



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • MARCH 9, 2021

Regular

REMOTE/VIRTUAL

7:00 PM

Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. 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.

III. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 22, 2021 of this virtual/remote 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. This meeting is also being broadcast on the Borough's Local Public Access Channel, Verizon FiOS Channel 28. Members of the general public can register for meetings from the Borough website at www.oceanportboro.com by scrolling to the bottom of the homepage and clicking "REGISTER for Planning Board Virtual Meetings". Registering allows the general public to view and participate in meetings on their computers, smart phones and tablets. Once registered, members of the general public will be muted upon entry to a meeting. Registration allows a member of the general public to participate during the public portions of a meeting by using one of the following options:

- (a) Use the Raise Your Hand Feature in the Go-to-Webinar toolbox to be acknowledged for an opportunity to speak. Once recognized and advised to speak, members of the general public may need to unmute themselves to participate in the meeting.
- (b) call the Borough's Public Comments Line at (732)-272-8337. The Public Comments Line is only answered during the livestream broadcast of a meeting when the Chairman has opened the meeting to the public. A caller to the Public Comments Line must provide his or her name and address in order to participate in a meeting. Once this information is provided, callers will either be admitted to speak at the meeting immediately or they will be called back by the Board Secretary at the appropriate or designated time so that they can speak. Speakers participating through the Public Comments Line will be placed on speaker and all comments made will be part of the digital record of the meeting.

The instructions for Public Participation in the Borough's meetings are also available on the Borough's website at www.oceanportboro.com.

IV. Flag Salute

V. Roll Call

VI. Board Business

1. Approval of Minutes - Oct 27, 2020
2. Approval of Minutes - Feb 23, 2021
3. Approval of Minutes - Mar 2, 2021
4. Report of Pending Applications
5. Mandatory Training - Protection & Safe Treatment of Minors

VII. Old Business

1. PB2020-32 Rosenbloom, Matthew CARRIED from January 26, 2021
47 Tecumseh Ave
Block 8, Lot 26
Variance relief for impervious coverage for deck, outdoor grill and associated improvements

VIII. New Business

1. PB2020-34 Kohler, Arno
78 Iroquois Ave

Block 8, Lot 11.02

Bulk Variance(s) for construction of inground swimming pool

2. PB2020-33 Torregrossa, Andrew

95 Algonquin Ave

Block 18, Lot 12

Variance relief for construction of attached garage and mudroom

- Maximum Lot Coverage - Principal Structure: 25% permitted, 22.42% existing, 29.92% proposed.

- Maximum Impervious Coverage : 37% permitted, 35.9% existing, 39.5% proposed.

IX. Petitions from the Public

X. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • OCTOBER 27, 2020****Regular****REMOTE/VIRTUAL****7:30 PM****Municipal Building, 315 E. Main Street, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:33 pm
- II. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate 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. This meeting further complies with the Open Public Meetings Act by adequate notification on October 6, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press, Star Ledger and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- III. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Remote	
James Whitson	Vice Chairman	Remote	
Patty Cooper	Mayor's Designee	Remote	
Thomas Tvrdik	Class III	Remote	
Joseph Foster	Environmental Committee Liaison	Remote	
John (Jack) Kahle	Class IV	Remote	
Michael Savarese	Class IV	Remote	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Absent	
Michael Dailey	Alternate I	Remote	
Jacob Rue	Alternate II	Remote	
Jeanne Smith	Board Secretary	Remote	
William White	Board Engineer/Planner	Remote	
Mr. Kovac for Kevin Kennedy	Board Attorney	Remote	

V. **Board Business:**

1. Approval of Minutes - Jun 23, 2020

RESULT:	ACCEPTED [8 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	John (Jack) Kahle, Class IV
AYES:	Widdis, Whitson, Cooper, Foster, Kahle, Savarese, Kleiberg, Dailey
ABSTAIN:	Tvrdik, Rue
ABSENT:	Davis

2. Mayor & Council Referral - Fort Monmouth Plan Amendment #16

Mr. White provided the Board with a summary of the provisions of the Amendment which would provide alternate development for the Nurse's Quarter, Barker's Circle and the Art/Cultural Center. The Board discussed at length the proposed amendment and provided the following recommendations:

Nurse's Quarters Recommendations:

- Concerned with front setback on Main Street and recommends following the Borough's R-2 zoning district (30' minimum front yard setback)
- Conceptual Plan should be provided or other presentation to aid in review

- Concern with density and the amount of parking appears insufficient; consider proposing additional parking at the rear of the parcel

Barker's Circle Recommendations

- Prefer smaller-scale brewery – limit size to a craft brewery
- Concern that parking appears insufficient

Art/Cultural Center - no recommendations/no objections

Motion to Authorize Board Member Tvrdek to Prepare Letter of Recommendations to Governing Body after circulation to Board members

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Kleiberg, Class IV
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Tvrdek, Foster, Kahle, Savarese, Kleiberg, Dailey, Rue
ABSENT:	Davis

3. Report of Pending Applications

Ms. Smith reported on upcoming application including for November 10, 2020 including continuance of 177 Comanche Drive, 5 Brookview Drive for a fence; 196 Monmouth Blvd seeking waivers for site plan and expansion of non-conforming use; engineer letters and plans are presently available on the website for early viewing.

VI. Old Business:

1. PB2020-22 Resolution of Approval - 7 Balmer Court - As the Resolution had been previously provided to the Board, Mr. Kovac summarized the resolution and conditions, which Mr. Whitson made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	ADOPTED [4 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Robert Kleiberg, Class IV
AYES:	Whitson, Foster, Kahle, Kleiberg
ABSENT:	Cooper, Davis
INELIGIBLE:	Widdis, Tvrdek, Savarese, Dailey, Rue

VII. New Business:

1. PB2020-07 Fort Monmouth Business Center LLC

Ms. Smith advised that this matter was for the parcel along Allison Hall, originally scheduled to begin their hearing this evening, however they have advised that they would like to be rescheduled because they have taken time to review Mr. White's technical letter and they are working on revisions and amendments to the plans to address some of those items. They were scheduled for this evening but did not provide notice and they will be rescheduled for a future date once those plans have come in and serve notice at that time. Mr. Kovacs asked Ms. Smith to confirm that the Applicant has waived any time limits in order to protect the Board. Ms. Smith advised that the deadline for a decision on the Application was a date in February.

VIII. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. Ms. Smith restated the contact information for the public to participate. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

IX. Adjournment: As there was no further business, the meeting was adjourned at 9:07 pm on a motion by Mr. Whitson which was seconded by Councilman Tvrdek and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • FEBRUARY 23, 2021****Regular****REMOTE/VIRTUAL****7:00 PM****Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 PM.
- II. **Board Policy:** Chairman Widdis advised the public of the below 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.
- III. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 22, 2021 of this virtual/remote 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. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- IV. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived	Departed
Christopher Widdis	Chairman	Remote		
James Whitson	Vice Chairman	Remote		
Patty Cooper	Mayor's Designee	Remote	7:11 PM	
Thomas Tvrdek	Class III	Absent		
Joseph Foster	Environmental Committee Liaison	Remote		
John (Jack) Kahle	Class IV	Remote		
Michael Savarese	Class IV	Absent		
Robert Kleiberg	Class IV	Remote		
Darren Davis	Class IV	Remote		
Michael Dailey	Alternate I	Remote		
Jeanne Smith	Board Secretary	Present		
Kevin Kennedy	Board Attorney	Remote		
William White	Board Engineer/Planner	Remote		

VI. Board Business:

1. Approval of Minutes - Sep 8, 2020

RESULT:	ACCEPTED [6 TO 0]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Foster, Kahle, Kleiberg, Davis
ABSTAIN:	Dailey
ABSENT:	Cooper, Tvrdek, Savarese

2. Report of Pending Applications - Ms. Smith advised of upcoming applications for the March 9th and March 23rd meetings and when plans would be available.

Ms. Smith advised of submission by the Oceanport Board of Education for a capital presentation of the final design for improvements at Wolf Hill School. Due to the agenda schedule, next available agenda was not until April and requested of the Board a Special Meeting on March 2, 2021. There was discussion concerning availability for the date. After which Ms. Smith was authorized to schedule a special meeting for March 2, 2021 and provide notice in accordance with law. Ms. Smith next advised that the Attorney for the Allison Hall application had requested the Board's consideration of a special meeting for their hearing in advance of the rescheduled date of April 13, 2021 and that only their matter be on the agenda in order to have sufficient time to present all testimony. Ms. Smith advised that the earliest available date would be March 16. There was discussion amongst the Board regarding availability and accommodation after which Ms. Smith was authorized to schedule a special meeting for March 16, 2021 for the sole purpose of the Allison Hall application subject to payment of the required fee for special meetings and appropriate notice.

VII. Old Business:

1. Resolution of Approval - 29 Mohawk Ave - As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions, which Mr. Davis made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Davis, Class IV
SECONDER:	Robert Kleiberg, Class IV
AYES:	Widdis, Whitson, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Tvrdik, Savarese

2. Resolution of Approval - Somerset Development/Ft. Monmouth Lodging Parcel - As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions. There was discussion concerning additional language clarifying the responsibilities including streets, trash removal, plowing services, prohibition of generators, design of Riverwalk, and the use of the Borough's affordable housing administrator. Mr. Whitson made a motion to approve the Resolution as amended, which was seconded by Mr. Foster and received the below roll call:

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Tvrdik, Savarese

VIII. New Business:

1. PB2020-01 Sempkowski, Anthony
74 Cayuga Ave
Block 27, Lot 9

EXHIBITS:

- A-1 Land Development Application
- A-2 Variance Plan prepared by Geller Sive & Company dated December 12, 2020
- A-3 Final As-Built Survey of Property, prepared by DPK Consulting, LLC, dated January 31, 2020
- A-4 Architectural Plans, 8 Sheets, prepared by Ronald Kacmarsky Architectural Group, last revised March 2, 2020
- A-5 Maser Consulting Review Letter dated January 21, 2021

Mr. Kennedy asked if there was anyone from the public with a question as to the sufficiency of the notice. Ms. Smith provided the public with options to participate. While waiting for the public to call in, Mr. Kennedy described and marked Exhibits A-1, A-2, A-3, A-4 and A-5. As there were no objections to the notice Mr. Kennedy advised he and the Secretary had reviewed and found the notice to be in order.

The following persons were sworn in: William White, Board Engineer/Planner and Anthony Sempkowski, Applicant/Owner and Robert Sive, Applicant's Engineer.

There was an issue with Mr. Sempkowski's webcam not displaying so Walter Toto, Attorney for the Applicant, requested to move forward with Engineer's testimony. Mr. Sive presented his qualifications and was accepted as an expert in engineering.

Walter Toto, Attorney for the Applicant, described the application seeking variance relief to complete the construction of the Applicant's single-family home after damaged in Superstorm Sandy, building permits were issued for certain aspects of the home and a good deal of the work was completed but due to misunderstandings variance relief was necessary. He asked Mr. Sive to provide testimony concerning the engineering aspects of the plan.

