



# BOROUGH OF OCEANPORT

## PLANNING/ZONING BOARD

AGENDA • MARCH 10, 2020

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**Regular**

**Maple Place School**

**7:30 PM**

**2 Maple Place, Oceanport, NJ 07757**

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**I. Call to Order**

**II. Open Public Meetings Statement**

This Meeting complies with the Open Public Meetings Act by notification on January 15, 2020 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

**III. Flag Salute**

**IV. Roll Call**

**V. Board Business**

1. Approval of February 25, 2020 Minutes

**VI. Old Business**

**VII. New Business**

1. PB2019-14 Hager, Gary  
262 Arnold Ave  
Block 76, Lot 27  
Bulk variances for construction of detached garage
2. PB2020-05 Kelly, Linda  
76 Gooseneck Point Rd  
Block 74, Lot 10  
Bulk variances for side yard setbacks and impervious coverage for the legalization of existing shed and generator

**VIII. Petitions from the Public**

**IX. Informal**

1. PB2020-07 Fort Monmouth Business Center LLC  
Informal Review  
Alison Hall Parcel Redevelopment

**X. Adjournment**

**Planning/Zoning Combined Board**

315 E. Main Street  
Oceanport, NJ 07757

**SCHEDULED****PLANNING BOARD APPLICATION (ID # 1438)**

Meeting: 03/10/20 07:30 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Jeanne Smith  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 1438

**PB2019-14 Hager, Gary**

262 Arnold Ave  
Block 76, Lot 27  
Bulk variances for construction of detached garage



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

7.1.a

**Corporate Headquarters**  
331 Newman Springs Road, Suite 203  
Red Bank, NJ 07701  
T: 732.383.1950  
F: 732.383.1984  
[www.maserconsulting.com](http://www.maserconsulting.com)

January 27, 2020

**VIA EMAIL**

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

Re: Bulk Variances  
262 Arnold Avenue  
Block 76, Lot 27  
Borough of Oceanport, Monmouth County, New Jersey  
MC Project No. OPP-259

Dear Board Members:

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

- Plans entitled “Proposed New Garage for Hager Residence”, prepared by Anthony Condouris Architect Inc., dated July 24, 2019 and consisting of two (2) sheets;
- Plans entitled “Riparian Grant & Waterfront Development Plan”, prepared by Midstate Engineering, Inc., dated November 5, 2010 and consisting of one (1) sheet;
- Plans entitled “Plot Plan”, prepared by InSite Engineering, LLC, dated January 14, 2020 and consisting of two (2) sheets;
- Plan entitled “Boundary and Topographic Survey” prepared by InSite Surveying, LLC dated December 11, 2019 and consisting of one (1) sheet.

The subject property is situated in the R-4 – Residential Single-Family Zone District and contains 15,000 SF (0.3444 acres) on the west side of Arnold Avenue, directly abutting Charles Park. The Applicant proposes to construct a 1-1/2 story detached garage on a parcel that currently has a single-family dwelling and shed (which is to be removed).

Based on our review, we recommend that the application be deemed **complete** and scheduled for the next available public hearing.

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

### Variances/Design Waivers

Bulk variances are required for the following:

1. Maximum height - Accessory structure: 15 feet/ 1 story is permitted, 21.79 feet/ 1-1/2 stories proposed. A Bulk Variance is required from Ordinance Section 390:17.D. The Architect shall clarify how much of the upper story provides a ceiling height of 7-1/2 feet as the definition of half story is: “The vertical distance between a floor and the roof with a ceiling height of not less than 7 1/2 feet for no more than 1/3 of the floor area of the next floor below that is accessed by a fixed stairway...”
2. Maximum Accessory Building Coverage – Maximum 5% permitted, 5.2% proposed. A Bulk Variance is required.
3. Minimum side yard setback – Accessory Structure: 10 feet required; 5.1 feet proposed. A Bulk Variance is required for the pre-existing condition.
4. Accessory structures are not permitted in the front yard. A Bulk Variance is required from Ordinance Section 390:17.C as the proposed front yard setback is 21.5 feet where the zone requires 30 feet. The existing dwelling is non-compliant at 27.8 feet from the right of way.

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

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

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



### General Comments

1. The Applicant shall provide testimony as to the use of the "loft space" and if it will be habitable/living space.
2. The proposed condition plan did not remove the shed.
3. The Applicant shall clarify what utilities will be provided to the new garage.
4. The architectural plans do not appear to be plotted to scale. Plans shall be resubmitted that are to scale.
5. Note #15 indicates that a CAFRA permit was issued on 10/18/19 for the garage. Please submit a copy of the CAFRA permit and referenced Plan.
6. The base flood elevation is 12.4. The garage floor is proposed at 5.65, as such the bottom floor of the garage can only be used for parking, storage, and stairwells. The plans indicate that flood vents are to be provided.
7. A detail is provided for concrete paver walkway, however there is none shown on the plan.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P. A.

A handwritten signature in black ink, appearing to read 'W. White'.

William H.R. White, III, P.E., P.P., C.M.E.  
Planning Board Engineer and Planner

