



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

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

OCTOBER 28, 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. Report of Pending Applications
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-21 Resolution of Approval, Vincent Coccimiglio, 25 Springfield Avenue
 - 8.2. PR-25-22 Resolution of Approval, Thomas Greco, 82 Algonquin Avenue
9. **Old Business**
10. **New Business**
 - 10.1. PB2025-11 Ronald Menold
Block 41, Lot 9
147 Comanche Drive
Proposed 20x20 shade structure over the paver patio and adding a fireplace adjacent to it
-Maximum impervious coverage where 37% permitted, 40.9% proposed
 - 10.2. PB2025-15 Robert Stutz
Block 131, Lot 8
42 Burntmill Circle
Proposed In-ground Vinyl Liner Pool and Patio
-Maximum impervious coverage where 32% is permitted, 37.5% proposed
11. **Petitions from the Public**

12. **Adjournment**

August 29, 2025

VIA EMAIL

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

Review No. 1

Application No. PB2025-11

147 Comanche Drive - Block 41, Lot 9
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0373

Dear Board Members,

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

- Plan entitled "Survey of Property" prepared by Morgan Engineering & Surveying, last revised September 29, 2021, consisting of one (1) sheet;
- Plan entitled "Minor Site Plan & Bulk Variance" prepared by InSite Engineering, LLC, dated June 27, 2025, consisting of one (1) sheet;

The subject property is a 12,261 SF (0.28 Ac) parcel located in the R-3 Residential Zone District. The parcel is on the northeast corner of the intersection Comanche Drive and Nicholson Place. The property contains a two-story dwelling, attached two car garage, wood deck, paver patio and asphalt driveway. The Applicant is proposing to install a 20' x 20' shade structure over the paver patio and add a fireplace adjacent to it.

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

A. VARIANCES/DESIGN WAIVERS

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

1. Bulk variances are required for the following:

- a) Maximum Impervious Coverage – 37% permitted, 40.9% existing, 41.3% proposed. The site currently exceeds the coverage limit by 478 square feet. The fireplace adds an additional 44 square feet.

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. The survey is dated September 2021. The Applicant shall provide testimony as to if the survey represents the current conditions of the property.

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

Sincerely,

Colliers Engineering & Design, Inc.



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

WHW/hlo

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Ronald Menold, applicant. (via email)

R:\Projects\M-P\Opp\OPP0373\Correspondence\OUT\250829_whw_kramer_147_Comanche_Drive_App Review No. 1.docx

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #11: BLOCK 41, LOT 9, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ
- OWNER / APPLICANT**
RONALD MENOLD
147 COMANCHE DRIVE
OCEANPORT, NJ 07757
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF OCEANPORT FOR ZONING APPROVAL.
- 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 MORGAN ENGINEERING & SURVEYING, ENTITLED "SURVEY OF PROPERTY; LOT 9 BLOCK 41", WITH THE LATEST REVISION BEING DATED 08/29/21.
- TOPOGRAPHY DATA**
TOPOGRAPHY SHOWN HEREON TAKEN FROM NOAA LIDAR TOPOGRAPHY 2014 NGS POST SANDY.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #30252C02030, DATED 06/20/16, THE SITE IS LOCATED IN ZONE X PER MAP, AND WITHIN ZONE AE (ELEVATION 10) PER TOPOGRAPHY. THE FEMA MAP REFERENCES 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.
- LIMIT OF DISTURBANCE**
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- STRUCTURAL ENGINEERING**
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
- CONSTRUCTION REQUIREMENTS**
 - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAITS, 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.



