



BOROUGH OF OCEANPORT PLANNING BOARD

REGULAR MEETING • AGENDA

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

FEBRUARY 10, 2026 at 7:00 PM

1. **Call to Order**

2. **Open Public Meetings Statement:** In accordance with New Jersey law, Notice of the within meeting has been published in the Asbury Park Press and the Two River Times. Notice of the meeting has also been placed on the online version of the Asbury Park Press. The said Notices advised as to the 2026 meeting dates, meeting locations, and meeting times. Additionally, in accordance with New Jersey Law, Notice of the meeting was also published on the Municipal website. The Notice of the meeting was also placed on the New Jersey Secretary of State website (once the same has been officially established). The Notice was also placed on the Municipal bulletin board. As a result, the within meeting complies with the prevailing requirements of the Open Public Meetings Act/Sunshine Statement, as amended.

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**

7. **Approval of Minutes**

8. **Resolutions**

8.1. PR-26-10 Resolution of Approval, Matthew Chavlovich, 14 Balmer Court

9. **Old Business**

10. **New Business**

10.1. PB2025-20 Gregory Smith

Block 38, Lot 8

3 Pocano Avenue

Proposed demolition of existing structures and construct a two-story single family dwelling, an attached two-story three-car garage. Additionally, two proposed accessory structures will include a Gate House and Pool House.

10.2. PB2025-21 Michael Tancorra

Block 65, Lot 4.01

273 Port Au Peck Avenue

Proposed 15x30 Inground Pool with pavers

Maximum Impervious Coverage, 37% permitted, 37.4% existing, 43.87% proposed

11. **Petitions from the Public**

12. **Adjournment**

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



December 23, 2025

VIA EMAIL

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

Review No. 1

Application No. PB2025-20

3 Pocano Avenue - Block 39, Lot 8
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0381

Dear Board Members,

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

- Plan entitled "Boundary and Topographic Survey" prepared by InSite Surveying., last revised March 21, 2025, consisting of one (1) sheet;
- Plans entitled "Plot Plan" prepared by InSite Engineering, LLC, last revised November 24, 2025, consisting of seven (7) sheets;
- Plans entitled "Proposed New Single-Family Dwelling for: Smith Residence" prepared by Akertect Design, last revised November 10, 2025, consisting of seven (7) sheets.

The subject property is a 79,655 SF (1.829-acre) parcel located in the R-3 Residential Zone. The flag lot parcel is on the north side of Pocano Avenue approximately 300 feet east of the paper street portion of Comanche Drive. The applicant intends to demolish the existing structures and construct a two-story single-family dwelling, accompanied by an attached two-story three-car garage. Additionally, two proposed accessory structures will include a Gate House and a Pool House, which will be connected by a breezeway.

Based on our review, we recommend that the Application be deemed **complete** and scheduled for the next available meeting. 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. A d(6) use variance is necessary for the proposed height of 42.62 feet for the principal structure, as the maximum height allowed in the R-3 Zone is 35 feet. The applicant is required to provide testimony regarding the method used for measuring the height.

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.

2. Bulk variances are required for the following:
 - a) Minimum Lot Width: 120 Feet required, 25 feet provided, this is an existing condition.
 - b) Maximum Height Accessory Structure: 15 feet permitted, 22.4 feet proposed for the pool and gate houses. Applicant shall provide testimony as to how the height was measured.
 - c) Compliance with Ordinance 390-17D, pertaining to the average setback on adjacent properties from the mean high water line within 200’ of the property shall be demonstrated or a variance requested.

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 applicant is requested to provide clarification regarding the intended use of the pool house, as the architectural plans indicate the inclusion of a bedroom and bathroom. Similar testimony should be provided regarding the use of the finished and heated second floor of the garage.
2. Testimony shall be presented regarding the impact on this project by NJDEP pending adoption of the Climate Adjusted Flood Elevation ("CAFE") on this project.
3. Buffer plantings along the property lines common with the two adjacent dwellings should be considered.
4. The plans shall include the location and elevation of the AC condensers and pool equipment.

The two proposed drainage systems are designed to redirect runoff that would otherwise flow onto adjacent properties, directing it instead toward the river. The receiving inlets should be designed to include a minimum sump depth of 6 inches to ensure effective capture of runoff.

5. Testimony shall be provided as to the proposed fence enclosure for the pool.
6. The property is located within an AE10 Flood Zone. The designated Local Design Flood Elevation is 12.4. All construction below this elevation must utilize water-resistant materials, in compliance with FEMA Technical Bulletin 2 (January 2025).

C. Additional Agency Approvals

1. This Application is subject, but not limited to, the following outside agency approvals or letter of no jurisdiction:
 - a. NJDEP.
 - b. Freehold Soil Conservation District.
 - c. Oceanport Fire Marshal.
 - d. Borough of Oceanport Road Opening.

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

Sincerely,

Colliers Engineering & Design, Inc.

