



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • MARCH 14, 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
2. Ordinance Committee Appointments
3. Development Review Committee Appointments

VII. Approval of Minutes

1. Planning/Zoning Board - Regular - Feb 15, 2023 7:00 PM

VIII. Old Business

1. Resolution of Approval, 38 Doreen Drive

IX. New Business

1. PB2023-01 Skeen, Paul & Belinda

Block 140, Lot 8

21 Hedge Dr.

Proposed addition and deck in rear yard seeking variance relief for:

- Rear yard setback required 40', existing 30.9', proposed 19.0'

2. PB2023-02 Caccamise, Kevin & Laura

Block 31, Lot 4

6 Ticonderoga Ave.

Construction of swimming pool and associated improvements seeking relief for:

- Maximum impervious coverage of 45.21% proposed, where 37% permitted and 38% existing

DFD 06/07/2023

3. PB2023-03 Bodnar

Block 88, Lot 15

6 Relwof Ave.

Proposed expansion of front foyer and replace existing front porch, rear addition with elevated deck seeking relief for:

- Front yard setback: 24.53' proposed, 30' permitted

- Front porch encroachment of front yard setback: 18.20' proposed, 24' permitted
DFD 06/14/2023

X. Petitions from the Public

XI. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • FEBRUARY 15, 2023****Regular****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Whitson called the meeting to order at 7:00 PM
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on February 10, 2023 of this meeting and its location, date and time to the Asbury Park Press, Two River Times, Star Ledger and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute:** Chairman Whitson led attendees and members of the Board in the flag salute
- IV. **Board Policy:** Chairman Whitson advised of the following Board policies: It is Board Policy that no application will be opened after 9:30 P.M.; no new testimony will be taken after 10:00 P.M., except at the discretion of the Board.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived	Departed
James Whitson	Chairman	Present		
John (Jack) Kahle	Vice Chairman	Present		
Patty Cooper	Mayor's Designee	Absent		
Thomas Tvrdik	Class III	Absent		
Joseph Foster	Environmental Commission Liaison	Late	7:22 PM	
Christopher Widdis C	Class IV	Absent		
Leslie B Widdis L	Class IV	Present		
Darren Davis	Class IV	Present		
Michael Dailey	Class IV	Present		
Kevin Calver	Alternate I	Absent		
Robert Kleiberg	Alternate II	Present		7:10 PM
Jeanne Smith	Board Secretary	Present		
Jeff Beekman for Kevin Kennedy	Board Attorney	Present		
William White	Board Engineer/Planner	Present		

- VI. **Board Business:**
1. Report of Pending Applications - Ms. Smith advised the next meeting was scheduled for February 28, 2023 and described applications for 6 Ticonderoga Ave and 21 Hedge Drive. Two new applications pending completeness and Nurse's Quarter's under completeness review. Ms. Smith further advised that she had been requested to schedule a Capital Presentation to the Board by Monmouth Park Racetrack for proposed development of the parking lot areas. Documents pending.
 2. Development Review Committee – Chairman Whitson asked for volunteers for this year's DRC which would handle meeting with developers at early stages of projects as well as reviewing applications for completeness for large projects. Board members Kahle and Whitson volunteered and with a number of members not present would offer to them.
 3. Ordinance Committee - **Added** – Ms. Smith requested consideration of appointing an Ordinance Committee to review the current ordinance in order to address topics that continually return as well as new topics including home businesses. Chairman Whitson asked for volunteers with Mr. Kleiberg, Mr. Davis and Mr. Whitson expressing interest to participate. As several members absent that evening, others would be offered and determine final appointments afterwards.
 4. Oath of Office was administered to Robert Kleiberg serving as Alternate II.
- VII. **Approval of Minutes:**
1. Planning/Zoning Board - Reorganization - Jan 10, 2023 7:00 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	John (Jack) Kahle, Vice Chairman
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Kahle, Foster, Widdis L, Davis, Dailey
ABSTAIN:	Kleiberg
ABSENT:	Cooper, Tvrdik, Widdis C, Calver

VIII. Old Business:

- Resolution of Approval - 7 Bayview Place, Marra - As the Resolution had been previously provided to the Board, Mr. Beekman summarized the resolution and its conditions. Mr. Davis made a motion to approve the Resolution, which was seconded by Mr. Dailey and received the below roll call:

RESULT:	ADOPTED [6 TO 0]
MOVER:	Darren Davis, Class IV
SECONDER:	Michael Dailey, Class IV
AYES:	Whitson, Kahle, Foster, Widdis L, Davis, Dailey
ABSTAIN:	Kleiberg
ABSENT:	Cooper, Tvrdik, Widdis C, Calver

Mr. Kleiberg recused himself on the next matter as he was located within 200' and exited the meeting at 7:10 pm

IX. New Business:

- PB2022-28 Goldfield, M. Pamela
Block 122, Lot 16
38 Doreen Drive
Variance relief for proposed pool in secondary front yard where accessory structures are prohibited.

EXHIBITS:

- A-1 Land Development Application
- A-2 "Pool Plot Plan" prepared by R.C. Burdick, PE, PP, PC, last revised Oct. 31, 2022
- A-3 "Survey of Property" prepared by Charles Surmonte, PE & PLS, dated Dec. 7, 2022
- A-4 Colliers Engineering Review letter dated Feb. 7, 2023
- A-5 Photographs, 6 Sheets, taken by Applicant, undated

Mr. Beekman described and marked **Exhibits A-1, A-2, A-3, A-4, A-5.**

The following person(s) were sworn in: William White, Board Engineer/Planner.

Pamela Goldsmith, Applicant/Owner was sworn in and described her proposed project to install an inground pool for her grandkids, but because she has property along two roadways, she needs a variance for her second front yard. She testified that the lot is very private, significantly buffered with hedges and other landscaping along the Branchport Ave side, she would provide additionally buffering with plantings around the pool equipment, install a white vinyl fence and a fence around the pool itself. The pool would have a depth of 4'11", no diving board and no additional lighting and it was her belief that the proposed improvements would have no negative impacts on the neighborhood.

Chairman Whitson invited comments from Mr. White and Board members.

Mr. White reviewed for the Board his review letter comments, the variance would permit accessory structures in front yard, requested that the additional proposed fence around the pool be shown on the plans and that the fence would be pool barrier code compliant. Mr. Davis asked for the pool equipment to be behind the fence and be buffered.

PUBLIC:

Chairman Whitson opened the meeting to the public for questions and then comments. As there was no one, Chairman Whitson closed that portion of the meeting.

Mr. Davis made a motion to approve the application which was seconded by Mr. Dailey.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Darren Davis, Class IV
SECONDER:	Michael Dailey, Class IV
AYES:	Whitson, Kahle, Foster, Widdis L, Davis, Dailey
ABSENT:	Cooper, Tvrdik, Widdis C, Calver

X. Petitions from the Public: Chairman Whitson opened the meeting to Petitions from the Public.

Mr. Foster entered the meeting at 7:22 pm

Sara Londa, 140 Monmouth Blvd, appeared and requested the Board's assistance with her neighbor who was previously before the Board for a variance as she is still having an issue with water runoff onto her property, presented photos of the site and upset because he doesn't appear to be in compliance with the Board's approval. There was discussion after which Ms. Smith would review with Mr. White and the construction department and get back to her.

As no one else from the public wished to be heard, Chairman Whitson closed that portion of the meeting.

XI. Adjournment: As there was no further business, the meeting was adjourned at 7:28 pm on a motion by Mr. Kahle which was seconded by Mrs. Barham-Widdis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 2732)

8.1

Meeting: 03/14/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2732

Resolution of Approval, 38 Doreen Drive

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
APPROVAL OF THE APPLICATION OF PAMELA M. GOLDFIELD
38 DOREEN DRIVE, BLOCK 122, LOT 16
APPROVED FEBRUARY 15, 2023
MEMORIALIZED MARCH 14, 2023**

INTRODUCTION

WHEREAS, Pamela M. Goldfield has made Application to the Oceanport Planning Board for the property designated as Block 122, Lot 16, commonly known as 38 Doreen Drive, 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 and a fence at the site.

PUBLIC HEARING

WHEREAS, the Board held a Public Hearing on February 15, 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:

- *Development Application, introduced into Evidence as A-1;*
- *Pool Plot Plan, prepared by RC Burdick, P.E., P.P., P.C., last revised October 31, 2022, consisting of 1 sheet, introduced into Evidence as A-2;*
- *Survey, prepared by Charles Surmonte, P.E., P.L.S., dated December 7, 2022, introduced into Evidence as A-3;*
- *Review Memorandum, from Colliers Engineering & Design, dated February 7, 2023, introduced into Evidence as A-4;*
- *Series of photographs of the subject property, collectively introduced into Evidence as A-5;*
- *Affidavit of Service; and*

- *Affidavit of Publication.*

WITNESSES

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

- Pamela M. Goldfield, Applicant, appearing pro se;

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 APPLICANT

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

- The Applicant is the owner of the subject property.
- There is an existing single-family home at the site.
- The Applicant lives at the site.
- The Applicant has expressed a desire to install a pool and fence at the site.
- Details pertaining to the proposed pool include the following:

Type of Pool:	In-ground Pool
Size of Pool:	14' X 28'
Location:	East of the existing home (per Plans)
Pool Depth:	4' 11"
Diving board?:	There will be no diving board.
Pool surroundings:	The pool will be surrounded by a concrete patio.
Pool Equipment:	Standard pool equipment, including a pump, filter, and heater.
Pool Equipment Location:	The pool equipment, will be located south of the pool (per the Plans), in a zoning compliant location.

- The Applicant is also proposing to install a fence at the site.

- Details pertaining to the proposed fence include the following:

Height:	Compliant
Type of Fence:	Jerith type of fence (50% open)
Location:	Per Plans

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

VARIANCE

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

ACCESSORY STRUCTURE (POOL) LOCATION: The Prevailing Municipal Regulations do not permit a pool to be located in a front yard area; whereas, in the within situation, the Applicant is proposing to have the pool installed in such a (secondary) front yard area;

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 Applicant herein is requesting permission to install a pool 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 contains 27,885 SF, and the same is located on the northwestern corner of the intersection of Branchport Avenue and Doreen Drive.
- As referenced above, the Board notes that the subject property is a corner property, located at the intersection of Branchport Avenue and Doreen Drive.
- As a corner property, the subject property is 2 frontages, namely, a primary frontage and a secondary frontage.
- The fact that the property has 2 front yard areas compromises the ability of the Applicant to satisfy the Borough's Prevailing Pool Requirements.
- The unique features of the land (including the corner nature of the property) compromise the ability of the Applicant to reasonably satisfy the Prevailing Zoning Regulations.
- The placement of the pool as referenced / proposed herein, will allow the Applicant to preserve as much of a functional backyard area at the site as possible.
- The Prevailing Municipal Zoning Regulations do not permit a pool to be located in a front yard area – whereas, in the within situation, the proposed pool is located in a technical / secondary front yard area.
- Presumably, the Municipal Regulations do not permit a pool to be located in a front yard area, as there is a legitimate municipal interest in attempting, when appropriate, to shield personal swimming / sun-bathing activity from public view.
- If the subject Lot were a traditional Lot, with 1 front yard area, 1 rear yard area, and 2 side yard areas, Variance relief would likely not be necessary herein.

- However, given the unique nature of the Lot, the fact that the same is surrounded by a Right-Of-Way on 2 sides, and given the nature of the existing structure on the site, there is a need for Variance relief.
- The location of the pool as proposed, is in a technical front yard area, but, in reality, the same will be placed in a functional / practical more private area of the property.
- The location of the pool as proposed, is situated / placed so that the homeowner can still have a functional / useable backyard area.
- As indicated, an accessory structure in a front yard area should be appropriately shielded so as to minimize any adverse visual, noise, or functional impacts.
- In the within situation, testimony indicated there is, and will be, sufficient landscaping (including tall hedges) 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.
- As located, the proposed pool will also be shielded by existing trees, a chain-link fence, and a white vinyl fence.
- The location of the proposed fence will not violate any Prevailing Setback Regulations.
- The fence complies with all Prevailing Zoning Regulations.
- There does not appear to be any functional / practical zoning-compliant locations on the site in which the pool can be located (given the fact that the Lot has a primary and secondary frontage).
- The existing single-family home is a permitted use in the Zone.
- The proposed pool is a permitted accessory use in the zone.
- The Applicant considered a number of potential host locations for the pool 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 Applicant 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 Applicant's site can physically accommodate the Applicant's proposal.
- Per the testimony and evidence presented, there are no adverse health / safety / construction issues associated with the 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, notwithstanding the Variance relief, 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.
- Per the testimony and evidence presented, and as a condition of the within approval, the fence approved herein will be a Jerith type of fence, which is 50% open, in accordance with the Borough's Prevailing Zoning Regulations.
- 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 homeowner.

