



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

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

SEPTEMBER 9, 2025 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 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.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
 - 6.1. Oath of Office
 - Dave Gruskos - Class IV Member
 - Lou Padula - Alternate I Member
 - Edward Verdi - Alternate II Member
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-16 Resolution of Approval, Netflix Phase 1A - Amendment
 - 8.2. PR-25-17 Resolution of Approval - Extension request, Keith Salnick, 60 Shore Road
 - 8.3. PR-25-18 Resolution of Approval, Shane Carroll, 44 Ithaca Avenue
9. **Old Business**
10. **New Business**
 - 10.1. Paul Gleitz - Capital Review for Monmouth County Park System
Wolf Hill Recreation Area First Tee Golf Course
 - 10.2. Public Hearing - Non-Condemnation Area in Need of Redevelopment Study
Potential Resolution # PR-25-19 regarding area in need redevelopment study
 - 10.3. PB2025-07 Nadlan, LLC
Block 138, Lot 16
108 Main Street
Proposed use variance approval to permit use of a photography studio on the property, studio for dance, art, music and general business and professional offices.

10.4. PB2025-08 Rafless and Celi Zarate
Block 110, Lot 10
59 Main Street
Proposed Redevelopment of Lot with Two-Family Residential Dwelling

11. **Petitions from the Public**

12. **Adjournment**

RESOLUTION

**BOROUGH OF OCEANPORT PLANNING BOARD
KEITH SALNICK EXTENSION RESOLUTION
60 SHORE ROAD
OCEANPORT, NJ
BLOCK 73, LOT 8
APPROVAL DATE: AUGUST 12, 2025
MEMORIALIZATION DATE: SEPTEMBER 9, 2025**

INTRODUCTION

WHEREAS, Keith Salnick previously submitted a Development Application to the Borough of Oceanport/Oceanport Planning Board; and

WHEREAS, the said Application involved the property located at 60 Shore Road, Oceanport, NJ (more formally identified as Block 73, Lot 8); and

WHEREAS, the said Application sought Approval to retroactively legitimize the renovation of a single-family home to less than the required Finished Floor Elevation; and

WHEREAS, Public Hearings on the said matter were conducted on or about March 25, 2025, and April 23, 2025; and

WHEREAS, on or about April 23, 2025, the subject Application was Conditionally Approved; and

WHEREAS, the said memorializing Resolution of Conditional Approval was adopted on or about May 27, 2025; and

WHEREAS, there has been no known appeal of the said decision; and

WHEREAS, the Resolution of Conditional Approval contained the following relevant condition/conditions:

The Applicant shall effectuate the improvements on the Approved Grading Plan (A-10) and have the same Approved by the Board Engineer, in writing, within three (3) months of the adoption of the within Resolution. (No Certificate of Occupancy shall be issued unless and until the aforesaid Grading Plan improvements have been effectuated); and

WHEREAS, the aforesaid ninety (90) day/three (3) month period is scheduled to expire on or about August 27, 2025; and

WHEREAS, on or about August 6, 2025, the Applicant submitted an e-mail request seeking an extension of the aforesaid timeframe; and

WHEREAS, the Oceanport Planning Board reviewed the said extension request at its meeting of August 12, 2025; and

WHEREAS, at the August 12, 2025, Oceanport Planning Board meeting, sworn testimony was presented by the following individuals:

- Keith Salnick, Applicant, appearing pro se;
- William H. R. White, III, P.E., P.P., CME, the Planning Board Engineer/Planner, and the Borough's Flood Plane Manager;
- Mike Thulen, the Borough's Construction Official/Zoning Officer; and

WHEREAS, at the said Hearing, the following items were officially marked into the record as Evidence:

- *E-mail communication from the Applicant to the Board Secretary/Board Attorney, dated August 6, 2025, (7:48 PM), introduced into Evidence as A-1;*
- *Resolution of Conditional Approval, adopted by the Planning Board on or about May 27, 2025, introduced into Evidence as A-2;*

WHEREAS, at the Public Hearing, the Applicant testified as to the following reasons an extension request is required/warranted:

- a. The Applicant has pursued his Approval and satisfaction of Conditions in good faith;
- b. The Applicant has had extensive communications with Borough Officials, Board Officials, and a neighboring property owner (with whom the Grading Plan apparently needs to be coordinated) on the matter;
- c. Some Grading improvements cannot be effectuated until a formal agreement with the neighbor is negotiated/signed;
- d. A draft agreement between the Applicant and the neighbor (regarding the proposed Grading improvements) has apparently been verbally agreed upon; and
- e. Three different contractors have reviewed the matter/Plans and are expected to shortly submit bids for the actual work to be completed;
- f. The Applicant has been out of the country for a period of time;
- g. There are many moving parts associated with the overall proposal, and it takes time to appropriately coordinate/integrate the same;
- h. It would make more sense to elevate the HVAC condenser in the early Fall, after the Summer heat season is finished (so as to minimize any inconvenience associated with the temporary loss of air conditioning service); and
- i. In conjunction with the within request, the Resolution of Conditional Approval was signed and recorded in the Office of the County Clerk;

WHEREAS, there was a good faith discussion between the Applicant and the Board Members regarding the extension request – and the said discussion involved things which included, but were not necessarily limited to, the following:

- a.) A discussion of the specific timeframes for various conditions to be satisfied;
- b.) A discussion that the Applicant should have pursued the conditions in a more timely fashion;
- c.) A discussion that some aspects of the outstanding work/conditions do not appear to be “major projects”;
- d.) A discussion that while an apparent verbal agreement with the affected neighbor (regarding Grading improvements) is progress, the agreement needs to be finalized and executed;
- e.) A concern that the granting of any extension request is, in some respects, just “kicking the proverbial can down the road”;
- f.) A discussion regarding the Applicant’s stated belief/opinion that the Borough/Board cannot force the Applicant to do anything;
- g.) A discussion as to the realistic timeframes whereby the contractor bids can be received, reviewed, awarded;
- h.) A discussion as to the realistic timeframes as to when the Grading improvements can be completed;
- i.) A discussion regarding the belief that the Applicant should have already secured/selected various contractors;
- j.) A clarification of what specific conditions need to be satisfied within ninety (90) days of adoption of the within Resolution;
- k.) A clarification as to what conditions of Approval need to be satisfied at a future date (but not necessarily within ninety (90) days of the adoption of the Resolution);
- l.) A discussion regarding a belief that some of the open items can be completed in less than ninety (90) days;
- m.) A discussion regarding a concern that one extension request can potentially lead to other extension requests;
- n.) A discussion regarding a belief that the Applicant should be more proactive in his pursuit of Resolution compliance items;

- o.) A discussion as to whether the previously issued Temporary Certificate of Occupancy can be, or should be, further extended;
- p.) A discussion regarding the individual/entity who/which has authority/control over whether a Temporary Certificate of Occupancy should be extended, and the specific Appellate body associated therewith;
- q.) A discussion regarding the specifically requested extension timeframe;
- r.) A discussion regarding the belief that the aforesaid ninety (90) day timeframe requires the Applicant to present an actual Approved Grading Plan, and to complete/implement the Approved Grading Plan improvements; and
- s.) A discussion as to the relevant dates associated with the within Application, including the following:
 - April 23, 2025: The date the subject Application was Conditionally Approved by the Oceanport Planning Board;
 - May 27, 2025: The date by which the memorializing Resolution of Conditional Approval was adopted;
 - August 27, 2025: The ninety (90) day expiration date by which the Grading improvements (on the Approved Grading Plan) were to have been effectuated/implemented/completed; and

WHEREAS, no members of the public expressed any questions, comments, or statements in connection with the extension request; and

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

1. That, at the request of the Applicant, the ninety (90) day timeframe (for submission of the Approved Grading Plan and the implementation/effectuation/

completion of the Approved Grading improvements) is hereby extended from August 27, 2025, to **November 27, 2025**.

2. That the aforesaid extension is granted subject to the following conditions:
 - a. The Grading Plan Agreement (with the affected neighbor) is to be negotiated and executed as soon as possible.
 - b. The Grading improvements (as referenced on the Approved Grading Plan) are to be implemented/effectuated/completed as soon as possible, but in no event later than November 27, 2025;
 - c. That the HVAC (and other utilities including the furnace, water heater, and other mechanicals which service the home) are to be elevated (in accordance with the Flood Damage Prevention Ordinance) as soon as possible.
 - d. That upon execution, the Grading Plan Agreement (with the affected neighbor) is to be presented to the Board Secretary as soon as possible, but in no event later than November 27, 2025;
 - e. That the Applicant shall obtain and update any Permits as necessary/needed; and
 - f. The Applicant shall pursue all Resolution compliance matters in good faith.
3. That, per the on-the-record discussion at the Public Hearing, the issue of the granting of a Temporary Certificate of Occupancy, the extension of any previously granted Temporary Certificates of Occupancy, and the Appellate bodies associated therewith are not within the jurisdiction of the Oceanport Planning Board, and, as such, the Oceanport Planning Board retains no jurisdiction over the said matter.
4. That all other terms and conditions of the Resolution of Conditional Approval (unless specifically modified herein) shall remain in full force and effect.

I hereby certify that the foregoing is a true copy of Resolution adopted by the Oceanport Planning Board on this ___ day of September, 2025.

Stephanie Kramer
Board Secretary

Date

S:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Salnick\Draft Resolution Extension - Salnick.docx



COUNTY OF MONMOUTH

CONTRACT DRAWING FOR

WOLF HILL FIRST TEE GOLF COURSE

JUNE 2025
115.MN00206.H01



BOARD OF COUNTY PARK COMMISSIONERS			
ANDREW J. SPEARS	DIRECTOR		
KEVIN MANDEVILLE	COMMISSIONER		
ANTHONY FIORE	COMMISSIONER		
MICHAEL G. HARMON	COMMISSIONER		
THOMAS E. HENNESSY JR.	COMMISSIONER		
DAVID W. HORSNALL	COMMISSIONER		
PATRICIA M. BUTCH	COMMISSIONER		
THOMAS ADCOCK	COMMISSIONER		
LORI ANN DAVIDSON	COMMISSIONER		
BRIAN FOSTER	COMMISSIONER		

UTILITY OWNERS		
SERVICE	OWNER	PHONE
ELECTRIC	JERSEY CENTRAL POWER & LIGHT OF NEW JERSEY MONMOUTH AVENUE ATTN: RICHARD COHEN	800-462-3115
CABLE TELEVISION	CONCAST CABLE COMMUNICATIONS, LLC EATONTOWN, NJ 07724 ATTN: SUE DIMASIO	732-492-2720
TELEPHONE	VERIZON NEW JERSEY, INC. 300 NEW JERSEY AVENUE SOUTH PLAINFIELD, NJ 07080 ATTN: FRANK ANTIEL	908-412-6180
GAS	NES ENERGY GROUP, GAS COMPANY 1415 WESLEY ROAD ATTN: TONY THORNTON	732-438-7864
WATER	NU AMERICAN WATER CO. 661 SPRINGBURY AVENUE SPRINGBURY, NJ 07071	732-433-9600
SANITARY SEWER	LA SEWERAGE AUTHORITY PO BOX 720 LONG BRANCH, NJ 07740	732-222-0600
ONE CALL SYSTEM	GARDEN STATE UNDERGROUND PLANT LOCATION SERVICE SCOTT PLAZA, NJ 07095	1-800-272-1000

LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE PLOTTED AND ARE NOT WARRANTED AS TO EXACTNESS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES AT THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.



LOCATION MAP
SCALE: 1" = 200'

PROJECT GOVERNED BY NEW JERSEY DEPARTMENT OF TRANSPORTATION:
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2019)
STANDARD ELECTRICAL DETAILS (2007) AND
ROADWAY, TRAFFIC CONTROL, AND BRIDGE STANDARD CONSTRUCTION DETAILS (2016)

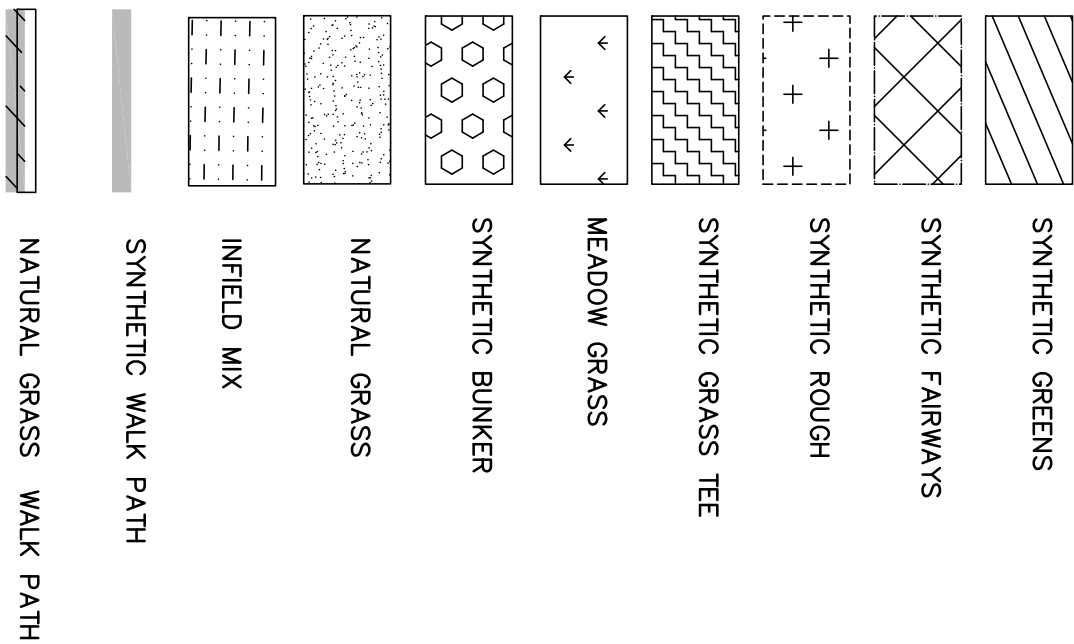
INDEX OF SHEETS		
SHEET No.	DESCRIPTION	LAST REVISED
1	COVER SHEET	
2	GENERAL NOTES	
3	DEMOLITION PLAN	
4	CONSTRUCTION PLAN	
5	CONSTRUCTION PLAN – SOFTBALL FIELD	
6	LANDSCAPE PLAN	
7	GRADING AND DRAINAGE PLAN	
8	GRADING AND DRAINAGE PLAN – SOFTBALL FIELD	
9	UTILITY PLAN	
10	SESC PLAN	
11	SESC NOTES & DETAILS	
12	CONSTRUCTION DETAILS	
13	CONSTRUCTION DETAILS	6/13/25
14	CONSTRUCTION DETAILS – SOFTBALL FIELD	

1	REVISED PER COUNTY COMMENTS	6/13/25	PAS	BAM
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY				
WOLF HILL FIRST TEE GOLF COURSE LOT 3.01 BLOCK 127 COVER SHEET				
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES N.J. CERTIFICATE OF AUTHORIZATION NO. 24542835000 340 WEST 34TH STREET, SUITE 200, NEW YORK, NY 10018 405 SOUTH AVENUE, SUITE 200, NEW JERSEY, NJ 07095 300 SOUTH MAIN STREET, SUITE 200, NEW JERSEY, NJ 07095				
TREVOR J. TAYLOR, P.E., P.P.				
NEW JERSEY PROFESSIONAL ENGINEER				
N.J. LIC. #4578				
JOB NAME: COVER DWG NAME: MN206-Wolf-HillBase				
FILE NO.: MN206				
DATE: JUNE 2025				
1 OF 14				
DESIGNED BY: N/A				
CHECKED BY: PK				
DESIGNED BY: PAS				
CHECKED BY: BAM				

NEW JERSEY DEPARTMENT OF TRANSPORTATION

- | STANDARD LEGEND | |
|---|----------------------|
|
WATER MAIN (SIZE) |
GAS MAIN (SIZE) |
|
TELEPHONE CONDUIT |
ELECTRIC CONDUIT |
|
PROPOSED CABLE FACILITIES | |
|
EXISTING STORM SEWERS | |
|
PROPOSED STORM SEWERS | |
|
SHOULDERS | |
|
RIGHT OF WAY LINES ACCESS PERMITTED | |
|
TEMP., CITY, COUNTY LINES | |
|
PROPERTY LINE | |
|
CURBS | |
|
FENCES | |
|
EX TREE LINE / LIMIT OF CLEARING | |

SYNTHETIC GREENS



MONMOUTH COUNTY, NEW JERSEY
WOLF HILL FIRST TEE GOLF COURSE
LOT 3.01 BLOCK 127
GENERAL NOTES



TREVOR J. TAYLOR, P.E., P.P.

CONSULTING AND MUNICIPAL ENGINEERS

N.I. CERTIFICATE OF AUTHORIZATION NO. 24564253590

381 ROBERTSON AVE. #201, NEWARK, NEW JERSEY 07102-3009
 908 WEST VAL VILLAGE DRIVE, NEWARK, NEW JERSEY 07105-3434
 40 STROCK ROAD, 203 SOUTH MAIN STREET, LYNN, MASSACHUSETTS 01902

— 640 DICKER & SCOTT, CHICAGO, ILL. — 640 DICKER & SCOTT, CHICAGO, ILL.
 — 640 DICKER & SCOTT, CHICAGO, ILL. — 640 DICKER & SCOTT, CHICAGO, ILL.

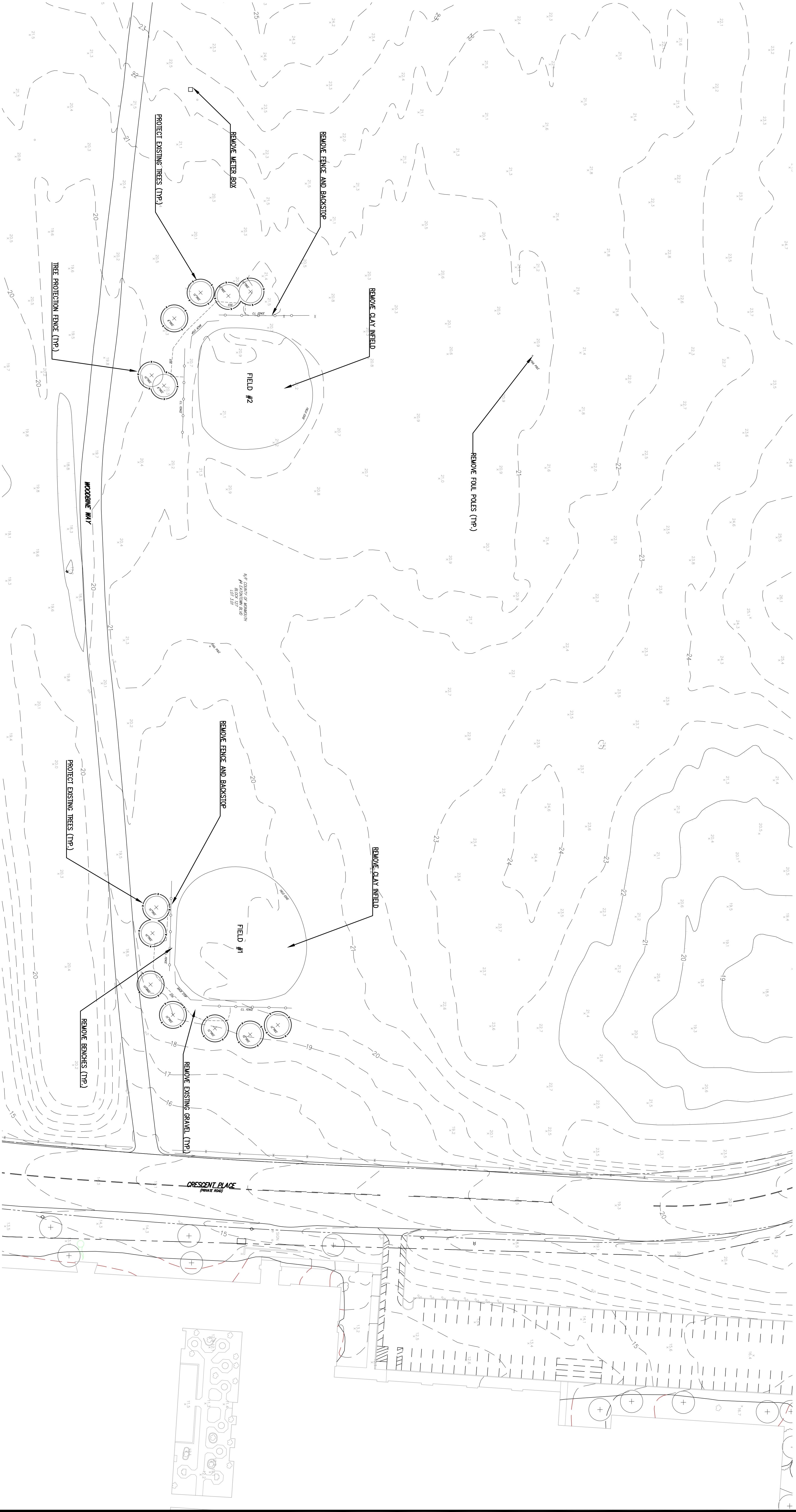
SCALE _____

DATE _____

PROJECT _____

NEW JERSEY PROFESSIONAL ENGINEER	N.J. LIC. #44578
TREVOR J. TAYLOR, P.E., P.P.	
DESIGNED BY	N/A
CHECKED BY	PAS
DRAWN BY	PK
DATE	JUNE 2025
FILE NO.	2 OF 14
MN206	

GENERAL NOTES
MN206-WolfHillBase



CONSTRUCT

1.15. CLEANING AND PREPARATION OF SITE, MOBILIZATION, DEMOBILIZATION

NOTE:
THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL AREAS OF DISTURBANCE AROUND THE PERIMETER OF THE IMPROVEMENTS AND ANY DISTURBANCE CAUSED BY CONSTRUCTION OPERATIONS OR STAGING. CONTRACTOR SHALL ANTICIPATE THE INSTALLATION OF FERTILIZER, LIME, AND/OR SEED/500 IN THESE AREAS.

NOTE:
THE CONTRACTOR IS ADVISED THE PROJECT SITE IS WITHIN A PUBLIC PARK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF PARK USERS AND THE GENERAL PUBLIC DURING CONSTRUCTION.

NOTE:
REMOVAL AND DISPOSAL OF ALL EXISTING MATERIALS, INCLUDING TREE REMOVAL AND STUMP GRINDING TO BE PAID FOR UNDER 'CLEANING AND PREPARATION OF SITE, MOBILIZATION, AND DEMOBILIZATION' (UNLESS OTHERWISE NOTED) AND SHALL INCLUDE REMOVAL OF 'ALL ITEMS NOT SPECIFICALLY NOTED AS NECESSARY TO COMPLETE THE PROPOSED IMPROVEMENTS FOR THE PROJECT. REMOVAL OF ALL EXISTING ADJUTANTS FOUNDATIONS AND SUB-BASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY FILL, TOPSOIL, AND ANY OTHER MATERIALS TO BRING THESE AREAS AND AREAS WHERE TREE REMOVAL HAS OCCURRED, TO GRADE. NO SEPARATE PAYMENT WILL BE MADE.

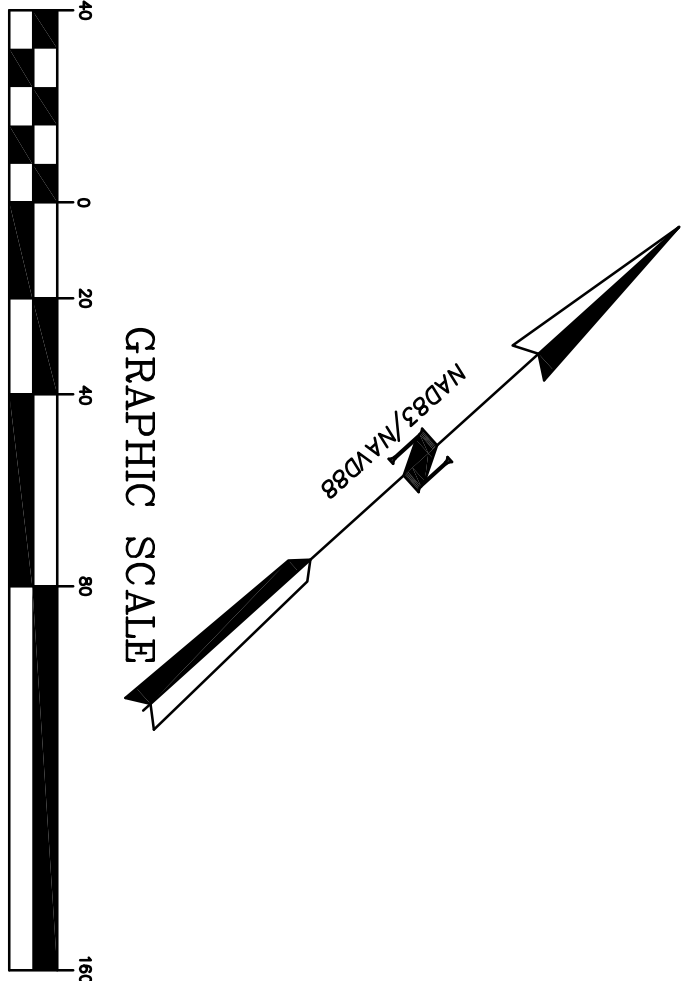
NOTE:
CONTRACTOR SHALL COORDINATE WITH THE COUNTY PRIOR TO DISPOSING OF ANY MATERIALS FOR POTENTIAL RE-USE.

NOTE:
TEMPORARY TREE PROTECTION FENCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN OR WHERE DIRECTED BY THE OWNER OR ENGINEER AND SHALL BE PAID FOR UNDER 'CLEANING AND PREPARATION OF SITE, MOBILIZATION, AND DEMOBILIZATION'.

NOTE:
WHERE TREE REMOVAL IS INDICATED, THE CONTRACTOR SHALL ALSO INCLUDE STUMP GRINDING AND THE REMOVAL OF THE EXISTING ROOT SYSTEM TO THE SATISFACTION OF THE ENGINEER TO PREVENT ANY CONFLICTS WITH PROPOSED IMPROVEMENTS.

NOTE:
EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL PROVIDE ADEQUATE MARK-OUT AND TEST PITS FOR ALL UTILITY WORK TO ENSURE NO DAMAGE IS DONE. ANY DAMAGED UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, AT NO ADDITIONAL COST TO THE COUNTY.

NOTE:
THE ANTICIPATED CUT FROM THE SITE IS APPROXIMATELY 5,200 CY. THE CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN CUT/FILL ANALYSIS AND NO ADDITIONAL PAYMENT WILL BE MADE BEYOND THE LUMP SUM BID ITEM FOR EARTHWORK.



1	REVISED PER COUNTY COMMENTS	6/13/25	PAS	BAW
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY WOLF HILL FIRST TEE GOLF COURSE LOT 3.01 BLOCK 127 DEMOLITION PLAN				
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES N.J. CERTIFICATE OF AUTHORIZATION NO. 24542835000 300 WEST 4TH STREET, SUITE 200 NEWARK, NJ 07102 TEL: 973-261-1111 FAX: 973-261-1112 WWW.CMEASSOCIATES.COM				
TREVOR J. TAYLOR, P.E., P.P. NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. #4578				
DATE: JUNE 2025		DESIGNED BY: PK	CHECKED BY: BAW	DATE: 3 OF 14
FILE NO.: MN206		SHEET NAME: DEMO DRAWING NAME: MN206-Wolf-Hill-Base		

CONSTRUCT 19,200 SY NATURAL GRASS
19,200 SY TOPSOILING, 4" THICK INCLUDING FINE GRADING
19,200 SY HYDROMULCH, BONDED FIBER MATRIX

CONSTRUCT 13,234 SY SYNTHETIC TURF, INCLUDING SUB-BASE AND INFILL MATERIAL
1,357 SY MEADOW GRASS
1,357 SY TOPSOILING, 4" THICK INCLUDING FINE GRADING
1,357 SY HYDROMULCH, BONDED FIBER MATRIX

CONSTRUCT ADDITION ITEM A)
1 LS 24" DIAMETER SHADE STRUCTURE

CONSTRUCT 1,440 LF 6" HIGH CHAIN LINK FENCE, FULL COLOR SYSTEM
1,440 LF FENCE BARRIER

CONSTRUCT 65 SY CONCRETE SIDEWALK, 4" THICK

CONSTRUCT 2 UN 8" WIDE CHAIN LINK FENCE, DOUBLE SWING GATE, FULL COLOR SYSTEM

CONSTRUCT 132 SY CONCRETE SIDEWALK, 4" THICK

CONSTRUCT 13,324 SY SYNTHETIC TURF, INCLUDING SUB-BASE AND INFILL MATERIAL
11,850 SY NATURAL GRASS
19,200 SY TOPSOILING, 4" THICK, INCLUDING FINE GRADING
14,550 SY HYDROMULCH, BONDED FIBER MATRIX
20,557 SY CONCRETE, 6" THICK, REINFORCED
1,968 LF 6" HIGH CHAIN LINK FENCE, FULL COLOR SYSTEM
1,968 LF FENCE BARRIER
UN 8" WIDE CHAIN LINK FENCE DOUBLE SWING GATE, FULL COLOR SYSTEM
65 SY CONCRETE, 6" THICK, REINFORCED

CONSTRUCT ADDITION ITEM A
1 LS 24" DIAMETER SHADE STRUCTURE

SEE SHEET 5
MATCHLINE

WOODBINE WAY

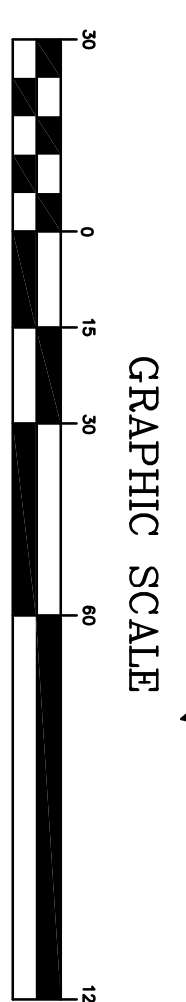
APPROXIMATE LOCATION OF FUTURE BUILDING FOUNDATION

NOTE: MOVED WALKING PATH TO BE ESTABLISHED BY OTHERS (TYP.)
TREES TO BE PROTECTED (TYP.)

NOTE: NATURAL GRASS TO EXTEND 10' BEYOND FENCE LINE

CONTRACTOR TO LOCATE FENCE POSTS TO NOT DISTURB TREE ROOTS

CRESCENT PLACE
(PRIVATE ROAD)



No.	REVISION PER COUNTY COMMENTS	DATE	PAS	BAW
1	DESCRIPTION OF REVISION	6/13/25		

WOLF HILL FIRST TEE GOLF COURSE
LOT 3.01 BLOCK 127
CONSTRUCTION PLAN

CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES, INC.
N.J. CERTIFICATE OF AUTHORIZATION NO. 245428359000
300 WEST 4TH STREET, SUITE 200, NEW JERSEY, 07102
401-593-0300 FAX 401-593-0301
300 SOUTH MAIN STREET, SUITE 200, NEW JERSEY, 07102
401-593-0300 FAX 401-593-0301

TREVOR J. TAYLOR, P.E., P.P.

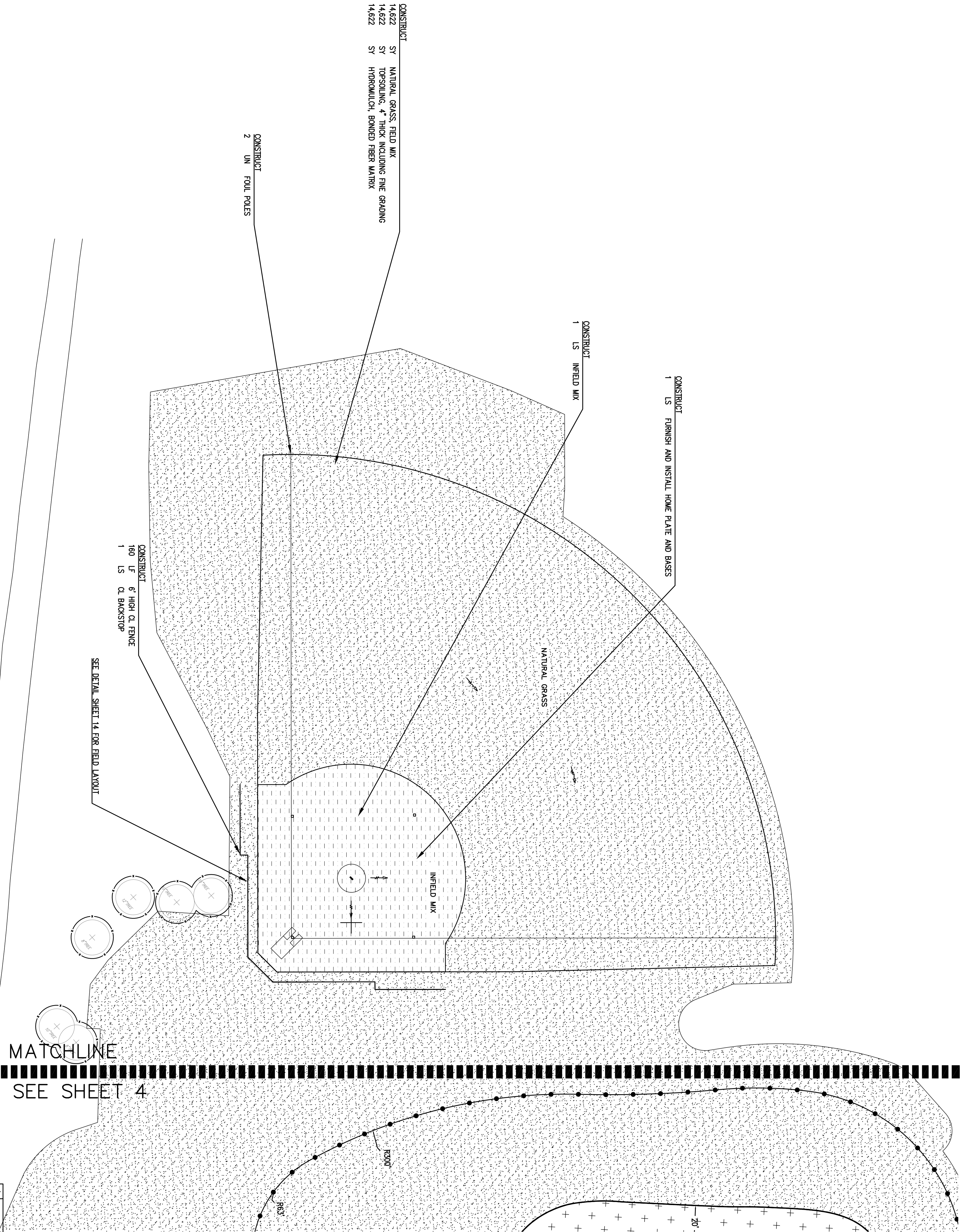
NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. #4578

DATE	1-2-30	DESIGNED BY	PAS
DATE	PK	CHECKED BY	BAW
DATE	JUNE 2025	DATE	4 OF 14

FILE NO.: MN206

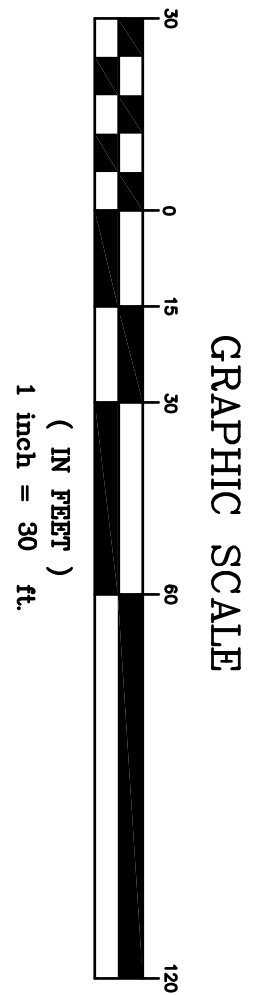
SUB NAME: CONSTRUCTION

DWG NAME: MN206-Wolf-Hill-Base



CONSTRUCT

- 14.622 SY TOPSOILING 4" THICK, INCLUDING FINE GRADING
- 14.622 SY NATURAL GRASS FIELD MIX
- 14.622 SY HYDROMULCH, BONDED FIBER MATRIX
- 160 LF 6" HIGH CHAIN LINK FENCE
- 1 LS CHAIN LINK BACKSTOP
- 2 UN FURNISH AND INSTALL FOUL POLES
- 1 LS INFELD MIX
- 1 LS FURNISH AND INSTALL HOME PLATE AND BASES



1	REVISED PER COUNTY COMMENTS	6/13/25	PAS	BAM
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

WOLF HILL FIRST TEE GOLF COURSE
LOT 3.01 BLOCK 127
CONSTRUCTION PLAN - SOFTBALL FIELD

CONSULTING AND MUNICIPAL ENGINEERS
ASSOCIATES
N.J. CERTIFICATE OF AUTHORIZATION NO. 24528359000
300 SOUTH MAIN STREET, SUITE 200, FREEHOLD, NJ 07728
800-451-7828
WWW.COE-AM.COM

TREVOR J. TAYLOR, P.E., P.P.
NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. #4578

DATE: 17-30
DESIGNED BY: FK
CHECKED BY: BAM
DATE: JUNE 2025
SHEET: 5 OF 14

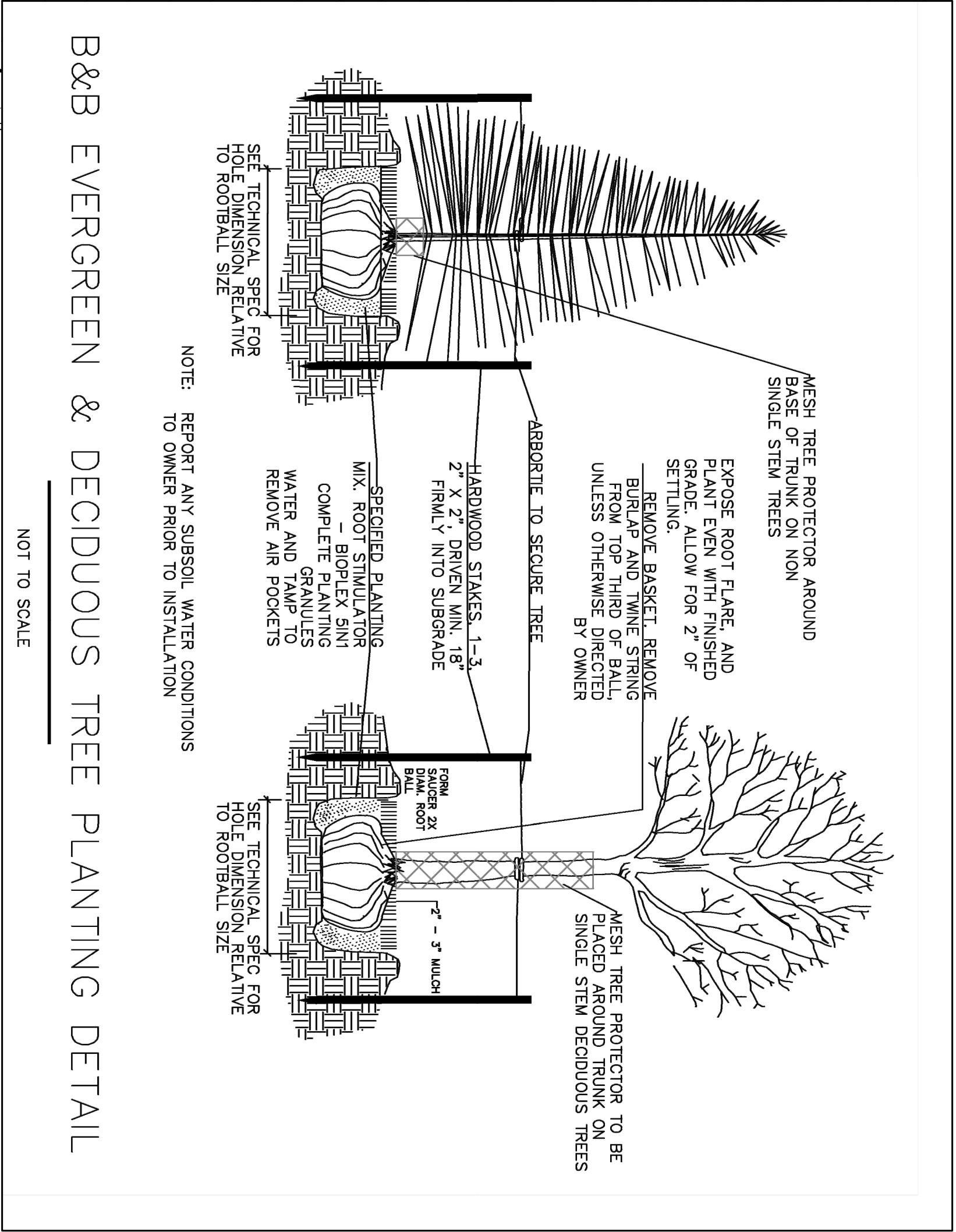
FILE NO.: MN206
TAB NAME: CONSTRUCTION
DWG NAME: MN206-Wolf-HillBase

PLANT SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
SHADE TREES				
12	AR	Acer rubrum 'October Glory'	October Glory Red Maple	1 3/4" - 2" col. B&B, Spacing as shown 10' - 12' ht.
7	CO	Celtis occidentalis	Hockberry	1 3/4" - 2" col. B&B, Spacing as shown 10' - 12' ht.
19 Total				
EVERGREEN TREES				
35	JS	Juniperus scopulorum	Rocky Mountain Juniper	1 3/4" - 2" col. B&B, Spacing as shown 10' - 12' ht.
30	JV	Juniperus virginiana	Eastern Red Cedar	1 3/4" - 2" col. B&B, Spacing as shown 10' - 12' ht.
65 Total				

NOTES:
1. THE INTENT FOR THE PROJECT IS FOR THE SITE'S NATIVE TOPSOIL TO BE AMENDED AND REUSED THROUGHOUT THE ENTIRE SITE FOR AREAS TO BE PLANTED, SEED, AND SODDED.