EXAMPLE DETAIL FOR FIREPLACE
WITH WOOD STORAGE



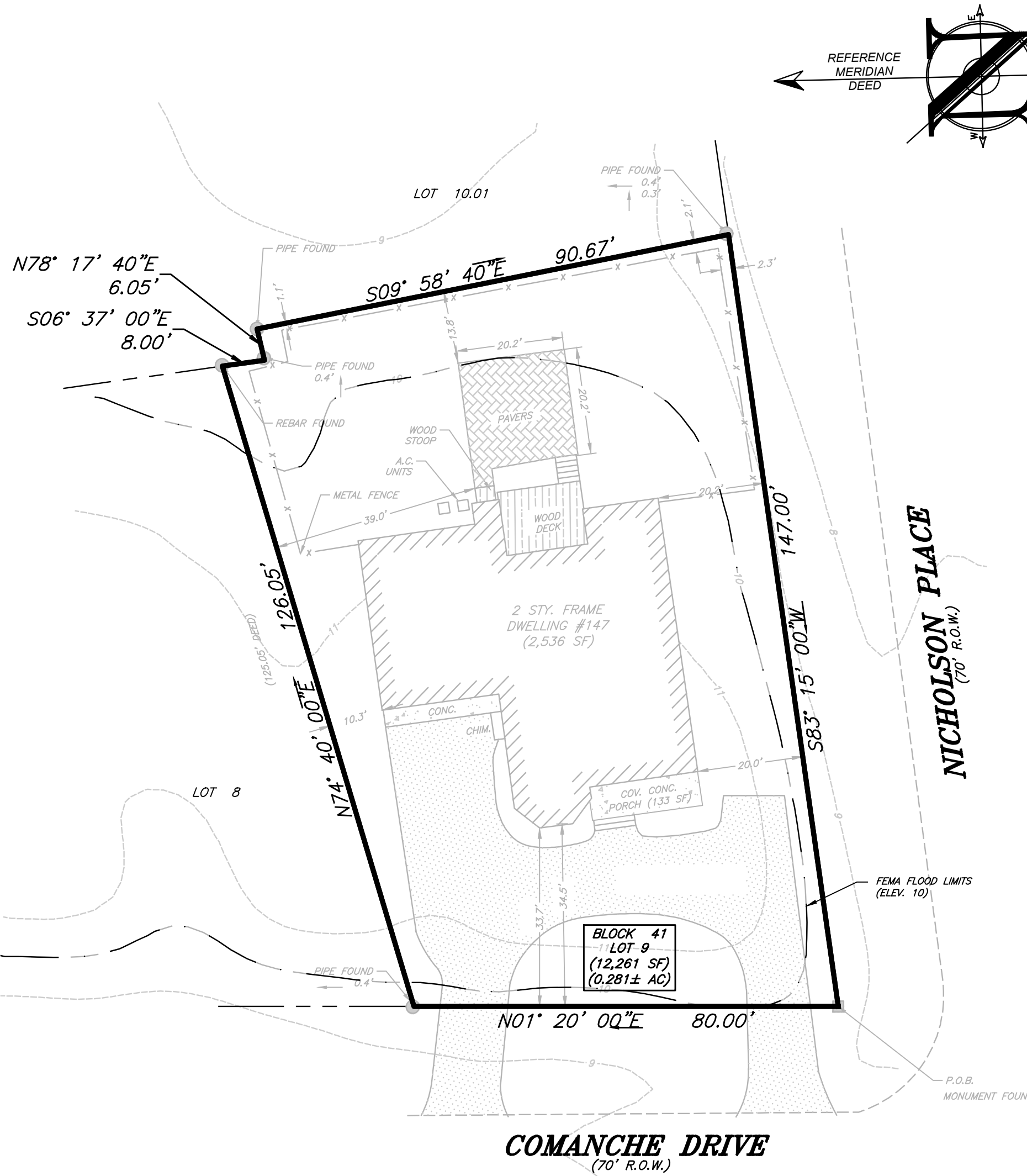
EXAMPLE DETAIL FOR 20'X20'X15'
TALL SHADE STRUCTURE

LEGEND

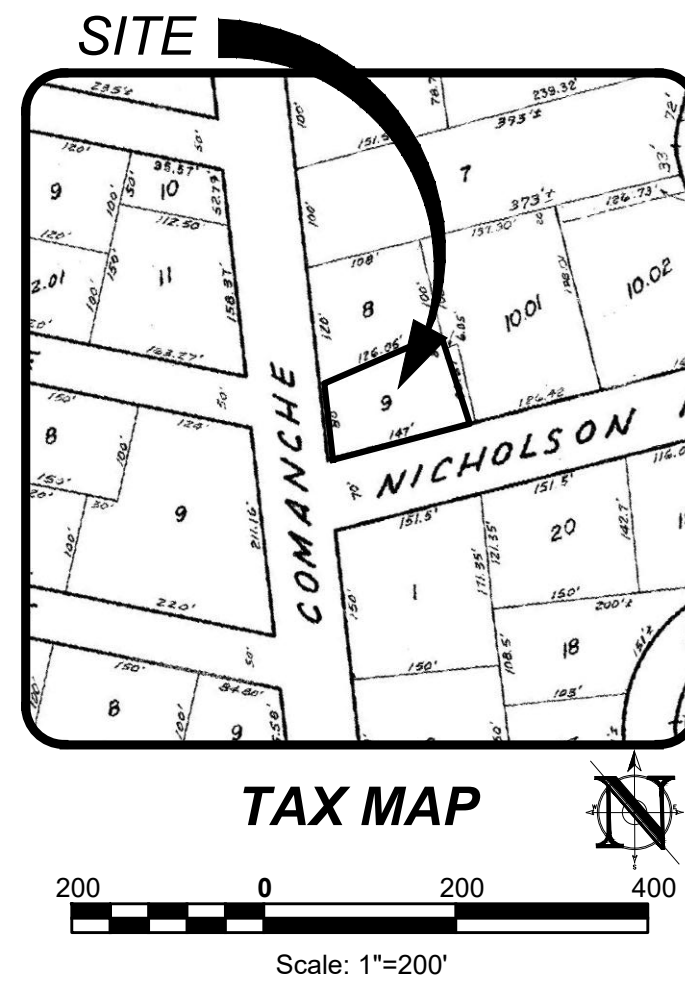
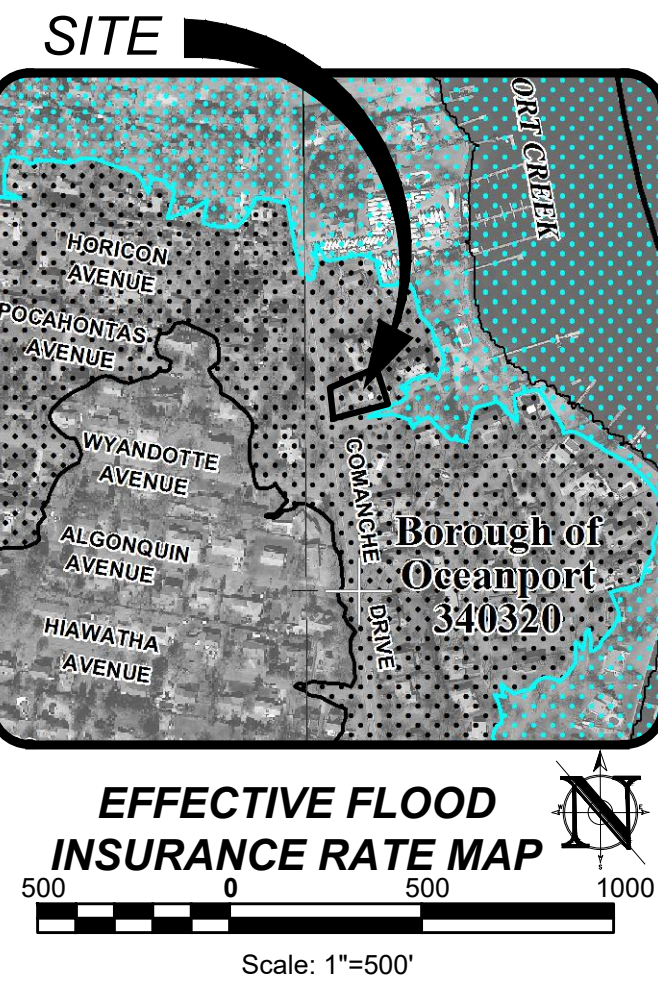
EXISTING	PROPOSED