- 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 Applicant 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 Applicant 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 a pool-compliant fence shall surround the pool and the pool equipment;
 - Confirmation that a pool-compliant fence shall be installed at the site;
 - Confirmation that the proposed fence shall be a Jerith type of fence (50% open); and
 - Confirmation that there shall be a conforming impervious coverage at the site.
- d. The Applicant shall comply with any / all Prevailing applicable Flood / FEMA Regulations.
- e. If required, grading and drainage details shall be submitted to the Board Engineer for his review and approval.
- f. There shall be no light spillover onto the adjacent properties.
- g. 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
 - Fire Permit
- h. The Applicant shall comply with the terms and conditions of the Colliers Engineering & Design Review Memorandum, dated February 7, 2023 (A-4).
- i. The Applicant 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.
- j. The Applicant 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.)
- k. The Applicant shall ensure that the location / elevation of the pool equipment shall comply with Prevailing Construction Department Regulations (regarding base flood elevation).
- l. 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.

- m. The Applicant 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.
- n. The Applicant 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.
- o. The Applicant 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 Applicant and / or her agents shall be deemed conditions of the approval granted herein, and any misrepresentations or actions by the Applicant's 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 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 improvements, or for any damage which may be caused by the installation / construction / development.

SUMMARY OF VARIANCE RELIEF GRANTED

Accessory structure location: The Board has approved a pool to be located in the front yard area / secondary front yard area.

PR-23-07

03-14-23

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on February 15, 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 14, 2023.

Jeanne Smith, Secretary

KEK/dmp
Z:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Goldfield (install pool - fence)\Resolution.docx



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2679)

9.1

Meeting: 03/14/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2679

PB2023-01 Skeen, Paul & Belinda

Block 140, Lot 8

21 Hedge Dr.

Proposed addition and deck in rear yard seeking variance relief for:

- Rear yard setback required 40', existing 30.9', proposed 19.0'

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

21 Hedge Drive – Bulk Variance
Block 140, Lot 8
Application No. PB2023-01
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0342

Dear Board Members,

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

- Plans entitled "Skeen Residence," prepared by Michael Savarese Associates, last revised January 12, 2023, consisting of three (3) sheets.
- Plans entitled "Survey of Lot 8 Block 140," prepared by Thomas P. Santry, P.A., dated November 28, 2022, consisting of one (1) sheet.

The subject property is a 15,176 SF (0.35-acre) parcel on the north side of the southern portion of Hedge Drive approximately 310 feet east of Main Street. The property is in the R-2 Residential Zone. The property currently contains a two-story single-family dwelling, shed, paver driveway, paver walkways and concrete patio. The Applicant proposes to replace the existing deck and construct a 300 SF one-story addition to the northeast corner of the building.

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. Minimum Rear Yard Setback: 40 feet required, 32.1 feet existing, and 19 feet 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. If the Board should look favorably on this Application, then our office recommends requiring a grading plan as a condition of approval or the provision of a letter certifying that the property grade will not be altered.
2. A signed and sealed copy of the survey shall be provided to the Board Secretary.

Project No. OPP-0344
February 28, 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

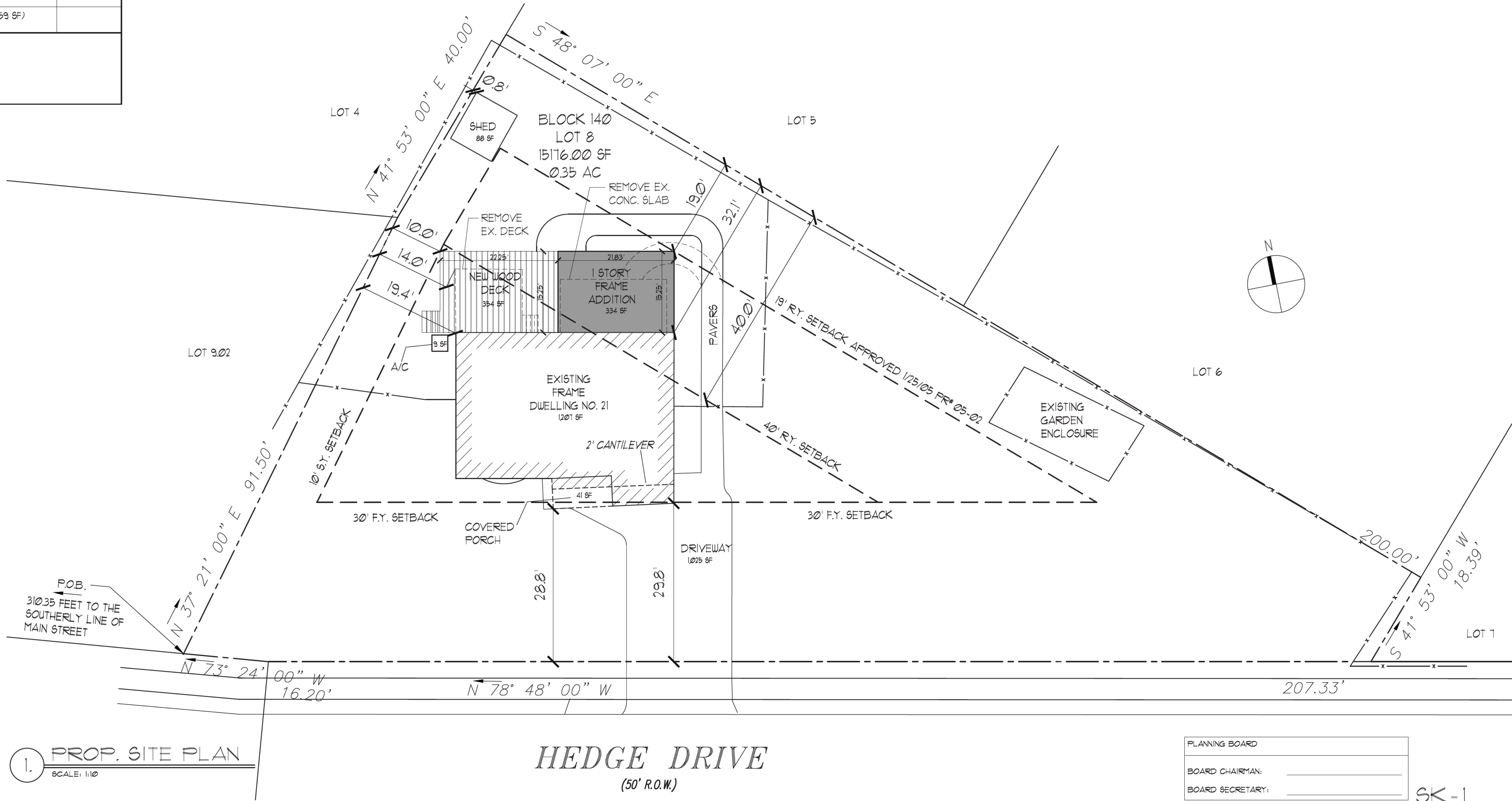
WHW/dmm

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Paul and Belinda Skeen, Applicant (via email)

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ZONING & CONSTRUCTION DATA				
BLOCK: 140	DESIGN GROUP	RESIDENTIAL		
LOT: 8	CONSTRUCTION CLASS	TYPE VB		
ZONE: R-2	CLIMATE ZONE	1		
	WIND ZONE	120 MPH		
	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	15,000 SF	15,113 SF	NO CHANGE	
LOT WIDTH	125 FT	223.47 FT	NO CHANGE	
LOT DEPTH	120 FT	131.35 FT/18.52 FT	NO CHANGE	
PRINCIPAL BUILDING				
FRONT YARD	30 FT	28.8 FT"	NO CHANGE	
REAR YARD	40 FT	32.1 FT"		
SIDE YARD	10 FT	19.4 FT (HOUSE) 14.0 FT (DECK)	19.4 FT (HOUSE) 10.0 FT (DECK)	
BOTH SIDE YARDS	25 FT	N/A	N/A	
BUILDING HEIGHT	35 FT (2½ STORIES)	23'	NO CHANGE	
% BUILDING COVERAGE PRINCIPLE BUILDING	25% (3,750 SQ.FT.)	8.26% (1,248 SF)	10.47% (1,582 SF)	
% BUILDING COVERAGE ACCESSORY BUILDING	5% (750 SQ.FT.)	0.58% (88 SF)	NO CHANGE	
% IMPERVIOUS COVERAGE	32% (4,800 SQ.FT.)	17.34% (2,620 SF)	21.56% (3,259 SF)	
NOTES:				
'""' INDICATES PRE-EXISTING NONCONFORMING CONDITION				
'""' 19'-0" REAR YARD APPROVED VARIANCE 1/25/05, PR# 05-02				
■ INDICATES PROPOSED VARIANCE				

COVERAGE CALCULATION		
	EXISTING	TOTAL SQ. FT.
BUILDING COVERAGE		
HOUSE	1201 SQ. FT.	1541 SQ. FT.
COVERED PORCH	41 SQ. FT.	41 SQ. FT.
TOTAL	1248 SQ. FT.	1582 SQ. FT.
% OF BUILDING COVERAGE	1248 / 15,113 = 8.26%	1582 / 15,113 = 10.47%
ACCESSORY COVERAGE		
STORAGE SHED	88 SQ. FT.	88 SQ. FT.
TOTAL	88 SQ. FT.	88 SQ. FT.
% OF ACCESSORY COV.	88 / 15,113 = 0.58%	88 / 15,113 = 0.58%
SURFACE COVERAGE		
DRIVEWAY & PAVERS	914 SQ. FT.	1025 SQ. FT.
CONCRETE SLAB	201 SQ. FT.	0 SQ. FT.
AC PAD	9 SQ. FT.	9 SQ. FT.
DECK	160 SQ. FT.	354 SQ. FT.
TOTAL	1284 SQ. FT.	1389 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	2,620 SQ. FT.	3,259 SQ. FT.
% OF IMPERVIOUS COV.	2,620 / 15,113 = 17.34%	3,259 / 15,113 = 21.56%



SKREEN RESIDENCE



MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:
230106 - ZONING PERMIT
230112 - PLANNING BOARD SET

SEAL:

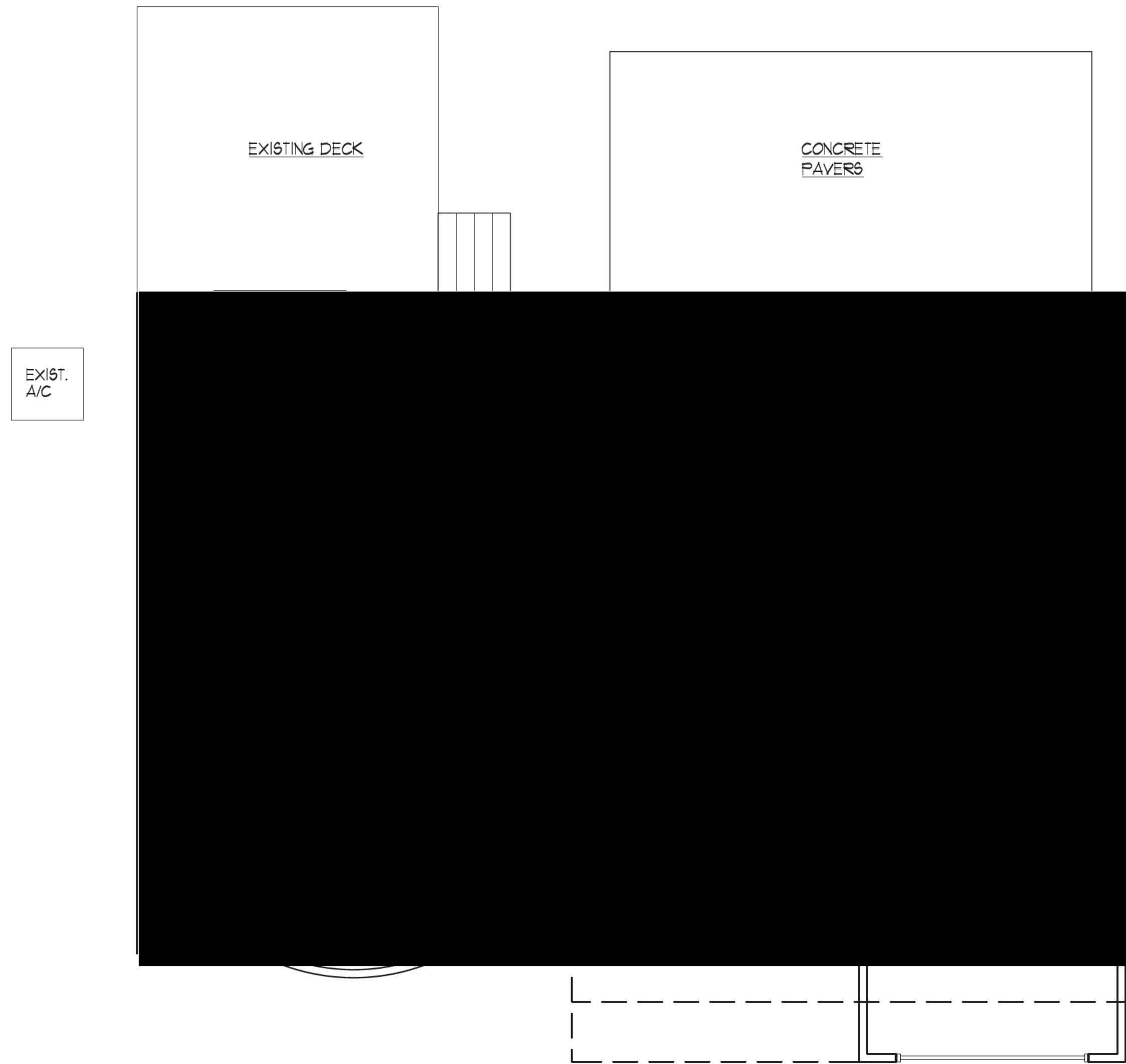
MICHAEL SAVARESE
N.J. LIC. #10043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #10468