WHW/nb

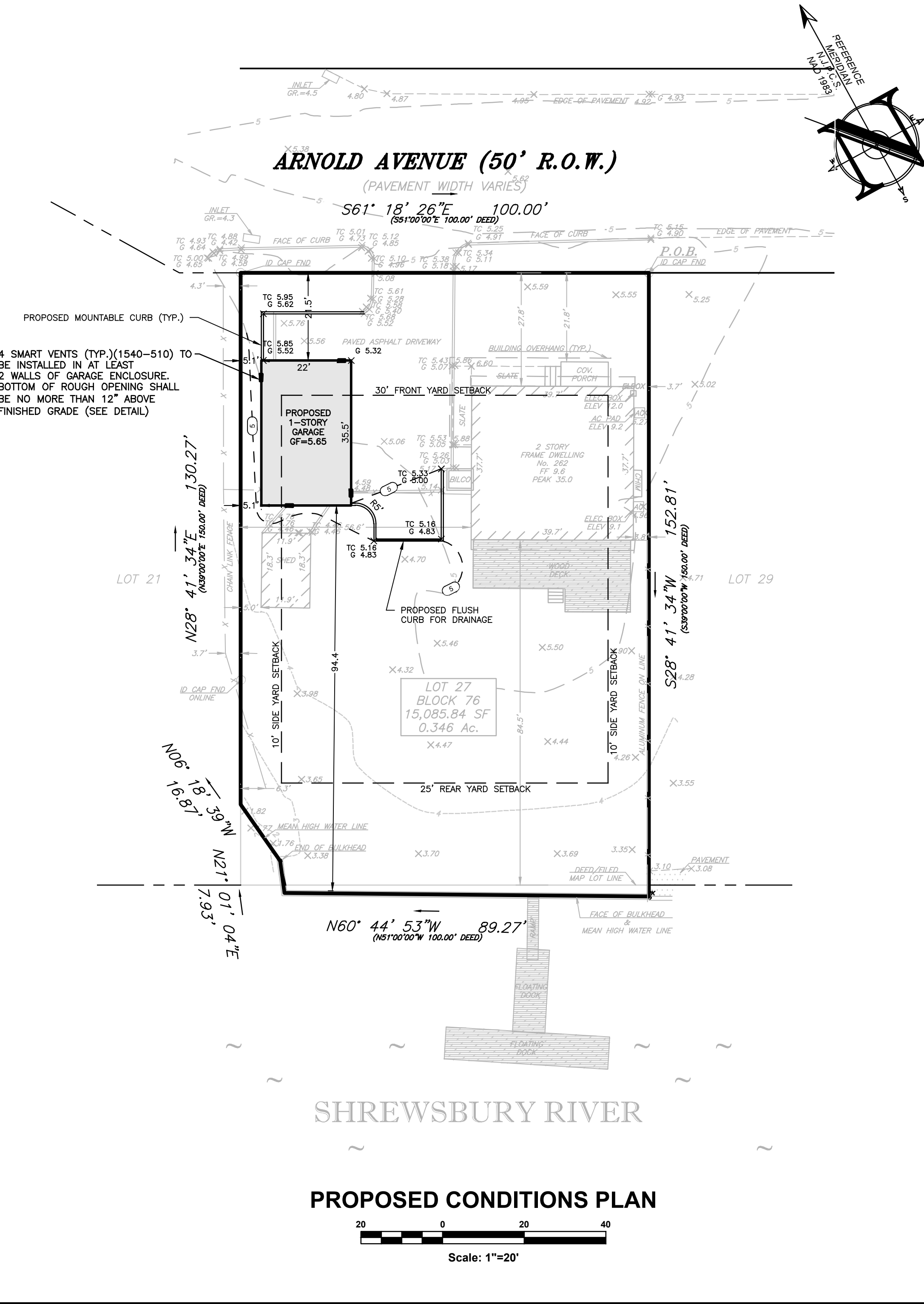
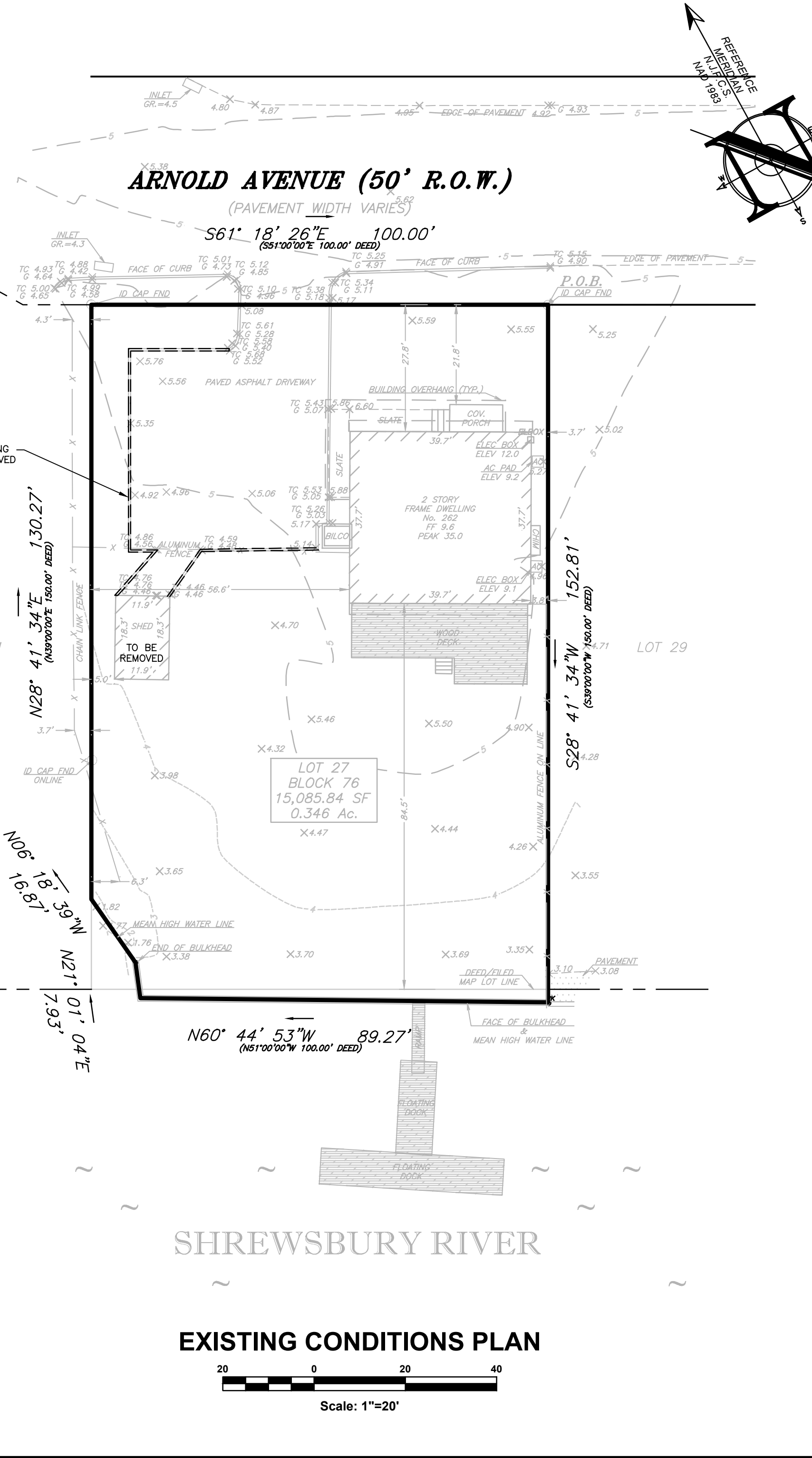
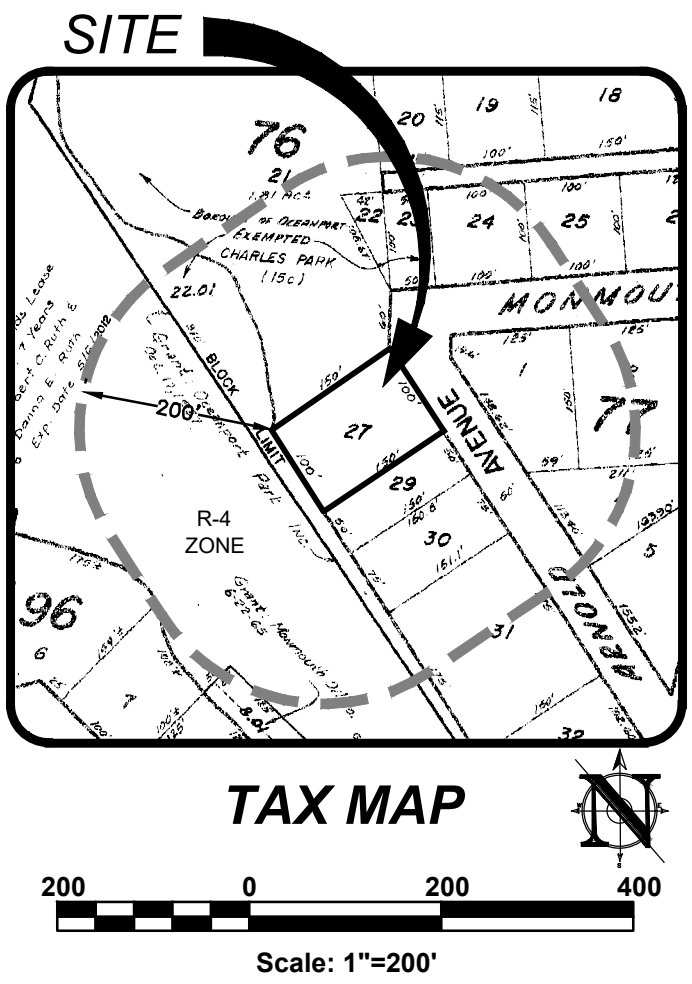
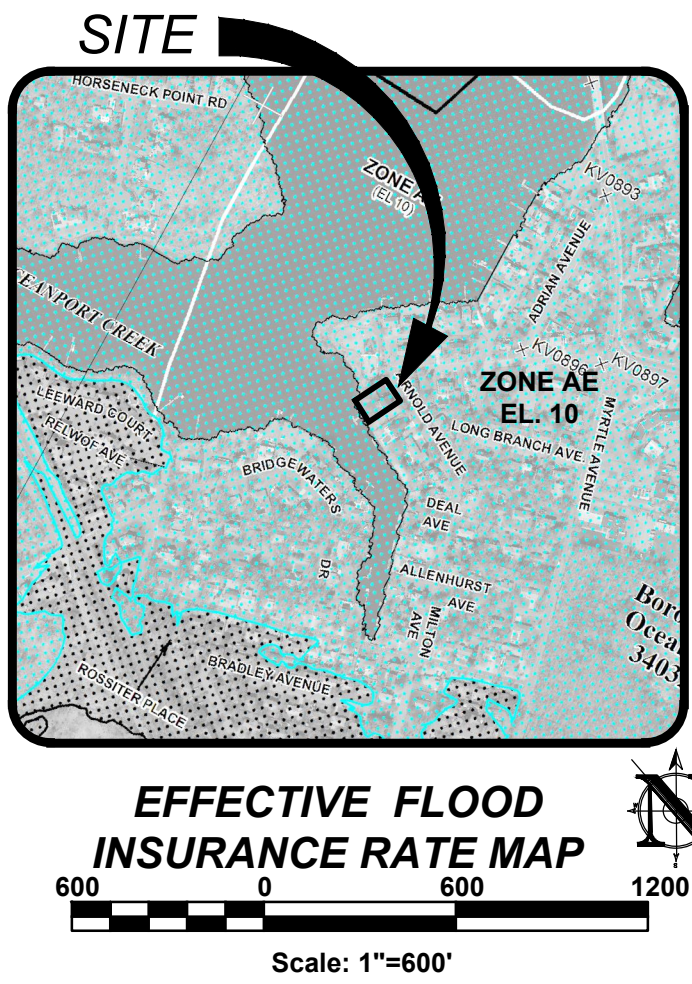
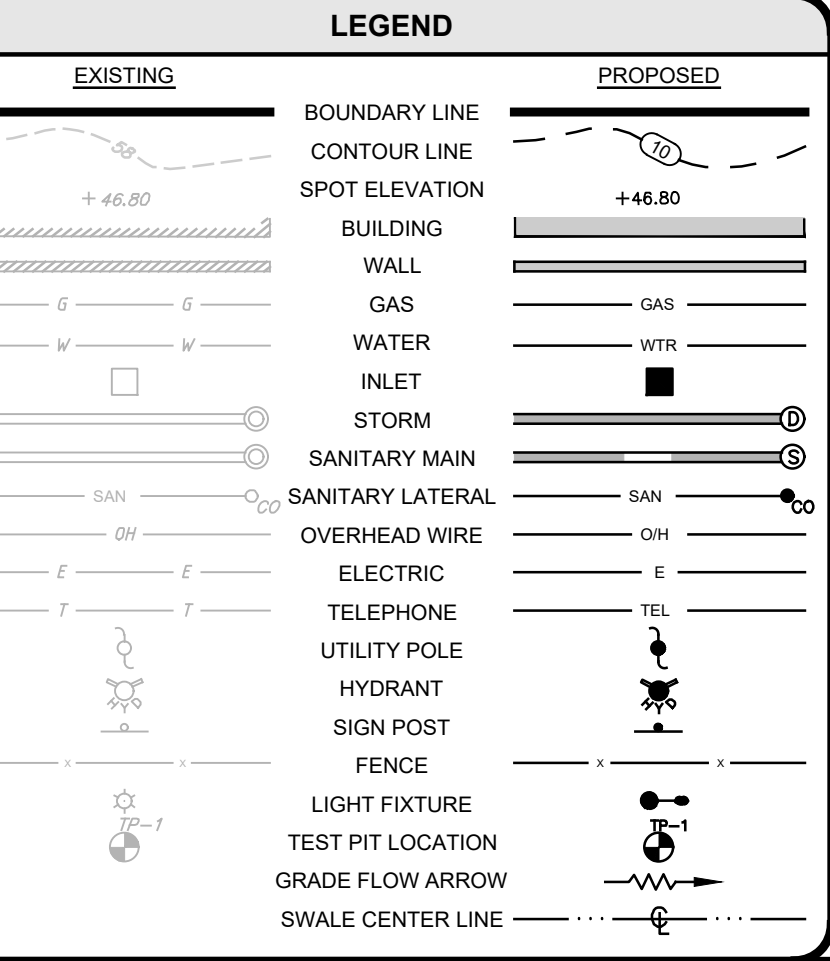
cc: Kevin Kennedy, Esq. (kkennedy@kevinkennedylaw.net)  
Gary Hager (gkhager@gmail.com)