Mr. Sive, displaying Exhibit A-2, provided testimony concerning the technical issues in response to Board Engineer's review letter related to flood damage prevention ordinance; requirements for elevation of utilities with the Applicant's utilities not compliant, reviewed the 3 items in question including the AC condenser platform which was 11.4' elevation, about 1.3' below design elevation at the rear of the dwelling, the elevation of the electric panel on the easterly side of house with bottom of panel at 9.8' elevation 10, the wires come in from the bottom; the generator panel elevation bottom at 10.6' and seeking variance relief as the items are above the base flood elevation but do not meet the Borough's additional 2.4' of freeboard. Mr. Sive explained that the Borough's ordinance does provide a procedure for granting variances for utilities in this case and reasoned that a hardship existed for the Applicant because it is an underground service from the street to the house and the wires have been cut to fit the existing panel at the current elevation. In order to raise the panel those wires would be too short and was not an easy task to replace them. He reasoned that the utilities are above the base flood elevation just not above the design elevation and offered to review the provisions of the ordinance.

Chairman Widdis asked for questions from Mr. White and Board members.

Mr. White stated for the record that the provisions are what enable the Board to grant the variance and felt it was important that be stated.

Mr. Sive described each provision and response as follows: Item A) minimal danger that the utilities would be swept away as they are attached to the dwelling; B) danger to life and property – minimum danger as they are above base flood elevation and not on the ground causing erosion; C) susceptibility of proposed facility to flood damage – minimal as they are above base flood and damage would be to the owner a lack of power; D) importance of facility to community – private dwelling that serves the individual, not the community; E) necessity to the facility of a waterfront property – the utilities are a need for the residential dwelling to provide electric and air conditioning; F) the availability of alternative locations not subject to flood and erosion – addressed that no alternate location to the existing without a burden to raise them; G) compatibility of the proposed use with existing development – the utilities discussed are typical accessory utilities and compatible to the types of utilities in the neighborhood for residential uses; H) relationship to the proposed use, flood plan and floodplain management program – his opinion that the utilities are not applicable to this standard other than they are typical utilities for residential dwelling; I) safety of access to the property in times of flood for ordinary and emergency vehicles – the location of the utilities has no impact on access to the property at any point in time, during flood or not; J) expected heights, velocity, duration rate of rise and sediment transport of floodwaters and effect of wave action – the base flood elevation for the property is 10 that would be the expected heights during the flood hazard storm – the utilities would have no impacts as they are small structures attached to the house and would not impact those items; K) cost of providing governmental services during and after flood conditions, maintenance and repair of public utilities – this is for a private residential use and wouldn't be a burden on governmental services.

Mr. White asked the remainder of the structure will be compliant with all other requirements and was told correct by Mr. Sive.

Mr. Foster asked if there was a crawl space or slab and was told a basement below main floor. Mr. White interjected that it was a crawl space while having height, is no lower than the lowest grade around it so its not considered a basement to which Mr. Sive conceded. Mr. Foster commented that he understood the electrical panel coming from the street being brought into the house, nothing very expensive, and asked the power that is already there be extended so that the air conditioning unit could be raised to be compliant. Mr. Sive responded they could look at that – it was roughly a foot and a half change to get to compliant elevation.

Mr. Kleiberg asked if the meter pan was above flood plain and was told it was above. Asked about the disconnect for the house and generator and was told they were above base flood. Mr. Kleiberg asked about the rest of the utilities below base flood – what would it do to his homeowners? Mr. Sive advised everything is above base flood elevation.

Mr. Davis asked Mr. White what was the Sandy elevation for that area. Mr. White answered in his neighborhood and old borough hall came in at 9.6-9.8.

Mr. Sive continued testimony addressing Mr. White's letter including the as-built survey shows what was built and if needed the architectural plans would be updated; driveway width of 22' at side entry and not sufficient for turning movements - industry standard is 28-32' and further reduced by the safety rail fencing. Mr. Sive acknowledged same and stated that the house was built on the foundation of the previous house; the house was switched to a side entry garage which works for the Applicant – different people use their garage in different ways – storage of lawn and garden materials and the like, some for vehicles. While 28-32' is preferred, a vehicle can get in there and he has had other properties that have 20-22'; a 6' apron shall be provided – they will comply; structural calculations for guardrail along elevated driveway to provide fall protection for vehicles also a pedestrian guide rail need where wall exceeds 30" in height – they will provide those calculations to Mr. White pending approval of the project; structural calculations required for wall segment that demonstrate designed to withstand impact load of guide rail system – certification from a licensed engineer required. Mr. Sive testified that the application proposes to remove and replace the portion of the wall that is over the property line and/or 3' in height or greater, they will design that with structural calculations in accordance with standards.

Chairman Widdis asked questions about where the wall portions will be relocated. Mr. Sive testified that the encroachment would be addressed by removing that portion and relocated onto the subject property along the property line and would be roughly 3.5-4' in height and would be redesigned with the guardrail structural calculations and would vary 3.5-4.5'. There was discussion about the wall locations, guardrail and pedestrian fencing.

Chairman Widdis asked Mr. White how do they reduce some of this wall, concerns for safety.

Mr. White recalled the variance sought for the wall as the ordinance had been changed for them to be 10' from all property lines and structures and require 5' setback for driveways so they don't use the entire front yard. The wall impacts both of those and does not meet at all but go right to the property line. Mr. White stated that he had been involved with this project since the beginning after Sandy and had met with the Applicant at the site along with the previous construction official before the work was implemented and advised him of his rights and what he needed to do in order to put in the wall. The Applicant proceeded to put them in anyway without approval. Mr. White added that several options were looked at including lowering the garage floor which would take the wall down to ½ its height, doesn't recall a garage just a bilco door on the side.

Mr. Sempkowski's webcam now visible, Mr. Toto called on him to respond to Mr. White's statements.

Mr. Sempkowski was sworn in and testified that before he put a shovel in the ground, he visited the construction office 4-5 times and confirmed that with an OPRA request of the logs that were haphazardly kept, could have been more. He spoke with Mr. Massaro on several occasions bringing diagrams and plans and explained he wanted to be consistent with the neighborhood and house across the street being on the side and was told that wasn't a problem; they issued a foundation permit to get going, they demoed the house down to the foundation and brought up on 12" block and cavities filled with rebar and concrete; received a footing inspection, foundation inspection, no concerns; goes to get a framing permit and nothing was said about the driveway or retaining wall being moved, he framed out as per plans until visited by Mr. White and Mr. Massaro where they explained he couldn't do what he was doing; he commented on the stress of the time after the storm and the hardships placed on his family including orders to vacate.

Mr. Toto asked Mr. Sempkowski whether the design was his preference and to make clear that his tone wasn't "I'm going to do what I want" but "I wasn't told". Mr. Sempkowski answered correct, instead of being told you're doing good – he should have been stopped before it was as far along as it was; he had a sheathing inspection, sheet rock installation, roof on, windows in and Mr. Massaro stopped by and was asked what's his next step and Mr. Massaro advised he wouldn't need to come back until the project was complete.

Mr. Toto asked Mr. Sive short of lowering the garage floor was there any other way from a cost perspective to mitigate. Mr. Sive responded that they were at the point the house was all done so any change would be difficult.

Chairman Widdis asked for questions from the Board members.

Mr. Dailey asked how did the mechanicals get a 1.5' below the BFE as installers know the guidelines. Mr. Sempkowski answered that it was around the time that the ordinance changed and when the electrical permit was issued he was in

compliance. He asked the electrical contractor the right place. Mr. Dailey asked then the design flood was not 12 in 2013. Mr. White responded it has been 12 since 2009 and there was a difference between building code and the Borough's flood prevention ordinance. And the Borough is part of the National Flood Program thus the additional 2.4' of freeboard. Mr. Toto asked wasn't that adoption made in 2017. Mr. White answered not the map itself – the map revised what areas were shown on which panels.

Mr. Dailey asked what was the finished floor elevation and was told 14.5, the garage slab – 9. Was any of this proposed in the original plans after destroyed by Sandy. Mr. Sive answered that the Plot Plan from 2014 shows the garage floor at 8 and finished floor at 12.4.

Mr. Kahe asked to review the elevations again – the original plot plan wasn't followed and was told the final plot plan has different elevations from the original. There was discussion about the various elevations, grades on original plan versus latest, would the retaining wall have been necessary with the original plan, no stairs from driveway to rear yard. Mr. Kahle asked what caused the change in the elevations from the original; Mr. Sempkowski testified that he had wanted the first floor at 16 and the garage higher but it ended up being 9 and not sure how it occurred.

Mr. Whitson expressed his concerns for safety and engineering problems, concern for location of the retaining wall right on the property line. He furthered that he had worked with Mr. White for more than a decade and was an excellent town engineer and the fact that he counseled the applicant what to do for the build and wasn't followed except to answer "I have no clue".

Mr. Davis stated he reviewed photographs from 2014 and it appears the driveway was in the front and was the garage in the front which Mr. Sempkowski confirmed. Mr. Davis asked if the electricity was disconnected from the house and was told yes, and new line was placed to the right side of the house (previously on the left).

Mr. Kleiberg asked if received a cut-in card before turning the power turned back on legally and urged he check with JCP&L. Mr. Sempkowski answered that he's been paying an electrical bill how could it not.

Mr. Foster commented that he found it problematic that if there was a survey that showed the garage relocation and wall before the work was done it would have indicated without question that a variance would be required for side yard and doubles that for the retaining wall. Many strange things making it difficult to know what's fair and what isn't.

Mr. Toto asked Mr. Sive if he could respond to that. Mr. Sive answered that he doesn't have the survey in front of him – it was pre-house and he was not involved with the project before the house actually went up. They prepared the plot plan and it sounds like Mr. Sempkowski obtained a foundation permit showing side-entry garage so he assumes something was submitted at that point in 2013 that allowed them to do that but he doesn't have anything.

Mr. Foster pointed out that the issue was the driveway as without it moved there would be no need for the variances.

Ms. Cooper asked for confirmation that the side-garage was on the original permit issued. Mr. White answered that he did a review in 2014 and Mr. Sive's dated April 14, 2014 for construction of new house he denied the plan because of the retaining wall and driveway setback; at that point the retaining wall was over 6' in height, subsequent submission in June 26, 2014 he reiterated the same thing.

Ms. Cooper pointedly asked Mr. Sempkowski if had the borough's permission to install the retaining wall and driveway in the location where its at. Was a permit issued for those items, those improvements? Were they on the plans? Mr. Sempkowski stated he submitted those plans. Ms. Cooper expressed concern that the driveway is narrow and doesn't meet the standard and if they're moving the wall and the driveway setback to 5' it would be further reduced. Her concern was the circumstance because plans were just moved ahead without approval?

Mr. Toto questioned Mr. Sempkowski were permits issued for the retaining wall and the driveway from the building department and he answered yes, from Mr. Massaro.