PLANNING BOARD
BOARD CHAIRMAN: _____
BOARD SECRETARY: _____

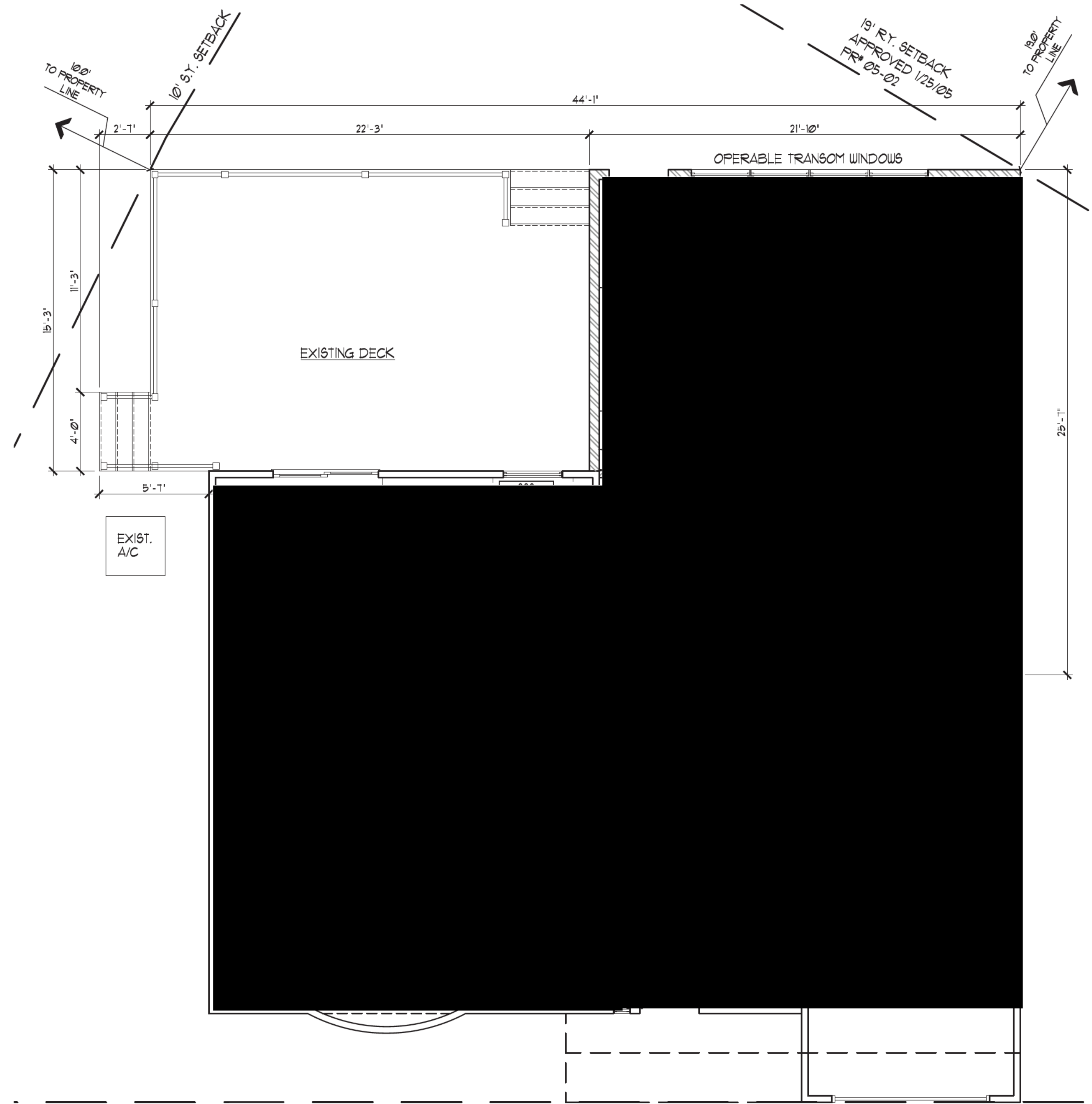
PROJECT INFORMATION:
21 HEDGE DRIVE
OCEANPORT, NJ 07157
SCALE: AS NOTED
PROJECT NUMBER: 800-22223

PAGE:
1 OF 3

SK-1



1. EXISTING FIRST FLOOR
SCALE: 1/16"=1'-0"



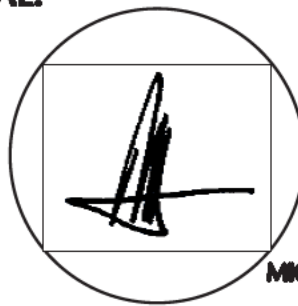
2. PROP. FIRST FLOOR
SCALE: 1/4"=1'-0"

SKEEN RESIDENCE



MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:
230106 - ZONING PERMIT
230112 - PLANNING BOARD SET

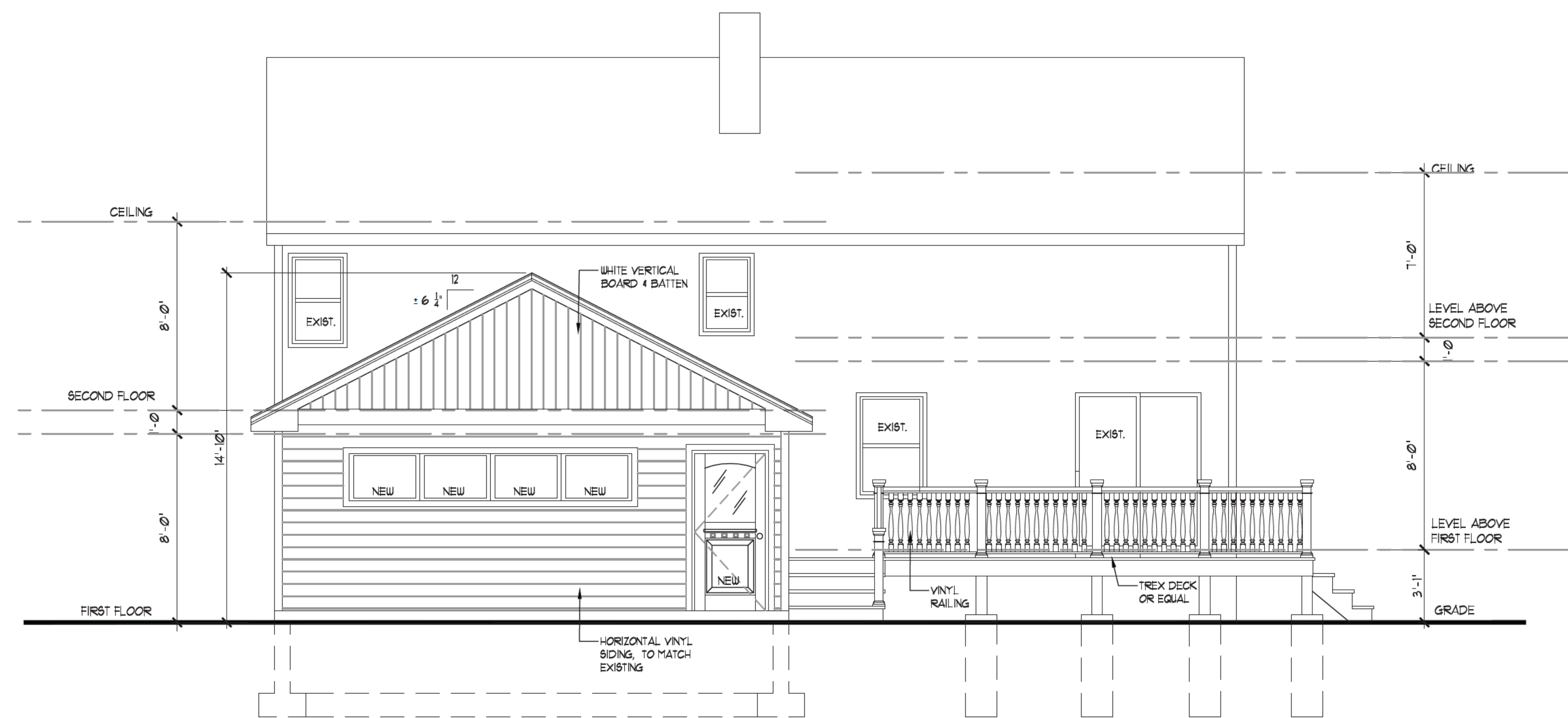
SEAL:

MICHAEL SAVARESE
N.J. LIC. #18043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

PLANNING BOARD
BOARD CHAIRMAN: _____
BOARD SECRETARY: _____

PROJECT INFORMATION:
21 HEDGE DRIVE
OCEANPORT, NJ 07757
SCALE: AS NOTED
PROJECT NUMBER: 800-22223

PAGE:
2 OF 3

SK-1



1. EXISTING FIRST FLOOR
SCALE: 1/16" = 1'-0"

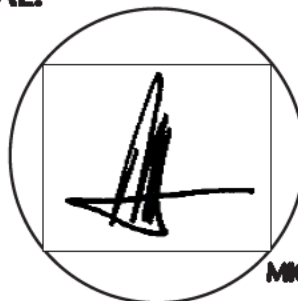
SKEEN RESIDENCE



MICHAEL SAVARESE ASSOCIATES

34 SYCAMORE AVENUE, UNIT 1E LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:
230106 - ZONING PERMIT
230112 - PLANNING BOARD SET

SEAL:

MICHAEL SAVARESE
N.J. LIC. #18043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #10468

PLANNING BOARD

BOARD CHAIRMAN: _____
BOARD SECRETARY: _____

PROJECT INFORMATION:
21 HEDGE DRIVE
OCEANPORT, NJ 07757
SCALE: AS NOTED
PROJECT NUMBER: 800-22223

PAGE:
3 OF 3

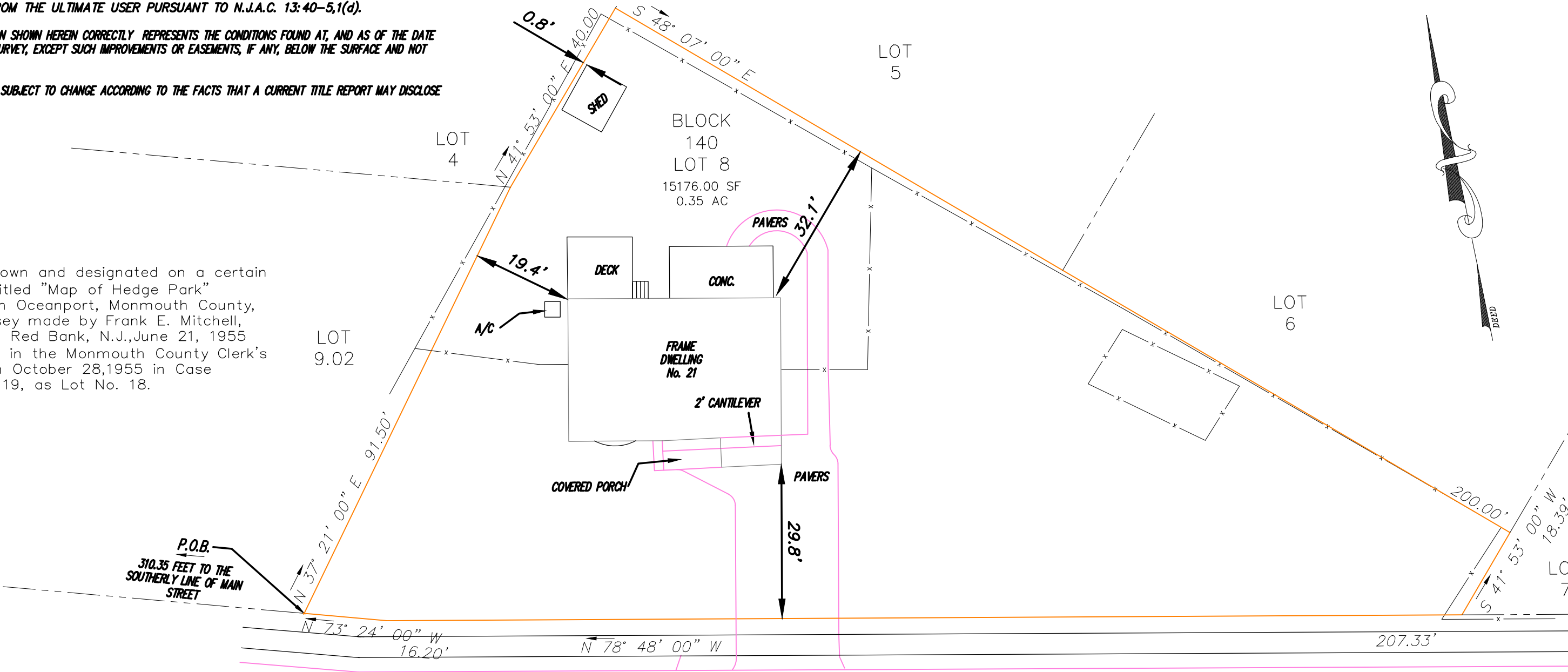
SK-1

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

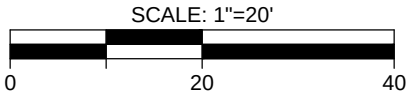
THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE

Being known and designated on a certain map entitled "Map of Hedge Park" situate in Oceanport, Monmouth County, New Jersey made by Frank E. Mitchell, Surveyor, Red Bank, N.J., June 21, 1955 and filed in the Monmouth County Clerk's Office on October 28, 1955 in Case 44, Page 19, as Lot No. 18.