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| ZONING COMPLIANCE CHART                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                           |                        |                                          |                      |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------|------------------------------------------|----------------------|---------------------|
| R-4 (SINGLE-FAMILY) ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                        |                                          |                      |                     |
| SINGLE-FAMILY DETACHED DWELLING: PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |                        |                                          |                      |                     |
| ORD SECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | STANDARD                                  | REQUIRED               | EXISTING                                 | PROPOSED             | COMPLIES            |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. LOT AREA (SF)                        | 10,000                 | 15,085.84                                | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. LOT WIDTH (FT)                       | 100                    | 100                                      | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. LOT DEPTH (FT)                       | 100                    | 152.81                                   | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PRINCIPAL BUILDING                        |                        |                                          |                      |                     |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. FRONT YARD SETBACK (FT)              | 30                     | (1)(2) 27.8                              | (N) NO CHANGE        | (N) NO              |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. REAR YARD SETBACK (FT)               | 25                     | 84.5                                     | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. SIDE YARD SETBACK                    |                        |                                          |                      |                     |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ONE SIDE (FT)                             | 10                     | 3.7                                      | (N) NO CHANGE        | (N) NO              |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BOTH SIDES (FT)                           | 20                     | 60.3                                     | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. BUILDING HEIGHT (FT)                 | 35                     | 29.45                                    | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. BUILDING HEIGHT (STORIES)            | 2.5                    | 2                                        | NO CHANGE            | YES                 |
| 390-17.C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ACCESSORY BUILDING                        |                        |                                          |                      |                     |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ALLOWABLE YARD LOCATION                   | SIDE/REAR              | SIDE/REAR                                | FRONT (V)            | NO (V)              |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. REAR YARD SETBACK (FT)               | 5                      | N/A                                      | 94.4                 | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. SIDE YARD SETBACK (FT)               | 5                      | 69.7                                     | N/A                  | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. SIDE YARD SETBACK (GARAGE (FT))      | 10                     | N/A                                      | 5.1 (V)              | NO (V)              |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MIN. SIDE YARD SETBACK (SHED (FT))        | 10                     | 5                                        | N/A (X)              | YES                 |
| 390-17.D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. BUILDING HEIGHT (FT/STY) (GARAGE)    | 15/1                   | N/A                                      | 22.7/1.5 (V)         | NO (V)              |
| 390-17.D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. BUILDING HEIGHT (FT/STY) (SHED)      | 15/1                   | <15/1                                    | N/A                  | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. ACCESSORY BUILDING COVERAGE (%)      | 5                      | 1.4                                      | 5.2 (V)              | NO (V)              |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LOT COVERAGE                              |                        |                                          |                      |                     |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. BUILDING COVERAGE (%)                | 25                     | 11.8                                     | 15.6                 | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. IMPERVIOUS COVERAGE (%)              | 40                     | 32.7                                     | 31.4                 | YES                 |
| SCHED III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MIN. HABITABLE FLOOR AREA (TWO-STORY)(SF) |                        |                                          |                      |                     |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | FIRST FLOOR (SF)                          | 1,050                  | (a)                                      | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TOTAL (SF)                                | 1,800                  | (a)                                      | NO CHANGE            | YES                 |
| SCHED II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAX. DWELLINGS PER ACRE                   | 4.5                    | 1                                        | 1                    | YES                 |
| (N) EXISTING NON-CONFORMITY (E) EXISTING VARIANCE (V) PROPOSED VARIANCE (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (1) PER ORDINANCE SECTION 390-14.B, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT WITHIN THE SAME BLOCK. (2) PER ORDINANCE SECTION 390-14.A(4), IN RESIDENCE DISTRICTS, AN OPEN PORCH ONE STORY IN HEIGHT CAN PROJECT NOT MORE THAN SIX FEET INTO THE FRONT YARD AND NOT MORE THAN FIVE FEET INTO THE SIDE YARD BUT IN NO INSTANCE NEARER THAN 10 FEET TO A SIDE LOT LINE AND 24 FEET TO THE FRONT LOT LINE. |                                           |                        |                                          |                      |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                           | (I) IMPROVED CONDITION | (X) VARIANCE / NON-CONFORMITY ELIMINATED | N/A - NOT APPLICABLE | N/S - NOT SPECIFIED |