Mr. Toto continued that it was obvious things need to be reworked or looked at further with the professionals and Mr. White and that they could take some time to gather the COs and documents but was open to further comments if the Board felt necessary.

Chairman Widdis asked Ms. Cooper if she had any further questions/comments and was told none of her questions had been answered properly so she would wait for the documentation. She would also like to see what they are going to do with the driveway and retaining wall and while the comment that the neighbor was ok with it, they may not always be the neighbor.

Chairman Widdis commented that there's a safety issue with the driveway and if they were going to move the wall it would reduce further the turn around and then the issues with the mechanicals seem rather haphazard and concern for safety issues for not just the Applicant but future homeowners.

Mr. Whitson asked Mr. Kennedy if the wall was partially on the neighbor's property – does the Board have the legal right to permit a retaining wall not on the subject property and was told the Board has no authority to grant approval to build on somebody else's property, but to be clear, the applicant was proposing to relocate onto the subject property.

Mr. Toto asked Mr. Sive to comment on the U-shaped driveway. Mr. Sive testified that it was being proposed to help with vehicles backing down to pull forward through the loop and not back out onto Cayuga because of the reduced turn-around area. That was traffic movements stay on the property and provides additional parking off the street which impacted the impervious coverage as Oceanport considers gravel driveways impervious.

Mr. Toto then requested that the Board carry the application without additional notice. Mr. Kennedy commented that he was comfortable not requiring new notice because it would be carried to a date-certain. Mr. Toto consented to an extension of the timeframe for a decision.

PUBLIC:

Chairman Widdis opened the meeting to questions from the public. Ms. Smith provided the details for participation. As there was no one from the public, Chairman Widdis closed that portion of the meeting.

Motion to Carry Application to April 13, 2021 with no additional notice required.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	James Whitson, Vice Chairman
AYES:	Widdis, Whitson, Cooper, Foster, Kahle, Kleiberg, Davis, Dailey
ABSENT:	Tvrdik, Savarese

2. PB2020-07 Ft Monmouth Business Center (FMBC)

Fort Monmouth Allison Hall Parcel
Block 110, P/O Lot 1
Signal and Oceanport Aves
Preliminary and Final Site Plan

Due to a notice issue, the Applicant will be rescheduled for a Special Meeting on March 16, 2021 subject to payment of the Special Meeting fee and proper service of notice to the public.

IX. Petitions from the Public: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public presented, Chairman Widdis closed that portion of the meeting.

X. Adjournment: As there was no further business, the meeting was adjourned at 9:11 pm on a motion by Mr. Kleiberg which was seconded by Mr. Kahle and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • MARCH 2, 2021****Special****REMOTE/VIRTUAL****7:00 PM****Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Chairman Widdis called the meeting to order at 7:00 PM.
- II. **Board Policy:** Chairman Widdis advised the public of the below 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.
- III. **Open Public Meetings Statement:** This special meeting complies with the Open Public Meetings Act by adequate and electronic notification on February 24, 2021 of this virtual/remote 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. Chairman Widdis then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.
- IV. **Flag Salute:** Chairman Widdis led attendees and members of the Board in the flag salute.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Remote	
James Whitson	Vice Chairman	Remote	
Patty Cooper	Mayor's Designee	Remote	
Thomas Tvrdek	Class III	Remote	
Joseph Foster	Environmental Committee Liaison	Remote	
John (Jack) Kahle	Class IV	Remote	
Michael Savarese	Class IV	Absent	
Robert Kleiberg	Class IV	Remote	
Darren Davis	Class IV	Absent	
Michael Dailey	Alternate I	Absent	
Jeanne Smith	Board Secretary	Present	
Kevin Kennedy	Board Attorney	Remote	
William White	Board Engineer/Planner	Remote	

- VI. **Capital Presentation:**
1. PB2019-02 Oceanport BOE

Wolf Hill School Improvements
Wolf Hill Ave
Block 117, Lots 11-15

A-1 Presentation of Wolf Hill Addition and Site Plan Upgrades, 27 Sheets, prepared by Solutions Architecture

William White, Board Engineer/Planner was sworn in.

The following persons appearing on behalf of the Applicant were sworn in:

Alexis Goldman, Solutions Architecture
Keith Smith, Civil Engineer
Frank Messineo, Solutions Architecture

Valery Petrone, Business Administrator

Isabel Machado, BOE Attorney

Ms. Goldman briefly explained her role in the project as architect, qualifications and experience and would lead the presentation.

Keith Smith, Engineer, reviewed the site characteristics, building location, playgrounds; described the proposed improvements for parking and drop off areas, handicap access improvements, cafeteria addition, interactive play areas. The plan was presented to local fire and police officials for comment. There were no comments from the police. The fire official requested additional graphics for the new parking area in the front to prohibit parking in that area and provide additional site lighting around parking areas and proposed addition with cutoff shields to minimize spillover; reviewed stormwater improvements including retention and reduction in peak flows – two underground detentions systems being provided; landscape improvements; location for garbage and recycling; entire site will have a 6' vinyl solid fence to provide buffer for adjacent properties.

Chairman Widdis asked for questions from the Board Engineer and members of the Board.

Mr. White asked questions about the drop off on Wolf Hill and requested additional signage to indicate the one-way; requested that the crosswalk at Wolf Hill and Branch be moved to other side which goes to a sidewalk and provide a handicap ramp; the current crosswalk goes to nowhere – no sidewalk. Mr. White also asked if the project was considered major to trigger stormwater thus the retention basins and was told yes. Mr. White asked if they had their own State SWM permit or if they fall under the Borough's permit. He requested that the school board provide annual maintenance and inspections after storm events and records of same to the Borough in order for the Borough to remain compliant with its permit. Representatives of the Board and Ms. Goldman confirmed that they will implement a program to perform inspections and provide records to the Borough.

Councilman Tvrdik asked about the plans concerning the drainage and asked if the existing outlet near the back of the property would be able to handle the additional runoff. Mr. Smith explained their surveys of the basins and pipes, calculations on flows, reductions for 2-year, 5-year, 10yr and 100yr storms. Mr. White commented that he hadn't reviewed the calculations but their firm was aware of the requirements and that if there was a ditch in there it would pick it up and bring down towards Port Au Peck Ave and on the other side brings along old Conrail right of way to Main Street.

Ms. Cooper interjected that it does go out towards the back and flooding was big problem; she lives on Osprey Lane and expressed concern for additional flow towards Osprey which already had issues with drainage and urged them to be concerned that the drainage system address no additional flow towards that area; she also expressed concern for the location of the transformer and recycling so close to the neighbors.

Councilman Tvrdik continued with his questions including replacement of the fencing from chain to vinyl and has the security officer reviewed and confirmed sufficient for safety. He expressed they did a good job on increasing parking but did not feel there was a need for the 6 spaces in the front which becomes an issue with the drop-offs and security. He also reviewed the concerns expressed by the Board during the initial presentation including the drop off loops and back ups onto roadway. Ms. Goldman explained that the main loop and the added 6 spaces in front were not for the bus drop off time but for quick drop offs, and had discussed blocking off the spots during the bus drop offs. Concerning the loop in the other lot, they would consider widening the loop to avoid 1-lane delays for cars stopped. Councilman Tvrdik's asked if the new Fire Marshal had looked and commented on the plan and was told, yes, it was Mr. Griffin.

Ms. Cooper offered additional comments and concerns related to the front spaces and the back loop, the width of the driveway and insufficient space, dangerous aspects between staff parking and parent drop-offs. She further expressed concerns with the drainage not going openly to the back flooding out Kimberly Woods or Osprey Lane and should be designed to flow to a pit; also not sufficient space for the transformer and garbage bins next to the neighbors. Ms. Goldman responded that was a point of discussion and so they doubled the size of the area which would have a masonry enclosure for appearance as well as vicinity to the cafeteria. Ms. Cooper remained adamant about those items being relocated. Representatives advised they would take another look at it and mitigate any concerns and work with the Engineer.

Mr. Foster stated his concern was well expressed by previous Board members concerning the drainage which continued to be an issue.

Mr. Kleiberg stated his concerns had already been discussed and addressed.

Mr. Whitson asked about the northern parking lot would be used for evening events and would it have lighting. Ms. Goldman responded yes, that was the purpose for the expansion and that the entire site would be lighted but would have cutoff

shields to direct lighting downward and away from the neighbors which was available on the lighting plan for review. He also agrees with removing the 6 front spaces.

Mr. Kahle questioned if the 6 spaces made sense to make them into parallel spaces next to the sidewalk and widen loop to pass by but was it a safety hazard. Ms. Goldman answered it was one of the options and they would look at it but didn't believe it was a concern for kids being drop off as they are dropped off at the sidewalk and wouldn't be crossing there.

Ms. Goldman, Architect, next described the features of the existing building and proposed improvements for a full-size kitchen, cafeteria, media center, storage areas, bathrooms, office space, ADA accessibility features, a recess area, a courtyard for outdoor classroom and science related activities, electrical room, secure vestibule and gates between cafeteria and media center so it can be closed off for night use; described materials being used for construction; lighting improvements, displayed illustrated drawings of the outdoor views of the building, intent to fully sprinkler the entire building this summer and will tie in the new addition as well.

Chairman Widdis asked about the underground storage tanks and was told there were 3 being removed; the old septic tank enclosure was also being removed. Chairman Widdis reiterated that they should be very cognizant that the lighting not impact the neighbors. He asked how old cafeteria space would be repurposed and was told new classrooms and offices planned for summer 2022; asked who would use the south parking lot and was told staff; asked how security had been addressed to monitor the numerous doors. Mr. Messineo responded that there are security measures as required by law for schools, to monitor, provide phones, card readers and controls so that doors won't be chocked open, there is a security officer and a central monitoring system currently in place which would be updated.

Mr. Whitson commented that the parking on the north end intended for staff to park furthest away would be a challenge as human nature looks for the closest space.

Mr. Kleiberg asked questions about the electrical room, boiler room, air handling units, air conditioning, no chiller plan.

Councilman Tvrdik referenced the aerial of roof and rooftop units, and being close to Osprey Lane, would those be screened and buffered for noise. Mr. Messineo responded they were sensitive to aesthetics and didn't typically provide screening for everything but they certainly could look at that, as for sound, the units have vibration isolator curbs and don't run into those issues as much as they used to. Councilman Tvrdik asked if there would be multiple FTC locations and was advised that those details would be appropriately designed when they got to that stage. He asked if the original contractor would be retained to the retrofit down the road. He commented that the parking layout was a good design and thanked them for their presentation.

Mr. Foster asked about the lighting being shielded but what about dark skies component and was told yes, they were dark sky compliant fixtures. Security cameras and doors locked and monitored but was there a capability for an automatic lockdown procedure designed into the system and was told yes, it was part of the referendum and project to implement a 1-button lockdown and notification system and would be in the next phases.