HEDGE DRIVE
(50' R.O.W.)



NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

Thomas P. Santry, Jr.
RESPONSIBLE PROFESSIONAL'S SIGNATURE
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000

DATE:

SURVEY OF
LOT 8 ~ BLOCK 140
21 Hedge Drive
Borough of Oceanport
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No.	22-195
SCALE	1" = 20'
DATE	11/29/22
DRAWN BY	MGB
TAX MAP SHEET #	12
SHEET	1 OF 1
DRAWING No.	OP 371



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2694)

9.2

Meeting: 03/14/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2694

PB2023-02 Caccamise, Kevin & Laura

Block 31, Lot 4

6 Ticonderoga Ave.

Construction of swimming pool and associated improvements seeking relief for:

- Maximum impervious coverage of 45.21% proposed, where 37% permitted and 38% existing

DFD 06/07/2023

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



February 7, 2023

VIA EMAIL

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

6 Ticonderoga Avenue – Bulk Variance
Block 31, Lot 4
Application No. PB2023-02
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0340

Dear Board Members,

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

- Plans entitled "Pool Plan," prepared by InSite Engineering, LLC, last revised January 18, 2023, consisting of one (1) sheet.

The subject property is a 9,000 SF (0.21-acre) parcel on the south side of Ticonderoga Avenue approximately 360 feet west of Port Au Peck Avenue located in the R-3 Residential Zone. The Applicant proposes to install a pool, patio and fencing.

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application. A planning and engineering review of the Application is included below.

A. Variances/Design Waivers

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

1. Bulk variances are required for the following:
 - a. Impervious Coverage – Currently the property has 38% impervious coverage whereas the maximum permitted in the zone is 37%. The Applicant proposes to increase the impervious coverage to 45.2%.

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. A signed and sealed survey shall be submitted to the Board Secretary for the file.
2. An overflow pipe for the proposed dry well shall be provided with a discharge to the front yard.
3. The property is located in an AE10 Flood Hazard Area. The pool equipment must be at or above elevation 12.4

Project No. OPP-0340
February 7, 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: Laura Caccamise. (via email)

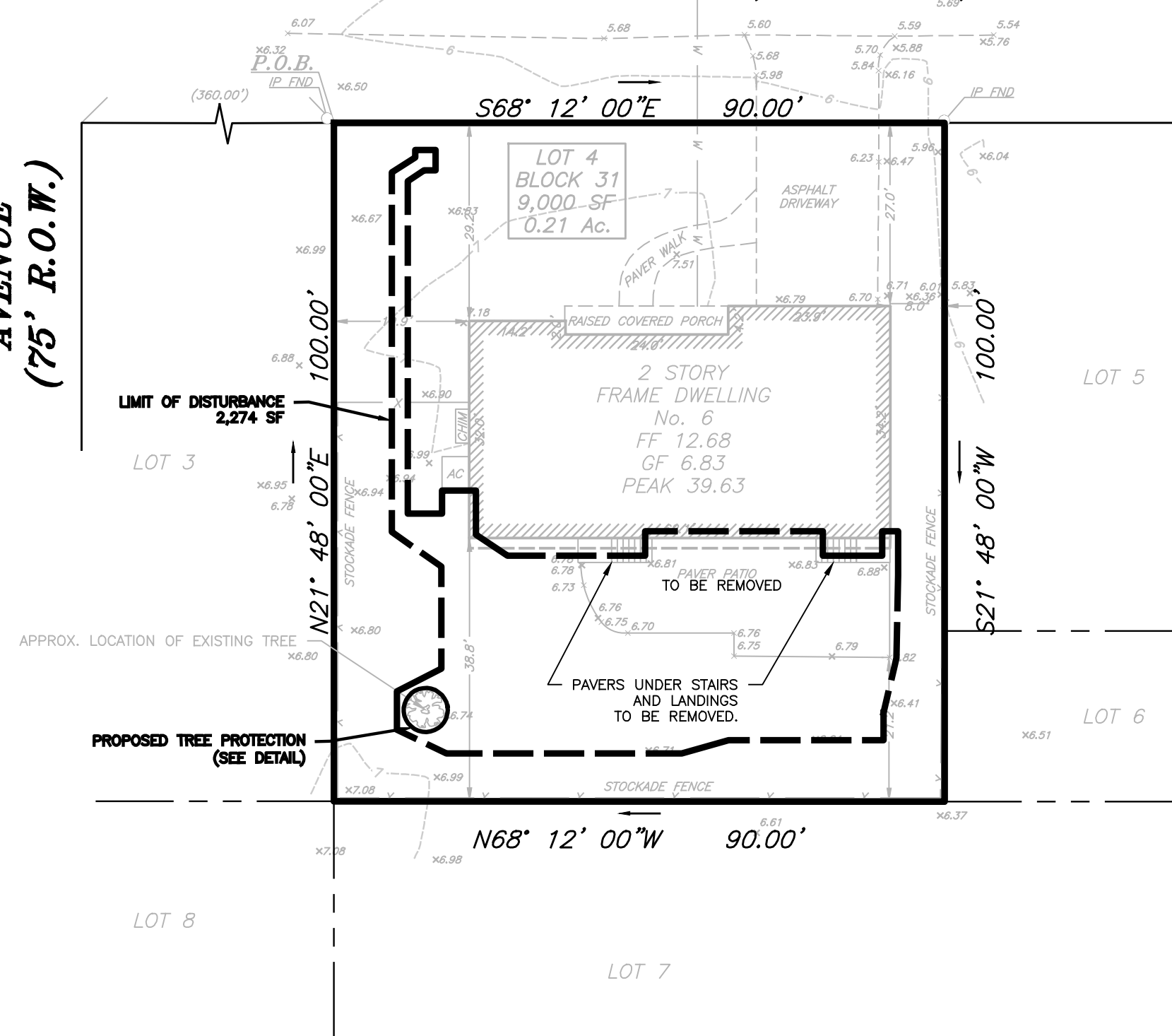
R:\Projects\M-P\Opp\OPP0340\Correspondence\OUT\230207_whw_6_ticonderoga_review#1.docx

PROPERTY OWNERS WITHIN 200'

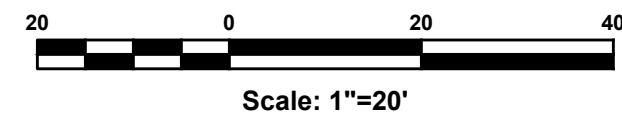
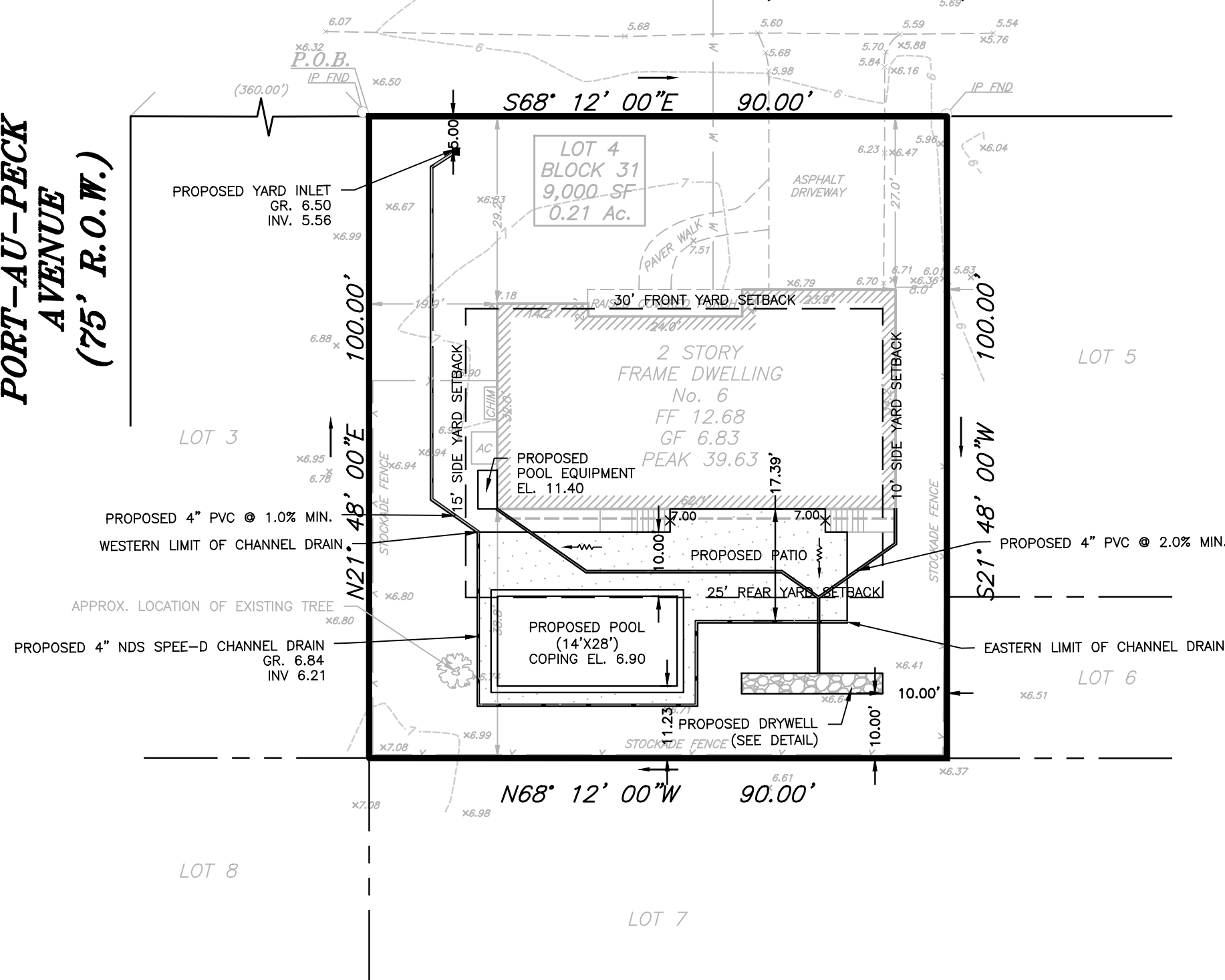
OCEANPORT							OWNER & ADDRESS REPORT							12/27/22 Page 1 of 2						
200 FOOT LIST BLOCK 31 LOT 4							200 FOOT LIST BLOCK 31 LOT 4							200 FOOT LIST BLOCK 31 LOT 4						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L Lots	BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L Lots							
30	2		2	SCHER, ROBERT & ELIZABETH 18 ONEIDA AVENUE OCEANPORT, NJ 07757	18 ONEIDA AVE		40	1		2	KUM, RICHARD J & SANDRA F 18 ONEIDA AVENUE OCEANPORT, NJ 07757	235 COMANCHE DR								
30	3		2	CADORE, GREG & CATHRYN 14 ONEIDA AVENUE OCEANPORT, NJ 07757	14 ONEIDA AVE		40	2		2	SEI, JEFFREY & LINA MARIA 227 COMANCHE DRIVE OCEANPORT, NJ 07757	227 COMANCHE DR	13.01 RR							
30	4		2	HINDSON, CHARLES IV & SON L 6 ONEIDA AVENUE OCEANPORT, NJ 07757	6 ONEIDA AVE		40	3		2	LARID, MICHAEL H & WENDY J 227 COMANCHE DRIVE OCEANPORT, NJ 07757	227 COMANCHE DR	TL 3.01							
30	5		2	OBRIEN, MICHAEL P. & JILL 214 COMANCHE DR OCEANPORT, NJ 07757	214 COMANCHE DR		40	4		2	MARRAS, SALVATORE III & ANNE MARIE 223 COMANCHE DRIVE OCEANPORT, NJ 07757	223 COMANCHE DR								
31	2		2	JUTRAS, STEPHEN & CYNTHIA 18 TICONDEROGA AVE OCEANPORT, NJ 07757	18 TICONDEROGA AVE															
31	3		2	HICKET, JOHN PATRICK & MELISSA 12 TICONDEROGA AVE OCEANPORT, N. J. 07757	12 TICONDEROGA AVE															
31	5		2	FLINK, JULIA S 228 COMANCHE DR OCEANPORT, NJ 07757	228 COMANCHE DR															
31	6		2	WEIR, CHRISTOPHER J & MARIANNE 222 COMANCHE DR OCEANPORT, NJ 07757	222 COMANCHE DR															
31	7		2	CHRISTIAN, LOUIS & LAURA 11 ONEIDA AVENUE OCEANPORT, NJ 07757	11 ONEIDA AVE															
31	8		2	BOYLE, KENNETH & KELLY 15 ONEIDA AVE OCEANPORT, NJ 07757	15 ONEIDA AVE															
31	9		2	VANDER, BEVER RABOUN, KATHERINE E 19 ONEIDA AVENUE OCEANPORT, NJ 07757	19 ONEIDA AVE															
32	3		2	SCHUCHER, DELVIN 32 POCANO AVE OCEANPORT, NJ 07757	32 POCANO AVE															
32	4		2	WELLS, COURTLAND 238 COMANCHE DRIVE OCEANPORT, NJ 07757	238 COMANCHE DR															
32	5		2	VANCA, ROBERT & PATRICIA 230 COMANCHE DRIVE OCEANPORT, N. J. 07757	230 COMANCHE DR															
32	6		2	FRANK, MARGARET M & TARA ANN FRANK 391 BENSON AVE ARDEL, N. J. 07001	9 TICONDEROGA AVE															
32	7		2	SHELWITT, MARY BURKE 11 TICONDEROGA AVENUE OCEANPORT, N. J. 07757	11 TICONDEROGA AVE															
32	8		2	NEHLANDER, RODNEY 13 TICONDEROGA AVE OCEANPORT, N. J. 07757	13 TICONDEROGA AVE															
32	9		2	MEYER, BRIANNA & BOLES, EVAN 15 TICONDEROGA AVENUE OCEANPORT, NJ 07757	15 TICONDEROGA AVE															
32	10		2	NELSON, ERIC W & TULLY, KRISTA 17 TICONDEROGA AVE OCEANPORT, NJ 07757	17 TICONDEROGA AVE															