GENERAL NOTES

- SUBJECT PROPERTY**  
TAX MAP #9: BLOCK 76, LOT 27, 262 ARNOLD AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**  
GARY HAGER  
262 ARNOLD AVENUE  
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP (FOR ENGINEERING AND ZONING APPROVAL.)
- SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 76, LOT 27, 262 ARNOLD AVENUE", WITH THE LATEST REVISION BEING DATED 12/12/19. 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.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS, ARCHITECT, INC. ENTITLED "HAGER RESIDENCE", WITH THE LATEST REVISION BEING DATED 7/24/19
- BASE FLOOD ELEVATION**  
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #34025C0184G, DATED 06/20/18, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10. THE FEMA MAP REFERENCES 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.
- EXISTING UTILITIES TO REMAIN**  
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.
- 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.
- CONSTRUCTION IN FLOOD ZONE**  
ALL CONSTRUCTION BELOW ELEVATION 12.4 MUST BE WATER RESISTANT MATERIALS.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
THE PROPOSED GARAGE IS PERMITTED UNDER NJDEP CAFRA PERMIT 1338-09-0031.1 LUP190001 APPROVED ON 10/18/2019.
- ROOF LEADERS**  
ALL ROOF LEADERS SHALL BE DIRECTED TO THE ARNOLD AVENUE RIGHT-OF-WAY OR SHREWSBURY RIVER.
- SOIL DISTURBANCE**  
THE PROPOSED LIMIT OF DISTURBANCE IS LESS THAN 5,000 S.F., THEREFORE SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION IS NOT REQUIRED FOR THIS PROJECT.



PROJECT INFORMATION

PROJECT NAME: HAGER RESIDENCE PROPOSED GARAGE

PROJECT LOCATION: BLOCK 76, LOT 27, 262 ARNOLD AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ 07757

OWNER: GARY HAGER, 262 ARNOLD AVENUE, OCEANPORT, NJ 07757

APPLICANT: GARY HAGER, 262 ARNOLD AVENUE, OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS: ARCHITECT: ANTHONY M. CONDOURIS, 20 BINGHAM AVENUE, RUMSON, NJ 07760; SURVEYOR: INSITE SURVEYING, LLC, 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

INSITE ENGINEERING, LLC

CALL BEFORE YOU DIG! NJ ONE CALL... 800-272-1000

|                     |        |
|---------------------|--------|
| ELECTRIC            | RED    |
| GAS                 | YELLOW |
| COMMUNICATION/TV    | ORANGE |
| WATER               | BLUE   |
| SEWER               | GREEN  |
| PROPOSED EXCAVATION | WHITE  |

INSITE Engineering • Surveying • Planning

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.

PATRICK R. WARD, P.E. PP  
NJPE 24GE05079000 NJPP 33LJ00628800

REVISIONS

| Rev # | Date     | Comment         |
|-------|----------|-----------------|
| 0     | 01/14/20 | INITIAL RELEASE |

SCALE: 1"=20'

DATE: 01/14/20

JOB #: 19-1321-01

CAD ID: 19-1321-0170

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: PLOT PLAN

SHEET TITLE: PLAN

SHEET NO: 1 OF 2



**Planning/Zoning Combined Board**

315 E. Main Street  
Oceanport, NJ 07757

**SCHEDULED****PLANNING BOARD APPLICATION (ID # 1619)**

Meeting: 03/10/20 07:30 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Jeanne Smith  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 1619

**PB2020-05 Kelly, Linda**

76 Gooseneck Point Rd

Block 74, Lot 10

Bulk variances for side yard setbacks and impervious coverage for the legalization of existing shed and generator



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

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

February 20, 2020

**VIA EMAIL**

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

Re: Bulk Variance  
Block 74, Lot 10  
76 Gooseneck Road  
Application No.: PB2020-02  
Borough of Oceanport, Monmouth County, New Jersey  
MC Project No. OPP-265

Dear Board Members:

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

- Plan entitled “Variance Plan”, prepared by C.C. Widdis Surveying, LLC., last revised January 24, 2020 and consisting of one (1) sheet;
- Plan entitled “Survey of Property”, prepared by C.C. Widdis Surveying, LLC., dated December 17, 2019 and consisting of one (1) sheet.

The subject property is situated in the R-1 – Residential Single-Family Zone District and contains 27,298.76 SF (0.626 acres) on the southeast side of Goose Neck Point Road, approximately 250 feet northeast of the northern loop of Shore Road. The Applicant proposes to reduce the amount of impervious coverage and legalize a shed and generator.

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

**General Comments**

1. Bulk variances are required for the following:
  - a. Maximum Impervious Coverage – 25% maximum permitted, 43.88% existing and 38.2.% proposed. A Bulk Variance is required.
  - b. Accessory Structure Side Yard Setback – 20 feet required; 4.01 feet proposed to shed. A Bulk Variance is required.