Councilman Tvrdik revisited his question about using the same contractor for the sprinkler system and was told that contractor was interested but it was public bidding and why not bid the whole project at once. Mr. Messineo commented that the way it was phased out it was bid separately but believed the initial contractor would be bidding on future phases. All contracts would require design done by licensed engineers for both phases which would be reviewed by the Board's Engineer with the person who designs ultimately responsible for the system.

Ms. Cooper asked if the fence would be the entire property and was told the entire perimeter of the property; vinyl solid was selected to buffer neighbors; she asked if it would be in front of the existing chain link fence and was told the fencing on the school's property was being removed.

Chairman Widdis asked for them to explain the phases of the project. Ms. Goldman reviewed broadly the phases of the project – site work being done this summer and complete the building next and finalize the project. Certain parts are complete such as the gym area, the old cafeteria renovation would be spring of next year.

There was additional questions and discussion on the breakdown of the projects, their bidding, responsibilities of contractors, retention of a "Clerk of the Works", two owner-representatives for all projects to assure completion of the projects, timelines, schedules. Mr. Kahle asked if the new classroom spaces were part of considerations for increase in student population from redevelopment at Fort Monmouth. Ms. Goldman responded that the survey of development anticipated 100 additional students and was taken into consideration during the design. Councilman Tvrdik commented that the Board of Education had brought on Robert Iamello who also worked on the municipal building and assured that he was competent, intelligent and was very comfortable with that selection.

Ms. Muchado and Ms. Petrone thanked the Board for their time and they would be looking at their comments and recommendations.

- VII. Petitions from the Public:** Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public presented, Chairman Widdis closed that portion of the meeting.
- VIII. Adjournment:** As there was no further business, the meeting was adjourned at 8:40 pm on a motion by Mr. Kahle which was seconded by Mr. Kleiberg and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1866)

Meeting: 03/09/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1866 B

PB2020-32 Rosenbloom, Matthew

47 Tecumseh Ave

Block 8, Lot 26

Variance relief for impervious coverage for deck, outdoor grill and associated improvements

HISTORY:

12/16/20 Planning/Zoning Board

47 Tecumseh Ave

Block 8, Lot 26

EXHIBITS

A-1 Land Development Application

A-2 Zoning Denial Letter dated June 22, 2020

A-3 Survey prepared by Thomas P. Santry, P.A., dated September 19, 2014

A-4 Plan of Survey prepared by KEE Engineering Enterprises, dated September 19, 2020

01/26/21 Planning/Zoning Board

47 Tecumseh Ave

Block 8, Lot 26

Variance relief for impervious coverage for deck, outdoor grill and associated improvements

EXHIBITS:

John O'Shaughnessy
47 Tecumseh Avenue
Oceanport, NJ 07757
Joshaughnessy09@gmail.com

February 23, 2021

Jeanne Smith - Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
Oceanport, NJ 07757

Re: 47 Tecumseh Ave
Block: 8 Lot: 26
PB2020-32

Dear Board Members;

First, I would like to thank you for reviewing our newly submitted plan outlining our revised breakdown of the impervious coverage computation.

Hopefully, by reducing the existing impervious cover by an additional 5% we will be approved for the variance we are seeking.

My wife and I were made aware there was no CO for the backyard 1 week before our closing date. Thankfully, the town allowed the purchase of our house with a temporary CO; but we never knew the full extent of this issue.

We are first time homeowners, who fell in love with the Town of Oceanport and knew we wanted to establish roots here to start our family and make our house a home.

As newlyweds, we have used all of our savings to purchase our dream home and, in full transparency, we are trying to keep this situation from becoming a financial hardship for us. Our current proposed plan is quoted to cost in the thousands of dollars to rectify this issue at hand. With this significant investment, we are hoping to work with you and move forward to put the issue to rest.

We look forward to discussing more during the March 9th meeting, and meeting the board members.

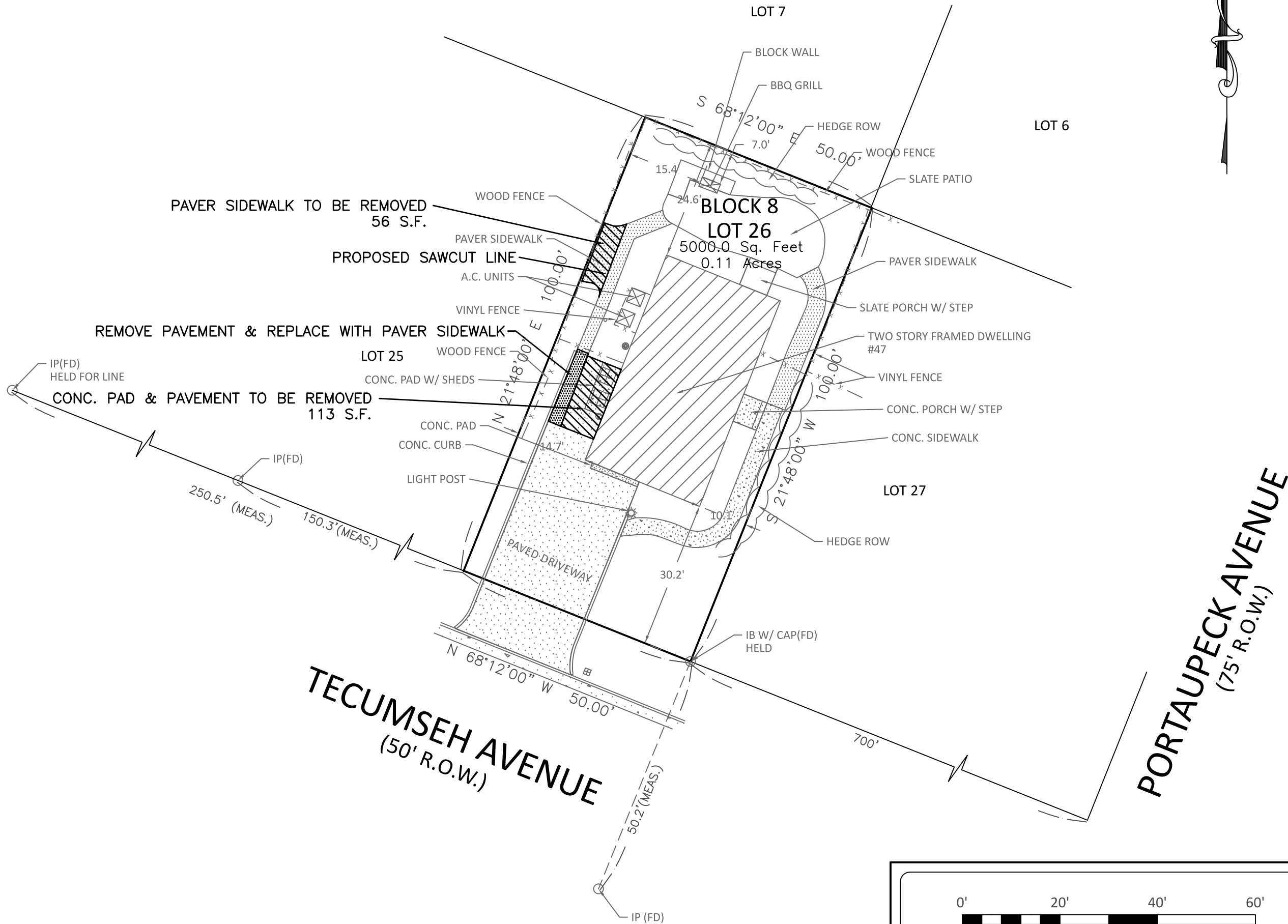
Thank you in advance for your consideration on the above matter.

Sincerely,
John O'Shaughnessy

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	12000 SF	5000.0 SF	5000.0 SF
MIN LOT WIDTH	120 FT	50.0 FT	50.0 FT
MIN LOT DEPTH	100 FT	100.0 FT	100.0 FT
MAX LOT COVERAGE			
PRINCIPAL BUILDING	25 PERCENT	22.8 PERCENT	22.8 PERCENT
ACCESSORY BUILDING	5 PERCENT	NA	NA
MAX DWELLING PER ACRE	3.7	0.11	0.11
MIN YARDS			
PRINCIPAL			
FRONT	30 FT	30.2 FT	30.2 FT
ONE SIDE	10 FT	10.1 FT	10.1 FT
BOTH SIDES	25 FT	24.8 FT	24.8 FT
REAR	25 FT	24.6 FT	24.6 FT
ACCESSORY			
SIDE	10 FT	15.4 FT (BBQ)	15.4 FT (BBQ)
REAR	5 FT	7.0 FT (BBQ)	7.0 FT (BBQ)
IMPERVIOUS COVERAGE	37 PERCENT	58.3 PERCENT	54.9 PERCENT

R-3 ZONING SCHEDULE

THERE ARE NO PROPOSED IMPROVEMENT, ALL EXISTING.



THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

- SURVEY OF LOT 26 IN BLOCK 8 PREPARED THOMAS P. SANTRY, PA ON 9/19/2014.
- FILED MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK, MONMOUTH CO., N.J." PREPARED BY GEORGE D. COOPER, CE ON SEPTEMBER 3, 1907 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 11/11/1920 AS CASE NO. 23-6.
- THE OFFICIAL TAX MAPS FOR THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, N.J.
- FIELD SURVEY BY KEE ENGINEERING ENTERPRISES, INC. ON 9/19/2020.
- SITE VISIT BY KEE ENGINEERING ENTERPRISES, INC. ON 12/22/2020.

