



# BOROUGH OF OCEANPORT PLANNING BOARD

## REGULAR MEETING • AGENDA

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

**JANUARY 13, 2026 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 December 12, 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. **Oaths of Office**
  - Christopher Widdis, Class I, 1 year Term**
  - Joseph Foster, Class II, 3 year Term**
  - Patricia Cooper, Class III, 1 year Term**
  - James Whitson, Class IV, 4 year Term**
  - Michael Dailey, Class IV, 4 year Term**
  - Edward Verdi, Alternate II, 2 year Term**
5. **Roll Call**
6. **Election of Chairman**
7. **Election of Vice-Chairman**
8. **Appointment of Board Secretary**
9. **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.
10. **Board Business**
  - 10.1. PR-26-01 Resolution approving 2026 meeting schedule
  - 10.2. PR-26-02 Resolution appointing Board Attorney
  - 10.3. PR-26-03 Resolution appointing Board Engineer/Planner
  - 10.4. PR-26-04 Resolution appointing Conflict Engineer
11. **Resolutions**
  - 11.1. PR-26-05 Resolution of Denial, Rafless and Celi Zarate, 59 Main Street
  - 11.2. PR-26-06 Resolution of Approval, 8 Cayuga Avenue, LLC, 8 Cayuga Avenue
  - 11.3. PR-26-07 Resolution of Approval, Andrew and Sharon Haas, 203 Comanche Drive

12. **Old Business**

12.1. PB2025-02 Ralph Mocchi

Block 72, Lot 4.04

6 Blue Point Cove Road

Application has been amended to remove use variance and Maids Quarters, which will be replaced with a Game Room

13. **New Business**

13.1. PB2025-17 Michael and Alyssa Glaicar

Block 9, Lot 2

46 Sagamore Avenue

Proposed 14x28 Inground Pool and patio

Maximum Impervious Coverage, 37% permitted, 35.8% existing, 47.2% proposed

13.2. PB2025-18 TripleScoops, LLC

Block 110.11, Lot 1

1000 Sanger Avenue

Request approval for modifications to allow the replacement of current door space with a garage door/man door to fit the existing opening. The garage door would match the design and appearance of other existing garage doors of neighboring tenants.

14. **Petitions from the Public**

15. **Adjournment**

**BOROUGH OF OCEANPORT PLANNING BOARD**

**RESOLUTION APPROVING ANNUAL MEETING SCHEDULE  
JANUARY 13, 2026**

**WHEREAS**, the Open Public Meetings Act requires that all public bodies at the time of their annual organization meetings or within 7 days thereof, shall post, mail to newspapers and give notice to certain persons the schedule of meetings for the year 2026.

**NOW, THEREFORE, BE IT RESOLVED** that the Oceanport Planning/Zoning Combined Board for the 2026 calendar year will conduct the following meetings for the purpose of conducting Board business for 2026. Meetings are generally held on the second and fourth Tuesday of each month, except as otherwise noted below, in the Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757. All meetings will begin at 7:00 p.m. A Workshop Session will be held at 6:30 p.m. prior to a Regular Meeting as the Board deems it necessary. Official action may be taken.

January	13 <sup>th</sup>	27 <sup>th</sup>
February	10 <sup>th</sup>	24 <sup>th</sup>
March	10 <sup>th</sup>	24 <sup>th</sup>
April	14 <sup>th</sup>	28 <sup>th</sup>
May	12 <sup>th</sup>	26 <sup>th</sup>
June	9 <sup>th</sup>	23 <sup>rd</sup>
July*	14 <sup>th</sup>	
August*	11 <sup>th</sup>	
September	8 <sup>th</sup>	22 <sup>nd</sup>
October	6 <sup>th</sup>	20 <sup>th</sup>
November*	10 <sup>th</sup>	
December*	8 <sup>th</sup>	

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

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

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

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of January 13, 2026.

\_\_\_\_\_  
Stephanie Kramer, Board Secretary

**BOROUGH OF OCEANPORT PLANNING BOARD**

**RESOLUTION OF THE OCEANPORT PLANNING BOARD  
APPOINTMENT OF BOARD ATTORNEY FOR CY2026**

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

**WHEREAS**, Kevin Kennedy, Esq., 165 Highway 35, Middletown, NJ 07701 has served as the Board Attorney and the Board desires to continue to retain Mr. Kennedy for said professional legal services for calendar year 2026; and

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

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

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

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

1. Kevin E. Kennedy, Esq be and is hereby appointed as Board Attorney for CY2026.
2. The Chairman and Board Secretary are hereby authorized to execute a contract on behalf of the Borough of Oceanport Planning Board with Kevin E. Kennedy, Esq for legal services for a monthly meetings retainer of \$500.00 per month for Board meetings and subject to the terms of the proposal submitted subject to adoption of the 2026 municipal budget.
3. That the contract shall also provide for an open-ended contract for services performed in regards to land development applications contingent upon the availability of funds in the Developer's Escrow and municipal budget with no firm quantities being guaranteed. Funds will be certified and encumbered by individual purchase order prior to each request for service.

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of January 13, 2026.

\_\_\_\_\_  
Stephanie Kramer, Board Secretary

**BOROUGH OF OCEANPORT PLANNING BOARD  
RESOLUTION OF THE OCEANPORT PLANNING BOARD  
APPOINTMENT OF BOARD ENGINEER/PLANNER FOR CY2026**

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

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

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

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

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

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

1. William White of Colliers Engineering & Design be and is hereby appointed as Board Engineer/Planner for CY2026.
2. The Chairman and Board Secretary are hereby authorized to execute a contract on behalf of the Borough of Oceanport Planning Board with William White of Colliers Engineering & Design for engineering services pursuant with their proposal and rate sheet for 2026.
3. That the contract provides for an open-ended contract for services performed in regards to land development applications contingent upon the availability of funds in the Developer's Escrow and municipal budget with no firm quantities being guaranteed. Funds will be certified and encumbered by individual purchase order prior to each request for service.

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

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

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

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of January 13, 2026.

\_\_\_\_\_  
Stephanie Kramer, Board Secretary

**RESOLUTION APPOINTING CME ASSOCIATES  
TO SERVE AS CONFLICT ENGINEER TO THE  
OCEANPORT PLANNING BOARD**

**WHEREAS**, the Oceanport Planning Board is a duly organized Planning Board (hereinafter referred to as “Planning Board”) having a principal office at 315 E. Main Street, Oceanport, NJ; and

**WHEREAS**, there is a need for the Planning Board to retain the services of a Conflict Board Engineer in order to represent its interests; and

**WHEREAS**, under separate cover, the Borough of Oceanport solicited proposals for the said Conflict Engineering position under the Fair and Open Process, as set forth in NJSA 19: 44A-20.5 et seq.; and

**WHEREAS**, Jaclyn Flor of Engenuity Engineers submitted a conforming Proposal; and

**WHEREAS**, the Planning Board is of the opinion that appointment of Jaclyn Flor of Engenuity Engineers, as Conflict Engineer, will be in the best interest of the Planning Board;

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

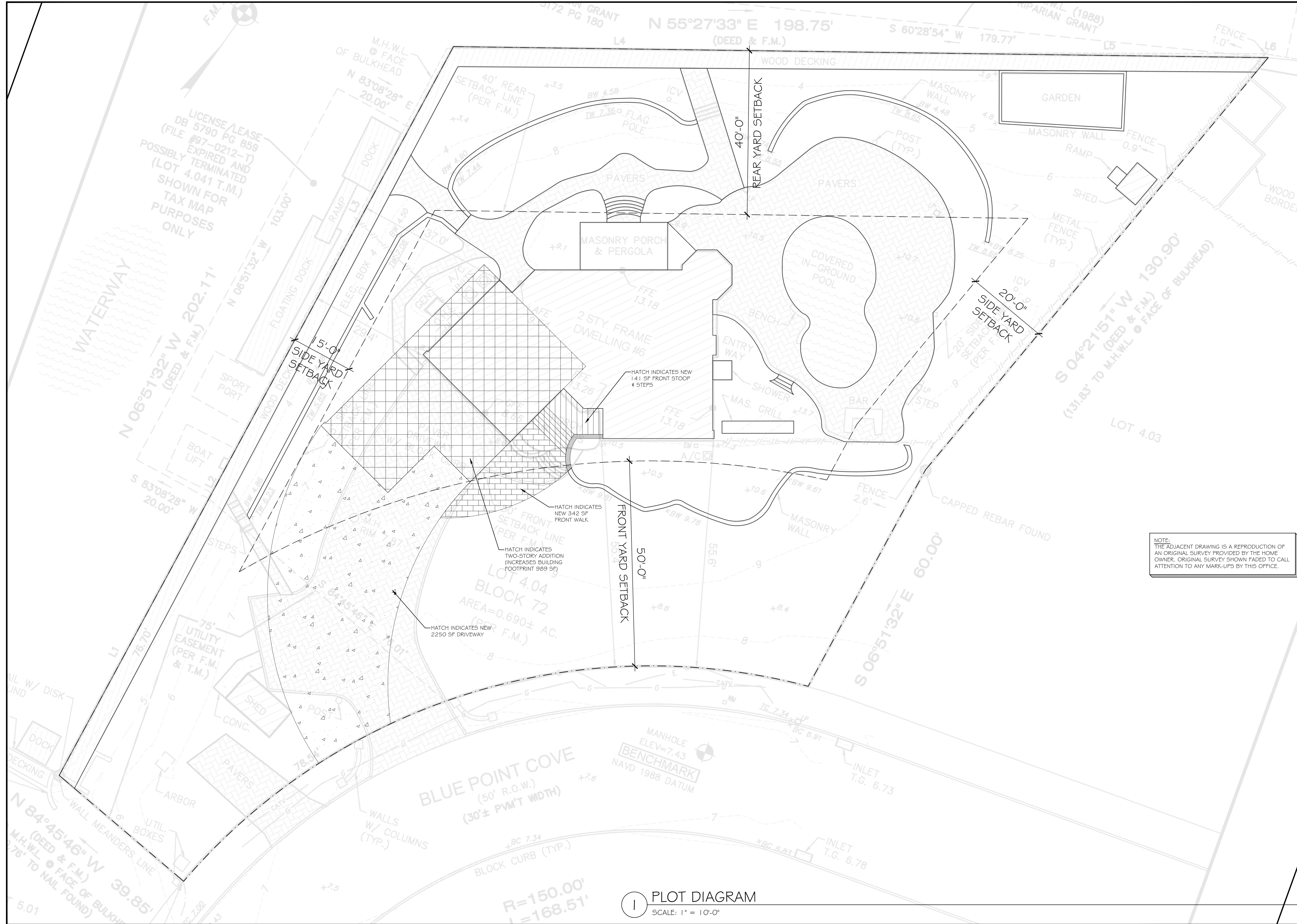
1. That the Oceanport Planning Board is hereby authorized to award a Contract to Jaclyn Flor of Engenuity Engineers so as to represent its interests, as Conflict Board Engineer, in connection with all specified Planning Board matters.

