



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • JANUARY 14, 2025

Reorganization

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement: This meeting complies with the Open Public Meetings Act by adequate and electronic notification with publication on December 19, 2024 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

III. Flag Salute

IV. Oaths of Office

Christopher Widdis	Class I	1yr Term
Leslie Barham Widdis	Class IV	4yr Term
Darren Davis	Class IV	4yr Term
John Kahle	Class IV	4yr Term
David Gruskos	Alternate I	2yr Term

V. Roll Call

VI. Election of Chairman

VII. Election of Vice-Chairman

VIII. Appointment of Board Secretary

IX. Board Policy

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

X. Board Business

1. PR-25-01 Resolution approving 2025 meeting schedule
2. PR-25-02 Resolution appointing Board Attorney
3. PR-25-03 Resolution appointing Board Engineer/Planner

XI. Minutes Approval

1. Minutes of Oct 22, 2024 7:00 PM
2. Minutes of Dec 10, 2024 7:00 PM

XII. Old Business

1. PR-25-04, Resolution of Approval, Netflix, Inc. Phase 1A
2. PR-25-05, Resolution of Approval, 293 Port Au Peck Ave

XIII. New Business

1. PB2024-09 Bacci, John
469 Driveway
Block 76, Lot 10
Proposed construction of a 1-story covered porch addition on the northwest corner of the dwelling which requires variance relief for the following:
 - Maximum Impervious Coverage: 25% permitted, 24.11% existing, 26.9% proposed

XIV. Petitions from the Public

XV. Adjournment



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 3485)

Meeting: 01/14/25 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3485

10.1

PR-25-01

BOROUGH OF OCEANPORT PLANNING BOARD**RESOLUTION APPROVING ANNUAL MEETING SCHEDULE
JANUARY 14, 2025**

WHEREAS, the Open Public Meetings Act requires that all public bodies at the time of their annual organization meetings or within 7 days thereof, shall post, mail to newspapers and give notice to certain persons the schedule of meetings for the year 2025.

NOW, THEREFORE, BE IT RESOLVED that the Oceanport Planning/Zoning Combined Board for the 2025 calendar year will conduct the following meetings for the purpose of conducting Board business for 2025. Meetings are generally held on the second and fourth Tuesday of each month, except as otherwise noted below, in the Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757. All meetings will begin at 7:00 p.m. A Workshop Session will be held at 6:30 p.m. prior to a Regular Meeting as the Board deems it necessary. Official action may be taken.

January	14 th	28 th
February	11 th	25 th
March	11 th	25 th
April	8 th	22 nd
May	13 th	27 th
June	10 th	24 th
July*	8 th	
August*	12 th	
September	9 th	23 rd
October	14 th	28 th
November*	12 th	
December*	9 th	

*Summer schedule is in effect with one meeting in July and August and due to holidays, November and December have one meeting scheduled.

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to file a copy of the schedule with the municipal clerk, post and maintain posted a copy of the schedule in the place designated for the posting of notices and forward a copy of same to The Two River Times and the Asbury Park Press.

BE IT FURTHER RESOLVED that this resolution and the schedule contained herein may be amended from time to time provided the terms of the Act are fully followed.

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of January 14, 2025.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 3488)

Meeting: 01/14/25 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3488

10.2

PR-25-02

BOROUGH OF OCEANPORT PLANNING BOARD**RESOLUTION OF THE OCEANPORT PLANNING BOARD
APPOINTMENT OF BOARD ATTORNEY FOR CY2025**

WHEREAS, the Borough of Oceanport Planning Board is in need of professional legal services to be rendered to the Planning Board as Board Attorney on an as needed basis;

WHEREAS, Kevin Kennedy, Esq., 165 Highway 35, Middletown, NJ 07701 has served as the Board Attorney and the Board desires to continue to retain Mr. Kennedy for said professional legal services for calendar year 2025; and