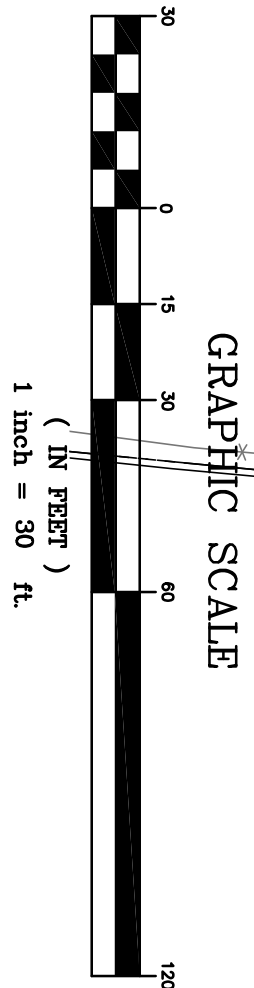
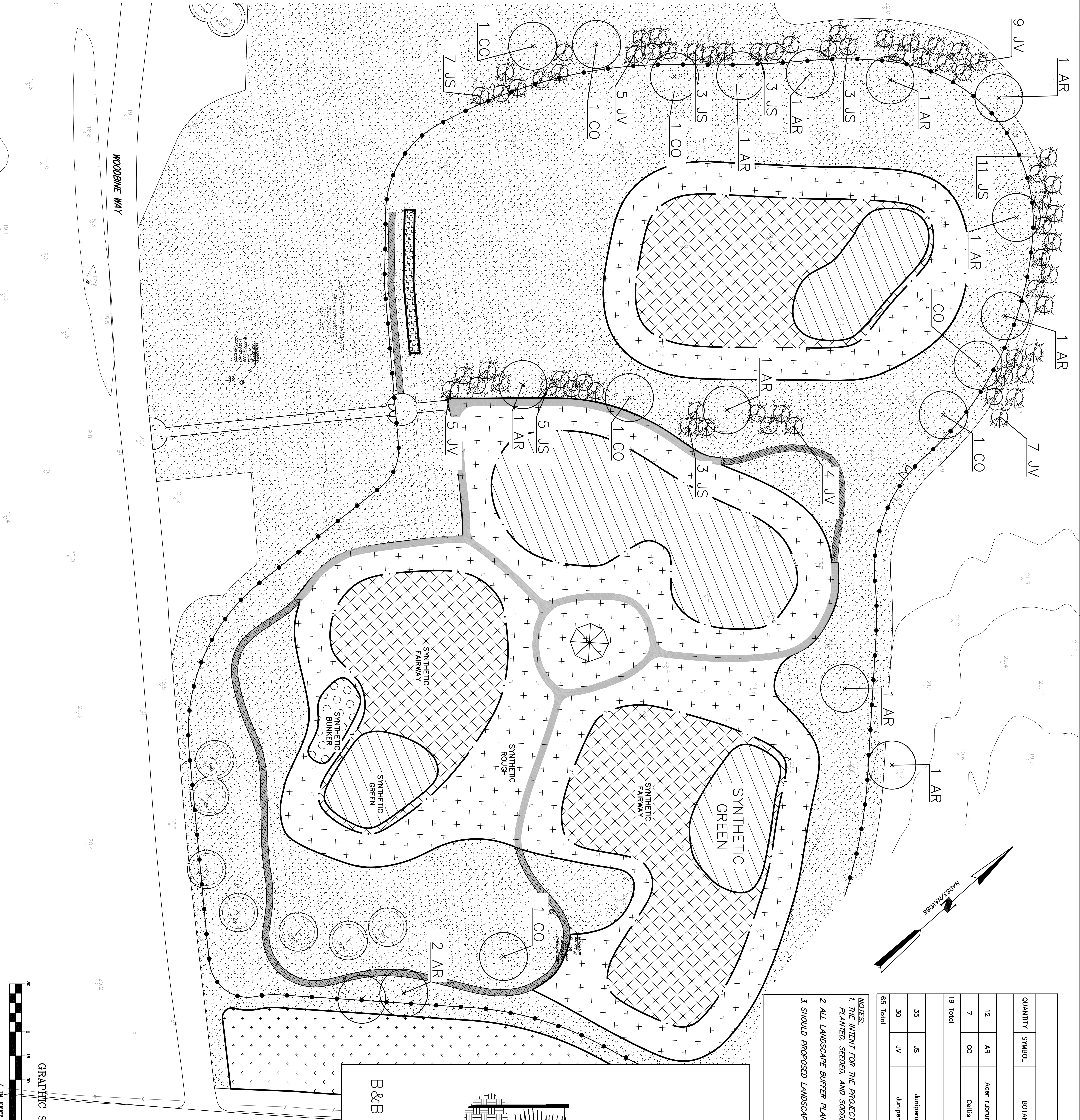
2. ALL LANDSCAPE BUFFER PLANTINGS WITHIN GROUPINGS SHALL HAVE INDIVIDUAL MULCH SAUCERS AROUND EACH TREE.

3. SHOULD PROPOSED LANDSCAPE / UTILITY CONFLICTS EXIST, LANDSCAPE MATERIAL SHALL BE FIELD ADJUSTED BY THE LANDSCAPE ARCHITECT.



B&B EVERGREEN & DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



1

REVISED PER COUNTY COMMENTS

6/13/25

PAS

BAM

No.

DESCRIPTION OF REVISION

DATE

DRAWN

CHECKED

WOLF HILL FIRST TEE GOLF COURSE

LOT 3.01 BLOCK 127

LANDSCAPE PLAN

CONSULTING AND MUNICIPAL ENGINEERS

ASSOCIATES

NEW JERSEY PROFESSIONAL ENGINEER

TREVOR J. TAYLOR, P.E., P.P.

NEW JERSEY PROFESSIONAL ENGINEER

FILE NAME: LANDSCAPE

FILE NUMBER: MN206

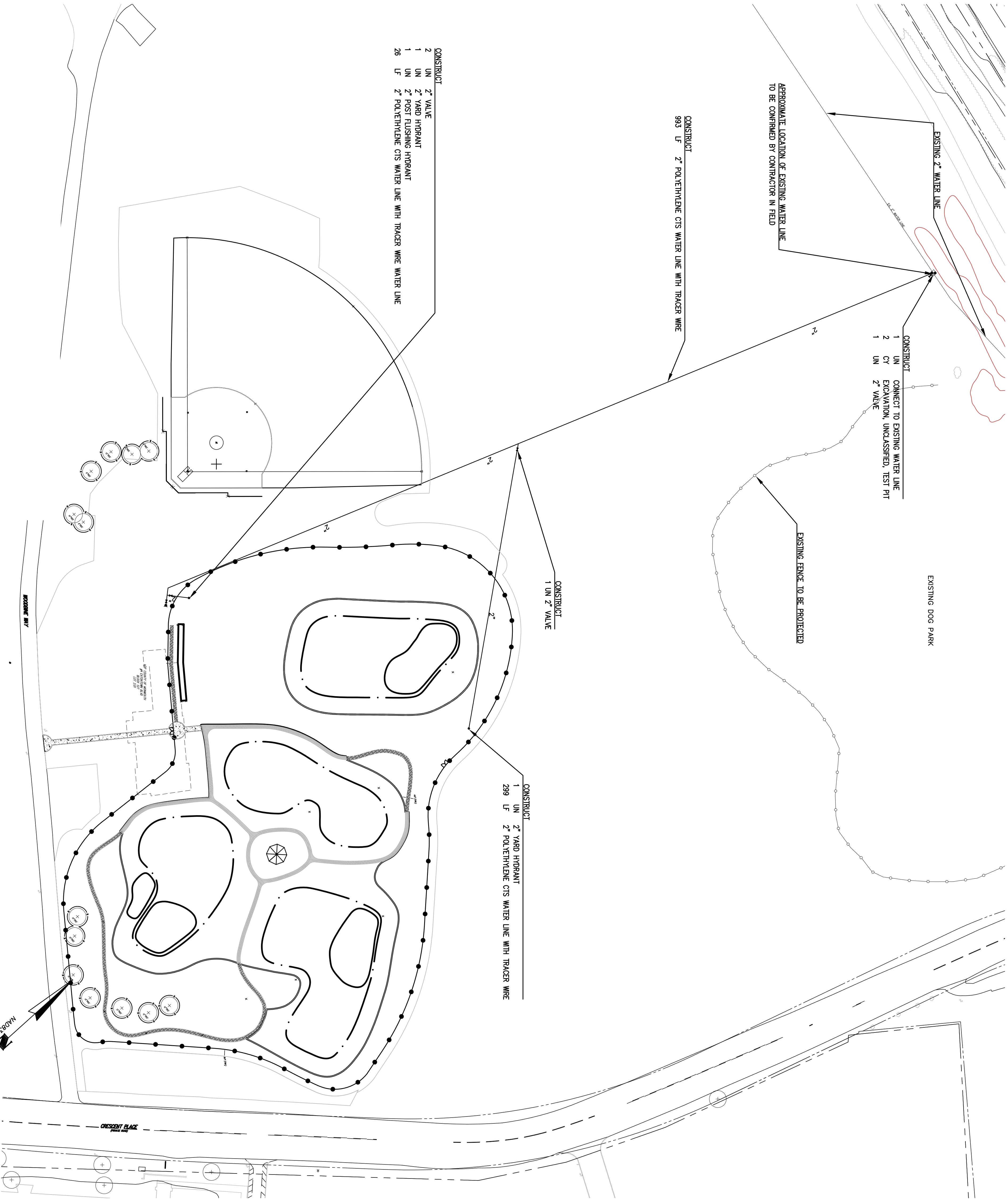
DATE: JUNE 2025

TIME: 11:30

PROJECT: PK

REVISION: 6 OF 14





CONSTRUCT

2 CY EXCAVATION UNCLASSIFIED, TEST
1 UN CONNECT TO EXISTING WATER LINE
2 UN 2" YARD HYDRANT
1 UN 2" POST FLUSHING HYDRANT
4 UN 2" VALVE
1,298 LF 2" POLYETHYLENE CTS WATER LINE WITH TRACER WIRE

CONSTRUCT

2 UN 2" VALVE
1 UN 2" YARD HYDRANT
1 UN 2" POST FLUSHING HYDRANT
26 LF 2" POLYETHYLENE CTS WATER LINE WITH TRACER WIRE

CONSTRUCT

1 UN 2" VALVE

CONSTRUCT

1 UN 2" YARD HYDRANT
299 LF 2" POLYETHYLENE CTS WATER LINE WITH TRACER WIRE

CONSTRUCT

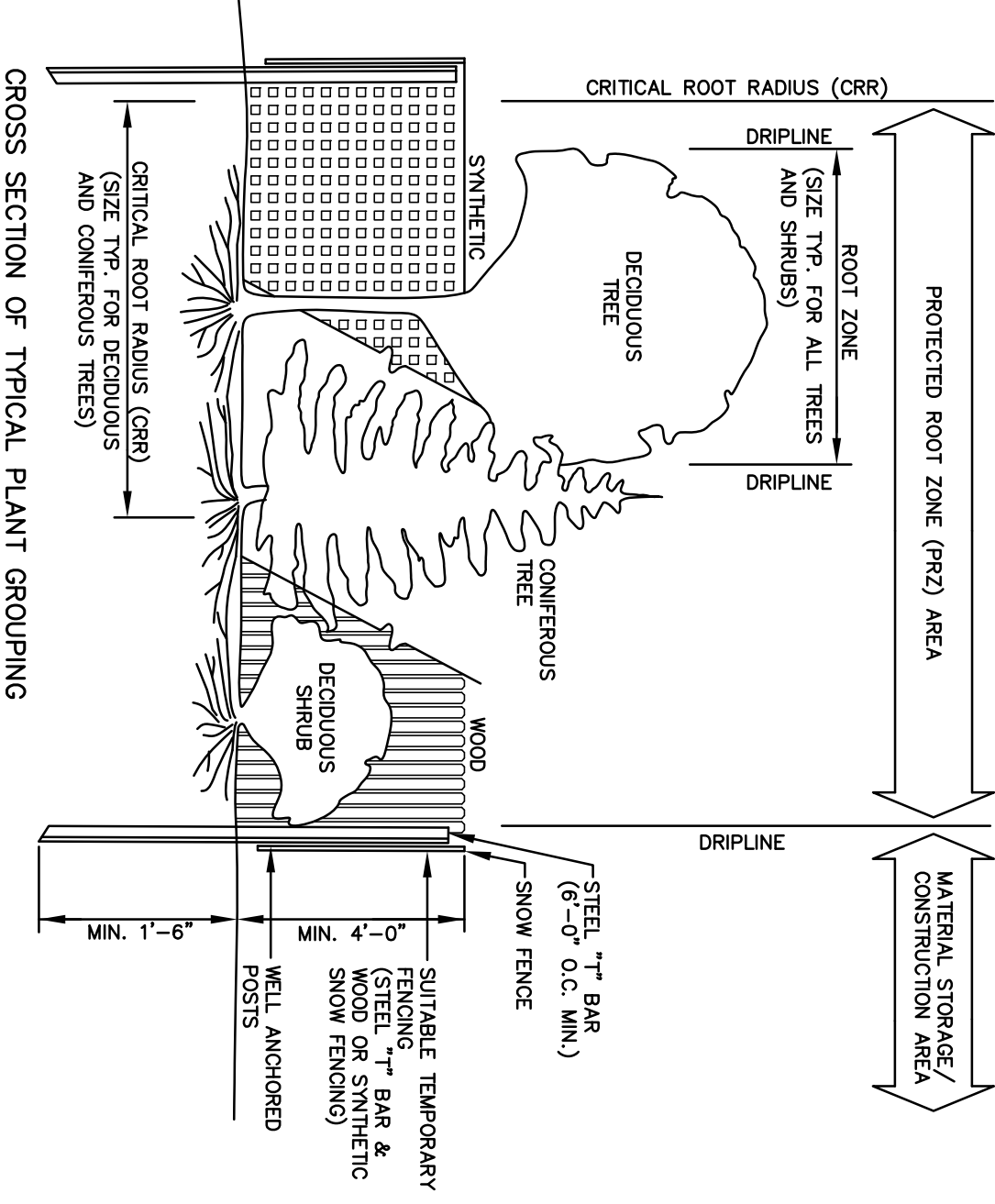
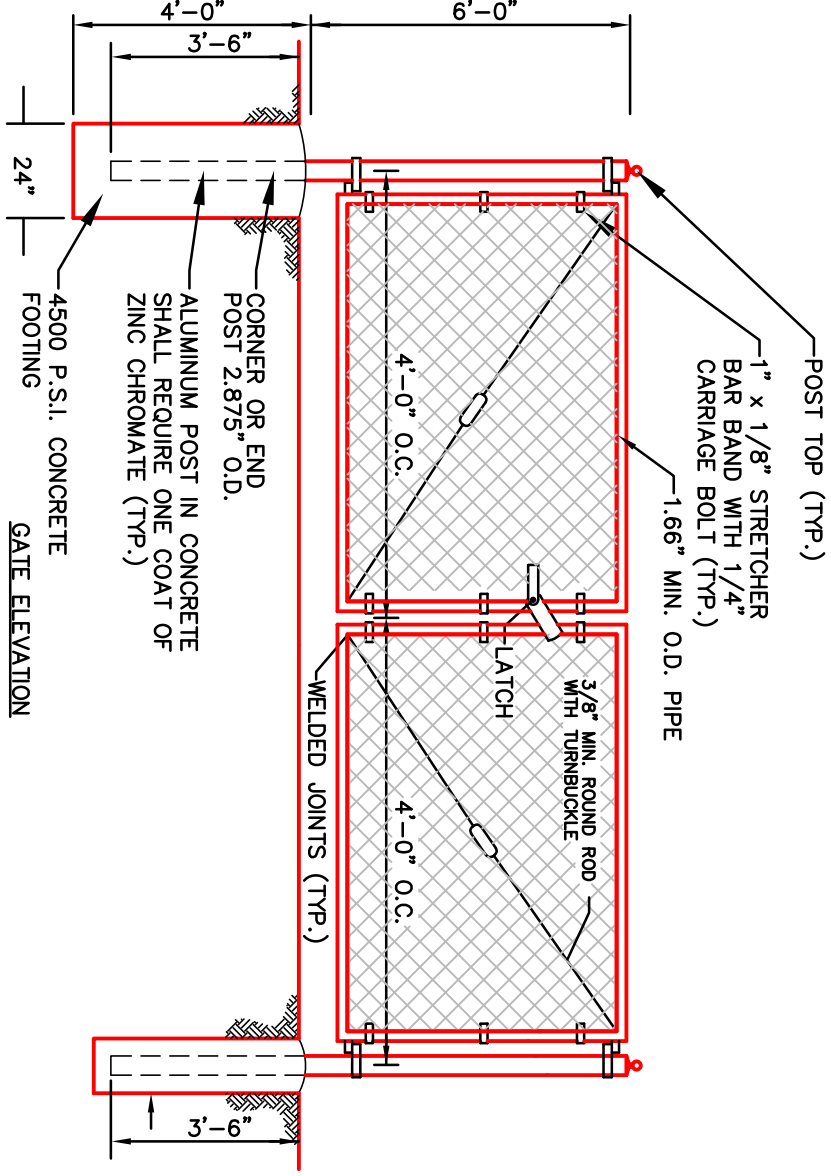
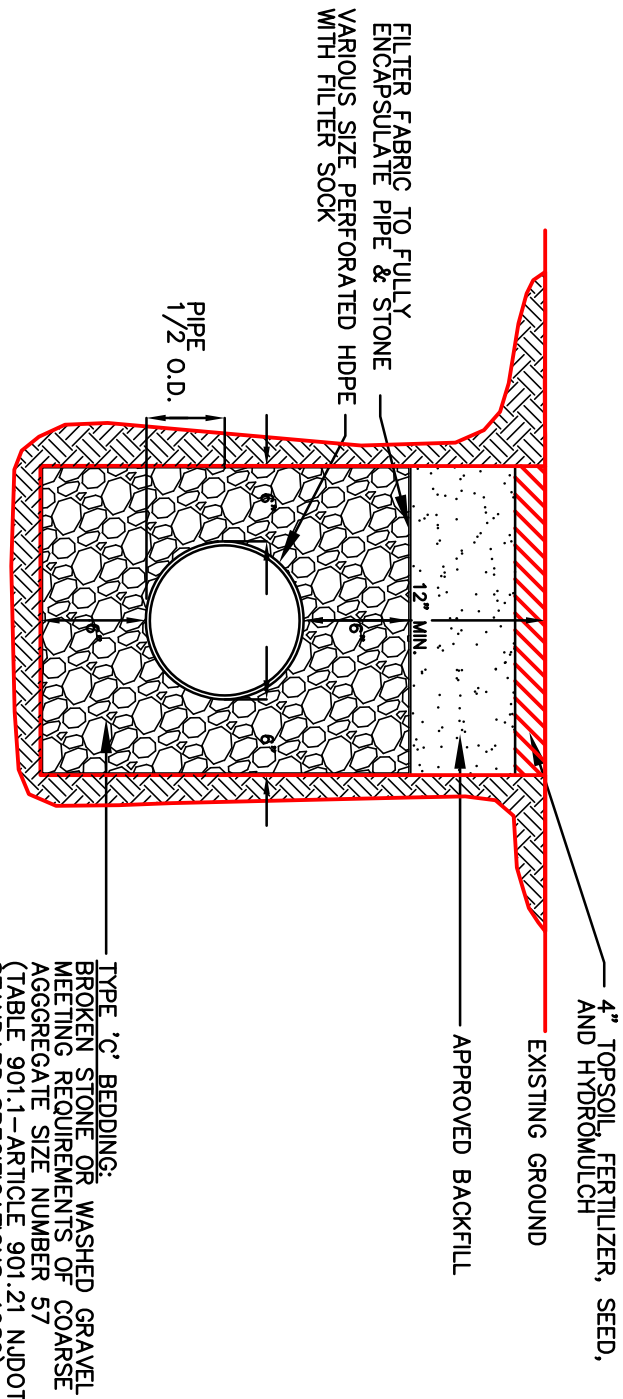
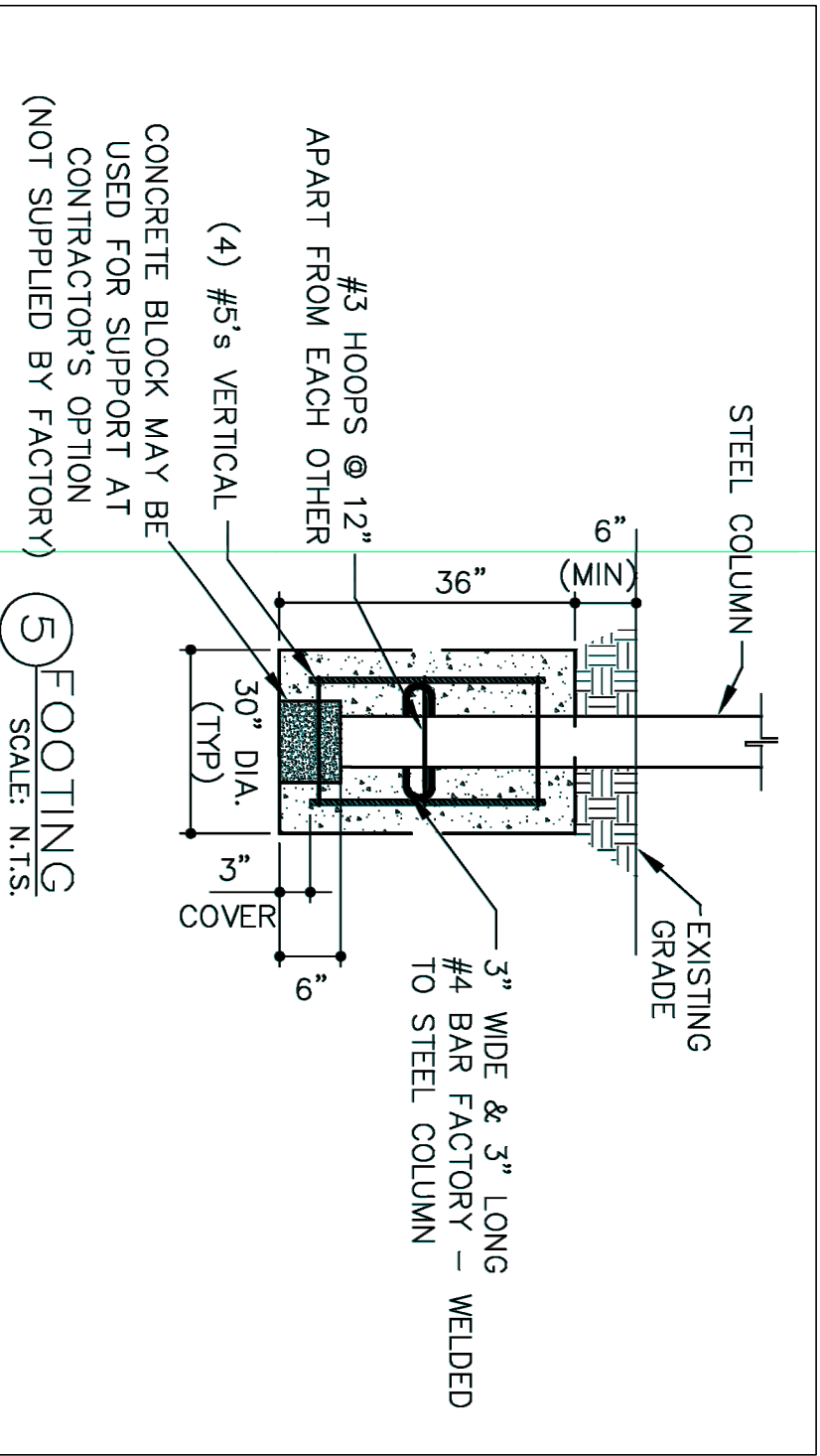
1 UN CONNECT TO EXISTING WATER LINE
2 CY EXCAVATION, UNCLASSIFIED, TEST PIT
1 UN 2" VALVE



1		REVISED PER COUNTY COMMENTS		6/13/25	PAS	BAM
No.		DESCRIPTION OF REVISION		DATE	DRAWN	CHECKED
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY UTILITY PLAN						
WOLF HILL FIRST TEE GOLF COURSE LOT 3.01 BLOCK 127						
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES N.J. CERTIFICATE OF AUTHORIZATION NO. 24542835000 400 SOUTH AVENUE, SUITE 200, FREEHOLD, NJ 07728 800.368.8888 TREAVOR J. TAYLOR, P.E., P.P. NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. #4578						
SCALE		1"=60'		DATE		9 OF 14
PK		BAM		DATE		JUNE 2025
FILE NO.		MN206		SHEET		9 OF 14

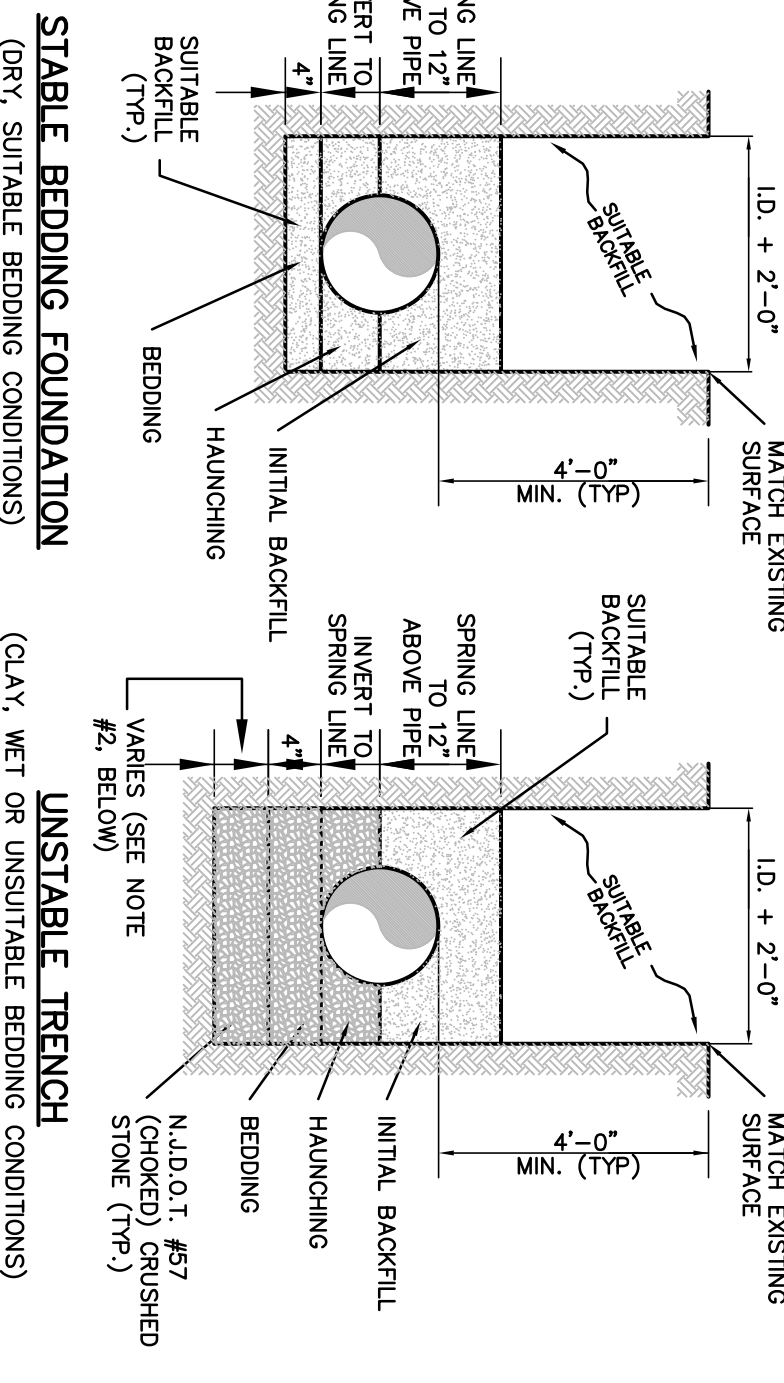
PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIAL AS INDICATED, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS (INCLUDING WATERING) AND CLEAN-UP.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM SOIL SAMPLING OF THE SITE IF DEEMED NECESSARY, PRIOR TO ANY PLANT INSTALLATIONS TO DETERMINE SOIL CHARACTERISTICS. IF NECESSARY, ADJUSTMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR IN COOPERATION WITH THE OWNER BASED ON THE SOIL TEST REPORT TO ENSURE SURVIVAL OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES AND/OR CONFLICTING SITE AMENITIES PRIOR TO STARTING THE WORK.
- ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED, AND HANDLED WITH UTMOST CARE AND PROTECTION FROM INJURY AND DESICCATION.
- ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION.
- THE CENTRAL LEADER SHALL NOT BE CUT, DAMAGED, OR BROKEN. NO PLANT WITH CENTRAL LEADER DAMAGE SHALL BE ACCEPTED.
- PLANTS SHALL NOT BE PRUNED ON LOCATION UNLESS IT IS NECESSARY TO REMOVE BROKEN OR DAMAGED LIMBS.
- TREES SHALL BE ROOTED INTO THE BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOTBALL MOVE AS ONE WHEN LIFTED. THE TREE TRUNK SHOULD BEND WHEN GENTLY PUSHED, NOT PIVOT AT OR BELOW THE SOIL LINE.
- THE POINT WHERE THE TOP-MOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK (FLAIR) SHALL BE VISIBLE AT THE SOIL SURFACE. NO MULCH SHALL BE PLACED ON THE TRUNK FLAIR.
- THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOTBALL SIZE FOR ALL TREES SHALL MEET ANSI Z601.2014 OR LATEST EDITION STANDARDS.
- ALL DECIDUOUS SHADE TREES SHALL HAVE ONE DOMINANT CENTRAL LEADER, NONE OR LESS STRAIGHT TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE A DOUBLE LEADER IN THE TOP 10% OF THE TREE CANOPY.
- THE TREE CANOPY SHOULD BE SYMMETRICAL, FREE OF LARGE VODS, AND TYPICAL OF THE SPECIES OR CULTIVAR. LIVE GROWN RATIO (DISTANCE FROM BOTTOM OF CANOPY TO TREE TOP/TREE HEIGHT) SHOULD BE AT LEAST 60%.
- SHADE TREE BRANCHES SHOULD BE LESS THAN 2/3 THE TRUNK DIAMETER, FREE OF BARK INCLUSIONS, AND MORE OR LESS RADIALLY DISTRIBUTED AROUND THE TRUNK.
- TREE TRUNKS AND MAIN BRANCHES SHALL BE FREE OF WOUNDS, DAMAGED AREAS, CONKS, BLEEDING, AND SIGNS OF INSECTS OR DISEASE.
- BACKFILL MATERIAL FOR PLANTING PITS SHALL BE ONE-THIRD COMPOSTED SOIL, ONE-THIRD SCREENED TOPSOIL, AND ONE-THIRD TOPSOIL FROM THE SITE (NATIVE), FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS, OR OTHER OBJECTIONABLE MATERIAL.
- PLANTS SHALL BE SET TO ULTIMATE FINISH GRADE SO THAT THE ROOT COLLAR AND FLARE ARE EXPOSED AT THE SURFACE OF THE BALL. ANY EXCESS SOIL SHOULD BE GENTLY REMOVED AND PROPERLY DISPOSED OF OFF-SITE. ALL PLANTS SHALL BE SET PLUM AND STRAIGHT IN THE CENTER OF THE PIT.
- ANY CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (BAB) PLANTS SHALL BE CUT AND REMOVED, AS WELL AS ALL BURLAP ON THE SIDES AND TOP OF THE ROOT BALL. AS MUCH BURLAP AS POSSIBLE MUST BE REMOVED FROM THE PLANTING PIT. SYNTHETIC MATERIALS AND ANY BAMBOO STAKING WITHIN THE ROOTBALL SHALL BE COMPLETELY REMOVED. TREES INSTALLED WITH WIRE BASKETS SHOULD HAVE THE WIRE BASKET REMOVED COMPLETELY TO PREVENT THE POTENTIAL FOR GROELED ROOT GROWTH. IN THE EVENT THAT THE ROOT BALL IS UNUSUALLY LOOSE OR SANDY, IT MAY BE PERMITTED TO REMOVE ONLY THE TOP 2/3 OF THE WIRE BASKETS, TOP 2/3 OF BURLAP, AND ALL ROPES OR BINDINGS. THIS CAN BE DETERMINED BY MUTUAL AGREEMENT BY THE STATE INSPECTOR (IF A STATE INSPECTOR IS REQUIRED ON SITE) AND THE AUTHORIZED AGENTS IN RESPONSIBLE CARE FOR THE OVERSIGHT OF TREE INSTALLATION.
- TREES SHALL BE STAKED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE DETAIL. ALL SUPPORT SYSTEMS IN DIRECT CONTACT WITH THE TREE TRUNK SHALL BE LOOSELY ATTACHED TO PREVENT GIRDLING. ALL TRUNK TRUNK PROTECTION OPEN-AIR VINYL MESH TYPE, IN ACCORDANCE WITH THE INSTALL DETAILS.
- ALL EVERGREEN AND DECIDUOUS TREES FIVE FEET OR GREATER IN HEIGHT SHALL BE STAKED AS PER DETAIL.
- ANY CHANGES IN PLANT SPECIES, SIZE, OR LOCATION SHALL BE CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT (CME ASSOCIATES, 732-462-1400) PRIOR TO INSTALLATION. WRITTEN APPROVAL OF ANY PLANT MATERIAL CHANGE MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS WILL BE OF EQUAL OR GREATER SIZE THAN THE ORIGINALLY SPECIFIED SPECIES.
- ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE OWNER AND LATEST EDITION OF THE OF THE AMERICAN STANDARDS FOR NURSERY STOCK. THE LANDSCAPE CONTRACTOR SHOULD BE PREPARED TO MAKE AVAILABLE UPON REQUEST, A NURSERY STOCK CERTIFICATE OR PLANT DEALER CERTIFICATION TO CONFIRM NURSERY STOCK CERTIFICATION BY THE NEW JERSEY DEPARTMENT OF AGRICULTURE.
- ALL EXISTING LANDSCAPING LOCATED ON-SITE TO REMAIN, UNLESS OTHERWISE INDICATED ON THE PLAN.
- IF THERE ARE ANY DISCREPANCIES BETWEEN PLANT LIST AND PLAN, PLAN SHALL BE CONTROLLING.



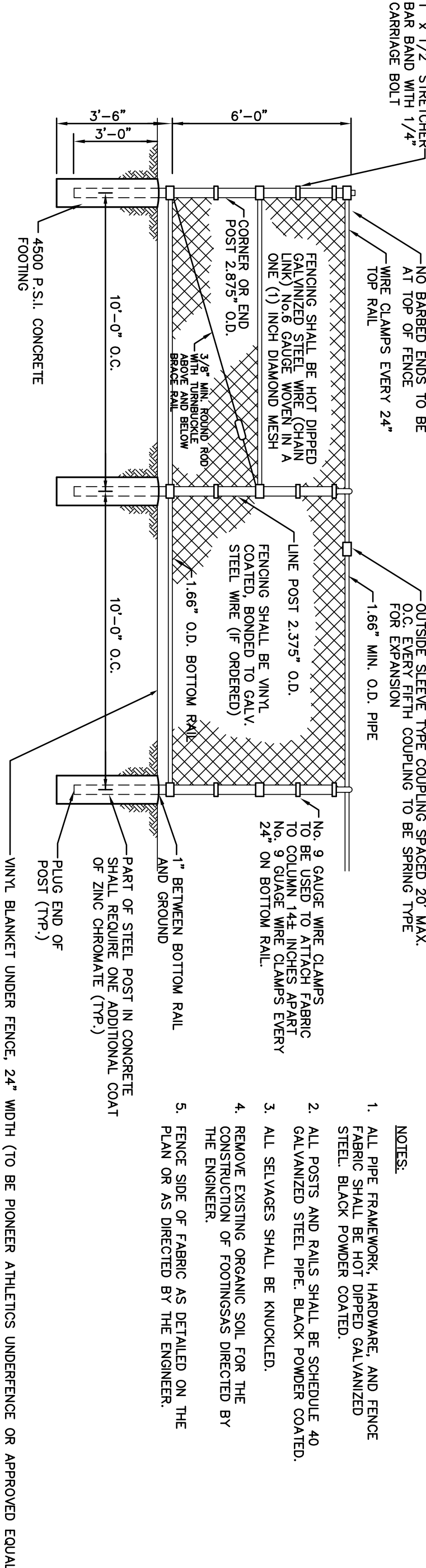
TREE PROTECTION DETAIL

As the major part of the root systems of the plant(s) to be protected are within the critical root radius (CRR), the entire area should be fenced off to a minimum height of 4'-0" prior to construction. The fence should be constructed to prevent access to the critical root radius (CRR) and to prevent damage to the root system. The fence should be constructed to prevent access to the critical root radius (CRR) and to prevent damage to the root system. The fence should be constructed to prevent access to the critical root radius (CRR) and to prevent damage to the root system.