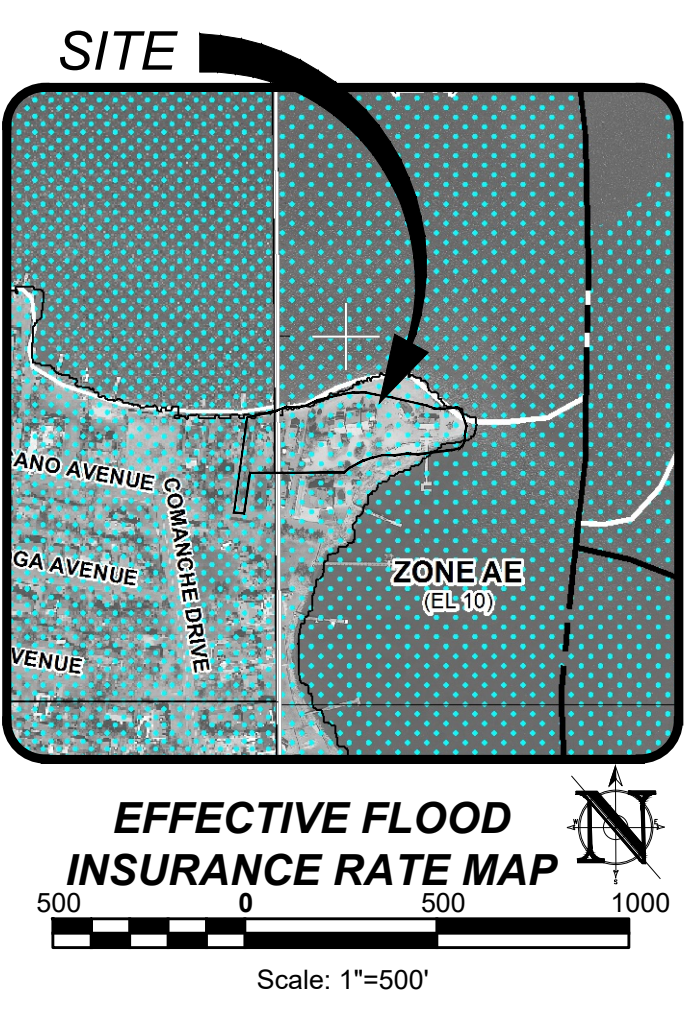
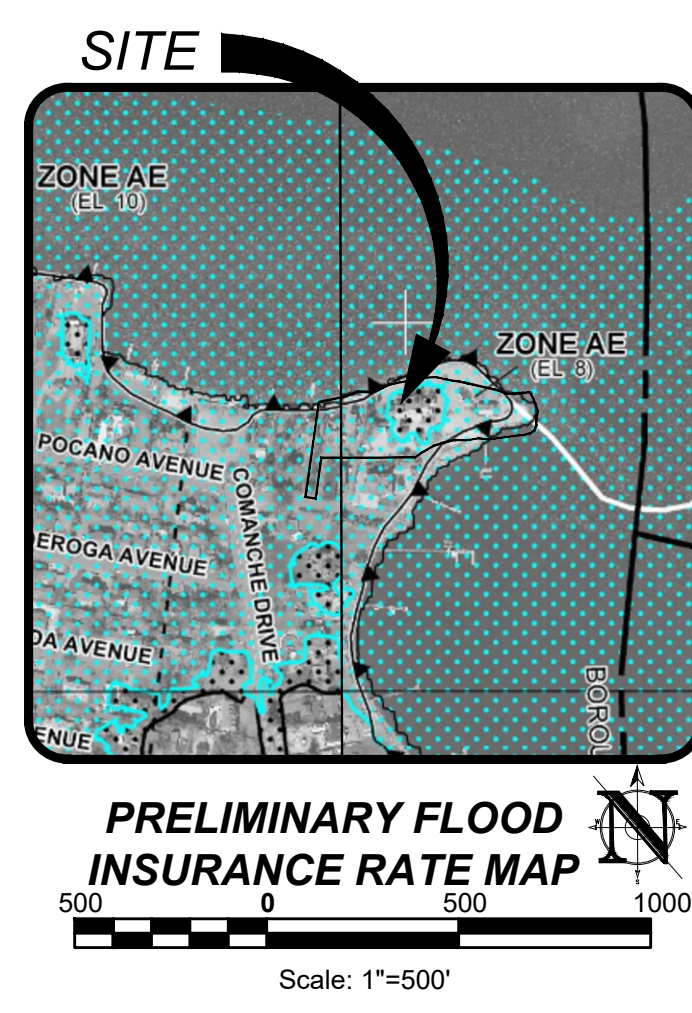
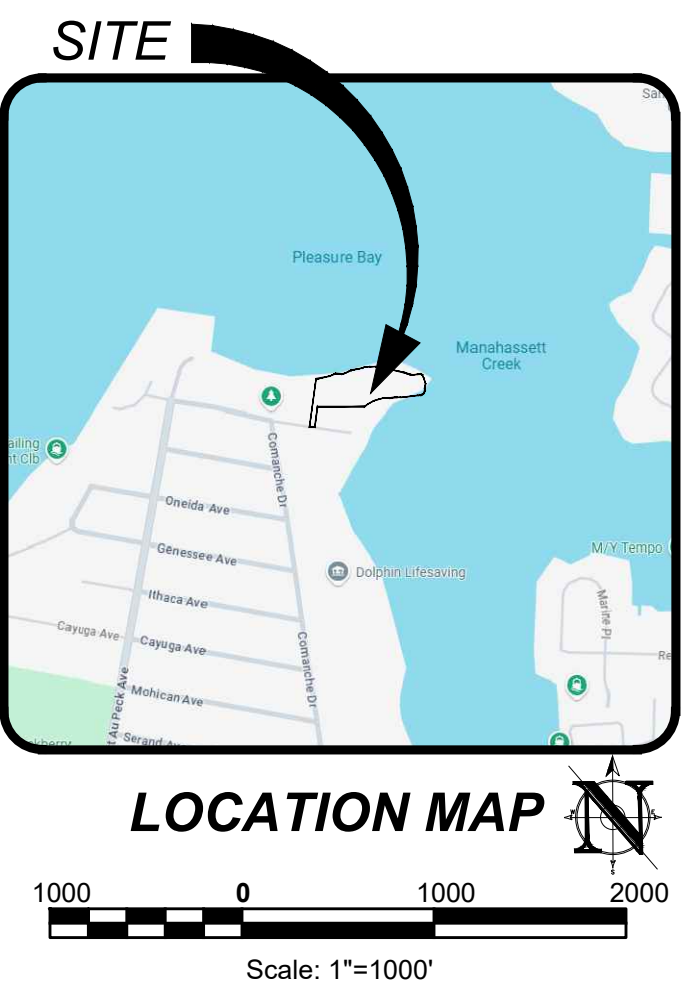
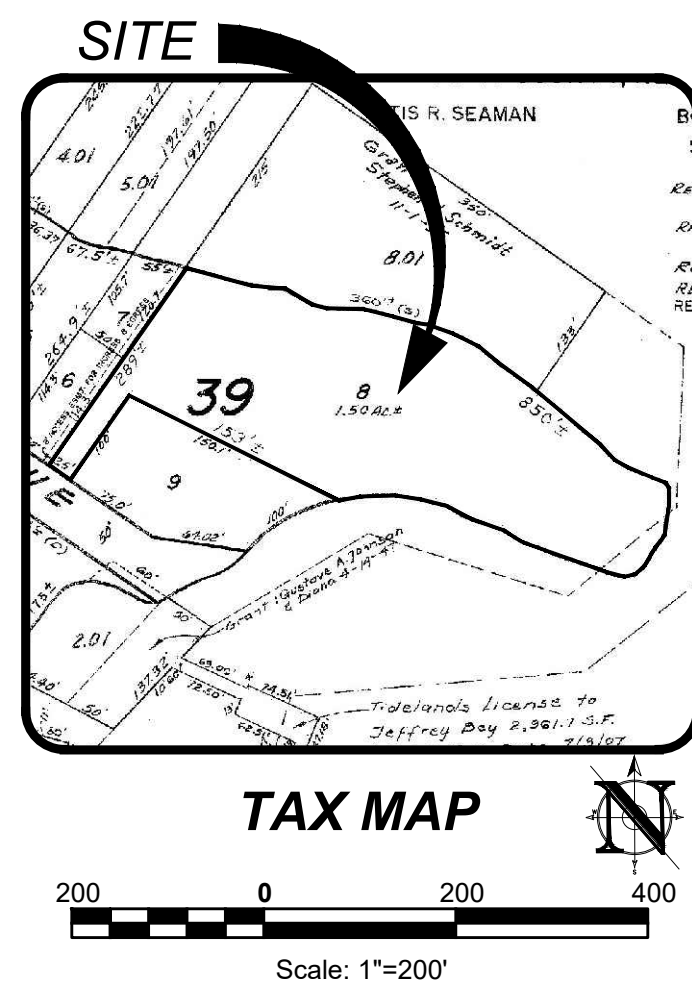
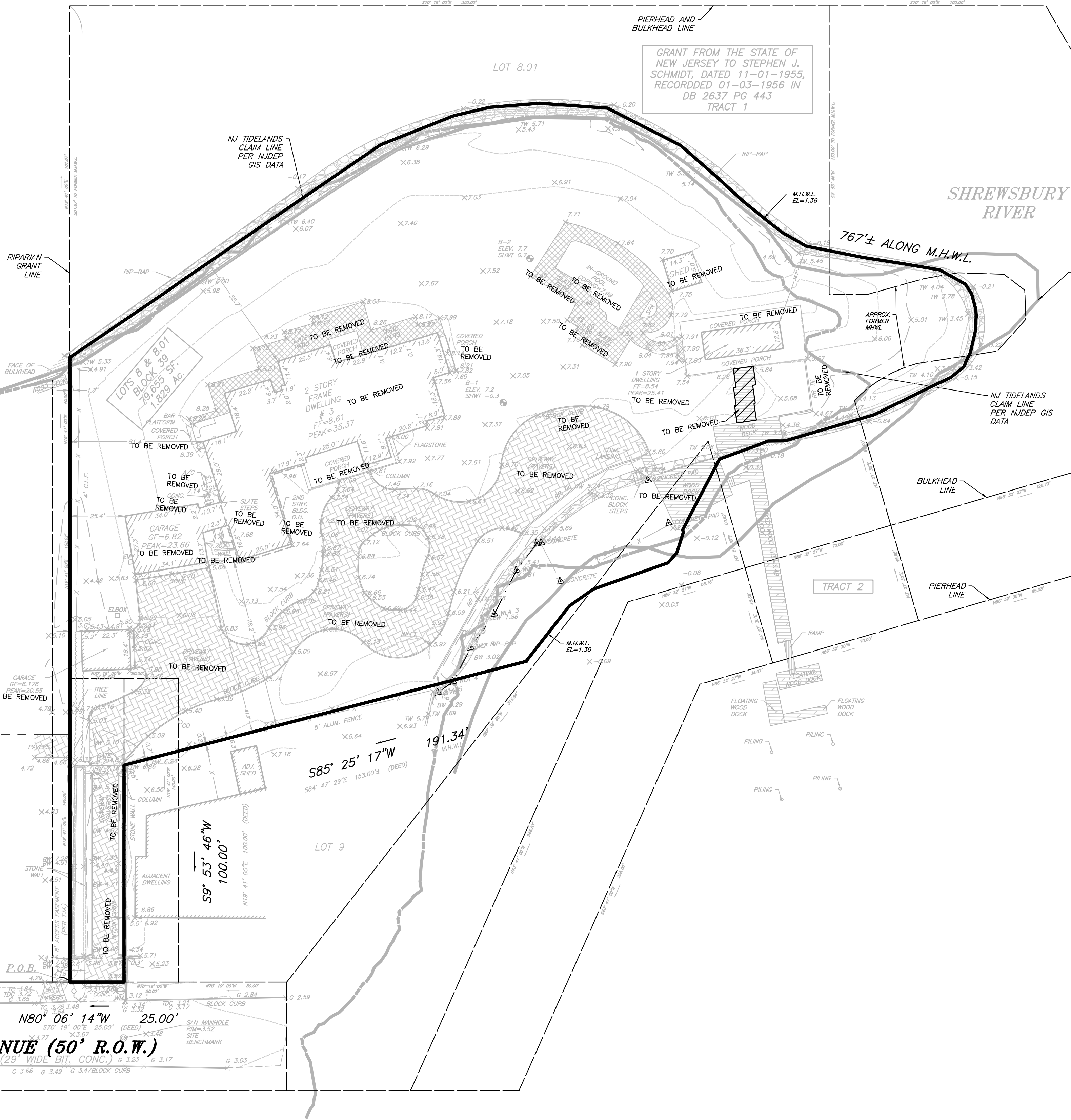
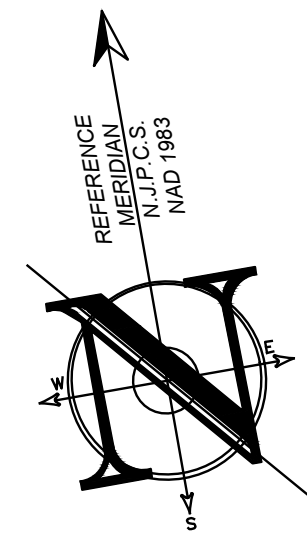


William H.R. White, III, P.E., P.P., CME, CFM
Oceanport Planning Board Engineer and Planner

WHW/

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Mark Aikins, Esq. (via email) maikins@aikinslaw.com
Douglas Clelland, PE (via email) doug@insiteeng.net

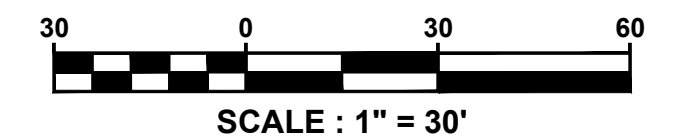
\\corp.collierseng.com\files\PROJ\Muni\NJ\OPP0381 - 3 Pocano Ave\Correspondence\OUT\251223_whw_kramer_3_Pocano_App Review No. 1.docx



GENERAL NOTES

- 1. SUBJECT PROPERTY
2. OWNER / APPLICANT
3. PURPOSE OF THIS PLAN SET
4. PERMITS & APPROVALS
5. SURVEY DATA
6. ARCHITECTURAL INFORMATION
7. BUILDING SETBACK DIMENSIONS
8. BASE FLOOD ELEVATION
9. STRUCTURAL FILL MATERIAL
10. UNDERGROUND UTILITIES NOTIFICATION
11. VERIFICATION OF UTILITIES
12. EXISTING UTILITIES
13. LIMIT OF DISTURBANCE
14. RESTORATION
15. POTABLE WATER
16. SANITARY SEWER
17. STRUCTURAL ENGINEERING
18. CONSTRUCTION REQUIREMENTS
19. POOL COMPLIANT FENCE

COMANCHE DRIVE (70' R.O.W.)



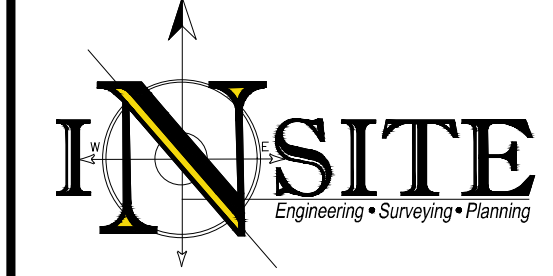
LEGEND table with columns for EXISTING and PROPOSED symbols for boundary lines, spot elevations, buildings, walls, gas, water, inlets, storm, sanitary main, lateral, overhead wire, electric, telephone, utility pole, hydrant, sign post, fence, light fixture, test pit location, grade flow arrow, and swale center line.

PROJECT INFORMATION

SMITH RESIDENCE
BLOCK 39, LOT 8
3 POCANO AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757
INSITE SURVEYING LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
AKERTECT DESIGN
3828 RIVER ROAD
POINT PLEASANT, NJ 08742
MARK AIKINS, ESQ.
3350 ROUTE 138, BLDG 1, SUITE 113
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL ... 800-272-1000
(If Not 3 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, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

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

REVISIONS

Table with columns: Rev.#, Date, Description. Includes revision 1: 11/18/25 REVISED PER BOROUGH COMMENTS INITIAL RELEASE.