2. That the compensation associated with the said representation shall be as set forth in the Borough – imposed guidelines, or as otherwise set forth in the attached Proposal. (Additionally, the Proposal for Services, as submitted by Jacqueline Flor of Engenuity Engineers is incorporated herein at length.)
3. That the Board Chair, Vice-Chair, and Secretary are hereby authorized to sign the said Professional Service Contract.
4. That any payments to be tendered under the said Contract shall be subject to the Borough's Chief Financial Officer confirming that funds are available for the stated purpose.
5. That in accordance with New Jersey Law, notice of the subject appointment shall be published in the Borough's official newspaper.
6. That the within Resolution / Appointment shall be subject to all Prevailing State Statutes / Borough Ordinances, as the same may be amended from time to time. Additionally, the appointed individual shall comply with all Prevailing "Pay to Play" Certifications as the Borough of Oceanport may require.

*I hereby certify that the foregoing is a true copy of a Resolution adopted by the Oceanport Planning Board on this 13th day of January , 2026.*

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Stephanie Kramer, Board Secretary



NOTE:  
 THE ADJACENT DRAWING IS A REPRODUCTION OF  
 AN ORIGINAL SURVEY PROVIDED BY THE HOME  
 OWNER. ORIGINAL SURVEY SHOWN FADED TO CALL  
 ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

1 PLOT DIAGRAM  
 SCALE: 1" = 10'-0"

REVISIONS:

DATE: DECEMBER 16, 2025

**MINKLER**  
 ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701  
 P: 908-892-8412 Email: vinminkler@gmail.com

PROJECT:

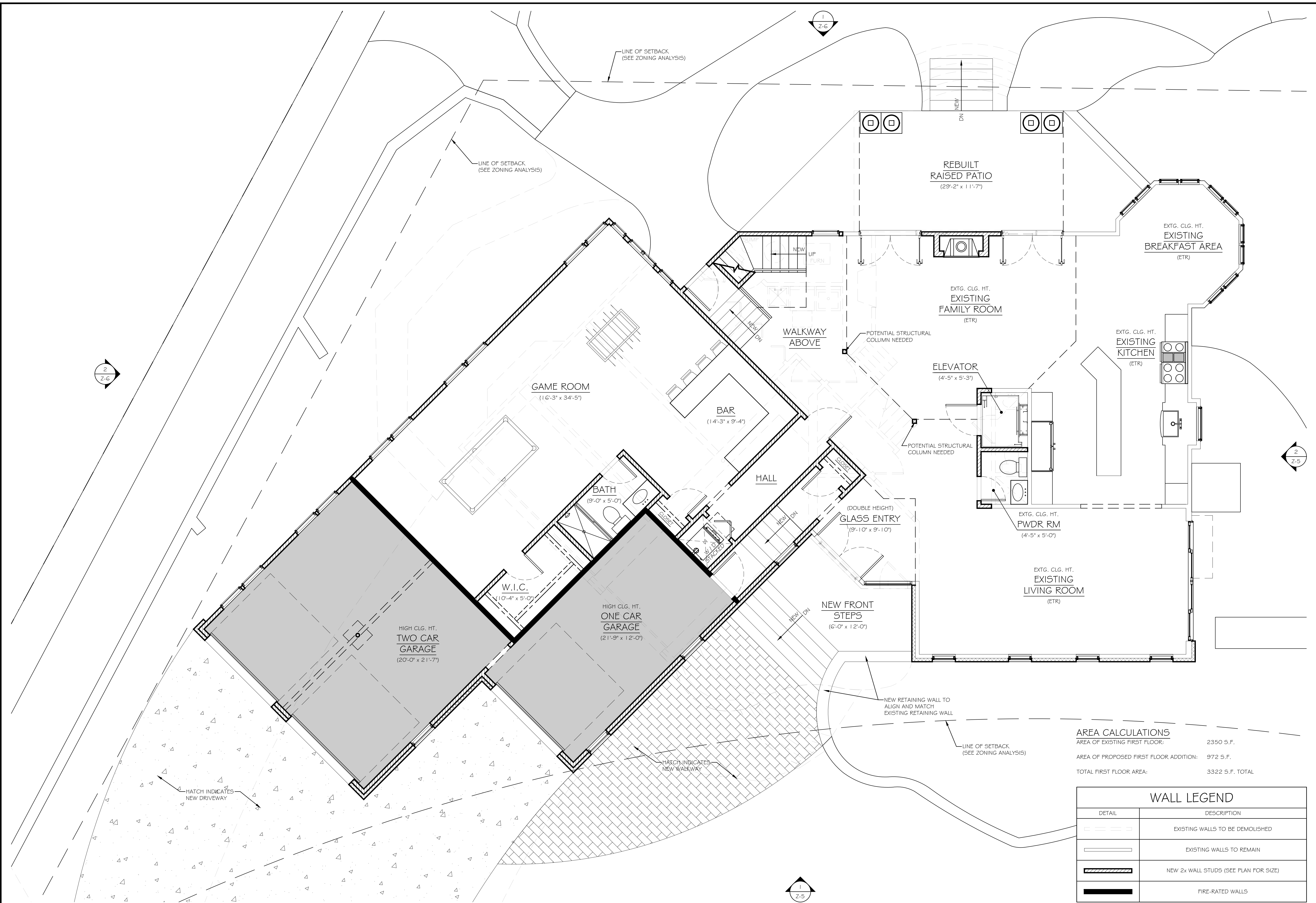
ADDITIONS & ALTERATIONS FOR:  
**THE MOCCI RESIDENCE**

6 BLUE POINT COVE  
 BLOCK 72, LOT 4.04  
 OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

**Z-1**  
 SHEET 01 OF 06



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:

DATE: DECEMBER 16, 2025

**MINKLER**  
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701  
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT: ADDITIONS & ALTERATIONS FOR :  
**THE MOCCI RESIDENCE**

6 BLUE POINT COVE  
BLOCK 72, LOT 4.04  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER  
NJ Lic. No. 21A101978200

**Z-2**  
SHEET 02 OF 06

**AREA CALCULATIONS**

AREA OF EXISTING FIRST FLOOR:	2350 S.F.
AREA OF PROPOSED FIRST FLOOR ADDITION:	972 S.F.
TOTAL FIRST FLOOR AREA:	3322 S.F. TOTAL

**WALL LEGEND**

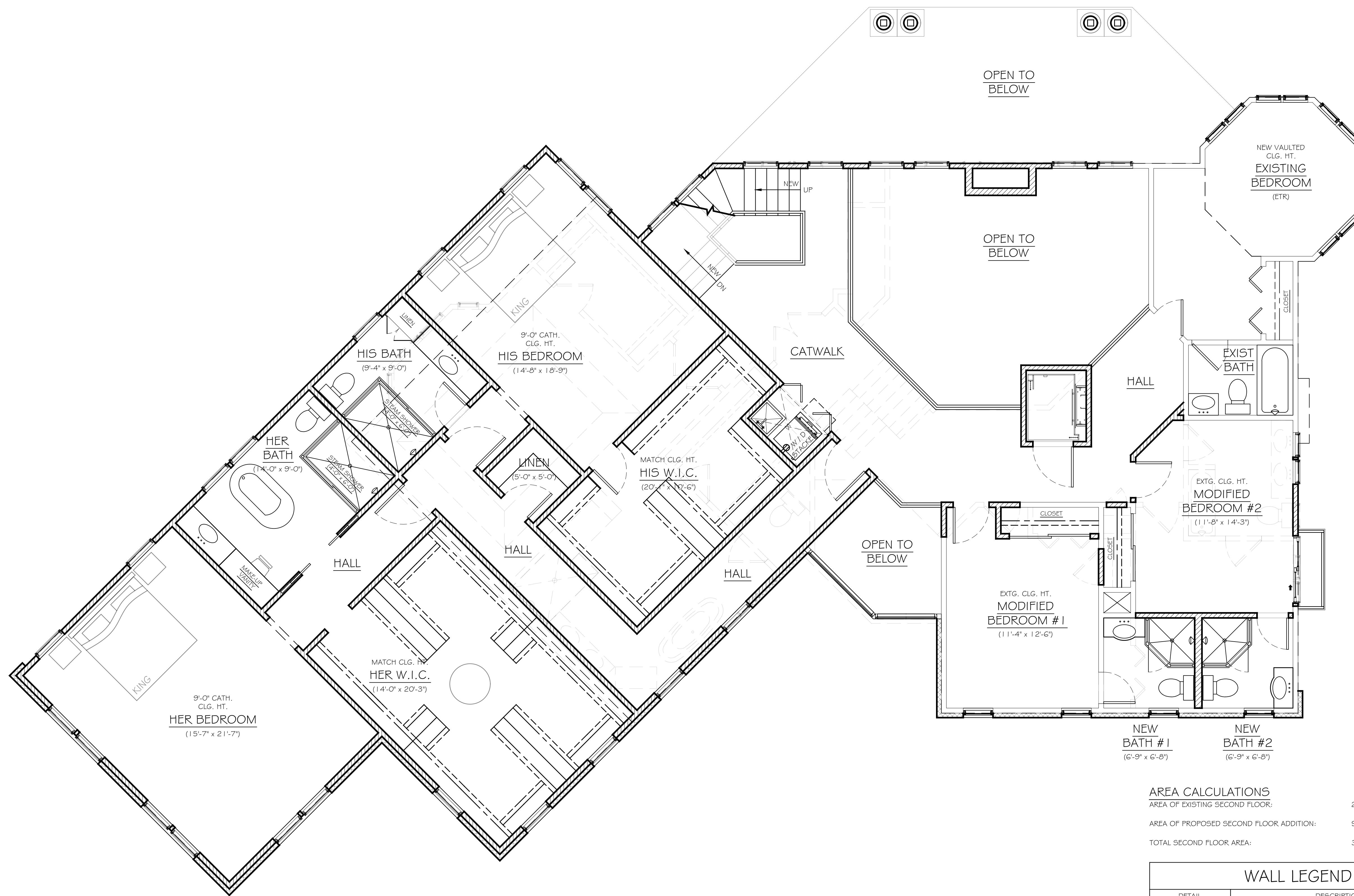
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)
	FIRE-RATED WALLS