WHEREAS, the law firm of Kevin Kennedy, Esq., 165 Highway 35, Middletown, NJ 07701. is qualified, ready, willing and able to provide said services; and

WHEREAS, this contract constitutes a "Professional Service" contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(I), et. seq.; and

WHEREAS, the law firm of Kevin Kennedy, Esq. has filed a Business Entity Disclosure and Political Contributions form,

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Oceanport, County of Monmouth, State of New Jersey that:

1. Kevin E. Kennedy, Esq be and is hereby appointed as Board Attorney for CY2025.
2. The Chairman and Board Secretary are hereby authorized to execute a contract on behalf of the Borough of Oceanport Planning Board with Kevin E. Kennedy, Esq for legal services for a monthly meetings retainer of \$500.00 per month for Board meetings and subject to the terms of the proposal submitted subject to adoption of the 2025 municipal budget.
3. That the contract shall also provide for an open-ended contract for services performed in regards to land development applications contingent upon the availability of funds in the Developer's Escrow and municipal budget with no firm quantities being guaranteed. Funds will be certified and encumbered by individual purchase order prior to each request for service.

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of January 14, 2025.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 3486)

Meeting: 01/14/25 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3486

10.3

PR-25-03

BOROUGH OF OCEANPORT PLANNING BOARD
RESOLUTION OF THE OCEANPORT PLANNING BOARD
APPOINTMENT OF BOARD ENGINEER/PLANNER FOR CY2025

WHEREAS, the Borough of Oceanport Planning Board is in need of professional engineering and planner services to be rendered to the Planning Board as Board Engineer/Planner on an as needed basis and the Board desires to reappoint **William White of Colliers Engineering & Design, 101 Crawfords Corner Road Suite 3400, Holmdel, New Jersey 07733**; and

WHEREAS, William White, P.E., P.P. of Colliers Engineering & Design is qualified, ready, willing and able to provide said services; and

WHEREAS, this contract constitutes a "Professional Service" contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Borough has determined that the value of the services will exceed \$17,500.00 and desires to make the appointment by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.B; and

WHEREAS, Colliers Engineering & Design, Colliers Engineering & Design, 101 Crawfords Corner Road Suite 3400, Holmdel, New Jersey 07733 has completed and submitted a Business Entity Disclosure Certification and Political Disclosure pursuant with P.L. 2023, c.20; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Oceanport as follows:

1. William White of Colliers Engineering & Design be and is hereby appointed as Board Engineer/Planner for CY2025.
2. The Chairman and Board Secretary are hereby authorized to execute a contract on behalf of the Borough of Oceanport Planning Board with William White of Colliers Engineering & Design for engineering services pursuant with their proposal and rate sheet for 2025.
3. That the contract provides for an open-ended contract for services performed in regards to land development applications contingent upon the availability of funds in the Developer's Escrow and municipal budget with no firm quantities being guaranteed. Funds will be certified and encumbered by individual purchase order prior to each request for service.

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Political Contribution Disclosure Form be placed on file with said contract.

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of January 14, 2025.

Jeanne Smith, Secretary



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 3491)

Meeting: 01/14/25 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3491

12.1

PR-25-04 NETFLIX, INC., PHASE 1A



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB (ID # 3492)

Meeting: 01/14/25 07:00 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3492

12.2

PR-25-05 293 Port Au Peck Ave



Planning/Zoning Combined Board

PO Box 370
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 3490)

Meeting: 01/14/25 07:00 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 3490

13.1

PB2024-09 Bacci, John

Block 76, Lot 15

469 Driveway

Proposed 1-story covered porch addition on the northwest corner of the dwelling and associated improvements seeking variance relief for

- Maximum Building Coverage – 25% permitted, 24.11% existing, and 26.9% is proposed

COMMENTS - Current Meeting:

469 Driveway

Block 76, Lot 10

Proposed construction of a 1-story covered porch addition on the northwest corner of the dwelling which requires variance relief for the following:

- Maximum Impervious Coverage: 25% permitted, 24.11% existing, 26.9% proposed

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



December 10, 2024
Revised December 13, 2024

VIA EMAIL

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

Application No. PB2024-09
Review No. 1
469 Driveway
Block 76, Lot 15
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0363

Dear Board Members,

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

- Plan entitled "Variance Plan" prepared by InSite Engineering, LLC, dated November 7, 2024, consisting of one (1) sheet;
- Plan entitled "Final As Built Survey" prepared by InSite Surveying, LLC, dated December 12, 2022, consisting of one (1) sheet; and,
- Plan entitled "Bacci Residence" prepared by Anthony Condouris Architect, Inc., dated September 18, 2024, consisting of two (2) sheets.

The subject property is a 11,397 SF (0.26 Ac) parcel located in the R-4 Residential Zone District. The property is on the west side of Driveway approximately 137' north of the intersection of Driveway with Driveway. The property contains a 2-story dwelling, rear paver patio, and asphalt driveway. The Applicant is proposing a 1-story covered porch addition on the northwest corner of the dwelling.

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

A. Variances/Design Waivers

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

1. Bulk variances are required for the following:

Maximum Building Coverage – 25% permitted, 24.11% existing, and 26.9% is proposed.

The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) following situations (C.40:55D-70c):

- a. **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:
 - i. Exceptional narrowness, shallowness, or shape of a specific piece of property;
 - ii. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - iii. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- b. **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.

B. General Comments

1. The Applicant shall provide testimony as to the existing drainage pattern(s) and potential impact to the adjacent properties by the addition. If the Applicant proposes any change in grade to the lot, a grading plan will be required.
2. The Board may want to consider requiring a deed restriction prohibiting enclosure of the covered porch in the future.
3. The property is in a Regulated Flood Zone (AE10).
4. A signed and sealed copy of the survey shall be submitted to the Board Secretary.

Project No. OPP-0363
December 13, 2024
Page 3 | 3



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

Sincerely,

Colliers Engineering & Design, Inc.

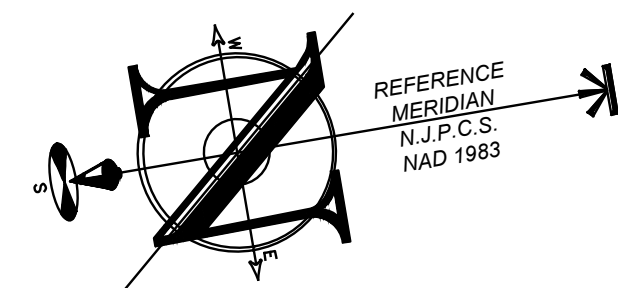
A handwritten signature in blue ink, appearing to read "W.H. White, III".

William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/hlo

cc: Kevin Kennedy, Esq., Board Attorney (via email)
John Bacci, Applicant (via email)
Doug Clelland, P.E., Applicant's Engineer (via email)
Anthony Condouris, AIA, Applicant's Architect (via email)

R:\Projects\M-P\Opp\OPP0363\Correspondence\OUT\241213_whw_smith_Revised App Review No. 1.docx



SURVEY NOTES:

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

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

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

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

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

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 10.0 PER FLOOD HAZARD PANEL NO. 34025C0184H DATED 6-15-22. SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 8.0 PER FLOOD HAZARD PANEL NO. 34025C0184G DATED 1-30-15.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "FOUNDATION LOCATION SURVEY OF, BLOCK 76, LOT 15 & P/O LOT 10.01 469 DRIVEWAY, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ. BY INSITE SURVEYING, LLC, DATED 07/22/22."

SURVEY MAP REFERENCES:

A MAP ENTITLED, "SURVEY OF PROPERTY WITH TIDELANDS, LOT 15 & P/O LOT 10.01, BLOCK 76, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, BY MORGAN ENGINEERING, LLC, DATED 07/18/22."