NOTES:

- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHER GOVERNING BODIES STANDARDS. ANY CHANGES OR MODIFICATIONS FROM THIS PLAN MUST BE APPROVED BY THE REVIEWING AGENCIES PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- THIS PLAN IS NOT TO BE USED AS A PLAN OF SURVEY, AND DOES NOT CONFORM WITH N.J.A.C. 13:40-5.1
- THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
- PROPOSED BUILDING DIMENSIONS ARE TO BE TAKEN FROM THE ABOVE REFERENCED ARCHITECTURAL PLANS.
- PROPERTY IS LOCATED IN THE R-3 ZONE, AND IS SUBJECT TO ALL MUNICIPAL ZONING REGULATIONS.
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PLOT PLAN

FOR #47 TECUMSEH AVENUE

BLOCK 8

LOT 26

BOROUGH OF OCEANPORT

MONMOUTH COUNTY

NEW JERSEY

KEE Engineering Enterprises, Inc.
Engineers Surveyors Planners
Since 1977
51 Gerard Avenue, Matawan, New Jersey 07747
(732)290-9600
Certificate of Authorization No. 24GA28050100

Date 12/22/2020	File No. K020-020	CAD File 020020PLOT	Field Book K-77
Surveyed By TF	Drawn By RTKIII	Ckd. By RTK JR.	Sheet No. 1 of 1

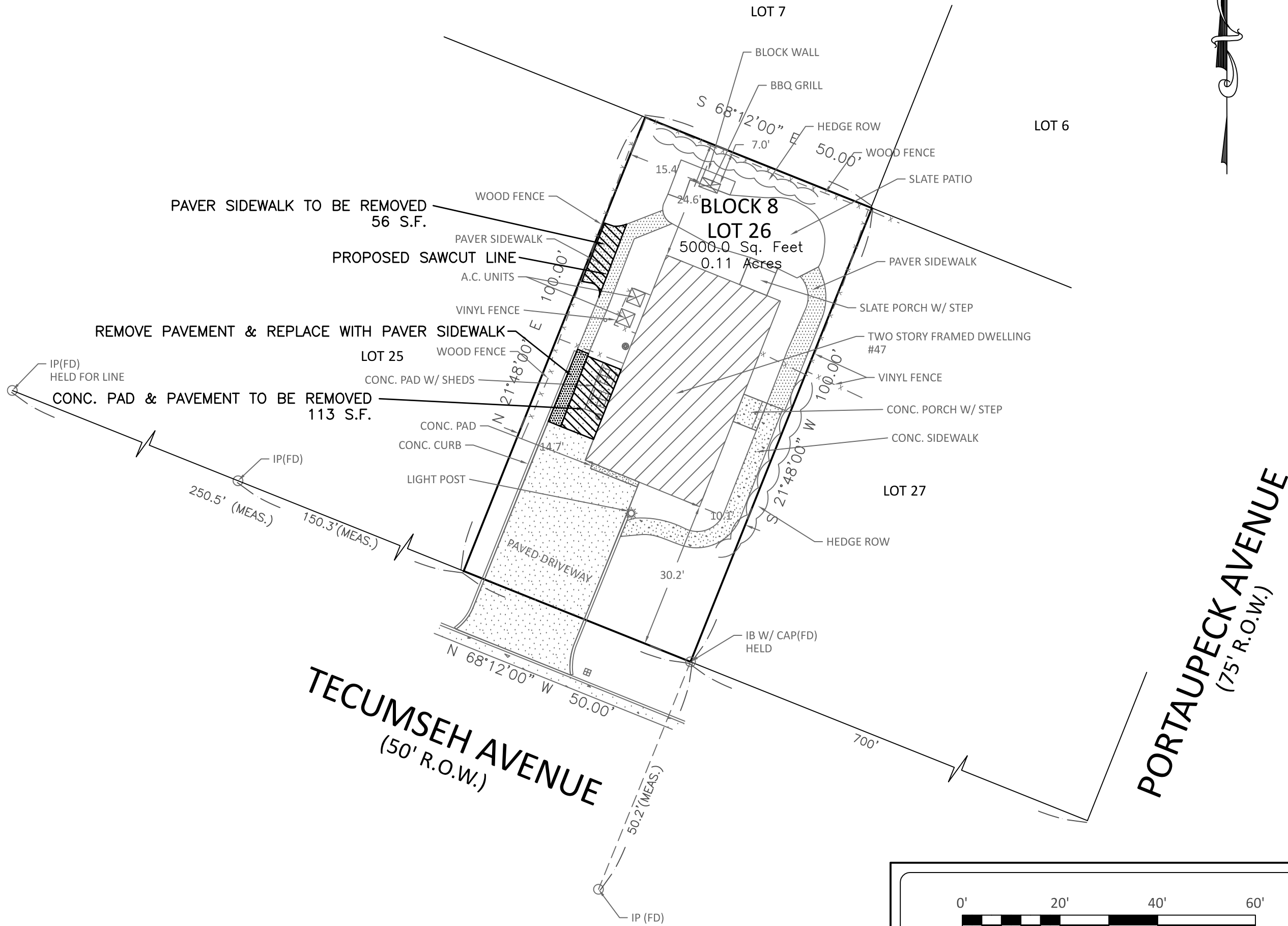
DRAFT

ROBERT T. KEE, JR.
Professional Engineer & Land Surveyor
New Jersey License No. 23206

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	Condition Upon Purchase (With Deck before Stone Patio)
MIN LOT AREA	12000 SF	5000.0 SF	5000.0 SF	5000 SF
MIN LOT WIDTH	120 FT	50.0 FT	50.0 FT	50 FT
MIN LOT DEPTH	100 FT	100.0 FT	100.0 FT	100 FT
MAX LOT COVERAGE				
PRINCIPAL BUILDING	25 PERCENT	22.8 PERCENT	22.8 PERCENT	29.9% (with Deck)
ACCESSORY BUILDING	5 PERCENT	NA	NA	NA
MAX DWELLING PER ACRE	3.7	0.11	0.11	0.11
MIN YARDS				
PRINCIPAL				
FRONT	30 FT	30.2 FT	30.2 FT	30.2 FT
ONE SIDE	10 FT	10.1 FT	10.1 FT	10.1 FT
BOTH SIDES	25 FT	24.8 FT	24.8 FT	24.8 FT
REAR	25 FT	24.6 FT	24.6 FT	9.7 FT
ACCESSORY				
SIDE	10 FT	15.4 FT (BBQ)	15.4 FT (BBQ)	NA
REAR	5 FT	7.0 FT (BBQ)	7.0 FT (BBQ)	NA
IMPERVIOUS COVERAGE	37 PERCENT	58.3 PERCENT	54.9 PERCENT	50.3%

R-3 ZONING SCHEDULE

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- PROPERTY IS LOCATED IN THE R-3 ZONE, AND IS SUBJECT TO ALL MUNICIPAL ZONING REGULATIONS.
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PLOT PLAN

FOR #47 TECUMSEH AVENUE

BLOCK 8

LOT 26

BOROUGH OF OCEANPORT

MONMOUTH COUNTY

NEW JERSEY



Engineers Surveyors Planners
Since 1977
51 Gerard Avenue, Matawan, New Jersey 07747
(732)290-9600
Certificate of Authorization No. 24GA28050100

Date
12/22/2020

File No.
K020-020

CAD File
020020PLOT

Field Book
K-77

Surveyed By
TF

Drawn By
RTKIII

Ckd. By
RTK JR.

Sheet No.
1 of 1

DRAFT

ROBERT T. KEE, JR.
Professional Engineer & Land Surveyor
New Jersey License No. 23206

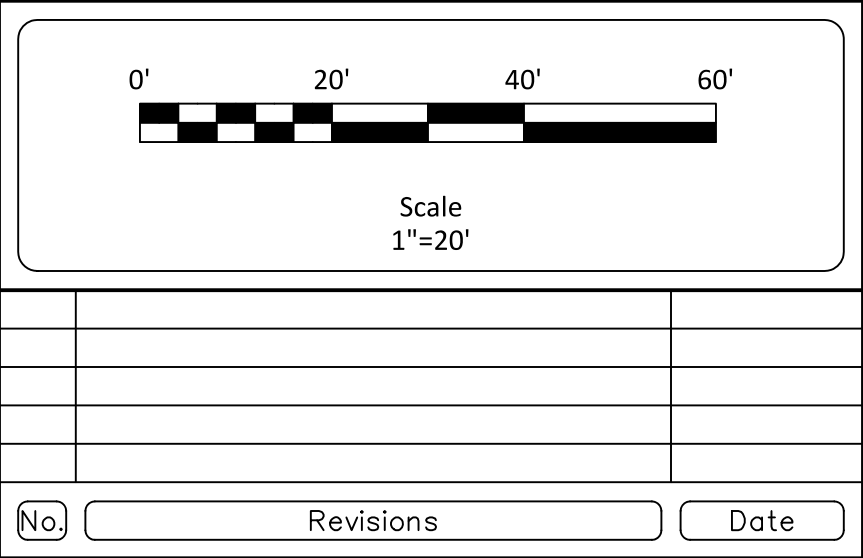
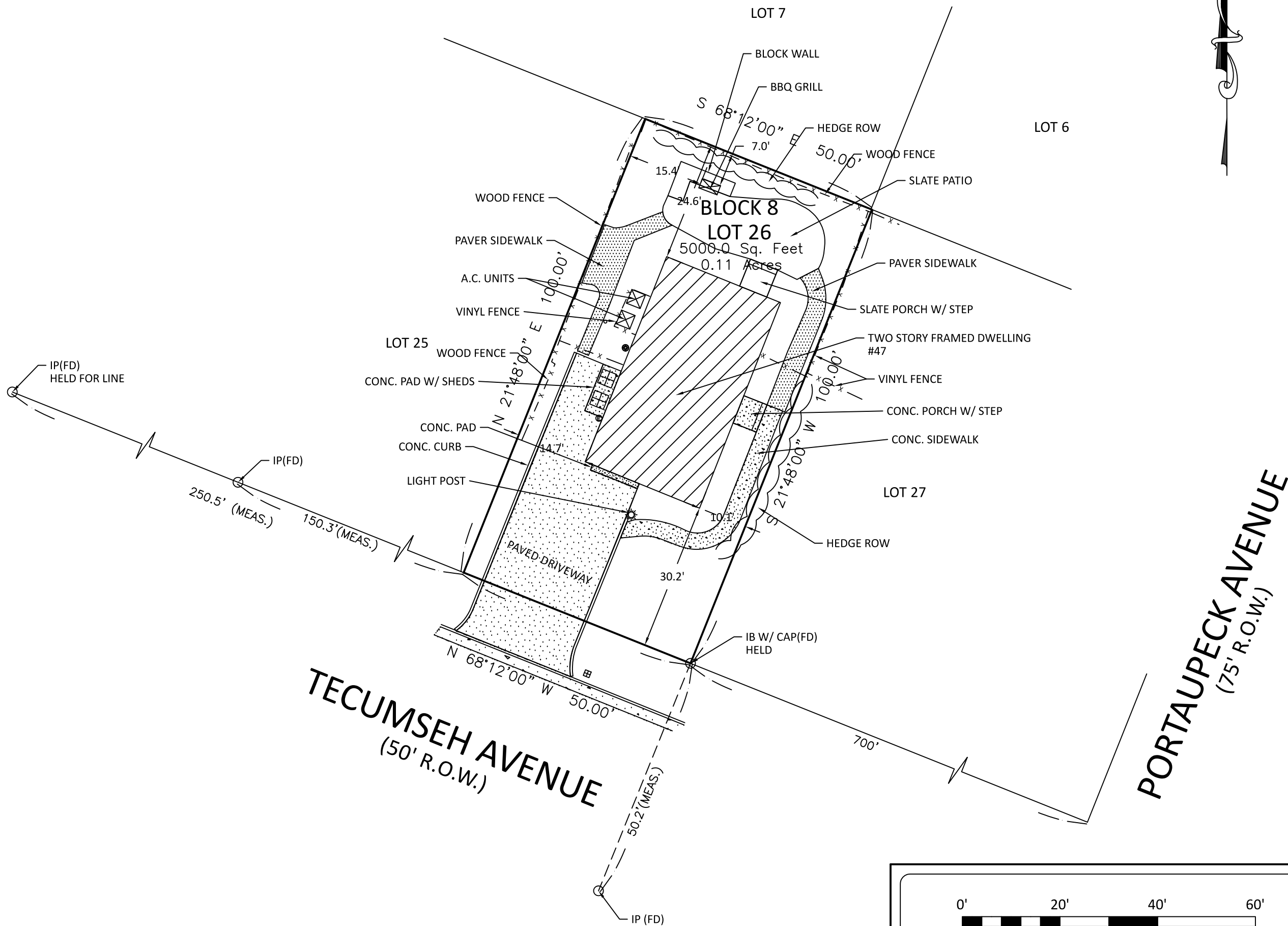


