A SITE INSPECTION/REVIEW. THE CONTRACTOR/POOL INSTALLER SHALL VERIFY ALL APPLICABLE SITE CONDITIONS AND DIMENSIONS PRIOR TO POOL INSTALLATION. SHOULD THE CONTRACTOR/POOL INSTALLER FIND/ENCOUNTER UNSUITABLE SITE CONDITIONS, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
22. HEAVY LOADS SHALL NOT BE INSTALLED/PLACED WITHIN 10 FEET OF THE POOL EDGE.
23. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
24. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL 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 DIMENSIONS/INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
25. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
26. 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.
(C) MODULUS ELASTICITY OF 632,000 PSI
27. SWIMMING POOLS ARE DANGEROUS WHEN USED IMPROPERLY. THIS IS A NON DIVING POOL. THE LINER MANUFACTURER MUST ENSURE THE INTERIOR OF THE SWIMMING POOL MEETS A.P.S.P. AND A.N.S.I. STANDARDS. IT IS THE RESPONSIBILITY OF THE POOL BUILDERS, MUNICIPAL OFFICIALS AND POOL OWNERS TO FOLLOW ALL SAFETY GUIDELINES OF THE A.P.S.P., LOCAL ORDINANCES AND EQUIPMENT MANUFACTURERS.



THIS POOL MEETS THE DIMENSIONAL REQUIREMENTS FOR A TYPE O POOL IN ACCORDANCE WITH ISPSIC 2018



SWIMMING POOL GRADING DETAILS
TAX LOT 5 BLOCK 13
42 HIAWATHA AVENUE
OCEANPORT BOROUGH
MONMOUTH COUNTY, NEW JERSEY

MGC ASSOCIATES
 Consulting Engineer

Office Location:
 237-1 Burrs Road
 Burlington, NJ 08016
 609-336-1911

GARY CHIANG
 N.J. Professional Engineer No. 44469

10/7/22

DRAWN BY: GC
 DESIGNED BY: GC
 CHECKED BY: GC

DATE: 10-1-22

SCALE: -

Packet Pg. 60

221023