SCALE: 1"=30'
DATE: 11/07/25
DESIGNED BY: JMW
DRAWN BY: M-S
JOB #: 25-2494-01
CHECKED BY: DDC

NOT FOR CONSTRUCTION
FOR CONSTRUCTION
APPROVED BY:
PLAN INFORMATION

PLOT PLAN

EXISTING CONDITIONS

SMITH RESIDENCE

PROJECT LOCATION:
BLOCK 39, LOT 8
3 POCANO AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757

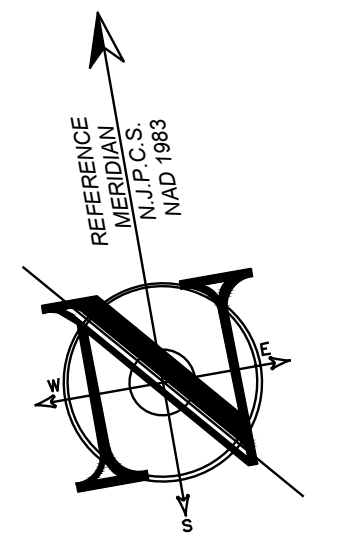
APPLICANT:
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

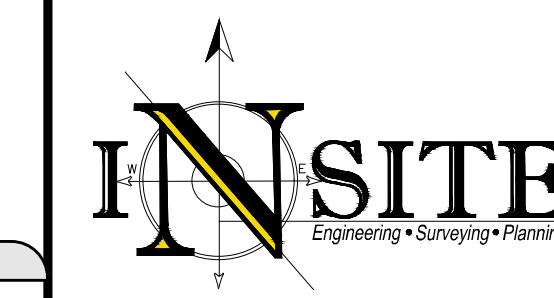
SURVEYOR:
INSITE SURVEYING LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

ARCHITECT:
AKERTEC DESIGN
3828 RIVER ROAD
POINT PLEASANT, NJ 08742

ATTORNEY:
MARK AKINS, ESQ.
3350 ROUTE 138, BLDG 1, SUITE 113
WALL, NJ 07719



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(or call 3 days prior to excavation)



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REVISIONS

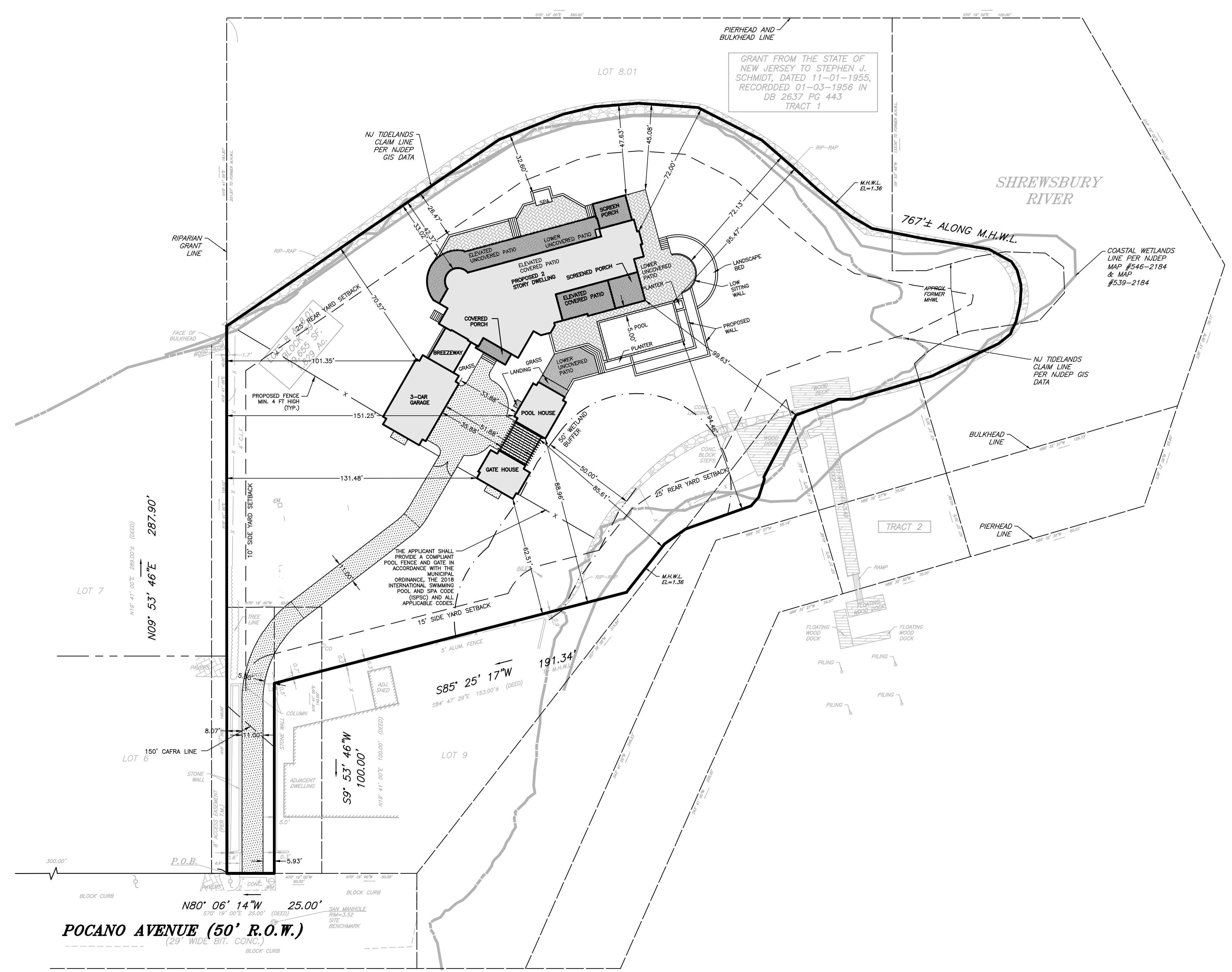
Rev.	Date	Comment
1	11/18/25	REVISED PER BOROUGH COMMENTS
0	11/07/25	INITIAL RELEASE

SCALE: 1"=30' DESIGNED BY: JMW
DATE: 11/07/25 DRAWN BY: M-S
JOB #: 25-2494-01 CHECKED BY: DDC

NOT FOR CONSTRUCTION APPROVED BY:
FOR CONSTRUCTION PLAN INFORMATION

PLOT PLAN

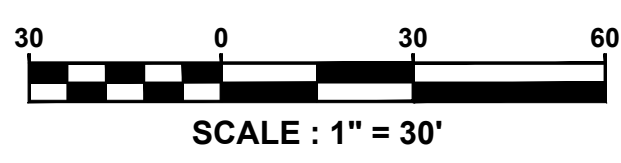
PROPOSED CONDITIONS



POCANO AVENUE (50' R.O.W.)
(29' WIDE BIT. CONC.)

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WTR
INLET	INLET
STORM	STORM
SANITARY MAIN	SAN
SANITARY LATERAL	SAN
OVERHEAD WIRE	OH
ELECTRIC	E
TELEPHONE	TEL
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



LOT COVERAGE CALCULATIONS

ITEM	EXISTING (SF)	PROPOSED (SF)
PRINCIPAL BUILDING	6,924.04	4,912.81
DRIVEWAY	11,451.49	4,541.35
ELEVATED COVERED PATIO	N/A	2,003.16
ELEVATED UNCOVERED PATIO	N/A	1,872.58
STAIRS & LANDING	N/A	297.89
LOWERED UNCOVERED PATIO	N/A	473.53
SLATE PATIO	2,956.86	N/A
COVERED PORCH	1,586.35	110.98
A/C	N/A	468.00
GATE HOUSE	N/A	419.63
CURB	434.72	N/A
DETACHED GARAGE	409.07	N/A
POOL & SPA	810.27	948.67
BAR PLATFORM	176.01	N/A
WALL	N/A	395.08
WOOD DECK	1,118.27	N/A
STONE WALL	209.66	N/A
CONCRETE	151.41	N/A
A/C	12.50	N/A
SHED	215.15	N/A
OVERHANG	82.55	N/A
TRASH ENCLOSURE	N/A	65.09
TOTAL	26,538.35	16,894.15

ZONING COMPLIANCE CHART
R-3 (RESIDENTIAL SINGLE-FAMILY) ZONE (§ 390)
SINGLE-FAMILY DWELLING: PERMITTED

ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
390 ATTCH 2	MIN. LOT AREA (SF)	12,000	79,655 (1.82 AC)	NO CHANGE	YES
390 ATTCH 2	MIN. LOT WIDTH (FT)	120	25	NO CHANGE	YES
390 ATTCH 2	MIN. LOT DEPTH (FT)	100	286.41	NO CHANGE	YES
390 ATTCH 2	PRINCIPAL BUILDING (1)				
390 ATTCH 2	MIN. FRONT YARD SETBACK (FT)	(1)	30	N/A	YES
390 ATTCH 2	MIN. REAR YARD SETBACK (FT)		25	55.7	YES
390 ATTCH 2	MIN. SIDE YARD SETBACK				
390 ATTCH 2	ONE SIDE (FT)		10	25.4	YES
390 ATTCH 2	BOTH SIDES (FT)		25	106.4	YES
390 ATTCH 2	MAX. BUILDING HEIGHT (FT)		35	27.5	42.62 (V)
390 ATTCH 2	MAX. BUILDING HEIGHT (STORIES)		2.5	2	YES
390 ATTCH 2	ACCESSORY BUILDING-GARAGE 2				
390-19 C	ALLOWABLE YARD LOCATION	SIDE/REAR	SIDE	N/A	YES
390 ATTCH 2	MIN. REAR YARD SETBACK (FT)		5	126.2	N/A
390 ATTCH 2	MIN. SIDE YARD SETBACK (FT)		10	5.2 (N)	N/A
390 ATTCH 2	MAX. BUILDING HEIGHT (FT)		15	15.1 (N)	N/A
390 ATTCH 2	MAX. BUILDING HEIGHT (STORIES)		1	1	N/A
390 ATTCH 2	ACCESSORY BUILDING-SHED				
390-19 C	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	N/A	YES
390 ATTCH 2	MIN. REAR YARD SETBACK (FT)		5	33.0	N/A
390 ATTCH 2	MIN. SIDE YARD SETBACK (FT)		10	276.8	N/A
390 ATTCH 2	MAX. BUILDING HEIGHT (FT)		15	15.1 (N)	N/A
390 ATTCH 2	MAX. BUILDING HEIGHT (STORIES)		1	1	N/A
390-19 C	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	REAR	YES
390 ATTCH 2	MIN. REAR YARD SETBACK (FT)		5	36.7	88.96
390 ATTCH 2	MIN. SIDE YARD SETBACK (FT)		10	292.1	151.25
390 ATTCH 2	MAX. BUILDING HEIGHT (FT)		15	17.5 (N)	26.63 (V)
390 ATTCH 2	MAX. BUILDING HEIGHT (STORIES)		1	1	YES
390-19 C	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	N/A	YES
390 ATTCH 2	MIN. REAR YARD SETBACK (FT)		5	N/A	62.51
390 ATTCH 2	MIN. SIDE YARD SETBACK (FT)		10	N/A	131.48
390 ATTCH 2	MAX. BUILDING HEIGHT (FT)		15	N/A	26.63 (V)
390 ATTCH 2	MAX. BUILDING HEIGHT (STORIES)		1	N/A	1
390-31 E	SWIMMING POOL	SIDE/REAR	REAR	REAR	YES
390-31 E	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	REAR	YES
390-31 E	MIN. REAR YARD SETBACK (FT)		10	59.7	94.46
390-31 E	MIN. SIDE YARD SETBACK (FT)		10	227.5	>10
390-26 A	DRIVEWAY				
390-26 A	MIN. SIDE YARD SETBACK (FT)		5	0 (N)	5.00
390-26 B	MIN. REAR YARD SETBACK (FT)		15	106.8	>15.00
390-26 B	MAX. WIDTH (FT)	(3)	24	11.9	11.00
390-26 D	MAX. NUMBER OF DRIVEWAYS		1	1	YES
390 ATTCH 2	LOT COVERAGE		25	11.46	12.88
390 ATTCH 2	MAX. BUILDING COVERAGE (%)		37	33.31	21.20
390 ATTCH 2	MAX. IMPERVIOUS COVERAGE (%)		3.7	0.55	NO CHANGE
390 ATTCH 2	MAX. DWELLING PER UNIT PER ACRE		3.7	0.55	NO CHANGE

(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED NS - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(1) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(3) 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) NO ACCESSORY STRUCTURE IS PERMITTED IN THE FRONT YARD EXCEPT WATERFRONT PROPERTIES. SHEDS NO GREATER THAN 10 FEET BY 12 FEET AND 10 FEET IN HEIGHT THAT MEET THE REQUIRED SIDE YARD SETBACKS FOR AN ACCESSORY STRUCTURE.
(3) 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 DRIVEWAYS FOR SIDE-ENTRY GARAGES AND REAR-YARD GARAGES SHALL BE LIMITED IN WIDTH TO THAT FOR A SINGLE-CAR GARAGE IN THE FRONT YARD AREA.
(4) 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.
(5) IN RESIDENTIAL DISTRICTS, A PORCH ONE STORY IN HEIGHT CAN PROJECT NOT MORE THAN SIX FEET INTO THE FRONT YARD AND NOT MORE THAN FIVE FEET INTO THE SIDE YARD BUT IN NO INSTANCE NEARER THAN 10 FEET TO A SIDE LOT LINE AND 24 FEET TO THE FRONT LOT LINE.