2  
Z-6

1  
Z-6

2  
Z-5

1  
Z-5



**AREA CALCULATIONS**

AREA OF EXISTING SECOND FLOOR:	2341 S.F.
AREA OF PROPOSED SECOND FLOOR ADDITION:	977 S.F.
TOTAL SECOND FLOOR AREA:	3318 S.F. TOTAL

**WALL LEGEND**

DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)

**1 PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:

DATE:

DECEMBER 16, 2025

**MINKLER**  
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701  
P: 908-692-8412 Email: vinminkler@gmail.com

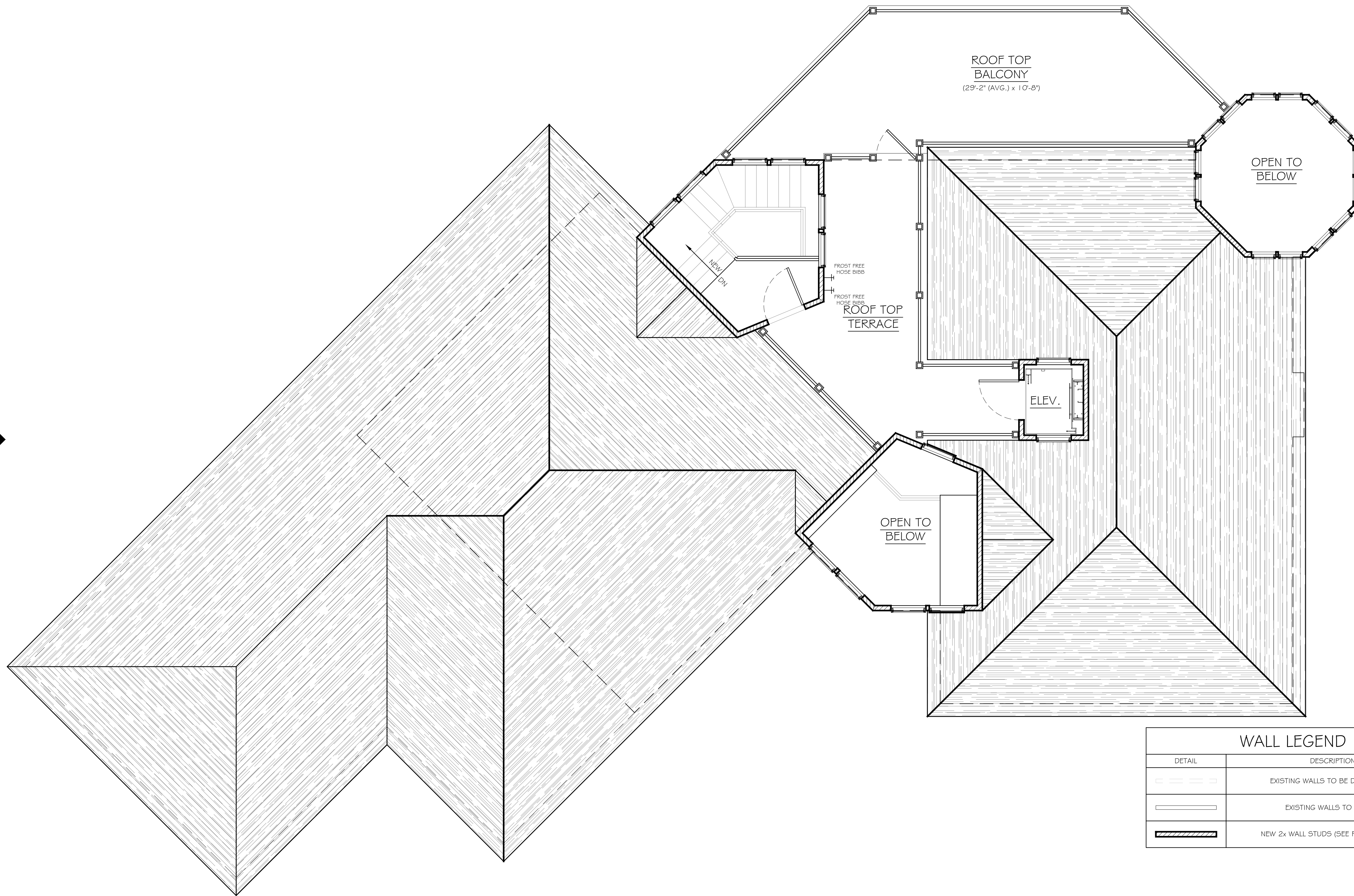
PROJECT:  
**ADDITIONS & ALTERATIONS FOR :  
THE MOCCI RESIDENCE**

6 BLUE POINT COVE  
BLOCK 72, LOT 4.04  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

**Z-3**  
SHEET 03 OF 06



WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)

**1** PROPOSED ROOF & TERRACE PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:

DATE: DECEMBER 16, 2025

**MINKLER**  
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD. RED BANK, NJ 07701  
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR:  
**THE MOCCI RESIDENCE**

6 BLUE POINT COVE  
BLOCK 72, LOT 4.04  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER  
NJ Lic. No. 21A101978200

**Z-4**  
SHEET 04 OF 06



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



2 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

**MINKLER**  
ARCHITECTURE & DESIGN

DATE: DECEMBER 16, 2025

54 CHAPEL HILL RD. RED BANK, NJ 07701  
P: 908-892-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR:  
**THE MOCCI RESIDENCE**

6 BLUE POINT COVE  
BLOCK 72, LOT 4.04  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER  
NJ Lic. No. 21A101978200

**Z-5**  
SHEET 05 OF 06



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



2 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

**MINKLER**  
ARCHITECTURE & DESIGN

DATE: DECEMBER 16, 2025

54 CHAPEL HILL RD. RED BANK, NJ 07701  
P: 908-892-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR:  
**THE MOCCI RESIDENCE**

6 BLUE POINT COVE  
BLOCK 72, LOT 4.04  
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

**Z-6**  
SHEET 06 OF 06

December 18, 2025

Planning Board  
Oceanport Construction Department  
910 Oceanport Way  
P.O. Box 370  
Oceanport, NJ 07757

Re: 6 Blue Point Cove  
Oceanport, NJ 07757

Ms. Stephanie Kramer

Please note the following summary of changes for the above-mentioned project:

1. The two-bedroom Maid's Quarters has been removed from the design and replaced with a new Game Room.
2. The rear entrance and walkway to the Maid's Quarters have been removed from the design.
3. The existing shed is proposed to be removed to eliminate the existing non-conformity of the side yard setback for an accessory building.
4. The impervious coverage calculations have been revised in accordance with the plan changes such that there is no increase in impervious coverage between the existing and proposed conditions.
5. A calculation of average principal building setback from mean high waterline within 200 feet of each side of the property on the same block has been added to the plan.
6. The existing retaining wall to be modified has been altered to reduce the increase in height proposed and will be no greater than 3 feet in height.
7. Street trees have been added to the plan in compliance with the township ordinance.
8. A detail demonstrating the base flood elevation relative to the floor elevations of the structure has been added to the plan.
9. The existing and proposed roof leaders have been added to the plan.
10. A construction detail for the proposed concrete driveway apron has been added to the plan.
11. A construction detail for the proposed concrete driveway has been added to the plan.
12. A construction detail for the concrete curb/pavement section repair in the Borough right-of-way has been added to the plan.
13. A detail for the proposed street tree planting has been added to the plan.

The revisions to the plan listed above have resulted in the removal of the proposed use variance submitted within the original application. Additionally, other bulk variances have been eliminated with the revisions made to the plan. Please note the following current variances requested for the above-mentioned project:

1. §390 - Attachment 2 – Schedule II: Maximum Impervious Coverage  
Required: 25%  
Existing: 37.28%  
Proposed: 37.28%
  
2. §390 - Attachment 2 – Schedule II: Minimum Lot Depth  
Required: 200 feet  
Existing: 165 feet  
Proposed: 165 feet
  
3. §390-17D: Waterfront Properties  
Required: No principal building shall be nearer to the mean high waterline than within two feet of the average alignment of the existing principal buildings along 200 feet of each side of the lot on the same block (calculated average = 51.78 feet).  
Existing: 30.0 feet  
Proposed: 15.9 feet
  
4. §390-25A: Fences and Walls  
Required: Stone and masonry walls are not considered to be fences and are prohibited.  
Existing: Masonry retaining walls exist on the property.  
Proposed: Modification of an existing retaining wall.
  
5. §390-26B: Driveway Width  
Required: 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.  
Existing: Driveway is 28.1 feet wide within 24 feet of the dwelling.  
Proposed: Driveway is 31.4 feet wide within 24 feet of the dwelling.



Should you have any questions or require any additional materials, please feel free to contact this office.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'DM Bullock', is written in a cursive style.