ENGINEERING MAP REFERENCES:

A MAP ENTITLED, "GRADING PLAN, BLOCK 76, LOT 15, 469 DRIVEWAY, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, BY INSITE ENGINEERING, LLC, DATED 10/06/21 LAST REVISED 05/25/22."

FILED MAP REFERENCES:

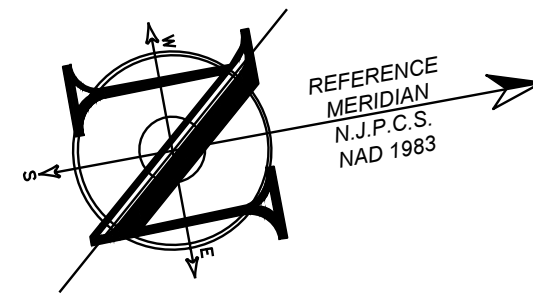
A MAP ENTITLED, "AMENDED MAP, OCEANPORT PARK ON THE SHREWSBURY RIVER, BORO OF OCEANPORT, MONMOUTH COUNTY, N.J., FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 1/23/1930 AS CASE NO. 24-5."

DEED REFERENCES:

DB 8727 PG 9097
DB 1422 PG 237

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

Packet Pg. 15



OCEANPORT CREEK

(F.K.A. SHREWSBURY RIVER & SOUTH SHREWSBURY RIVER)

N04° 18' 20"E 100.22'

N 14°19'05" E 100.22' (DEED)
(ALONG APPROXIMATE PIERHEAD & BULKHEAD LINE PER GRANT)

APPROXIMATE
PIERHEAD & BULKHEAD LINE
PER GRANT & DEED

P/O LOT 10.01

N89° 30' 45"W 216.56'
(TO APPROXIMATE PIERHEAD & BULKHEAD LINE PER GRANT)
(TO APPROXIMATE PIERHEAD & BULKHEAD LINE PER GRANT)
(114.43' TO M.H.W.L. @ FACE OF BULKHEAD)

S89° 30' 45"E 209.88'
(TO APPROXIMATE PIERHEAD & BULKHEAD LINE PER GRANT)
(TO APPROXIMATE PIERHEAD & BULKHEAD LINE PER GRANT)
(114.43' TO M.H.W.L. @ FACE OF BULKHEAD)

P/O LOT 10.01
(MONMOUTH COUNTY, EXEMPTED PER TAX MAP)

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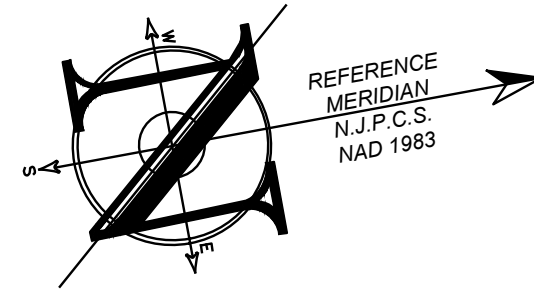
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(MONMOUTH COUNTY, EXEMPTED PER TAX MAP)

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(MONMOUTH COUNTY, EXEMPTED PER TAX MAP)



OCEANPORT CREEK

(F.K.A. SHREWSBURY RIVER & SOUTH SHREWSBURY RIVER)

N04° 18' 20"E 100.22'

N 14°19'05" E 100.22' (DEED)
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(MONMOUTH COUNTY, EXEMPTED PER TAX MAP)