SMITH RESIDENCE

PROJECT LOCATION:
BLOCK 39, LOT 8
3 POCANO AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANT:
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

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

ARCHITECT:
AKERTEC DESIGN
3828 RIVER ROAD
POINT PLEASANT, NJ 08742

ATTORNEY:
MARK AIKINS, ESQ.
3350 ROUTE 138, BLDG 1, SUITE 113
WALL, NJ 07719



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(at least 3 days prior to excavation)



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ALLENDALE, NJ 07401
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732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@inSiteEng.net www.InSiteEng.net

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

REVISIONS

REV.#	DATE	COMMENT
1	11/18/25	REVISED PER BOROUGH COMMENTS
0	11/07/25	INITIAL RELEASE

SCALE: DESIGNED BY: **JMW**
DATE: 11/07/25 DRAWN BY: **M-S**
JOB #: 25-2494-01 CHECKED BY: **DDC**

NOT FOR CONSTRUCTION APPROVED BY:

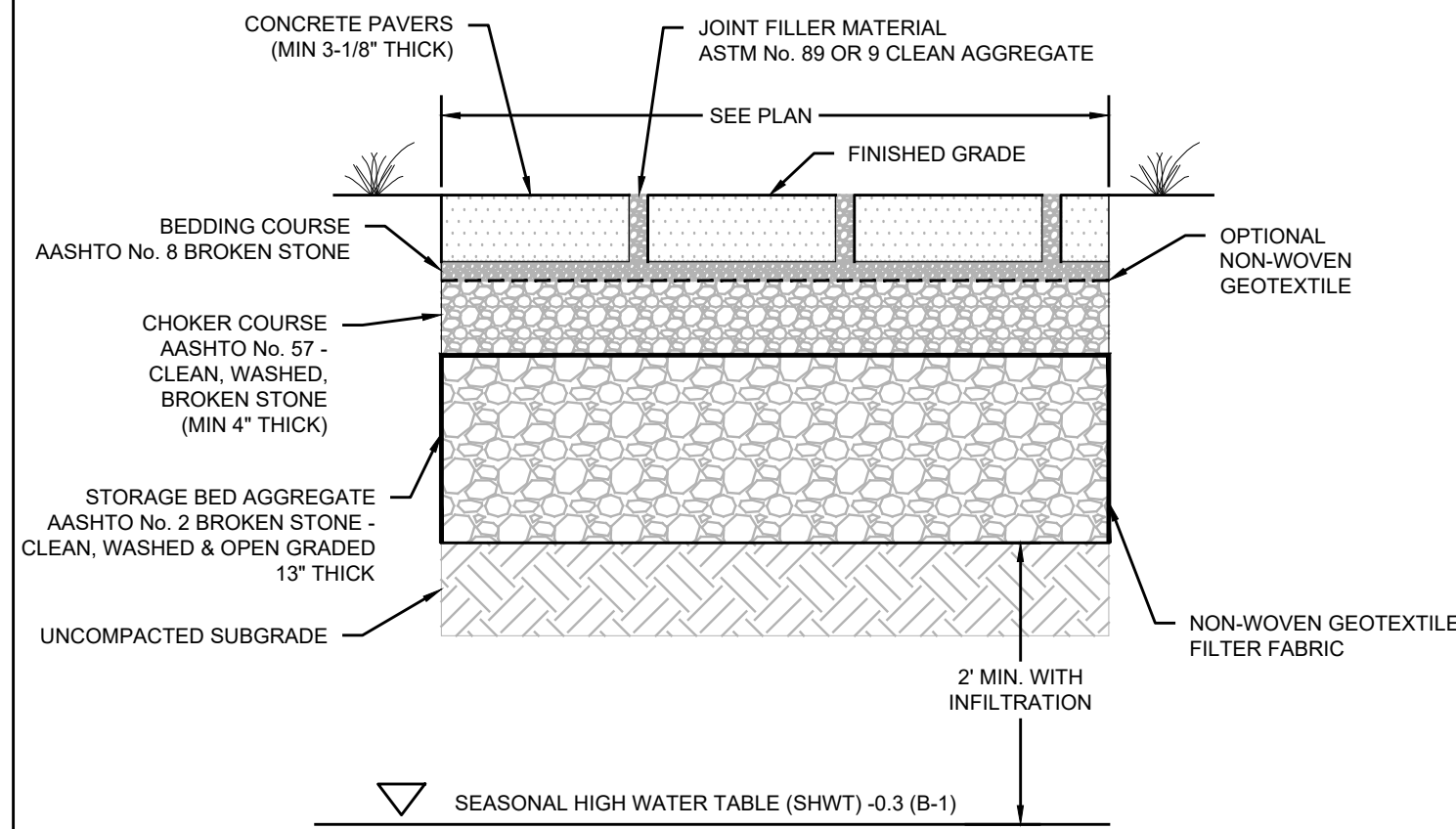
FOR CONSTRUCTION

PLAN INFORMATION

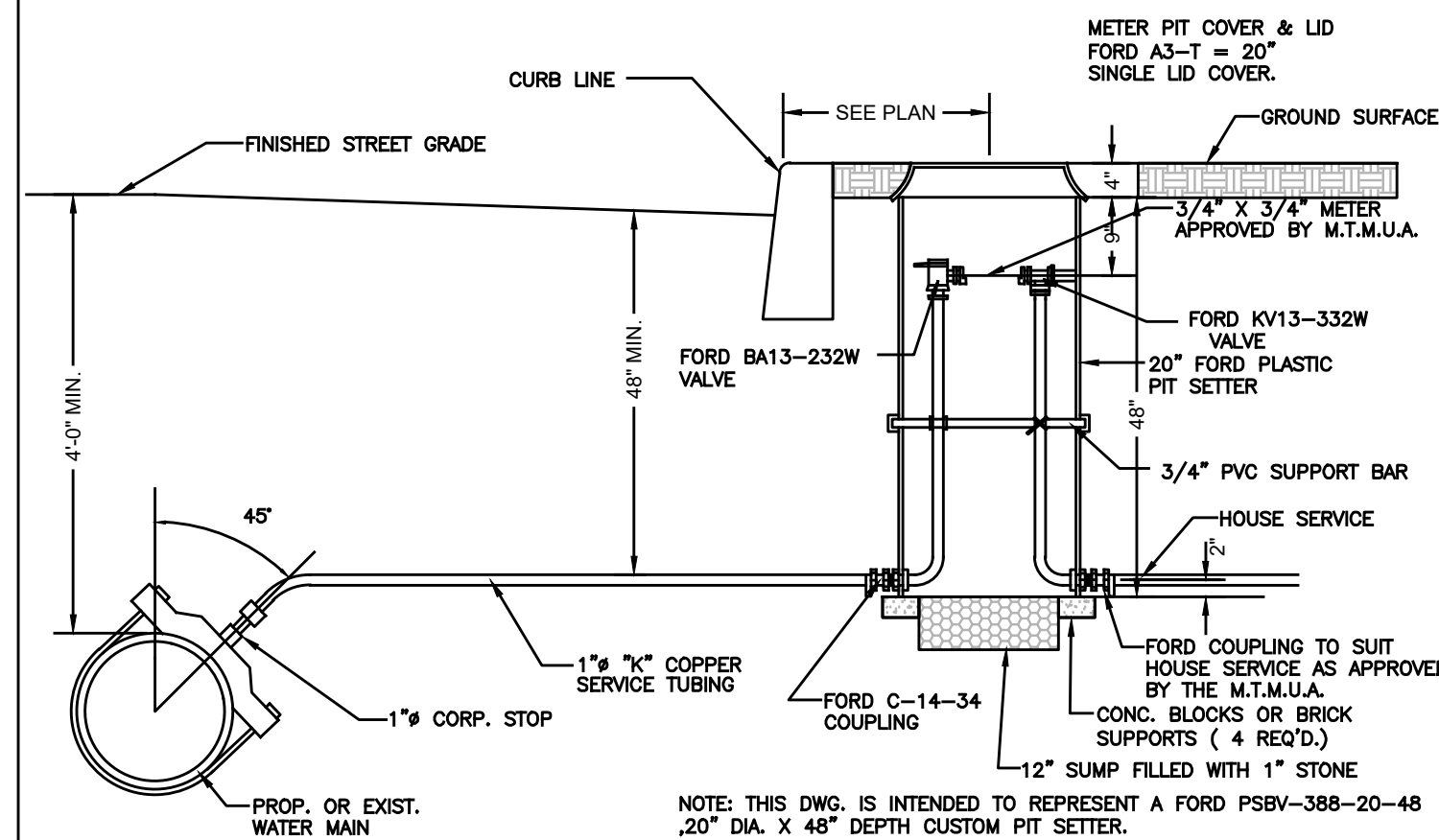
PLOT PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