REFERENCE
RADIAL
N 11° 16' 00" E
116.2693
NAD 1983

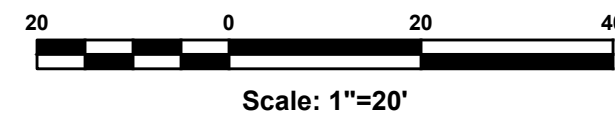
TICONDEROGA AVENUE (50' R.O.W.)

PORT-AU-PECK
AVENUE
(75' R.O.W.)

EXISTING CONDITIONS PLAN

PORT-AU-PECK
AVENUE
(75' R.O.W.)

PROPOSED CONDITIONS PLAN



UTILITY CONTACTS

Two Rivers Water Reclamation Center
1 Highland Avenue
Monmouth Beach, NJ 07750

JCP&L Co.
ATTN: Richard Cohen
300 Madison Ave.
Morristown, NJ 07960

Comcast
403 South Street
Eatontown, NJ 07724

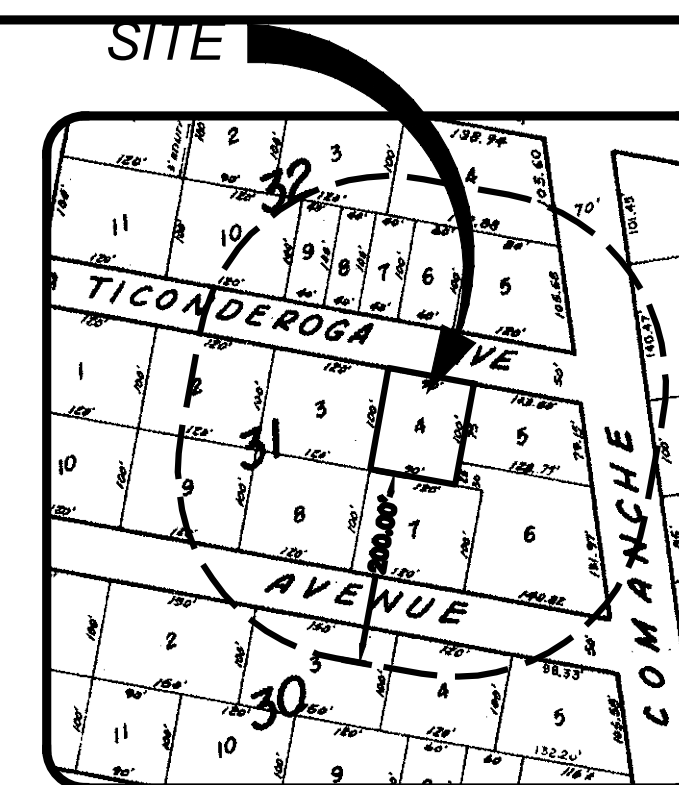
NJ-American Water Company, Inc.
1025 Laurel Oak Road
Voorhees, NJ 08043
Attn: Donna Short, GIS Supervisor

NJ Natural Gas Co.
1415 Wyckoff Rd.
Wall, NJ 07719

Verizon
Attn: Manager of Engineering
5011 Belmar Blvd.
Wall, NJ 07721

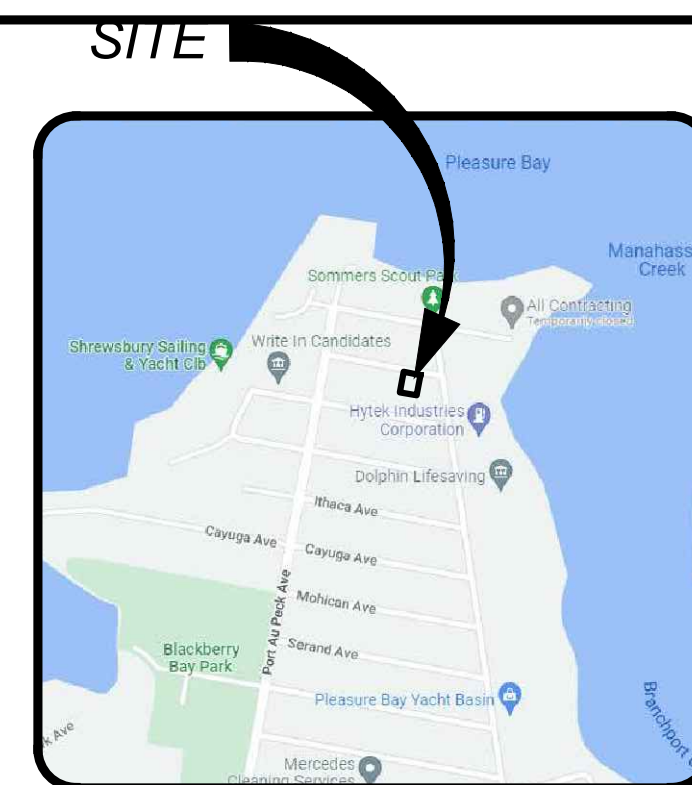
EFFECTIVE FLOOD
INSURANCE RATE MAP

Scale: 1"=500'



TAX MAP

Scale: 1"=200'



LOCATION MAP

Scale: 1"=1000'

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #6: BLOCK 31, LOT 4, 6 TICONDEROGA AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
KEVIN & LAURA CACCAMISE
6 TICONDEROGA AVENUE
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR ENGINEERING AND ZONING APPROVAL).
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "TOPOGRAPHIC & UTILITY SURVEY", WITH THE LATEST REVISION BEING DATED 7/28/22. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #340250164H, DATED 6/15/22, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10'. FEMA MAP REFERENCE THE NAVD83 VERTICAL DATUM.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE AND ALL APPLICABLE CODES.

PROJECT INFORMATION

PROJECT NAME
6
TICONDEROGA AVENUE - PROPOSED POOL

PROJECT LOCATION
BLOCK 31, LOT 4
6 TICONDEROGA AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER
CACCAMISE, KEVIN J. & LAURA M.
6 TICONDEROGA AVENUE
OCEANPORT, NJ 07757

APPLICANT
CACCAMISE, KEVIN J. & LAURA M.
6 TICONDEROGA AVENUE
OCEANPORT, NJ 07757

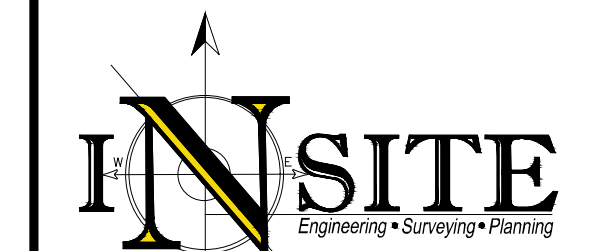
APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL: 800-272-1000
(www.OneCallNJ.com)

ELECTRIC	RED
GAS	YELLOW
COMMUNICATION	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SENSITIVE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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

Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE0331000

REVISIONS

Rev.#	Date	Comment
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Rev.#	Date	Comment
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Rev.#	Date	Comment
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Rev.#	Date	Comment
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Rev.#	Date	Comment
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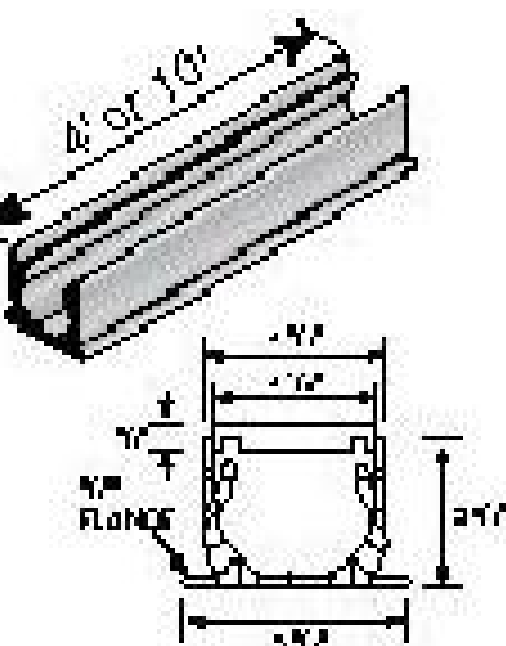
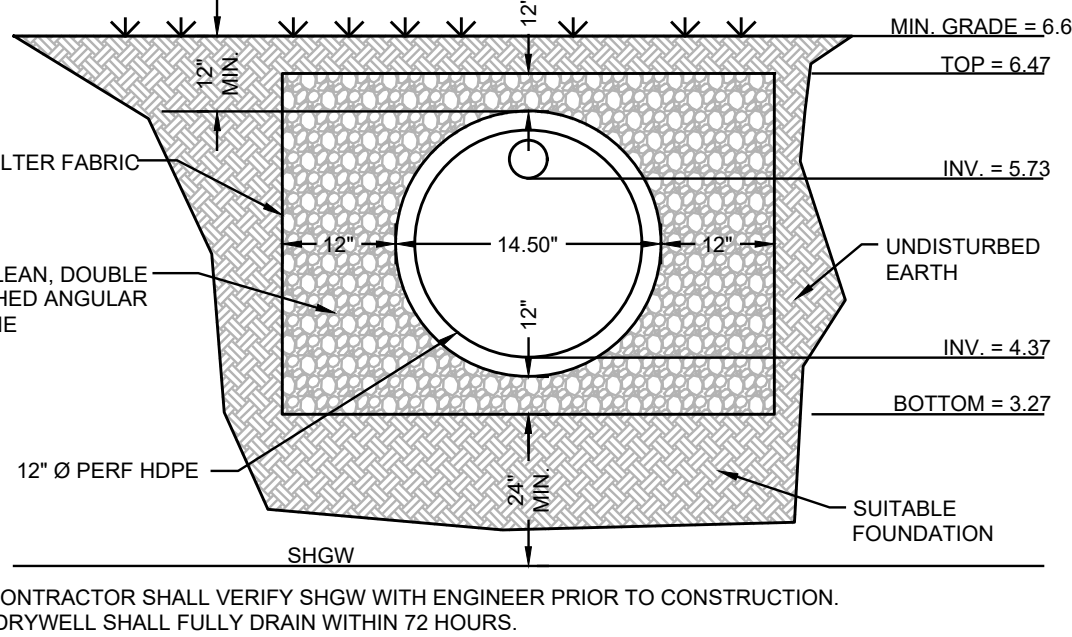
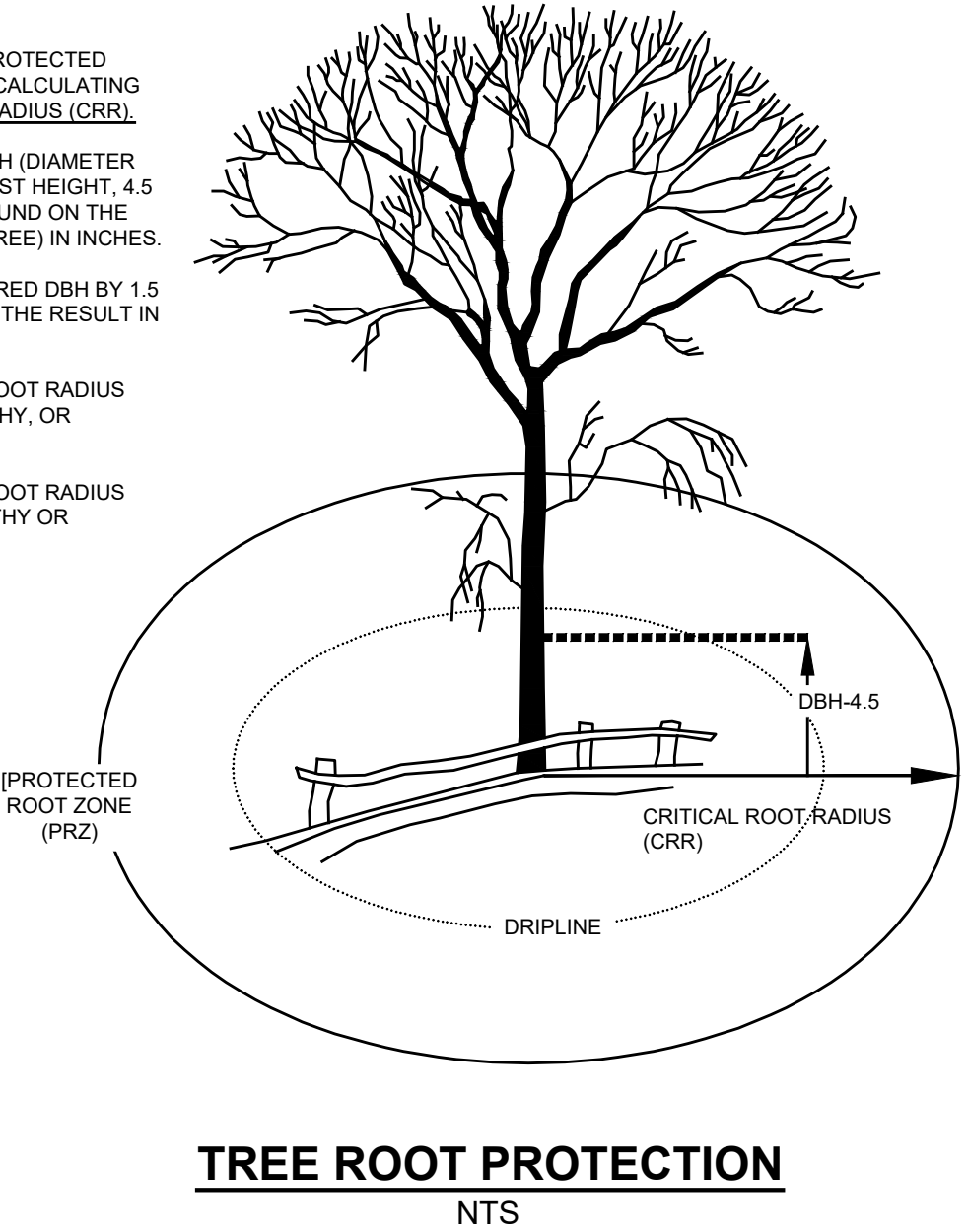
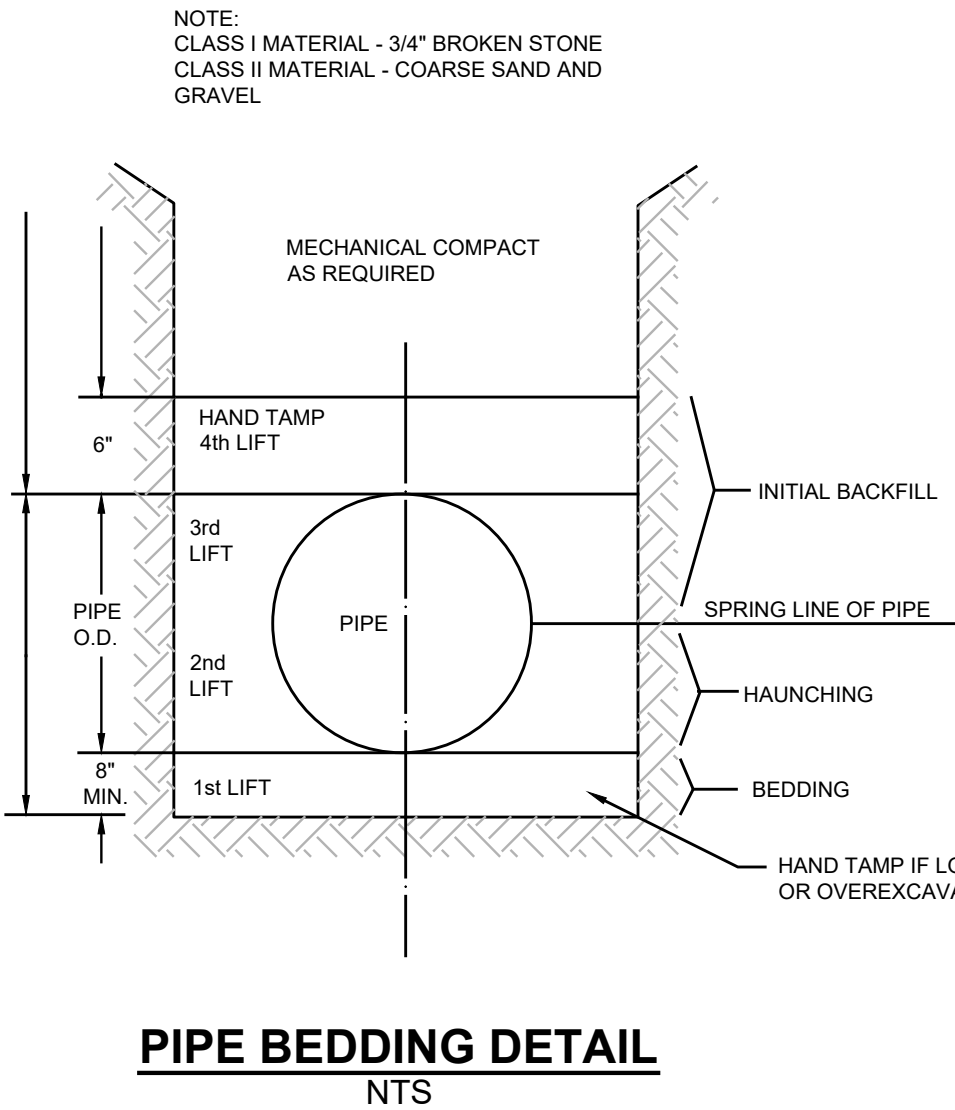
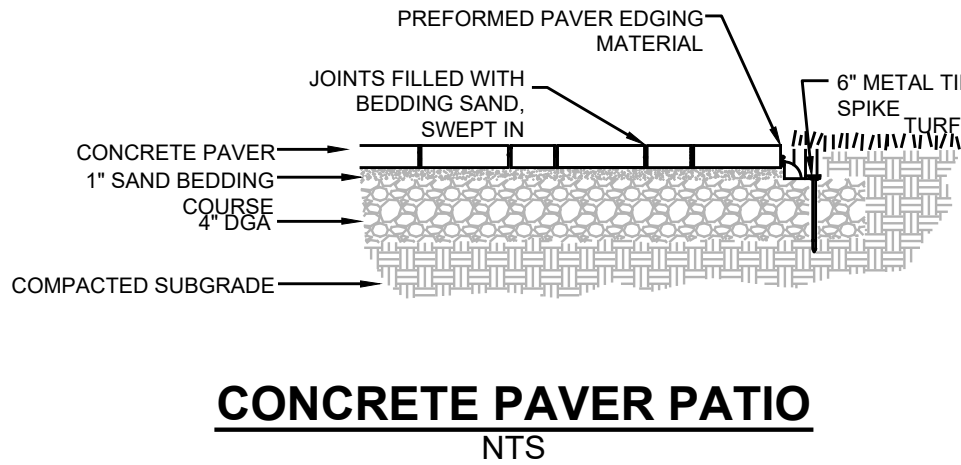
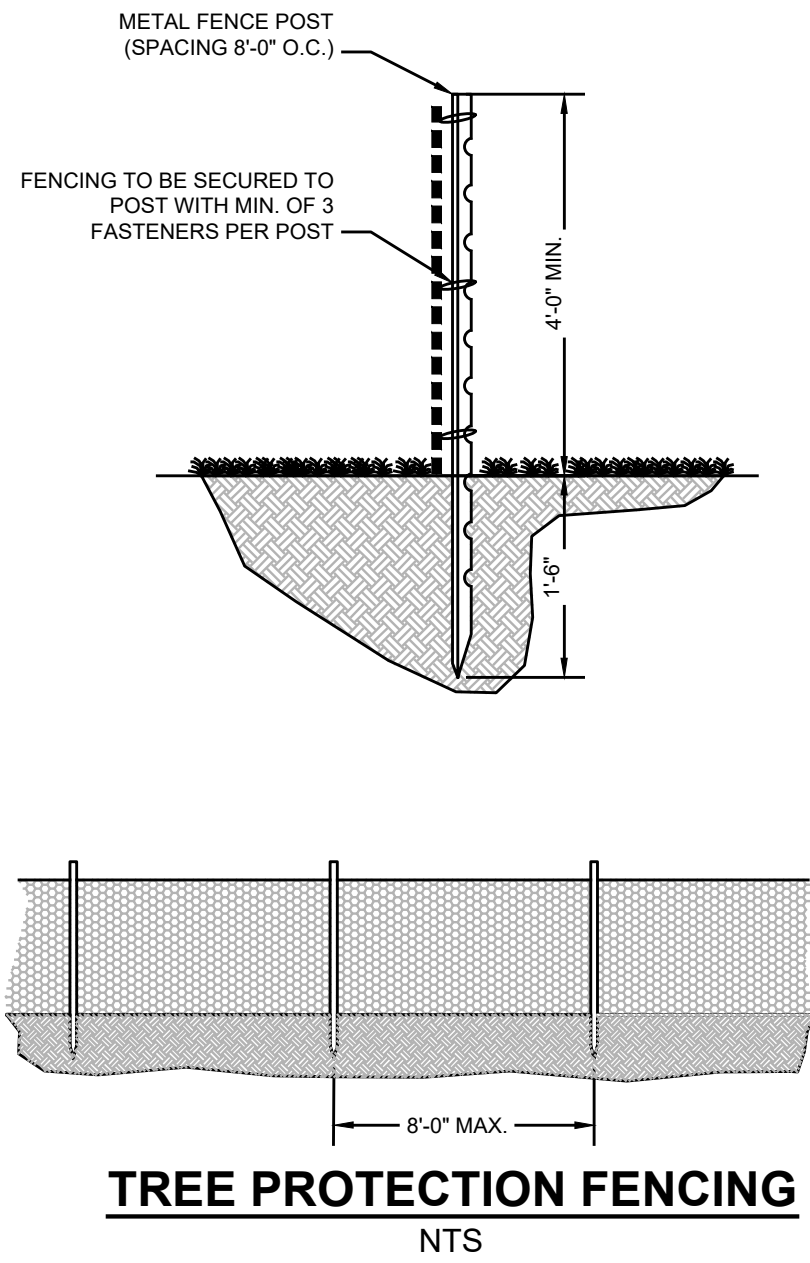
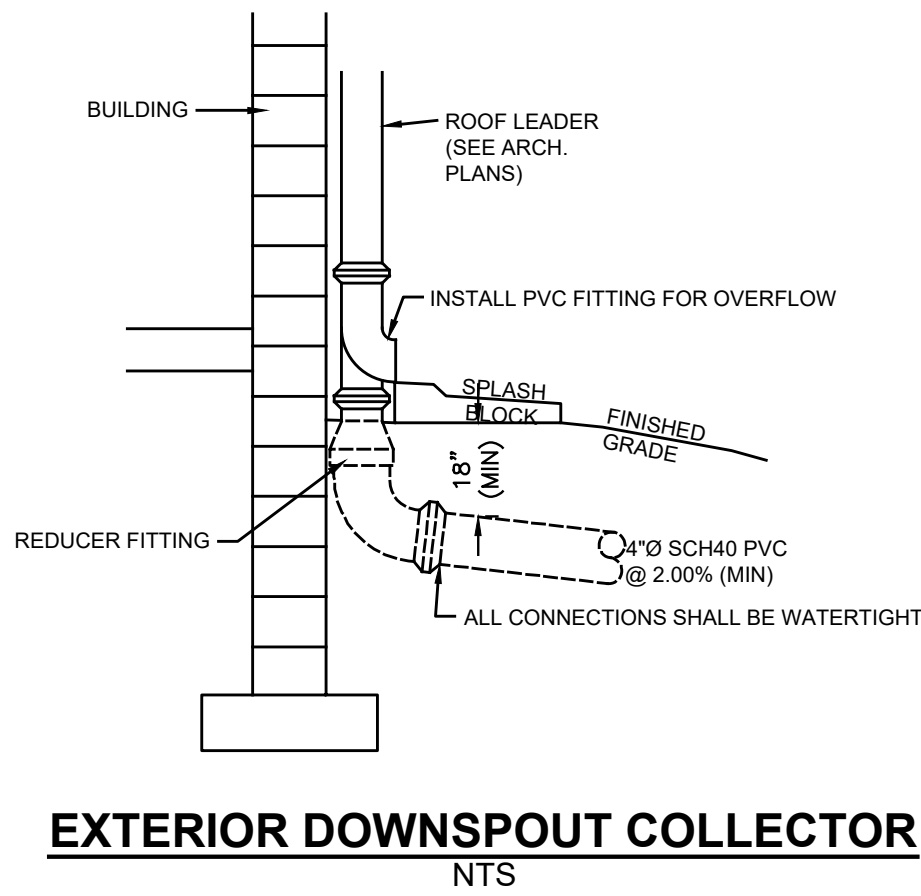
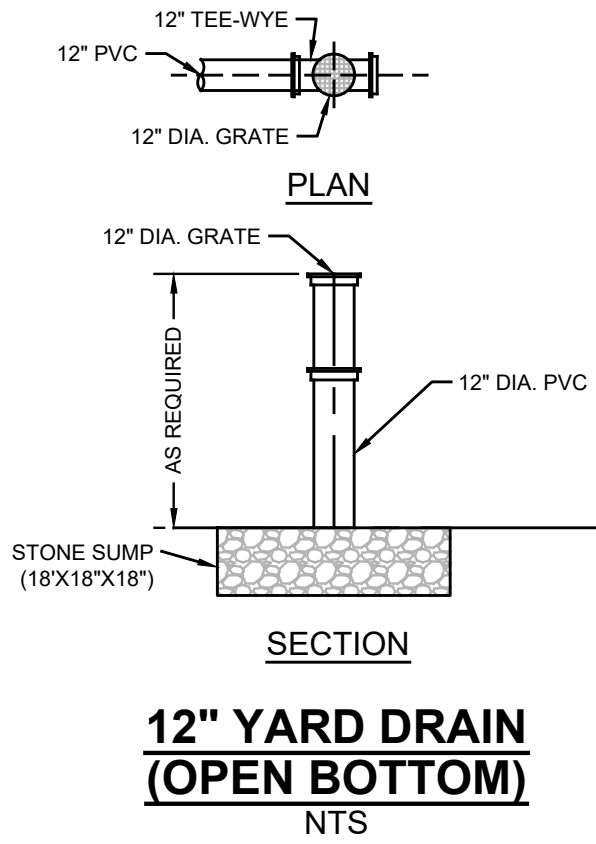
Rev.#	Date	Comment
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Rev.#	Date	Comment
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Rev.#	Date	Comment
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Rev.#	Date	Comment
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Roof Runoff Volume Calculation			
$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$		(SCS Equation)	
Q =		Runoff (inches)	
P =		Rainfall =	1.25 in
CN =		Runoff curve no. = 98	
S =		(1000 / CN) - 10 = 0.20 in	
Q = 1.03		in	
Roof Area = 647.64		sf (Rear Half of Roof)	
Runoff Volume = 55.84		cf	
Drywell (Perforated Pipe & Stone) Volume Calculation			
Perf. Pipe Diameter =		12.00	in
Length of Perf. Pipe =		20.00	ft
Stone Surround =		12.00	in
Void Ratio =		40%	
Storage Volume =		81.42	cf
< OK >			
Roof Runoff Flowrate Calculation			
Q = cA			
c = 0.99			
i = 6.50 in/hr			
A = 0.015 ac			
Q = 0.10 cfs			
Pipe Capacity Calculation (Manning's Equation)			
$Q = 1.49/n * A * R^{2/3} * S^{1/2}$			
n (pvc) =		0.01	
d =		4	in
A (full) =		0.09	sf
ro (full) =		1.05	ft
R (full) =		0.08	ft
S =		0.02	ft / ft
Q (full) =		0.19	cfs
Q required =		0.10	cfs
< OK >			