***Donna M. Bullock, P.E.***

***Morgan Engineering, LLC***

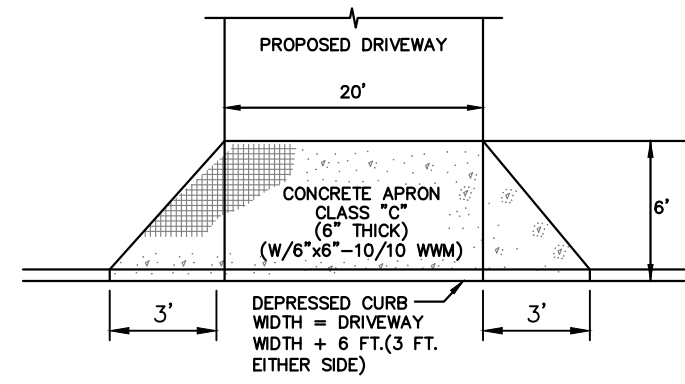
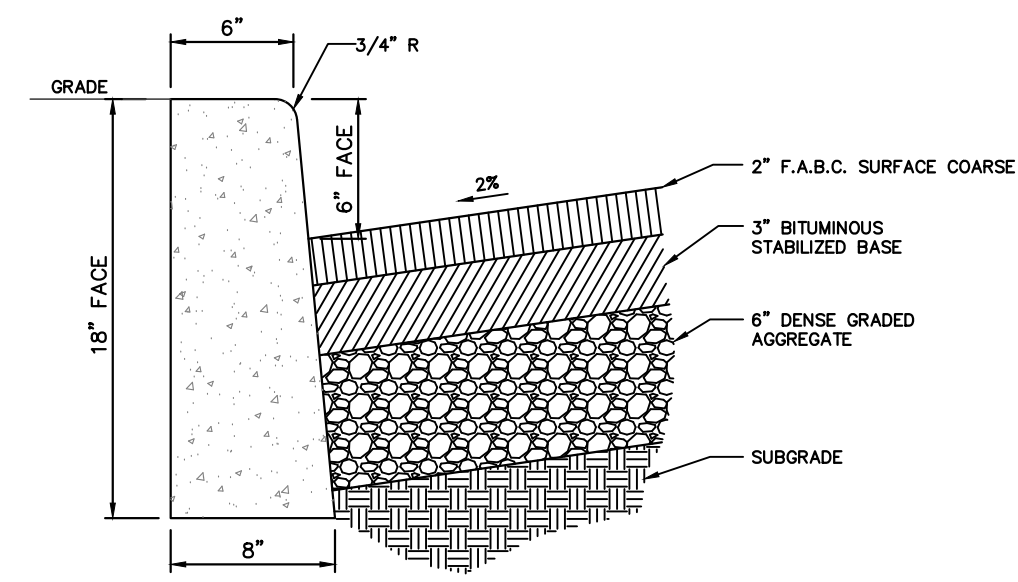
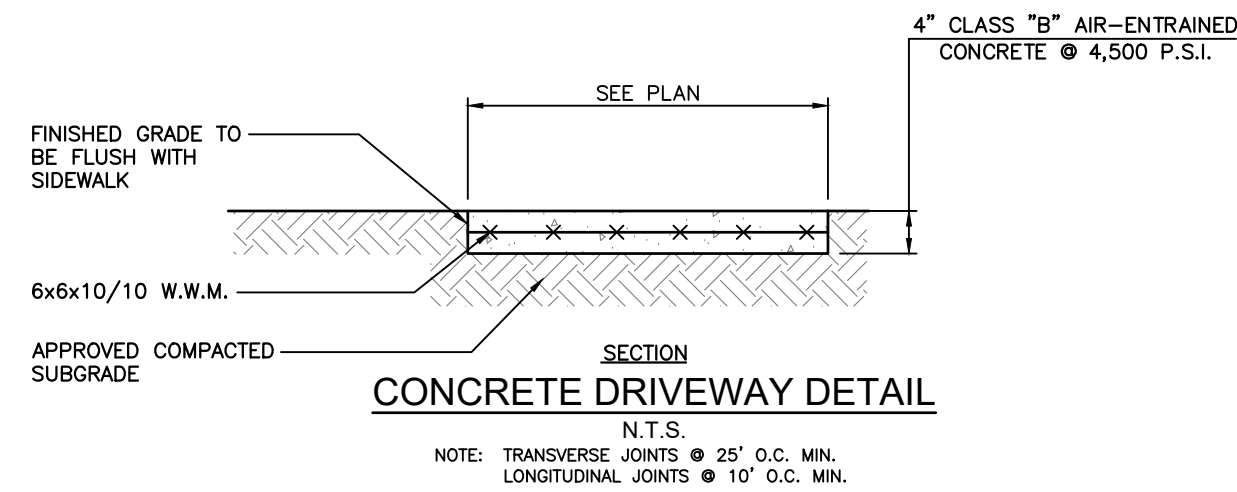
P.O. Box 5232

Toms River, NJ 08754

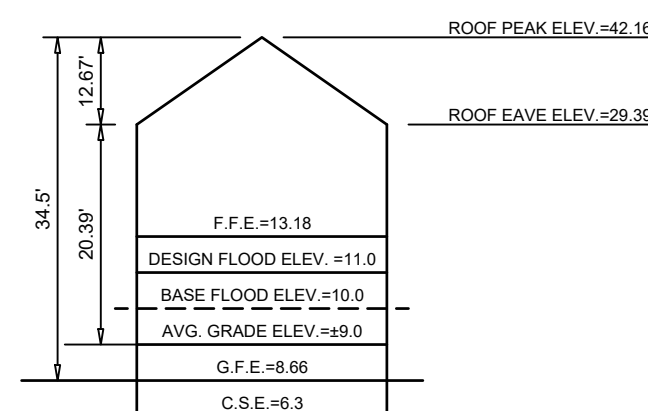
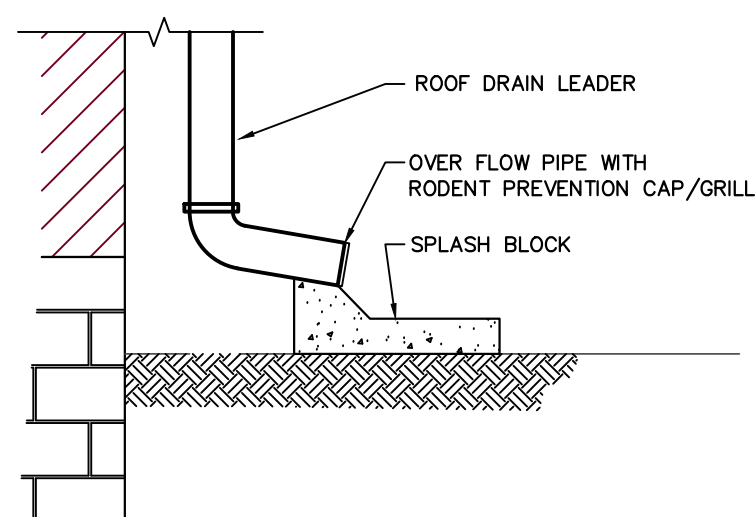
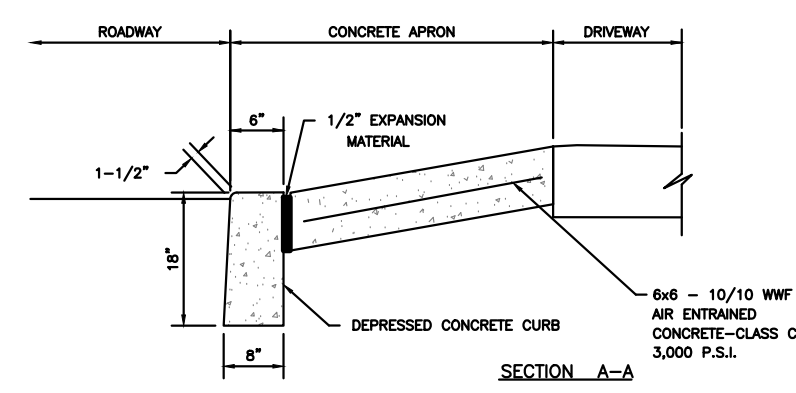
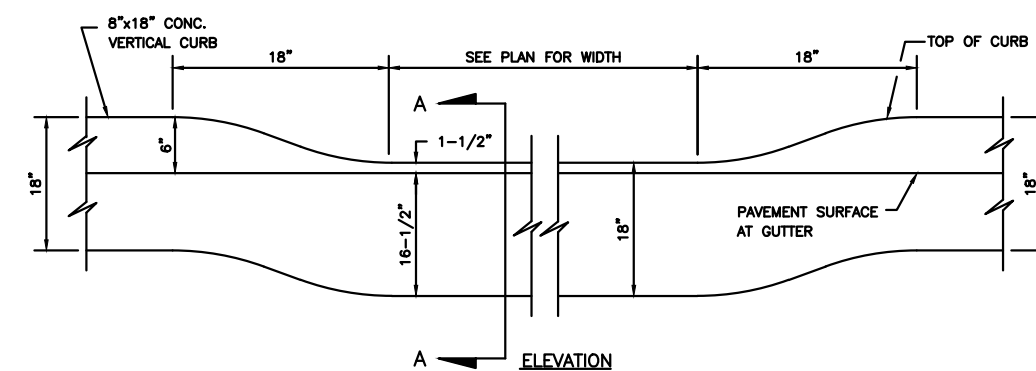
732.270.9690 office

[DonnaB@MorganEngineeringLLC.com](mailto:DonnaB@MorganEngineeringLLC.com)