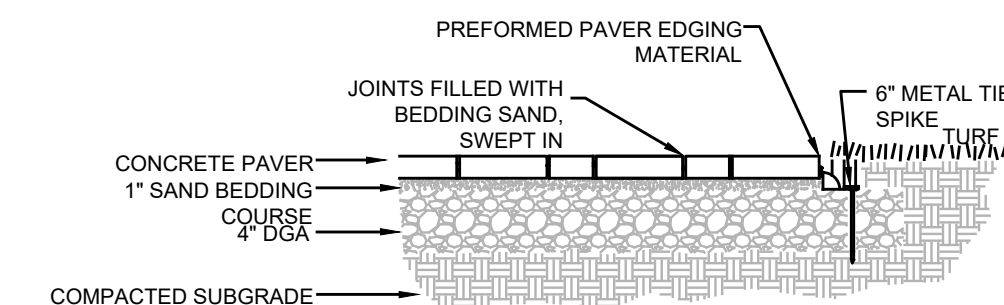
SHEET NO.:
4 OF 7



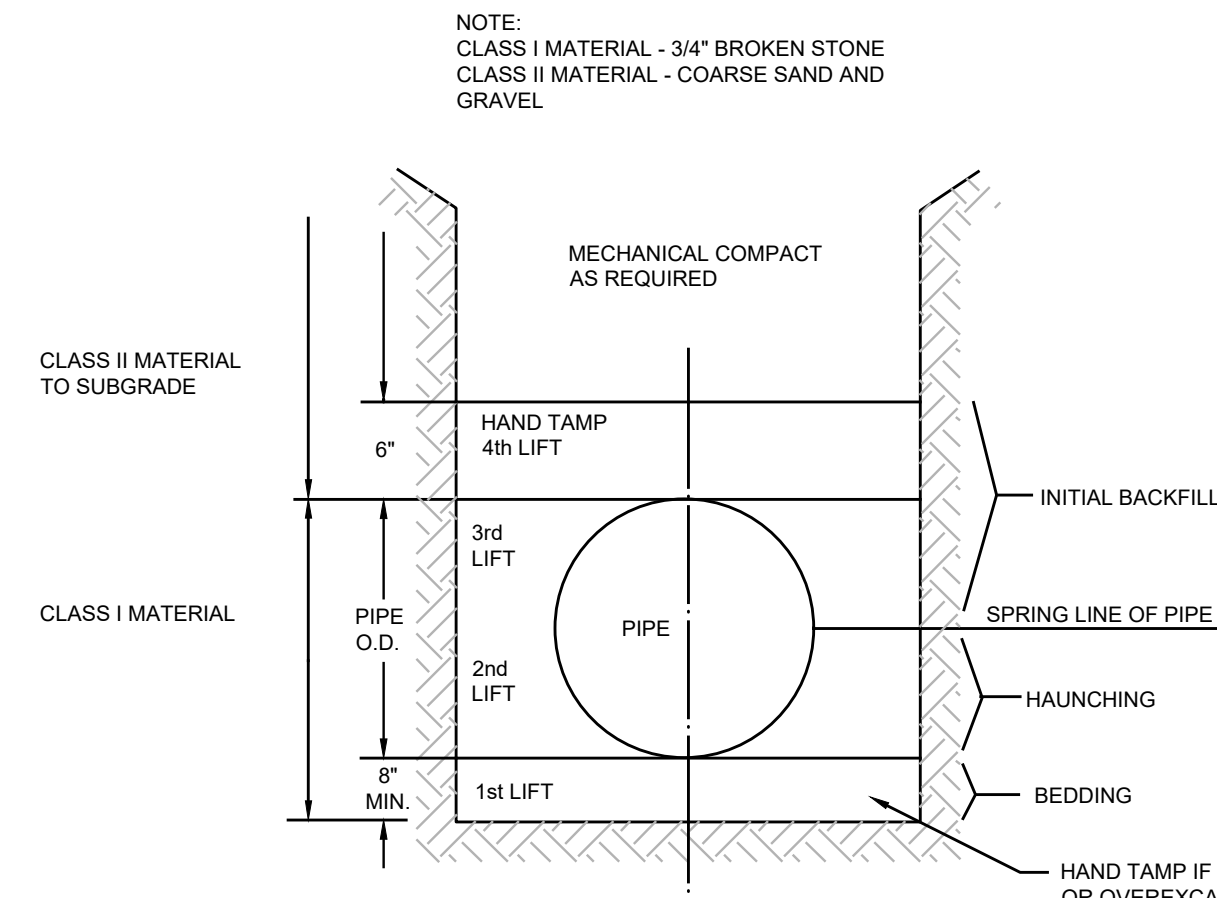
PERMEABLE PAVERS
NTS



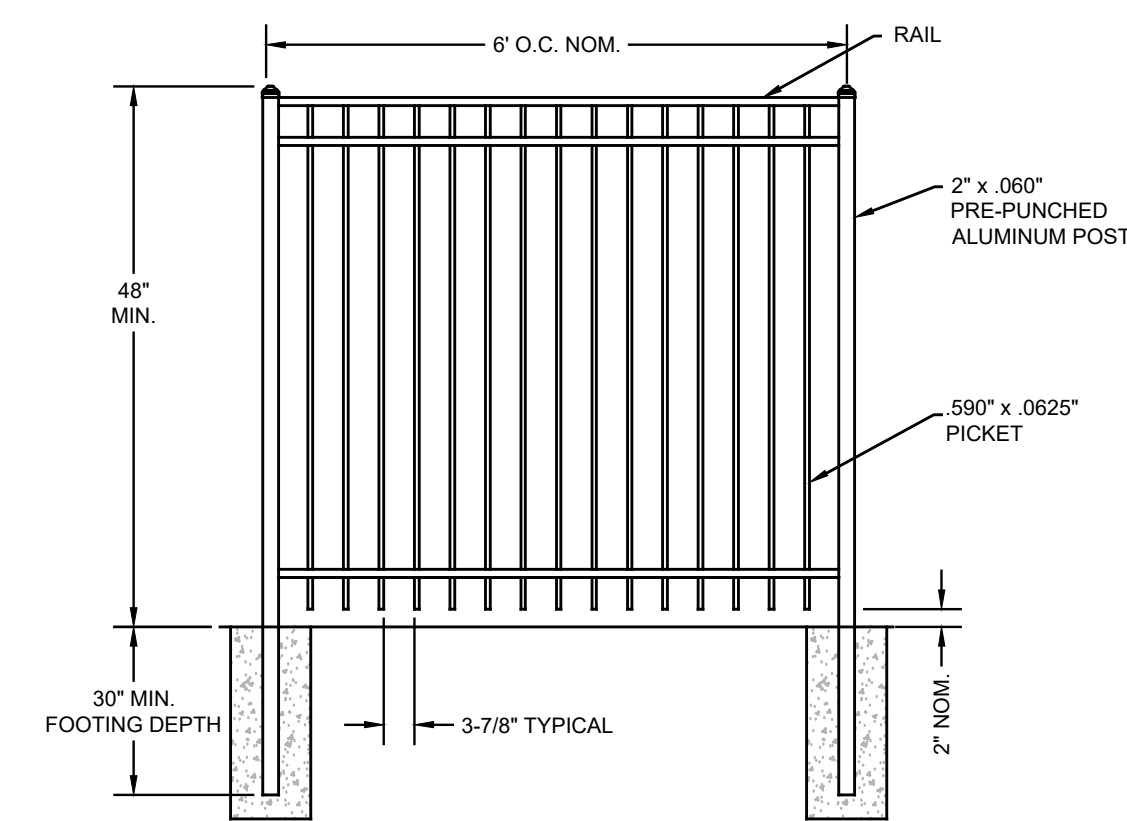
TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS



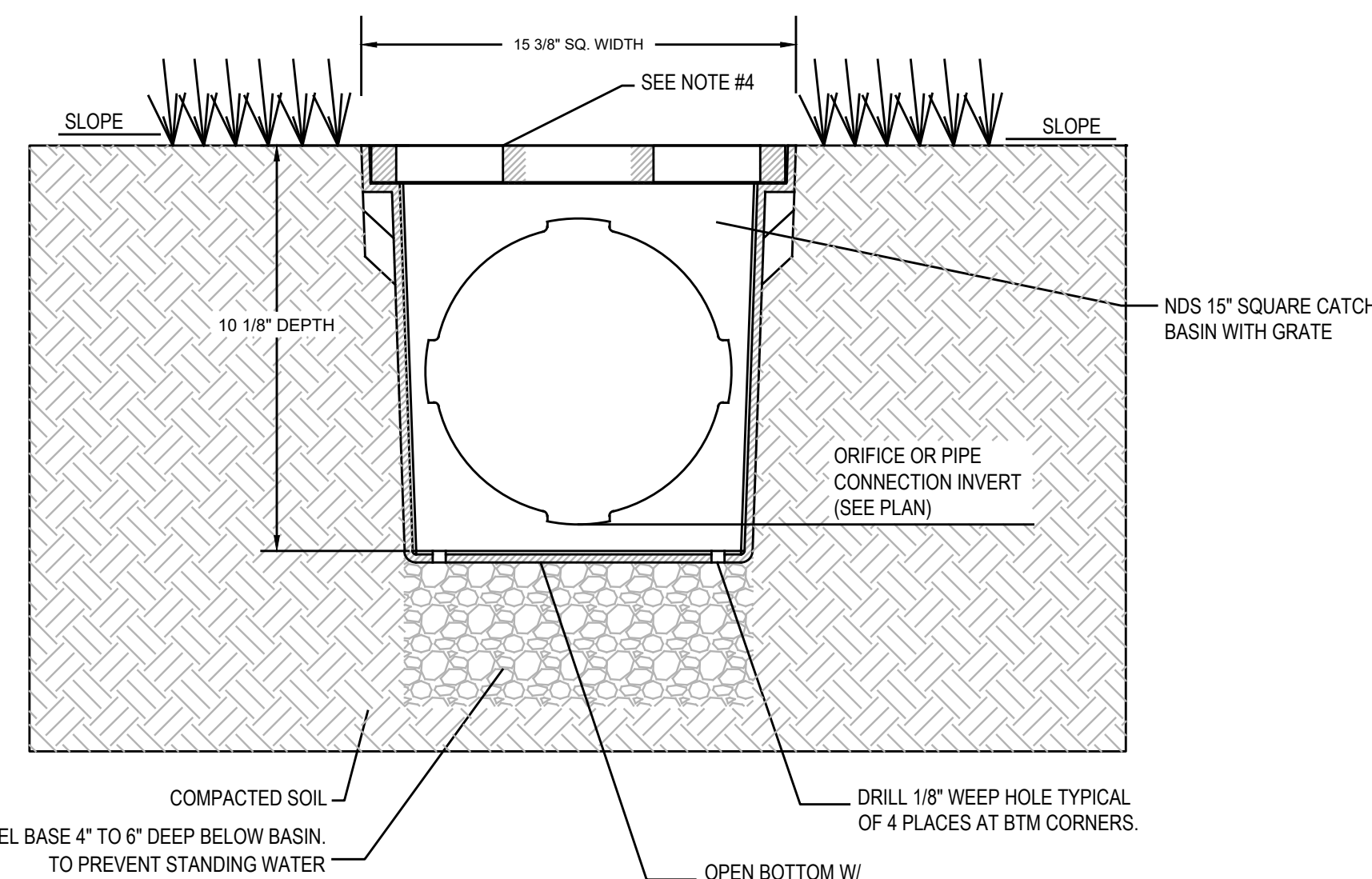
CONCRETE PAVER WALKWAY
NTS



PIPE BEDDING DETAIL
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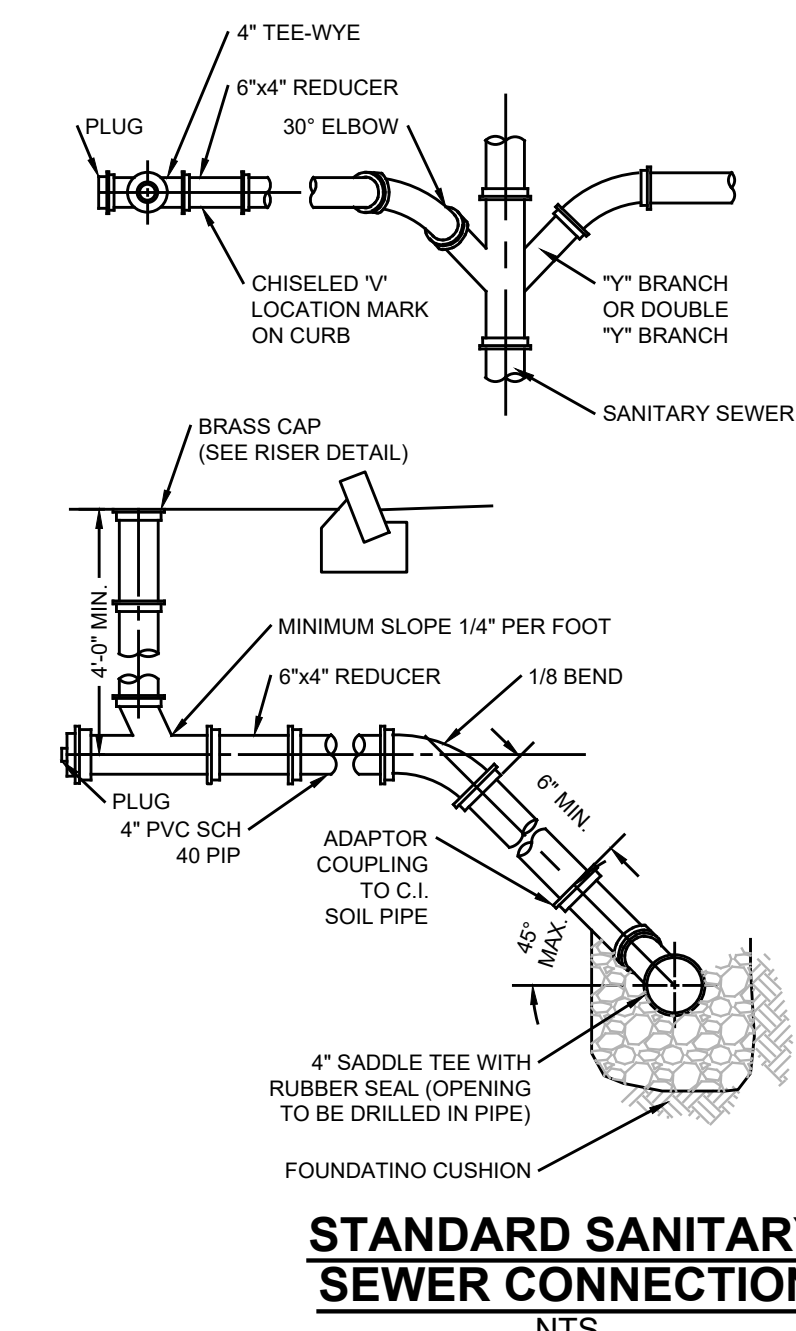