POLYETHYLENE PIPE BEDDING/BACKFILL

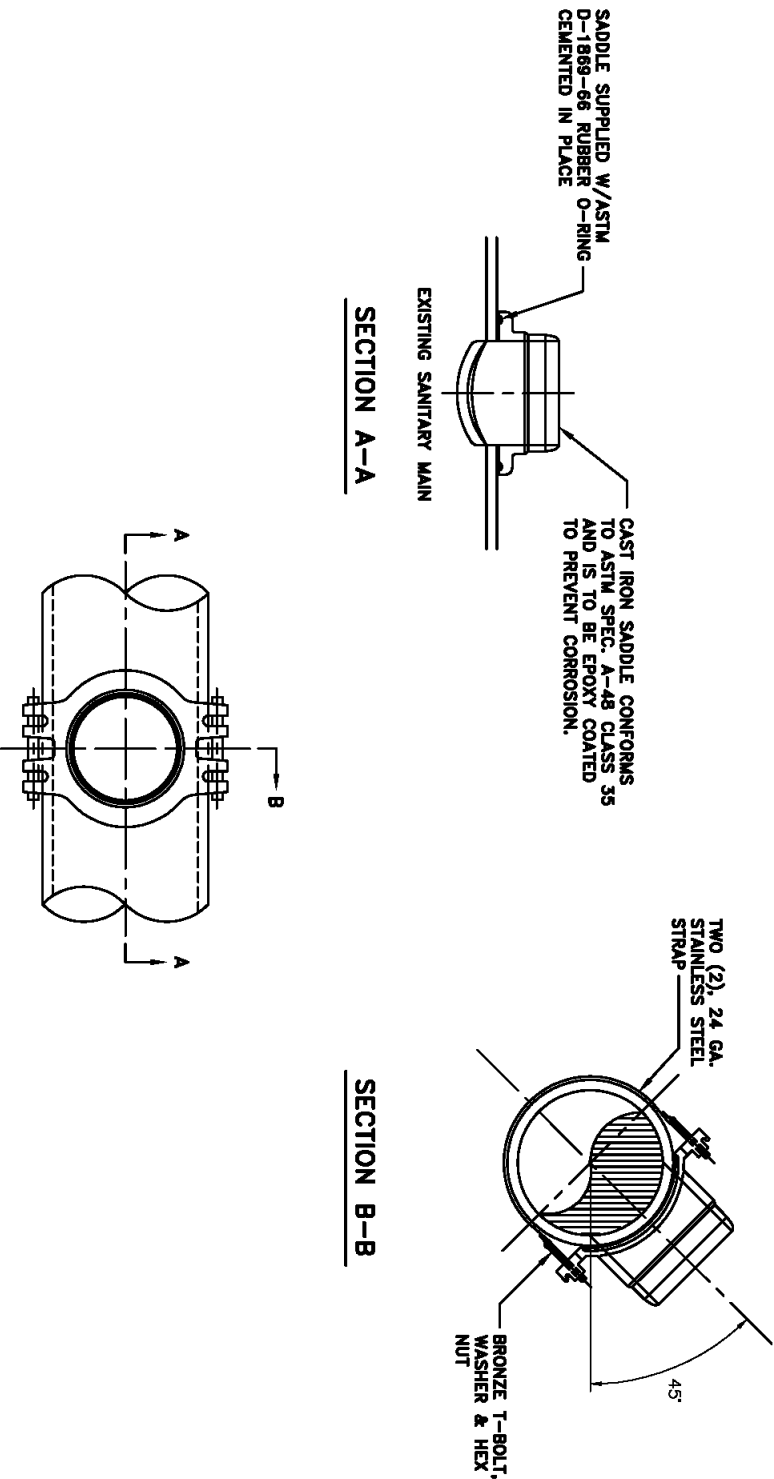
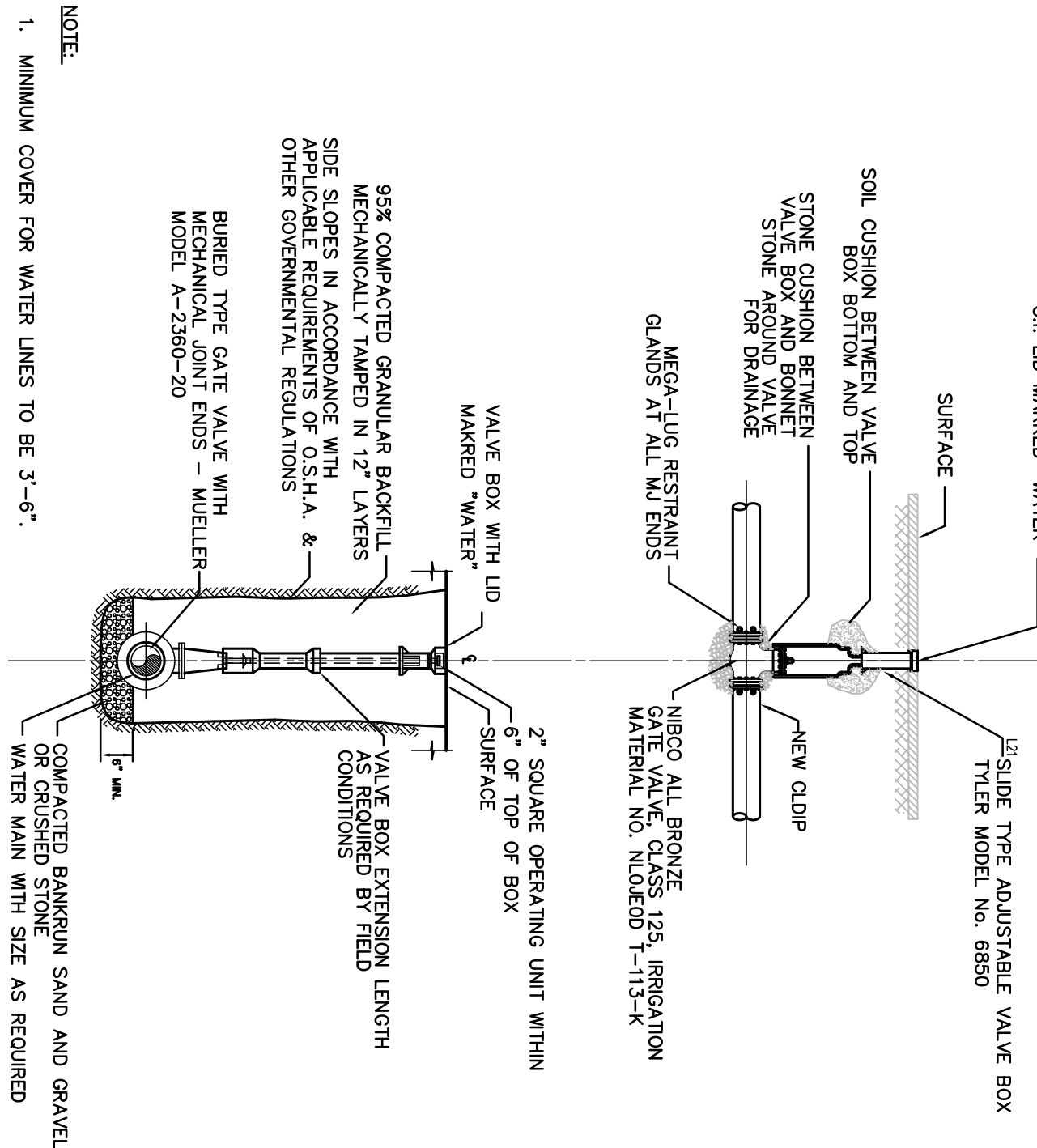
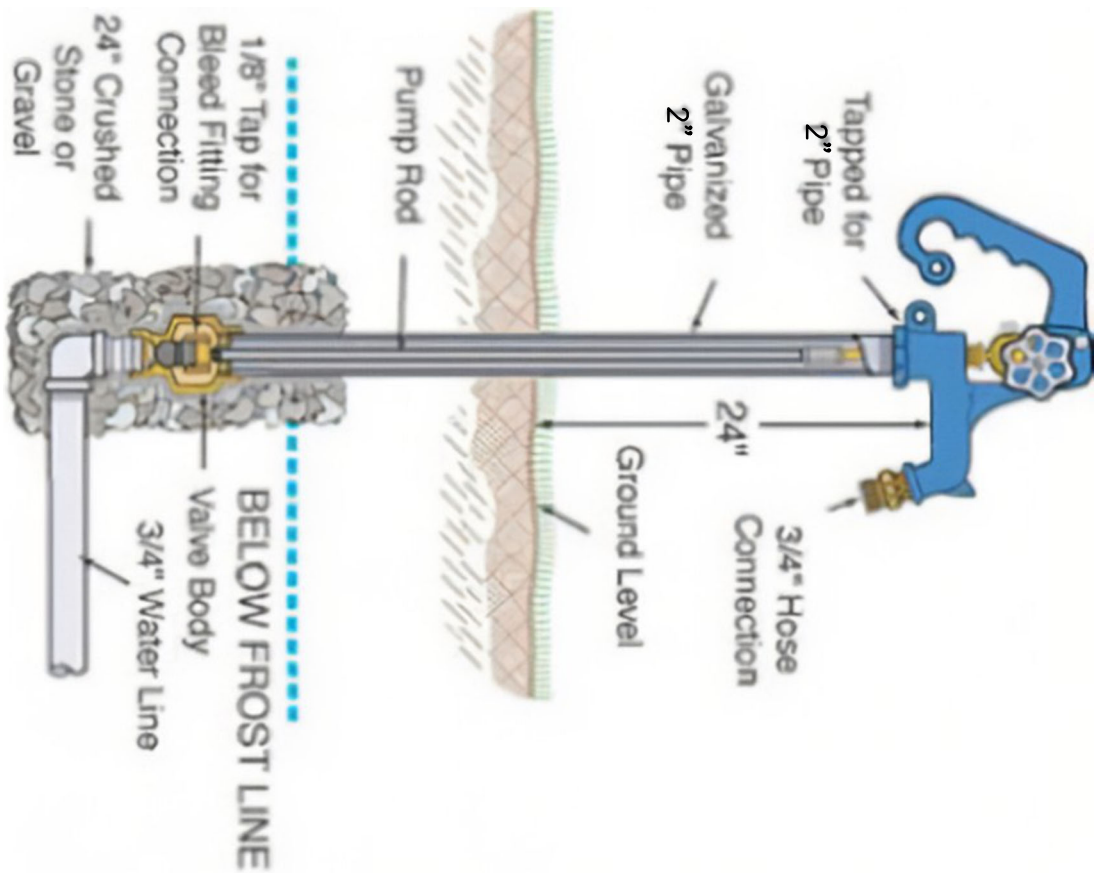
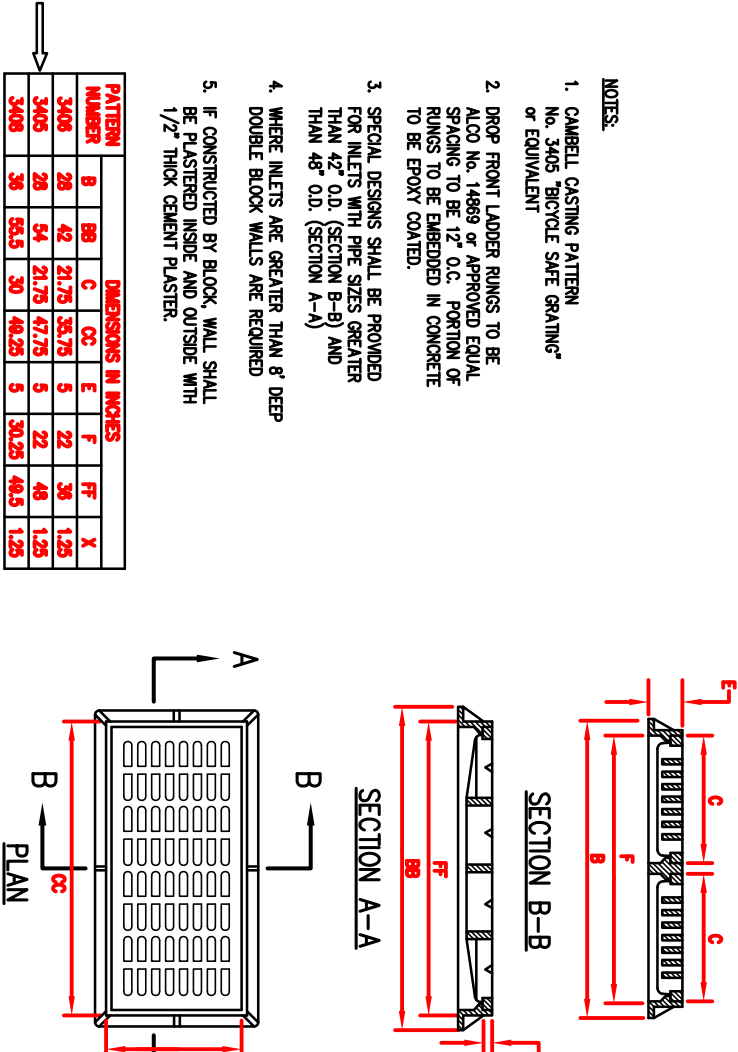
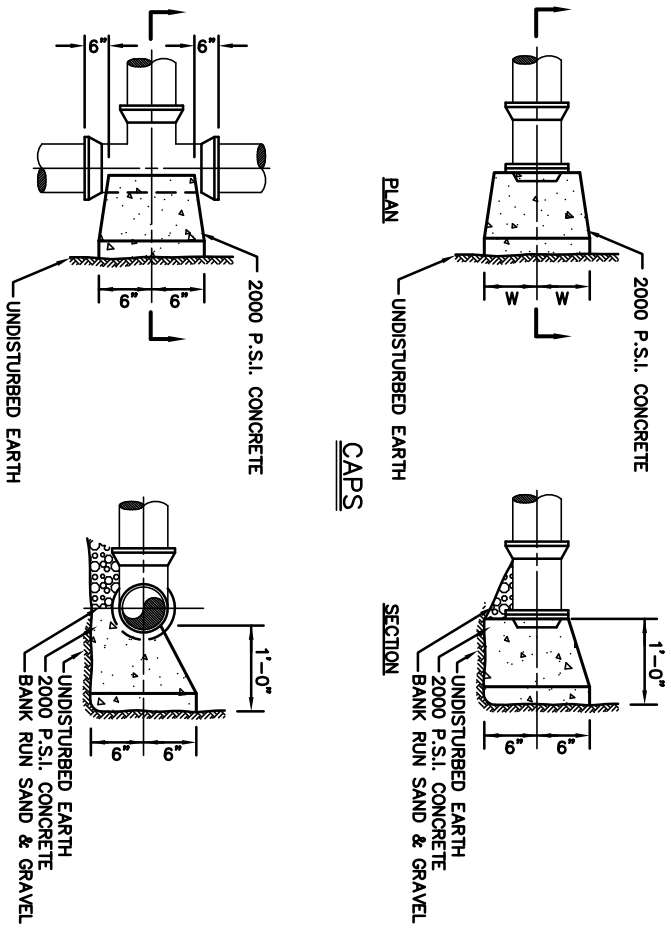
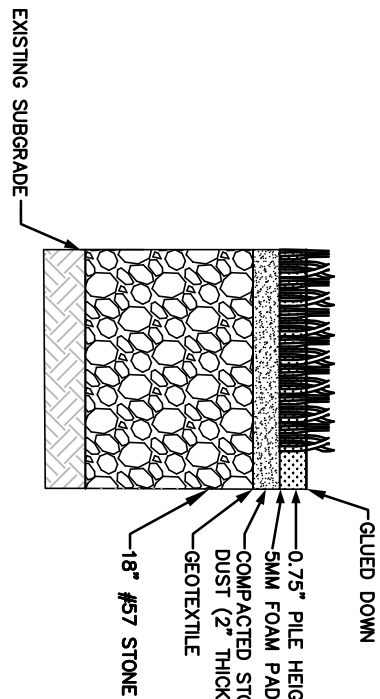
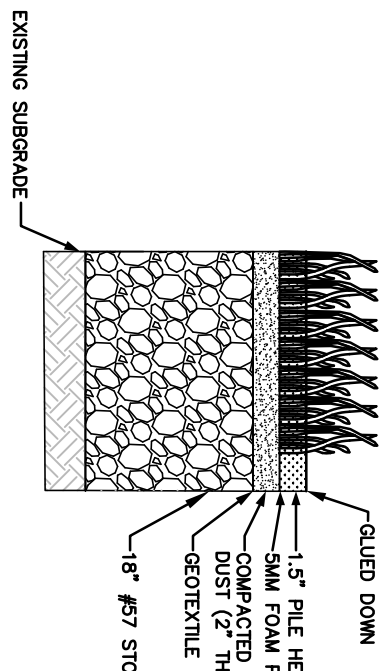
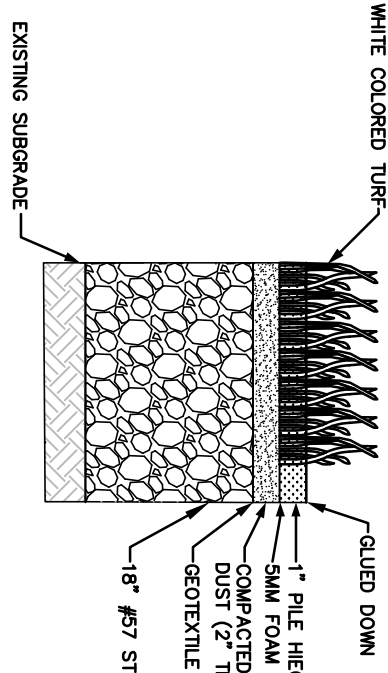
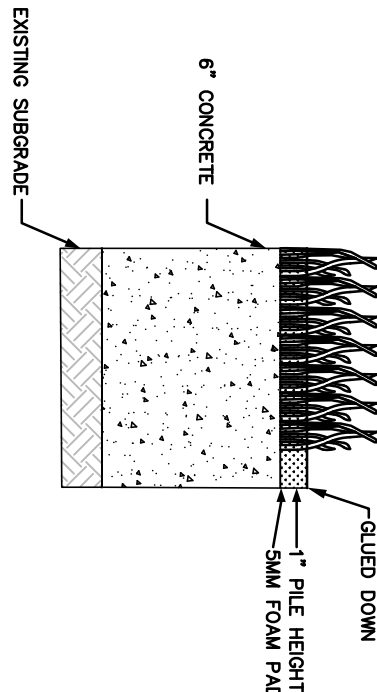
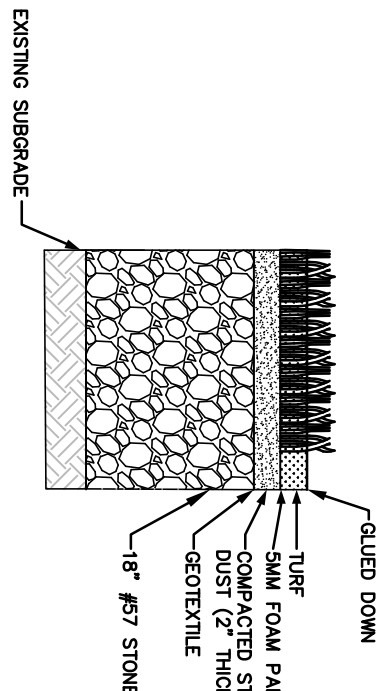
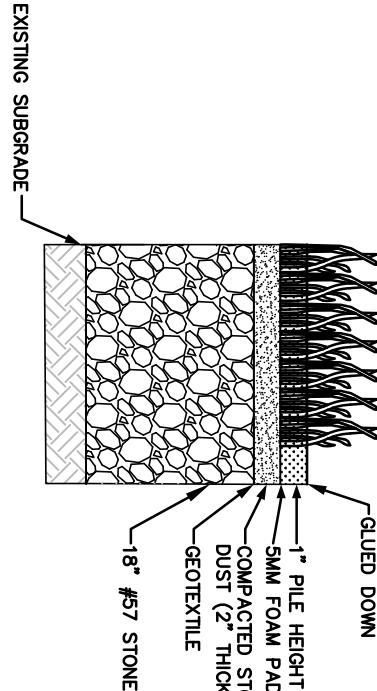
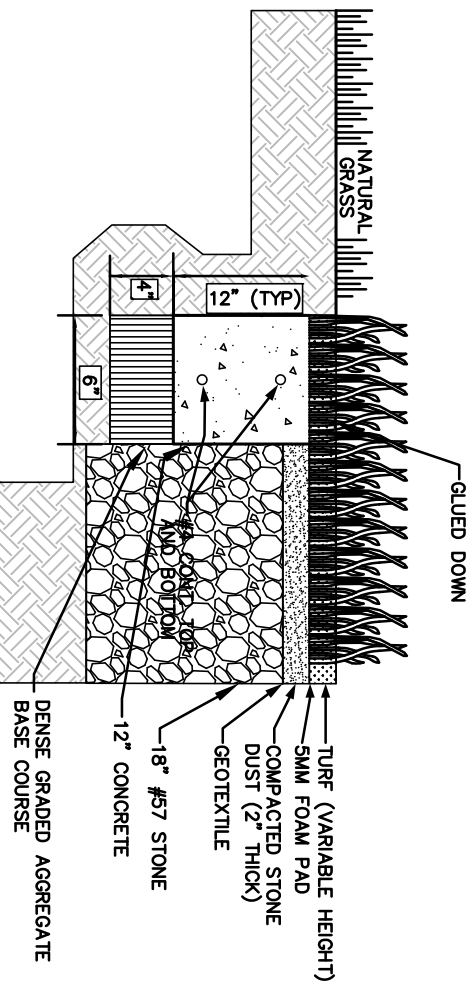
- SUITABLE BACKFILL SHALL CONSIST OF BANK RUN SAND AND GRAVEL OR SUITABLE BACKFILL MATERIAL. FREE FROM ORGANIC OR DELETERIOUS MATERIAL.
- A DEPTH DETERMINED BY THE ENGINEER.
- SUITABLE BACKFILL TO BE THOROUGHLY COMPACTED IN 6" LIFTS BY MECHANICAL TAMPING (OR BY HAND TAMPING WHEN AND WHERE DIRECTED).
- SUITABLE BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AREAS SURROUNDING PIPE SHALL BE HAND TAMPED TO FILL ALL CAVITIES.
- EXCAVATION SHALL COMPLY WITH OSHA REQUIREMENTS.
- THE CONTRACTOR MUST DEMONSTRATE PRIOR TO PLACING THE PIPE IF "WET" CONDITIONS ARE FOUND. THE PIPE MUST REMAIN IN DRY CONDITIONS UNTIL BACKFILLED.



CHAIN LINK FENCE ELEVATION DETAIL

N.T.S.

1		REVISED PER COUNTY COMMENTS	6/13/25	PAS	BAU
No.		DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY LOT 3.01 BLOCK 127 CONSTRUCTION DETAILS					
WOLF HILL FIRST TEE GOLF COURSE					
CONSULTING AND MUNICIPAL ENGINEERS N.J. CERTIFICATE OF AUTHORIZATION NO. 24628359000 300 SOUTH MAIN STREET, SUITE 200, OCEANPORT, NJ 07061 NEW JERSEY PROFESSIONAL ENGINEER					
TREVOR J. TAYLOR, P.E., P.P.					
NEW JERSEY PROFESSIONAL ENGINEER					
N.J. LIC. #4578					
JUNE 2025					
12 OF 14					
MN206					



YARD HYDRANT DETAIL

GATE VALVE AND CURB STOP DETAILS

PERIMETER CURB DETAIL

SYNTHETIC FAIRWAY

SYNTHETIC WALKING PATH

SYNTHETIC GRASS TEE PAD

SYNTHETIC BUNKER

SYNTHETIC ROUGH

SYNTHETIC GREEN

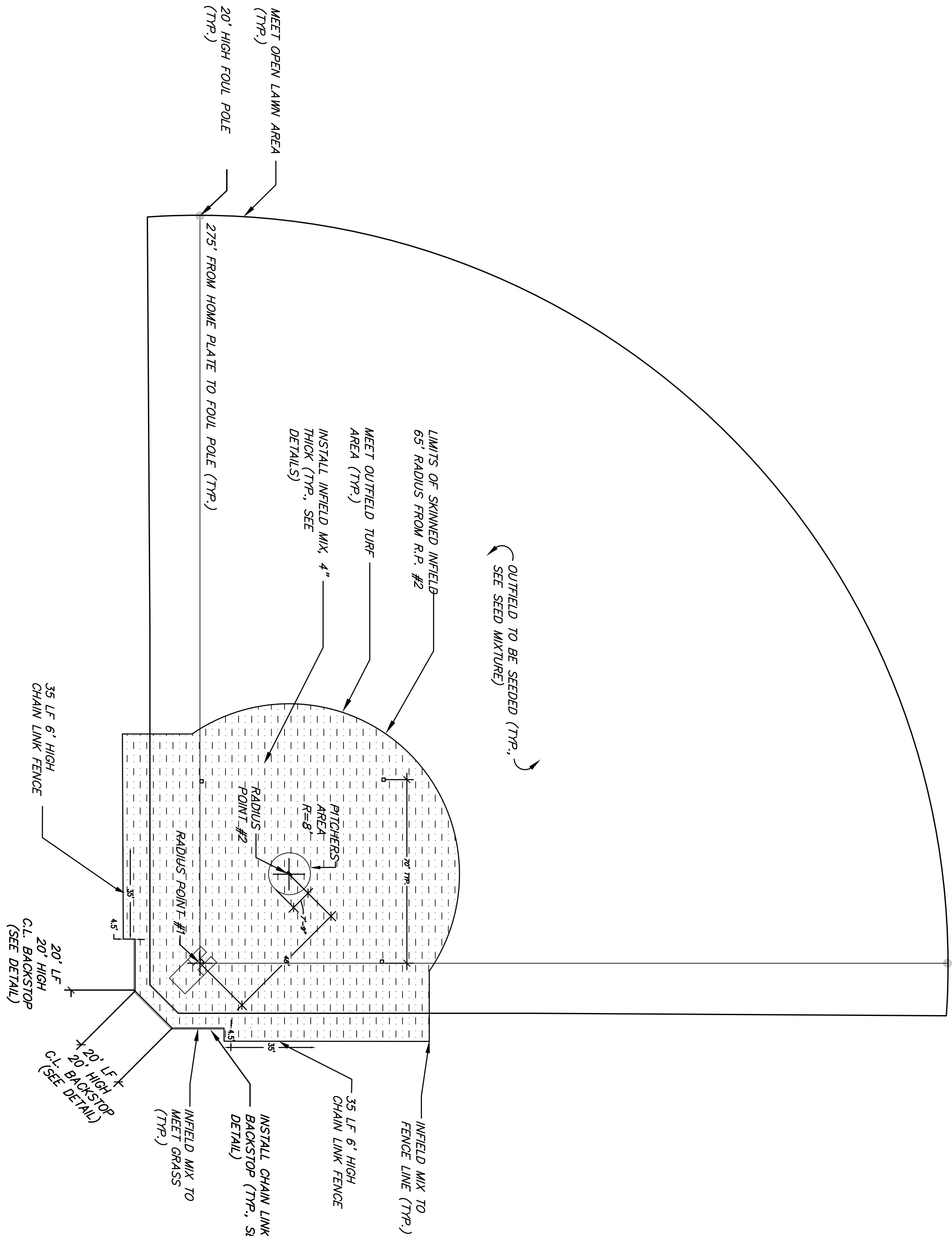
THRUST BLOCK STANDARD DETAILS

POST FLUSHING HYDRANT DETAIL

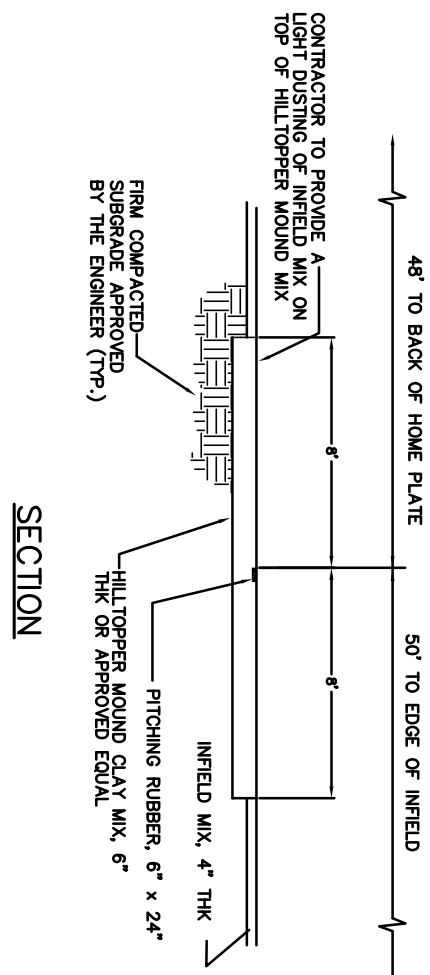
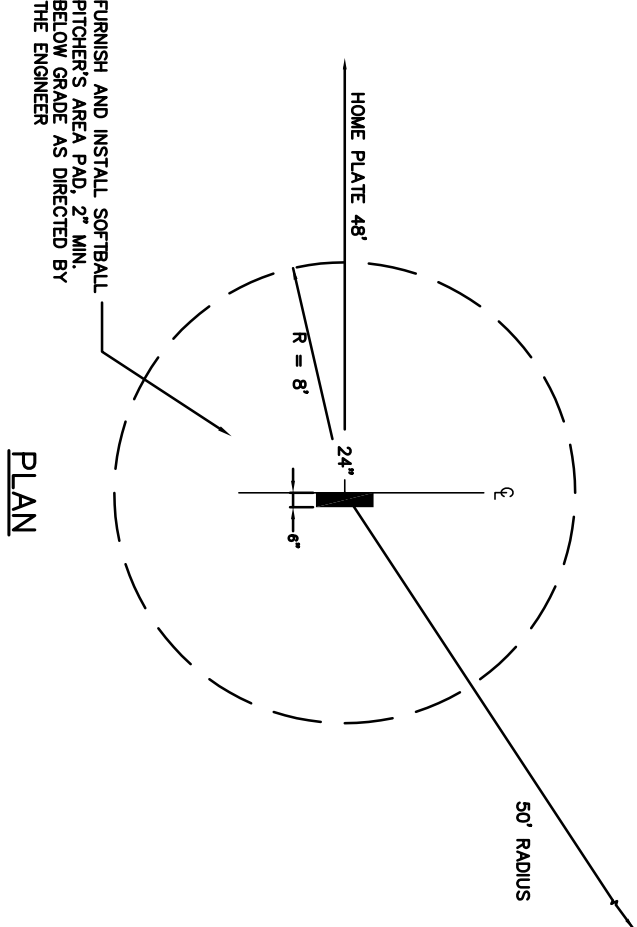
STANDARD DETAIL TYPE "A" INLET W/ SUMP

WOLF HILL FIRST TEE GOLF COURSE
LOT 3.01 BLOCK 127
CONSTRUCTION DETAILS

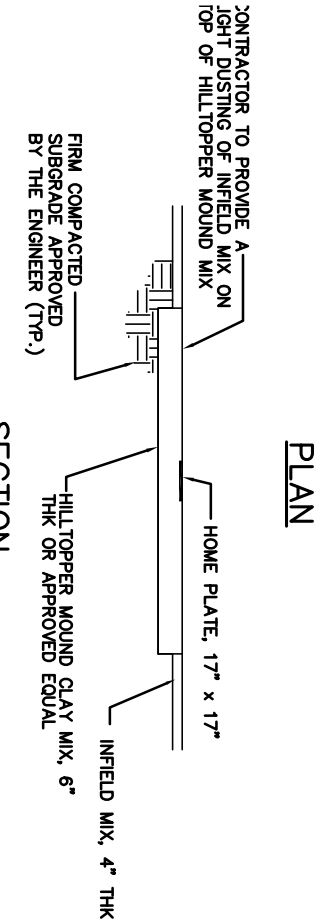
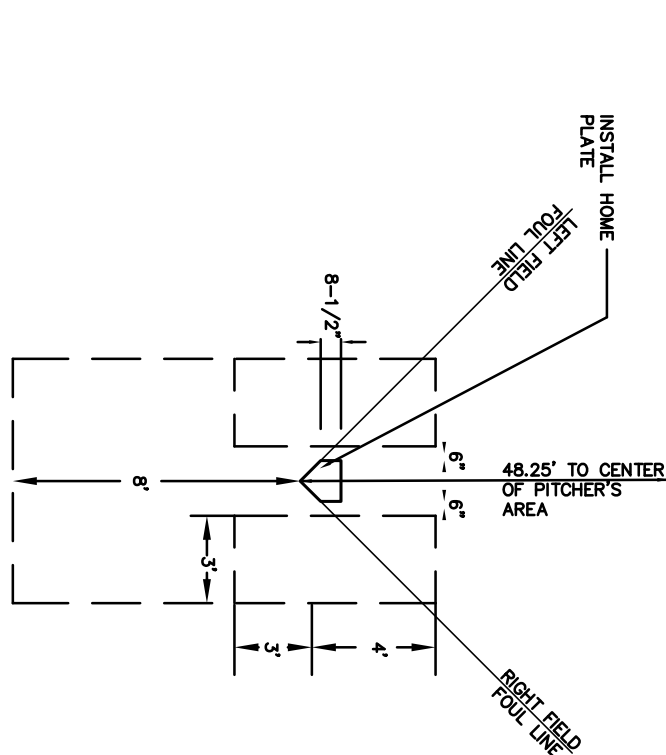
1	REVISED PER COUNTY COMMENTS	6/13/25	PAS	BAU
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY				
WOLF HILL FIRST TEE GOLF COURSE LOT 3.01 BLOCK 127 CONSTRUCTION DETAILS				
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES N.J. CERTIFICATE OF AUTHORIZATION NO. 245428359000 380 WEST 34TH STREET, SUITE 200, NEW YORK, NY 10018 40 ROCKAWAY AVENUE, SUITE 200, ROCKAWAY, NJ 07866 300 SOUTH MAIN STREET, SUITE 200, OCEANPORT, NJ 07061				
TREVOR J. TAYLOR, P.E., P.P.				
DATE	DESIGNED BY	DATE	CHECKED BY	DATE
JUNE 2025	PK	13 OF 14	BAM	
NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. #4578				
DETAILS MN206-Wolf-Hill-Base				



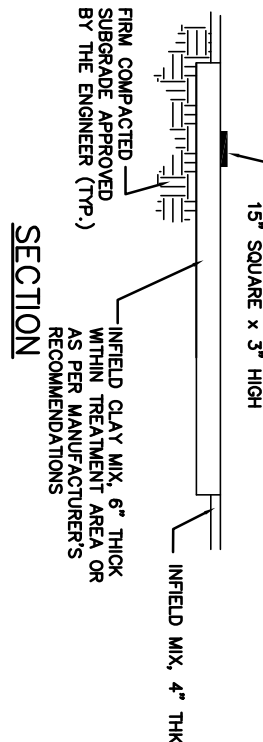
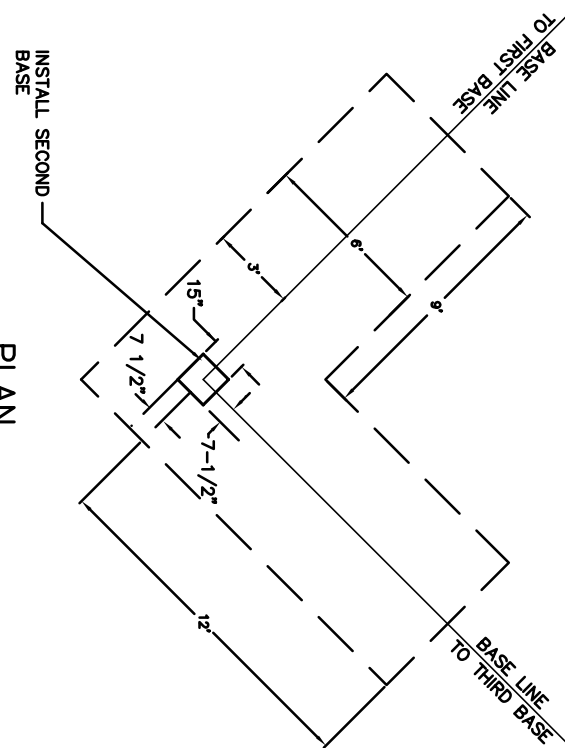
FULL SIZE SOFTBALL FIELD
LAYOUT PLAN
NTS



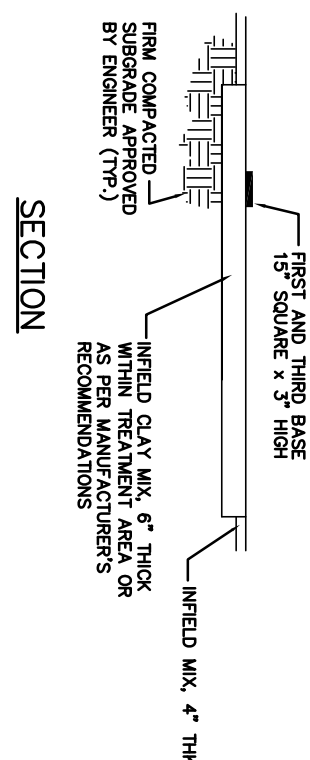
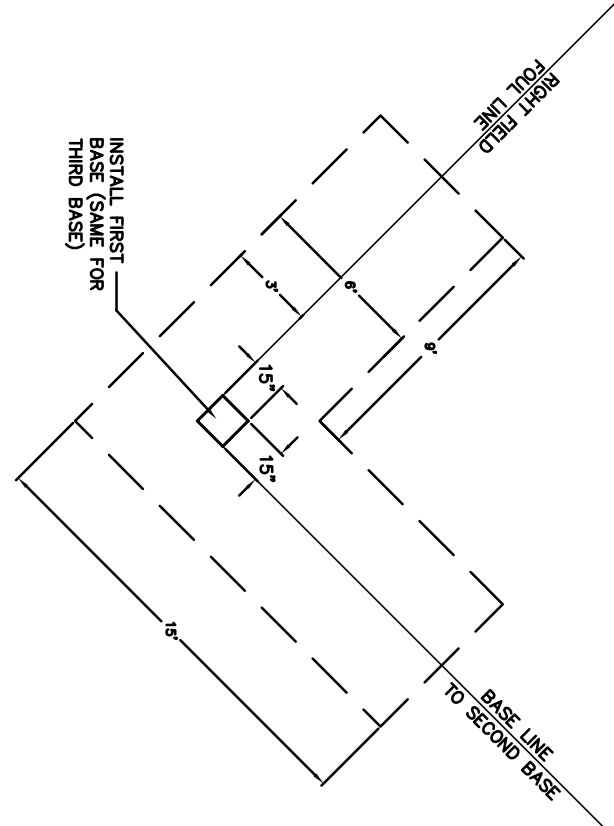
SOFTBALL FIELD
PITCHER'S MOUND DETAIL
N.T.S.



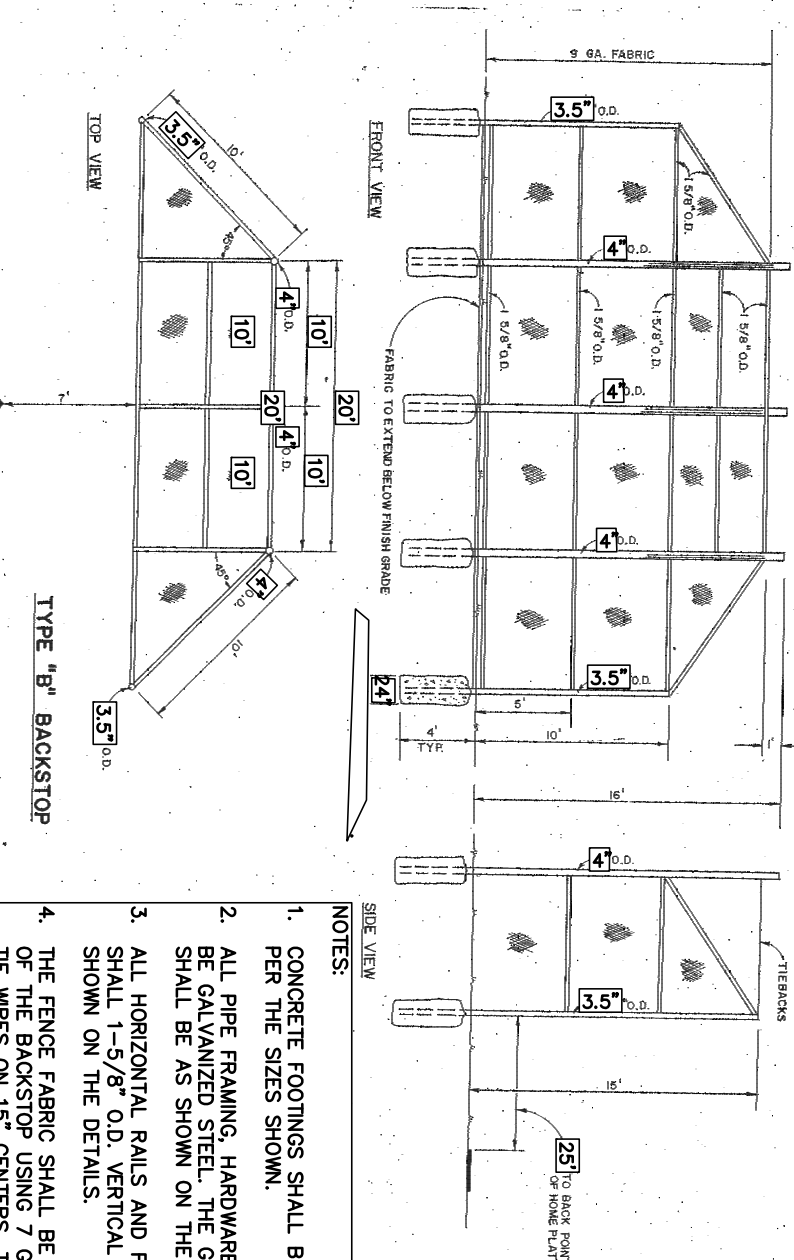
SOFTBALL FIELD
TREATMENT AROUND HOME PLATE
N.T.S.



SOFTBALL FIELD
TREATMENT AROUND SECOND BASE
N.T.S.



SOFTBALL FIELD
TREATMENT AROUND FIRST AND THIRD BASE
N.T.S.



- NOTES:
1. CONCRETE FOOTINGS SHALL BE CLASS 8 CONCRETE AS PER THE SIZES SHOWN.
 2. ALL PIPE FRAMING, HARDWARE AND FENCE FABRIC SHALL BE GALVANIZED STEEL. THE GAUGE OF THE FABRIC SHALL BE AS SHOWN ON THE DETAILS.
 3. ALL HORIZONTAL RAILS AND FRAMING FOR THE CANOPY SHALL BE GALVANIZED STEEL. THE GAUGE OF THE FABRIC SHALL BE AS SHOWN ON THE DETAILS.
 4. THE FENCE FABRIC SHALL BE INSTALLED ON THE INSIDE OF THE BACKSTOP USING 2 GAUGE GALVANIZED STEEL WELDED TO THE CANOPY. THE FABRIC SHALL HAVE A MINIMUM OF 2 HORIZONTAL RAILS.
 5. THE TIEBACKS SHALL CONSIST OF 2" GALVANIZED STEEL WELDED TO THE CANOPY. THE FABRIC SHALL HAVE A MINIMUM OF 2 HORIZONTAL RAILS.

BACKSTOP DETAIL
N.T.S.

1	REVISED PER COUNTY COMMENTS	6/13/25	PAS	BAH
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF OCEANPORT MONMOUTH COUNTY, NEW JERSEY				
WOLF HILL FIRST TEE GOLF COURSE LOT 3.01 BLOCK 127 CONSTRUCTION DETAILS - SOFTBALL FIELD				
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES, INC. N.J. CERTIFICATE OF AUTHORIZATION NO. 2462835000 300 SOUTH AVENUE, SUITE 200, NEW BRUNSWICK, NJ 08901 TEL: 732-241-1111 FAX: 732-241-1112 WWW.CMAE-INC.COM				
TREVOR J. TAYLOR, P.E., P.P.				
NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. #4578				
DATE	DESIGNED BY	DATE	CHECKED BY	DATE
JUNE 2025	PK	14 OF 14	BAM	
FILE NO.: MN206				



Monmouth County Park System

Providing Open Space, Parks, and Recreation

805 Newman Springs Road, Lincroft, NJ 07738-1695 • 732-842-4000
monmouthcountyparks.com

Board of Recreation Commissioners

Kevin Mandeville,
Chairman
Anthony Fiore,
Vice Chairman
Michael G. Harmon
Thomas E. Hennessy, Jr.
Patricia M. Butch
Thomas W. Adcock
Lori Ann Davidson
Brian Foster
Rachael Stolte
Andrew J. Spears,
Director
Ross F. Licitra,
County Commissioner-Liaison

August 21, 2025

Borough of Oceanport
910 Oceanport Way
PO Box 370
Oceanport, NJ 07757

Attn: Stephanie Kramer, Planning Board Secretary

Re: Capital Review for Monmouth County Park System
Wolf Hill Recreation Area First Tee Golf Course
3 Crescent Place, Oceanport, NJ 07757
Block: 127 Lot: 3.01

Dear Ms. Kramer,

Please see attached site improvement plans for the above reference project. These plans are sent in accordance with the New Jersey Municipal Land Use Law, Chapter 239, statute 40:55D-31, for review and comment by the Borough of Oceanport Planning Board.

SITE BACKGROUND

Wolf Hill Recreation Area is a 91.5-acre site in Oceanport, NJ. It was purchased by the County in 1997 as a potential recreation site to serve the region's densely populated area. The site is classified as a regional recreation area. Currently, it offers an open field environment with paved paths for walking, an 18-hole disc golf course, multiple sports fields, and it is home to one of three off-leash dog areas operated by the Monmouth County Park System. The 2024 Wolf Hill Recreation Area Master Plan outlines future sports court recreation facilities for the site. Improvements will be made in three phases.