ZONING COMPLIANCE CHART					
RESIDENTIAL SINGLE-FAMILY (R-3) ZONE (§390)					
USE: SINGLE-FAMILY DWELLING (PERMITTED)					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
§390 ATT 2	MIN. LOT AREA (SF)	12,000	12,261 (0.281 AC)	NO CHANGE	YES
§390 ATT 2	MIN. LOT WIDTH (FT)	120	84.7 (N)	NO CHANGE (N)	NO (N)
§390 ATT 2	MIN. LOT DEPTH (FT)	100	131.1	NO CHANGE	YES
§390 ATT 2	PRINCIPAL BUILDING				
§390 ATT 2	MIN. PRIMARY FRONT YARD SETBACK (FT) - COMANCHE DR	30	33.7	NO CHANGE	YES
§390 ATT 2	MIN. SECONDARY FRONT YARD SETBACK (FT) - NICHOLSON PL	15 (2/3)	20.0	NO CHANGE	YES
§390 ATT 2	MIN. REAR YARD SETBACK (FT)	25	38.4	NO CHANGE	YES
§390 ATT 2	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	10	10.3	NO CHANGE	YES
	BOTH SIDES (FT)	25	N/A	NO CHANGE	YES
§390 ATT 2	MAX. BUILDING HEIGHT (FT)	35	(a)	NO CHANGE	YES
§390 ATT 2	MAX. BUILDING HEIGHT (STORIES)	2.5	2	NO CHANGE	YES
§390 ATT 2	MAX. DENSITY (DWELLING UNIT / ACRE)	3.7	3.6	NO CHANGE	YES
	ACCESS. STRUCTURE (PATIO, SHADE STRUCTURE, FIREPLACE)				
§390-19.C	ALLOWABLE YARD LOCATION	REAR, SIDE	REAR	NO CHANGE	YES
§390 ATT 2	MIN. REAR YARD SETBACK (FT)	5	13.8	NO CHANGE	YES
§390 ATT 2	MIN. SIDE YARD SETBACK (FT)	10	39.0	NO CHANGE	YES
§390-19.D	MAX. BUILDING HEIGHT (FT)	15	N/A	15	YES
	LOT COVERAGE				
§390 ATT 2	MAX. PRINCIPAL BUILDING COVERAGE (%)	25	21.8	NO CHANGE	YES
§390 ATT 2	MAX. ACCESSORY BUILDING COVERAGE (%)	5	N/A	3.3	YES
§390 ATT 2	MAX. IMPERVIOUS COVERAGE (%)	(1) 37	40.9 (1)(N)	41.3 (1)(V)	NO (V)
(N) EXISTING NON-CONFORMITY		(I) IMPROVED CONDITION		N/A - NOT APPLICABLE	
(E) EXISTING VARIANCE		(X) VARIANCE / NON-CONFORMITY ELIMINATED		N/S - NOT SPECIFIED	
(V) PROPOSED VARIANCE		(W) PROPOSED WAIVER			
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					
(1) PER TOWNSHIP ORDINANCE §390, DECKS THAT CONTAIN A MINIMUM OF 1/8-INCH GAP BETWEEN DECKING BOARDS AND THAT HAVE PERVIOUS BASE MATERIAL UNDER THE DECK SHALL NOT BE CONSIDERED IMPERVIOUS COVERAGE. ADDITIONALLY, AN AREA EQUAL TO 350 SF FOR THE USE OF A VEHICLE TURNAROUND AREA ON A RESIDENTIAL LOT SHALL NOT BE CONSIDERED IMPERVIOUS COVERAGE.					
(2) PER TOWNSHIP ORDINANCE §390, A CORNER LOT IS DEFINED AS A LOT OR PARCEL OF LAND ABUTTING UPON TWO OR MORE STREETS AT THEIR INTERSECTION, OR UPON TWO PARTS OF THE SAME STREET FORMING AN INTERIOR ANGLE OF LESS THAN 135 DEGREES. EACH CORNER LOT SHALL HAVE TWO FRONT YARDS, ONE SIDE YARD AND ONE REAR YARD. A CORNER LOT SHALL HAVE A PRIMARY AND A SECONDARY FRONT YARD. THE PRIMARY FRONT YARD SHALL BE ALONG THE STREET FRONTAGE WHICH THE HOUSE FACES.					
(3) PER TOWNSHIP ORDINANCE §390-17 (c)(1), THE SIDE STREET SETBACK LINES OF ANY EXISTING CORNER LOT PLOTTED ON THE BOROUGH'S TAX MAPS SHALL NOT BE LESS THAN 1/2 OF THE DEPTH OF THE MINIMUM FRONT YARD REQUIRED ON ANY ADJOINING LOT FRONTING ON A SIDE STREET.					

LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING AND PORCH	2,668	NO CHANGE
DRIVEWAY	1,867	NO CHANGE
WOOD DECK	0	NO CHANGE
PAVERS/SHADE STRUCTURE	419	NO CHANGE
STAIRS	35	NO CHANGE
A/C UNITS	8	NO CHANGE
FIREPLACE	44	NO CHANGE
TOTAL	5,017	5,061



EXISTING CONDITIONS



Scale: 1"=500'

Scale: 1"=200'

Scale: 1"=500'

PROJECT INFORMATION

PROJECT NAME:

147
COMANCHE
DRIVE

PROJECT LOCATION:

BLOCK 41, LOT 9
147 COMANCHE DRIVE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:

RONALD MENOLD
147 COMANCHE DRIVE
OCEANPORT, NJ 07757

APPLICANT:

RONALD MENOLD
147 COMANCHE DRIVE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

SURVEYOR:

MORGAN ENGINEERING & SURVEY
P.O. BOX 5232
TOMS RIVER, NJ 08754



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 0740120 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.netCAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE
AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL
AND MAY HAVE BEEN ALTERED.

Stephen G. Musto, P.E. CME

PROFESSIONAL ENGINEER
NJPE 54884

REVISIONS

REV.# DATE COMMENT

October 1, 2025

VIA EMAIL

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

Review No. 1

Application No. PB2025-15

42 Burntmill Circle - Block 31, Lot 8
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0376

Dear Board Members,

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

- Plan entitled "Plot Plan for In-ground Pool" prepared by Morgan Engineering & Surveying, dated August 22, 2025, consisting of one (1) sheet;
- Plan entitled "Soil Management and Preparation Plan" prepared by Morgan Engineering & Surveying, dated August 22, 2025, consisting of one (1) sheet; and
- Report entitled "Drainage Narrative for a Proposed In-ground Pool at 42 Burnt Mill Circle" prepared by Morgan Engineering & Surveying, dated July 24, 2025.

The subject property is a 15,000 SF (0.34 Ac) parcel located in the R-2 Residential Zone District. The parcel is west side of the eastern portion of the Burntmill Circle loop approximately 430 from the intersection with Eatontown Boulevard. The property contains a two-story dwelling, asphalt driveway, attached two car garage, paver walkways, concrete patio, hot tub, and two sheds. The Applicant is proposing to install a 16' x 36' pool, paver patio, outdoor kitchen, and removal of one of the sheds.

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

A. VARIANCES/DESIGN WAIVERS

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

1. Bulk variances are required for the following:
 - a) Maximum Impervious Coverage – 32% permitted, 28% existing, 37.5% proposed. The site will exceed the coverage limit by 825 square feet.
 - b) Rear Yard Setback, Accessory Structure- 10 feet required, 0 feet provided (encroaches into adjacent property).
 - c) Side Yard Setback, Accessory Structure- 15 feet required, 0.3 feet.

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.

d) GENERAL COMMENTS

1. A signed and sealed copy of the survey shall be provided to the Board Secretary.
2. A pool code compliant fence must be provided.
3. An overflow drain shall be provided for the dry well that discharges to the front yard.

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

Sincerely,

Colliers Engineering & Design, Inc.