Jeanne Smith, Planning Board Secretary  
MC Project No. OPP-265  
February 20, 2020  
Page 2 of 2



- c. Accessory Structure Side Yard Setback – 20 feet required, 8.78 feet proposed to generator and platform. A Bulk Variance is required.

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

- Physical Constraints – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:
    - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
    - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property;
    - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
  - Benefits Outweighing the Detriments- A hardship may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.
2. The property is located in the AE10 flood zone which has a base flood elevation of 10. The Applicant shall verify with the Construction Department as to the required height of the generator.
  3. The Applicant shall clarify if the garage will be converted to living space and the driveway is being removed.
  4. The Applicant is responsible for contacting the New Jersey One Call System, “Call Before You Dig” 1-800-272-1000 at least three (3) business days prior to construction.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

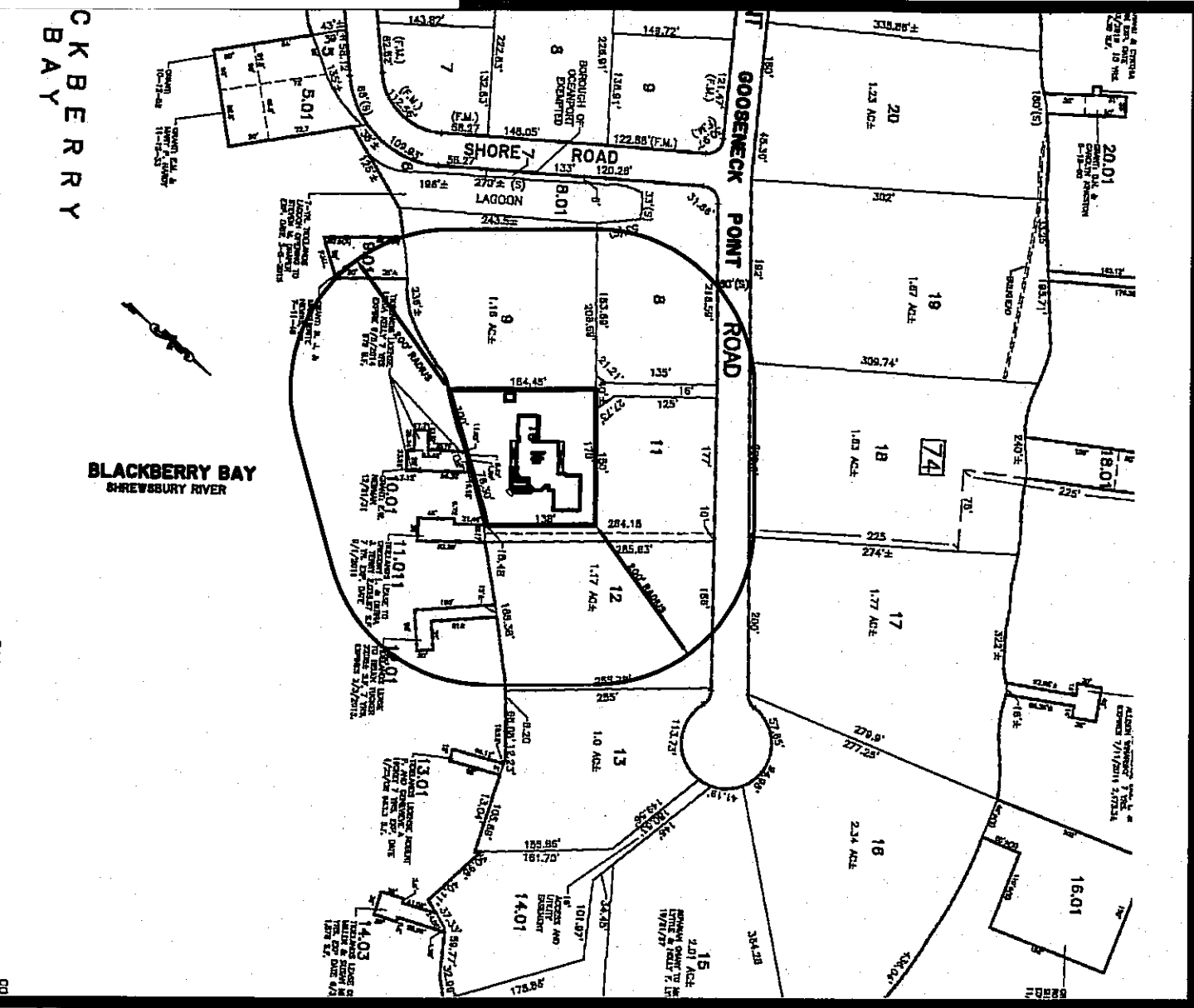
A blue ink signature of William H.R. White, III, written in a cursive style.

William H.R. White, III, P.E., P.P., C.M.E.  
Planning Board Engineer and Planner

WHW/nb

cc: Linda Kelly, 76 Gooseneck Point Road, Oceanport, NJ 07757  
Kevin Kennedy, Esq.

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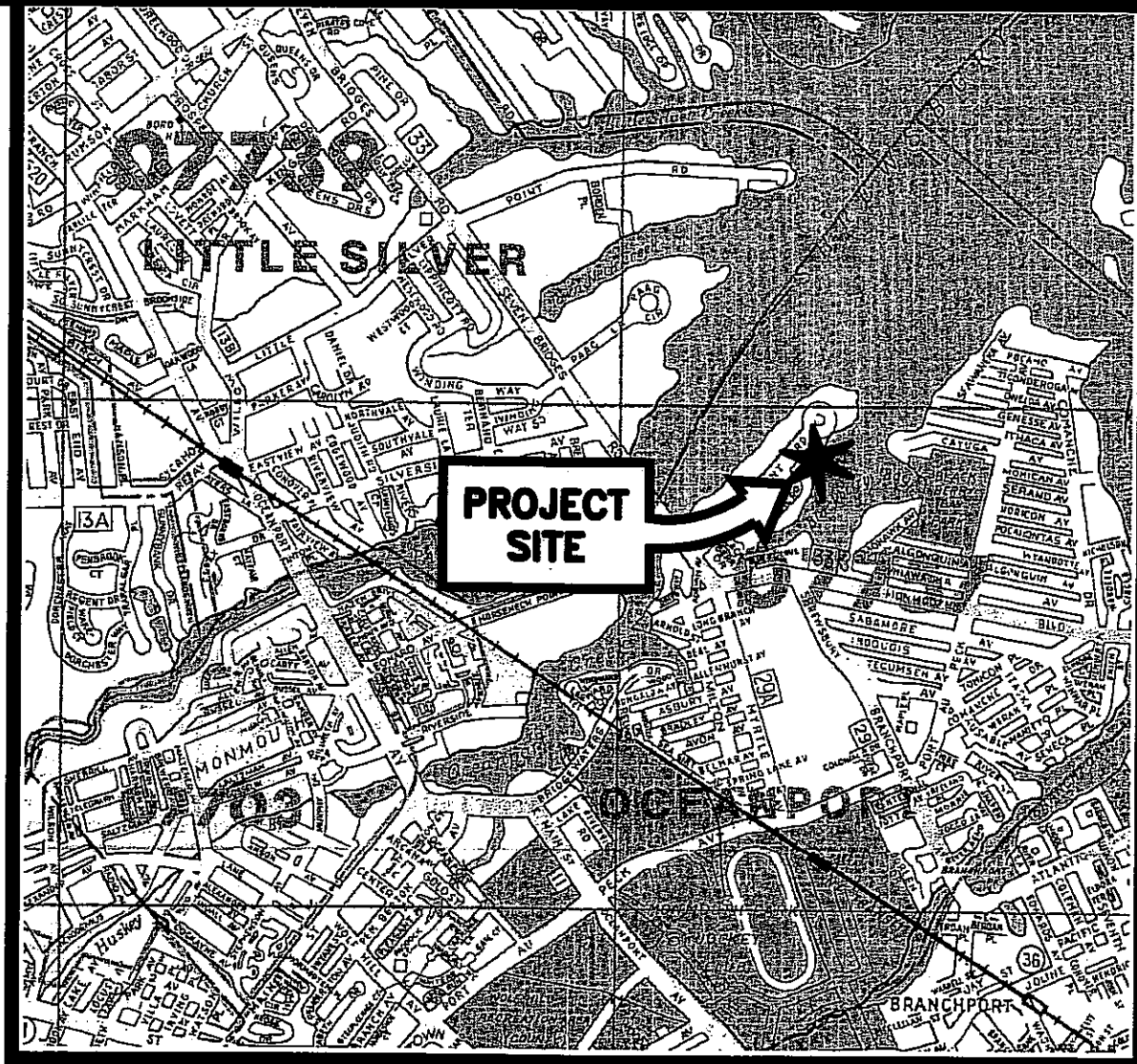