PROJECT DESCRIPTION

It is the goal of the Park System to begin installation of Phase I Site Improvements; a 5.67-acre (approximately 350' x 650') First Tee Golf course designed as an instructional, beginner course for youth. First Tee is a non-profit youth development organization. Programming is family oriented and introduces kids and teens to the game of golf.

The course will be a mix of synthetic materials and natural grass. The design for the course includes the following:

- 23' diameter central hexagonal open shelter
- One long hole with synthetic and natural grass trees, a synthetic fairway, and a synthetic target green.
- Synthetic putting green
- Two (2) synthetic chipping holes with synthetic target greens—one with a synthetic bunker
- One quarter mile walking path that loops around and through the course.
- Storm water management
- Course perimeter chain link fencing with two double gates
- Shade tree planting

Phase I improvements include the course only and will not include buildings, parking lots, lighting, electric or septic. A water line tap from an existing water line at the off-leash area will provide course irrigation.

Participants will park in an existing 80-car gravel parking lot located near the proposed course, and portable toilets will serve as restrooms until the approximately 8,000 SF First Tee Learning Center and paved parking lot are constructed in a few years (Phase II).

Conceptual Design for the course was prepared by Golf Course Architect, Mark Mungeam of Massachusetts. Construction documents for the course are being developed by CME Associates, Howell, NJ.

It is our intention to Bid Phase I of this project this fall and complete construction Spring 2026. Please contact this office via phone at 732-842-4000 x 4263 or via email at pgleitz@monmouthcountyparks.com if you have any questions or need additional information.

Sincerely,



Paul Gleitz, P.P. AICP
Supervisor of Land Preservation & Planning
Land Preservation & Planning
Monmouth County Park System

Ec: Andrew Spears, MCPS Secretary-Director
Anna Luiten, MCPS Chief Design & Resource Management
Susan Molzon, MCPS Principal Engineer
Laura Lieneck, MCPS Chief Landscape Architect

**NON-CONDEMNATION
AREA IN NEED OF REDEVELOPMENT STUDY
FOR A PORTION OF THE FORMER
FORT MONMOUTH PROPERTIES
IN THE BOROUGH OF OCEANPORT, NEW JERSEY**
SUBMITTED TO THE BOROUGH OF OCEANPORT PLANNING BOARD

Prepared on behalf of Fort Monmouth Economic Revitalization Authority by
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC | Planning & Real Estate Consultants | August 2025

Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey

Submitted to:

The Borough of Oceanport Planning Board
315 East Main Street
Oceanport, NJ 07757

Prepared on behalf of:

Fort Monmouth Economic Revitalization Authority
502 Brewer Ave
Oceanport, NJ 07703

Prepared by:

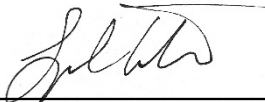
Phillips Preiss Grygiel Leheny Keller LLC
70 Hudson Street, Suite 5B
Hoboken, NJ 07030

August 19, 2025

The original copy of this document was signed and sealed in accordance with
N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)



Elizabeth C. Leheny, AICP, PP
New Jersey Professional Planner License #6133



Spach Trahan, AICP, PP
New Jersey Professional Planner License #6435

TABLE OF CONTENTS

1. Introduction.....	1
2. Description of Study Area & Locational Context.....	3
2.1 Site Characteristics & Locational Context	3
2.2 Site History.....	10
2.3 Known Contamination	10
3. Fort Monmouth Reuse and Redevelopment Plan and Oceanport Master Plan and Zoning.....	17
3.1 Fort Monmouth Reuse and Redevelopment Plan	17
3.2 Fort Monmouth Land Use Rules.....	17
3.3 Municipal Master Plans	18
3.4 Municipal Zoning.....	19
4. Statutory Criteria – Area in Need of Redevelopment.....	20
5. Evaluation of Study Area	22
5.1 Overview	22
5.2 Evaluation of Properties.....	22
400 Area Parcel	22
McAfee Parcel	28
Veterinary Clinic Parcel.....	30
Monmouth County Emergency Homeless Shelter Parcel	31
5.3 Application of Redevelopment Criteria	31
6. Conclusion.....	34
Appendix: Study Area Photographs.....	35

TABLES

Table 1: Summary of Extant Former Fort Monmouth Buildings in Study Area.....	4
Table 2: Library Materials and Conditions - Exterior	28
Table 3: Application of Area in Need of Redevelopment Criteria.....	33

FIGURES

Figure 1: Location Map.....	7
Figure 2: Tax & Parcel Area Map.....	8
Figure 3: Fort Monmouth Buildings Map.....	9

1. INTRODUCTION

This study was conducted to determine whether areas located in the Borough of Oceanport meet the requirements for designation as a non-condemnation “area in need of redevelopment” as established under N.J.S.A. 40A:12A (the Local Redevelopment and Housing Law, or LRHL) and N.J.A.C. 19:31C-3.25. The subject areas were formerly part of Fort Monmouth, which closed in September 2011 as a result of the federal Base Realignment and Closure Act (BRAC). Subsequently, the Army conveyed the former Fort to the Fort Monmouth Economic Revitalization Authority (FMERA) in two phases, in June 2014 and November 2016. This study was authorized by and prepared on behalf of FMERA for submittal to the Borough of Oceanport Planning Board.

The areas subject to this study consists of four ‘parcels’:

- The 400 Area Parcel;
- The McAfee Center Parcel;
- The Veterinary Clinic Parcel; and
- The Monmouth County Emergency Homeless Shelter Parcel.

As shown in Figure 2, they constitute portions of Block 110, Lot 1; Block 110, Lot 2; Block 110, Lot 4; and Block 105, Lot 1.01, as shown on the official tax maps of the Borough of Oceanport, as described herein. These areas are together are referred to as the “Study Area.”

In preparation of this study, we reviewed the following records and documents:

- *Fort Monmouth Reuse and Redevelopment Plan* prepared by EDAW, Inc., 2008 (the “Reuse Plan”)
- Fort Monmouth Land Use Rules, N.J.A.C. 19:31C-3.1 et seq.
- Master Plan for the Borough of Oceanport
- Zoning Ordinance and Map of the Borough of Oceanport
- Existing Conditions Technical Memoranda prepared by EDAW, Inc. (September 2007)
- Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties in the Borough of Oceanport, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, May 2019 (the “2019 AINR study”)
- *Rethinking Fort Monmouth: Prospects and Opportunities* prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development (2008)
- Map titled Fort Monmouth Main Post, prepared by Fort Monmouth GeoSpatial Information Office (April 2010)
- Maps of the property prepared by the Fort Monmouth DPW Master Planning Branch GIO
- Ord. #1078, Borough of Oceanport, dated August 17, 2023, amending the municipal boundary.
- Ord. #19-2023, Borough of Eatontown, dated July 26, 2023, amending the municipal boundary.
- Deed of Merger, 400 Area Merger, creating Block 105, Lot 1.01, dated July 17, 2024.

In addition to the above, we physically inspected the various buildings/structures and grounds with representatives of FMERA. This analysis included recent exterior inspections of existing buildings as well as photographs and observations from prior studies that involved some of the areas. Further, we had discussions with representatives of FMERA to obtain information on the historical use of the Study Area properties, and specific buildings thereon, as well as to gain knowledge regarding the potential for reuse of said facilities from both a physical and market perspective.

The remainder of this report is divided into six chapters. Chapter 2 provides a description of the Study Area and its locational context. Chapter 3 provides an analysis of the applicable zoning and master plan designations within the study area. Chapter 4 discusses the criteria specified at N.J.S.A. 40A:12A-5 for “area in need of redevelopment” designation. Chapter 5 applies these criteria to the study area to determine whether or not an area in need of redevelopment determination is warranted. Chapter 6 summarizes the overall conclusion of the report. The Appendix provides photographic images of the Study Area.

2. DESCRIPTION OF STUDY AREA & LOCATIONAL CONTEXT

2.1 Site Characteristics & Locational Context

The Study Area under consideration for redevelopment area designation is a portion of the Oceanport Reuse Area, i.e., that section of the former Fort Monmouth in the Borough of Oceanport. The Study Area consists of four “Parcels,” including the 400 Area Parcel, the McAfee Center Parcel, the Veterinary Clinic Parcel, and the Monmouth County Emergency Homeless Shelter Parcel. The location of the Study Area is shown in **Figure 1**.

The Study Area encompasses a total of ± 112.82 acres and consists of a portion of Block 110 Lot 1 pertaining to the McAfee Parcel; a portion of Block 110, Lot 2 pertaining to the Monmouth County Emergency Homeless Shelter Parcel; a portion of Block 110, Lot 4 pertaining to the Veterinary Clinic Parcel; and Block 105, Lot 1.01 pertaining to the Area 400 Parcel, as shown on the official tax maps of the Borough of Oceanport (see **Figure 2**). The 400 Area Parcel is ± 79.3 acres, the McAfee Parcel is ± 29.43 acres, the Veterinary Clinic Parcel is ± 0.987 acres, and the Monmouth County Emergency Homeless Shelter Parcel is ± 3.1 acres.

A majority of the buildings are presently vacant or demolished, with the exception of the former Library building (#502), which operates as the FMERA headquarters. **Table 1** summarizes the use, square footage, and age of the various buildings when the Fort was operational as a military base. These buildings may have been altered or demolished over time. A map detailing the extant land uses within the Study Area is provided as **Figure 3**.

On July 26, 2023 and August 17, 2023 the Borough of Eatontown and the Borough of Oceanport, respectively, adopted ordinances amending the municipal boundaries on Fort Monmouth. Block 110, Lot 1 in Oceanport expanded at its western border to include land formerly located in Eatontown.

Table 1: Summary of Extant Former Fort Monmouth Buildings in Study Area

Parcel	Building No.	Description	Gross Area (sq. ft.)	Year Built
400 Area Parcel	12	Demolished	-	-
	63	General Purpose Storage	3,696	1940
	75	Scale House	450	1969
	79	General Purpose Storage Shed	3,600	1982
	105	General Purpose Storage	4,800	1943
	106	General Purpose Storage	4,050	1943
	116	General Purpose Storage	40,951	1943
	117	General Purpose Storage	43,920	1943
	142	Box/Crate Shop	6,316	1922
	159	General Purpose Storage	3,438	1941
	166	Engineering/Housing Maintenance	4,810	1942
		Administrative General Purpose	3,455	-
	167	Administrative General Purpose	13,570	1942
	173	Laboratory/Testing Building, General Purpose	1,800	1974
		Administrative General Purpose	3,806	-
	174	General Purpose Storage	782	1995
	273	Vehicle Fuel "Mogas" (Gas Station)	-	1991
		Fuel Building	72	-
		"Mogas" Underground	-	-
	276	Administrative General Purpose	2,744	1953
	277	Administrative General Purpose	12,600	1951
	279	Engineering/Housing Maintenance	7,168	1934
	280	Engineering/Housing Maintenance	9,936	1934
	281	Engineering/Housing Maintenance	2,544	1934
	400	Sewage Lift Station - Demolished	-	1940
	410	Officer Quarters	4,720	1940
	413	Officer Quarters	4,720	1940
	414	General Purpose Storage	4,720	1940
	417	Homeless Shelter	4,720	1940
	418	Officer Quarters	4,720	1940
	419	General Purpose Storage	2,360	1941
		Administrative General Purpose	2,360	1941
	420	Administrative General Purpose	4,720	1940
	421	Homeless Shelter	4,720	1941
	422	Administrative General Purpose	2,360	1940
		Private/Org. Club	2,360	1940
	423	Administrative General Purpose	4,720	1941
	426	Private/Org. Club	4,720	1940
	427	Administrative General Purpose	4,720	1941

	428	Administrative General Purpose	4,720	1941
	429	Administrative General Purpose	4,720	1941
	434	Private/Org. Club	2,888	1941
	439	Administrative General Purpose	4,720	1941
	451	Main Post Office	5,013	1988
	454	Administrative General Purpose	2,135	1939
	455	Administrative General Purpose	-	-
	456	Administrative General Purpose	-	-
	457	Administrative General Purpose	-	-
	460	Visitor Control Center – Demolished	-	-
	476	General Purpose Storage	3,016	1985
	480	General Purpose Storage	9,267	1941
	481	General Purpose Storage	9,267	1941
	482	Hazardous Material	9,267	1941
	484	Engineering/Housing Maintenance	3,817	1941
	487	Pump Station	-	1943
		Water Supply/Treatment Building	196	-
	488	Drum Recon	900	1997
	490	General Purpose Storage	6,069	1939
		Trailer Park Building	5,269	-
	492	Demolished	-	-
	497	General Purpose Storage	3,000	1940
McAfee Center Parcel	502	Library Main	10,650	1974
	550	Demolished		
	551	Demolished		
	555	Demolished	18,967	1941
	600	McAfee Center – SCIF	44,492	1997
		McAfee Center – Communication Equipment Building	45,000	-
	601	Warehouse	16,000	1997
	602	Storage Building	6,000	1997
	603	Storage and Office	11,009	2006
	604	Warehouse Storage	2,500	2007
	616	CO Headquarters Building	1,520	1967
	620	CO Headquarters Building	1,520	1967
	671	CIDC Field Operations Building	3,020	1967
	675	Administrative General Purpose	2,892	1941
	676	Administrative General Purpose	3,663	1941
	677	Administrative General Purpose	2,592	1941
	678	Administrative General Purpose	1,520	1967
	686	Thrift Shop	5,929	1957
Veterinary Clinic Parcel	810	Veterinary Facility	3,222	1941

Monmouth County Emergency Homeless Shelter Parcel	906	Demolished	11,102	1942
	908	Storage	-	-
	1005 (new)	Emergency Homeless Shelter	±4,500	-

Sources: Reuse Plan 2008; FMERA

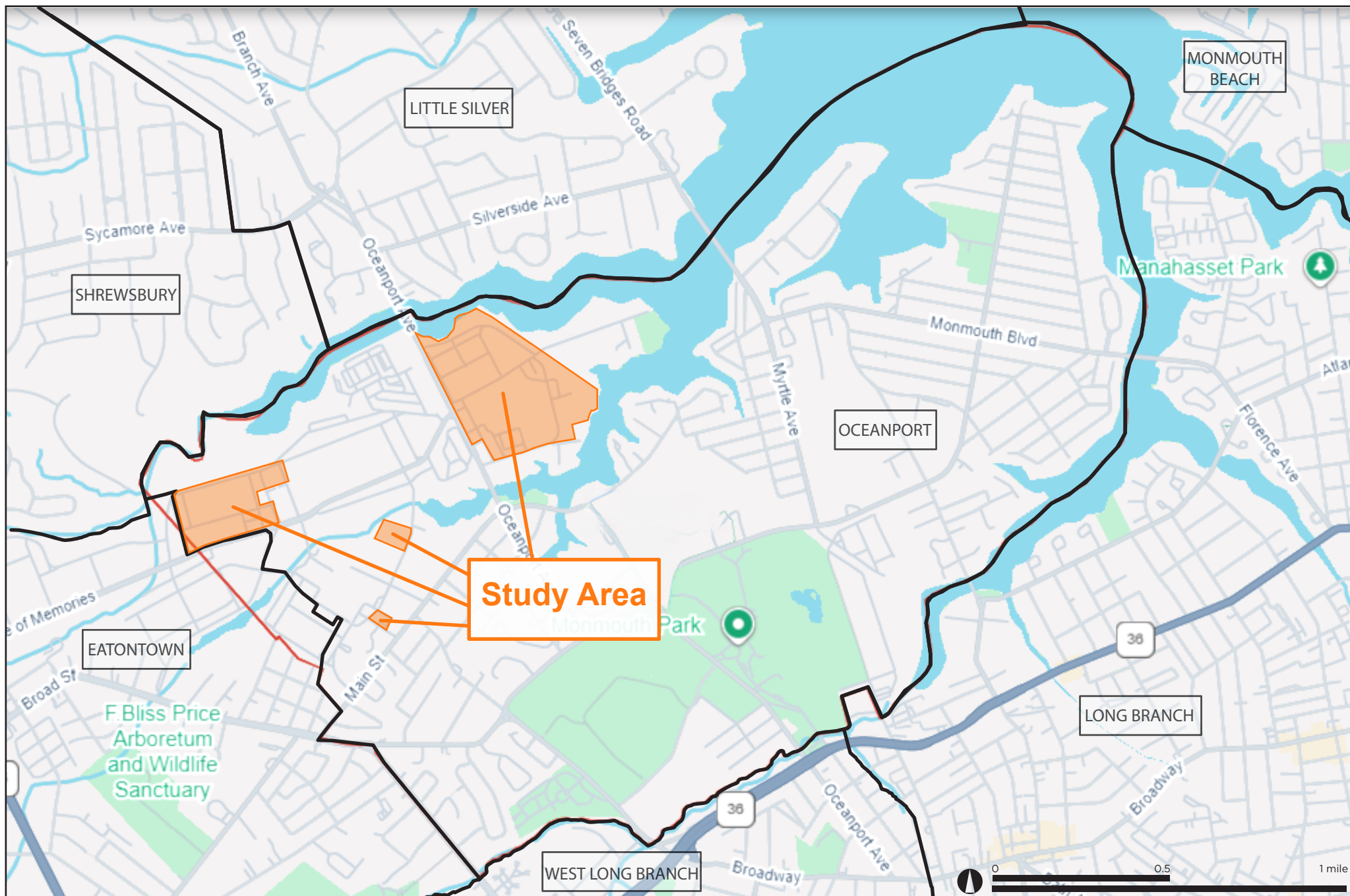


Figure 1: Location | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025



Figure 2: Tax & Parcel Area Map | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025



Figure 3: Fort Monmouth Buildings Map | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025 10

2.2 Site History

Fort Monmouth was established at this location in 1917. The original name of the Fort was Camp Little Silver, and later Camp Vail. It was initially established as a temporary facility for training troops in anticipation of the United States' entry into World War I. However, it was granted permanent status in 1925 and was renamed Fort Monmouth.

Fort Monmouth was the historic home of the U.S. Army Signal Corps. Signal Corps training activities were consolidated at Fort Monmouth following World War I, and during World War II, these training activities were expanded and Fort Monmouth served as the Eastern Signal Corps Training Center. During a major reorganization of the Army in 1962, the Signal Corps assumed responsibility for the electronics research and development and the command title was changed to ECOM (Electronics Command). At the time of its closure in 2011, the primary mission of Fort Monmouth was to provide command, administrative, and logistical support for Headquarters, United States Army, Communications-Electronics Command (CECOM). CECOM was a major subordinate command of the United States Army Materiel Command (AMC). Fort Monmouth served as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems.

The Fort also contained facilities for the families of service members including residences, theaters, and bowling alleys. As a result, various specialized facilities are located throughout the Fort generally and in Oceanport particularly. Additional activities that occurred on the Fort included the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions included the provision of administrative training and logistical and related support necessary to transition selected reserve component units into the active force structure in the event of a natural emergency.

2.3 Known Contamination

Various hazardous substances and contamination from R&D as well as support activities conducted on-site have been identified on the Fort Monmouth property. The known and potential environmental concerns within the Study Area are described in detail below:

Hazardous Substance and/or Waste Sites

Research and development activities and associated support activities that occurred at Fort Monmouth during its more than 80 years of operation generated a number of wastes, some of which were disposed of on-site. In response, the Department of Defense developed the Installation Restoration Program (IRP) to comply with federal guidelines for managing and controlling past waste disposal actions. As of the time of this report, four active IRP sites are identified in the Study Area:

- **Parcel 83 (Mega Parcel, 400 Area):** Parcel 83 is located in the 400 Area and includes a former coal storage area and maintenance shops that supported the fort's infrastructure. As part of the Environmental Condition of Property (ECP) Site Investigation performed in 2007, soil and groundwater samples were collected from within Parcel 83 to assess any environmental impacts from historic coal storage and maintenance activities. The findings from the Site

Investigation revealed the presence of PCBs, PAHs, trichloroethene, arsenic, and lead in soil above their respective Soil Remediation Standards. No contaminants of concern were detected in groundwater above their respective Groundwater Quality Standards. The Army is currently in the Remedial Investigation/Feasibility phase as defined by the CERCLA process. The Army anticipates having a final Record of Decision for Parcel 83 by the end of September 2027.

- Parcel 90 (Mega Parcel, 400 Area, Site FTMM-57): Parcel 90 once served as a garrison fuel station (Building 108, not shown in study figures). The fuel station consisted of five 5,000-gallon, single walled, steel underground storage tanks (USTs) to include associated piping and dispenser islands. The five USTs (Tank Nos. 60-64) were installed in 1952 and stored gasoline, diesel fuel and kerosene. Concrete and asphalt pavement cover most of the parcel while less than 30 percent consists of unpaved surfaces to include grass and shrub areas. In April of 1993, the five USTs were removed from service by means of excavation. Four of the five USTs (Nos. 60-63) were found to be in good condition with no corrosion holes. However, for UST No. 64, which stored kerosene, several corrosion holes were noted. Initial field screening observations noted soils and groundwater were impacted by a discharge from UST No. 64. The discharge was reported to the NJDEP hotline on April 12, 1993, and was assigned Case # 93-04-12-1939.

Parcel 90 - Remedial Investigation Findings (Parsons):

- VOCs in Soil: There were no exceedances of the NJDEP comparison criteria in the recent soil samples collected at Parcel 90, and benzene is no longer present. Therefore, the Army has determined that NFA with regard to VOCs in soil is warranted under CERCLA.
- PAHs in Soil: Concentrations in soil at Parcel 90 exceed the Residential Direct Contact Soil Remediation Standards (RDCSRS) for PAHs. The HHRA concluded that there is no unacceptable risk to human health from PAHs in soil. Therefore, the Army has determined that NFA with regard to PAHs in soil is warranted under CERCLA.
- Metals in Soil: Soil at Parcel 90 exceeds the RDCSRS for arsenic. Potential sources of arsenic in soil may include historic fill, properly applied pesticides, or naturally occurring glauconitic soils. The HHRA concluded that there is an unacceptable risk to human health attributable to anthropogenic sources of arsenic in soil.
- Groundwater: The NJDEP issued an NFA determination for groundwater in a letter dated November 14, 2016.

Parcel 90 - Feasibility Study Summary (Parsons):

The Feasibility Study targets four possible remedial alternatives:

- Alternative 1: Take No Action. Cost: There is no cost associated with this alternative.

- Alternative 2: Implement Land Use Controls Only, No Engineering Controls Are Implemented. Cost: The Army estimates a cost of \$319,000.00 to implement Alternative 2.
- Alternative 3: Containment via Asphalt Capping (Engineering Control) to Include Alternative 2. Cost: The Army estimates a cost of \$771,000.00 to implement Alternative 3.
- Alternative 4: Source Removal via Direct Excavation and Backfill (Unrestricted Use, NFA Determination). Cost: The Army estimates a cost of \$416,000.00 to implement Alternative 4.

The Feasibility Study report does not make a recommendation as to what remedial alternative the U.S Army is proposing at this time. The Army expects to have a final Record of Decision for Parcel 90 by the end of April 2026.

- Parcel 103 (Mega Parcel, 400 Area): Parcel 103 is located in the 400 Area of Fort Monmouth and includes the former maintenance shops that supported the fort's infrastructure. As part of the Environmental Condition of Property (ECP) Site Investigation performed in 2007, soil and groundwater samples were collected from within Parcel 103 to assess any environmental impacts from historic maintenance activities. The findings from the Site Investigation revealed the presence of PAHs in soil above their respective Soil Remediation Standards. No contaminants of concern were detected in groundwater above their respective Groundwater Quality Standards. The Army is currently in the Remedial Investigation/Feasibility phase as defined by the CERCLA process. The Army anticipates having a final Record of Decision for Parcel 103 by the end of September 2027.
- Parcel 104 (Mega Parcel, 400 Area): Parcel 104 is located in the 400 Area of Fort Monmouth and includes the former maintenance shops that supported the fort's infrastructure. As part of the Environmental Condition of Property (ECP) Site Investigation performed in 2007, soil and groundwater samples were collected from within Parcel 103 to assess any environmental impacts from historic maintenance activities. The findings from the Site Investigation revealed the presence of PAHs in soil above their respective Soil Remediation Standards. No contaminants of concern were detected in groundwater above their respective Groundwater Quality Standards. The Army is currently in the Remedial Investigation/Feasibility phase as defined by the CERCLA process. The Army anticipates having a final Record of Decision for Parcel 104 by the end of September 2027.

Within the Study Area, there are also No Further Action (NFA) sites where investigation and/or response actions are complete:

- FTMM-15, (Parcel 78, Mega Parcel, 400 Area): The 1980 Installation Assessment report (USAEC) identified the M-15 site as a potential area of concern. A 500,000 gallon above ground storage tank is located at the M-15 site. The tank was built in 1941 and is of steel construction.

It has always been used for the storage of potable water. The tank is located in the northeast section of the Main Post next to Parkers Creek which is a tributary of the Shrewsbury River. The tank has been out of service since the closure of the fort on September 15, 2011. Under the Site Investigation phase, environmental contaminants in the form of pesticides and heavy metals were identified in site soil. Two pesticides, 4,4-DDE and 4,4-DDT, were identified above NJDEP Direct Contact Soil Cleanup Criteria. It has been determined the pesticide contamination is the result of past over spraying practices. Three heavy metals, cadmium, lead and zinc, were also identified above NJDEP Direct Contact Soil Cleanup Criteria. A soil removal action was completed by the U.S. Army which resulted in the issuance of an “Unrestricted, No Further Action Determination” by the NJDEP in a letter dated May 9, 2017.

- FTMM-19 (AOC-3 Former Sanitary Treatment Plant, 400 Area): The plant was taken offline in 1975 and all sanitary waste was diverted to the Northeast Monmouth County Regional Sewerage Authority. The sludge and liquid supernatant were removed, and the facility was cleaned and disinfected in 1981. The treatment plant was demolished in 1983 and deemed NFA by the NJDEP in 1996.
- FTMM-47 (Former PCB Transformer Sites, McAfee Center Parcel): Polychlorinated biphenyls (PCB) transformers located at Buildings 292 and 686 (only Building 686 is included within the Study Area in the McAfee Center Parcel). PCB in the soil sample collected at Building 686 was detected below the residential standard, and an NFA determination was issued.
- Parcel 64 (Habcorp. Parcel, Site FTMM-64, Veterinary Clinic Parcel): A portion of Parcel 64 overlaps with the Habcorp. Parcel. 64 is a former gasoline station. The underground storage tanks, piping, and fuel dispensers associated with the former gasoline station were not located within the boundaries of the Habcorp. Parcel. A comprehensive investigation of soil and groundwater was performed at Parcel 64. No contaminants of concern were identified in site soil. Following the completion of the Remedial Investigation phase, benzene, tetrachloroethene, trichloroethene, 1,1,1-trichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, and vinyl chloride were identified as contaminants of concern in groundwater. Groundwater data accumulated through 2016 demonstrates all contaminants of concern have achieved compliance with their respective Groundwater Quality Standards. In a letter dated November 1, 2018, the NJDEP issued an “Unrestricted Use, No Further Action Determination” for Parcel 64.
- Parcel 68 (County Homeless Shelter): A former 1,000-gallon single wall, steel underground storage tank, that stored No. 2 heating oil at former Building 906. Former Building 906 was located within the boundaries of the County Homeless Shelter (3.1248 acres). The NJDEP issued a “No Further Action Determination” for the referenced underground storage tank in a letter dated October 24, 2019.
- Parcel 79, Area 74 (Mega Parcel, 400 Area): A former bulk fuel (i.e., No. 2 heating oil) storage area comprised of two 210,000-gallon steel aboveground storage tanks (ASTs), associated

piping, and a tanker truck unloading rack. In the Spring of 1995, all remaining fuel oil stored within the ASTs was removed and transported to the main boiler plants (Bldgs. 1220 and 2700) for further use. In May of that year, both tanks were properly cleaned using a combination of hand and power washing techniques. During the tank cleaning process, all product lines were blown back into the ASTs to remove any fuel oil which may have been present. Within two weeks of the tank cleaning, a local metal recycler dismantled both tanks and recovered the associated scrap metal. Commencing on March 10, 1997, all product lines and piping were removed from the site. A remedial investigation and subsequent cleanup action was conducted at the site. Site cleanup was completed on April 16, 1997. All remedial activities conformed to the requirements as specified in the Technical Requirements for Site Remediation regulations (N.J.A.C. 7:26E). The NJDEP issued a "No Further Action Determination" for the referenced ASTs and associated piping in a letter dated May 8, 2017.

- Parcel 79, UST 490 (Mega Parcel, 400 Area): UST 490 was a single-wall steel, 1,000-gallon heating oil underground storage tank situated adjacent to the north side of Building 490. The underground storage tank was removed in May 1990. The U.S. Army has completed all required remedial actions and as a result, the NJDEP issued an "Unrestricted, No Further Action Determination" for the UST in a letter dated October 14, 2022.
- Parcel 80 (Mega Parcel, 400 Area): Former Printing Operations at Buildings 105 and 106 (referenced buildings have since been demolished). A site investigation was conducted in December of 2007 to ascertain whether historic printing operations impacted site soil and groundwater. Arsenic and vanadium were detected in soil samples above their respective Soil Remediation Standards. The Army presented an argument that the arsenic and vanadium detections in soil were unrelated to historic printing operations, but rather, were associated with naturally occurring conditions. Beryllium was the only analyte detected in groundwater above its Groundwater Quality Standard. The Army presented an argument that the beryllium detection in groundwater was unrelated to historic printing operations, but rather, was associated with naturally occurring conditions. The NJDEP agreed with these explanations and issued a "No Further Action Determination" for arsenic, beryllium, and vanadium in a letter dated December 16, 2016.
- Parcel 82 (Mega Parcel, 400 Area): As part of a due diligence Site Investigation, soil samples collected in 2004 identified PAHs and PCBs in shallow soils above their respective Soil Remediation Standards. PAHs and PCBs, in soils, were delineated both horizontally and vertically as part of the Remedial Investigation phase of the project. The Army chose to perform a soil removal action to remediate the contaminants of concern. Following the soil removal action, post excavation samples were collected and the results from those samples proved the soil remediation was successful. The Army also performed a groundwater investigation at the site, and the results of that investigation were negative. In conclusion, the NJDEP issued an "Unrestricted Use, No Further Action Determination" in a letter dated January 29, 2021.
- Parcel 84 (Mega Parcel, 400 Area): UST 80 was a single wall, fiberglass 1,000-gallon heating

oil underground storage tank found at former Building 80. The UST was removed on June 16, 1994, and a discharge to soil and groundwater was observed. Fifty-six cubic yards of petroleum contaminated soil were excavated from the site and properly disposed of. A groundwater investigation was conducted, and the following contaminants of concern were identified: benzene, alpha and gamma chlordane, arsenic, cadmium, and lead. The Army presented an argument that the arsenic detection in groundwater was unrelated to UST 80, but rather, was associated with naturally occurring conditions. The NJDEP agreed with this explanation. Groundwater data accumulated through 2015 demonstrated the other contaminants of concern had achieved compliance with their respective Groundwater Quality Standards. In a letter dated May 2, 2017, the NJDEP issued an "Unrestricted Use, No Further Action Determination" for UST 80.

- Parcel 93 (Mega Parcel, 400 Area: UST 482 was a single wall, steel 1,000-gallon heating oil underground storage tank found at Building 482. The UST was removed on August 11, 1994, and a discharge to soil and groundwater was observed. Eighty cubic yards of petroleum contaminated soil were excavated from the site and properly disposed of. A groundwater investigation was conducted, and the following contaminant of concern was identified: 2-methyl naphthalene. Groundwater data accumulated through 2018 demonstrated 2-methyl naphthalene had achieved compliance with their respective Groundwater Quality Standards. In a letter dated March 12, 2021, the NJDEP issued an "Unrestricted Use, No Further Action Determination" for UST 482.
- Parcel 108 (Mega Parcel, 400 Area): Parcel 108 is located on the northeast side of Building 167. Referenced building served as office space for post engineers. As part of the Environmental Condition of Property (ECP) Site Investigation performed in 2007, a soil boring (i.e., P83-SB-6-C) was advanced at the above reference location. At the time sampling, soil boring P83-SB6-C was part of the investigation for Parcel 83. Subsequently, Parcel 83 was reduced in size and the land surrounding soil boring P83-SB6-C was redesignated as Parcel 108. Benzo(a)pyrene was the only contaminant of concern detected in soil above its respective Soil Remediation Standard. Benzo(a)pyrene was detected at 0.47 mg/kg with a Soil Remediation Standard of 0.2 mg/kg. In September of 2017, the NJDEP revised the Soil Remediation Standard for benzo(a)pyrene to 0.51 mg/kg. In accordance with this change, the benzo(a)pyrene detection of 0.47 mg/kg no longer exceeds the revised Soil Remediation Standard. A groundwater investigation was also undertaken in 2007, and no contaminants of concern were identified. The NJDEP issued an "Unrestricted Use, No Further Action Determination" in a letter dated January 19, 2018.

In addition to sites actively investigated under the IRP, the US Army identified additional environmental concerns which were investigated under its Environmental Condition of Property (ECP) studies. ECP parcels include former coal storage areas, areas where vapor intrusion may occur in buildings, former printing/photo processing operations, former painting/surface coating operations, medical/dental/veterinary services operations, and maintenance shops. Notably, many IRP sites are encompassed within ECP parcels. Following the closure of the Fort, The Army has continued to work with FMERA to

provide updates to ECP investigations and institute remedial work.

Notably, all three environmental carve-out sites within the McAfee Center parcel have since been deemed NFA by the NJDEP – P51-G12 in March 2017; P51-UST 616 in December 2016; and P102D in December 2017.

FMERA and the Army continue to monitor environmental remediation efforts within the former Fort area. Prospective reuse or redevelopment within these carve-out sites and active IRP sites may trigger any or all of the following: further sampling/analysis for additional contaminants; reassessing remedies that are currently in place that are not protective for the long term if land use changes; or requiring institutional controls.

Underground Utilities

Throughout Fort Monmouth, it is likely that there are several underground utilities that are no longer in use and have been abandoned in place. Leaks from the sanitary sewer lines leading from the buildings to the Sewage Treatment Plants formerly operated on-site are potential sources of contamination to underlying soil and groundwater. Additionally, it is possible that industrial-type waste generated during R&D activities may have been disposed down drains into the sewer system, leading to potential contamination during sewer overflow. Sanitary sewer lines leading from potentially RAM contaminated buildings have also not yet been assessed for contamination.

Materials used to construct the utility lines are also a potential source of environmental concern. Steam lines may have been wrapped with asbestos containing material (ACM) for insulation and water supply lines were likely constructed of transite (an asbestos and concrete composite) pipe. These utilities may require special handling and offsite disposal if disturbed during redevelopment activities.

Asbestos and Lead-Based Paint

Due to the age of the buildings and utilities at Fort Monmouth, asbestos and lead-based paint are likely present in buildings on-site. Comprehensive asbestos and lead-based paint surveys suitable for demolition purposes have not been performed on the majority of the buildings.

3. FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN AND OCEANPORT MASTER PLAN AND ZONING

3.1 Fort Monmouth Reuse and Redevelopment Plan

As a result of the BRAC decision, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was created as the Local Redevelopment Authority in charge of coordinating the Fort's closure and planning for its reuse pursuant to P.L.2006, c.16 (C.52:27I-1 et seq.). FMERPA's charge was to "encourage enlightened land use and to create employment and other business opportunities" for the three host communities.

On September 4, 2008, FMERPA submitted a comprehensive conversion and revitalization plan for Fort Monmouth (i.e., "*Fort Monmouth Reuse and Redevelopment Plan*" "Reuse Plan") and a homeless assistance submission to the United States Department of Defense and the United States Department of Housing and Urban Development, as required under the applicable federal Base Realignment and Closure law and regulations. Both federal agencies subsequently accepted the Reuse Plan. This plan represents the "Master Plan" for Fort Monmouth. To implement the plan, the State legislature, pursuant to P.L. 2010, Chapter 51, empowered an authority to replace FMERPA known as the Fort Monmouth Economic Revitalization Authority (FMERA). FMERA is authorized to adopt any modifications or amendments to the Reuse Plan and adopt development and design guidelines and land use regulations to implement the plan. Per the legislation creating FMERA, the land use regulations "shall supersede the zoning ordinances and land use regulations of the host municipalities and the county with respect to the project area."

The 2008 Reuse Plan divided the Oceanport Reuse Area (i.e., areas of the former Fort within the boundaries of Oceanport) into five major reuse nodes: High-Tech and Green Industry Campus; Oceanport Neighborhood Center; Education/Medical/Mixed-Income Housing/Commissary Reuse Campus; Parker's Creek Boutique Hotel and Spa area; and Historic Housing Area. The Study Area would be primarily located in the High-Tech and Green Industry Campus, the Oceanport Neighborhood Center, and the Education/Medical Campus, as described herein.

3.2 Fort Monmouth Land Use Rules

FMERA's land use regulations and design and development guidelines N.J.A.C. 19:31 C-3 (the "Land Use Rules") serve as the zoning ordinance for the Fort. The Reuse Plan and the Land Use Rules supersede the master plan, the zoning and land use ordinance and regulations, and the zoning map of the Borough of Oceanport.

The Land Use Rules are intended to promote flexibility in connection with the implementation of the Reuse Plan, but not to supersede it; all development within the Fort shall be consistent with the Reuse Plan. The Land Use Rules divide the Oceanport Reuse Area into three Development Districts: Horseneck Center, Education/Mixed-use Neighborhood, and Green Tech Campus. Under the Land Use Rules, the 400 Area Parcel is located within a portion of the Horseneck Center Development District. The McAfee Parcel consists of approximately ±3.19 acres of land in the Eatontown Route 35 Lifestyle/Tech Center

District and +/-26.24 acres of land in the Oceanport Green Tech District. The Veterinary Clinic Parcel and the Monmouth County Emergency Homeless Shelter Parcel are located within a portion of the Oceanport Education Mixed-Use Neighborhood Development District.

In the Land Use Rules, the Horseneck Center Development District is intended to encourage a variety of residential housing types and mixed-use development, a substantial amount of civic/institutional uses, and adaptive reuse of historic buildings. This district permits a non-residential floor area ratio (FAR) of up to 0.25 FAR.

The Education/Mixed-Use Neighborhood Development District is intended primarily as a residential district, with low- to medium-density housing and some supporting retail office, and civic/institutional uses.

The Oceanport Green Tech District is intended to function as a hub for office/research and development uses, with additional institutional/civic buildings within a campus-like setting. Permitted accessory uses include parking (surface and structured), outdoor storage, renewable energy systems, accessory structures in open space/recreation areas, and other uses customarily incidental to a principal permitted use. This district permits a non-residential FAR of 0.3.

The Eatontown Route 35 Lifestyle/Tech Center is intended to take advantage of the exceptional visibility afforded by Route 35, envisioning large-scale retail development near Route 35, together with residential, mixed-use, office, and institutional development further east. The district permits an FAR of 0.25.

In addition to the above district-specific regulations, the Land Use Rules also set forth standards regarding bulk and density applicable to all districts. Subdivisions and site plans are also required to adhere to various development and design guidelines set forth in N.J.A.C. 19:31C-3.14 through 3.18, including for circulation; parking; open space network and landscaping; building placement; and building design and sustainability.

3.3 Municipal Master Plans

Although the Reuse Plan and FMERA's land use rules supersede the municipal master plan for the former Fort properties, a review of the Oceanport Master Plan is included here for informational purposes. The Borough of Oceanport adopted its most recent Master Plan in October 2016. A major goal of the Master Plan is to "promote complementary commercial uses in redevelopment areas including Fort Monmouth and Monmouth Park." It notes that the Reuse Plan "envision[s] a sustainable technology community that supports the State's economic initiatives." The Master Plan provides a vision for the redevelopment of the Fort Monmouth properties "that emphasizes creating a balance between preserving the character of the Borough and the new development." Specifically related to the Study Area, the Master Plan emphasizes restoration and reuse of structures within the Fort Monmouth Historic District. The Master Plan also generally advocates for the preservation of open space and coordination with FMERA on provision of future transportation networks and access.

3.4 Municipal Zoning

Although the development of the former Fort properties in Oceanport are governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the Oceanport Zoning Map was last revised in November 2020 and shows the 400 Area Parcel as located within the FM-HC Fort Monmouth-Horseneck Center District, the McAfee Center Parcel within the FM-GT Fort Monmouth-Green Tech Campus District, and the Veterinary Clinic Parcel and the Monmouth County Emergency Homeless Shelter Parcel within the FM-MU Fort Monmouth-Education/Mixed-Use Neighborhood District. These zoning designations mirror the Development Districts set forth under FMERA's Land Use Rules. For the portion of the McAfee Center Parcel that was formerly in Eatontown, the zoning was the P-1 Public Land District, which permits public or private schools and municipal parks, playgrounds, and buildings.

4. STATUTORY CRITERIA – AREA IN NEED OF REDEVELOPMENT

Pursuant to N.J.A.C. 19:31C-3.25 and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5), an area in the former Fort may be determined to be in need of redevelopment only if, after an investigation and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions..
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991,

c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be stressed that certain lands and buildings that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the Study Area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

5. EVALUATION OF STUDY AREA

5.1 Overview

The following provides an evaluation of the Study Area and considers whether it meets the statutory criteria for an “area in need of redevelopment.” The analysis was based on surveys of use and property conditions, as well as physical inspection of the existing buildings/structures. The analysis also relied on the reports listed in Chapter 1 of this study. Photographs of the study area and facilities thereon are provided in the Appendix.