ALUMINUM FENCE
NTS



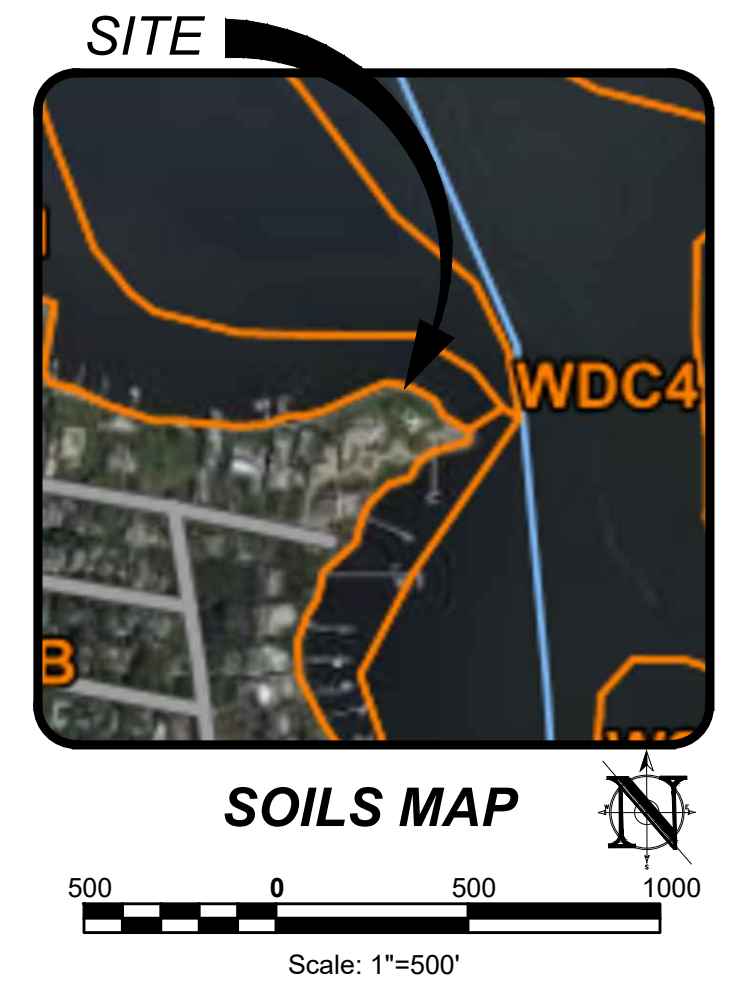
SQUARE CATCH BASIN & OVER FLOW CATCHMENT
NTS

- NOTES:
- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
 - RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - RECESS CHANNEL AND GRATE 1/8" FOR PEDESTRIAN TRAFFIC



STANDARD SANITARY SEWER CONNECTION
NTS

SOIL DESIGNATION LEGEND		MAP UNIT NAME		RATING	
MAP UNIT SYMBOL	Ud&B	Ud&B	Ud&B	Ud&B	Ud&B
Ud&B		Ud&B		Ud&B	
Ud&B		Ud&B		Ud&B	



PROJECT INFORMATION

PROJECT NAME: **SMITH RESIDENCE**

PROJECT LOCATION: BLOCK 39, LOT 8
3 POCANO AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER: **GREGORY SMITH**
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANT: **GREGORY SMITH**
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANTS PROFESSIONALS

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

ARCHITECT:
AKERTECT DESIGN
3828 RIVER ROAD
POINT PLEASANT, NJ 08742

ATTORNEY:
MARK AIKINS, ESQ.
3350 ROUTE 138, BLDG 1, SUITE 113
WALL, NJ 07719



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(at least 3 days prior to excavation)



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200,
ALLENTOWN, NJ 07401
20 N. MAIN STREET, SUITE 2B,
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732-531-7100 (Ph) 732-531-7344 (Fax)
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Douglas D. Clelland
DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

REV.#	DATE	DESCRIPTION
1	11/18/25	REVISED PER BOROUGH COMMENTS
0	11/07/25	INITIAL RELEASE

SCALE: DESIGNED BY: **JMW**
DATE: 11/07/25 DRAWN BY: **M-S**
JOB#: 25-2494-01 CHECKED BY: **DDC**
NOT FOR CONSTRUCTION APPROVED BY: _____
FOR CONSTRUCTION _____
PLAN INFORMATION

CONSTRUCTION / SPPP NOTE

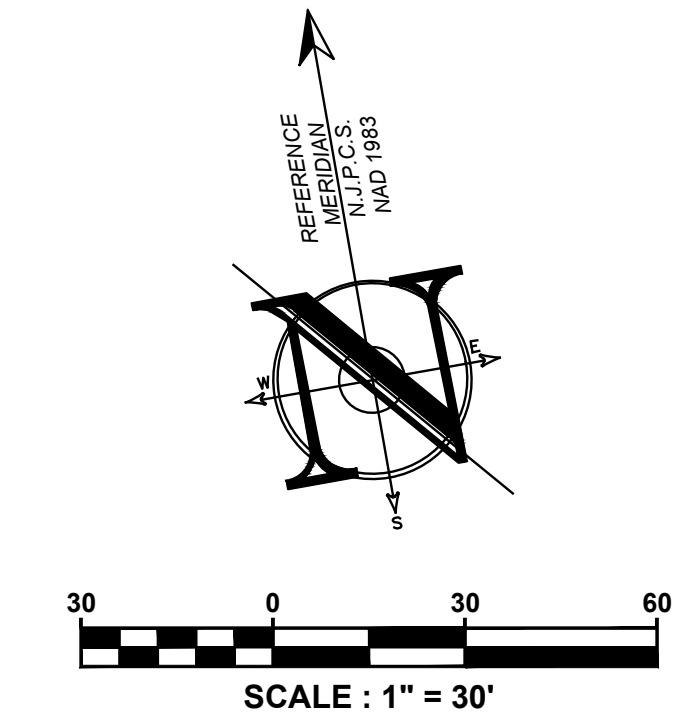
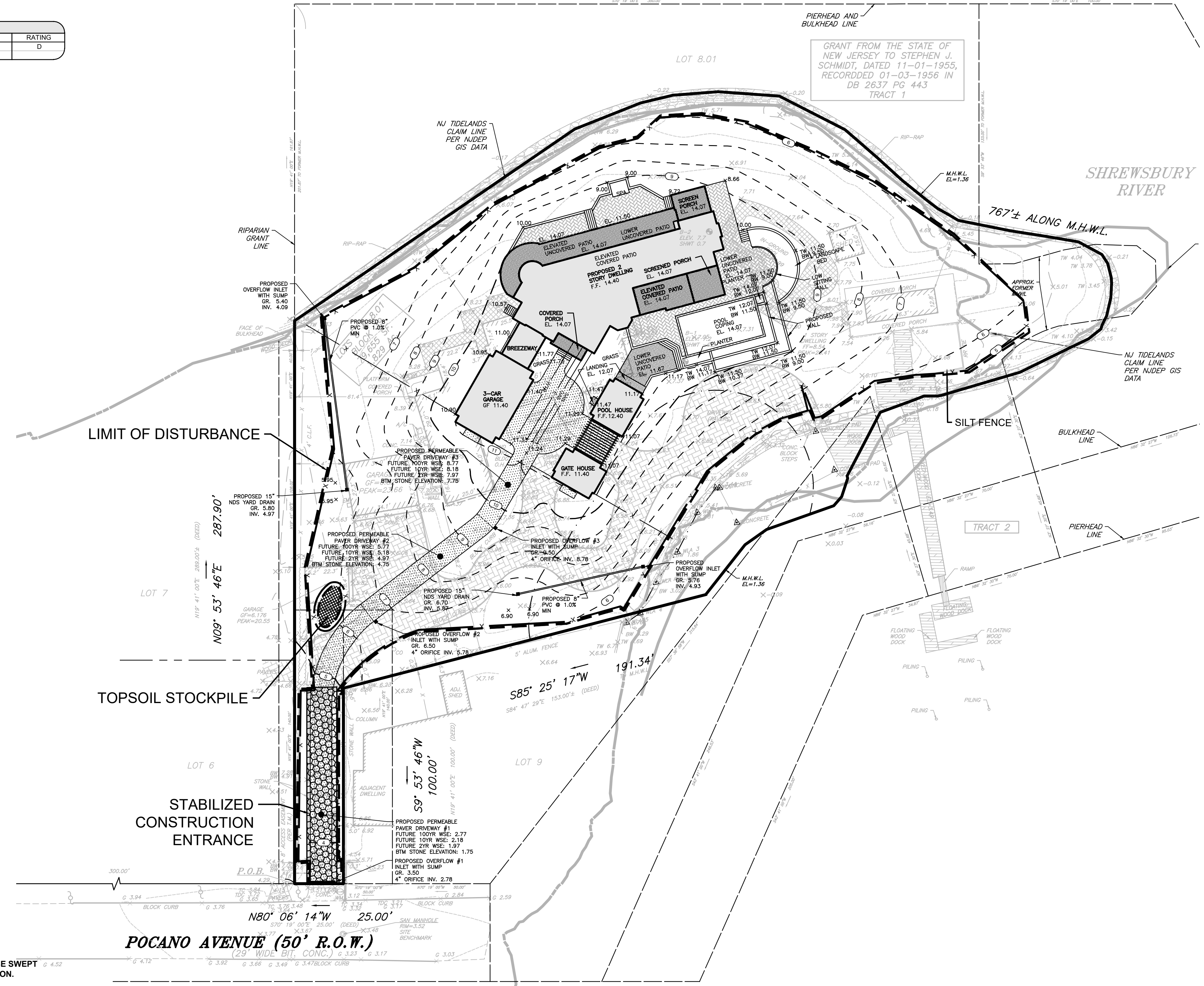
THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

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" AS DEFINED BY THE NUDEP IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

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

TOTAL LIMIT OF DISTURBANCE = 1.42 AC.