200' RADIUS MAP

ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS  
PROPERTY IS LOCATED IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

|                                  | REQUIRED<br>ZONE R-1 | EXISTING<br>LOT 1 | PROPOSED<br>LOT 1 |
|----------------------------------|----------------------|-------------------|-------------------|
| MINIMUM LOT AREA (SQ. FT)        | 30,000               | 27,298.78*        | 27,298.78*        |
| MINIMUM LOT WIDTH (FT)           | 150                  | 170.00            | 170.00            |
| MINIMUM LOT DEPTH (FT)           | 200                  | 138.00*           | 138.00*           |
| MAXIMUM LOT IMP. COVERAGE (%)    | 25                   | 43.88*            | 38.20*            |
| MINIMUM LOT SETBACKS (FT)        |                      |                   |                   |
| PRINCIPAL BUILDING               |                      |                   |                   |
| FRONT                            | 50                   | 18.85*            | 18.85*            |
| SIDE                             | 15/35                | 19.14/51.68       | 19.14/51.68       |
| REAR                             | 40                   | 47.44             | 47.44             |
| ACCESSORY BUILDING               |                      |                   |                   |
| SIDE                             | 20                   | 4.01*             | 4.01*             |
| REAR                             | 10                   | 63.90             | 63.90             |
| MAXIMUM BUILDING HEIGHT (STY/FT) | 2.5/35               | 2.0/<35           | 2.0/<35           |
| ACCESSORY STRUCTURE (GENERATOR)  |                      |                   |                   |
| MINIMUM SIDE SETBACK             | 15                   | 8.78*             | 8.78*             |

\* DENOTES PRE-EXISTING NONCONFORMING CONDITION  
^ VARIANCE REQUIRED



KEY MAP  
SCALE: 1"=1000'±

PROPERTY OWNERS NAMES WITHIN 200 FEET

| LOT | QUAL | CL | PROPERTY OWNER                                                                      | PROPERTY LOCATION     | ADD'L. INFO |
|-----|------|----|-------------------------------------------------------------------------------------|-----------------------|-------------|
| 1   |      |    | DAVID, STEVEN J.<br>68 GOOSENECK PT RD<br>OCEANPORT, NJ 07757                       | 68 GOOSENECK POINT RD | 9.01        |
| 9   |      | 2  | JAMES, ROBERT V. III & SUSANNA D.<br>70 GOOSENECK POINT ROAD<br>OCEANPORT, NJ 07757 | 70 GOOSENECK POINT RD | 9.01        |
| 11  |      | 2  | TERRELL, GREGORY L. & DEBRA J.<br>80 GOOSENECK POINT ROAD<br>OCEANPORT, NJ 07757    | 80 GOOSENECK POINT RD | 11.011      |
| 12  |      | 2  | TERRELL, BEN & JUDITH<br>84 GOOSENECK POINT RD<br>OCEANPORT, NJ 07757               | 84 GOOSENECK POINT RD | 12.01       |
| 17  |      | 2  | ALEJO, REYNOLDETTA, TRUSTEE<br>85 GOOSENECK POINT RD<br>OCEANPORT, NJ 07757         | 85 GOOSENECK POINT RD | 17.01       |
| 18  |      | 2  | BEA, WILSON B. & CATHERINE G.<br>75 GOOSENECK POINT RD<br>OCEANPORT, NJ 07757       | 75 GOOSENECK POINT RD | 18.01       |
| 19  |      | 2  | JOHNSON, CHRISTOPHER B. & NANCY<br>67 GOOSENECK POINT ROAD<br>OCEANPORT, NJ 07757   | 67 GOOSENECK POINT RD | 19.01       |

UTILITIES

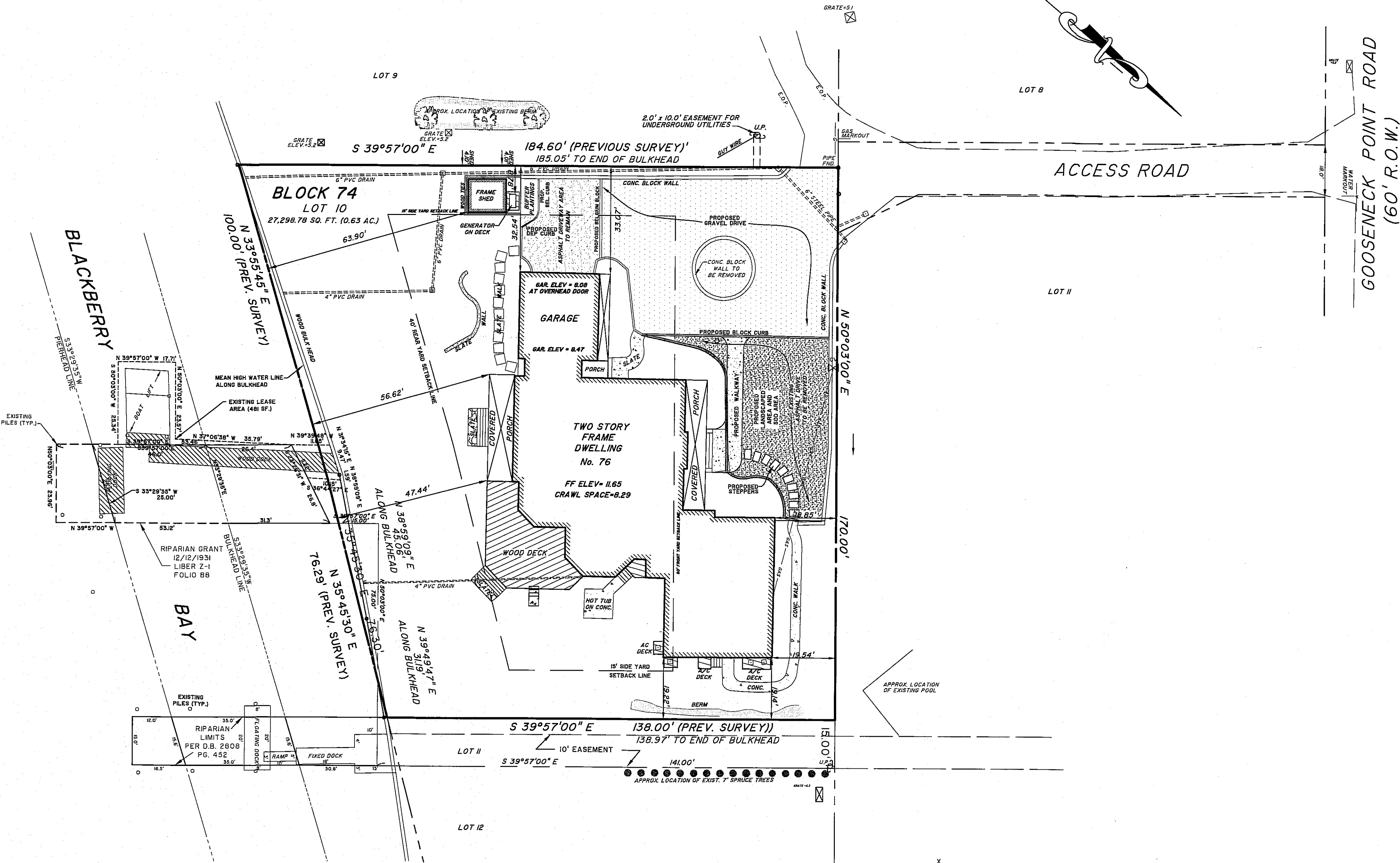
Please be advised that you must notify the following:

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

NJ American Water Company, Inc.  
1025 Laurel Oak Road  
Voorhees, NJ 08845  
Attn: Dennis Short, GIS Supervisor

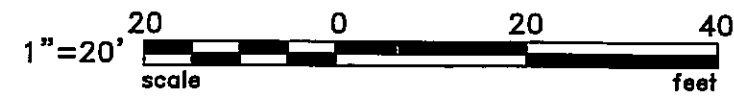
JOYAL Co.  
ATTN: Richard Cohen  
300 Madison Ave.  
Montclair, NJ 07040

Vorhees  
P.O. Box 4831  
Trenton, NJ 08640



LEGEND:

- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- MANHOLE
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- CATCH BASIN



REVISIONS

| NO. | DATE      | DESCRIPTION                                      | BY  |
|-----|-----------|--------------------------------------------------|-----|
| 1   | 1/24/2020 | REVISED PER OWNER AND LANDSCAPE ARCHITECT REVIEW | JMW |

THIS IS TO CERTIFY THAT I AM THE OWNER OF RECORD OF THESE PREMISES.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE BOROUGH OF OCEANPORT IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP.

CHAIRMAN, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:

- BUILDING OFFSETS AND FENCES NOT TO BE USED TO ESTABLISH PROPERTY LINES
- LOCATION OF UNDERGROUND UTILITIES, IF ANY, NOT SHOWN
- THIS SURVEY SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH.
- WETLANDS, FLOOD HAZARD AREAS AND OTHER ENVIRONMENTALLY SENSITIVE LANDS, IF ANY, NOT SHOWN NOR INVESTIGATED.
- PROPERTY CORNERS NOT SET. WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION N.J.A.C. 13:40-5.1(d).
- TOPOGRAPHIC INFORMATION ON THIS PLAN BASED ON 1988 NAVD.
- SURVEY INFORMATION TAKEN FROM FINAL ASBUILT SURVEY PREPARED BY CHARLES C. WIDDIS, P.E. & L.S., LIC NO. 9284 DATED MARCH 23, 2007 AND UPDATED BY C.C. WIDDIS SURVEYING, LLC ON DECEMBER 13, 2019.

PROJECT SITE: AREA OF TRACT IS 27,298.78 SQ. FT. (0.63 AC)

OWNER/APPLICANT:  
ROBERT AND LINDA KELLY  
76 GOOSENECK POINT ROAD  
OCEANPORT, NJ 07757

**VARIANCE PLAN**  
**BLOCK 74 LOT 10**

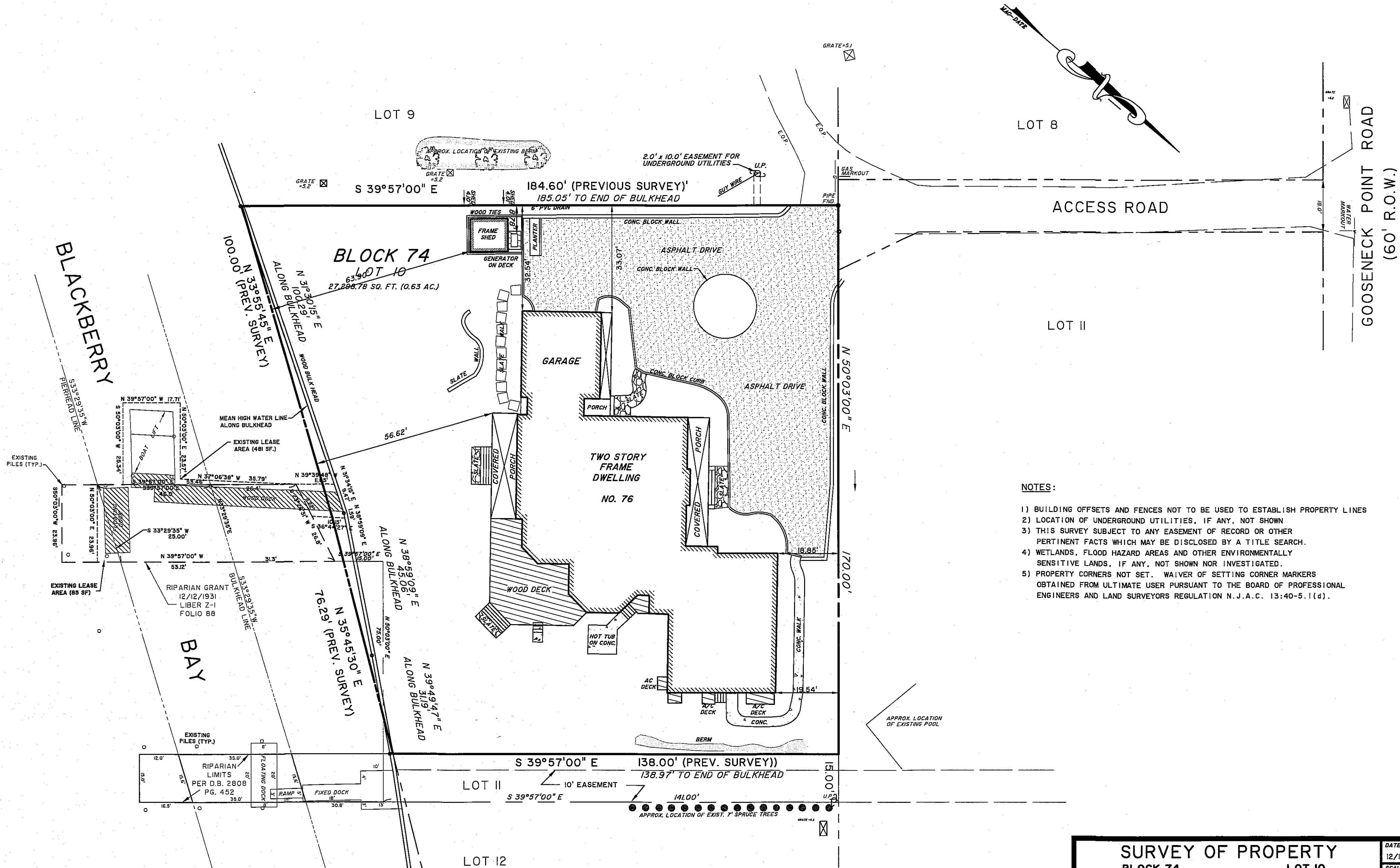
SITUATED IN:  
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY

**C.C. WIDDIS SURVEYING, LLC**  
LICENSED LAND SURVEYORS  
175 Broadway, Long Branch, New Jersey 07740  
Voice: 732.222.8810 - Telefax: 732.222.8815  
NEW JERSEY AUTHORIZATION No. 246A28195100

**JAMES B. GODDARD**  
N.J. PROFESSIONAL LAND SURVEYOR

*James B. Goddard*  
N.J. PROFESSIONAL LAND SURVEYOR, License No. 37588

DATE: 1/16/2020  
SCALE: 1"=20'  
DRAWN BY: JMW  
CHECKED BY: AJW  
APPROVED BY: JBG  
DRAWING FILE:  
MAP NO.: A-1525  
FILE NO.: F8015  
SHEET NO.: 1 OF 1



- NOTES:
- 1) BUILDING OFFSETS AND FENCES NOT TO BE USED TO ESTABLISH PROPERTY LINES
  - 2) LOCATION OF UNDERGROUND UTILITIES, IF ANY, NOT SHOWN
  - 3) THIS SURVEY SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH.
  - 4) WETLANDS, FLOOD HAZARD AREAS AND OTHER ENVIRONMENTALLY SENSITIVE LANDS, IF ANY, NOT SHOWN NOR INVESTIGATED.
  - 5) PROPERTY CORNERS NOT SET. WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION N.J.A.C. 13:40-5.1(d).

I HEREBY CERTIFY that this is a true and accurate survey made on the grounds and that no encroachments exist either way across the property lines except as shown hereon.  
Certified to:  
ROBERT AND LINDA KELLY

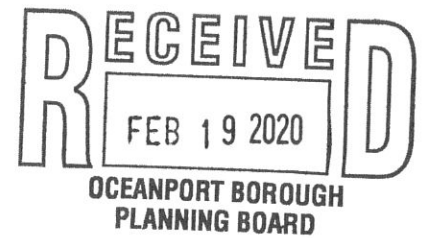
THIS CERTIFICATION is made only to the above named parties for the purchase and / or mortgage of the herein delineated property by the above named purchasers. No responsibility or liability is assumed by the surveyor for the use of this survey for any other purpose including, but not limited to, use of the survey for survey affidavit, resale of the property, or to any other person not listed in this certification, either directly or indirectly.

| REVISIONS |      |             |    |
|-----------|------|-------------|----|
| NO.       | DATE | DESCRIPTION | BY |
|           |      |             |    |
|           |      |             |    |
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|                                                                                                                                                                                                                                                           |  |                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------|
| <b>SURVEY OF PROPERTY</b><br><b>BLOCK 74 LOT 10</b>                                                                                                                                                                                                       |  | DATE:<br>12/17/2019                  |
| SITUATED IN:<br>BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY                                                                                                                                                                                         |  | SCALE:<br>1" = 20'                   |
| <b>C. C. WIDDIS SURVEYING, LLC</b><br>PROFESSIONAL ENGINEERS - LICENSED LAND SURVEYORS - PROFESSIONAL PLANNERS<br>175 Broadway, Long Branch, New Jersey 07740<br>Voice: 732.222.8810 ~ Telefax: 732.222.8815<br>NEW JERSEY AUTHORIZATION No. 24GA28196100 |  | DRAWN BY:<br>JMW                     |
| <b>JAMES B. GODDARD</b><br>N.J. PROFESSIONAL LAND SURVEYOR                                                                                                                                                                                                |  | CHECKED BY:<br>AJW                   |
| 12/17/2019                                                                                                                                                                                                                                                |  | APPROVED BY:<br>JBG                  |
| N.J. PROFESSIONAL LAND SURVEYOR, License No. 37588                                                                                                                                                                                                        |  | DRAWING FILE:<br>F8015SOP12-2019.DWG |
| DATE                                                                                                                                                                                                                                                      |  | MAP NO.:<br>B-2271                   |
| 1 OF 1                                                                                                                                                                                                                                                    |  | FILE NO.:<br>F-8015                  |
|                                                                                                                                                                                                                                                           |  | SHEET NO.                            |

Location: 76 Goose Neck Pt. Road Oceanport, NJ 07757  
 Lot: 10, Block: 74  
 Zone: R-1

*Impervious Coverage Calculations*



**Lot Area: 27,298.78 s.f. / 0.626 acres**

|                                            |                    |
|--------------------------------------------|--------------------|
| Existing House                             | 4,995 s.f.         |
| Driveway                                   | 5,402 s.f.         |
| Covered Porches (3)                        | 139 s.f.           |
|                                            | 254 s.f.           |
|                                            | 252 s.f.           |
| Front Steps                                | 80 s.f.            |
| Side Walk                                  | 82 s.f.            |
| Slate Landings (3)                         | 10 s.f.            |
|                                            | 31 s.f.            |
|                                            | 29 s.f.            |
| Concrete Walk/Pad (2)                      | 98 s.f.            |
|                                            | 238 s.f.           |
| Bluestone Steppers (11) 2x3'               | 66 s.f.            |
| Bluestone Steppers (8) 20"x3' (approx.)    | 40 s.f.            |
| (shown as (12) 3'x3' on survey)            |                    |
| Slate Wall - backyard                      | 33 s.f.            |
| Driveway Block Walls (3)                   | 86 s.f.            |
|                                            | 96 s.f.            |
|                                            | 31 s.f.            |
| Existing Shed                              | 121 s.f.           |
| Adjacent 7'x13' stone pad                  | 91 s.f.            |
| (generator on raised deck within pad area) |                    |
|                                            | <b>12,174 s.f.</b> |

Maximum Impervious Coverage for R-1 Zone District = 25% or 6856.75 s.f.

**Existing Impervious Coverage: 12,174 / 27,298.78 = .44595 or 44.6%**

*Proposed landscape design to reduce impervious coverage by approximately 1,350 s.f.  
 10,824/27,298.78 = .3965 or 39.7%, a reduction of approximately 4.9% impervious  
 coverage*

**Planning/Zoning Combined Board**

315 E. Main Street  
Oceanport, NJ 07757

**SCHEDULED****PLANNING BOARD APPLICATION (ID # 1633)**

Meeting: 03/10/20 07:30 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Jeanne Smith  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 1633

**PB2020-07 Fort Monmouth Business Center LLC**

Informal Review

Alison Hall Parcel Redevelopment