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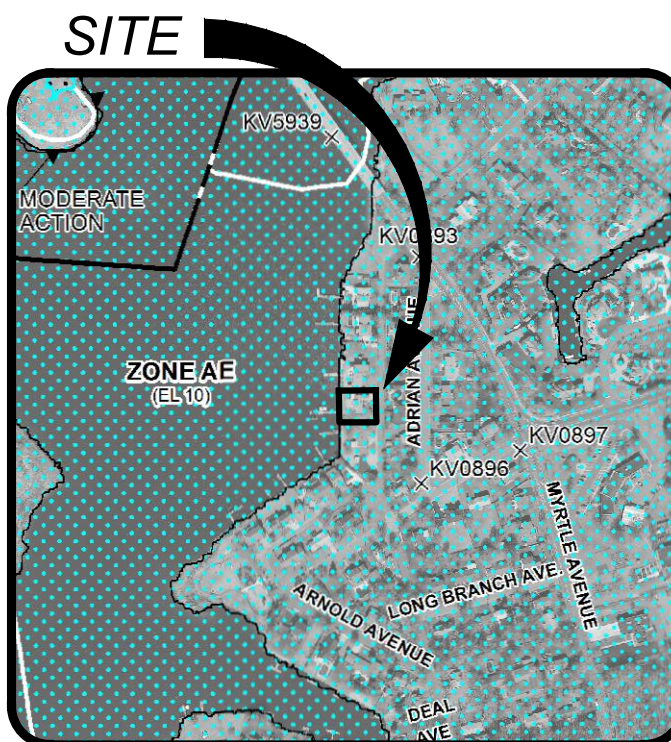
P/O LOT 10.01
(MONMOUTH COUNTY, EXEMPTED PER TAX MAP)

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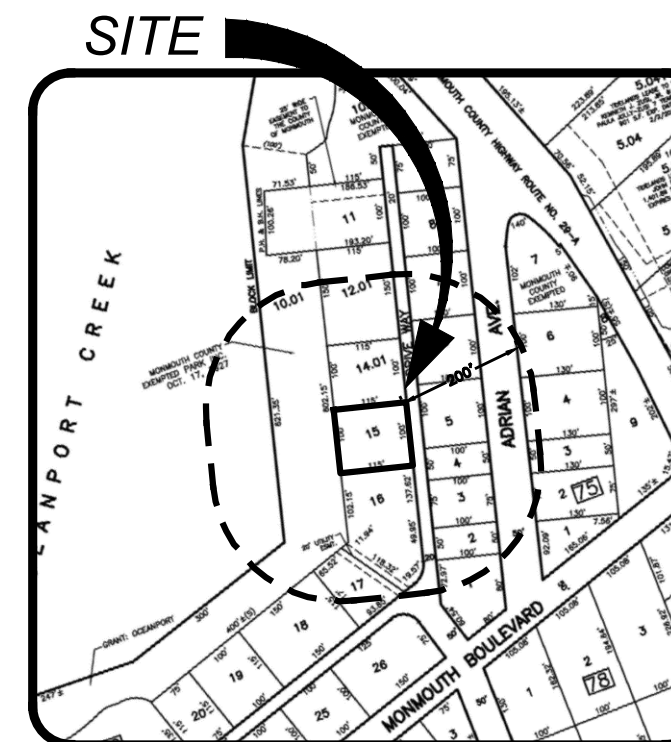
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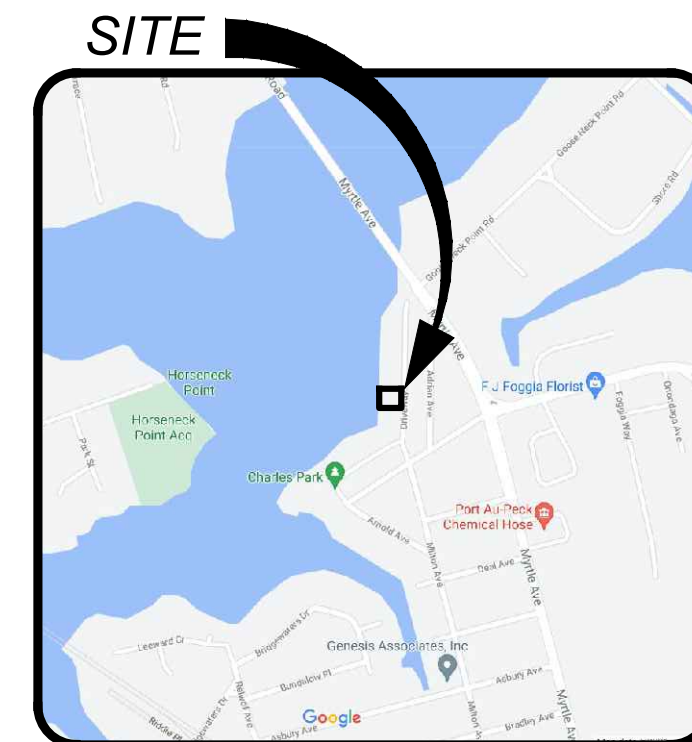
EFFECTIVE FLOOD INSURANCE RATE MAP