NOTE:
ALL PAVED SURFACES TO BE SWEPT 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	STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE	RIP-RAP APRON, SCOUR HOLE
INLET PROTECTION	SOIL RESTORATION AREA
PROPOSED TREE PROTECTION	
SOIL COMPACTION TEST LOCATION	

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.

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File: X:\Jobs\2494 - Gregory Smith\25-2494-01 - 3 POCANO AVENUE Oceanport, NJ\25049401.DWG Date: 11/07/25 09:55:00

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. THE EFFECTIVE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR SEDIMENTATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PERMITS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW MULCH AT A RATE OF 2 TO 2.5 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE GROUND WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL, WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT DOES NOT PROVIDE SUITABLE VEGETATIVE SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE, (OR 50 LBS/100 SQ FT OF SURFACE) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5.0 OR MORE, OR 4" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
13. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE ACCORDING TO THE STANDARD FOR DEWATERING.
14. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
15. STOCKPILES AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE, ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
16. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
17. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. SEEDING PREPARATION
A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MALERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHOULD BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE STANDARD FOR ESTABLISHING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4.0 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.
*SEEDING DATES: 2/15-5/1 AND 8/15-10/15
B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROPPED, DRILL OR CUTLIPACK SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CUTLIPACK SEEDERS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPOUING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL NOR SEED TO SOIL CONTACT. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

- 4. MULCHING
MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
B. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
C. CRIMPER (MULCH ANCHORING TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL, SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
D. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
b. USE ONE OF THE FOLLOWING:
(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 24/2016GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
C. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

- 5. IRRIGATION (WHERE FEASIBLE)
IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH DRIED UP TO TWICE DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOP DRESSING
SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL. FOLLOW-UP TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO SOIL REDUCTION IN NITROGEN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 90% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOVED ONCE. NOTE: THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO SOIL REDUCTION IN NITROGEN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 90% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOVED ONCE. NOTE: THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- 8. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
9. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
2. SEEDING PREPARATION
A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MALERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://PAJES.RUTGERS.EDU/EXT/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
C. HIGH ACID PRODUCING SOILS - SHALL HAVE A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

- 3. SEEDING
(ZONE 7A)
A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
SEED MIXTURE #13 FOR LAWN AREAS
PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE (1)75
PERENNIAL RYEGRASS (1)45
KENTUCKY BLUEGRASS (1)45
ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14
OPTIMAL SEEDING DATES: 8/15-10/30
SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED
SEED MIXTURE #7 FOR BASIN SIDE SLOPES AND SWALES
PLANTING RATE LBS/1,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE 3 (130)
KENTUCKY BLUEGRASS 1.5 (10)
PERENNIAL RYEGRASS 0.25 (10)
OR REDTOP 0.25 (10)
PLUS WHITE CLOVER 0.10 (5)
ACCEPTABLE SEEDING DATES: 2/1-4/30 AND 5/1-8/14
OPTIMAL SEEDING DATES: 8/15-10/30
SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED
3. SEEDING RATES SPECIFIED ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 80. MANY GRASSES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE STANDARD FOR ESTABLISHING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROPPED, DRILL OR CUTLIPACK SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CUTLIPACK SEEDERS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDING. PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPOUING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4 MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL, WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.
4. MULCHING
MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITH EACH SECTION.
ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRSS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
3. CRIMPER (MULCH ANCHORING COOLER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL, SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
b. USE ONE OF THE FOLLOWING:
(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 24/2016GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
C. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

- 5. IRRIGATION (WHERE FEASIBLE)
IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH DRIED UP TO TWICE DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. TOP DRESSING
SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL. FOLLOW-UP TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO SOIL REDUCTION IN NITROGEN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 90% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOVED ONCE. NOTE: THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION UP TO SOIL REDUCTION IN NITROGEN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 90% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOVED ONCE. NOTE: THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

STANDARD FOR DUST CONTROL

- DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.
CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES OR ANY RESTRICTION.
WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "TRAPS" ARE OFTEN FINE COLLOIDAL MATERIAL, WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.
PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1, AND PERMANENT STABILIZATION WITH SOO, PG. 6-1
SPRAY ON ADHESIVE - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.

Table with 4 columns: MATERIALS, WATER DILUTION, TYPE OF NOZZLE, APPLY GALLONS/ACRE. Rows include ANIONIC ASPHALT EMULSION, LATEX EMULSION, RESIN IN WATER, POLYACRYLAMIDE (PAM) - SPRAY ON, POLYACRYLAMIDE (PAM) - DRY SPREAD, ACIDULATED SOY BEAN SOAP STICK.

- TILLAGE - TO ROUGHEN SURFACE AND BRING CLOSURE TO THE SURFACE. THIS IS A TEMPORARY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS, BEING PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACES ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEE THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE, IS USED ON STEEPER SLOPES THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
SLOPE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

- DEFINITION
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.
PURPOSE
TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.
CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES OR ANY RESTRICTION.
WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "TRAPS" ARE OFTEN FINE COLLOIDAL MATERIAL, WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.
WHERE APPLICABLE
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.
METHODS AND MATERIALS
1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. PROTECTIVE MATERIALS
A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH MULCH ANCHORING TOOL. EQUIVALENT BINDERS, OR NETTING THE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WITH THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOVED.
C. CRIMPER (MULCH ANCHORING COOLER TOOL) - A TRACTOR-DRAWN IMPLEMENT, ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES, ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
D. LIQUID MULCH-BINDERS
1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
2. USE ONE OF THE FOLLOWING:
a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL, AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

- DEFINITION
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.
PURPOSE
TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.
CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES OR ANY RESTRICTION.
WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "TRAPS" ARE OFTEN FINE COLLOIDAL MATERIAL, WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.
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THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.
METHODS AND MATERIALS
1. SITE PREPARATION
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B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
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A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH MULCH ANCHORING TOOL. EQUIVALENT BINDERS, OR NETTING THE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WITH THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOVED.
C. CRIMPER (MULCH ANCHORING COOLER TOOL) - A TRACTOR-DRAWN IMPLEMENT, ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES, ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
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1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
2. USE ONE OF THE FOLLOWING:
a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIX

SMITH RESIDENCE

PROJECT LOCATION:
BLOCK 39, LOT 8
3 POCANO AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER:
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANT:
GREGORY SMITH
3 POCANO AVENUE
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

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

ARCHITECT:
AKERTEC DESIGN
3828 RIVER ROAD
POINT PLEASANT, NJ 08742

ATTORNEY:
MARK AIKINS, ESQ.
3350 ROUTE 138, BLDG 1, SUITE 113
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL... 800-272-1000
(at least 3 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, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

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

REVISIONS

Rev.#	Date	Comment
1	11/18/25	REVISED PER BOROUGH COMMENTS
0	11/07/25	INITIAL RELEASE

SCALE: DESIGNED BY: **JMW**
DATE: 11/07/25 DRAWN BY: **M-S**
JOB #: 25-2494-01 CHECKED BY: **DDC**

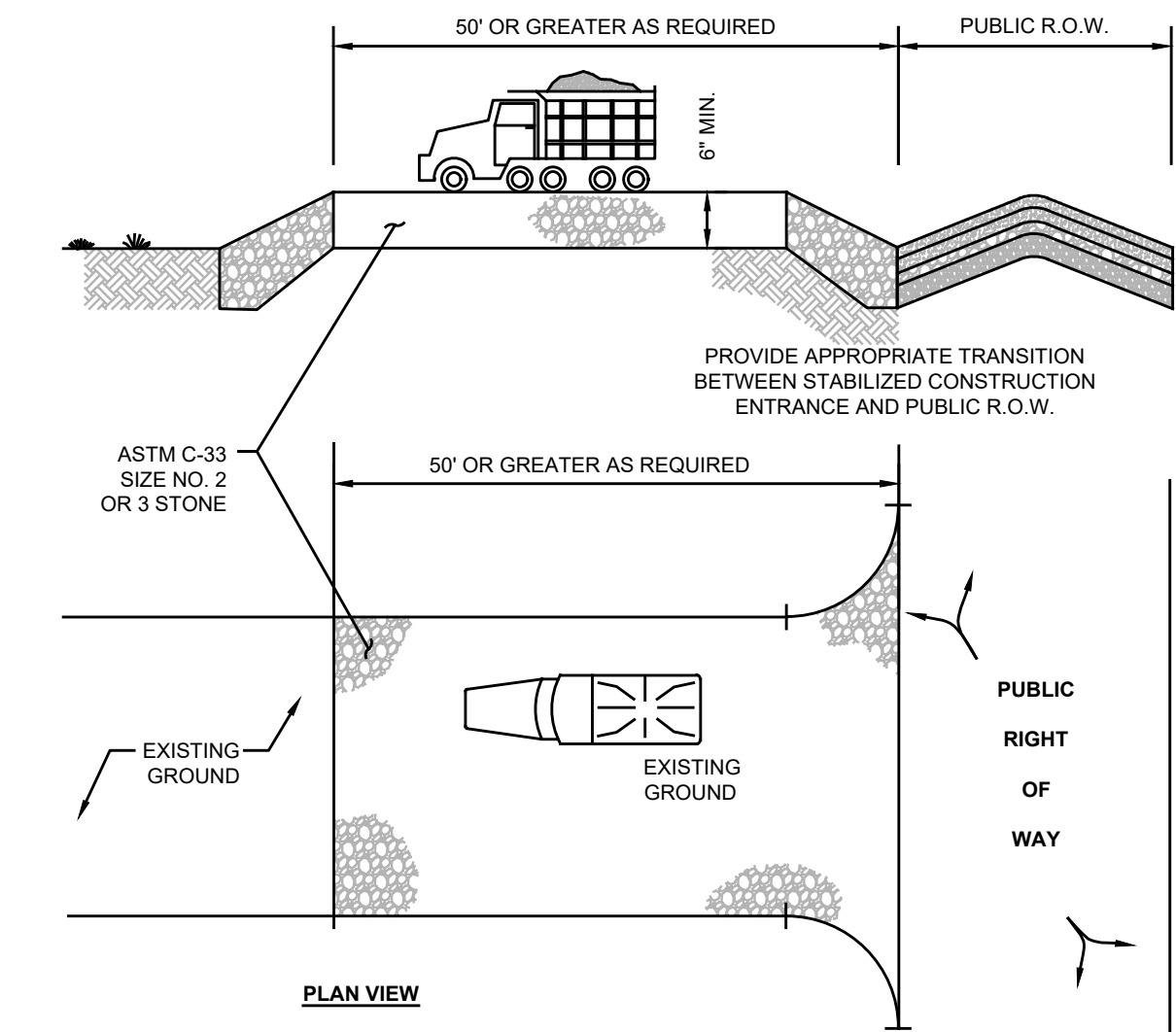
NOT FOR CONSTRUCTION
 FOR CONSTRUCTION

APPROVED BY:
PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SESC NOTES & DETAILS