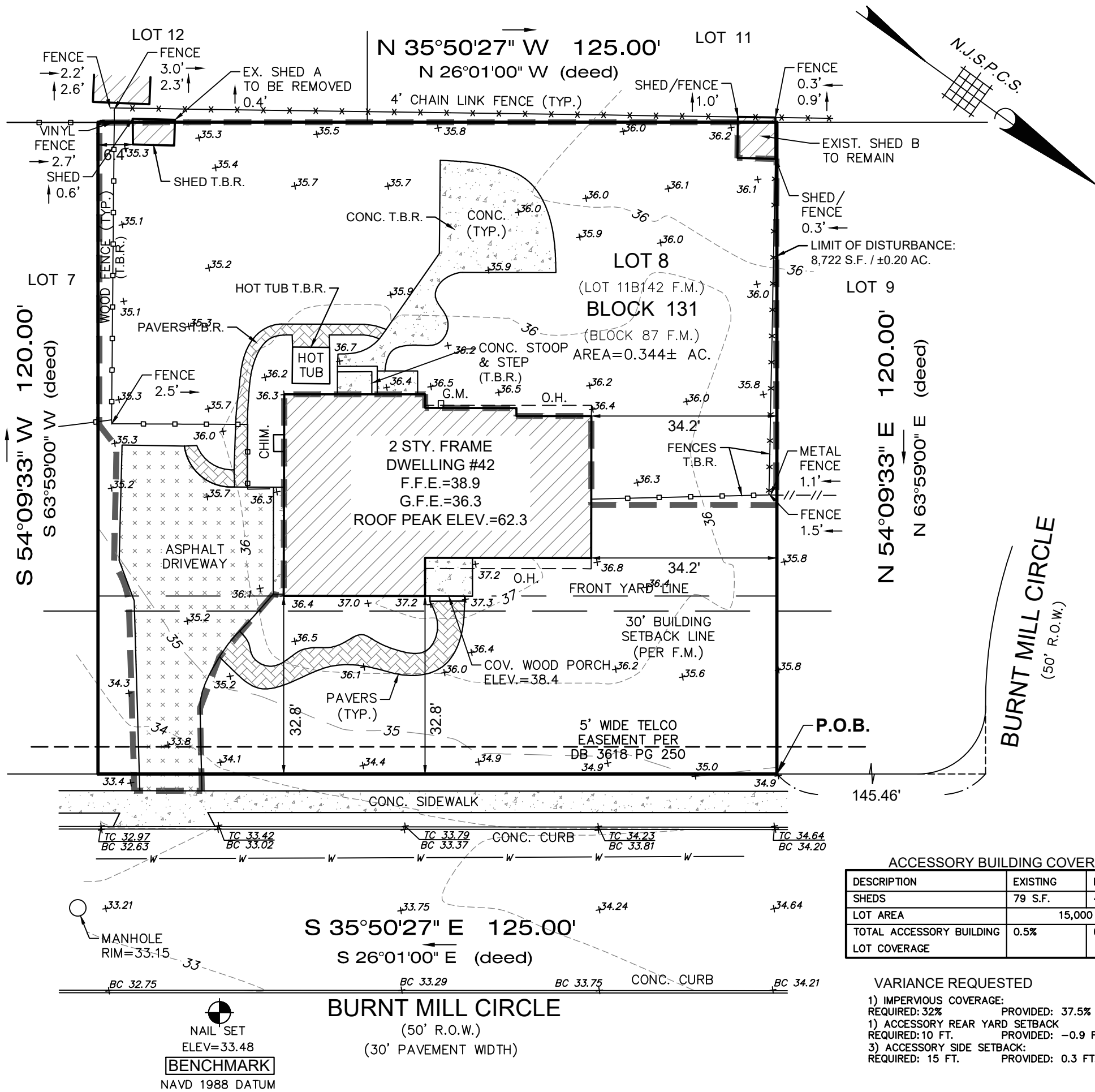


William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/

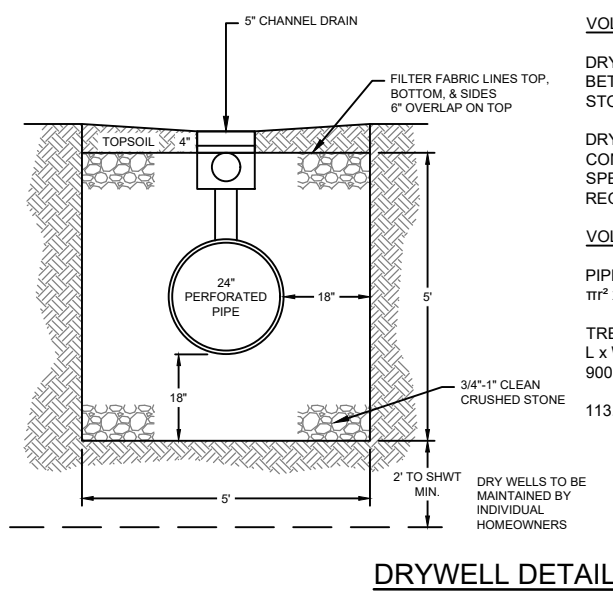
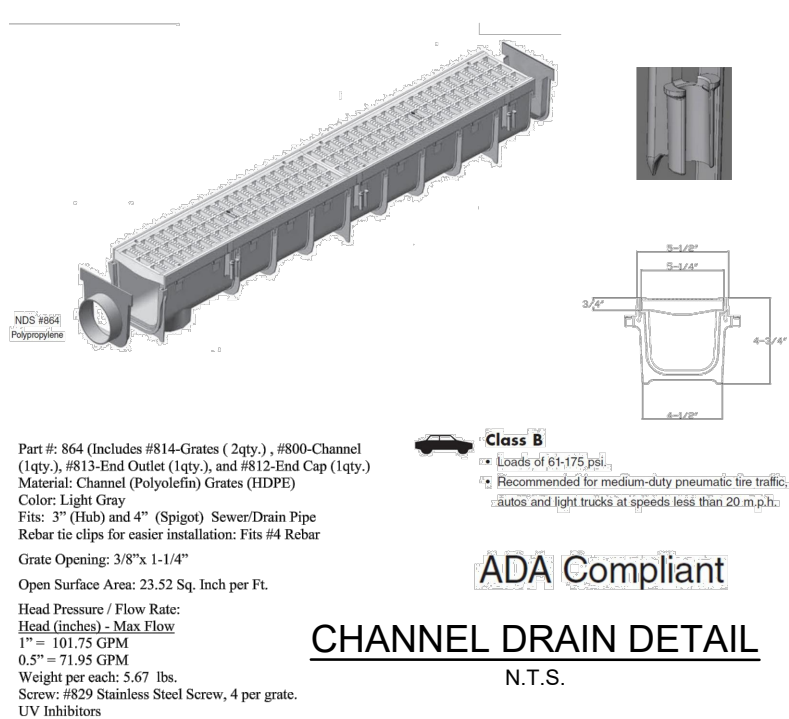
cc: Kevin Kennedy, Esq., Board Attorney (via email)
Robert Stutz, applicant. (via email) Bstutz22@gmail.com

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EXISTING SITE CONDITIONS & DEMOLITION PLAN

5 Inch Pro Series Drain Kit



VOLUME REQUIRED

DRYWELL SIZED TO DETAIN A 405 C.F. DIFFERENCE BETWEEN PRE AND POST-DEVELOPMENT 10-YEAR STORM RESULTS.