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
400	4" Channel Drain	Gray	24 ft.	4.83	25PF	NDS#400, 4" PVC
400-10	10" Channel Drain	Gray	60 ft.	11.00	25PF	Speed-D® Channel Drain with inverse tying-business design, bottom flange, patented honeycomb reinforced walls and UV inhibitor.

NDS SPEED-D CHANNEL DRAIN
(OR APPROVED EQUAL)

PROJECT INFORMATION

PROJECT NAME:
**6
TICONDEROGA
AVENUE -
PROPOSED
POOL**

PROJECT LOCATION:
BLOCK 31, LOT 4
6 TICONDEROGA AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:
CACCAMISE, KEVIN J. & LAURA M.
6 TICONDEROGA AVENUE
OCEANPORT, NJ 07757

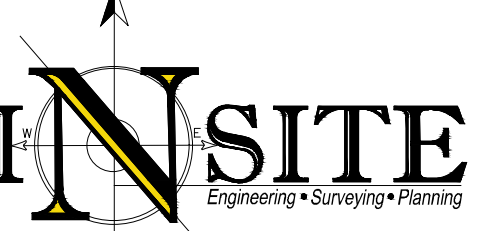
APPLICANT:
CACCAMISE, KEVIN J. & LAURA M.
6 TICONDEROGA AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719


CALL BEFORE YOU DIG!
NJ ONE CALL: 800-272-1000
(NJ One Call is not responsible for any damage to property or equipment caused by excavation.)

ELECTRIC	RED
GAS/OIL	YELLOW
COMMUNICATION	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SERVICE MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE


InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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


DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE0331000

REVISIONS

Rev. #	Date	Comment
1	01/18/23	POOL RELOCATION PER CLIENT INITIAL RELEASE
2	01/18/23	200' P.O.L. ADDED
3	01/18/23	200' P.O.L. ADDED

SCALE:	DESIGNED BY: DDC
DATE: 08/18/22	DRAWN BY: AMC
JOB #: 22-1965-01	CHECKED BY: DDC
CAD ID: 22-1965-01r1	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION	
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PLAN INFORMATION

DRAWING TITLE:

POOL PLAN

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO.:

2 OF 2

Packet Pg. 30

File: S:\Jobs\2021 - InSite Engineering\22-S001-679 - 6 Ticonderoga Avenue Oceanport, NJ\22S001679CAD.dwg 22S001679 - Survey.dwg --> 18x24 SURVEY Copyright 2022, InSite Surveying, LLC. All Rights Reserved.

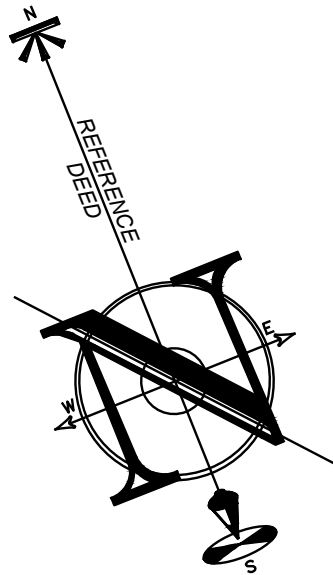
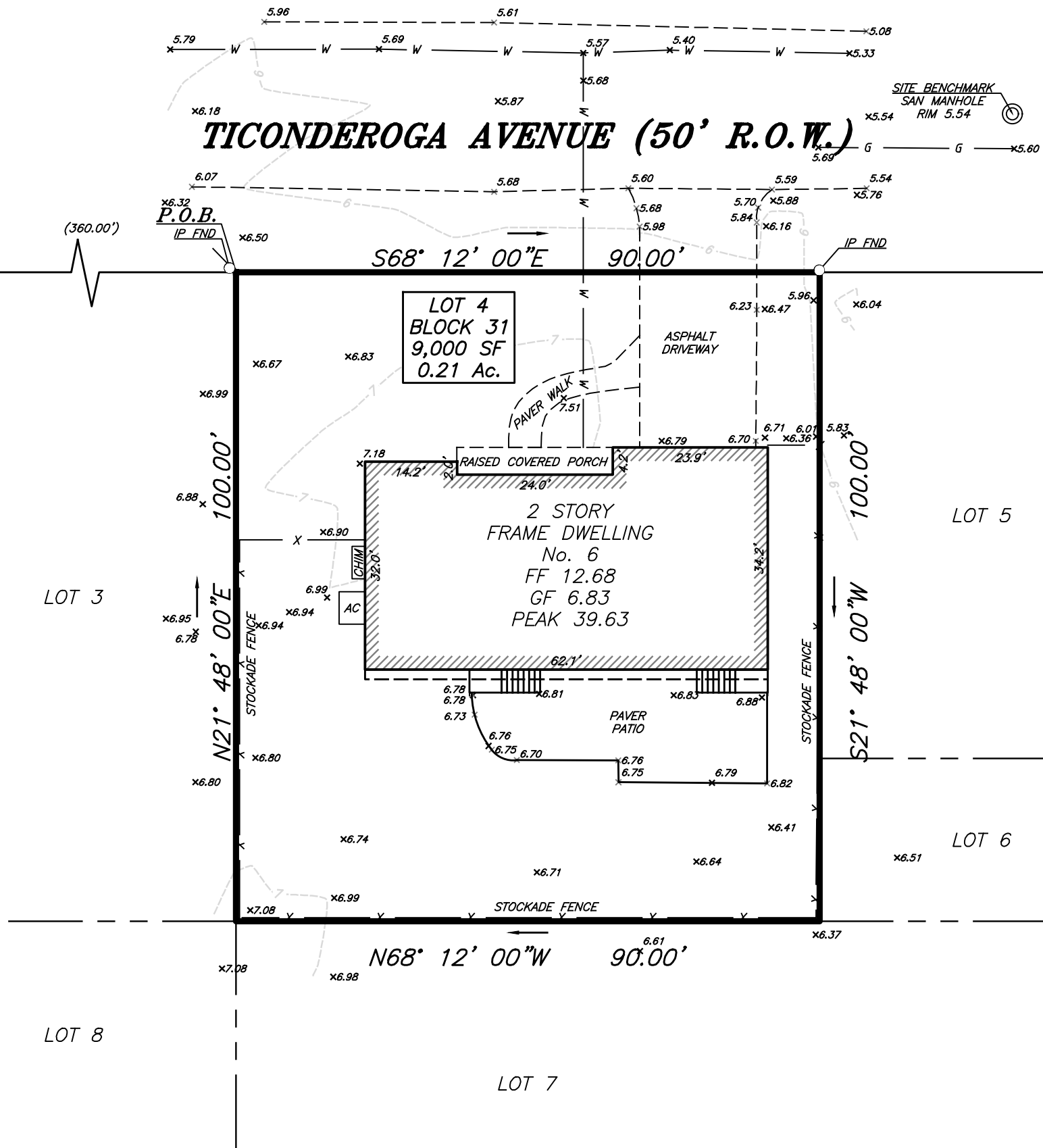


SCALE : 1" = 20'

LEGEND

EXISTING	
	BOUNDARY LINE
	CONTOUR LINE
	SPOT ELEVATION
	BUILDING
	WALL
	GAS
	WATER
	INLET
	STORM
	SANITARY MAIN
	OVERHEAD WIRE
	ELECTRIC
	TELEPHONE
	UTILITY POLE
	HYDRANT
	SIGN POST
	FENCE
	LIGHT FIXTURE
	TEST PIT LOCATION
	GRADE FLOW ARROW
	SWALE CENTER LINE

PORT-AU-PECK
AVENUE
(75' R.O.W.)



*THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 10.0 PER FLOOD HAZARD DATA DATED 6-20-2018.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "SURVEY OF PROPERTY, LOT 4, BLOCK 31, SITUATED IN OCEANPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY", BY JY LAND SURVEYING, INC., DATED 07/08/08.

FILED MAP REFERENCES:

A MAP ENTITLED, "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK", FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE, DATED NOV. 11, 1920 AS CASE No. 23-6"

DEED REFERENCES:

DB 8733 PG 1242

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

PROJECT NAME:

TOPOGRAPHIC &
UTILITY SURVEY

OF
BLOCK 31 , LOT 4
6 TICONDEROGA AVENUE

SITUATED IN:

BOROUGH OF OCEANPORT
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:



InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteSurveying.net
www.InSiteSurveying.net

REVISIONS

Rev #	Date	Comment
0	07/28/22	INITIAL RELEASE
SCALE: 1"=20'		
DATE: 07/05/22		DRAWN BY: BMW
JOB #: 22-S001-679		CHECKED BY: JJH

CERTIFICATION

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

JUSTIN J. HEDGES, P.L.S., C.F.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362
CERTIFIED FLOODPLAIN
SURVEYOR NJ LIC. NO. NJ-044

SHEET NO.

1 of 1



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 2715)

Meeting: 03/14/23 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Kelle Burrough
Initiator: Jeanne Smith
Sponsors:
DOC ID: 2715

PB2023-03 Bodnar

Block 88, Lot 15
6 Relwof Ave.

Proposed expansion of front foyer and replace existing front porch, rear addition with elevated deck seeking relief for:

- Front yard setback: 24.53' proposed, 30' permitted
 - Front porch encroachment of front yard setback: 18.20' proposed, 24' permitted
- DFD 06/14/2023

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



February 15, 2023

VIA EMAIL

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

6 Relwof Avenue – Bulk Variance
Block 88, Lot 15
Application No. PB2023-03
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0341

Dear Board Members,

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

- Plans entitled "Alteration Addition Bodnar Residence" prepared by Jeremiah J Regan, AIA, dated December 4, 2022, consisting of one (2) sheets.
- Series of three (3) photographs dated October 2022 (exhibits A-C).