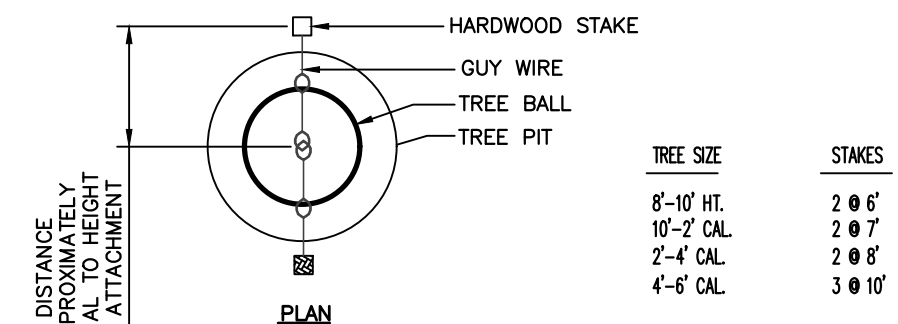
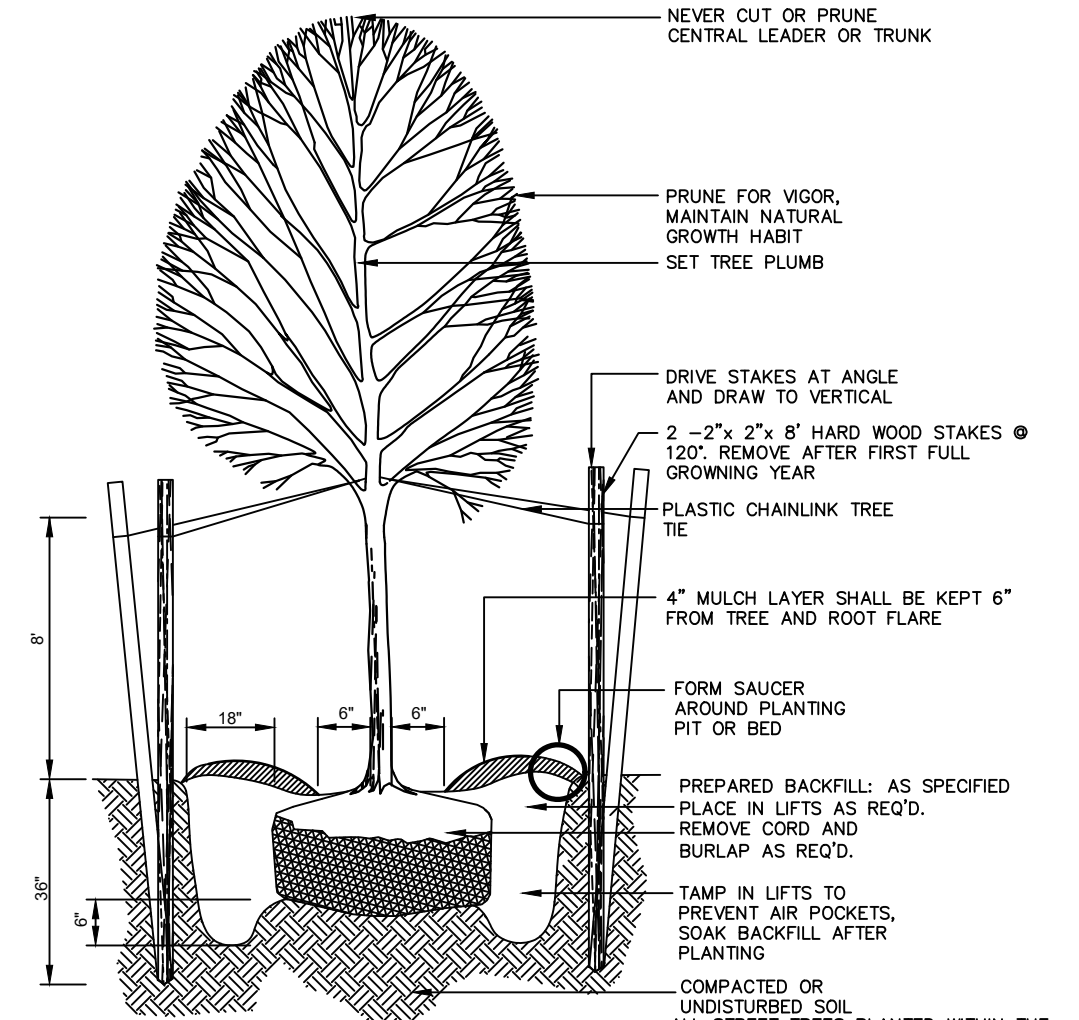


**CONCRETE NOTES:**  
1. CONCRETE SHALL BE CLASS "C" AIR ENTRAINED WITH BITUMINOUS CELLULAR JOINT FILLERS 1/2" THICK AND PLACED NO GREATER THAN 20 FT. DUMMY FORMED JOINTS SHALL BE CUT INTO THE CONCRETE BETWEEN EXPANSION JOINTS NO MORE THAN THE SIDEWALK WIDTH.



**LANDSCAPE SCHEDULE:**

DECIDUOUS TREES						
SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT	
	QP	3	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL./8&8	



- NOTES:**  
1. CENTRAL LEADER SHALL NOT BE CUT  
2. ON SLOPES, PLACE SINGLE STAKE DOWNHILL  
3. CONTRACTOR SHALL PARTIALLY FILL W/ WATER A REPRESENTATIVE # OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF THE PIT DOESN'T PERCOLATE, MEASURE MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.  
4. CONTRACTOR SHALL REMOVE STAKING, GUYING, & WRAP AT END OF GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPT. BY THE TOWNSHIP ENGINEER.

**200' PROPERTY OWNERS LIST**

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
72	3.01		2	DE SMITHS, ALFRED JR. & DENISE 2 BLUE POINT COVE OCEANPORT, NJ 07757	2 BLUE POINT COVE	
72	3.02		2	CONTINO, CHASE & VERNON, ALEXANDRIA 1 BLUE POINT COVE OCEANPORT, NJ 07757	1 BLUE POINT COVE	
72	4.02		2	MARTINI, JAMES 4 BLUE POINT COVE OCEANPORT, NJ 07757	4 BLUE POINT COVE	4.021
72	4.03		2	ZYLIK, NICHOLAS & MAJKEN 5 BLUE POINT COVE OCEANPORT, NJ 07757	5 BLUE POINT COVE	4.031
72	5.01		2	COPPOLINO, ROBERT M & ALVARADO, MAR 7 BLUE POINT COVE OCEANPORT, NJ 07757	7 BLUE POINT COVE	
72	5.02		2	HOFFMAN, LEONARD L & DENISE 473 MYRTLE AVENUE OCEANPORT, NJ 07757	473 MYRTLE AVE	5.021
72	5.03		2	RAUCH, JOHN P & CHRISTINA 477 MYRTLE AVE OCEANPORT, NJ 07757	477 MYRTLE AVE	5.031
72	5.04		2	ZUSI, KENNETH J. JR & PAULA JOLLY 481 MYRTLE AVENUE OCEANPORT, NJ 07757	481 MYRTLE AVE	5.041
72	8		2	STONER, EDWARD C III & NANCF S 4 BLACKBERRY DRIVE OCEANPORT, NJ 07757	4 BLACKBERRY DR	8.01
72	9		2	TURNER, PAUL & FRANCES 5 BLACKBERRY DRIVE OCEANPORT, NJ 07757	5 BLACKBERRY DR	9.01
72	10		2	KANTOR, MICHAEL D & ALICE V 6 BLACKBERRY DR OCEANPORT, NJ 07757	6 BLACKBERRY DR	

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

NJ-American Water Company, Inc  
1025 Laurel Oak Road  
Voorhees, NJ 08043  
Attn: Donna Short, GIS Supervisor

JCP&L Co.  
ATTN: Richard Cohen  
300 Madison Ave.  
Morristown, NJ 07960

NJ Natural Gas Co.  
1415 Wycokoff Rd.  
Wall, NJ 07719

Comcast  
403 South Street  
Eatontown, NJ 07724

Verizon  
C/O Wireline Engineering  
999 W Main Street  
Freehold, NJ 07728

**AVERAGE PRINCIPAL BUILDING SETBACK FROM MEAN HIGH WATER LINE CALCULATION**

DESCRIPTION	SETBACK
BLOCK 72, LOT 4.02	60.3 FT.
BLOCK 72, LOT 4.03	45.9 FT.
BLOCK 72, LOT 5.01	55.6 FT.
BLOCK 72, LOT 5.02	45.3 FT.
AVERAGE SETBACK	51.78 FT.

- NOTES:**  
1. §390-17D: WATERFRONT PROPERTIES.  
IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE MEAN HIGH WATERLINE THAN WITHIN TWO FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS ALONG 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK. THIS SHALL NOT APPLY IN THE RMW DISTRICT.

PREPARED FOR: RALPH MOCCI

CERTIFICATE OF AUTHORIZATION: 24GA28229800

**MORGAN**  
engineering & surveying

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

*DM Bullock*  
**DONNA M. BULLOCK**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE No. 41931

REV	DATE	DESCRIPTION	BY
2	12/18/25	REV PER BOROUGH HEARING OF 9/23/25	DTP
1	2/5/25	REV FOR VARIANCE PLAN PER DENIAL ZA-24-0189	DTP

**VARIANCE PLAN FOR BUILDING ADDITION**

**#6 BLUE POINT COVE**  
LOT 4.04 BLOCK 72  
**BOROUGH OF OCEANPORT**

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20' Drawn By: DTP Date: 12/9/24 JOB #: E24-00094 CAD File #: VARIANCE PLAN Sheet #: 2 OF 2

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



November 12, 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. PB2025-17**

46 Sagamore Avenue - Block 9, Lot 2  
Borough of Oceanport, Monmouth County, New Jersey  
Colliers Engineering & Design Project No.: OPP-0379

Dear Board Members,

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

- Plan entitled "Survey of Property for Lot 2 in Block 9" prepared by Leo Kalieta & Co., last revised August 28, 2025, consisting of one (1) sheet;
- Plan entitled "Swimming Pool Plan" prepared by MGC Associates, last revised September 20, 2025, consisting of one (1) sheet;

The subject property is a 12,500 SF (0.29 Ac) parcel located in the R-3 Residential Zone District. The parcel is on the south side of Sagamore Avenue approximately 125' east of Port Au Peck Avenue. The property contains a two-story dwelling, attached two car garage, slate sidewalk, hot tub, block patio and asphalt driveway. The Applicant is proposing to install a 14' x 28' pool and associated patio.

Based on our review, we recommend that the Application be deemed **incomplete** as a topographic survey was not submitted, Checklist item # 10. A preliminary 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, 35.8% existing, 47.2% proposed. The applicant should discuss what measures are being provided to mitigate the additional runoff flowing over the rear property line.