DRYWELL INSTALLATION SHALL BE DONE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE TOWNSHIP REQUIREMENTS.

VOLUME PROVIDED

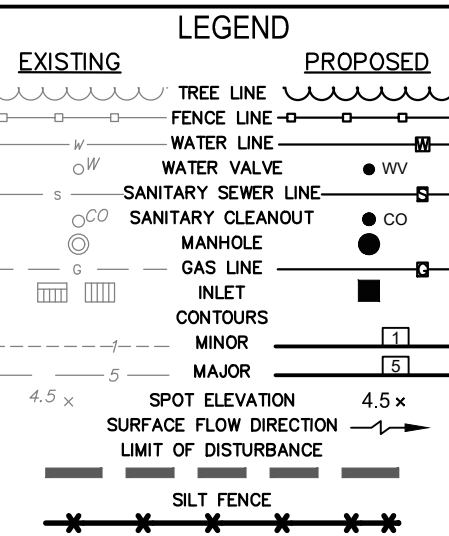
PIPE:
 $11\pi^2 \times L = (3.14)(1') \times (36) = 113.04 \text{ C.F.}$

TRENCH:
 $L \times W \times H = (36)(5)(5) = 900 \text{ C.F.}$
 $900 - 113.04 = 786.96(0.4) = 314.78 \text{ C.F.}$

$113.04 + 314.78 = 427.82 \text{ C.F. STORAGE PROVIDED}$

ABBREVIATIONS

TC / BC - TOP/BOTTOM CURB GRADE
TW / BW - TOP/BOTTOM WALL
F.F.E. - FIRST FLOOR ELEVATION
B.F.E. - BASEMENT FLOOR ELEVATION
G.F.E. - GARAGE FLOOR ELEVATION
C.S.E. - CRAWL SPACE ELEVATION
T.B.R. - TO BE REMOVED
N.T.S. - NOT TO SCALE

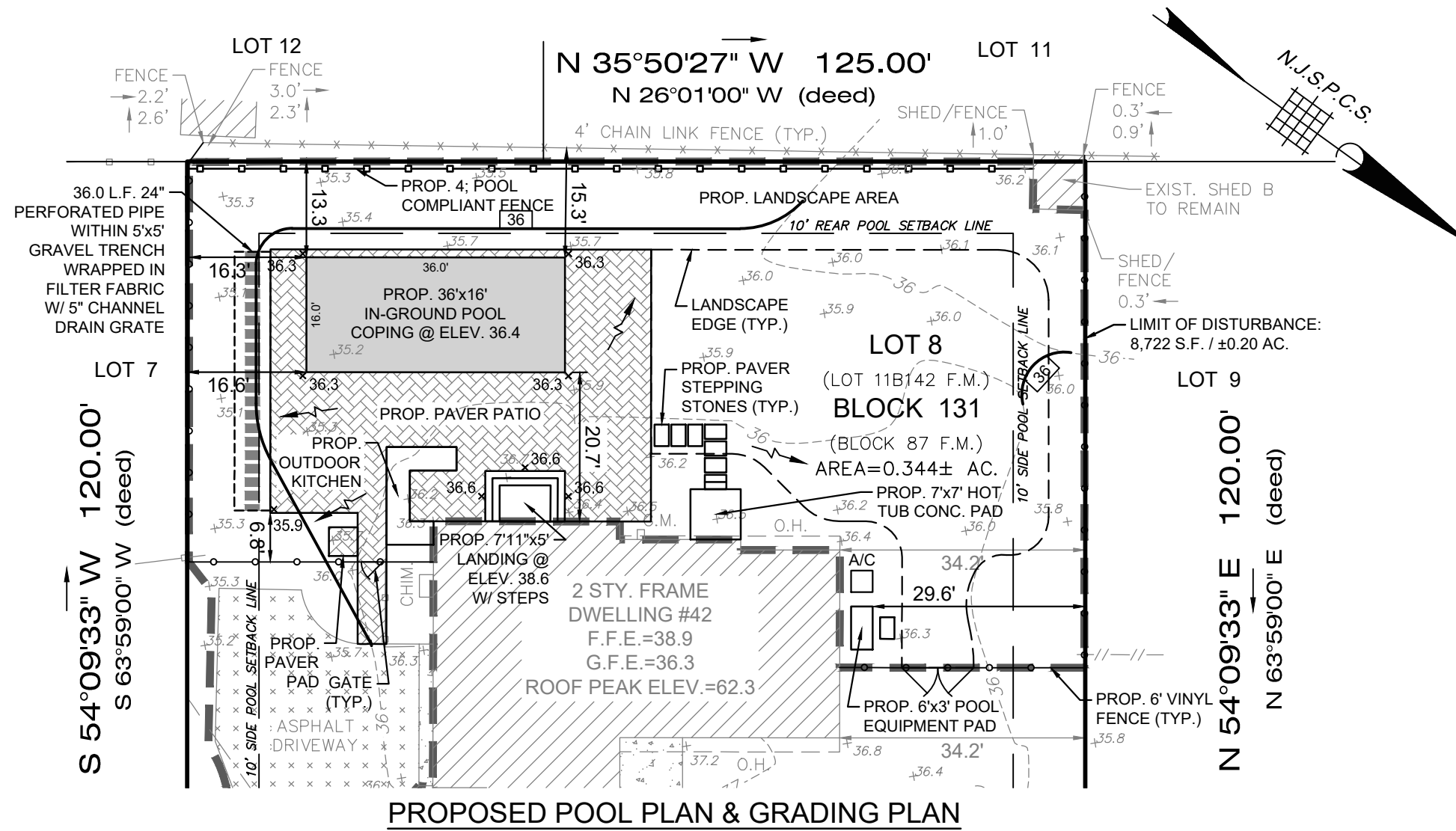


ACCESSORY BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
SHEDS	79 S.F.	47 S.F.
LOT AREA	15,000 S.F.	
TOTAL ACCESSORY BUILDING LOT COVERAGE	0.5%	0.3%