5.2 Evaluation of Properties

400 AREA PARCEL

The 400 Area Parcel consists of ±79.3-acres of land and several dozen buildings, including former residential, administrative, and R&D buildings, warehouses, workshops, and additional general purpose facilities. The 400 Area Parcel is located in the Borough of Oceanport and bounded by Oceanport Avenue to the west and North Jersey Coastline Railroad to the east, Parkers Creek to the north and Riverside Avenue to the south.

Shop Road (Buildings #12, #63, #277, #279, #280, #281, #482, #484, & #488)

Eight buildings are located at the eastern end of the 400 Area Parcel on either side of Shop Road, where Riverside Avenue is located to the west and Recycle Road is located to the south. Buildings 12, 63, 482, and 488 are listed in the Reuse Plan as having been used for storage, including for hazardous materials and waste drums. Buildings 279, 280, 281, and 484 were used for engineering/housing maintenance. Building 277 was used for administrative general purposes.

Building 63 is one story high with several loading garages facing Shop Road. The building façade is in good condition, but the eaves and gutters of the roof are missing along half of the roofline, exposing untreated wooden beams. Vegetation is overgrown and growing through cracks in the paved areas. Building 12 was originally a small building located at the northeast corner of Building 63, but it has since been removed.

Building 277 is a two-story brick office building. There are multiple window air conditioning units, indicating that the building does not provide modern cooling systems. There is overgrown vegetation surrounding the base of the building, and vines scaling the side of the building. The asphalt paved area in front of the building is in poor condition, which vegetation growing through many cracks in the pavement.

Buildings 279 is a one-story brick building. It has newer, office-style windows. The brick façade is missing in some locations and needs repairs. In front of the building, there is overgrown vegetation, scrap wood, warning cones and signage, and an HVAC unit that is covered in vegetation.

Building 280 is a one-story brick building. It has large, paned industrial-style windows and a pitched roof. Building 280 has large metal doors showing some exterior damage and rust. The building is in need of repairs, with damaged door frames, rusted window panes, and overgrown vegetation on the façade and

at the base of the building. There is a large metal tower structure located next to Building 280, which is severely rusted and affixed to the building with metal framing and cables.

Building 281 is a one-story brick building. It appears to be in fair condition. It is surrounded by overgrown vegetation.

Building 482 is a one-story concrete with a raised loading platform and loading bays. Signage on the building states that it is a Class D Recycling Center and Universal Waste Facility, part of the Directorate of Public Works. The building is damaged in poor condition, where a window is broken, the wall is damaged with holes, the roof eaves and gutters are missing and/or damaged, and there is overgrown vegetation on the loading platform and in the surrounding paved areas.

Building 484 is a one-story garage building in fair condition. The façade material is vinyl siding, and the front of the building consists of four metal loading doors and a pedestrian entry door. The vinyl siding needs some repairs where it is damaged or missing. There is mechanical equipment on the side of the building on a concrete pad. Two untreated or damaged wooden benches are located near the entry door. There is overgrown vegetation along the base of the building and in the surrounding paved areas.

Building 488 is a one-story garage building. The façade material is vinyl siding, which is damaged, creating holes in various places. There is a concrete ramp leading up to the loading bay, flanked by two pedestrian entry doors. The roof eave also appears to be damaged. It is surrounded by overgrown vegetation within paved areas.

Former Coal Storage Area (#75)

Building 75 is located at the northern end of the 400 Area Parcel, located near the intersections of Hazen Drive, Aper Avenue, and Burns Avenue. Building 75 is a one-story building in poor condition, which boarded up windows and doorways, a deteriorating roof, and paint peeling on the façade. The building is adjacent to a concrete pad and concrete planters that are devoid of plantings. Vegetation around the building is heavily overgrown.

Salt Storage (#79)

Building 79 is located at the southern end of the former receiving warehouse area, nearest to the southern run of Riverside Avenue. Building 79 was a general purpose storage shed for salt, designed as a domed structure with a round base and a large loading bay facing east. The building is surrounded by overgrown vegetation.

Excess Storage, Recycling Yard, and Material/Equipment Storage Area (#105, #106, #116, & #117)

Buildings 105, 106, and 116 are located in the former receiving warehouse area, bounded by Leonard Avenue to the north, Evans Avenue to the west, and Riverside Avenue to the south and east. According to the Reuse Plan, all three buildings were general storage buildings and were built in 1943. Building 105 has a gross area of 4,800 square feet, Building 106 has 4,050 square feet, and Building 116 has 40,951 square feet.

Building 105 is a one-story storage building, a corrugated metal façade, and a large loading bay. The metal façade is in poor condition with substantial rusting. There are two small sheds located in front of the building. The paved area surrounding Building 105 is in poor conditions, with overgrown vegetation in cracks in the pavement and some ponding observed.

Building 106 is a one-story block structure that is dilapidated in poor condition. The exterior wall is damaged with holes, the roof eaves are damaged. The chain link fencing outside of the building is severely rusted.

Building 116 is a large one-story warehouse building with loading bays. It has a corrugated metal façade that is dented and damaged in some areas. There is a metal guardrail at the base of the building, presumably to prevent damage from trucks and vehicles accessing the building. The pavement surrounding the building is severely damaged and overgrown in poor condition.

Building 117 is a large one-story warehouse building with loading bays. It has a corrugated metal façade that is dented and damaged in some areas, including missing pieces and exposed wood on the frame of at least one loading bay. Vegetation is growing along the sides of the building and coming out of the roofline. There are metal security grates installed in the windows. The pavement surrounding the building is damaged and overgrown in fair condition. Chain link fencing topped with barbed wire encloses an area in front of the building.

Box/Crate Shop (#142)

Building 142 is a one-story building located east of Wade Avenue and south of Pigeon Coop Lane. It is described in the Reuse Plan as a Box/Crate Shop. One side of the building has a concrete façade lined with square windows.

Debris Storage and Vehicle Repair and Maintenance (#159)

Building 159 is a one-story garage building located on the south side of Recycle Road. There are multiple garage doors that are blocked by trees growing at the base of the building. The façade material is vinyl siding, which is torn off in large areas and leaves the wall behind exposed.

Sign Shop and Roads & Grounds Shop (#166)

Building 166 is located west of Riverside Avenue, across from the Ballpark Road entrance. Building 166 formerly housed the facility Sign Shop, the Roads and Grounds shop, and administrative areas. Building 166 is a one-story concrete building in fair condition. It has various pedestrian entries and a garage bay. A tree is growing in front of the garage bay. There are two modern HVAC units raised on blocks or a platform in front of the building. Two bus shelters are located in front of the building, one of which has a broken glass panel. Overgrown vegetation is growing within cracks in the paved areas surrounding the building.

Building #167

Building 167 is located southeast of the intersection of Ballpark Road and Riverside Avenue. According to the Reuse Plan, Building 167 was a general purpose administration building. It is a one-story building with

a concrete façade, two glass vestibules-entries, and a tall brick chimney. The façade appears to be in good condition, though it is obscured by tall, overgrown vegetation surrounding the building.

Buildings (#173 & #174)

Buildings 173 and 174 are located south of Ballpark Road, between Riverside Avenue to the west and Oceanport Creek to the east. The Reuse Plan describes Building 173 as being a laboratory/testing building and Building 174 as a general purpose storage building.

Building 173 is a one-story building with a concrete façade. There is substantial overgrown vegetation at the base of the building, on the façade, and along the roofline eaves/gutters.

Building 174 is a one-story storage building that uses the same metal panels for both the roof and the façade walls. A metal ventilation pipe is affixed to the roof of the building with cables. There is overgrown vegetation at the base of the building.

Fuel Station (#273)

Building 273 is located south of Leonard Avenue and between Riverside Avenue to the east and Evans Avenue to the west. The Reuse Plan describes this structure as a gas station. Building 273 is a small, one-story shed that is located under a large metal canopy structure. Former fuel pumps are also located under the canopy. The ceiling-mounted light fixtures under the canopy are rusting. The paved area is in poor condition, with damaged pavement and heavily overgrown vegetation.

Building #276

Building 276 is located near the southwest intersection of Riverside Avenue and Leonard Avenue. According to the Reuse Plan, Building 276 was used as a general purpose administrative building. Building 276 is a one-story brick building that appears to be in fair condition. It has a glass vestibule/entry on the side of the building. There is overgrown vegetation on the building façade and covering a large portion of the roof.

Buildings #400 & #487

Buildings 400 & 487 are indicated as small buildings located to the east of Oceanport Avenue between Hazen Drive to the south and Parkers Creek to the north. According to the Reuse Plan, Building 400 was formerly used as a Sewage Lift Station, but it has since been demolished. Building 487 is a one-story brick building that was formerly used as a pump station and water supply/treatment building. A large garage bay to the building has been boarded up with untreated wood, which is rotting at the base. The brick structure appears to be bowed or leaning. In addition, There is a large metal drum located between the former Buildings 400 and Building 487. The drum is heavily streaked with rusted along the side. The grass is cut surrounding these structures.

Buildings #410-#429

Fourteen (14) buildings are located in a group that is bound by Oceanport Avenue to the west, Aper Avenue to the north, Burns Avenue to the east, and Fisher Avenue to the south. These buildings are similar in area and were built around 1940/1941. Several of the buildings were used for general purpose

administrative functions (419, 420, 422, 423, 427, 428, & 429), for general purpose storage (414 & 419), officer quarters (410, 413, & 418), private/org. clubs (422 & 426), and homeless shelter buildings (417 & 421).

These buildings have the same exterior design, in which they are two-story rectangular-shaped buildings with pitched roofs and vinyl siding. The façade is damaged on multiple of these buildings, ranging from minor damage, to heavily soiled siding, to large swaths of vinyl siding removed, leaving exposed untreated wooden boards underneath. On Building 419, the wood egress stairs are askew and dilapidated, and the side egress doors are heavily rusted. On Building 420, the untreated wooden roof beams are exposed. On Building 422, multiple window screens are torn. On Buildings 423, 427, and 428, there are large holes in the roofs. On Building 426, the roofline gutters have partially fallen off and are dangling. These poor conditions are representative of all the buildings in this area. The buildings are surrounded by overgrown vegetation and damaged pavement. A large dumpster has been left among these buildings.

Buildings #434 & #439

Buildings 434, 439, and 451 are located between Fisher Avenue to the north, Leonard Avenue to the south, Burns Avenue to the east, and Cesar Avenue to the west. According to the Reuse Plan, Building 434 was used as a private/org. club and Building 439 was a general purpose administrative building.

Building 434 is a one-story frame structure, and Building 439 is a two-story frame structure, each with vinyl siding. There is a hole in the wall of Building 434 in the location of the previous gable vent. There is also some minor damage to the vinyl siding. On both buildings, the untreated wooden roof beams are exposed. There is overgrown vegetation at the base of the buildings. The surrounding paved areas are heavily damaged.

Building #451

Building 451 is located between Fisher Avenue to the north, Leonard Avenue to the south, Cesar Avenue to the east, and Frazer Avenue to the west. According to the Reuse Plan, Building 451 was the main post office. Building 451 is a one-story storage building with corrugated metal siding and a large loading bay. The driveway leading to the loading bay is damaged. Overgrown vegetation surrounds the building and driveway.

Selfridge Avenue Buildings (#454, #455, #456, & #457)

Four buildings are located to the west of Selfridge Avenue, between Leonard Avenue to the north, Tilly Avenue to the south, and Wade Avenue to the west. According to the Reuse Plan, Building 454 was used for general purpose administration purposes. Buildings 455, 456, and 457 are office buildings.

Building 454 is a one-story concrete building with a pitched roof. It has a glass vestibule/entry. The façade is stained with dirt, and there is vegetation growing on the façade and within the roofline eaves/gutters. A mammal is photographed running across the entry steps. There is low overgrown vegetation surrounding the building.

Buildings 455, 456, and 457 are one-story office-type buildings in poor condition. They have wooden siding and wooden window frames, which show signs of wear and rotting. The wooden siding is torn off in

certain areas, leaving insulation and the interior of the building exposed. The buildings appear to have been raised on cinder blocks, and the undercarriage was previously boarded up with wooden siding. However, large areas of siding are missing, providing easy access for vermin to find shelter underneath the buildings. The area surrounding these buildings is partially paved in poor condition and covered in overgrown vegetation. Vegetation is also growing on the buildings and the entry steps. There is chain link fencing topped with barbed wire near these buildings.

Visitors Control Center (#460)

Building 460, also known as the Visitors Control Center, was located between Wade Avenue to the east and Oceanport Avenue to the west. Building 460 has since been demolished.

Building #476

Building 476 is located southeast of the Make It Happen Center, between Burns Avenue to the west, Leonard Avenue to the south, and Hazen Drive to the northeast. According to the Reuse Plan, this one-story building was a general purpose storage building. The façade material is corrugated metal, and there are two loading bays on the side. Overall, the building is in fair condition. The grass is cut surrounding the building and growing in the surrounding cracks in the pavement. There is a chain link fence topped with barbed wire surrounding the site of Building 476, which is rusted but otherwise maintained in good repair.

Custodial Shop (#480) and Make It Happen Center (#481)

Buildings 480 and 481 are located at the north end of the 400 Area Parcel, between Burns Avenue to the west, Leonard Avenue to the south, and Hazen Drive to the northeast. Buildings 480 and 481 are described as general purpose storage buildings in the Reuse Plan. These are one-story buildings with a loading platform and loading bays. The buildings have pitched roofs, which have multiple large holes. There were two birds of prey photographed atop the roof of Building 481. The paved areas surrounding the buildings are damaged. Overgrown vegetation is located within the pavement cracks and along the base of the building.

Buildings #490, #492, #497

Buildings 490 and 497 are located between Tilly Avenue to the north, Riverside Avenue to the south and east, and Oceanport Avenue to the west. Building 492 was previously located in this area, but it was previously demolished and is not listed in the Reuse Plan.

According to the Reuse Plan, Building 490 is a one-story trailer park building and was also used for general purpose storage. The building is heavily obscured by densely growing vegetation along the building walls. There appears to be a patch on the roof.

Building 497 is a one-story building formerly used as a general purpose storage building. It has a discolored concrete façade and a loading bay. Access to the loading bay is blocked by chain link fencing topped with barbed wire.

McAFEE PARCEL

The McAfee Parcel consists of ±29.43-acres of land and includes the McAfee Center, the current FMERA office, warehouses, workshops and additional general-purpose facilities. The parcel is located in the Borough of Oceanport and is bounded by Development Zone 4 to the west, Sherrill Avenue to the North, Brewer and Malterer Avenues to the East and Avenue of Memories to the south.

Library (#502)

The Library is located at the southeast corner of the McAfee Parcel, between Telegraph Avenue to the north, Saltzman Avenue to the south, Brewer Avenue to the east, and Irwin Avenue to the west. Building 502 is a one-story brick building that uses metal paneling on the upper façade along the roofline. The Library building is presently used as the FMERA headquarters. According to the Technical Memoranda for the 2007 Fort Monmouth Redevelopment Plan, as prepared by Farewell Mills Gatsch Architects, the Library was not eligible for status on the National Register of Historic Places. Its overall building condition was “Amber” (fair condition)¹, and its re-use potential index was “1” (low level of effort), requiring accessibility improvements for any re-use. The access to the library is near the main road, and it faces the side yard with parking located adjacent. The Technical Memoranda describes the materials and features of the building, as shown in **Table 2**.

Table 2: Library Materials and Conditions - Exterior

Feature	Description, Material	Issues for Rehabilitation	Condition (Green-Good, Amber-Fair, Red-Poor)
Foundation	Slab on grade	U	U
Structure	Masonry bearing exterior wall	N	A
Exterior Wall Fabric/ Envelope	Brick running board	N	A
Fenestration	Fixed ribbon windows	N	A
Trim	Metal panel at parapet	N	A
Roof	Unknown	U	U
Roof Drainage	Internal leaders	N	A
Chimneys	None	N/A	-

Photographs in the appendix show that Building 502 appears to be in good condition. The grounds surrounding the building are in good condition, with the lawn cut and landscaping maintained, and signage, a bench, and site lighting that appear to be in good condition.

Building #555

Building 555 was located at the northeast corner of the McAfee Parcel, between Sherrill Avenue to the north, Malterer Avenue to the east, and Brewer Avenue to the west. According to the Reuse Plan, Building 555 was built in 1941 and use for general purpose administration. Building 555 has been demolished.

¹ Amber: Fair Condition is defined as follows: Element overall performs its intended function, with minor areas of failure. Materials exhibit deterioration in limited areas. Finishes and systems require repairs and maintenance to return to serviceable condition. Building or feature may have small areas in poor (red) condition, but overall may still be considered fair (amber).

McAfee Center (#600)

Building 600 is located in the center of the McAfee Parcel, between Sherrill Avenue to the north, Telegraph Avenue to the south, Harmon Avenue to the east, and Battery Avenue to the west. Building 600 is also known as the McAfee Center. According to the 2019 AINR study, the McAfee Center was constructed in 1997 specifically to serve as a research and development facility. The building contained many uses, including offices, raised-floor computer laboratories, an anechoic (electro-magnetic frequency restrictive) chamber, and high bay warehouse space. Structurally, the building was in relatively good condition at the time of the 2019 AINR study, though there were signs of interior damage, such as fallen ceiling panels, (p. 22-23). The Technical Memoranda indicated the condition as “Green,” or good condition. As shown in the appendix photographs, the McAfee Center had a mix of highly specialized interior uses and office space that is outdated compared to modern office spaces. At the exterior, parts of the McAfee Center are covered in overgrown vegetation.

Buildings #601, #602, #603

Buildings 601, 602, and 603 are located to the west of the McAfee Center building, where Sherrill Avenue is located to the north, Telegraph Avenue to the south, Harmon Avenue to the east, and Battery Avenue to the west. The Reuse Plan describes Building 601 as a warehouse, Building 602 as a storage building, and Building 603 as a storage and office building. Both Building 601 and 602 were constructed in 1997, while Building 603 was constructed in 2006.

Buildings 601, 602, and 603 are large warehouse buildings that are in fair condition. The base of the buildings are concrete and the façade material appears to be corrugated metal. They have large loading bays. The entry doors are metal, which appear rusted and feature windows covered by security bars. Inside, the buildings have caged storage areas and/or open spaces for storage. The pavement surrounding the buildings is in fair to good condition and the lawns are cut, but some vegetation at the base of the buildings is in need of maintenance. Outside of Building 601, there are ice enclosures and signage for a “muster zone.” Outside of Building 602, there is a chain link fence topped with barbed wire and a rolling security gate. Outside of Building 603, there is a rusted basketball hoop adjacent to the paved areas.

CO Headquarters (#616 & #620)

Buildings 616 and 620 are located between Telegraph Road to the north, Saltzman Avenue to the south, Harmon Avenue to the east, and Battery/Messenger Avenues to the west. The Reuse Plan lists these buildings as CO headquarters buildings. They are low, one-story concrete buildings lined with windows. There is vegetation growing on the walls, and the surrounding vegetation is overgrown. A rusted HVAC unit is located on the ground outside of one of these buildings.

CIDC Field Operations Building (#671)

Building 671 is located at the southwest end of the McAfee Parcel, between Telegraph Avenue to the north, Saltzman Avenue to the south, Harmon Avenue to the east, and Battery Avenue to the west. Building 671 is a one-story concrete block building with a deteriorating wooden plank siding on the gable.

Untreated wooden roof beams are exposed and deteriorating. Inside, photographs from the 2019 AINR study show mechanical units in poor condition, open ceiling panels, and falling insulation.

Battery Avenue Buildings (#675-#678)

Buildings 675, 676, 677, and 678 are located in the northwest corner of the McAfee Parcel on either side of Battery Avenue, where Sherrill Avenue is to the north, Telegraph Avenue is to the south, Messenger Avenue is to the west, and Harmon Avenue is to the east. All are single-story general purpose administrative buildings similar in architectural style and interior design. Buildings 675, 676, and 677 have vinyl siding, and Building 678 has a concrete façade.

At the time of the 2019 AINR study, the buildings had suffered extensive dilapidation with signs of water damage, crumbling ceiling panels, and deteriorating roof structures. There is significant debris throughout, and some buildings were even found to have dead animals. Additionally, the driveways and parking lot adjacent to the buildings had numerous cracks and were devoid of lighting structures, signs, markings, and/or other directional/decorative elements, (p. 23). Recent photographs included in the appendix show that the exterior condition of these buildings remains unchanged. There is damage to the siding, vegetation growing in the gutters, rusted doors, and heavily overgrown vegetation surrounding.

Thrift Shop (#686)

Building 686 was the former Thrift Shop, which is located at the southeastern end of the McAfee Parcel near the Library, and is situated between Telegraph Avenue to the north, Saltzman Avenue to the south, Irwin Avenue to the east, and Harmon Avenue to the west. It is a one-story building with vinyl siding and a glass vestibule/entry. The building is obscured by heavily overgrown vegetation surrounding the building.

VETERINARY CLINIC PARCEL

The Veterinary Clinic parcel is located in the southern section of the Main Post area and is bounded by Lane Avenue to the north, Guardrail Avenue to the south, Murphy Drive to the west, and an internal driveway to the east. The parcel consists of ±0.9872 acres of land and is located along Oceanport Way and is bordered by the Patterson Army Health Clinic Parcel to the west, the Commissary Parcel to the north, and the Cell Tower Parcel to the east. This parcel is located in the Oceanport Education Mixed-Use Neighborhood Development District.

Veterinary Clinic (#810)

Building 810 is located between Lane Avenue to the north, Guardrail Avenue to the south, Main Street to the east, and Murphy Drive to the west. It was formerly used as a veterinary clinic and is designed as a low, one-story building with clapboard siding and a pitched roof on which vegetation is growing. There is an outdoor storage area adjacent to the building, which is surrounded by chain link fencing with slats. The fencing is in poor condition, where the gate is open and askew, the slats are bent and damaged, and it is covered in overgrown vegetation. In addition, mechanical units are located on the ground adjacent to the building. The pavement adjacent to Building 810 is cracked in poor condition.

MONMOUTH COUNTY EMERGENCY HOMELESS SHELTER PARCEL

The Monmouth County Emergency Homeless Shelter parcel consists of approximately +/-3.1 acres of land and houses a +/-4500 square foot emergency homeless shelter which is operated by Monmouth County, as well as additional undeveloped acreage. The parcel is located along Oceanport Way and is bordered by the Warehouse Parcel to the west and open space to the northeast and northwest. Amendment #6 of the Fort Monmouth Reuse Plan allowed for this 3-acre parcel to be development as a Monmouth County emergency homeless shelter.

Buildings #906 & #908

Buildings 906 and 908 were formerly located between the Oceanport Creek to the north and west, Courier Avenue to the south, and Murphy Drive to the east. Building 906 has been demolished. Building 908 is a one-story storage building with a domed metal roof and a loading door. The pavement surrounding the building appears to be in fair condition.

Building #1005

The Monmouth County Emergency Homeless Shelter has an address of 1005 Murphy Drive and is located directly south of Building 908. It is a one-story, ±4,500-square foot building that was newly built since the closure of Fort Monmouth. The building is designed with a concrete foundation, clapboard siding, a flat roof, and a front porch. There are two small storage sheds in front of the building. The facility began operations in November 2019, with capacity for twelve (12) men and four (4) women occupants, who each may stay for 30-day residencies.²

5.3 Application of Redevelopment Criteria

This section evaluates the study area and considers whether it meets any of the statutory criteria for a non-condemnation “area in need of redevelopment” designation consistent with the Local Redevelopment and Housing Law (LRHL).

The facilities within Fort Monmouth generally and those within the Study Area specifically were built for mostly utilitarian purposes on an “as needed” basis to meet the discrete needs of a specialized user. The use of the buildings on all of the Study Area parcels has been largely discontinued and the majority of the facilities vacated. Buildings and improvements in the 400 Area Parcel were specially built to support the operations of Fort Monmouth, including buildings used for maintenance, storage, fueling, sewage, administrative purposes, a post office, etc., which are obsolete for reuse in today’s market. On the McAfee Center Parcel, Building 600 (McAfee Center) was an R&D facility that was constructed and outfitted for specialized use by the military such that it is unlikely to have much appeal in the private marketplace. The office spaces, particularly in administrative Buildings 616, 620, 671, 675, 676, 677, and 678, all exhibit outdated layouts and design contrary to today’s market trends. The storage facilities

² Perrine, Allison. “Doors Open at Adult Homeless Shelter in Oceanport.” The Two River Times. November 15, 2019. <https://tworivertimes.com/doors-open-at-adult-homeless-shelter-in-oceanport/>

(Buildings 601, 602, 603, and 604) also suffer from functional obsolescence. In addition, Building 810 was a veterinary clinic that is no longer viable for conversion due to its specialty use. Building 908 is a utilitarian storage building that has limited functionality. Because of the age of the buildings, much of the utility and mechanical infrastructure are inefficient and not up to the standards of modern building codes. Physical improvement and modernization of the buildings and/or infrastructure pose a challenge from both a market and cost standpoint. The majority of the improvements have reached the end of their useful life and the prospects for re-tenanting are poor or nonexistent. Some of the facilities and lands will also have to undergo environmental remediation. In addition, the present condition of many buildings and their surrounding improvements are in poor condition, exhibiting signs of dilapidation and neglect that have rendered them untenable absent significant renovations or complete replacement.

Building 502, the former Library has been adaptively reused as the current FMERA headquarters, and it is maintained in good condition. The Monmouth County Emergency Homeless Shelter is designed with limited reuse potential, but it is currently operational and serving its intended purpose. These buildings do not meet any of the criteria of the LRHL, but their designation as an area in need of redevelopment is necessary to effectuate redevelopment of the Study Area.

Overall, the present conditions of the Study Area are failing to satisfy the land use policy objectives advanced by FMERA and Oceanport alike. Prior to its closure, several studies projected the negative impacts which would occur once the Fort closed, recognizing that when it was fully operational Fort Monmouth had a total economic impact of \$2.5 billion.³ With the closing of the Fort, Oceanport and other host communities have seen significant loss in jobs and local tax revenues, which were previously generated largely by the commercial and industrial buildings, such as the facilities located in the Study Area, leased to Defense contractors. If the present conditions are allowed to persist and the land and buildings continue to stay economically unproductive, it will continue a process of economic decline in the Fort communities including Oceanport and surrounding municipalities, to the detriment of the public health, safety, and general welfare of the community.

As a result of the conditions and circumstances described in this chapter, there is a legitimate basis to declare the Study Area in its entirety as an “area in need of redevelopment” in accordance with the “b” and “d” criteria and Section 3 as set forth in the Local Redevelopment and Housing Law, as shown in **Table 3**.

³ *Rethinking Fort Monmouth: Prospects and Opportunities* (2008) prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development.

Table 3: Application of Area in Need of Redevelopment Criteria

Group/Building Number(s)	LRHL Criteria
Shop Road (63, 277, 279, 280, 281, 482, 484, 488)	"b," "d"
Former Coal Storage (75)	"b," "d"
Salt Storage (79)	"b," "d"
Excess Storage, Recycling Yard, & Material/Equipment Storage Area (105, 106, 116, 117)	"b," "d"
Box/Crate Shop (142)	"b," "d"
Debris Storage and Vehicle Repair and Maintenance (159)	"b," "d"
Sign Shop and Roads & Grounds Shop (166)	"b," "d"
Building 167	"b," "d"
DPW Buildings (173 & 174)	"b," "d"
Fuel Station (273)	"b," "d"
Building 276	"b," "d"
Building 487	"b," "d"
Buildings 410-429	"b," "d"
Buildings 434, 439	"b," "d"
Building 451	"b," "d"
Selfridge Avenue Buildings (454, 455, 456, 457)	"b," "d"
Building 476	"b," "d"
Custodial Shop (480) and Make It Happen Center (481)	"b," "d"
Buildings 490, 494	"b," "d"
Library (502)	Section 3
McAfee Center (600)	"b," "d"
Buildings 601, 602, 603, 604	"b," "d"
CO Headquarters (616, 620)	"b," "d"
CIDC Field Operations Building (671)	"b," "d"
Battery Avenue Buildings (675-678)	"b," "d"
Thrift Shop (686)	"b," "d"
Veterinary Clinic (810)	"b," "d"
Building 908	"b," "d"
Building 1005	Section 3

6. CONCLUSION

The foregoing study, which was prepared for submission to the Borough of Oceanport Planning Board, sought to determine whether an area within the municipality that was formerly part of Fort Monmouth qualifies as a non-condemnation “area in need of redevelopment” in accordance with N.J.S.A. 40A:12A and N.J.A.C. 19:31C-3.25. Based on the analysis provided herein, the referenced area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with NJSA 40:12A-5(b) and (d) and Section 3.

APPENDIX: STUDY AREA PHOTOGRAPHS

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 63



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 75



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 79 & 105



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 106



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 116



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 117



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 142



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 159



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 166



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 167



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 173



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 174



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 273



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 276



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 277



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

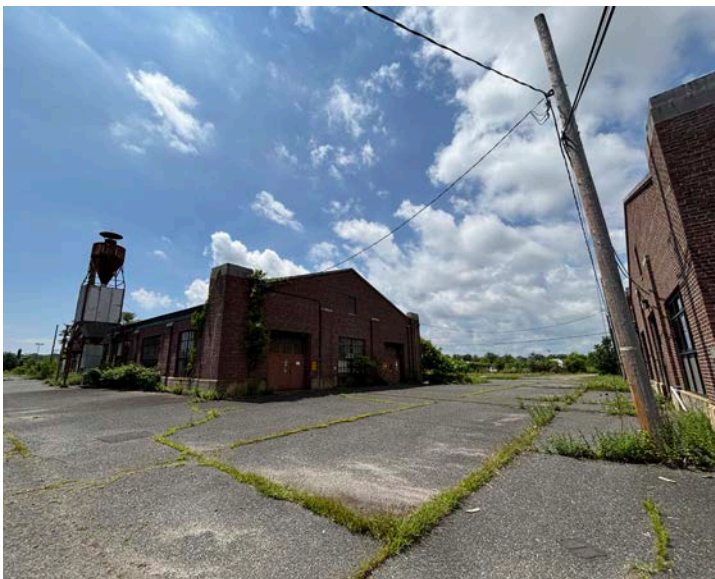
Building 279



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 280



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 281



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 410 - 429



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 434 & 439



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 451



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

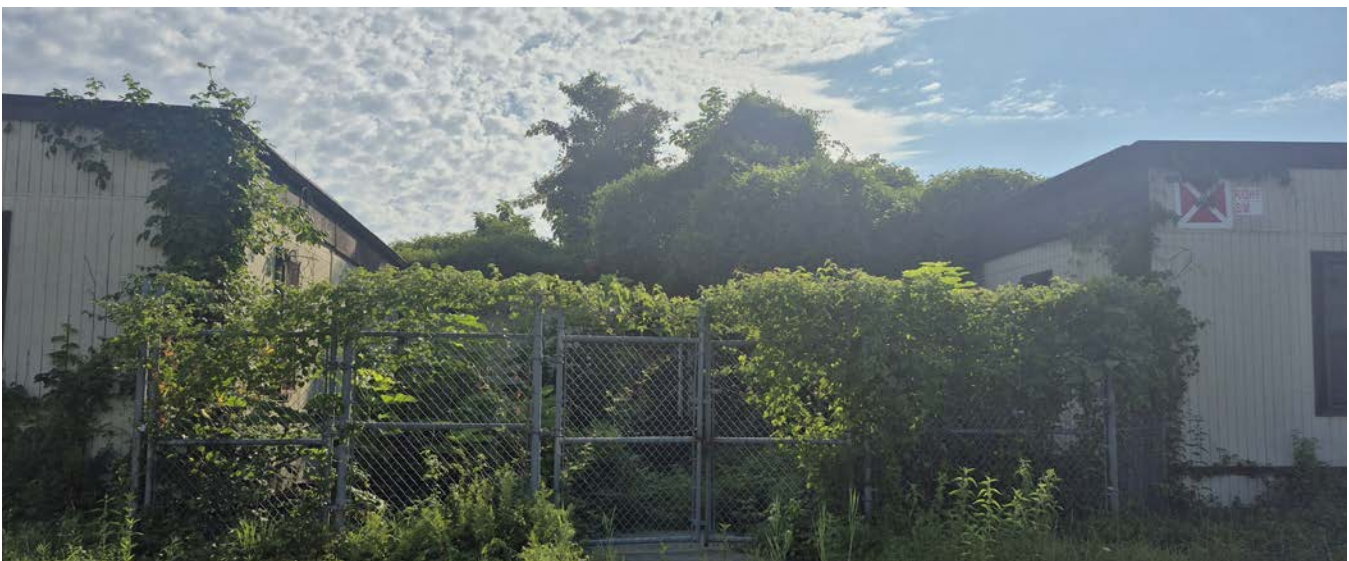
Building 454



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 455, 456, & 457



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 455, 456, & 457



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 476



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 480



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 481



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 482



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 484



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 487



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 488



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 490



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 497



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

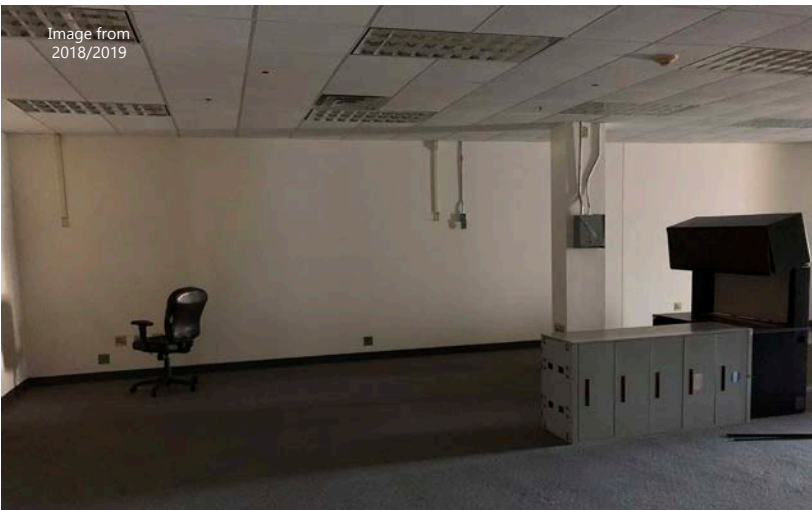
Building 502



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 600 | McAfee Center

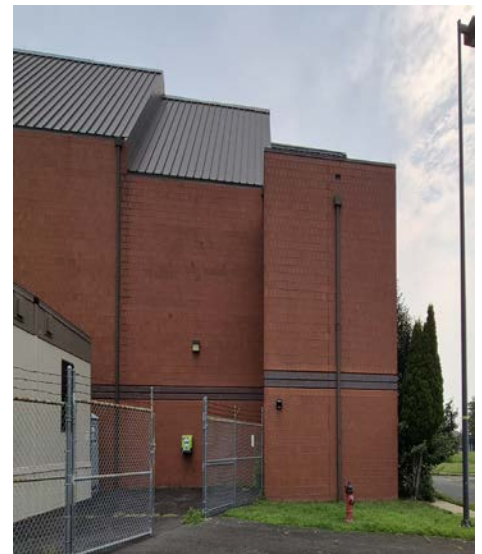


Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 600 | McAfee Center



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 601

Image from
2018/2019



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 602

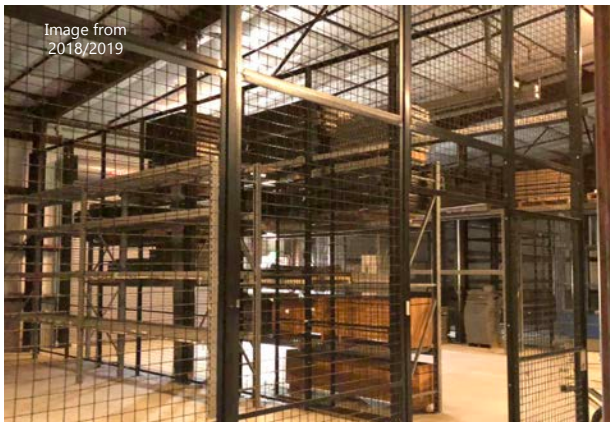


Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 603



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 604



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

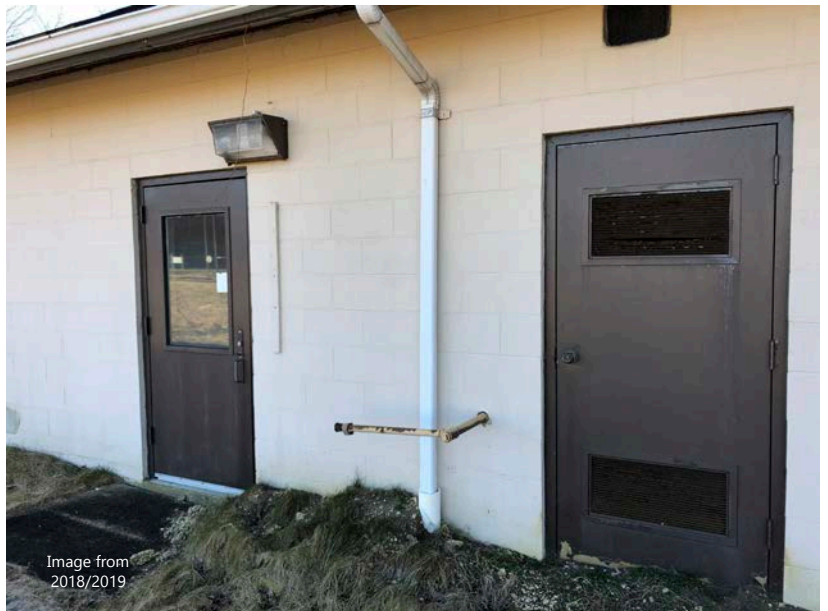
Buildings 616 & 620



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 671

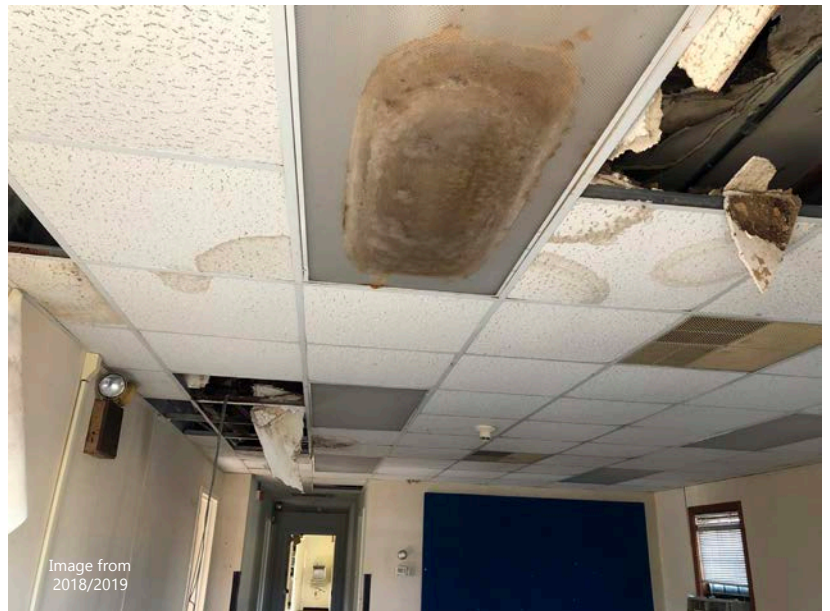


Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 675



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 676

Image from
2018/2019



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 677



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 678



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 686



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Building 810



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2025

Buildings 906, 908, & 1005



May 30, 2025

VIA EMAIL

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

Application No. PB2025-07
108 Main Street - Use Variance
Block 138, Lot 16
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0370

Dear Board Members,

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

- Plan entitled "Boundary Survey" prepared by InSite Surveying, dated October 6, 2022, consisting of one (1) sheet; and,
- Plan entitled "Existing Floor Plan" prepared by Prestige Design Group, undated, consisting of one (1) sheet.

The subject property is a 5,496 SF (0.126-acre) parcel on the northeast corner of the intersection of Monmouth Park Place and Main Street. The subject is in the R-5 Residential Zone. The Applicant indicates that the property currently contains a commercial building with a mix of commercial and professional uses.

The Applicant is requesting a use variance to permit a photography studio in addition to various business and professional offices.

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.

We offer the following comments for the Board's consideration regarding the requested Use Variance only:

A. VARIANCES/DESIGN WAIVERS

1. A d(1) use variance is requested to permit the following uses:

General business and professional offices, and studios for dance, art, music, photography, radio or television.

The R-5 Zone permits the following uses:

- Single Family Detached Dwelling;
- 2-Family Dwelling;
- Park, Playground and Open Space; and,
- Public Schools.

The Applicant shall provide testimony as to the history of the building, previous uses, current uses and any previous approvals from the Borough (certificate of non-conformity, etc.).

The existing parking appears to satisfy the ordinance requirements so long as the medical office use does not occupy more than half of the building.

The Municipal Land Use Law (MLUL) requires an Applicant requesting a use variance to demonstrate that both the positive and negative criteria are satisfied. As to the positive criteria, the Applicant must provide testimony establishing “special reasons” for the Board to grant the requested use variance such as the promotion of one or more purposes of the MLUL found in NJSA 40:55D-2. In addition, the Applicant must demonstrate that the variance requested will promote the general welfare because the site is particularly suited for the proposed use.

As to the negative criteria, the Applicant must provide affirmative testimony addressing two areas. The first is to demonstrate that the requested variance can be granted without substantial detriment to the public good, referring specifically to the impact of the proposed variance on surrounding properties.

The second area of testimony is a demonstration that the requested variance can be granted without substantial impairment to the zone plan and zoning ordinance. Here the Applicant must offer an enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the zone plan and zoning ordinance.