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. A signed and sealed copy of the boundary and topographic surveys shall be submitted.
2. The swale slope in the eastern side yard only provides a 0.8% slope whereas a minimum of 1% is required. A series of inlets and pipes should be used to collect the runoff between the pool and rear property line and pipe it out to the front yard. Additional topography information of the side yard will be needed to properly design the system.
3. Testimony shall be provided as to the ownership of the various fences enclosing the pool. A detail of the fence should be submitted to the Board at or before the hearing.
4. The property is **not** located in a flood zone.

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

Sincerely,

Colliers Engineering & Design, Inc.

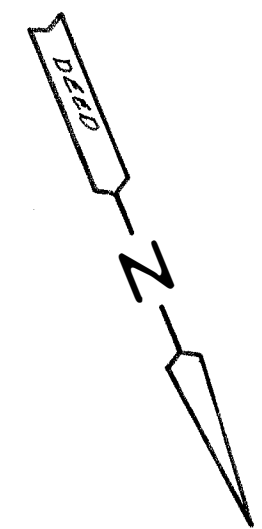
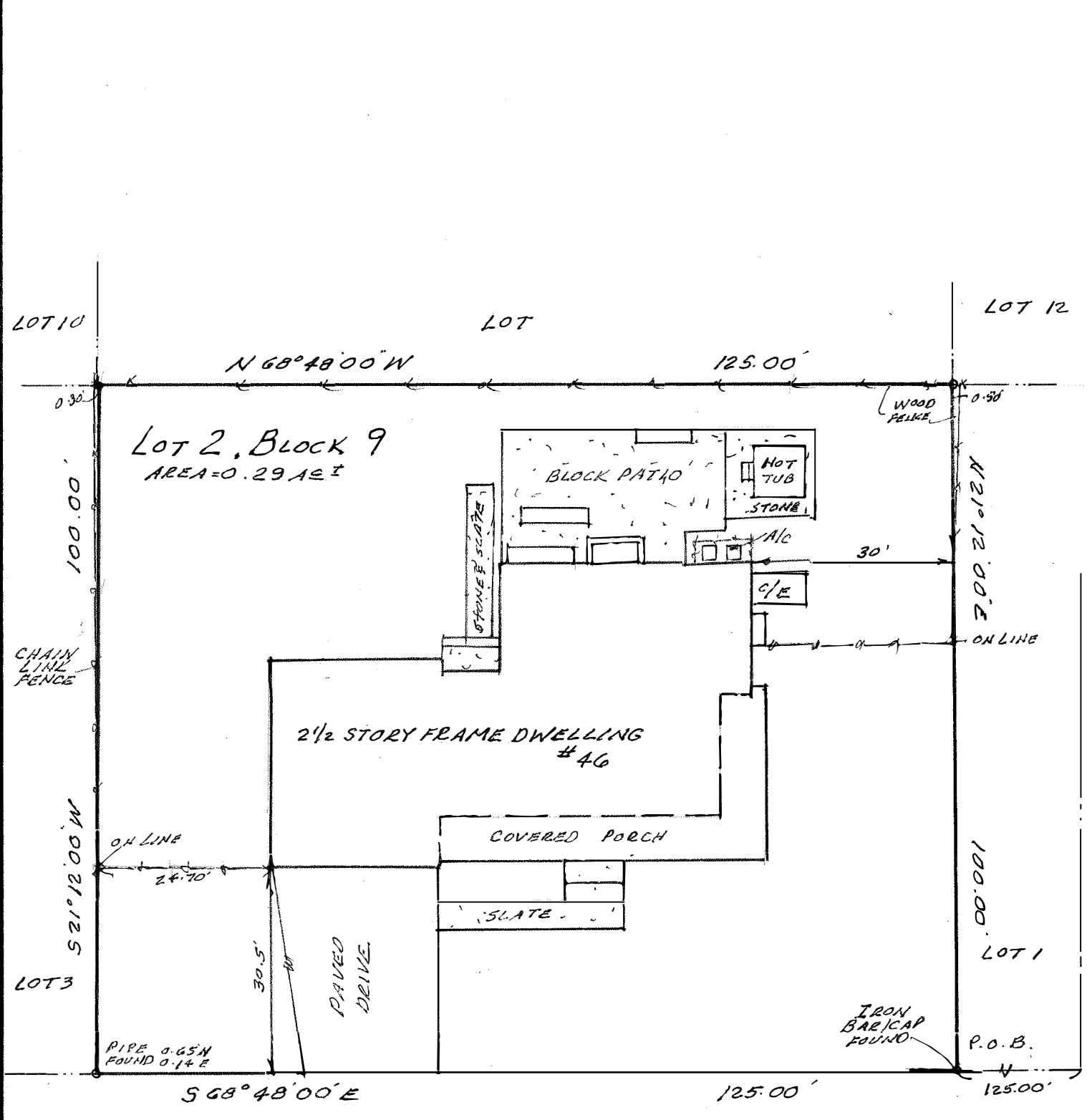


William H.R. White, III, P.E., P.P., CME, CFM, CPWM  
Oceanport Planning Board Engineer and Planner

WHW/rb

cc: Kevin Kennedy, Esq., Board Attorney (via email)  
Michael Glaicar, applicant. (via email) [mjglaicar@gmail.com](mailto:mjglaicar@gmail.com)

R:\PROJ\Muni\NJ\OPP0379 - 46 Sagamore Ave\Correspondence\OUT\251112\_whw\_kramer\_46\_Sagamore\_Avenue\_App Review No. 1.docx



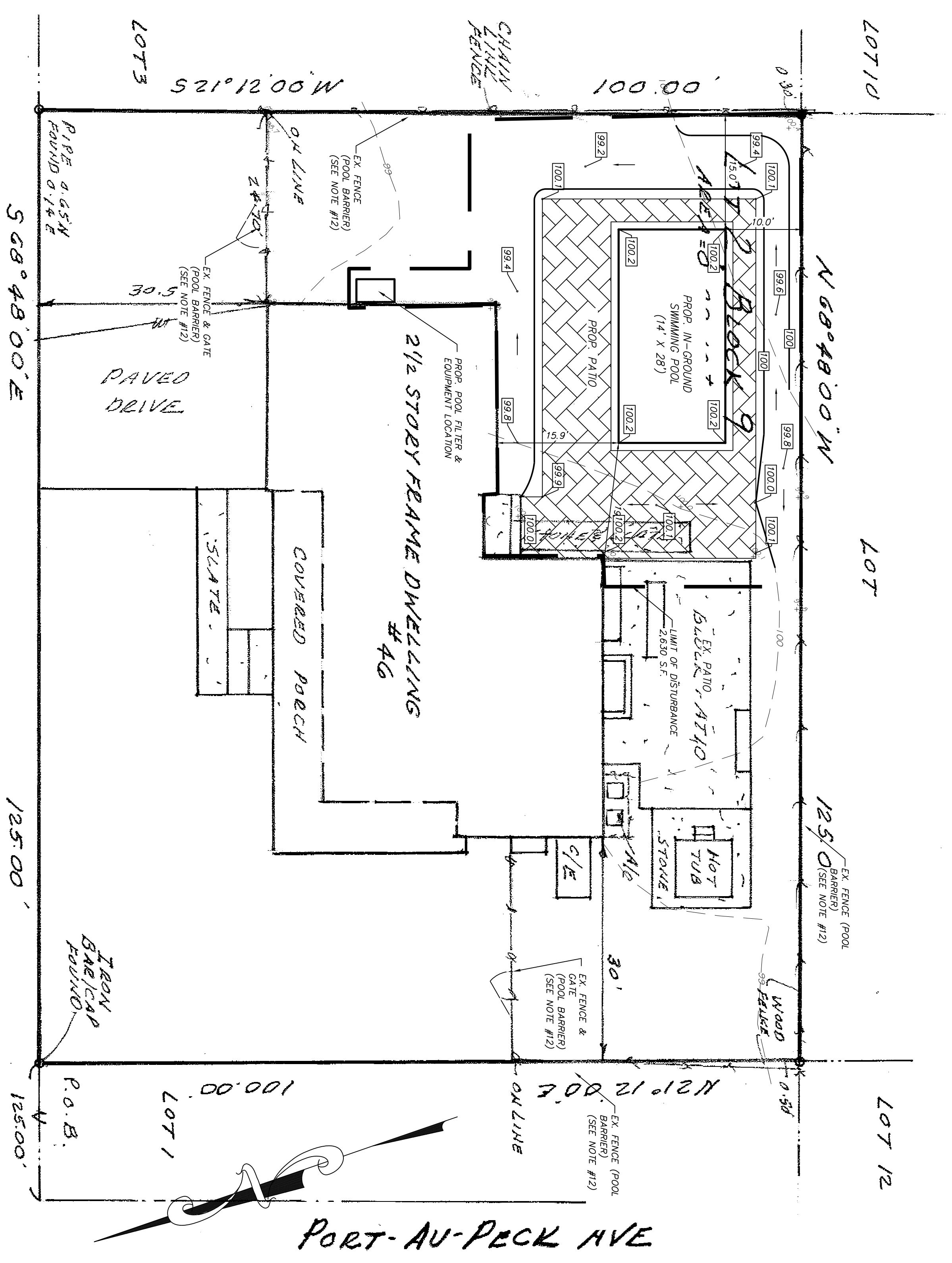
PORT-AU-PECK AVE

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (N.J.S.A 45:8-36.3) and N.J.A.C. 13:40-5.1(d).

Lot and Block numbers refer to the Borough of Oceanport Tax Map.