Scale
1"=20'

No.	Revisions	Date

DESCRIPTION	REQUIRED	EXISTING
MIN LOT AREA	12000 SF	5000.0 SF
MIN LOT WIDTH	120 FT	50.0 FT
MIN LOT DEPTH	100 FT	100.0 FT
MAX LOT COVERAGE		
PRINCIPAL BUILDING	25 PERCENT	22.8 PERCENT
ACCESSORY BUILDING	5 PERCENT	NA
MAX DWELLING PER ACRE	3.7	0.11
MIN YARDS		
PRINCIPAL		
FRONT	30 FT	30.2 FT
ONE SIDE	10 FT	10.1 FT
BOTH SIDES	25 FT	24.8 FT
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IMPERVIOUS COVERAGE	37 PERCENT	58.3 PERCENT

R-3 ZONING SCHEDULE
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 - FIELD SURVEY BY KEE ENGINEERING ENTERPRISES, INC. ON 9/19/2020.
- NOTES:
- ONLY COPIES FROM ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
 - SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY LISTED HEREON AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THE SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT THERE IS NO WETLANDS AND/OR HAZARDOUS MATERIALS SHOWN HEREON.
 - UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
 - UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
 - THE ACCURACY OF THIS SURVEY IS BASED ON THE ABOVE REFERENCED DOCUMENTS THAT HAVE BEEN PROVIDED BY THE CLIENT.
 - ALL BLOCK AND LOT NUMBERS, SHOWN HEREON, ARE TAKEN FROM THE OFFICIAL MUNICIPAL TAX MAPS. (UNLESS OTHERWISE SHOWN.)
 - PROPERTY SUBJECT TO DOCUMENTS, EASEMENTS AND RESTRICTIONS OF RECORD CONTAINED IN THE ABOVE REFERENCED TITLE REPORT.
 - THIS PLAN IS NOT TO BE USED FOR PROPERTY TRANSFER.
 - THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.

BEING KNOWN AND DESIGNATED AS LOT 57 & 59 IN BLOCK 9 AS SHOWN A FILED MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK, MONMOUTH CO., N.J." PREPARED BY GEORGE D. COOPER, CE ON SEPTEMBER 3, 1907 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 11/11/1920 AS CASE NO. 23-6. ALSO BEING KNOWN AND DESIGNATED AS LOT 27 IN BLOCK 8 AS SHOWN ON THE OFFICIAL TAX MAPS FOR THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.

PLAN OF SURVEY

BLOCK 8

LOT 26

#47 TECUMSEH AVENUE

BOROUGH OF OCEANPORT

MONMOUTH COUNTY

NEW JERSEY

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Since 1977
51 Gerard Avenue, Matawan, New Jersey 07747
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Date 9/19/2020	File No. K020-020	CAD File 020020SURV	Field Book K-77
Surveyed By TF	Drawn By RTKIII	Ckd. By RTK JR.	Sheet No. 1 of 1

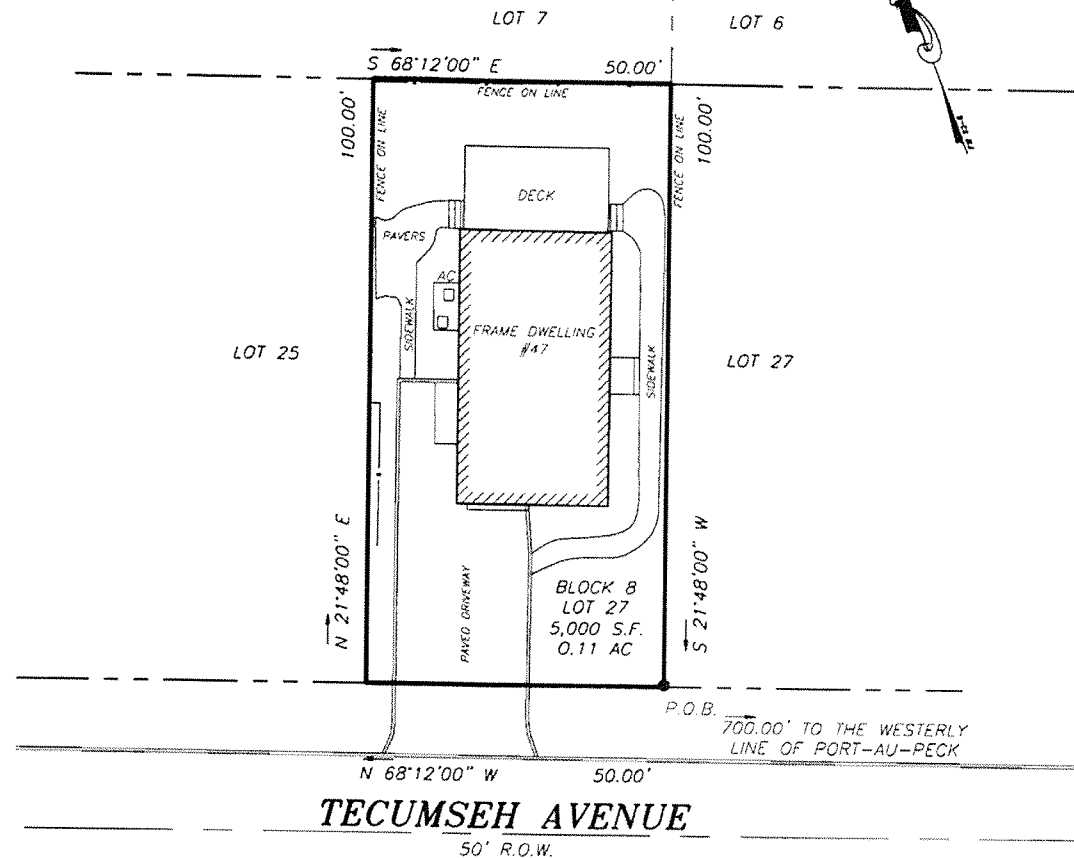
DATE: 9/22/2020

ROBERT T. KEE, JR.
Professional Engineer & Land Surveyor
New Jersey License No. 23206

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



THIS SURVEY CERTIFIED TO:

MATTHEW ROSENBLOOM

TWO RIVERS TITLE COMPANY, TR7192

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GUARDHILL FINANCIAL CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

ZAGER FUCHS, P.C.
KEVIN I. ASADI, ESQUIRE

LOT KNOWN AS LOT 26 IN BLOCK 8 ON THE TAX MAP OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.

LOT ALSO KNOWN AS LOTS 57 & 59 IN BLOCK 9 ON A MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUECK, MONMOUTH COUNTY, NJ" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 11, 1920 AS MAP NUMBER 23-6.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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 DATE:
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. GS35400

**SURVEY OF
LOT 26 ~ BLOCK 8**
47 Tecumseh Avenue
Borough of Oceanport
Monmouth County, New Jersey

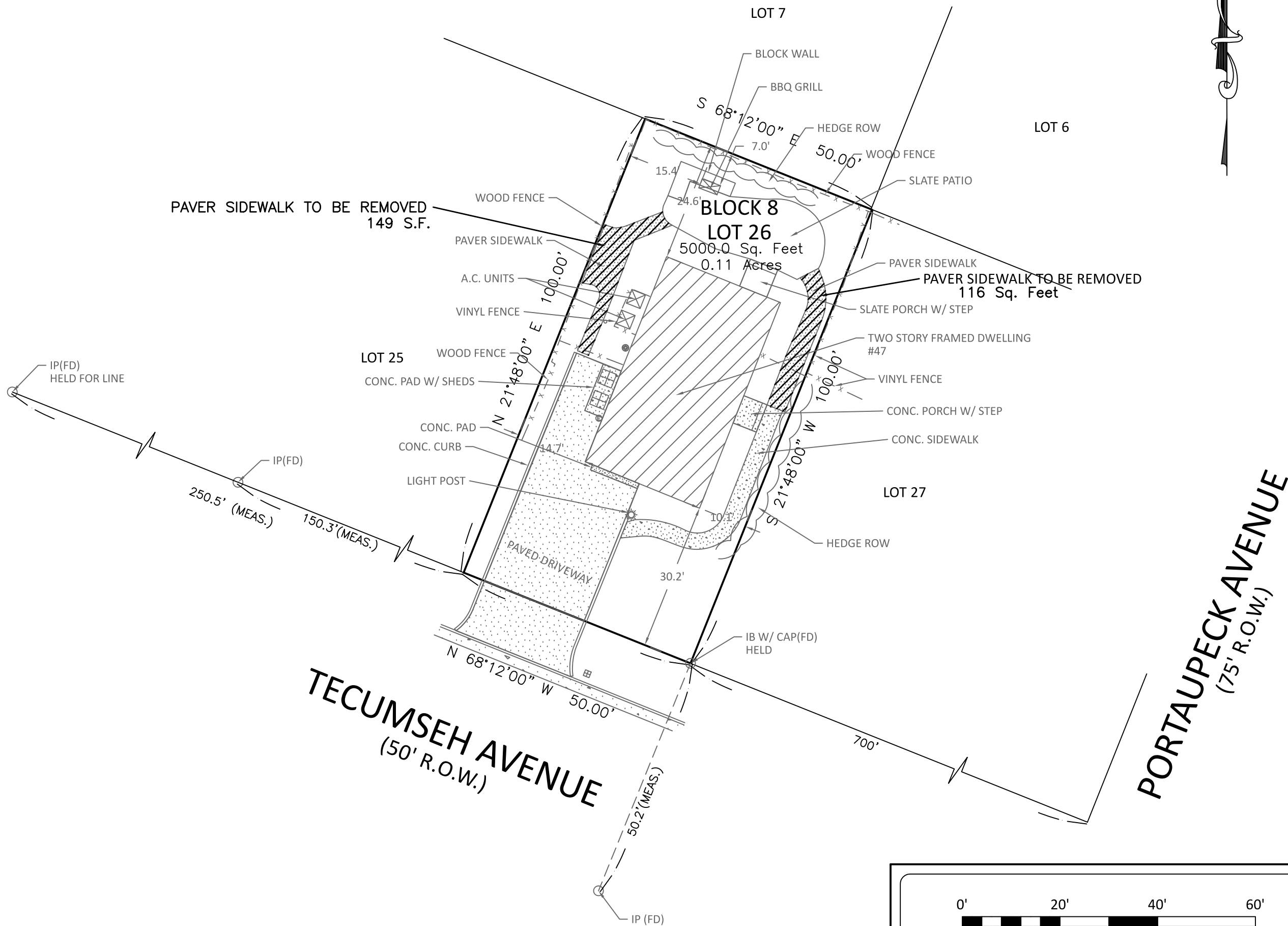
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. NO.	14-185
SCALE	1" = 20'
DATE	09/19/14
DRAWN BY	BEJ
TAX MAP SHEET #	10
SHEET	1 OF 1
DRAWING NO.	OP348

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	12000 SF	5000.0 SF	5000.0 SF
MIN LOT WIDTH	120 FT	50.0 FT	50.0 FT
MIN LOT DEPTH	100 FT	100.0 FT	100.0 FT
MAX LOT COVERAGE			
PRINCIPAL BUILDING	25 PERCENT	22.8 PERCENT	22.8 PERCENT
ACCESSORY BUILDING	5 PERCENT	NA	NA
MAX DWELLING PER ACRE	3.7	0.11	0.11
MIN YARDS			
PRINCIPAL			
FRONT	30 FT	30.2 FT	30.2 FT
ONE SIDE	10 FT	10.1 FT	10.1 FT
BOTH SIDES	25 FT	24.8 FT	24.8 FT
REAR	25 FT	24.6 FT	24.6 FT
ACCESSORY			
SIDE	10 FT	15.4 FT (BBQ)	15.4 FT (BBQ)
REAR	5 FT	7.0 FT (BBQ)	7.0 FT (BBQ)
IMPERVIOUS COVERAGE	37 PERCENT	58.3 PERCENT	53.3 PERCENT

R-3 ZONING SCHEDULE

THERE ARE NO PROPOSED IMPROVEMENT, ALL EXISTING.



THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

- SURVEY OF LOT 26 IN BLOCK 8 PREPARED THOMAS P. SANTRY, PA ON 9/19/2014.
- FILED MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK, MONMOUTH CO., N.J." PREPARED BY GEORGE D. COOPER, CE ON SEPTEMBER 3, 1907 AND FILED WITH THE CLERK OF MONMOUTH COUNTY ON 11/11/1920 AS CASE NO. 23-6.
- THE OFFICIAL TAX MAPS FOR THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, N.J.
- FIELD SURVEY BY KEE ENGINEERING ENTERPRISES, INC. ON 9/19/2020.
- SITE VISIT BY KEE ENGINEERING ENTERPRISES, INC. ON 12/22/2020.

NOTES:

- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHER GOVERNING BODIES STANDARDS. ANY CHANGES OR MODIFICATIONS FROM THIS PLAN MUST BE APPROVED BY THE REVIEWING AGENCIES PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- THIS PLAN IS NOT TO BE USED AS A PLAN OF SURVEY, AND DOES NOT CONFORM WITH N.J.A.C. 13:40-5.1
- THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
- PROPOSED BUILDING DIMENSIONS ARE TO BE TAKEN FROM THE ABOVE REFERENCED ARCHITECTURAL PLANS.
- PROPERTY IS LOCATED IN THE R-3 ZONE, AND IS SUBJECT TO ALL MUNICIPAL ZONING REGULATIONS.
- APPLICANT SHALL COMPLY WITH ALL ON-SITE CONSTRUCTION REGULATIONS AS REQUIRED BY THE BOROUGH OF OCEANPORT AND OTHER AGENCIES HAVING JURISDICTION OVER THE MATTER.

PLOT PLAN

FOR #47 TECUMSEH AVENUE
BLOCK 8 LOT 26
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY



Engineers Surveyors Planners
Since 1977
51 Gerard Avenue, Matawan, New Jersey 07747
(732)290-9600
Certificate of Authorization No. 24GA28050100

Date 12/22/2020	File No. K020-020	CAD File 020020PLOT	Field Book K-77
Surveyed By TF	Drawn By RTKIII	Ckd. By RTK JR.	Sheet No. 1 of 1

DRAFT
ROBERT T. KEE, JR.
Professional Engineer & Land Surveyor
New Jersey License No. 23206

0' 20' 40' 60' Scale 1"=20'		
2	AS PER CLIENT EMAIL 2/17/2021	2/22/2021
1	AS PER CLIENT EMAIL 1/28/2021	1/29/2021
(No)	Revisions	Date



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1933)

8.1

Meeting: 03/09/21 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1933

PB2020-34 Kohler, Arno

78 Iroquois Ave
Block 8, Lot 11.02
Bulk Variance(s) for construction of inground swimming pool



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

8.1.a

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

February 11, 2021

VIA EMAIL

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

Re: Bulk Variance
78 Iroquois Avenue
Block 8, Lot 11.02
Application No PB2020-34
MC Project No. OPP-288

Dear Board Members:

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

- Plan entitled “Pool Grading Plan” prepared by Midstate Engineering Inc. last revised November 3, 2020, consisting of one (1) sheet;
- Plan entitled “Survey of Property” prepared by Kurtz Consulting Engineers, Planners, Land Surveyors dated January 26, 1994, consisting of one (1) sheet.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 12,000 square feet (0.28 acres). The lot is located on the south side of Iroquois Avenue approximately 1,200 feet west of Port Au Peck Avenue. There is an existing two-story, single-family dwelling with attached garage, asphalt driveway, paver walkway and rear yard deck on this lot.

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

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

General Comments

1. A bulk variance is required to exceed the Maximum Impervious Coverage where a maximum of 37% is permitted in the R-3 Zone. Current conditions are at 32.34%, and the Applicant is currently requesting 43.48%.

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



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-288
February 11, 2021
Page 2 of 2

- 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 survey that was provided was from 1994 and appears to be different from the grading plan which references a different boundary and topographic survey. A signed and sealed copy of the July 24, 2020 survey should be provided to the Board Secretary along with copies to the Board Members.
 3. The Applicant shall testify as to if additional outdoor lighting is proposed.
 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. If you have any questions regarding this matter, please do not hesitate to contact me directly.

Very truly yours,

COLLIERS ENGINEERING & DESIGN, INC.
DBA MASER CONSULTING

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

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

WHW/dmm
cc: Arno and Lorraine Kohler (via email)

r:\general\projects\opp\opp-288\correspondence\out\210211_whw_smith_78_iroquois_ave.docx

GENERAL NOTES

- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL FEATURES.
- THIS IS A POOL GRADING PLAN, AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC), NJ EDITION, LATEST REVISION (2018), AS WELL AS ISPSC 2018.
- OUTBOUND AND TOPOGRAPHIC INFORMATION BASED ON A SURVEY PREPARED BY LANDMARK SURVEYING AND ENGINEERING, INC., DATED 07/24/20.
- THIS PLAN IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
- PROPERTY KNOWN AND DESIGNATED AS LOT 11.02 OF BLOCK 8, SITUATED IN THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.
- UTILITY LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- POOL COMPANY TO INSTALL A CARTRIDGE TYPE FILTER, THEREFOR NO BACKWASHING IS REQUIRED.
- THE PUBLIC SIDEWALK AT THE STREET, IF DAMAGED BY POOL CONSTRUCTION ACTIVITY, MUST BE REPLACED USING 4,500 PSI CONCRETE.

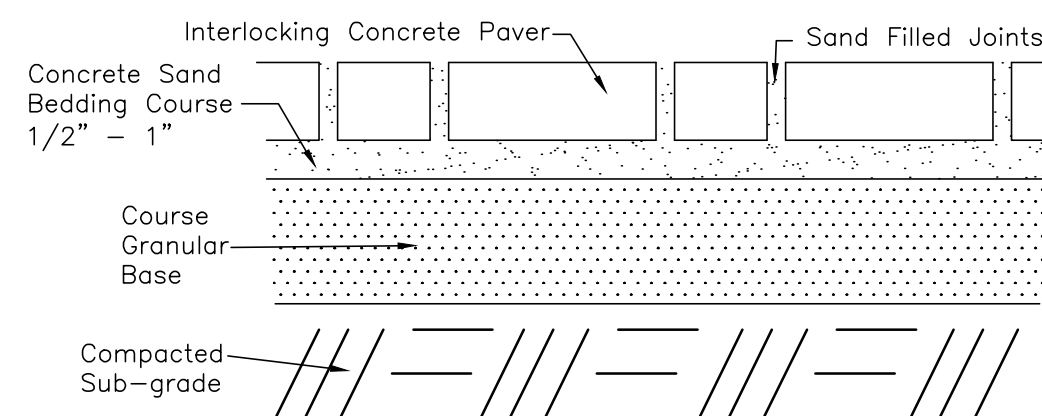
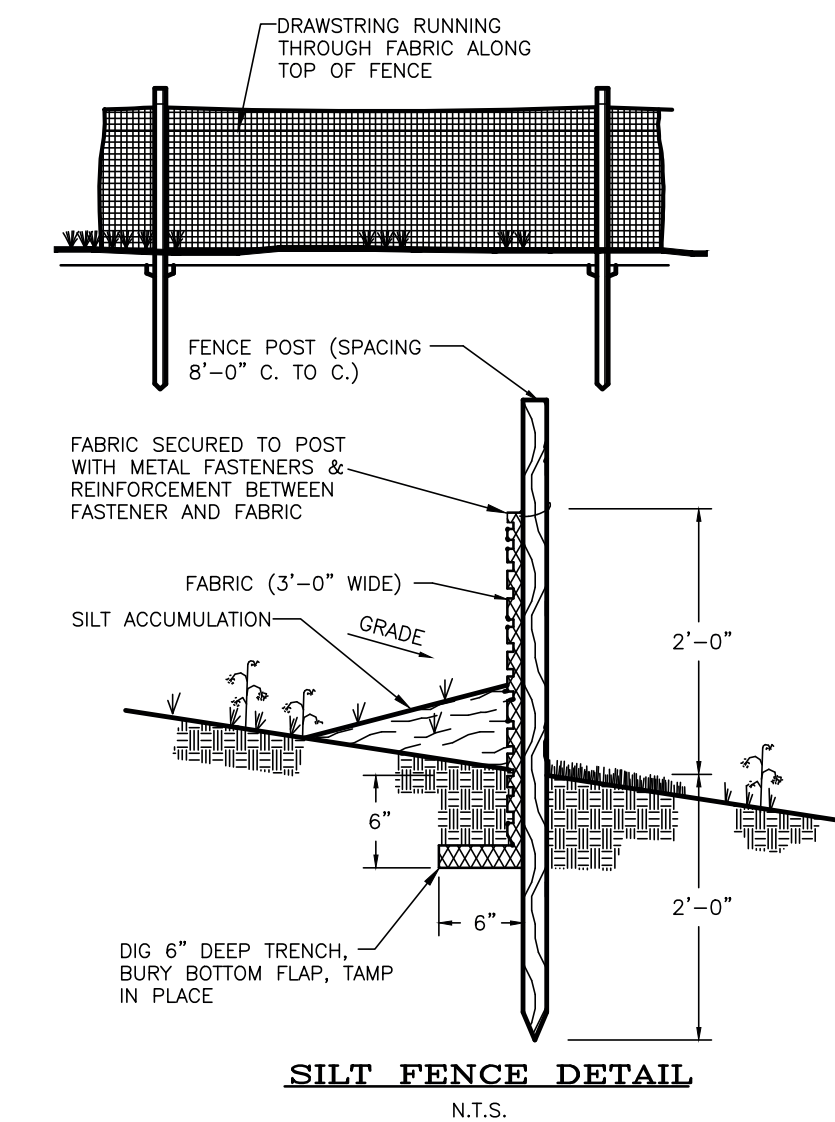
ALL LAWN SLOPES TO
BE 2% MINIMUM