VARIANCE REQUESTED

- 1) IMPERVIOUS COVERAGE:
REQUIRED: 32% PROVIDED: 37.5%
2) ACCESSORY REAR YARD SETBACK
REQUIRED: 10 FT. PROVIDED: -0.9 FT. EXISTING CONDITION
3) ACCESSORY SIDE SETBACK:
REQUIRED: 15 FT. PROVIDED: 0.3 FT. EXISTING CONDITION



PROPOSED POOL PLAN & GRADING PLAN

ZONE R-2 REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	15,000 S.F.	N.C.
MIN. LOT WIDTH	125 FT.	125 FT.	N.C.
MIN. LOT DEPTH	120 FT.	120 FT.	N.C.
MAX. ACCESS. BUILDING COVERAGE	5%	0.5%	0.3%
MIN. ACCESSORY BUILDING SHED A YARD SETBACKS:			
SIDE YARD SETBACK	15 FT.	6.4 FT.*	-
REAR YARD SETBACK	10 FT.	0.6 FT.*	-
MIN. ACCESSORY BUILDING SHED B YARD SETBACKS:			
SIDE YARD SETBACK	15 FT.	0.3 FT.*	N.C.
REAR YARD SETBACK	10 FT.	-0.9 FT.*	N.C.
MAX. IMPERVIOUS COVERAGE	32%	28%	37.5%**

** - EXISTING NON-CONFORMING
- VARIANCE REQUIRED
N.C. - NO CHANGE

POOL REQUIREMENTS

	REQUIRED	PROPOSED
MIN. RESIDENCE SETBACK	10 FT.	20.7 FT.
MIN. FENCE SETBACK	6 FT.	15.3 FT.
MIN. SIDE SETBACK	10 FT.	16.6 FT.
MIN. REAR SETBACK	10 FT.	13.3 FT.
MIN. EQUIP. SIDE/REAR SETBACK	10 FT.	29.6 FT.

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING & CHIM. (INC.)	1,890 S.F.	N.C.
COV. PORCH & STEPS (EXC.)	50 S.F.	N.C.
LANDING & STEPS	38 S.F.	78 S.F.
SHEDS	79 S.F.	47 S.F.
ASPHALT DRIVEWAY	1,150 S.F.	N.C.
CONC.	548 S.F.	38 S.F.
PAVERS & STEPPING STONES	393 S.F.	1,648 S.F.
HOT TUB & STEPS	46 S.F.	55 S.F.
IN-GROUND POOL	-	576 S.F.
POOL EQUIPMENT PAD	-	18 S.F.
OUTDOOR KITCHEN	-	76 S.F.
IMPERVIOUS LOT COVERAGE	4,194 S.F.	5,626 S.F.
LOT AREA	15,000 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	28.0%	37.5%

INC. - INCLUDES AREA UNDER OVERHANGS
EXC. - EXCLUDES AREA UNDER OVERHANGS

PREPARED FOR: ROBERT STUTZ

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."