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 regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design



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

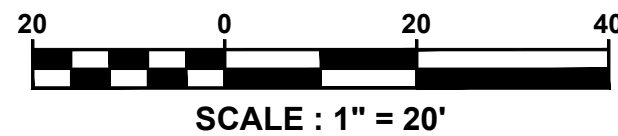
WHW/hlo

cc: Jennifer Krimko, Esq. (via email)

Kevin Kennedy, Esq., Board Attorney (via email)

r:\projects\m-p\opp\opp0370\correspondence\out\250530_whw_kramer_108 main street_review#1.docx

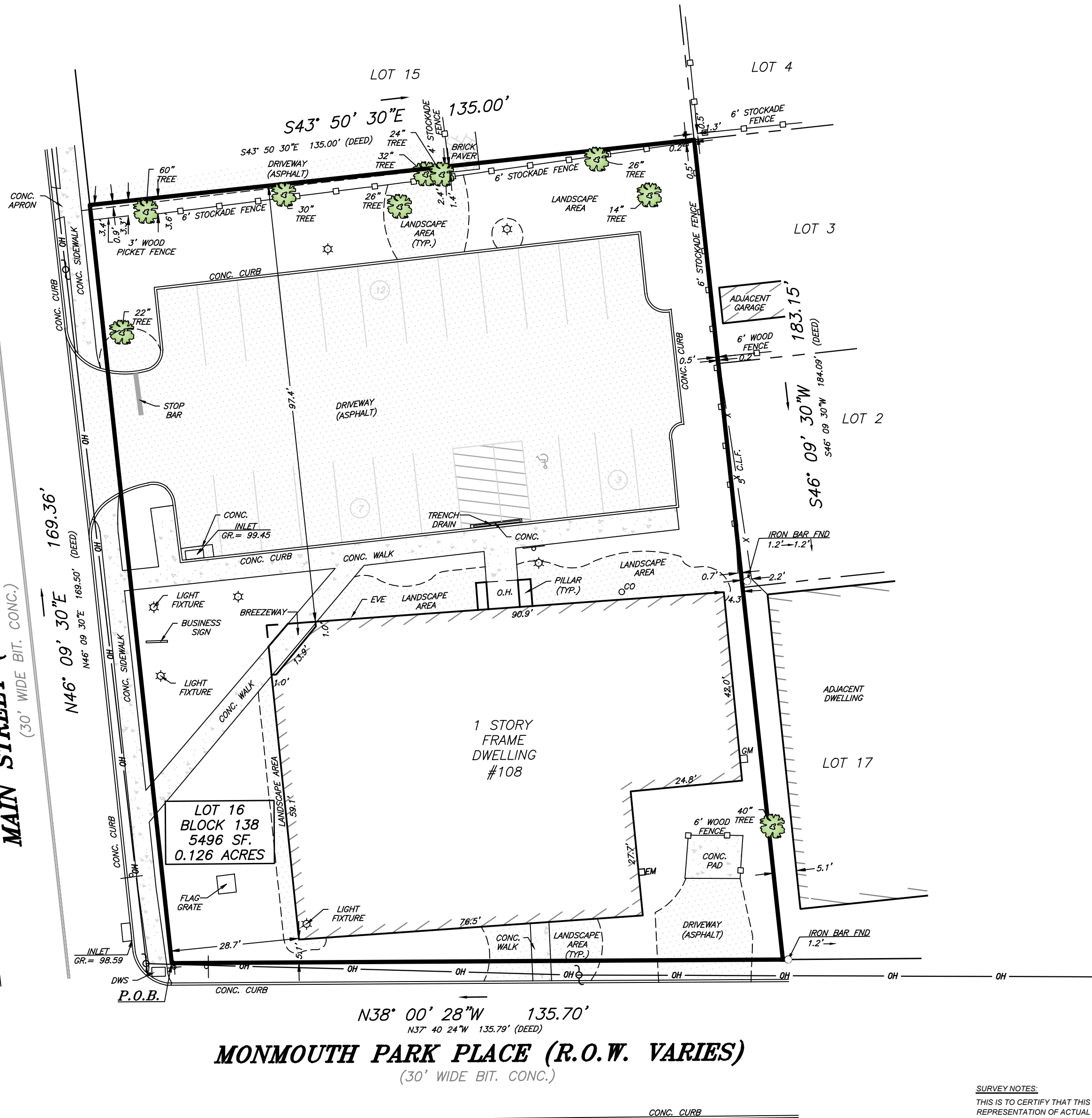
File: S:\Jobs\9897 - David Antebi\22-S987-01 - 108 Main Street_Oceanport, NJ\22S98701.DWG (Aug 22-2022) - S987-01 - Survey.dwg, ---> 18:24 SURVEY Copyright 2022, InSite Surveying, LLC. All Rights Reserved.



LEGEND

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

MAIN STREET (VARIES R.O.W.)
(30' WIDE BIT. CONC.)



MONMOUTH PARK PLACE (R.O.W. VARIES)
(30' WIDE BIT. CONC.)

SURVEY NOTES:

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

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

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

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

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

SUBJECT PROPERTY IS NOT IN A FEMA FLOOD ZONE.

FILED MAP REFERENCES:

A MAP ENTITLED, "MAP OF PROPERTY AT OCEANPORT, N.J., BELONGING TO JOHN CANEVARI, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 03/19/1931 AS CASE NO. 24-6.

DEED REFERENCES:

DB 8044 PG 8132

PROJECT NAME:

BOUNDARY SURVEY
OF
BLOCK 138, LOT 16
108 MAIN STREET

SITUATED IN:

BOROUGH OF OCEANPORT
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

DAVID ANTEBI



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

REVISIONS

Rev #	Date	Comment
0	10/06/22	INITIAL RELEASE
SCALE: 1"=20'		
DATE: 09/15/22		DRAWN BY: GS/SP
JOB #: 22-S987-01		CHECKED BY: JJH

CERTIFICATION

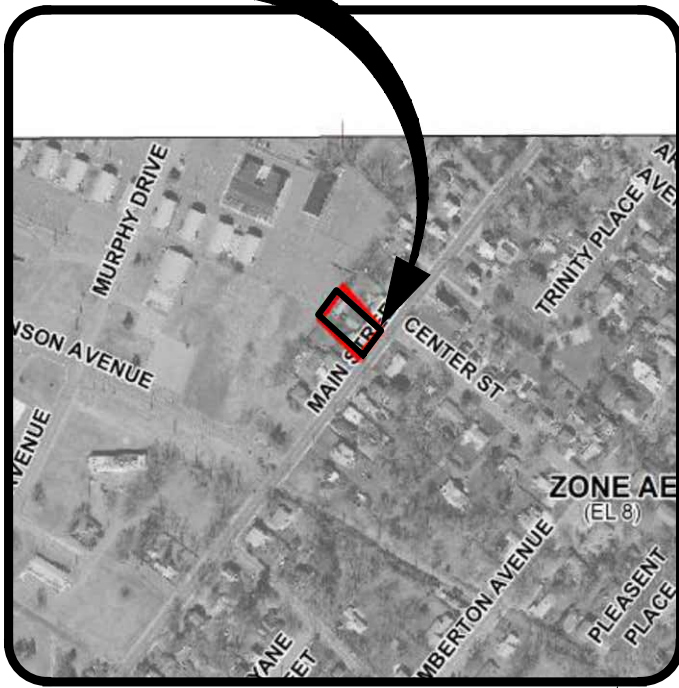
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

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

SHEET NO:

1 of 1

SITE

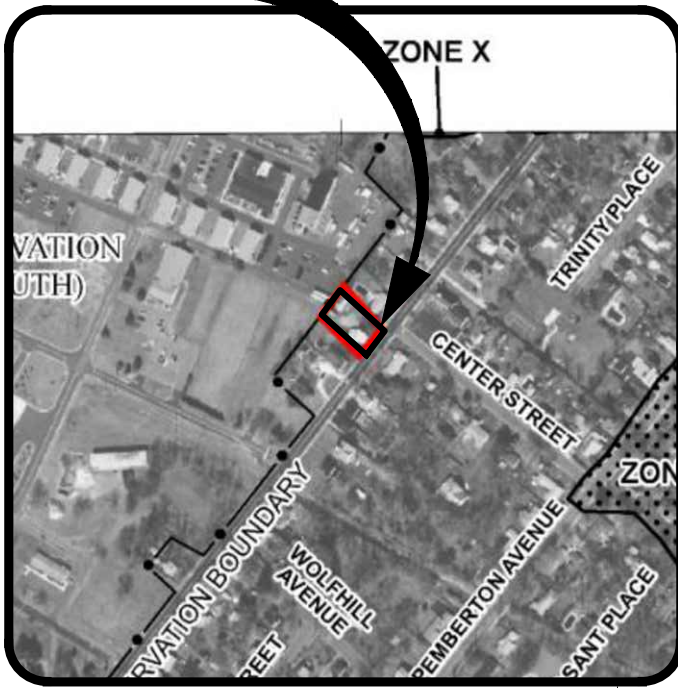


PRELIMINARY FLOOD
INSURANCE RATE MAP



Scale: 1"=500'

SITE

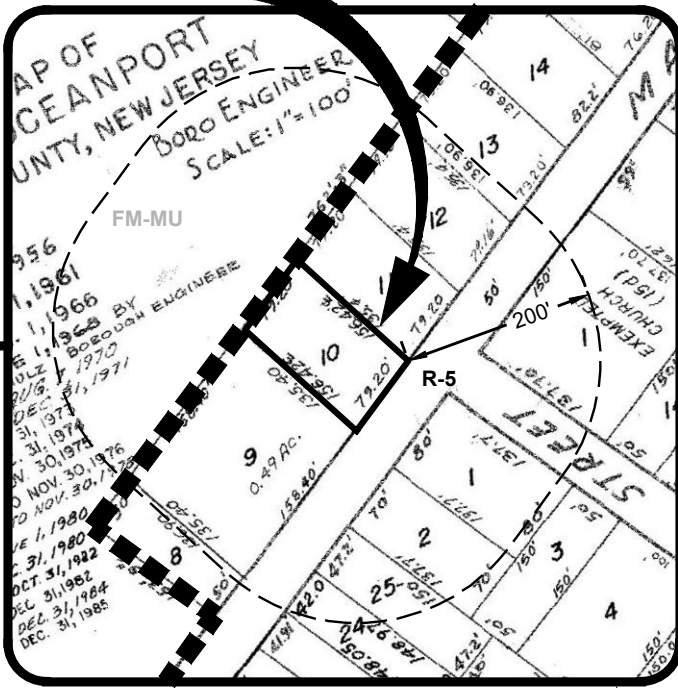


EFFECTIVE FLOOD
INSURANCE RATE MAP



Scale: 1"=500'

SITE

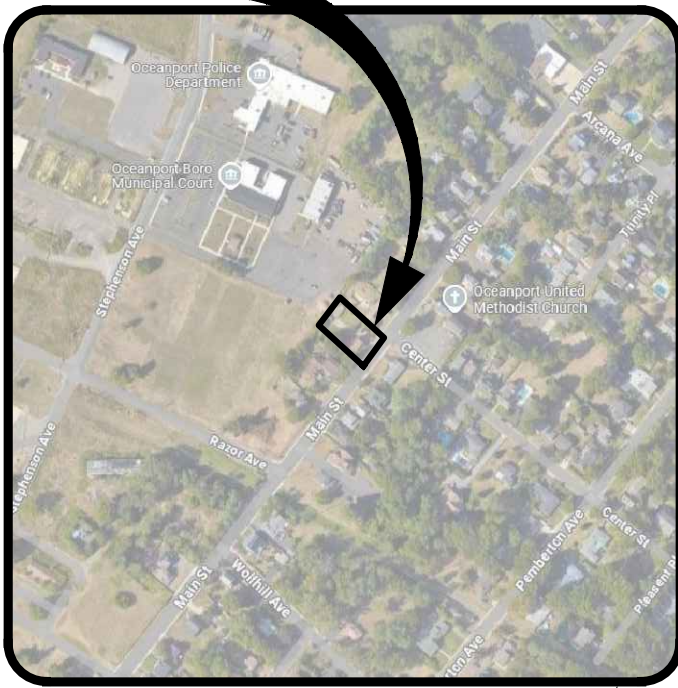


TAX MAP



Scale: 1"=200'

SITE



LOCATION MAP



Scale: 1"=500'

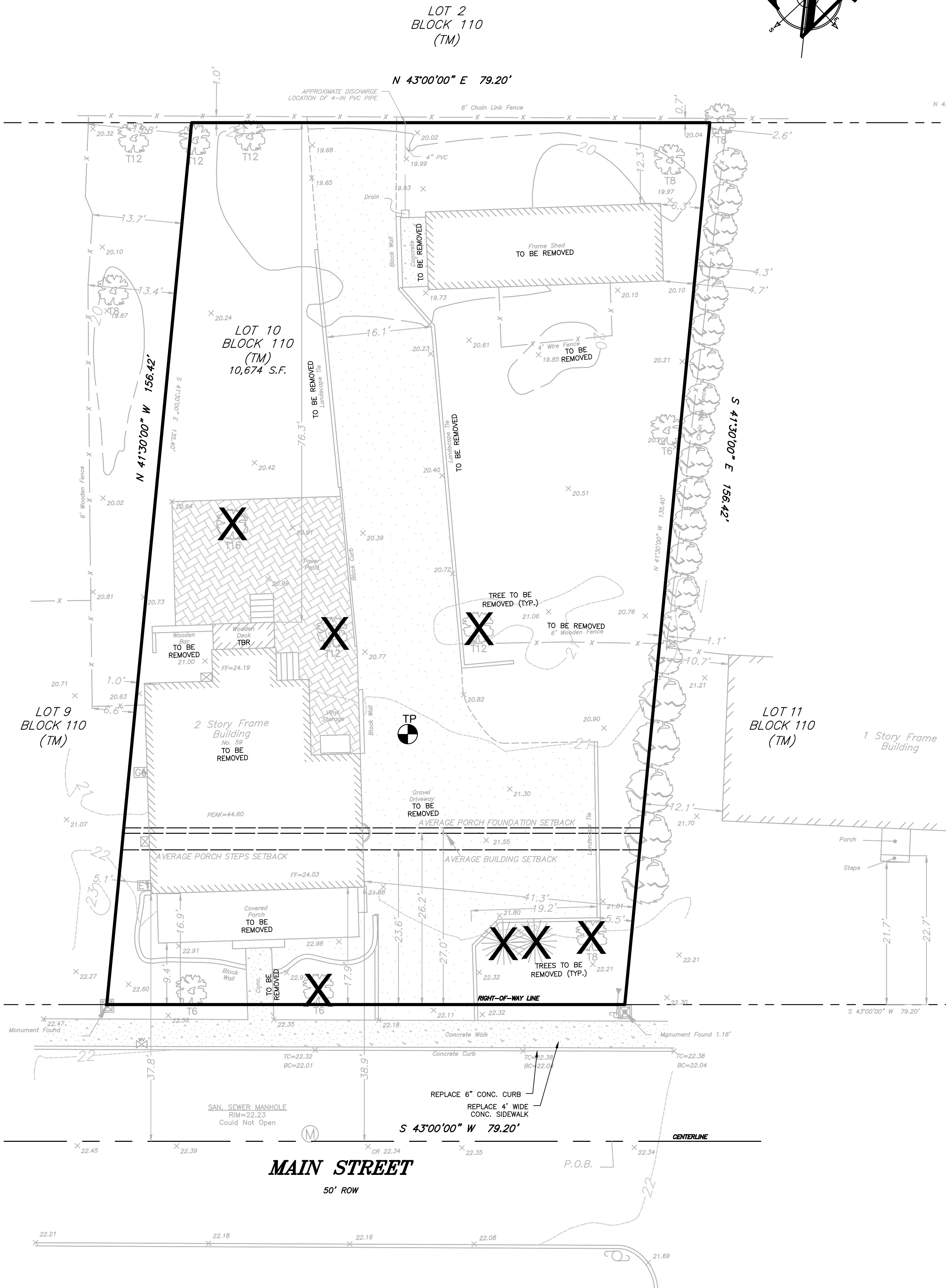
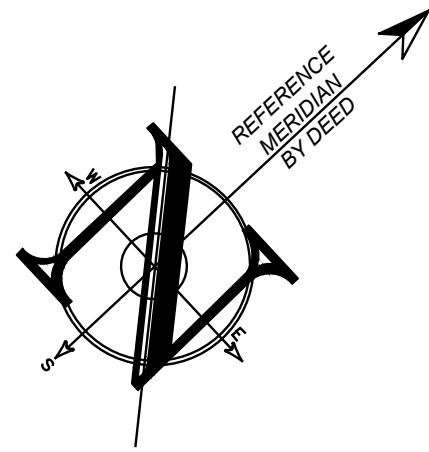
R-8: RESIDENTIAL SINGLE FAMILY & TWO FAMILY
FM-MU: FORT MONMOUTH EDUCATION / MIXED-USE NEIGHBORHOOD

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #8: BLOCK 110, LOT 10, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ
- OWNER / APPLICANT**
CELL & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF OCEANPORT FOR ENGINEERING AND ZONING APPROVAL AND TO SUPPORT AN APPLICATION TO FRESHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- PERMITS & APPROVALS**
CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LAKELAND SURVEYING, ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY", WITH THE LATEST REVISION BEING DATED 09/05/24. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY SHORE POINTS ARCHITECTURE, ENTITLED "ZARATE RESIDENCE", WITH THE LATEST REVISION DATED 3/21/25.
- GEOTECHNICAL INFORMATION**
GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON A REPORT PREPARED BY SIMON ENGINEERING, LLC ENTITLED "59 MAIN ST OCEANPORT, NJ", WITH THE LATEST REVISION DATED 11/4/24.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0191F, DATED 09/25/09, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)," COMMUNITY PANEL #34025C0191G, DATED 01/30/15, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ZONE. BOTH FEMA MAPS REFERENCE THE NAVD83 VERTICAL DATUM.
- STRUCTURAL FILL MATERIAL**
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
- UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- EXISTING UTILITIES**
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS GREATER THAN 5,000 SF AND PLAN CERTIFICATION FROM THE SOIL CONSERVATION DISTRICT IS REQUIRED.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- POTABLE WATER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.
- SANITARY SEWER**
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
THE APPLICANT/OWNER IS RESPONSIBLE FOR SECURING ANY REQUIRED APPROVALS FROM THE NJDEP.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY, WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

LEGEND

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



EXISTING CONDITIONS



SCALE: 1" = 10'

PROJECT INFORMATION

PROJECT NAME:

59 MAIN
STREET

PROJECT LOCATION:

BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:

CELL & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:

SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:

LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866



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

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

Jeremy W. Battesh
JEREMY W. BATESH, PE
PROFESSIONAL ENGINEER
NJ P.E. LIC. NO. 24GE05315700

REVISIONS

Rev. # Date Comment

1 06/27/25 REV. DRIVEWAY

0 09/19/25 INITIAL RELEASE

SCALE: 1"=10'

DESIGNED BY: STC

DATE: 03/13/25

DRAWN BY: STC

JOB #: 25-2483-01

CHECKED BY: JWB

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

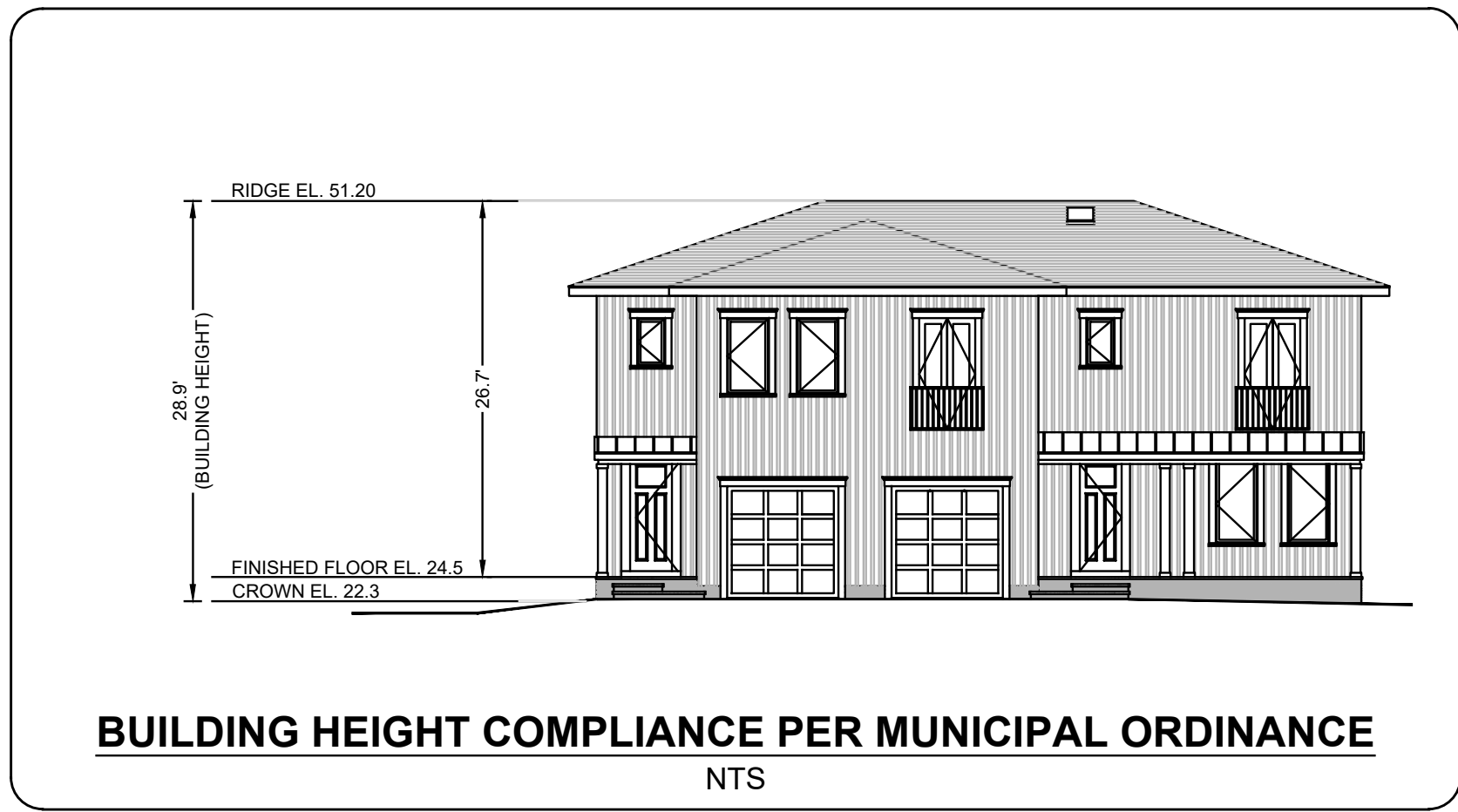
PLOT PLAN

SHEET TITLE:

EXISTING CONDITIONS

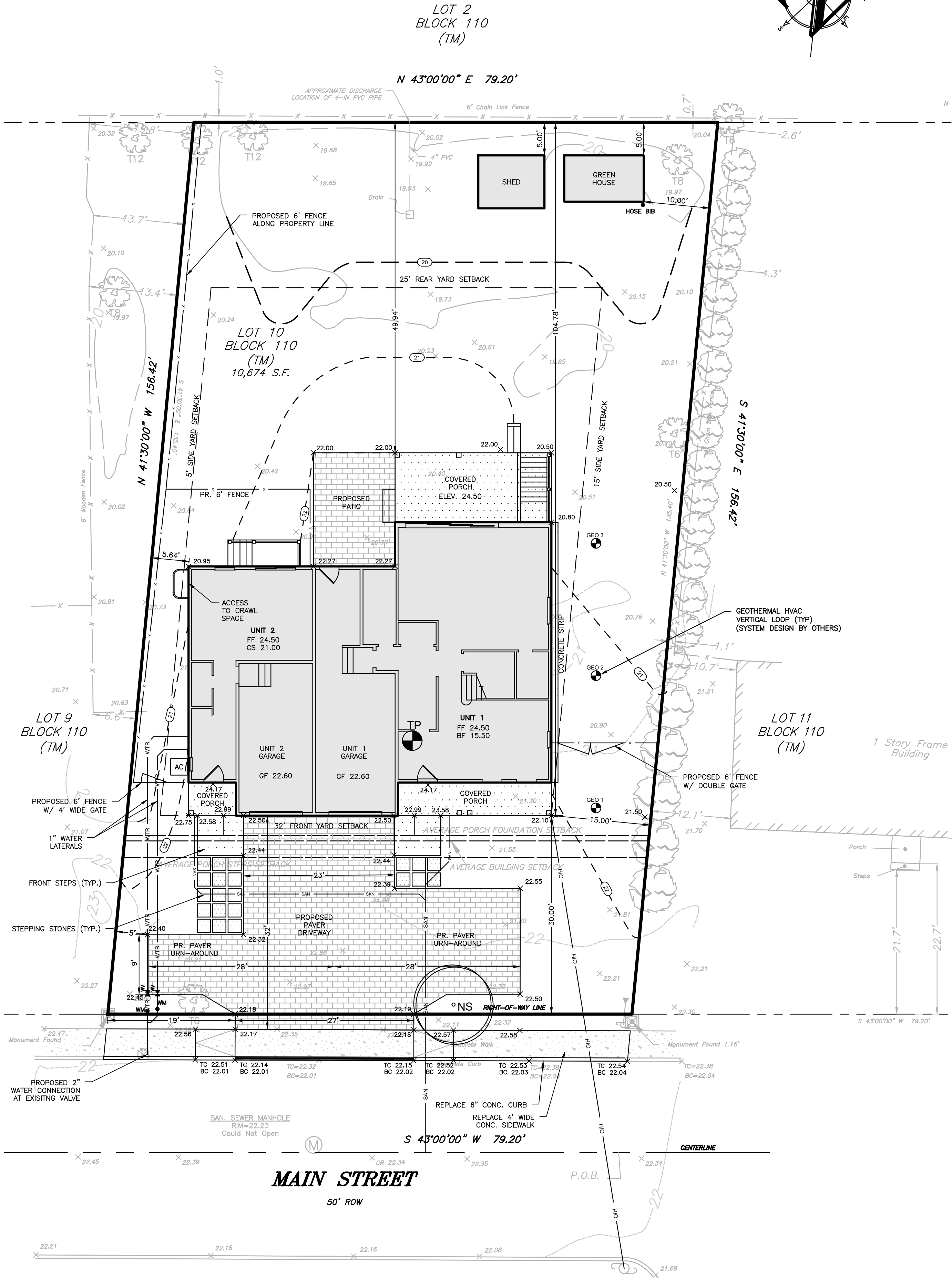
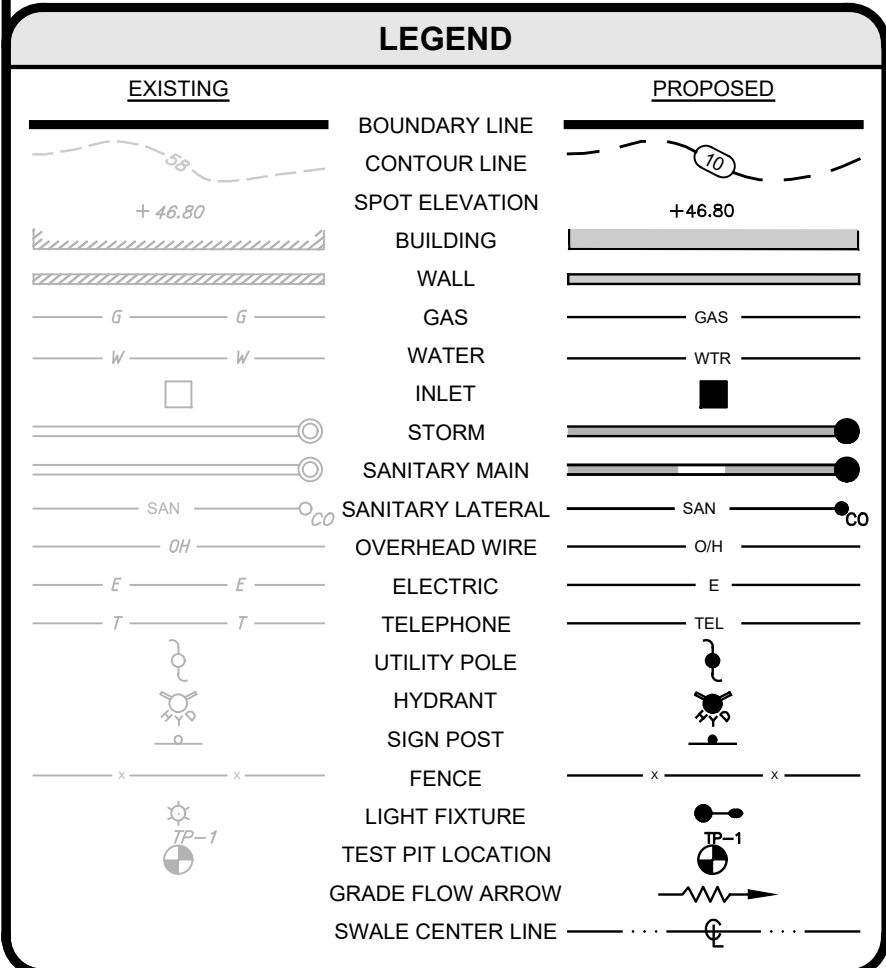
SHEET NO.:

1 OF 6

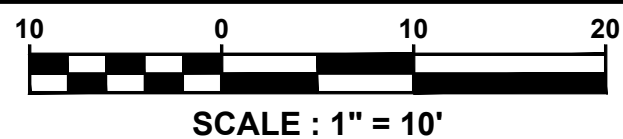


ZONING COMPLIANCE CHART					
RESIDENTIAL SINGLE FAMILY - R5 ZONE (§390 ATTACH. I)					
TWO-FAMILY DWELLING: PERMITTED USE					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
390-ATTCH. I	MIN. LOT AREA (SF)	7,000 SF / DWELLING	10,674 (0.245 AC)	5,337 SF / DWELLING (V)	NO (V)
390-ATTCH. I	MIN. LOT WIDTH (FT)	70 FT / DWELLING	79.2	39.6 FT / DWELLING (V)	NO (V)
390-ATTCH. I	MIN. LOT FRONTAGE (FT)	N/A	79.2	NO CHANGE	YES
390-ATTCH. I	MIN. LOT DEPTH (FT)	100	155.7	NO CHANGE	YES
PRINCIPAL BUILDING					
390-ATTCH. I	MIN. FRONT YARD SETBACK (FT)	30 (1)	9.4 (N)	30.00 (X)	YES
390-ATTCH. I	MIN. REAR YARD SETBACK (FT)	25	76.3	49.94	YES
390-ATTCH. I	MIN. SIDE YARD SETBACK	15	1 (N)	15.00 (X)	YES
390-ATTCH. I	ONE SIDE (FT)	20	42.3	20.64	YES
390-ATTCH. I	BOTH SIDES (FT)	35 (2)	22.3	28.9	YES
390-ATTCH. I	MAX. BUILDING HEIGHT (FT)	2.5	2	2	YES
390-ATTCH. I	MAX. BUILDING HEIGHT (STORIES)				
ACCESSORY BUILDING					
390-19 C	ALLOWABLE YARD LOCATION	SIDE OR REAR	REAR	REAR	YES
390-ATTCH. I	MIN. REAR YARD SETBACK (FT)	5	12.3	5	YES
390-ATTCH. I	MIN. SIDE YARD SETBACK (FT)	10	4.7	10	YES
390-19 D	MAX. BUILDING HEIGHT (FT / STORIES)	15 / 1	(8) / 1-STORY	TO COMPLY	YES
PARKING AND DRIVEWAY REQUIREMENTS					
RSIS 5.21	MIN. PARKING REQUIREMENT PER DWELLING UNIT	2-BR UNIT: 1.5 SPACES 4-BR UNIT: 2.5 SPACES TOTAL = 4.0 SPACES	3	4	YES
390-26 A	MIN. DRIVEWAY SETBACK FROM SIDE YARD (FT)	5	5.5	5	YES
390-26 A	MIN. DRIVEWAY SETBACK FROM REAR YARD (FT)	15	0	104.78 (X)	YES
390-26 B	MAX. DRIVEWAY WIDTH (FT)	36 (5)	16.1	27	YES
390-26 D	MAX. NUMBER OF DRIVEWAYS	1 (3)	1	1	YES
390-26 G.2	MIN. K-TURNAROUND DEPTH (FT)	28	19.2 (N)	28 (X)	YES
390-26 G.2	MIN. K-TURNAROUND SIDE YARD SETBACK (FT)	5	5.5	5	YES
390-26 G.2	MIN. K-TURNAROUND REAR YARD SETBACK (FT)	15	>15	>15	YES
LOT COVERAGE					
390-ATTCH. I	MAX. BUILDING COVERAGE (%)	25	15.6	24.7	YES
390-ATTCH. I	MAX. ACCESSORY BUILDING COVERAGE (%)	5	4.0	1.5	YES
390-ATTCH. I	MAX. IMPERVIOUS COVERAGE (%)	40 (4)	46.0	36.8	YES
390-ATTCH. I	MAX. DWELLING UNITS PER ACRE	6.3	4.1 (1-UNIT)	8.2 (2-UNITS) (V)	NO (V)
(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION (X) VARIANCE / NON-COMPLIANCE ELIMINATED (V) PROPOSED VARIANCE (W) PROPOSED WAIVER					
(E) EXISTING VARIANCE (K) VARIANCE / NON-COMPLIANCE ELIMINATED (W) PROPOSED WAIVER					
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					
(1) PER SECTION 390-17.B - IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN FIVE FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK. BUILDINGS UTILIZED FOR COMPARISON SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PRINCIPAL BUILDING AND IN ANY EVENT SHALL NOT VIOLATE THE MINIMUM FRONT YARD SETBACK.					
(2) THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROAD OF THE IMPROVED STREET ON WHICH IT FRONTS AT THE MIDPOINT OF THE LOT TO THE HIGHEST POINT OF THE STRUCTURE, EXCLUDING SUCH APPURTENANCES INCLUDING: CHIMNEYS; FLAGPOLES; FIRE TOWERS; STEEPLES; TANKS; WATER TOWERS; ORNAMENTAL TOWERS OR SPIRES; COMMUNICATIONS, RADIO OR TELEVISION TOWERS; MASTS AND AERIALS; OR NECESSARY MECHANICAL APPURTENANCES AND PARTIALLY ENCLOSED GRANDSTAND FACILITIES.					
(3) PER SECTION 390-26.D, RESIDENTIAL PROPERTIES WITH GREATER THAN 100 FEET OF FRONTAGE ON A SINGLE STREET SHALL BE PERMITTED UP TO A TOTAL OF TWO DRIVEWAYS, OTHERWISE ONLY A SINGLE DRIVEWAY IS PERMITTED.					
(4) AN AREA EQUAL TO 350 SQUARE FEET FOR USE OF A VEHICLE TURNAROUND AREA ON A RESIDENTIAL LOT SHALL NOT BE CONSIDERED IMPERVIOUS COVERAGE.					
(5) PER SECTION 390-26.B, RESIDENTIAL DRIVEWAYS SHALL BE LIMITED TO 24 FEET WIDE FOR GARAGES THAT FACE THE STREET AND MAY TRANSITION TO 36 FEET WIDE STARTING AT A POINT 24 FEET FROM THE DWELLING.					

PLANTING SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
NS	1	DECIDUOUS TREES (1)	BLACK GUM	2 1/2" CAL.
		NYSSA SYLVATICA		OVAL, 4' BRANCH HT



PROPOSED CONDITIONS



PROJECT INFORMATION

PROJECT NAME:

59 MAIN STREET

PROJECT LOCATION:

BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:

CELI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:

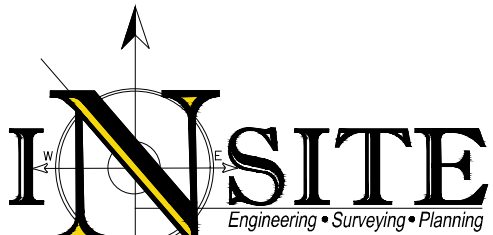
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:

LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866



CALL BEFORE YOU DIG!
NJ ONE CALL: 800-272-1000
(or 800-272-1000)



InSite Engineering, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28083200

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

165 CHESTNUT STREET, SUITE 200, ALLENDALE, 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

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

Jeremy W. Battesh, PE
PROFESSIONAL ENGINEER
NJ P.E. LIC. NO. 24GE05315700

REVISIONS

Rev. # Date Comment

1 06/27/25 REV. DRIVEWAY

0 03/13/25 INITIAL RELEASE

SCALE: 1"=10'

DATE: 03/13/25

JOB #: 25-2483-01

NOT FOR CONSTRUCTION

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

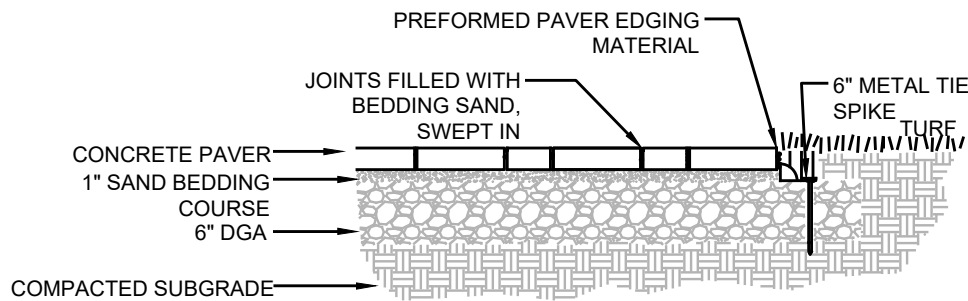
PLOT PLAN

SHEET TITLE:

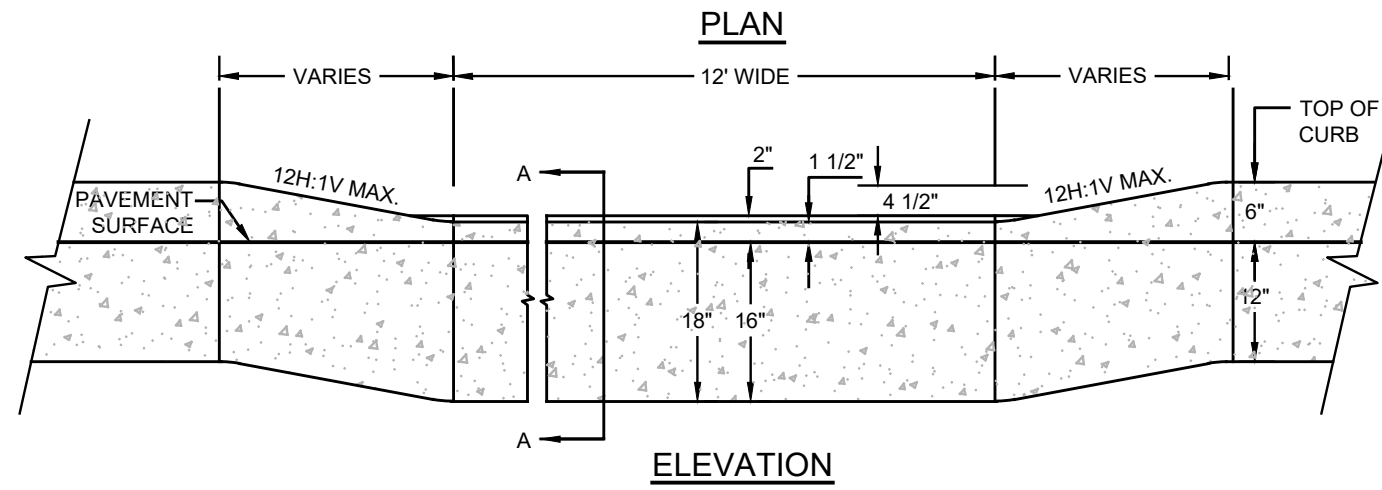
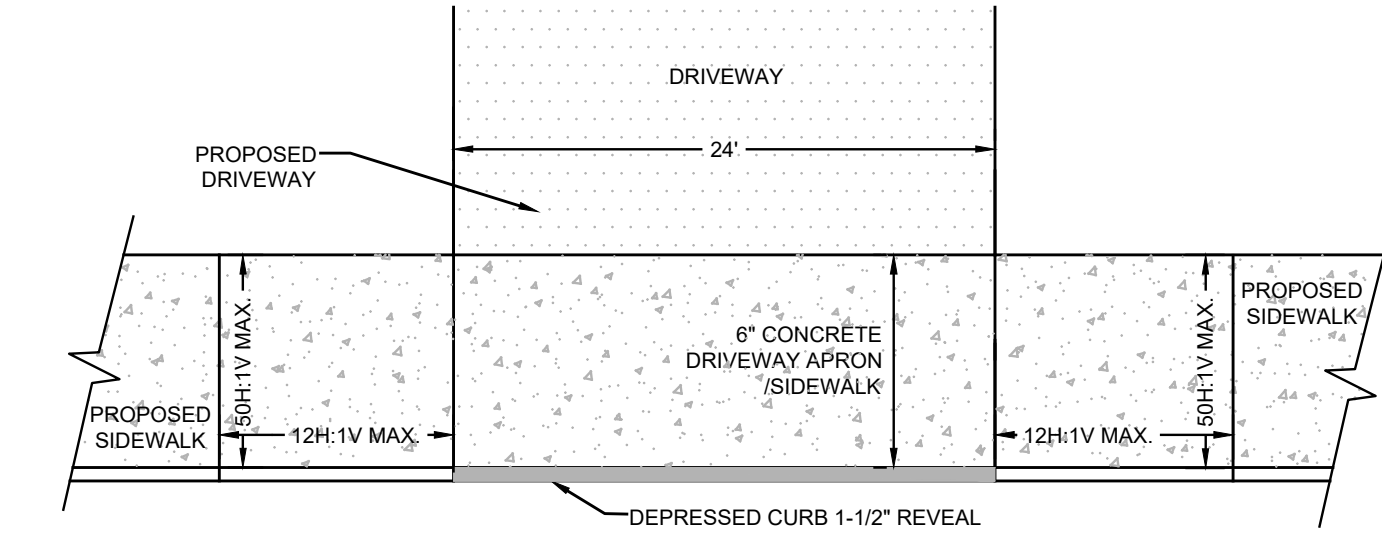
PLAN

SHEET NO.:

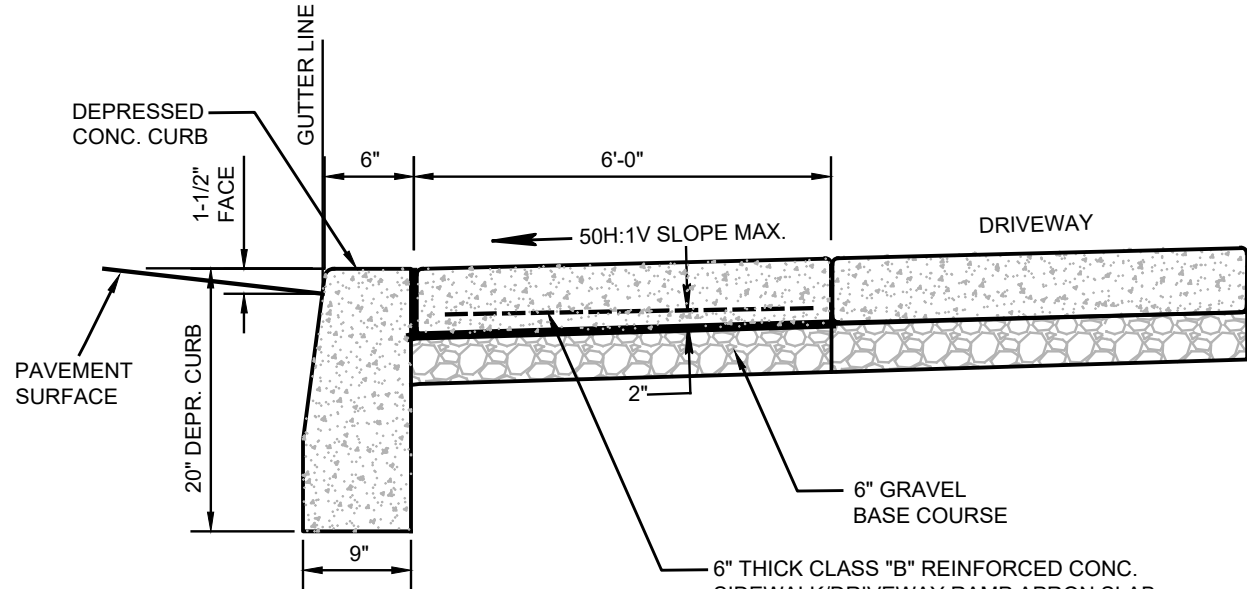
2 OF 6



CONCRETE PAVER DRIVEWAY
NTS

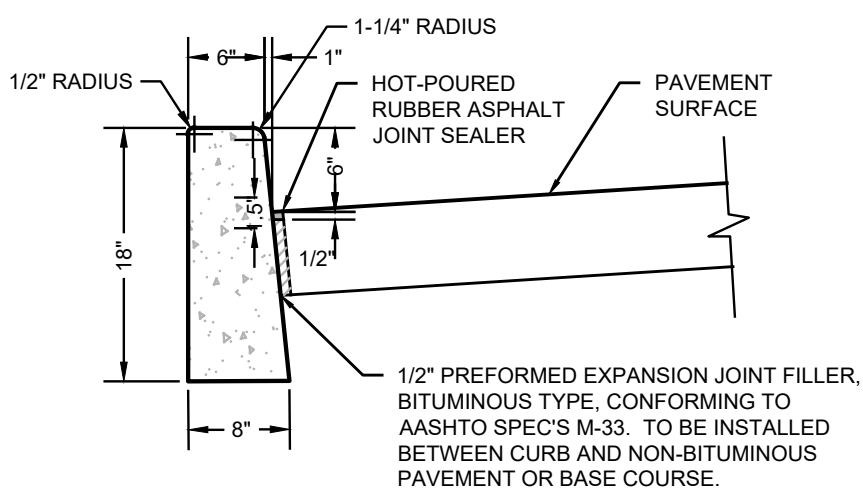


- NOTES:**
1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE NJDOT CLASS "B".
 2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.
 3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6X6-W2.9XW2.9 AT DRIVEWAY APRONS.
 4. CURB AND SIDEWALK SHALL BE POURED SEPARATELY.
 5. LONGITUDINAL JOINTS BETWEEN CURB AND SIDEWALK SHALL BE PREFORMED BITUMINOUS FIBER EXPANSION MATERIAL 1/2" THICK.
 6. FOR CURB, PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" MAXIMUM INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.