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SURFACE DRAINAGE
---	PROPOSED SURFACE DRAINAGE
○	EXISTING TREE TO REMAIN
○	EXISTING TREE TO BE REMOVED
x 99.0	EXISTING SPOT ELEVATION
x [99.5]	PROPOSED SPOT ELEVATION
—G—	EXISTING GAS LINE
—W—	EXISTING WATER LINE
—S—	EXISTING SEWER LINE
—OE—	EXISTING OVERHEAD ELECTRIC
—UE—	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED LIMIT OF DISTURBANCE
~~~~~	PROPOSED SILT FENCE
—●—●—●—	PROPOSED FENCE

**LOT COVERAGE**

EXISTING:		LOT AREA = 12,000 S.F.
DWELLING	1,997 S.F.	
DRIVEWAY	1,609 S.F.	
FRONT STOOP/STEPS	57 S.F.	
FRONT WALKS (PAVERS)	169 S.F.	
REAR WALK (PAVERS)	49 S.F.	
DECK (490 S.F.)	—0— S.F.	
SUBTOTAL	3,881 S.F.	
PROPOSED:		
POOL	448 S.F.	
COPING	93 S.F.	
PATIO (PAVERS)	771 S.F.	
EQUIPMENT PAD	24 S.F.	
SUBTOTAL	1,336 S.F.	
		EXISTING COVERAGE 3,881 S.F. = 32.34% 12,000 S.F.
		PROPOSED COVERAGE 5,217 S.F. = 43.48% 12,000 S.F.



NOTE: 1/8" / FT. MIN. CROSS SLOPE UNLESS  
OTHERWISE INDICATED ON DRAWINGS.

**TYP. PAVER WALK/PATIO CROSS SECTION**

1	REV. PER CLIENT	11/03/20	CWM	CDL
NO.	REVISIONS	DATE	DRAWN	CHECKED
<b>POOL GRADING PLAN</b> PREPARED FOR <b>"KOHLER" 78 IROQUOIS AVENUE (ANTHONY/SYLVAN)</b> <b>LOT 11.02 OF BLOCK 8</b> TAX MAP SHEET NO. 17 SITUATED IN BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY				
<b>MIDSTATE ENGINEERING INC.</b> ENGINEERS, SURVEYORS & PLANNERS 82 WALNUT HILL LANE FREEHOLD, NEW JERSEY 07728 (732) 308-4226 (FAX) 732-308-4190 CERT. OF AUTHORIZATION NO. GA277692		DATE	10/31/20	
		SCALE	1" = 20'	
		DRAWN	CWM	
<b>CHESTER DI LORENZO P.E., L.S., P.P.</b> P.E. & L.S. LICENSE NO. 28966 P.P. LICENSE NO. 2871		CHECKED	CDL	
		FILE NO.	12743	
		SHEET	1 OF 1	



**Planning/Zoning Combined Board**

PO Box 370  
Oceanport, NJ 07757

**SCHEDULED**

**PLANNING BOARD APPLICATION (ID # 1885)**

**8.2**

Meeting: 03/09/21 07:00 PM  
Department: Planning/Zoning Board  
Category: PB Applications  
Prepared By: Jeanne Smith  
Initiator: Jeanne Smith  
Sponsors:  
DOC ID: 1885

## **PB2020-33 Torregrossa, Andrew**

95 Algonquin Ave

Block 18, Lot 12

Variance relief for construction of attached garage and mudroom

- Maximum Lot Coverage - Principal Structure: 25% permitted, 22.42% existing, 29.92% proposed.
- Maximum Impervious Coverage : 37% permitted, 35.9% existing, 39.5% proposed.



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

8.2.a

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

December 22, 2020

**VIA EMAIL**

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

Re: Bulk Variance  
Block 70, Lot 6  
29 Mohawk Avenue  
Application No.: PB2020-31  
Borough of Oceanport, Monmouth County, New Jersey  
MC Project No. OPP-285

Dear Board Members:

Our office is in receipt of the following information in support of the above-referenced Variance Application:

- Plan entitled “Topographic Survey,” prepared by CC Widdis Surveying, LLC dated May 24, 2019 consisting of one (1) sheet.
- Plan entitled “Vohden Residence Front Yard Renovation,” prepared by Shissias Design and Development dated October 12, 2020 consisting of two (2) sheets.

The subject property is situated in the R-3 – Residential Single-Family Zone District and contains 0.622 acres on the northwest side of Mohawk Avenue approximately 290 feet east of the intersection with Bay View Place. The Applicant proposes to install a second apron and create a looped driveway.

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. Ordinance 390-25 K (1) requires residential properties to have in excess of 100 feet of frontage to be permitted a second driveway. The subject property has 100 feet of frontage on Mohawk Avenue.
  - b. Driveways are to be setback 5 feet from the side property line and projection of that line into the right of way [390-25 K (1)]. The existing and proposed driveways are setback 3 feet.



Jeanne Smith, Planning Board Secretary  
MC Project No. OPP-285  
December 22, 2020  
Page 2 of 2

The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) 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 Applicant shall provide a signed and sealed survey to the Planning Board Secretary.

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,

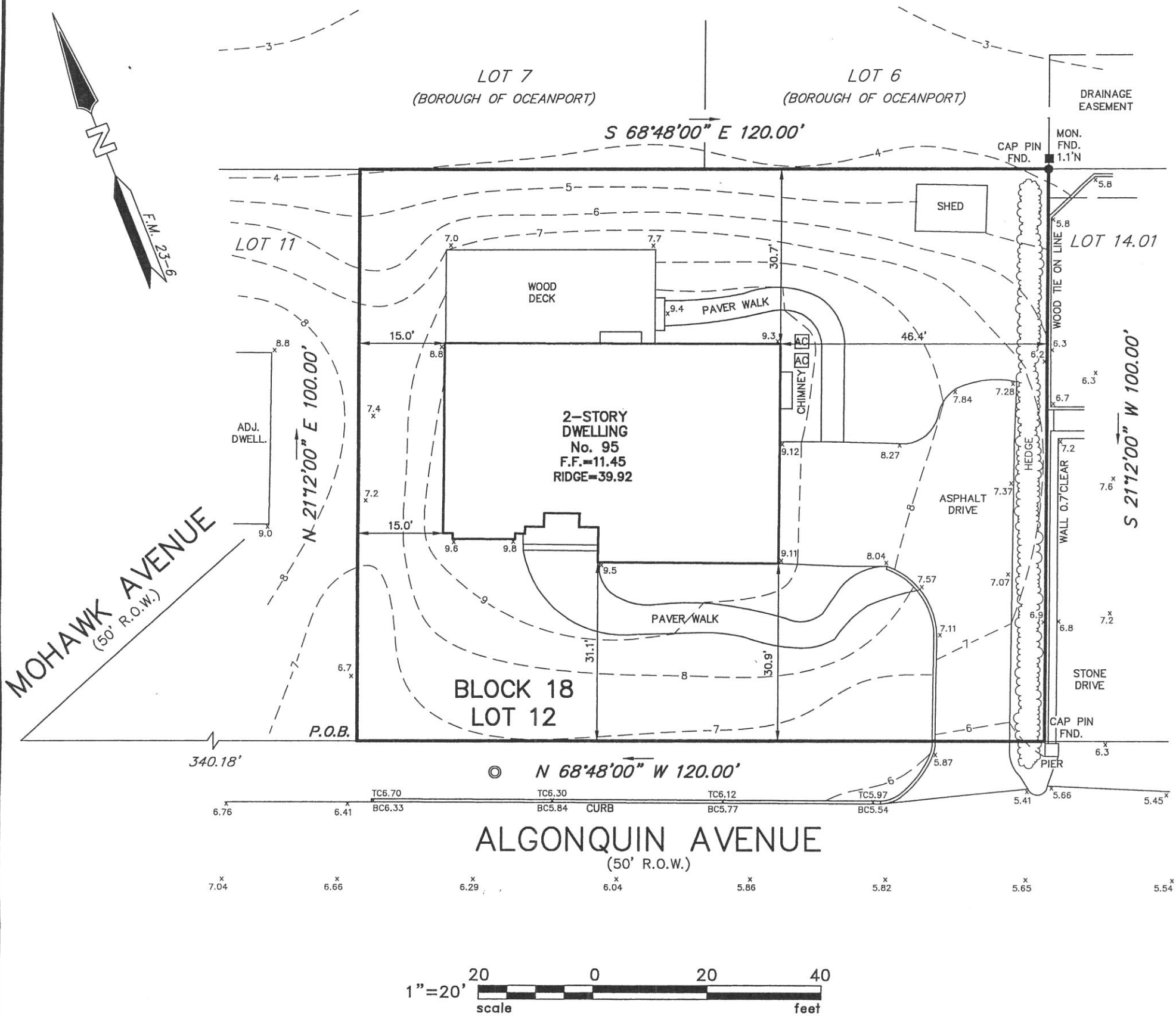
MASER CONSULTING INC.

A handwritten signature in blue ink, appearing to read 'W.H. White III', written over a faint circular stamp.

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

WHW/dmm  
cc: Tricia Vohden, (via email)  
Kevin Kennedy, Esq. (via email)

r:\general\projects\opp\opp-285\correspondence\out\201222_whw_smith_29_mohawk.docx

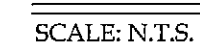


<b>SURVEY OF PROPERTY</b>			
<b>95 ALGONQUIN AVENUE</b>			
<b>LOT 12 BLOCK 18</b>			
BOROUGH OF OCEANPORT		MONMOUTH COUNTY	
NEW JERSEY			
<b>Charles Surmonte P.E. &amp; P.L.S.</b>		301 Main Street, 2nd Floor	
New Jersey Professional Engineer and Land Surveyor		Allenhurst, New Jersey, 07711	
License No. 35885		Phone 732-660-0606	
		Fax 732-660-0404	
PROJECT No.	DATE:	SCALE:	SHEET:
12-975	08-27-12	1"=20'	Packet Pg. 32

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.



SCALE: 1" = 20'-0"

## Packet Pg. 33



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



SCALE:  $1/4'' = 1'-0''$



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

NEW JERSEY LIC. AI-10726

OCEANPORT, NJ  
BLOCK-18 LOT-12

**SUBJECT**

## ELEVATIONS

NO.	DATE	DESCRIPTION
-----	------	-------------



## PROPOSED RESIDENCE

95 Algonquin Avenue ~ Oceanport, New Jersey