Scale: 1"=500'



TAX MAP

Scale: 1"=200'



LOCATION MAP

Scale: 1"=1000'

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #4: BLOCK 76, LOT(S)15, 469 DRIVEWAY, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
JOHN BACCI & JUDITH
469 DRIVEWAY
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR (ENGINEERING AND ZONING APPROVAL)
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING LLC, ENTITLED "FINAL AS BUILT SURVEY", WITH THE LATEST REVISION BEING DATED 12/12/22. AVERAGE SETBACK SHOWN HEREON ARE BASED UPON A SURVEY PERFORMED BY DPSS LAND SURVEYORS, ENTITLED "MAP OF PREVAILING SETBACKS", WITH THE LATEST REVISION BEING DATED 10/26/21. AVERAGE SETBACK SHOWN HEREON ARE BASED UPON A SURVEY PERFORMED BY DPSS LAND SURVEYORS, ENTITLED "MAP OF PREVAILING SETBACKS", WITH THE LATEST REVISION BEING DATED 10/26/21.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS ARCHITECT INC, WITH THE LATEST REVISION BEING DATED 9/18/24.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #340250C184G, DATED 8/20/18, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.
- CONSTRUCTION STAKEOUT**
SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE 'NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS.
- 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.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
RELEVANT APPLICATIONS WILL BE MADE TO THE NJDEP. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING ALL PROPER APPROVAL FROM THE NJDEP.
- CONSTRUCTION IN FLOOD ZONE**
ALL CONSTRUCTION BELOW ELEVATION 12.4 MUST BE WATER RESISTANT MATERIALS.
- ROOF LEADERS**
ALL ROOF LEADERS SHALL BE DIRECTED TO OCEANPORT CREEK OR DRIVEWAY RIGHT-OF-WAY.
- LIGHTING**
ANY PROPOSED LIGHTING SHALL BE DOWNWARD DIRECTED SO AS TO NOT CREATE ANY ADVERSE GLARE CONDITIONS FOR NEIGHBORING PROPERTIES.

LOT	BLOCK	DWELLINGS
16	76	29.3
17	76	26.3
18	76	27.9
14	76	20.1
13	76	N/A
12	76	10.9

AVERAGE SETBACK FROM M.H.W.L. = 22.9

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	11,397.0 (0.262 AC)	NO CHANGE	YES
SCHED II	MIN. LOT WIDTH (FT)	100	100.0	NO CHANGE	YES
SCHED II	MIN. LOT DEPTH (FT)	100	115.0 TO BULKHEAD	NO CHANGE	YES
PRINCIPAL BUILDING					
SCHED II	MIN. FRONT YARD SETBACK (FT)	30 (1)(2)	30.0	NO CHANGE	YES
SCHED II	MIN. REAR YARD SETBACK (FT)	22.9 (3)	26.1	22.11	YES
SCHED II	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	10	15.2	13.73	YES
	BOTH SIDES (FT)	20	31.8	35.33	YES
SCHED II	MAX. BUILDING HEIGHT (FT)(STORIES)				
	ALL OTHER ROOFS	35/2.5	34.75/2	NO CHANGE	YES
LOT COVERAGE					
SCHED II	MAX. BUILDING COVERAGE (%)	25	24.11	26.90 (V)	NO
SCHED II	MAX. IMPERVIOUS COVERAGE (%)	40	39.63	39.96	YES
SCHED II	MIN. HABITABLE FLOOR AREA				
	FIRST FLOOR (SF)	1,050	(a)	(a)	-
	TOTAL (SF)	1,800	(a)	(a)	-
	DRIVEWAY				
§390-26A	MIN. DISTANCE TO SIDE LOT LINE	5	15.11	NO CHANGE	YES
§390-26A	MIN. DISTANCE TO REAR LOT LINE	15	>15	NO CHANGE	YES
(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE					
(E) EXISTING VARIANCE (J) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED					
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER					
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					
(1) PER ORDINANCE SECTION 390-14.6.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 390-14.6.A, IN RESIDENCE DISTRICTS, NO OPEN PORCH ONE STORY IN HEIGHT CAN PROJECT 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.					
(3) IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE MEAN HIGH WATERLINE THAN WITHIN 200 FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS ALONG 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK.					