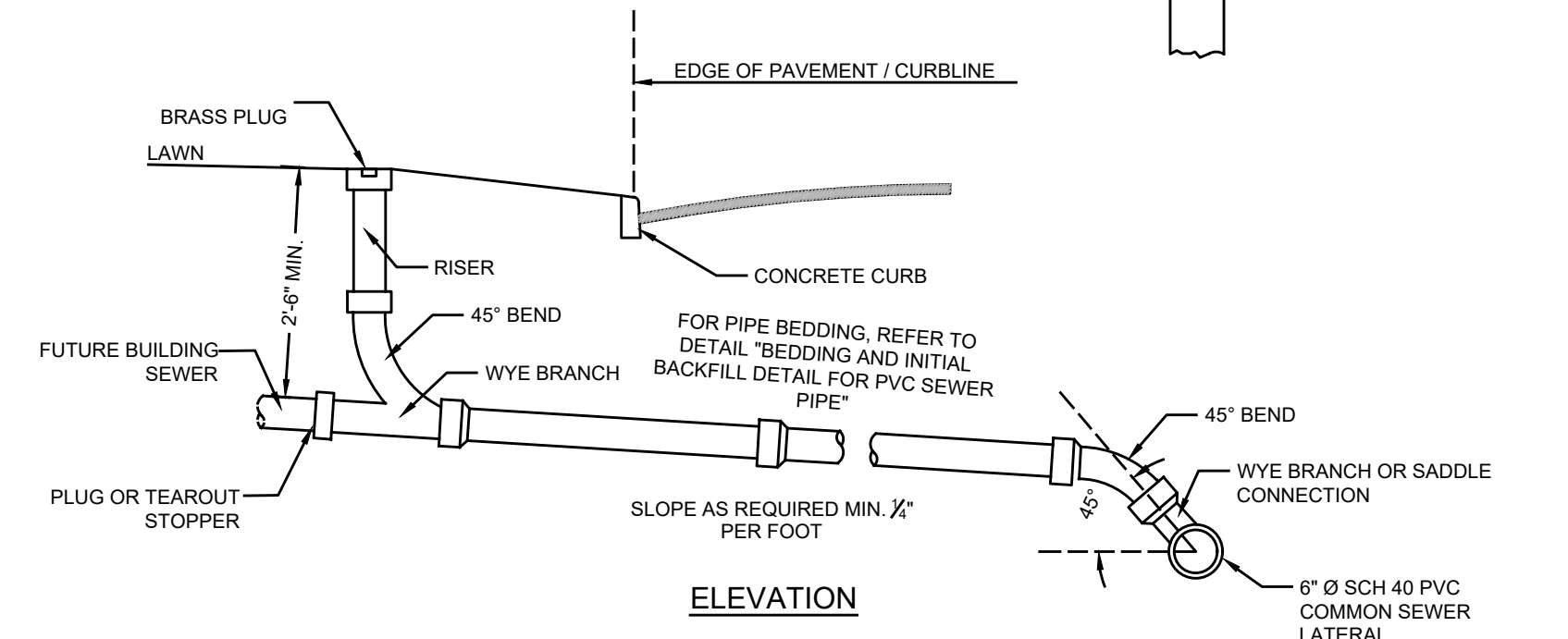
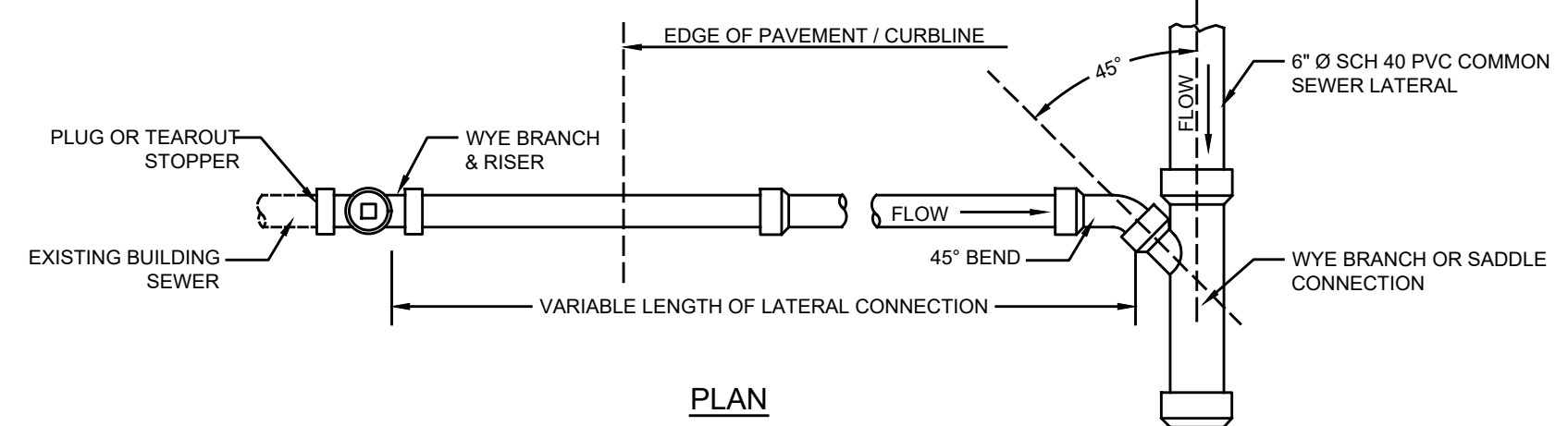
- NOTES:**
1. ALL CONCRETE TO BE 4,500 PSI MINIMUM.
 2. SIDEWALK AND APRON TO BE CONSTRUCTED TO MEET EXISTING DRIVEWAY AT BACK OF PROPOSED SIDEWALK. TRANSITION SLOPE FROM NEW SIDEWALK TO EXISTING DRIVEWAY NOT TO EXCEED 8.33%.

DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK
NTS



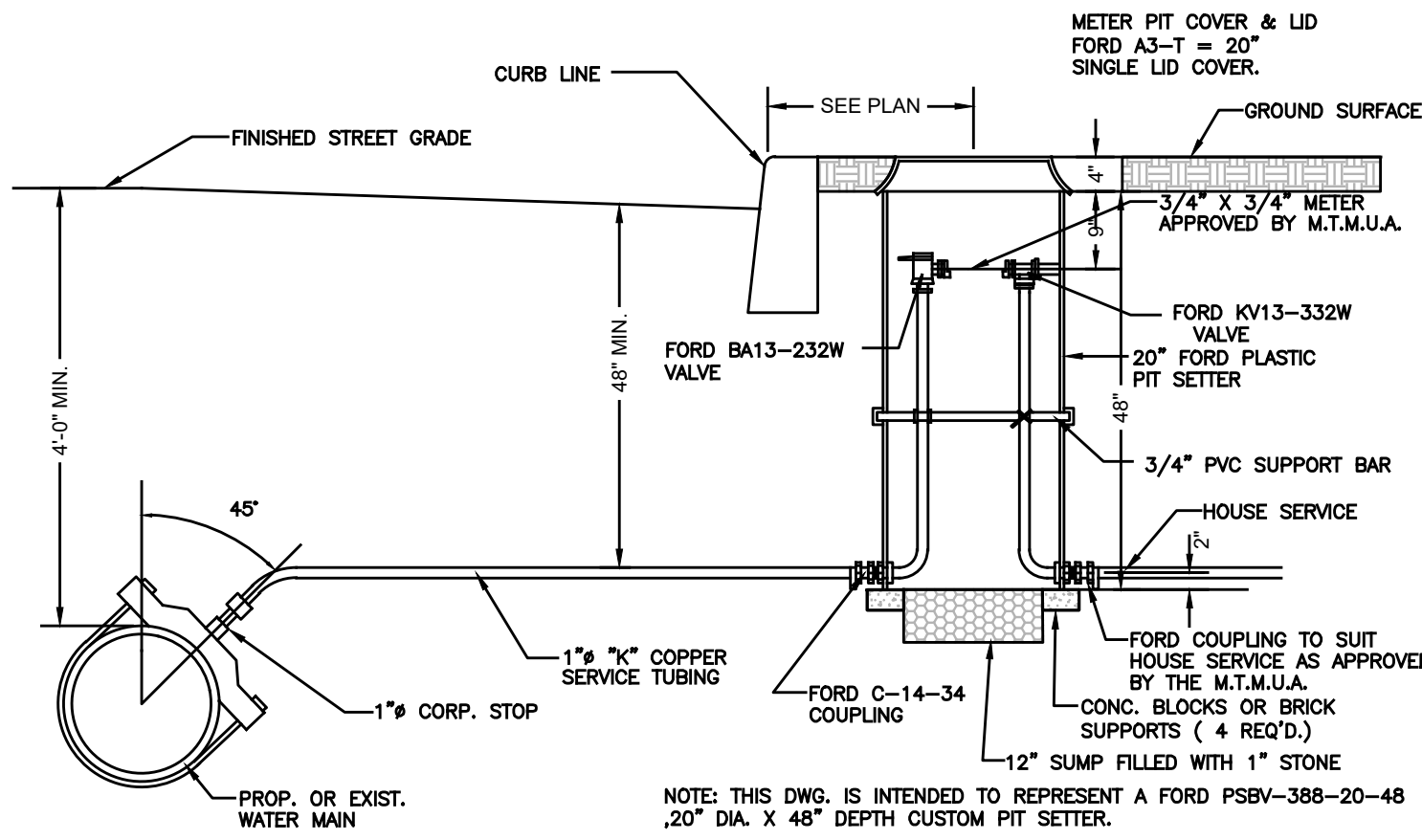
- NOTES:**
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
 3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

CONCRETE VERTICAL CURB
NTS

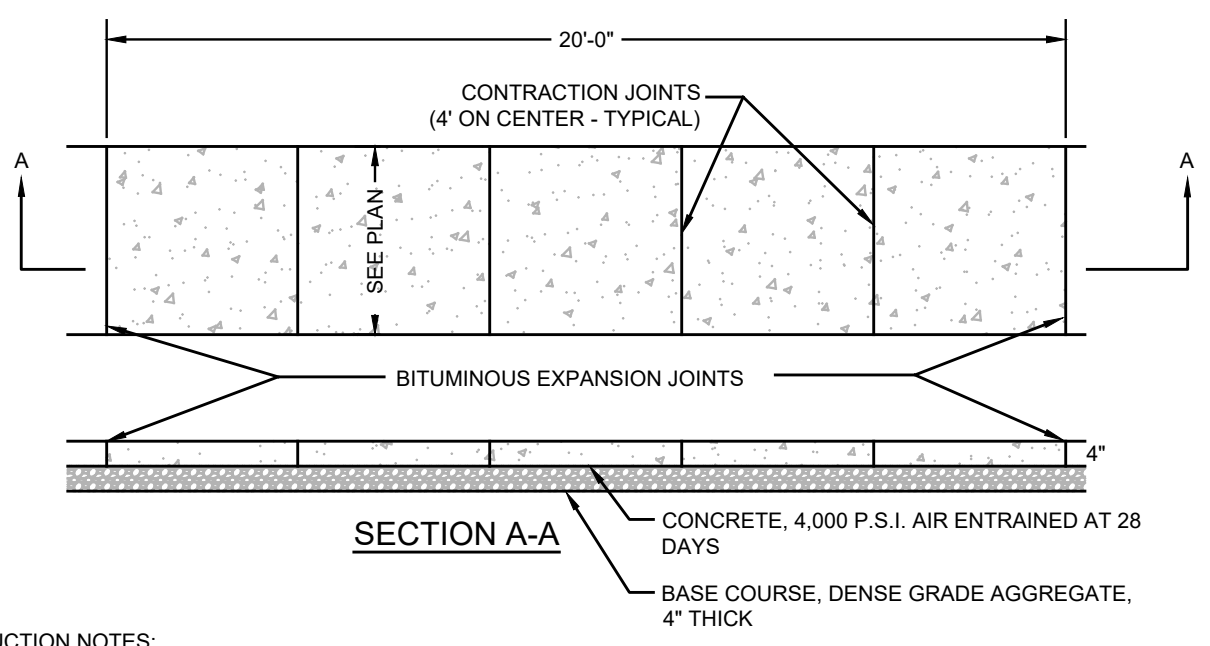


STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS
NTS

IN ACCORDANCE WITH NJAC 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAI (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.



TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS



- CONSTRUCTION NOTES:**
1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
 2. THE SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH.
 3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20 LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANSVERSE JOINT IS TO BE CUT EVERY 4 LINEAR FEET.
 4. WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.
 5. SEE 'DRIVEWAY APRON AND CURB SECTION' DETAIL FOR SPECIFICATIONS OF SIDEWALK WHEN CROSSING A DRIVEWAY.

CONCRETE SIDEWALK
NTS

PROJECT INFORMATION

PROJECT NAME:
59 MAIN STREET

PROJECT LOCATION:
BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:
CELLI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866

INSITE ENGINEERING, LLC
SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL ... 800-272-1000
(or Read It Steps prior to excavation)

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
□ 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
□ 165 CHESTNUT STREET, SUITE 200,
ALLENDALE, 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

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

Jeremy W. Battesh
JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJ PE LIC. NO. 24GE05315700

REVISIONS		
Rev #	Date	Comment

1	06/27/25	REV. DRIVEWAY
0	03/13/25	INITIAL RELEASE
SCALE: 1"=10'		DESIGNED BY: STC
DATE: 03/13/25		DRAWN BY: STC
JOB #: 25-2483-01		CHECKED BY: JWB
☒ NOT FOR CONSTRUCTION		
APPROVED BY:		
☐ FOR CONSTRUCTION		

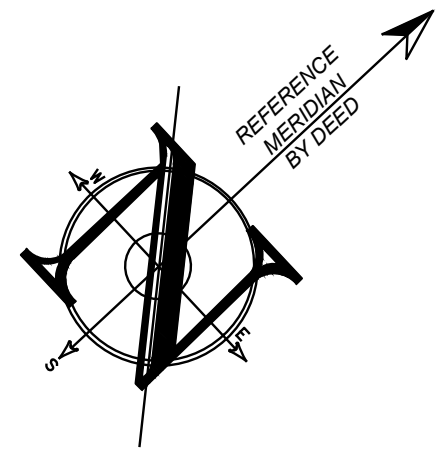
PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
3 OF 6

File: X:\data\3483 - Cell_Zoning\3483-2483-01 - 59 Main Street_Conceptual_NA\25248301\040\040.dwg (1) - Plot Plan.dwg, ---- 04-SS2C
Copyright 2025, InSite Engineering, LLC. All Rights Reserved.



10 0 10 20
SCALE : 1" = 10'

NOTE:
ALL PAVED SURFACES TO BE SWEEPED
DAILY DURING CONSTRUCTION.

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

SOIL EROSION LEGEND	
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
INLET PROTECTION	INLET PROTECTION
PROPOSED TREE PROTECTION	PROPOSED TREE PROTECTION
STABILIZED CONSTRUCTION ENTRANCE	STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION / SPPP NOTE

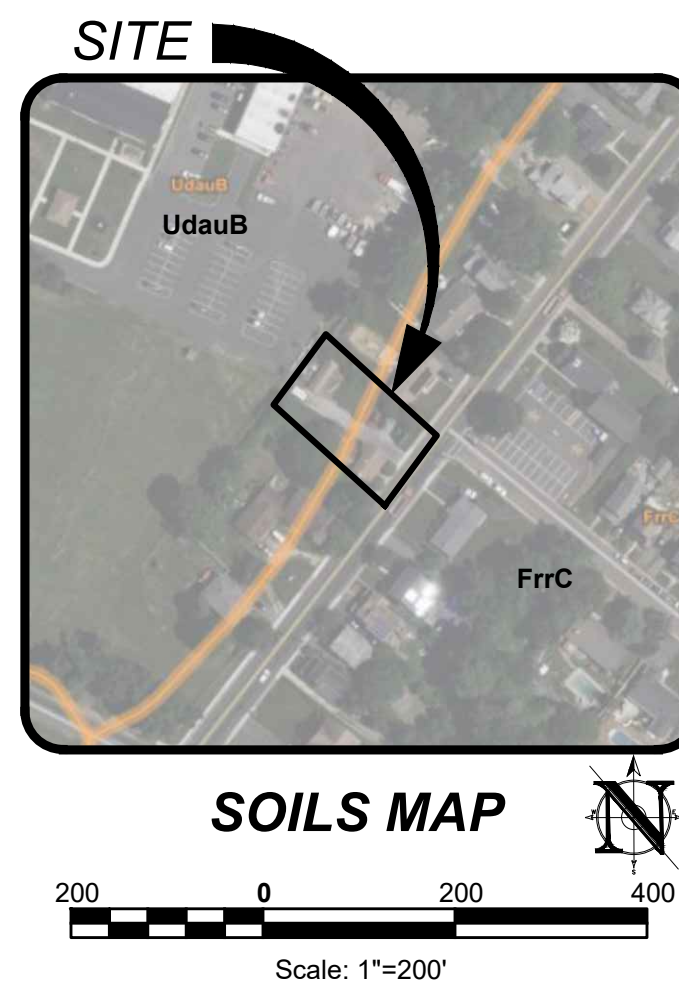
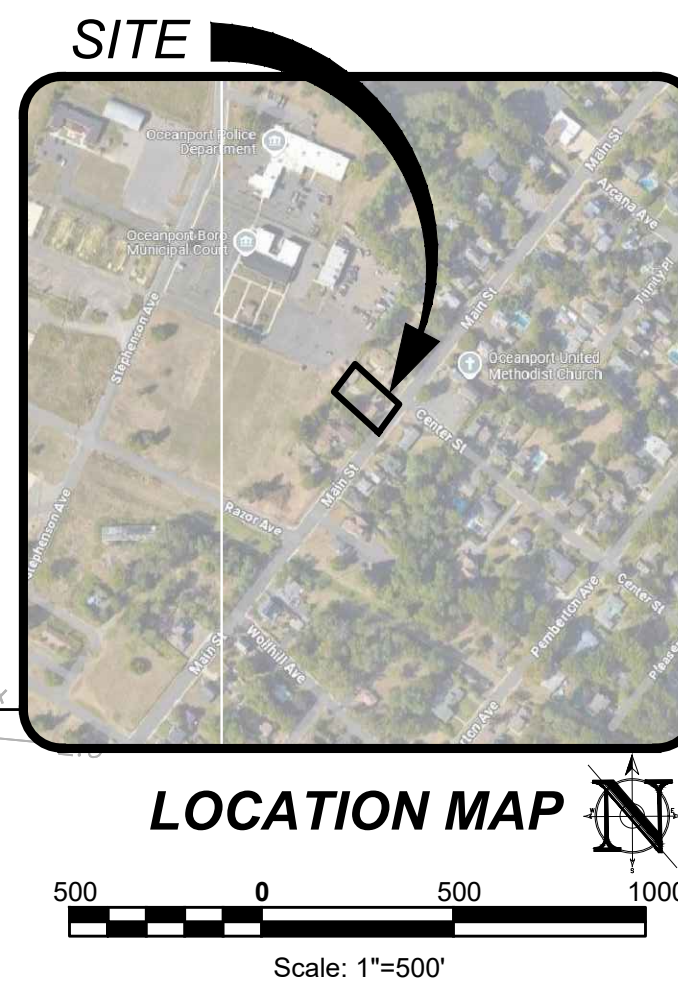
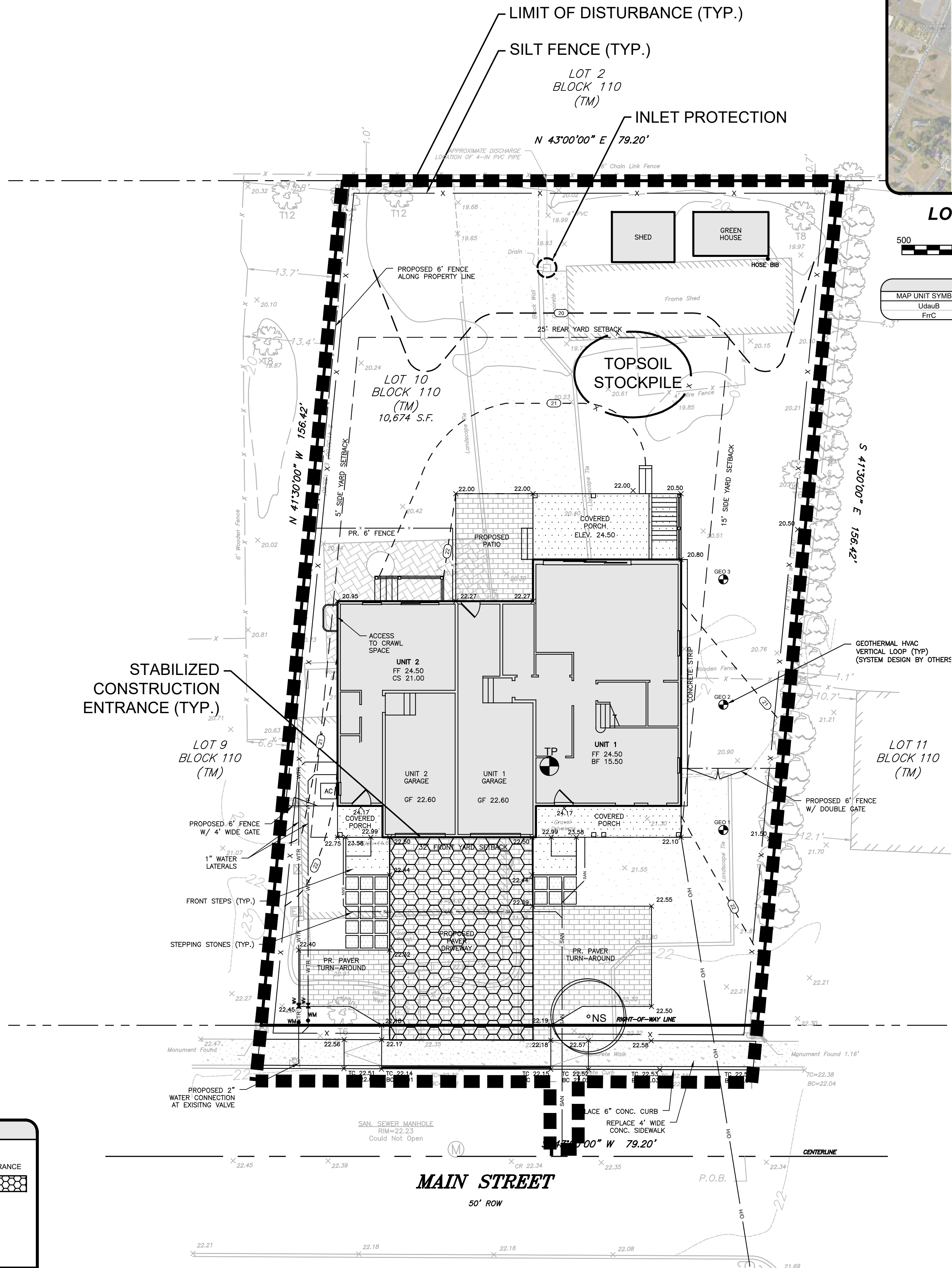
THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.26 AC.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" (PA 1) AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.



SOIL DESIGNATION LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	RATING
UdaB	Udorthents - Urban land complex, 0 to 8 percent slopes	D
FrrC	Freehold - Urban land complex, 0 to 10 percent slopes	B

PROJECT INFORMATION

PROJECT NAME:

59 MAIN STREET

PROJECT LOCATION:
BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:
CELLI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866



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,
ALLENDALE, 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

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE
AND RAISED SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A FINAL
AND MAY HAVE BEEN ALTERED.
Jeremy W. Battesh, PE
PROFESSIONAL ENGINEER
NJ P.E. LIC. NO. 24GE05315700

REVISIONS

Rev #	Date	Comment
1	06/27/25	REV. DRIVEWAY
2	09/19/25	INITIAL RELEASE

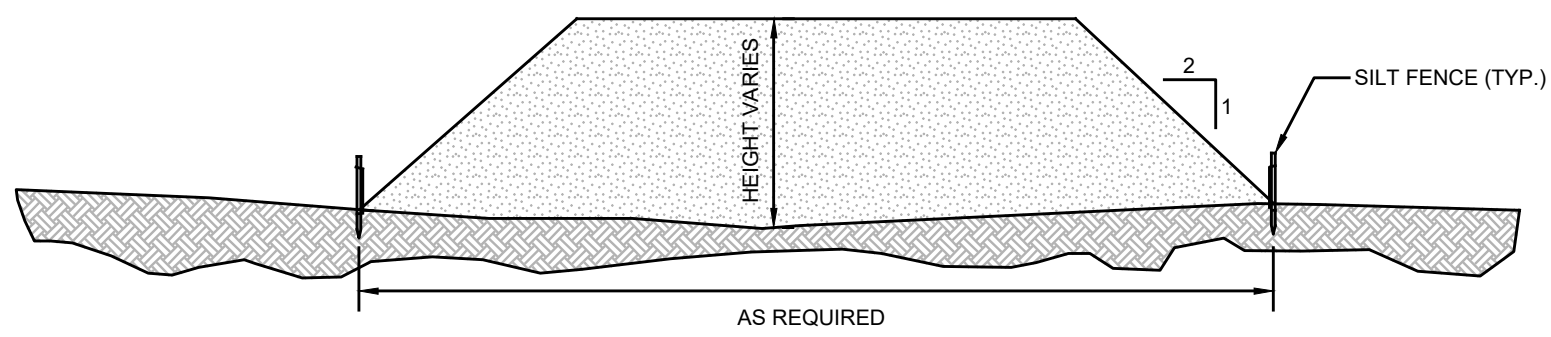
SCALE: 1"=10'	DESIGNED BY: STC
DATE: 03/13/25	DRAWN BY: STC
JOB #: 25-2483-01	CHECKED BY: JWB
NOT FOR CONSTRUCTION	
APPROVED BY:	
FOR CONSTRUCTION	
PLAN INFORMATION	

DRAWING TITLE:

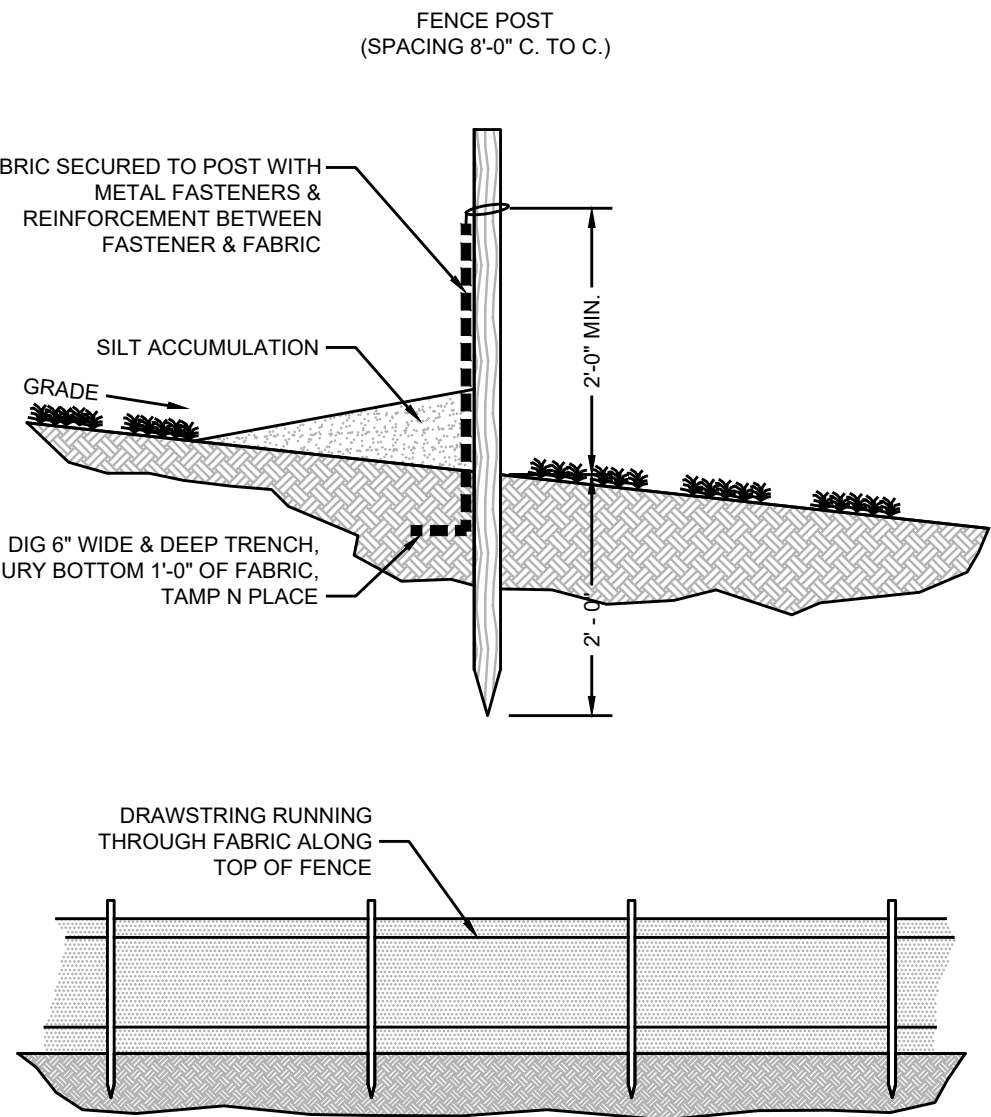
PLOT PLAN

SHEET TITLE:
**SOIL EROSION & SEDIMENT
CONTROL PLAN**

SHEET NO.:
4 OF 6

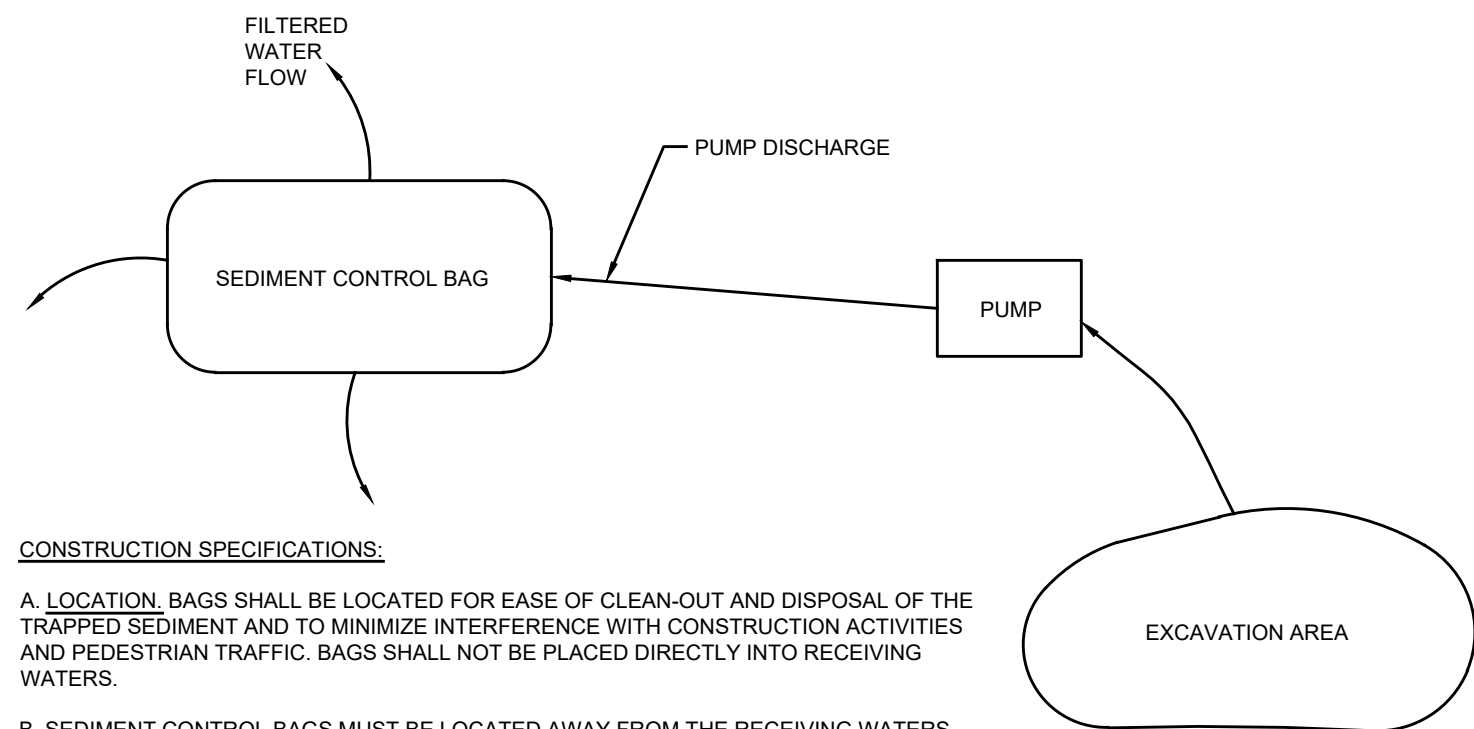


SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS

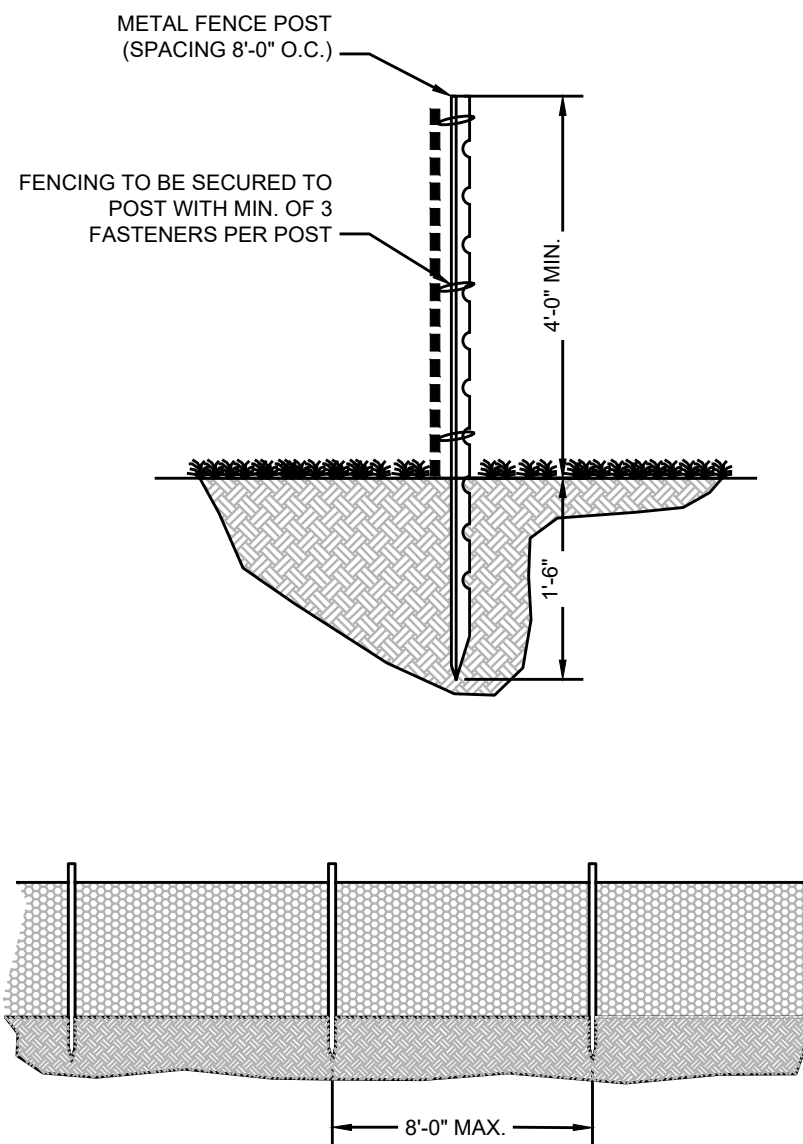


SILT FENCE DETAIL
NTS

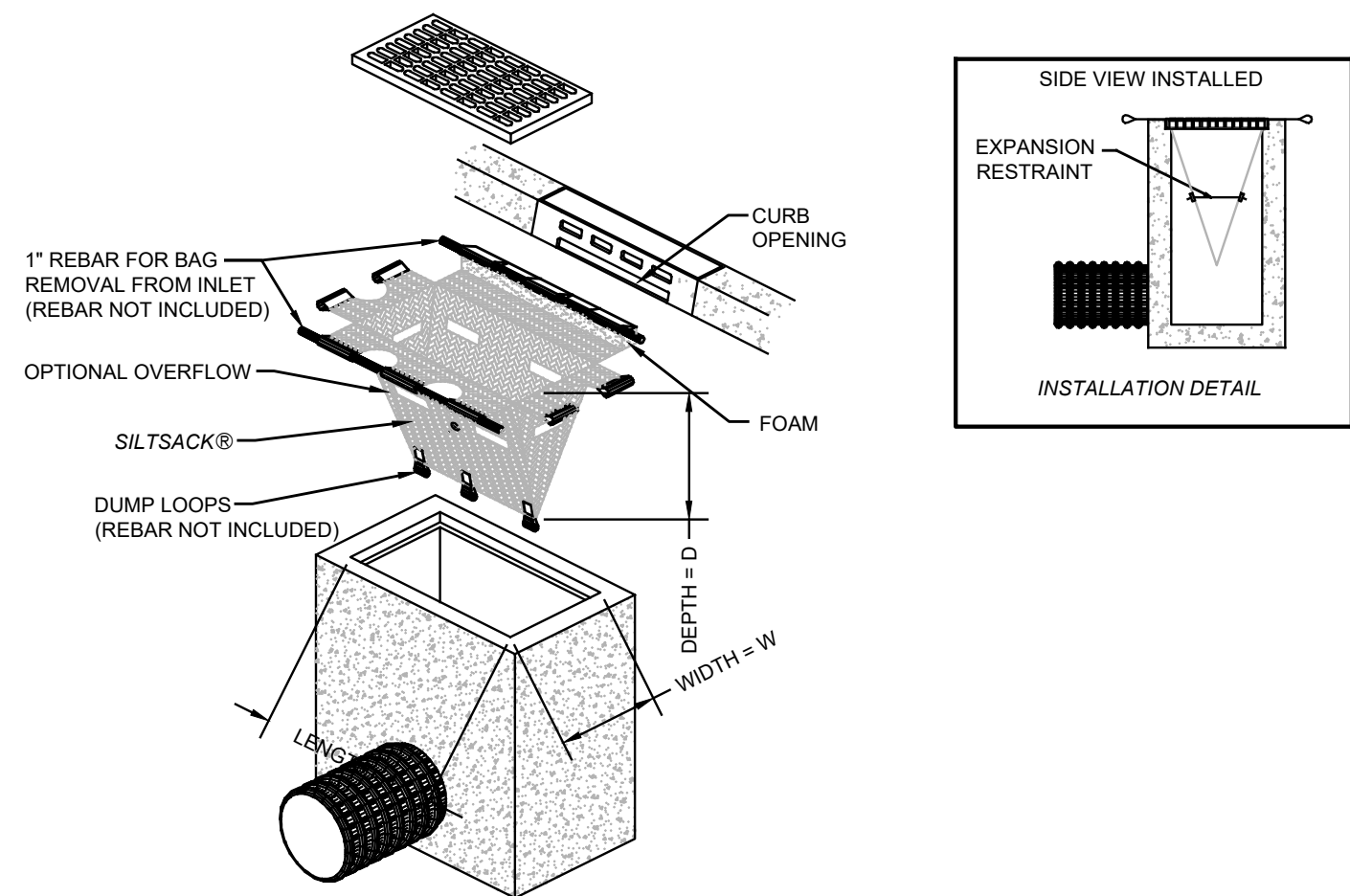
- SEDIMENT BARRIER MAINTENANCE**
1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
 2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
 3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.