SAGAMORE (50) AVENUE

<b>SURVEY OF PROPERTY FOR</b>		
Lot 2 in Block 9		
Borough of Oceanport, Monmouth County, New Jersey		
CHECK IF APPLICABLE <input checked="" type="checkbox"/>	THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO: USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.	<b>THIS SURVEY IS CERTIFIED TO</b>  Michael Glaicar and Alyssa M. Glaicar
<input checked="" type="checkbox"/>	PHYSICAL LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY HAS NOT BEEN MADE.	
SCALE 1" = 20'	DRAWN BY L.A.K.	DATE 8/28/25
JOB No. T5 # 10070	FIELD BK 168 60	
<b>LEO A. KALIETA &amp; Co.</b> PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 31268 (28 Middlesex Road, Matawan, NJ 07747)		<i>Leo A. Kalieta</i> 8/28/25



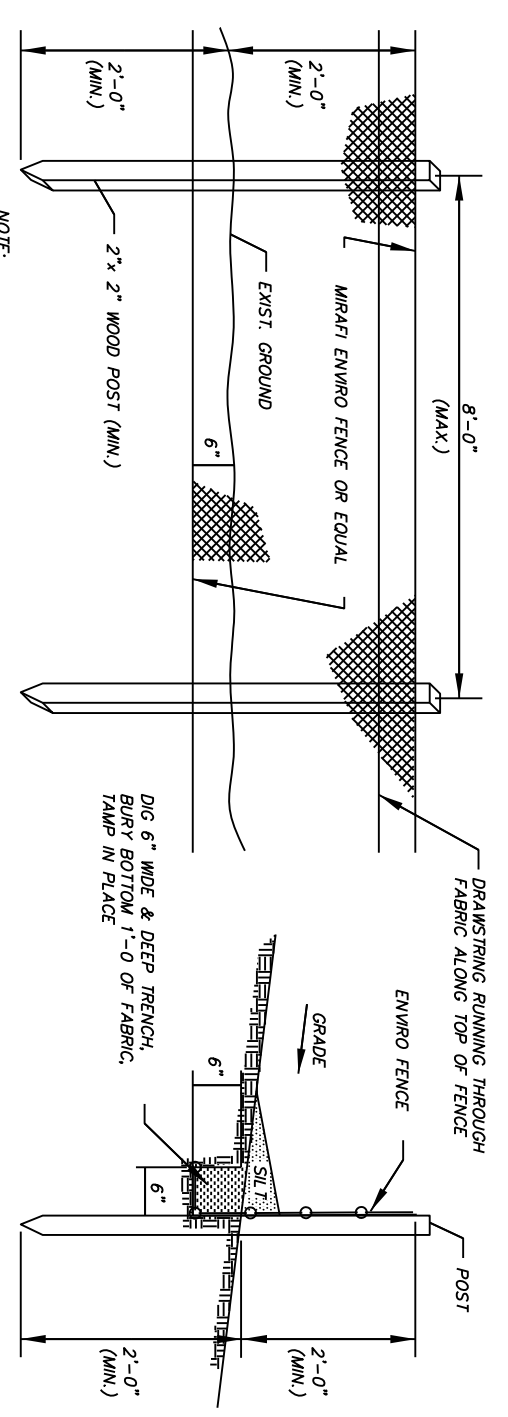
IMPERVIOUS COVERAGE CALCULATION TABLES

EX DWELLING & PORCH	= 2,604 SQUARE FEET
EX DRIVEWAY & BILOCO	= 774 SQUARE FEET
EX WALKWAY & BILOCO	= 228 SQUARE FEET
EX HOT TUB	= 54 SQUARE FEET
EX PATIO	= 863 SQUARE FEET
PROP POOL & COPING	= 578 SQUARE FEET
PROP PATIO & WALKWAY	= 840 SQUARE FEET
PROP POOL EQUIPMENT	= 125 SQUARE FEET
<b>TOTAL</b>	<b>= 6,980 SQUARE FEET</b>

**IN-GROUND SWIMMING POOL REQUIREMENTS (R-3)**

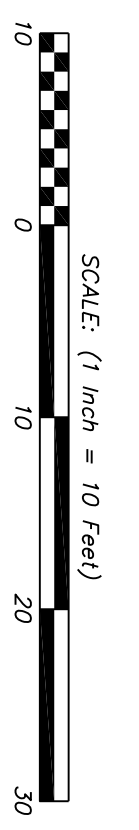
MINIMUMS:	REQUIRED:	PROPOSED:
POOL SIDE YARD SETBACK (to waters edge)	10 FT.	15.0 FT.
POOL REAR YARD SETBACK (to waters edge)	10 FT.	10.0 FT.
POOL EQUIPMENT SETBACK FROM PROPERTY LINE	10 FT.	20.8 FT.
MAXIMUMS:		
IMPERVIOUS COVERAGE	37%	47.2% ±

SEE IMPERVIOUS COVERAGE CALCULATION TABLE



**LEGEND**

- EX. CONTOUR
- EX. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF OVERLAND STORMWATER FLOW



No.	Date	Revision
1	9/20/25	REV. IN ACCORDANCE TO NEW SURVEY
2	6/20/25	REV. IN ACCORDANCE TO TWP EMAIL



**GENERAL NOTES**

- PROPERTY BEING KNOWN AS BLOCK 9, TAX LOT 2 WITHIN THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY. THE PROPERTY CONTAINS APPROXIMATELY 12,500 SQUARE FEET.
- OUTBOUND AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "SURVEY OF PROPERTY FOR LOT 2 IN BLOCK 9, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LEO A. KALELA, DATED 8/28/23.
- TOPOGRAPHIC INFORMATION OBTAINED ON 6/10/25 AND IS BASED ON AN ASSUMED DATUM.
- THE PROPERTY LIES WITHIN ZONE X AS SHOWN ON THE FORMAL SURVEYOR'S MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 5402503084, EFFECTIVE DATE 6/15/22.
- NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE BOUNDARIES OF THE SITE AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-DECIMER SERVICE.
- THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING, PATIO, PAVED DRIVEWAY AND OTHER ANGLULAR STRUCTURES & UTILITIES.
- PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL, PATIO AND ASSOCIATED FILTER/EQUIPMENT.
- THE PROPOSED SWIMMING POOL SIZE, SHAPE AND LOCATION ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
- ALL SWIMMING POOL EQUIPMENT SHALL BE SETBACK A MINIMUM OF 10 FEET FROM ALL PROPERTY LINES AND SHALL BE SPRENNED FROM VIEW.
- THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL AND THE DWELING/PATIO IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE POOL AND DWELING.
- THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/APPURTENANCES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 390-43 OF THE CODE BOOK OF THE BOROUGH OF OCEANPORT AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISION.
- THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CUMBERBAM BARRIER AT LEAST 4 FEET IN HEIGHT WHICH IS EQUIPPED WITH A SELF-LOCKING MECHANISM ON ALL GATES IN ACCORDANCE WITH BOROUGH AND IRC REGULATIONS, LATEST REVISION.
- ALL AREAS NOT DESIGNATED FOR WALKWAY AND/OR THE IN-GROUND SWIMMING POOL SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- SILT FENCING SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCY OR CONFLICT IS IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR APPROVALS. ALL SITE WORK SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWING INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCY OR CONFLICT IS IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR APPROVALS. ALL SITE WORK SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWING INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
- PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED. ALL SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
- THE PROPOSED POOL WILL NOT HAVE ANY BACKWASH DISCHARGE.
- SILT FENCE TO BE PLACED AROUND AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- THE POOL INSTALLER/CONTRACTOR SHALL COMPLY WITH THE PROPOSED IN-GROUND SWIMMING ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) WIRING STANDARDS FOR

**SWIMMING POOL PLAN**  
**TAX LOT 2 BLOCK 9**  
**46 SAGAMORE AVENUE**  
**OCEANPORT BOROUGH**  
**MONMOUTH COUNTY, NEW JERSEY**

**MGC ASSOCIATES**  
 Consulting Engineer

Office Location:  
 2371 Burns Road  
 Burlington, NJ 08016  
 609-558-4915

9/20/25

DESIGNED BY:	CC	DATE:	6/15/25	SCALE:	T=10'	SHEET:	1 OF 1	JOB NUMBER:	250702
CHECKED BY:	CC	DATE:		SCALE:		SHEET:		JOB NUMBER:	





BRUSTER'S REAL ICE CREAM  
 800 OCEANPORT AVE.,  
 FORT MONMOUTH, NJ, 07757

REVISIONS / ISSUES		
No.	Description	Date
1	Issued for permit	07/14/2025
2	Issued for Planning	10/08/2025