- (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
- (I) IMPROVED CONDITION
(X) VARIANCE / NON-CONFORMITY ELIMINATED
(W) PROPOSED WAIVER
- (1) PER ORDINANCE SECTION 390-14.8, 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 390-14.4(a), 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.
- (3) IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE MEAN HIGH WATERLINE THAN WITHIN 200 FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS ALONG 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK.

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
PRINCIPAL BUILDING	2,747.74	NO CHANGE
FRONT COVERED PORCH	133.05	NO CHANGE
FRONT STEPS	64.49	NO CHANGE
PAVERS	734.99	301.94
ASPHALT DRIVEWAY	722.84	NO CHANGE
PLATFORM	26.26	NO CHANGE
A/C	33.60	NO CHANGE
REAR STAIRS	53.52	N/A
REAR COVERED PORCH	N/A	318.44
FIREPLACE	N/A	6.17
REAR OPEN ENTRY STEPS	N/A	86.38
TOTAL	4,516.50	4,554.54

* NOT INCLUDED IN IMPERVIOUS COVERAGE CALCULATIONS AS THE PATIO WILL BE REMOVED BELOW, AND WATER CAN FLOW THROUGH DECK STEPS TO PERMEABLE GROUND BELOW

PROPOSED CONDITIONS

Scale: 1"=20'

EXISTING CONDITIONS

Scale: 1"=20'

LEGEND

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

PROJECT INFORMATION

PROJECT NAME:

BACCI RESIDENCE

BLOCK 76, LOT 15
469 DRIVEWAY
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

BACCI, JOHN & JUDITH
469 DRIVEWAY
OCEANPORT, NJ 07757

BACCI, JOHN & JUDITH
469 DRIVEWAY
OCEANPORT, NJ 07757

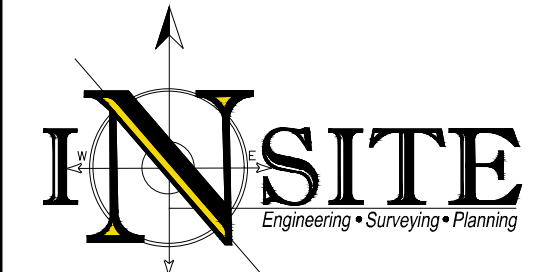
APPLICANT'S PROFESSIONALS

ARCHITECT:
ANTHONY M. CONDOURIS ARCHITECT INC.
20 BINGHAM ROAD
RUMSON, NJ 07760

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



CALL BEFORE YOU DIG!
NJ ONE CALL - 800-272-1000
(or local 7 days prior to excavation)



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLEDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
0	11/07/24	INITIAL RELEASE

SCALE: 1"=20'

DESIGNED BY: JMW

DATE: 11/07/24

DRAWN BY: MS

JOB # 21-1756-02

CHECKED BY: DDC

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

VARIANCE PLAN

SHEET TITLE:

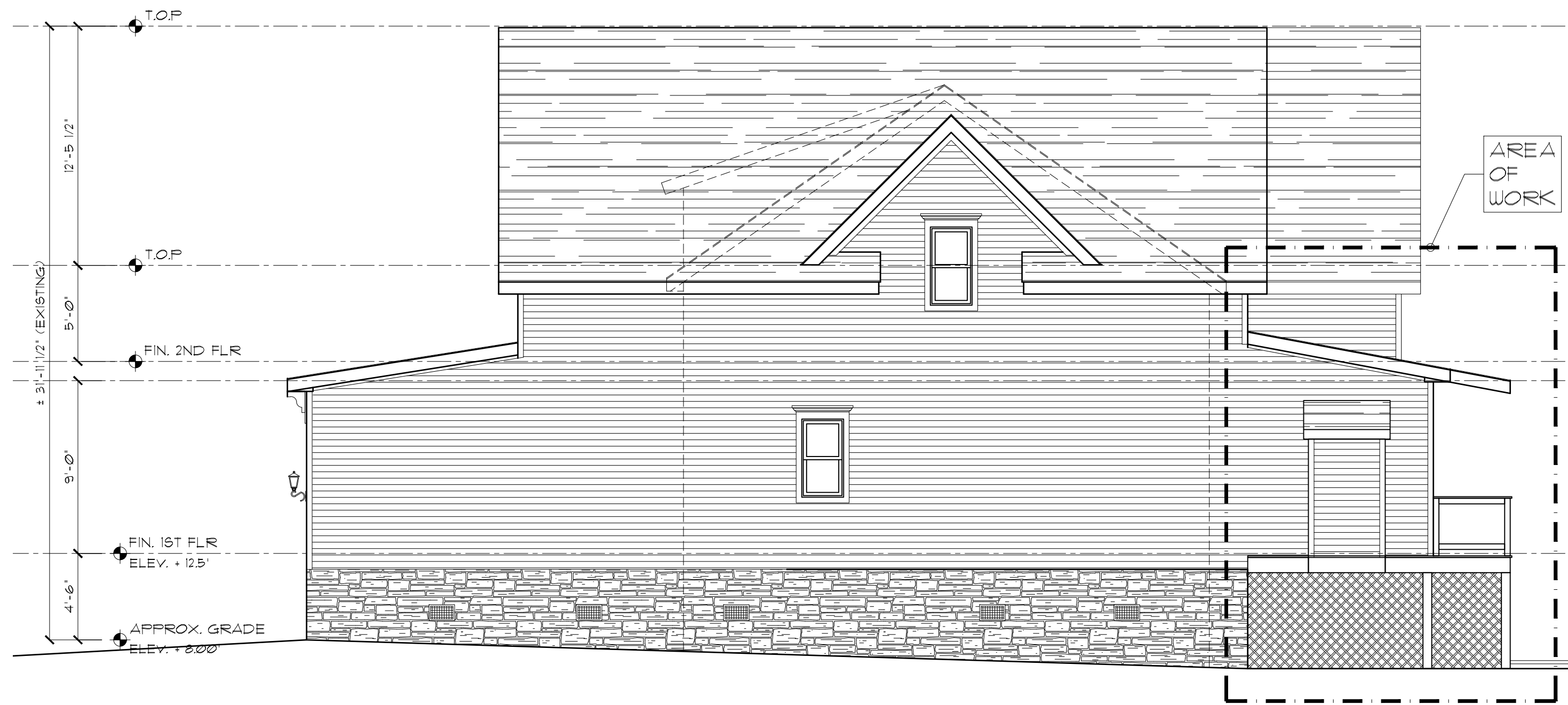
PLAN



ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com



30 REAR ELEVATION
SCALE: 3/16" = 1'-0"



40 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



20 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

Δ	REVISIONS	DATE

CLIENT	BACCI RESIDENCE
ADDRESS	469 DRIVEWAY OCEANFORT, NEW JERSEY
JOB NUMBER	24-115
BLOCK	16
LOT	15

DATE	09/18/24
DRAWN BY	JM
SHEET NO.	V-2

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.