The subject property is situated in the R-4 – Residential Single-Family Zone District and located on the west side of Relwof Avenue at the intersection with Asbury Avenue. The property currently has a two-story single-family dwelling, deck, asphalt driveway, shed and concrete walkways. The Applicant previously received approval for an addition to the rear of the structure along with an elevated deck. The current Application is for a front entry addition and porch.

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. Minimum Front Yard Setback: The R-4 Zone requires a minimum Front Yard Setback of 30'. The existing dwelling is 30.12' from the Relwof Avenue right of way. The proposed addition will provide only 24.53' setback.
 - b. Minimum Front Yard Setback to porch: The Ordinance permits porches to encroach up to 6' into the required setback there buy reducing the required setback to 24'. The proposed porch is 18.20' from the front property line.

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. A signed and sealed copy of the survey referenced in the Architectural plans shall be provided to the Board Secretary.
2. The property is located in a AE10 flood Zone. All construction below elevation 12.4 must be of flood resistant materials in accordance with FEMA Technical Bulletin 2.
3. The Applicant should clarify if any additional outdoor lighting is proposed.

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: Barbara Bodnar, Applicant (via email)

r:\projects\m-p\opp\opp0341\correspondence\out\230215_whw_6_relwof.docx



PROJECT TITLE
ADDITION • ALTERATION BODNAR RESIDENCE FOYER ADDITION
6 RELWOF AVENUE OCEANPORT, NJ 07757 BLOCK-88 LOT-15

SUBJECT
<u>FLOOR PLAN</u>
<u>ELEVATIONS</u>

[illegible]

NOTES:

1. THE PROPERTY IS KNOWN AS LOT 15 IN BLOCK 88 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT.

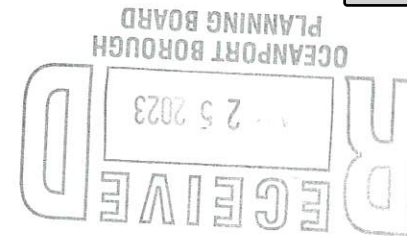
2. THE PROPERTY IS ALSO KNOWN AS LOTS 11 THROUGH 19 IN BLOCK 6 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF BRIDGEWATERS ON THE SHREWSBURY" SAID MAP WAS FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON 01-08-1922 AS MAP NUMBER 23-9.

3. THE PROPERTY IS LOCATED IN AN AE ZONE WITH A BASE FLOOD ELEVATION OF 10' AS SHOWN ON THE FIRM PANEL NUMBER 34025C0184H DATED 6-15-2022.

4. ELEVATIONS SHOWN HEREON ARE BASED ON 1988 DATUM OBTAINED USING GPS.

5. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH, UNDERGROUND STRUCTURES NOT LOCATED.

6. OFFSET DIMENSIONS FROM STRUCTURE TO THE PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.



BLOCK 88

LOT 18.01

LOT 17.01

NEW JERSEY COAST LINE—CONRAIL
(100' ROW)
N 45°20'24" W 182.06'

LOT 15
17,205 Sq. Feet
0.395 Acres

BI-LEVEL
DWELLING
NO. 6
PEAK EL=31.8'
FF= 18.2'

2 CAR
GARAGE
GF= 8.0'

CONC.
PATIO
PF= 8.2'

2ND STORY
OVERHANG

CONC. WALK
+ 8.0'

PAVED
DRIVEWAY

WOOD TIE PLANTER

YARD DRAIN
6.2'
1.47'

S 04°37'00" E 273.21'

RELWOF

(50' ROW)

AVENUE

ASBURY AVENUE
(50' ROW)

COVERAGE CALCULATIONS:

DWELLING (INCLUDING OVERHANGS)	1955 SF (BLDG. COV.)
SHED	102 SF (BLDG. COV.)
FRONT WALK	192 SF
REAR WALK	75 SF
PAVED DRIVEWAY & GAR APRON	1855 SF
CONC PATIO	370 SF
AC DECK	21 SF
FRONT PORCH & STEPS	54 SF
TOTAL BUILDING COVERAGE	2057 SF (12.0%)
TOTAL LOT COVERAGE	4624 SF (26.9%)

TC 7.6'
BC 7.0'

SMH
RIM 7.2'
TC 7.7'
BC 7.2'

TC 7.6'
BC 7.2'

INLET
TC 7.4'
BC 6.9'

TC 7.5'
BC 7.1'

TC 7.1'
BC 6.8'

TC 6.7'
BC 6.4'

TC 6.6'
BC 6.2'

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
"BODNAR"
LOT 15 OF BLOCK 88
SITUATED IN
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY



LAND CONTROL SERVICES, LLC
SURVEYING & MAPPING
620 WARDELL STREET
LONG BRANCH, NEW JERSEY 07740
(732) 229-7628
landcontrol1@gmail.com

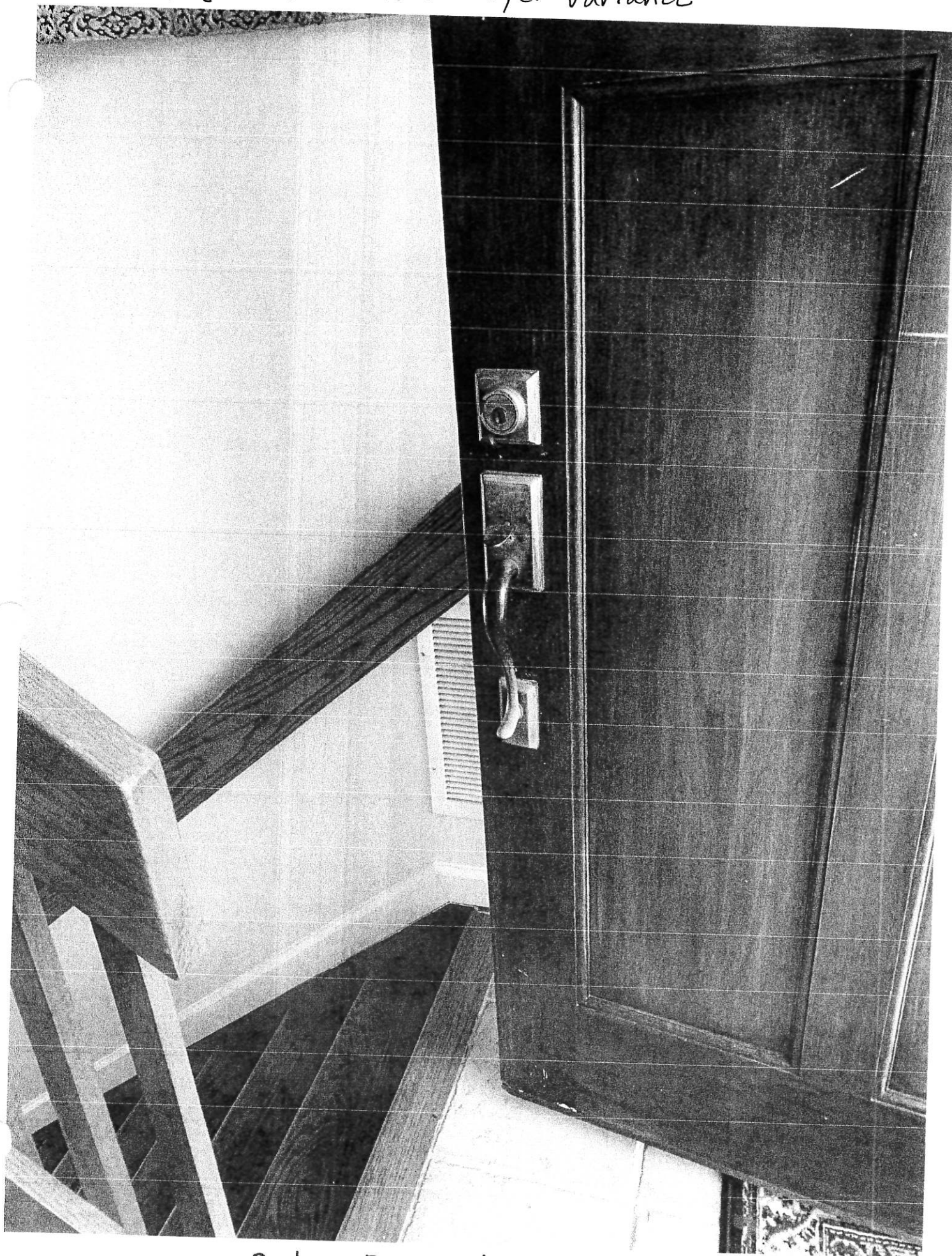
DATE	12/21/2022
SCALE	1" = 20'
DRAWN	CWK

JAMES B. GODDARD, PLS
LICENSE NO. 37588

James B. Goddard

CHECKED	JBG
FILE NO.	2288
SHEET	

Project Name: Bodnar Foyer Variance



Bodnar Foyer - November 2022

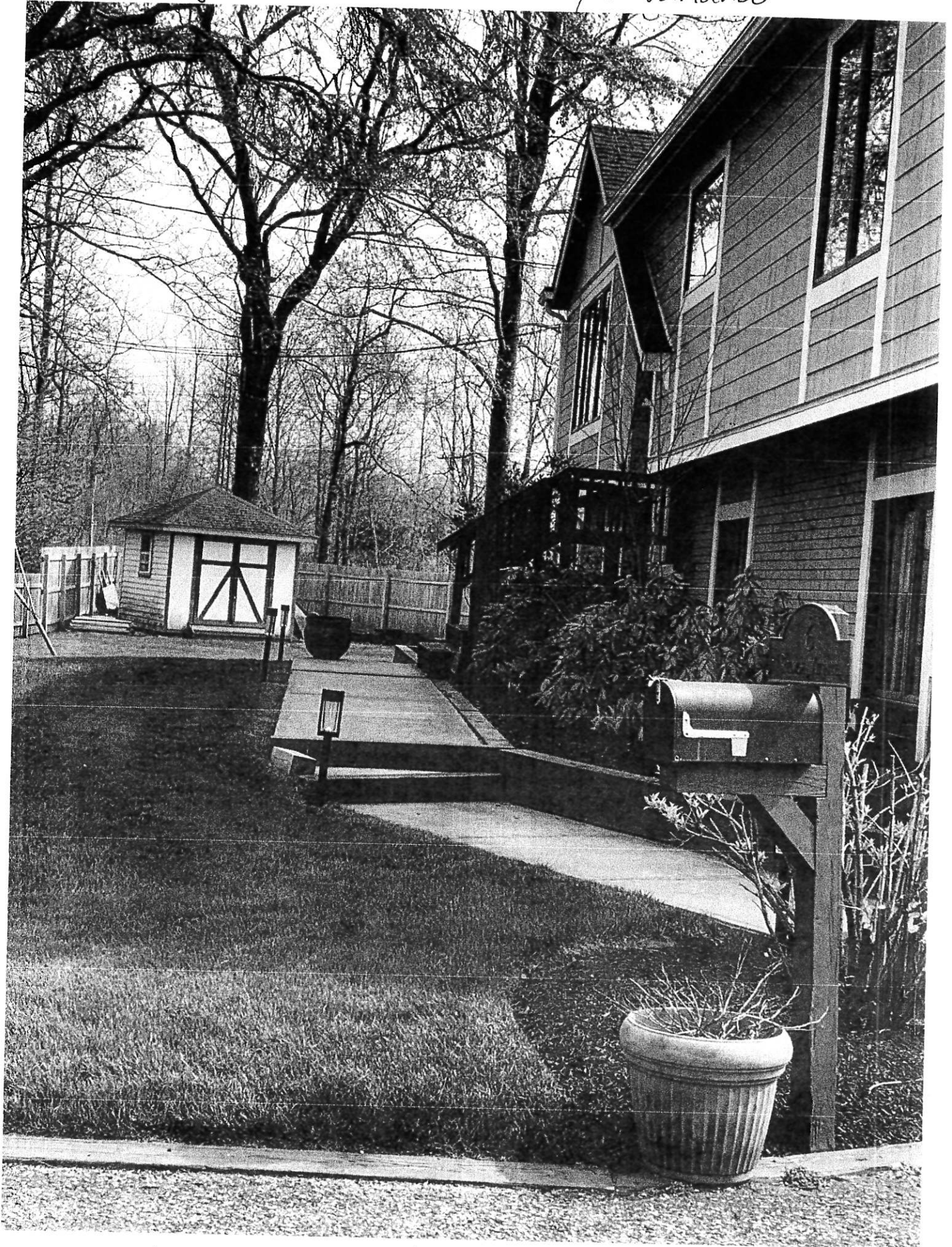
Exhibit A

Project Name: Bodnar Foyer Variance



Bodnar Front Entrance - October 2022 Exhibit B

Project Name: Bodnar Foyer Variance



Bodnar Front Walk- October 2022

Exhibit C