FLOOR PLAN,  
 DOOR SCHEDULE,  
 FINISH SCHEDULE,  
 NOTES

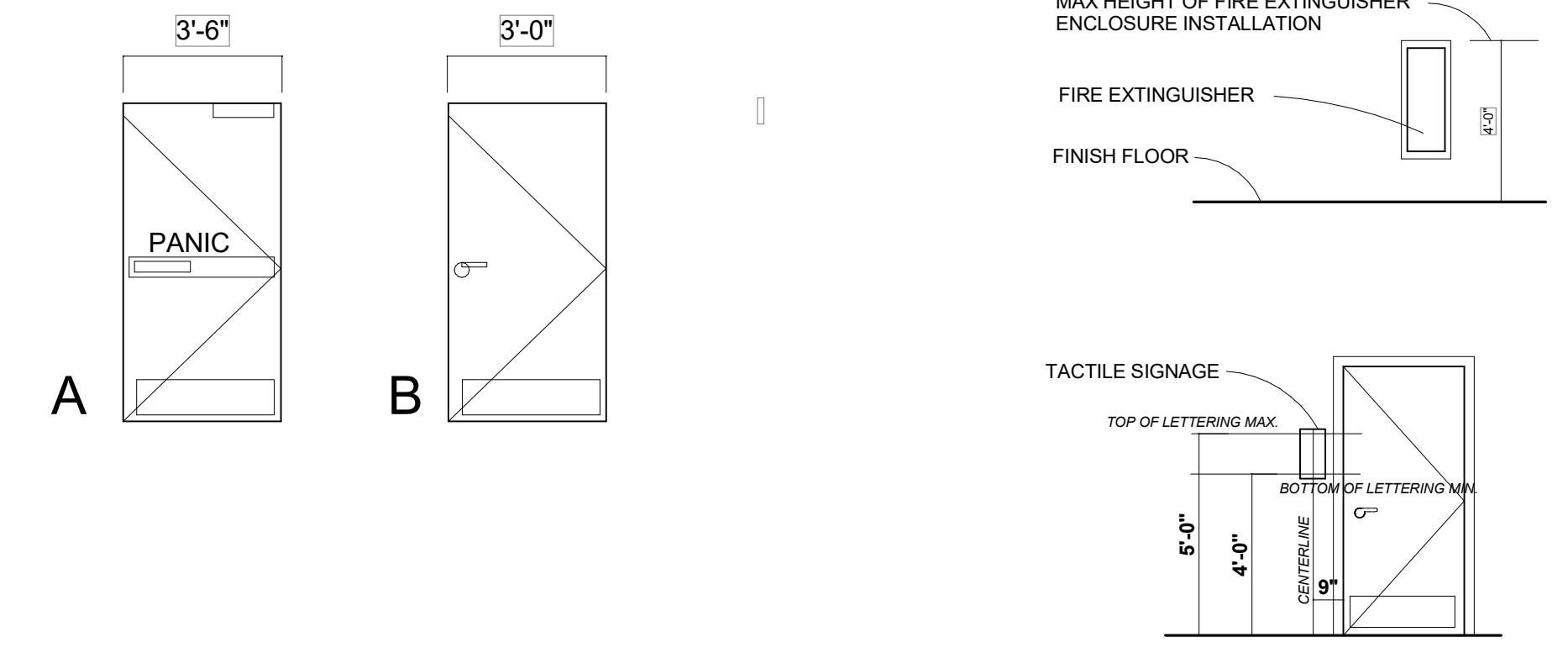
A1.1

**DOOR SCHEDULE**

DOOR NUMBER	DOOR				FRAME			LABEL	THRESHOLD	CLOSER	PANIC HDWR	HARDWARE	REMARKS
	SIZE	THICKNESS	TYPE	MATERIAL	HEAD	JAMB	MATERIAL						
1	3'-0" X 7'-0"	1 3/4"	REF A2.1	ALUM/ GLA	REF A2.1	REF A2.1	ALUM	N/A	ALUM	Y	N	LOCKSET	N/A
2	10'-0" X 10'-0"	2"	REF A2.1	ALUM/ GLA	REF A2.1	REF A2.1	NA	N/A	N/A	N	N/A	PER MANU.	N/A
3	3'-0" X 7'-0"	1 3/4"	REF A2.1	ALUM/ GLA	REF A2.1	REF A2.1	ALUM	N/A	N/A	Y	N	LOCKSET	N/A
4	3'-0" X 6'-8"	-	A	WD	2"X4" nom.	2"X4" nom.	WOOD	N/A	N/A	Y	N	N/A	SEE DOOR NOTE 1, 4, 5, 6, 7 AND 8
5	3'-0" X 6'-8"	-	-	-	-	-	-	-	-	-	-	-	EXISTING DOOR TO REMAIN

- DOOR NOTE 1: ALL HARDWARE SHALL BE MEDIUM DUTY, ACCESSIBLE, BRUSHED CHROME FINISH US 26D
- DOOR NOTE 2: EXTERIOR PAINTED AS SCHEDULED
- DOOR NOTE 3: EXTERIOR GRAB BAR HARDWARE ONLY W/ DEADBOLT SEE DOOR NOTE 1, 3 AND 6 AND INTERIOR HARDWARE AS SCHEDULED
- DOOR NOTE 4: KICKPLATE, BRUSHED STAINLESS STEEL
- DOOR NOTE 5: LEVER HARDWARE
- DOOR NOTE 6: VENEER: PAINT GRADE MDO PAINTED AS SCHEDULED
- DOOR NOTE 7: UNDERCUT 1"
- DOOR NOTE 8: THE ACCESSIBLE RESTROOM DOOR SHALL BE SELF-CLOSING AND HAVE HARDWARE COMPLYING WITH ICC A117.1 2009 § 404.2.6 AND 604.9.3.

**DOOR TYPES:** not so scale



**FINISH SCHEDULE:**

#	ROOM NAME	FLOOR	BASE	WALLS				CEILING	HEIGHT
				NORTH	SOUTH	EAST	WEST		
100	COSTUMER ORDER	EPOXY COAT	RUBBER COVE	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	ACT-VINYL COATED	9'-0"
102	RESTROOM	EPOXY COAT	RUBBER COVE	FRP PANEL	FRP PANEL	FRP PANEL	FRP PANEL	ACT-VINYL COATED	9'-0"
103	SERVING AREA	EPOXY COAT	RUBBER COVE	PAINTED GYP.	PAINTED GYP.	WALL PANEL (6) / PAINTED GYP.	PAINTED GYP.	ACT-VINYL COATED	9'-0"
104	PRODUCTION AREA	EPOXY COAT	RUBBER COVE	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	ACT-VINYL COATED	9'-0"
105	WALK-IN COOLER	SEALED CONC (1)	-	BY MANUF. (2)	BY MANUF. (2)	BY MANUF. (2)	BY MANUF. (2)	BY MANUF. (3)	VARIES
106	WALK-IN FREEZER	BY MANUF. (1)	-	BY MANUF. (2)	BY MANUF. (2)	BY MANUF. (2)	BY MANUF. (2)	BY MANUF. (3)	VARIES

- (1) - FLOOR UNDER THE WALK-IN COOLER/FREEZER UNIT WILL BE SEALED CONCRETE.
- (2) - BUILDING WALLS AROUND WALK-IN COOLER/REFRI. TO BE GYP.BD. W/TAPED/MUD JOINTS MINIMUM.
- (3) - CEILING ABOVE THE WALK-IN COOLER/FREEZER UNIT WILL BE OPEN TO B.O.D.
- (4) - CEILING ACOUSTIC TILE SHALL BE VINYL COATED THROUGHOUT TYPICAL.
- (5) - WALL BASE SIZE AND TYPE TO BE COORDINATED WITH LOCAL HEALTH DEPARTMENT LAWS AND REGULATIONS. SHOWN AS 6" BASE
- (6) - PVC SUBWAY TILE WALLBOARD WAINSCOT TO 4'-6" AFF. SEE DRAWING #3 SHEET A3.1 FOR DETAILS

**FLAME SPREAD CLASSIFICATION**

PER IBC TABLE 803.5  
 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
B	A	B	C

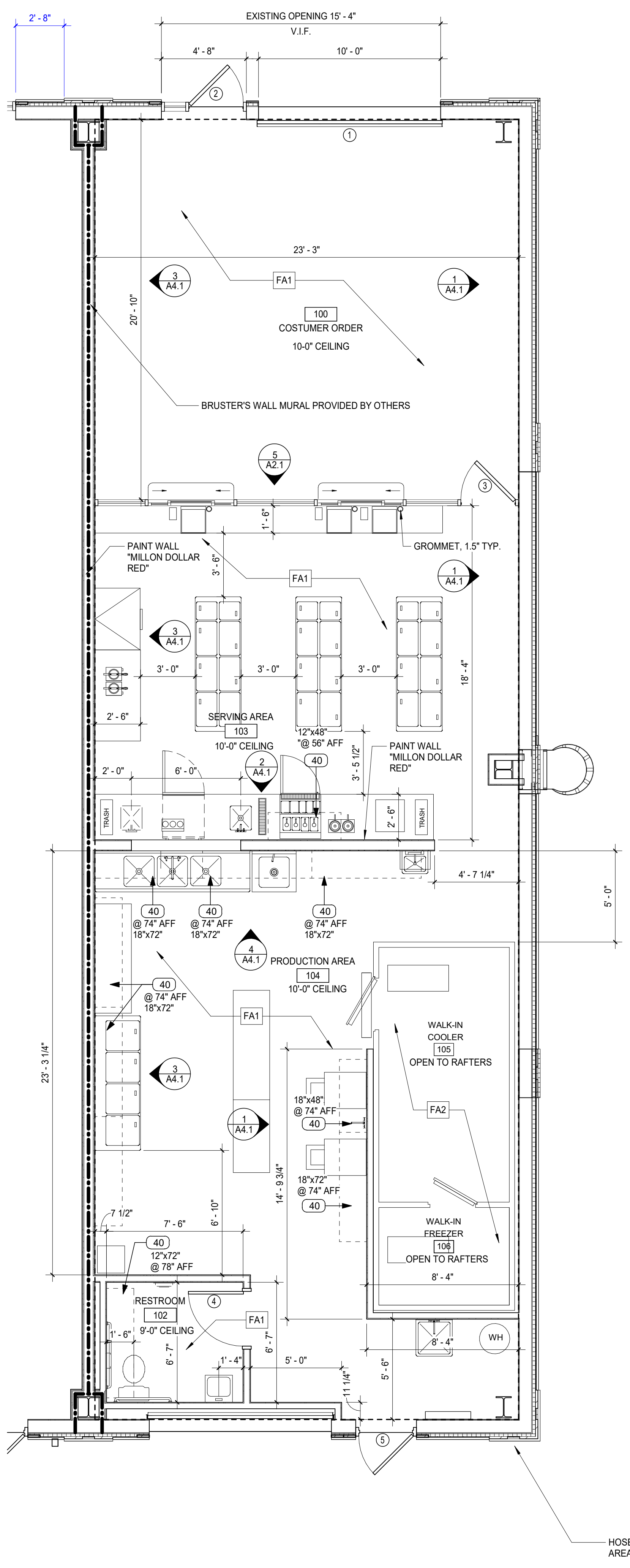
PER IBC SEC. 803  
 CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450  
 CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450  
 CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

**FINISH LEGEND & SYMBOLS:**

FA1 DURA-A-FLEX: EPOXY COATED FLOORING SYSTEM, MICRO CHIP BLENDS - COLOR AND FINISH: SHALE W/ DUR-A-GRIP

FA2 SEALED CONCRETE, PER MFR INSTRUCTIONS

FINISH	DESCRIPTION
PAINT	(DOORS) 1 COAT PRIMER W/ 2 COATS SEMI GLOSS LATEX PAINT (WHITE)
EPOXY COAT	COLOR TO MATCH BRUSTER'S RED
SEALED CONCRETE	SEALER (TBD)
EMB GAL	26ga EMBOSSED GALVALUME (COOLER PACKAGE)



**1 FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