CONSTRUCTION SPECIFICATIONS:
A. LOCATION, BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.
B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.
SEDIMENT CONTROL BAG FOR DEWATERING
NOT TO SCALE

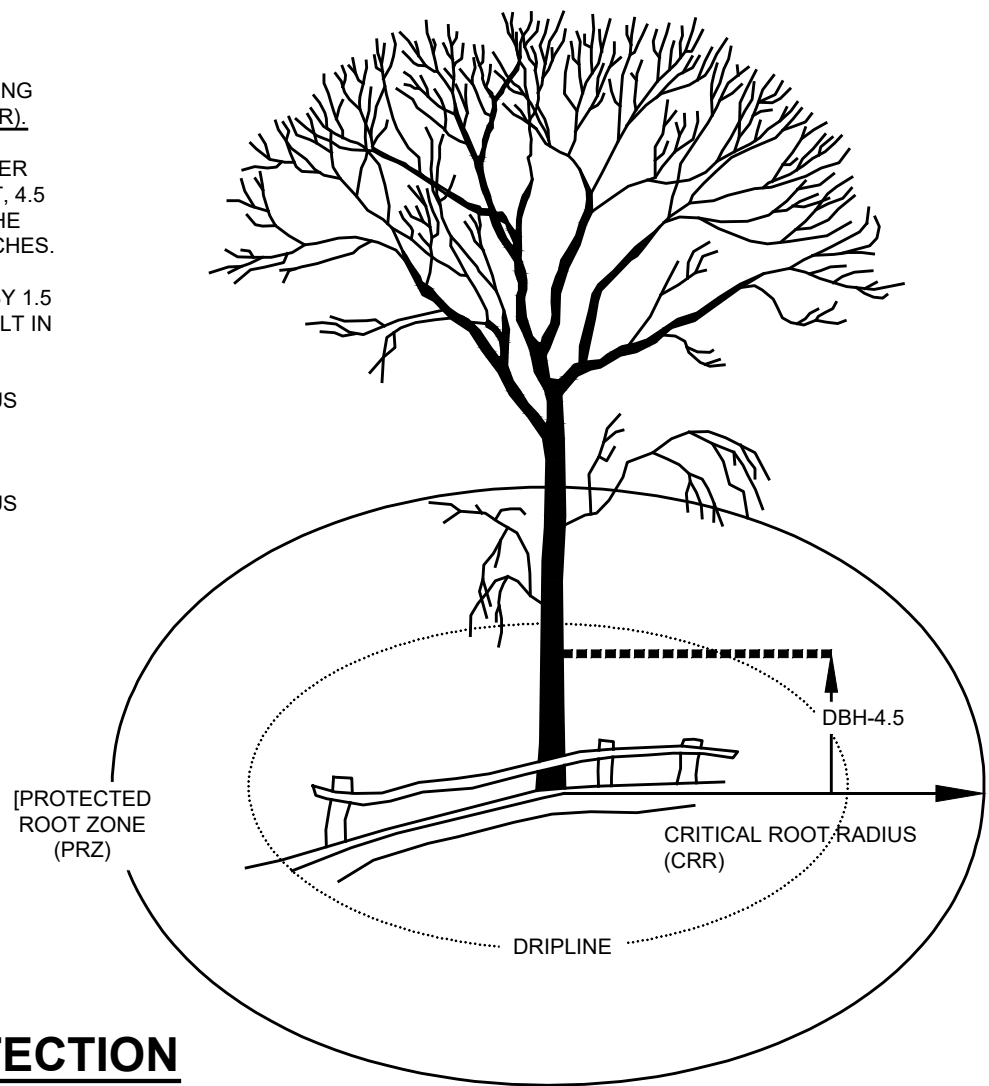


TREE PROTECTION FENCING
NTS

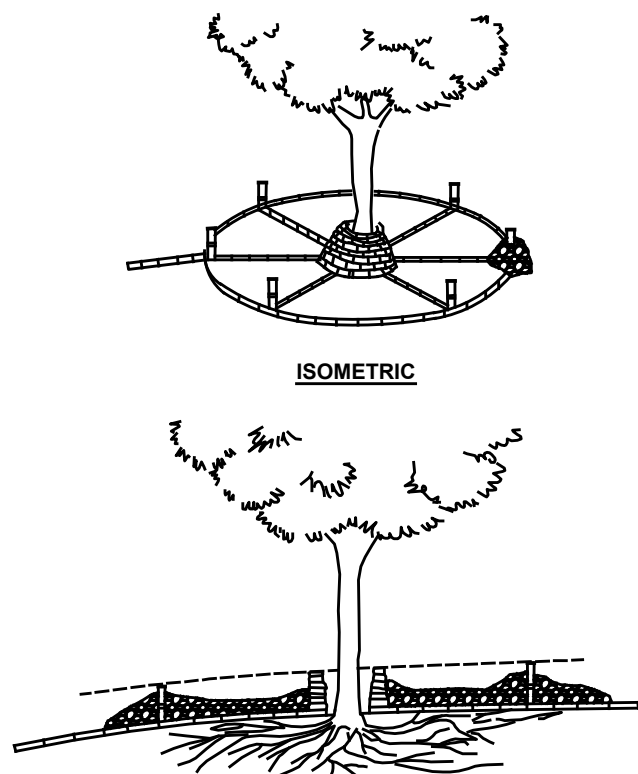


INLET PROTECTION DETAIL
NTS

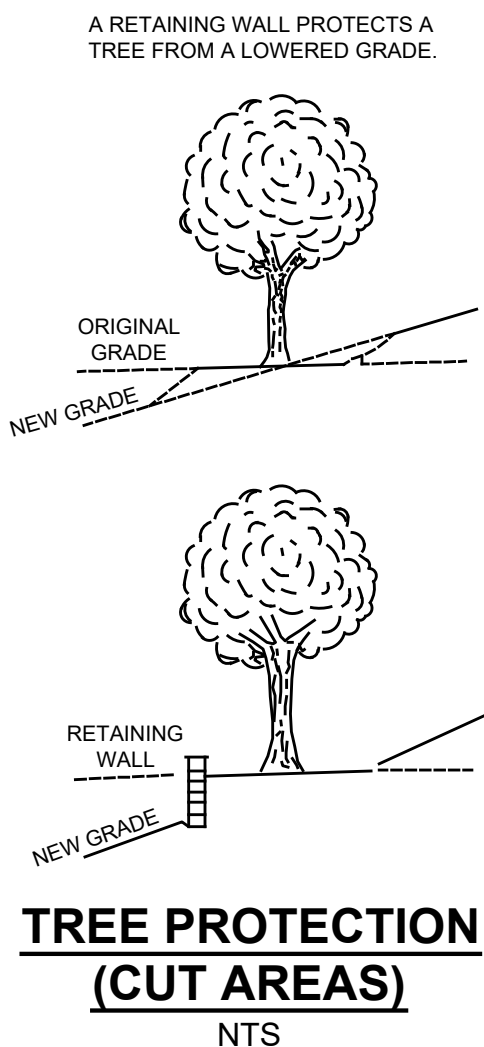
- ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
 2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.
- DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



TREE ROOT PROTECTION
NTS



TREE PROTECTION
(FILL AREAS)
NTS



TREE PROTECTION
(CUT AREAS)
NTS

PROJECT INFORMATION

PROJECT NAME:
59 MAIN STREET

PROJECT LOCATION:
BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:
CELI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS
ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756
SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866



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

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
□ 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
□ 165 CHESTNUT STREET, SUITE 200,
ALLENDALE, 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

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.
Jeremy W. Battesh, PE
JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05315700

REVISIONS

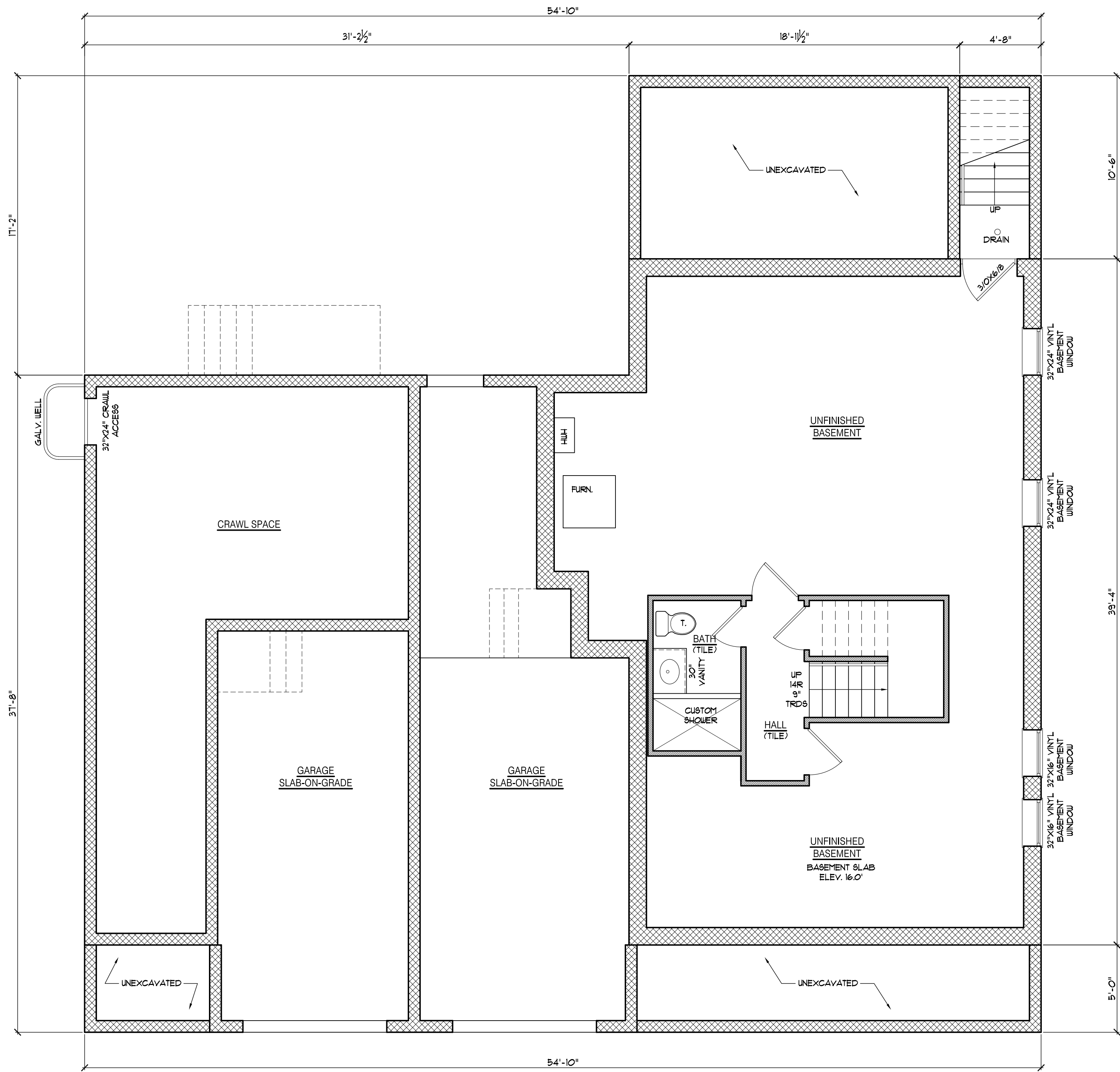
Rev #	Date	Comment
1	06/27/25	REV. DRIVEWAY
0	03/13/25	INITIAL RELEASE
SCALE: 1"=10'		DESIGNED BY: STC
DATE: 03/13/25		DRAWN BY: STC
JOB #: 25-2483-01		CHECKED BY: JWB
☒ NOT FOR CONSTRUCTION		APPROVED BY:
☐ FOR CONSTRUCTION		

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

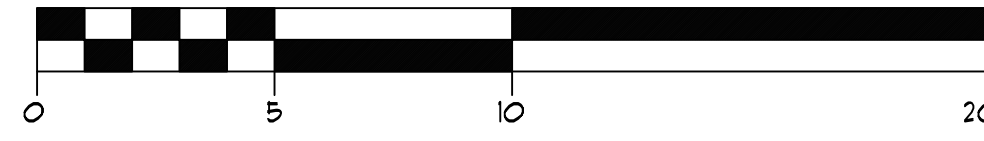
SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL DETAILS

SHEET NO.:
6 OF 6



BASEMENT / FOUNDATION PLAN

1/4" = 1'-0"



NEW CONSTRUCTION – TWO FAMILY DWELLING:

ZARATE RESIDENCE

59 Main Street
Oceanport, NJ 07757
Block: 110 Lot: 10

PROJECT INFORMATION

BUILDING CODES:
INTERNATIONAL RESIDENTIAL CODE - 2021 (NJ EDITION)

BUILDING STATISTICS:
USE GROUP: R-5 (TWO-FAMILY DWELLING)
CONSTRUCTION CLASS: 5B (UNPROTECTED, WOOD-FRAMED)
NUMBER OF STORIES: 2
BUILDING HEIGHT: 28.9 FT.
WIND SPEED (VUL.): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE VUL. DOES NOT EXCEED 150 MPH)
FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	UNIT 1	UNIT 2	TOTAL
FIRST FLOOR AREA:	1,001 SQ. FT.	419 SQ. FT.	1,426 SQ. FT.
SECOND FLOOR AREA:	1,330 SQ. FT.	649 SQ. FT.	1,883 SQ. FT.
TOTAL FLOOR AREA:	2,331 SQ. FT.	1,068 SQ. FT.	3,405 SQ. FT.
FINISHED BASEMENT AREA:	89 SQ. FT.	--	89 SQ. FT.
CONSTRUCTION VOLUME:			6425 CU. FT.

DESIGN LOADS:

FLOOR LOADING: DEAD LOAD: 15 LB./SQ. FT.
LIVE LOAD LIVING: 40 LB./SQ. FT.
LIVE LOAD SLEEPING: 30 LB./SQ. FT.
LIVING LOAD HABITABLE ATTIC: 30 LB./SQ. FT.
LIVE LOAD 1ST FLOOR PORCH: 40 LB./SQ. FT.
LIVE LOAD BALCONY: 60 LB./SQ. FT.

ROOF LOADING: DEAD LOAD: 15 LB./SQ. FT.
LIVE LOAD (GROUND SNOW): 30 LB./SQ. FT.

ZONING INFORMATION

REFER TO PLOT PLAN, PREPARED BY CIVIL ENGINEER FOR ALL SITE AND ZONING INFORMATION.

DRAWING INDEX

- A-1 PROJECT INFORMATION, FOUNDATION/BASEMENT PLAN
- A-2 FIRST FLOOR PLAN, SECOND FLOOR PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS

NEW CONSTRUCTION – TWO FAMILY DWELLING:
ZARATE RESIDENCE
59 Main Street
Oceanport, NJ 07757
Block: 110
Lot: 10

SEAL:
Stephen J. Callegre
Stephen J. Callegre, AIA
NJ LIC # A100689

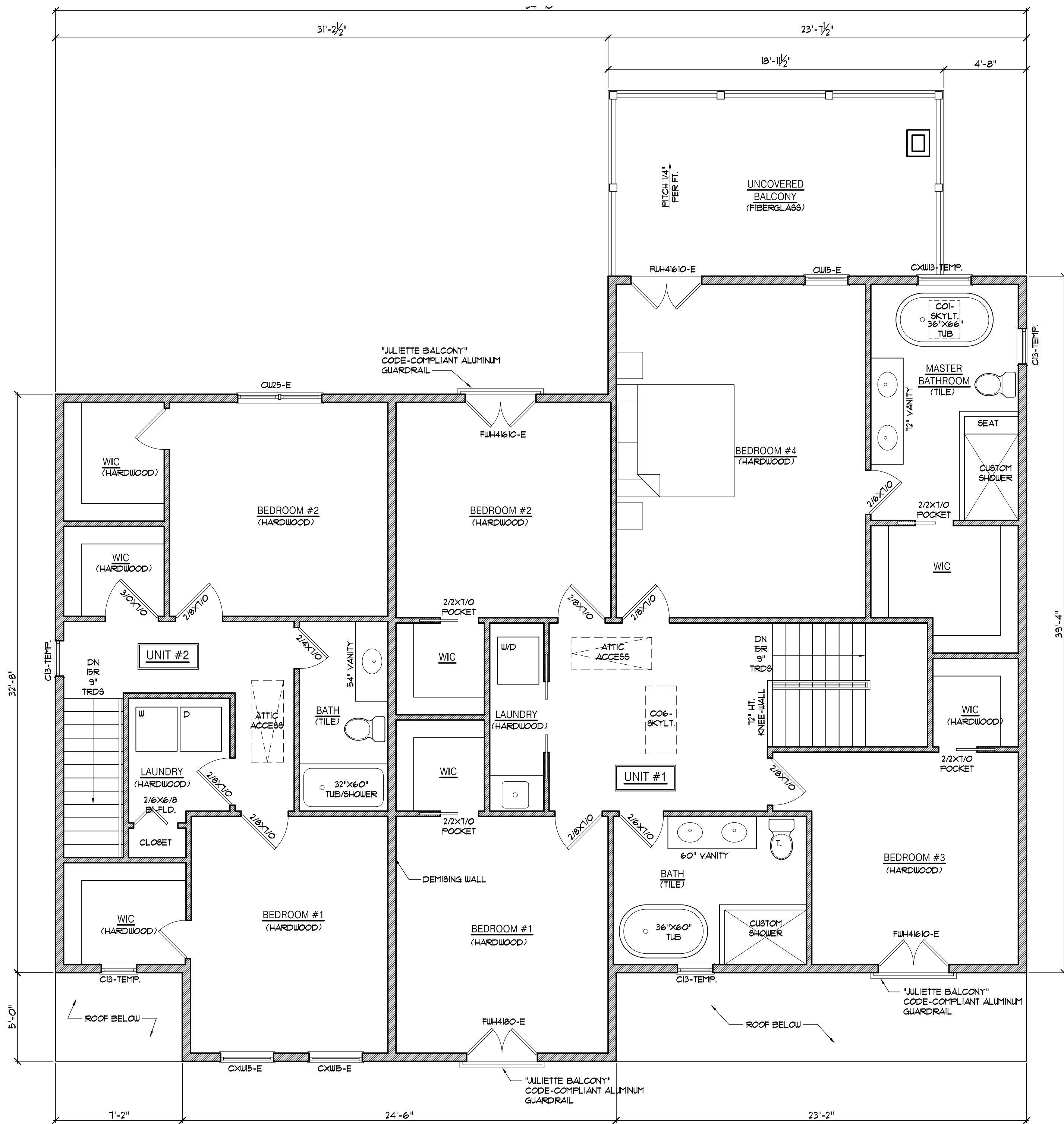
SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,
FOUNDATION PLAN
SCALE: AS SHOWN
DRAWN: ABF

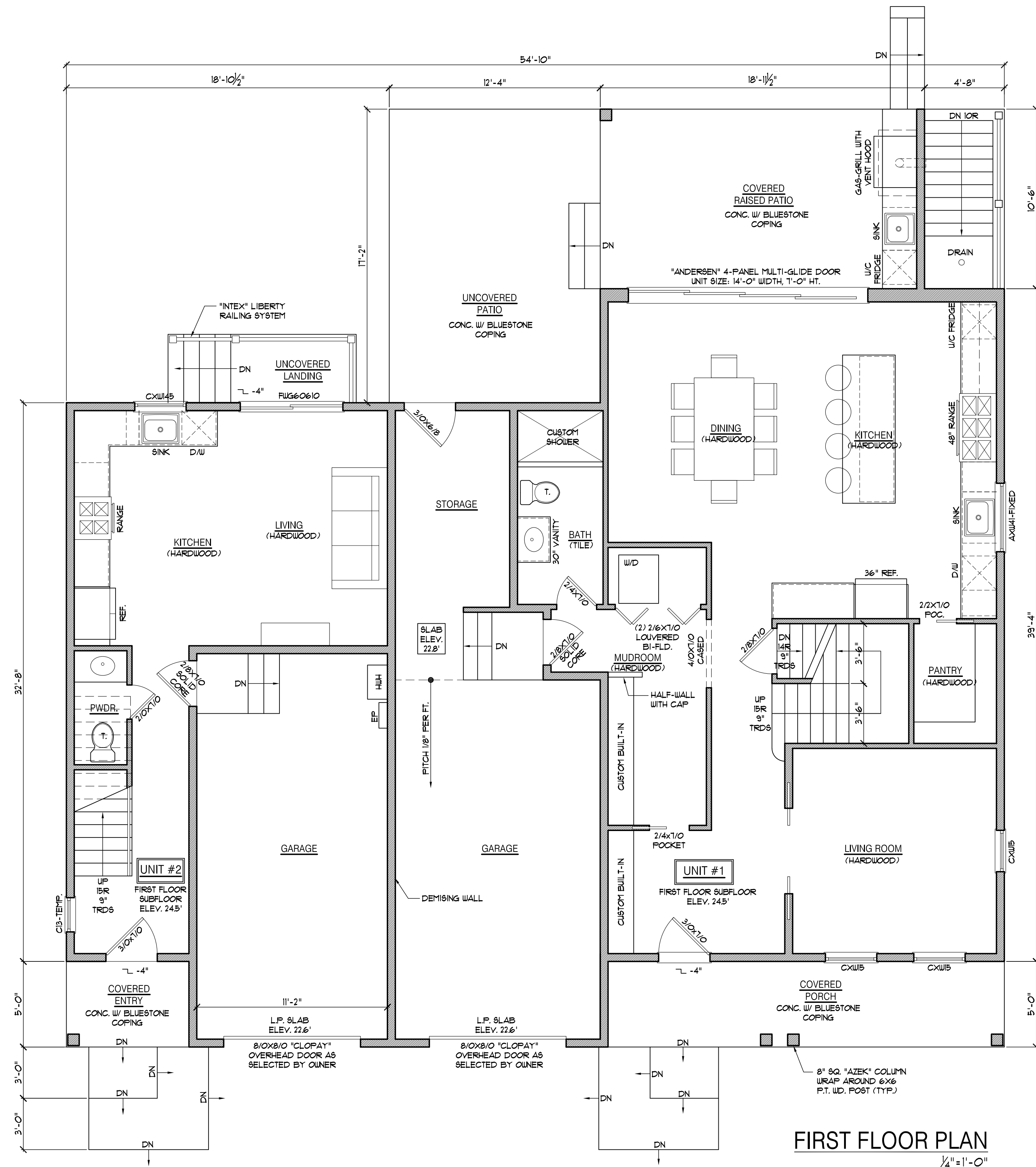
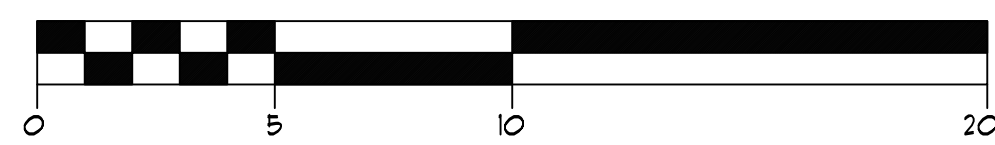
DATE	REVISION/SUBMISSION
3/21/25	ZONING SUBMISSION

JOB NUMBER
2024-25

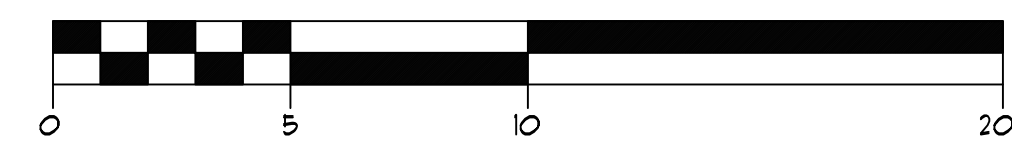
A-1
Zarate



SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"



SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

FIRST FLOOR PLAN,
SECOND FLOOR PLAN
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION/SUBMISSION
3/21/25	ZONING SUBMISSION

JOB NUMBER
2024-25

A-2
Zarate

NEW CONSTRUCTION - TWO FAMILY DWELLING:
ZARATE RESIDENCE
Block: 110
Lot: 10
Stephen J. Carlini, AIA
NJ LIC # A008689

SEAL:



FRONT (SOUTH) ELEVATION
1/4"=1'-0"



SIDE (EAST) ELEVATION
1/4"=1'-0"

NEW CONSTRUCTION - TWO FAMILY DWELLING:
ZARATE RESIDENCE
Block: 110
Lot: 10
59 Main Street
Oceanport, NJ 07757

SEAL:
Stephen J. Carlini
Stephen J. Carlini, AIA
NJ LIC # A1006889

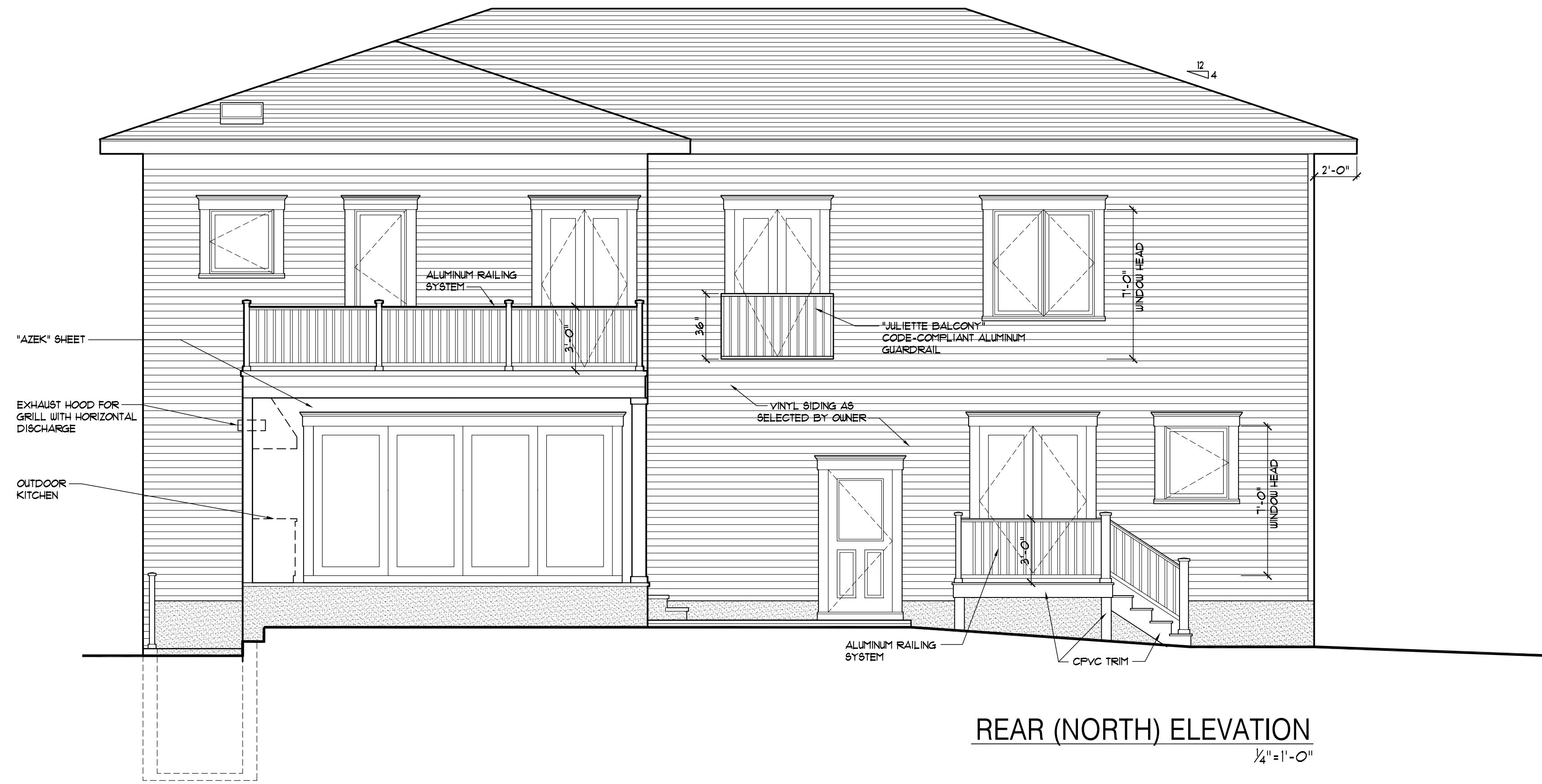
SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

ELEVATIONS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION/SUBMISSION	DATE
3/21/25	ZONING SUBMISSION	03/21/2025

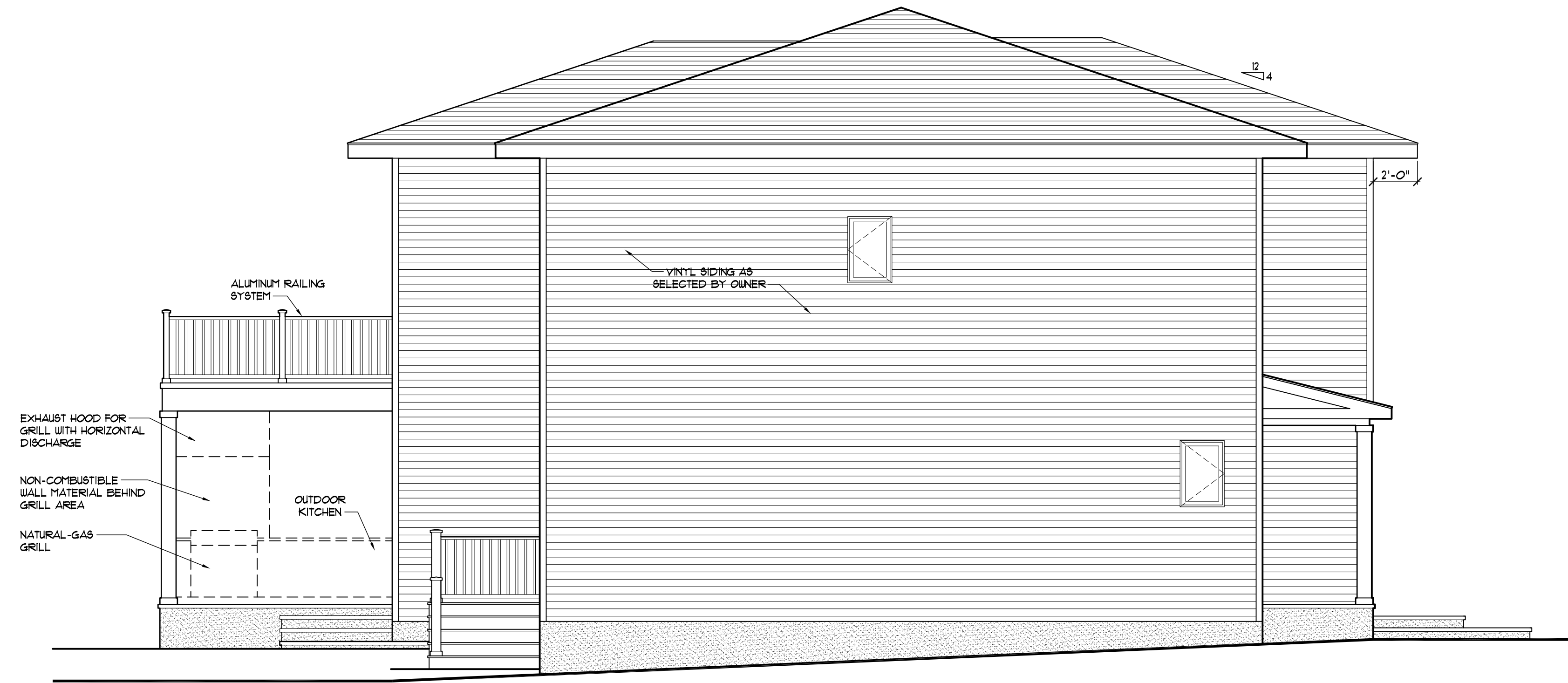
JOB NUMBER
2024-25

A-3
Zarate



REAR (NORTH) ELEVATION

1/4" = 1'-0"



SIDE (WEST) ELEVATION

1/4" = 1'-0"

September 4, 2025

VIA EMAIL

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

Application No. PB2025-08
59 Main Street
Block 110, Lot 10
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0371

Dear Board Members,

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

- Plan entitled "Topographic Survey of Property" prepared by Lakeland Surveying, last revised November 2, 2024, consisting of one (1) sheet;
- Plan entitled "59 Main Street" prepared by InSite Engineering, last revised June 27, 2025, consisting of six, (6) sheets; and,
- Plans entitled "Zarate Residence" prepared by Shore Point Architecture, last revised March 21, 2025, consisting of four (4) sheets.

The subject property is a 10,674 SF (0.25-acre) parcel on the northside of Main Street corner opposite from Center Street. The subject is in the R-5 Residential Zone. A single-family home currently exists on the lot with a large shed in the rear yard.

The Applicant is proposing to construct a two-family 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.

We offer the following comments for the Board's consideration regarding the requested Use Variance only:

A. VARIANCES/DESIGN WAIVERS

1. The Applicant proposes a two-family dwelling which is a permitted use in the R-5 Zone. However, the maximum permitted density is 6.3 units/acre. The two (2) units on a 0.245-acre lot yields a density of 8.2 units/acre, thereby requiring a 'd(5)' variance.

The Municipal Land Use Law permits the granting of a “d” variance based on providing special reasons and satisfying the negative criteria, including that there is no substantial detriment to the public good and that the proposal does not impair the intent of the zone plan and the zoning ordinance (40:55D-70d).

2. Bulk variances are required for the following:
 - a. Minimum Lot Area - 14,000 sf required (7,000 sf /unit); 10,674 sf proposed.
 - b. Minimum Lot Width - 140 feet (70’/unit) required; 39.6 feet provided per unit for a total of 79.2 feet.
 - c. Minimum Habitable Floor Area Per Family – requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 1,007 sf on first floor and a total of 1,330 sf, Unit 2 proposes 419 sf on first floor and a total of 1,068 sf.

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

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

B. General Comments

1. Testimony shall be provided on the HVAC service to each unit.
2. The Applicant shall clarify what utilities will be provided to the shed and greenhouse.
3. The rear yard has been graded to include a low point that is consistent with the current configuration, where an existing inlet is located. Testimony will be provided regarding the

occurrence of ponding following a rainfall event, as well as the typical duration required for the drainage to dry. Clarification shall be provided as to the condition of the inlet and the point of discharge.

4. A Road Opening permit will be required.
5. The Board may want to consider requiring a deed restriction prohibiting finishing of the basement area in the future.
6. A signed and sealed copy of the survey shall be submitted to the 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 regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design

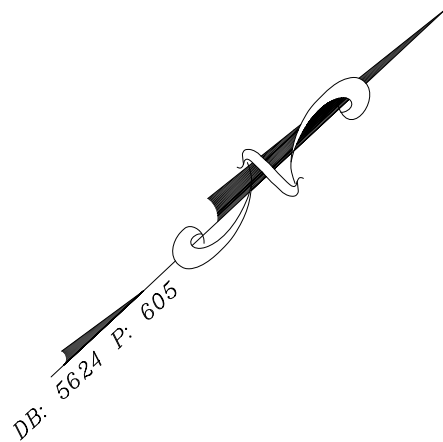


William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/

cc: Jeffrey Beekman, Esq. (via email)
Kevin Kennedy, Esq., Board Attorney (via email)
Jay Batesh, P.E. (via email)
Robert Hudak, MPA, P.P., AICP (via email)

r:\projects\m-p\opp\opp0371\correspondence\out\250904_whw_kramer_59 main street_review#2.docx



Average Setback Calculations			
House	Building Setback [ft.]	Porch Setback [ft.] (foundation)	Porch Setback [ft.] (furthest stair)
House I (Block 110 Lot 8)	36.30	30.90	30.20
House II (Block 110 Lot 9)	33.20	n/a	n/a
House III (Block 110 Lot 11)	25.50	22.70	21.70
House IV (Block 110 Lot 12)	29.10	33.30	n/a
House V (Block 110 Lot 13)	26.70	21.00	19.00
Average Value	26.16	26.98	23.63



This survey certified to:
ACRES LAND TITLE AGENCY, INC.
WESTBORO LAND INSURANCE COMPANY
A. ABSOLUTE ESCROW SETTLEMENT CO., INC.

- This survey references:
- Deed Book 5624 Page 605
 - Deed Book 9442 Page 2388 (Lot 8)
 - Deed Book 5272 Page 412 (Lot 9)
 - Deed Book 5262 Page 9196 (Lot 11)
 - Deed Book 8753 Page 3559 (Lot 12)
 - Deed Book 8143 Page 588 (Lot 13)
 - Survey of Lot 10 Block 110 by Azimuth Land Surveying Co., Inc. dated 06/10/1997

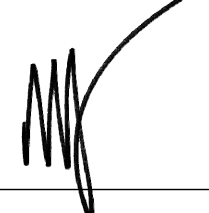
- Notes:
- Field Survey Performed on 08/01/2024
 - Vertical Datum: NAVD83 | Horizontal Datum: assumed
 - Subject to documents of record
 - Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
 - No attempt should be made to establish the physical location of boundary lines for the purpose of construction of permanent improvements by using published offsets or scaled distances hereon.
 - This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.

TOPOGRAPHIC SURVEY OF PROPERTY					
Tax Lot 10 - Block 110					
59 Main Street, Borough of Oceanport					
Monmouth County, New Jersey					
FIELD:	DWN BY:	CHECKED:	PAPER SIZE	SCALE	DATE
AG	JES	MJC	24" x 36" LS	1" = 20'	08/02/2024

PROJECT NUMBER
242Z31
REFERENCE NUMBER
-

Lakeland Surveying
Certificate of Authorization
#74GA28090000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

MARC J. CIFONE, N.J. P.L.S.
JEFFREY S. GRUNN, N.J. P.L.S.
WILLIAM C. BUCHOK, N.J. P.L.S.



N.J. LIC. NO. 24GS04132900
N.J. LIC. NO. 24GS04339900
N.J. LIC. NO. 24GS04341900

I declare that this document is a true and correct representation of the survey data and that I am a duly licensed Professional Land Surveyor in the State of New Jersey. I am not aware of any other persons who have been involved in the preparation of this document.

NO.	INITIALS	DATE	REVISIONS
1	JWS	09/02/24	SURVEY UPDATE
2	JES	09/05/24	TITLE CERTIFICATIONS
3	AG-CMB	11/02/24	AVERAGE FRONT SETBACKS (ADDED LOTS 8, 9, 11, 12, AND 13)
-	-	-	-