P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

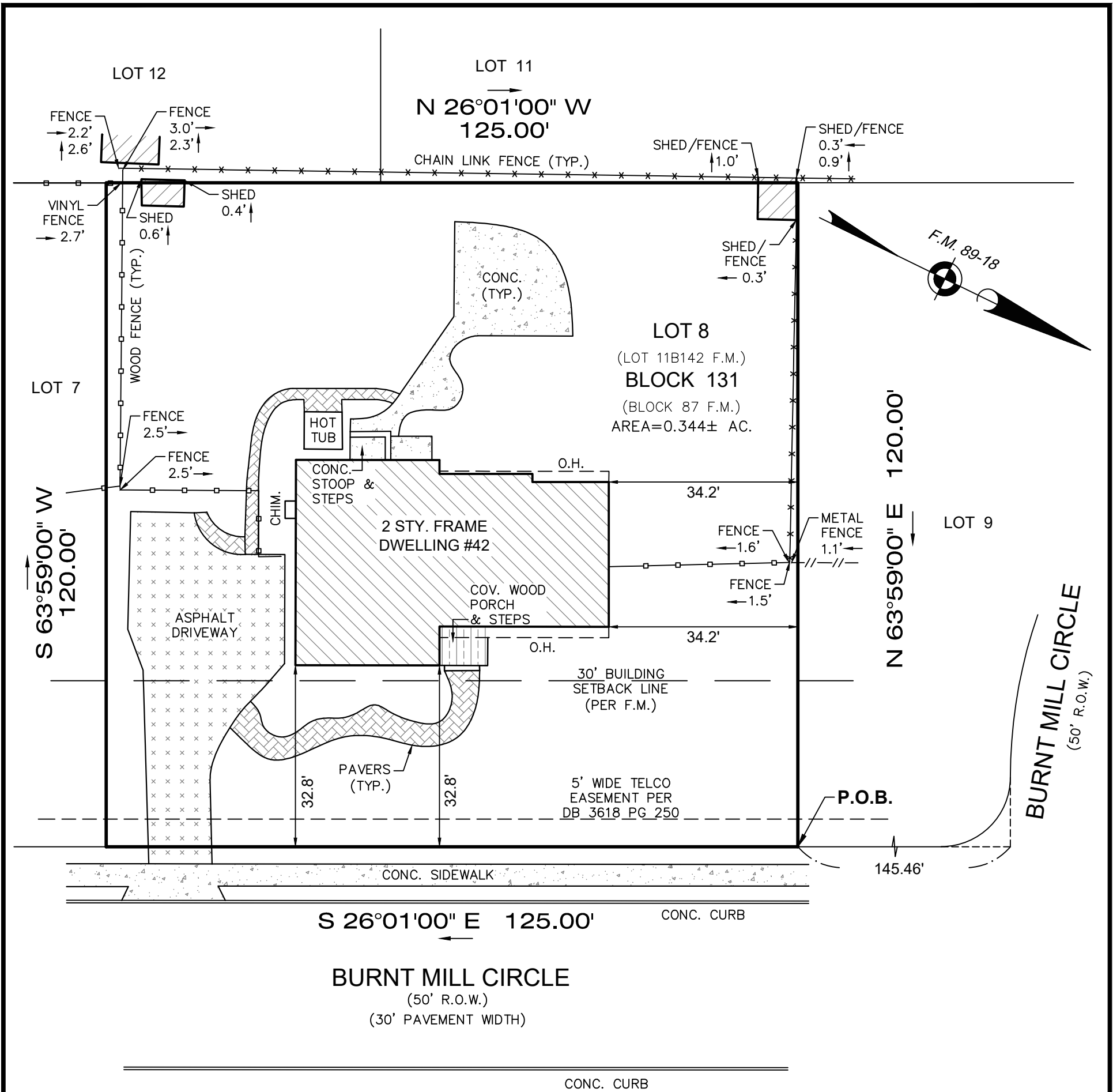
NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A ZONING PERMIT FROM THE BOROUGH OF OCEANPORT FOR THE CONSTRUCTION OF AN IN-GROUND POOL AND PATIO, OUTDOOR KITCHEN, HOT TUB, LANDING AND SHED REMOVAL, WITH APPURTENANT SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 8, BLOCK 131, BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 4/8/25.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOVIEW INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34025C0191F, DATED 9/25/2009.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON PRELIMINARY FIRM MAP #34025C0191G, DATED 1/30/2015.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R-2 - RESIDENTIAL SINGLE-FAMILY ZONE.
- MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OF THE SEASONAL HIGH WATER TABLE.
- LIMIT OF DISTURBANCE: 8,722 S.F. / ±0.20 AC.
- ZONING DENIAL APPLICATION: ZA-25-00160 FOR EXCESSIVE PERMITTED IMPERVIOUS LOT COVERAGE FOR IN-GROUND POOL INSTALLATION AND PATIO.

POOL NOTES:

- POOL MODEL - 36'x16' RECTANGULAR IN-GROUND POOL.
- IN-GROUND POOLS SHALL BE COMPLETELY ENCLOSED BY A FENCE AT LEAST 4 FEET IN HEIGHT. ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. FENCING SHALL BE CODE COMPLIANT AND MEET NATIONAL SWIMMING POOL REGULATIONS, LOCAL BUILDING CODES AND TOWNSHIP ORDINANCE.
- CONTRACTOR TO ENSURE ADEQUATE SUBGRADE BELOW AND IN THE IMMEDIATE VICINITY OF THE POOL. MORGAN ENGINEERING HAS PERFORMED NO STRUCTURAL CALCULATIONS AS IT RELATES TO THE SUPPORT OF THE POOL AND IMMEDIATE SURROUNDING AREA.
- POOL DISCHARGE VIA OVERLAND HOSE TOWARDS BURNT MILL CIRCLE.

REV	DATE	DESCRIPTION	BY
CERTIFICATE OF AUTHORIZATION: 24GA28229800			
PLOT PLAN FOR IN-GROUND POOL			
#42 BURNT MILL CIRCLE			
LOT 8 BLOCK 131			
BOROUGH OF OCEANPORT			
COUNTY OF MONMOUTH NEW JERSEY			
Scale: 1"=20'	Drawn By: DAP	Date: 8/22/2025	Job #: E24-01085
CAD File # POOLPP		Sheet # 1 OF 1	



PREPARED FOR: *ROBERT STUTZ and ALYSSA STUTZ*

TITLE INSURER: *CENTURION TITLE SERVICES, LLC (CTS1996)*
FIRST AMERICAN TITLE INSURANCE COMPANY

MORTGAGE HOLDER: *KEARNEY BANK,*
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: *ANDREW W. KRANTZ, Esquire*
ZAGER FUCHS, P.C.

DISCUSSION TOPIC: SHEDS
CROSS THE BOUNDARY LINE.

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
FINAL PLAT, SECTION 1, EVERGREEN MANOR, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ	87	11B142	9/28/1967	89-18

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/15/2024 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 9435 PG 7782

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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David J. Von Steenburg

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 8 **BLOCK 131**

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=20'	WM	4/15/2024	24-02690	24-02690WM	1 OF 1