SHEET NO.:
7 OF 7

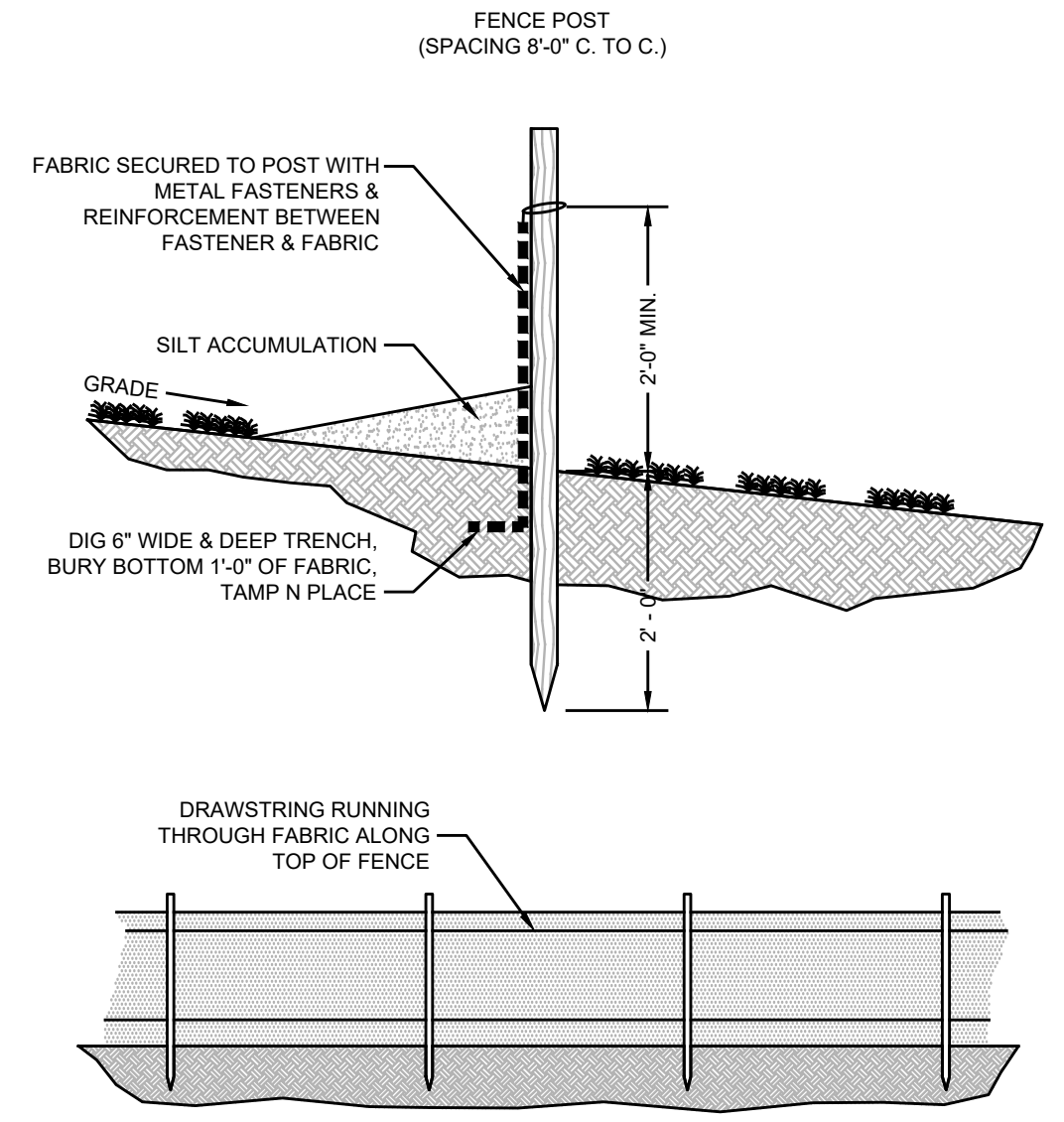


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

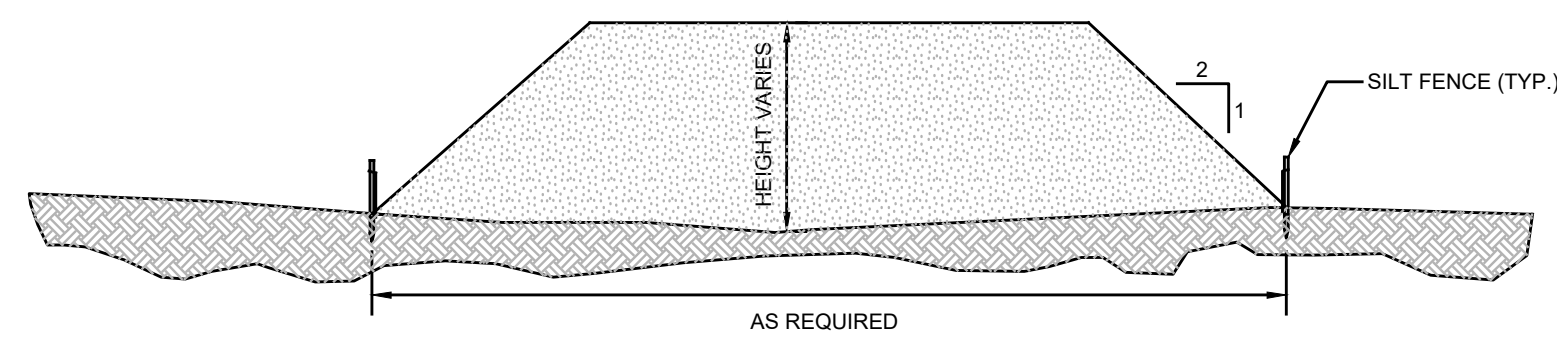
STABILIZED CONSTRUCTION ENTRANCE
NTS

NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.

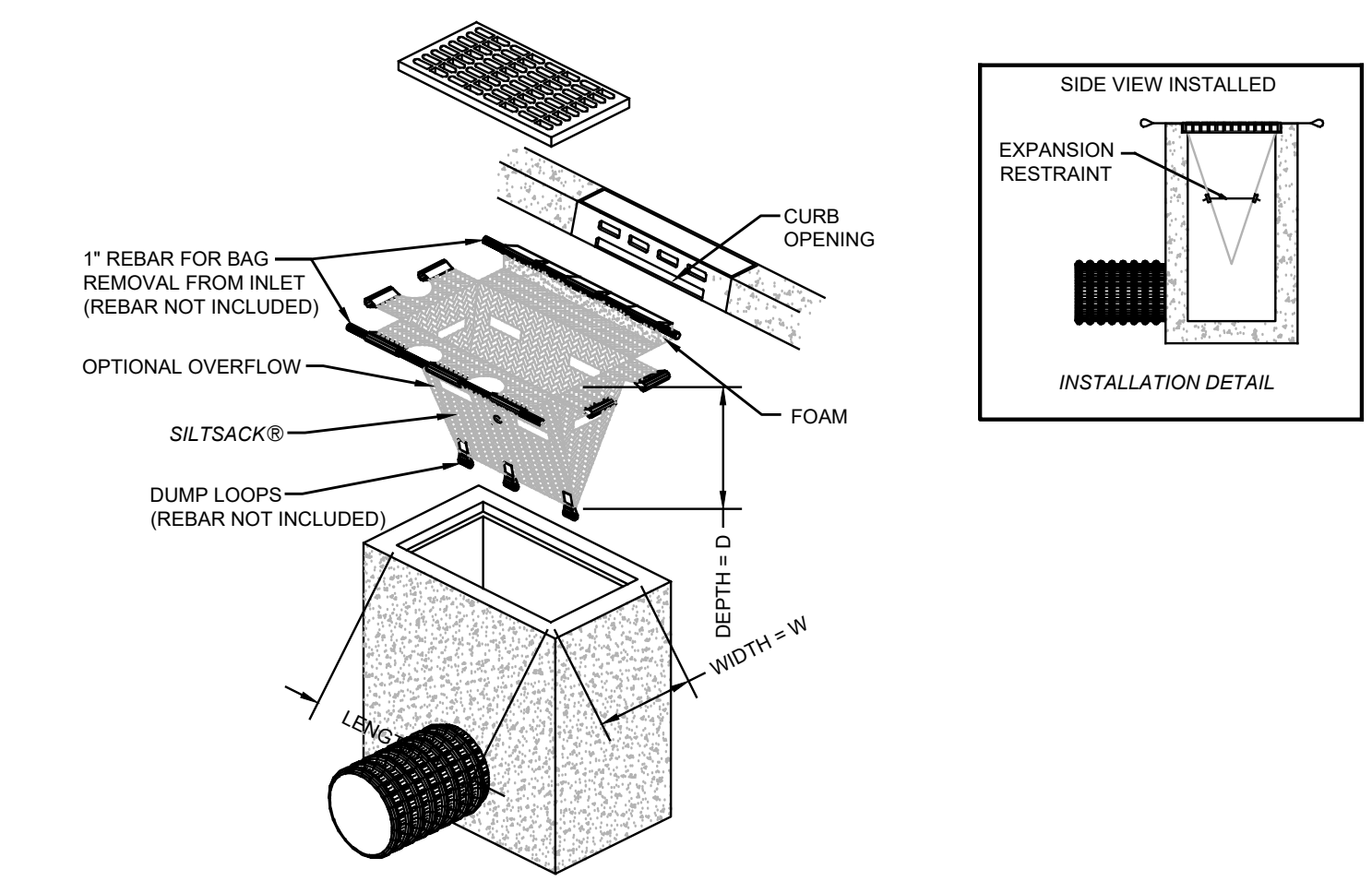


SILT FENCE DETAIL
NTS

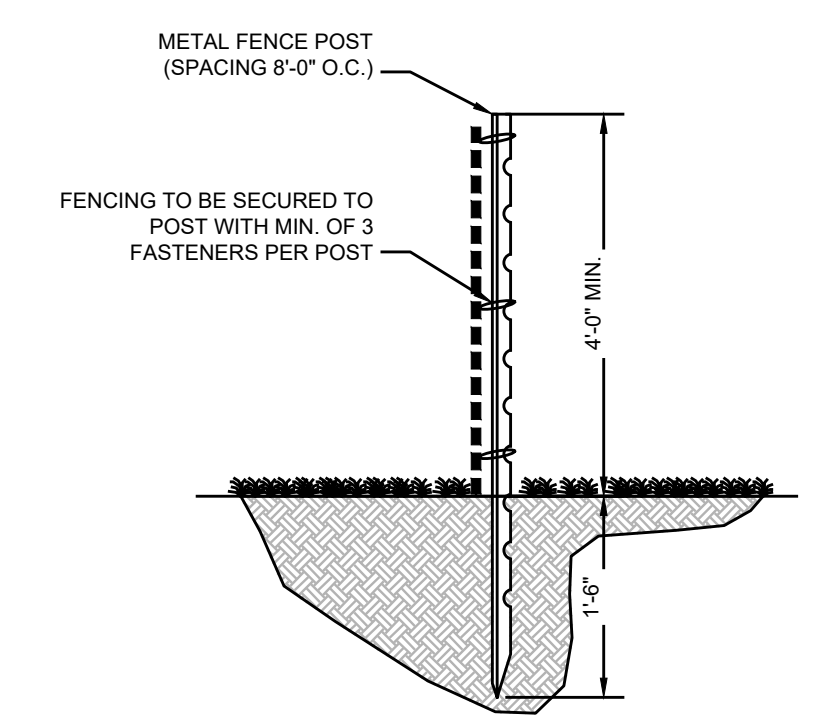
- SEDIMENT BARRIER MAINTENANCE**
1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
 2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
 3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT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



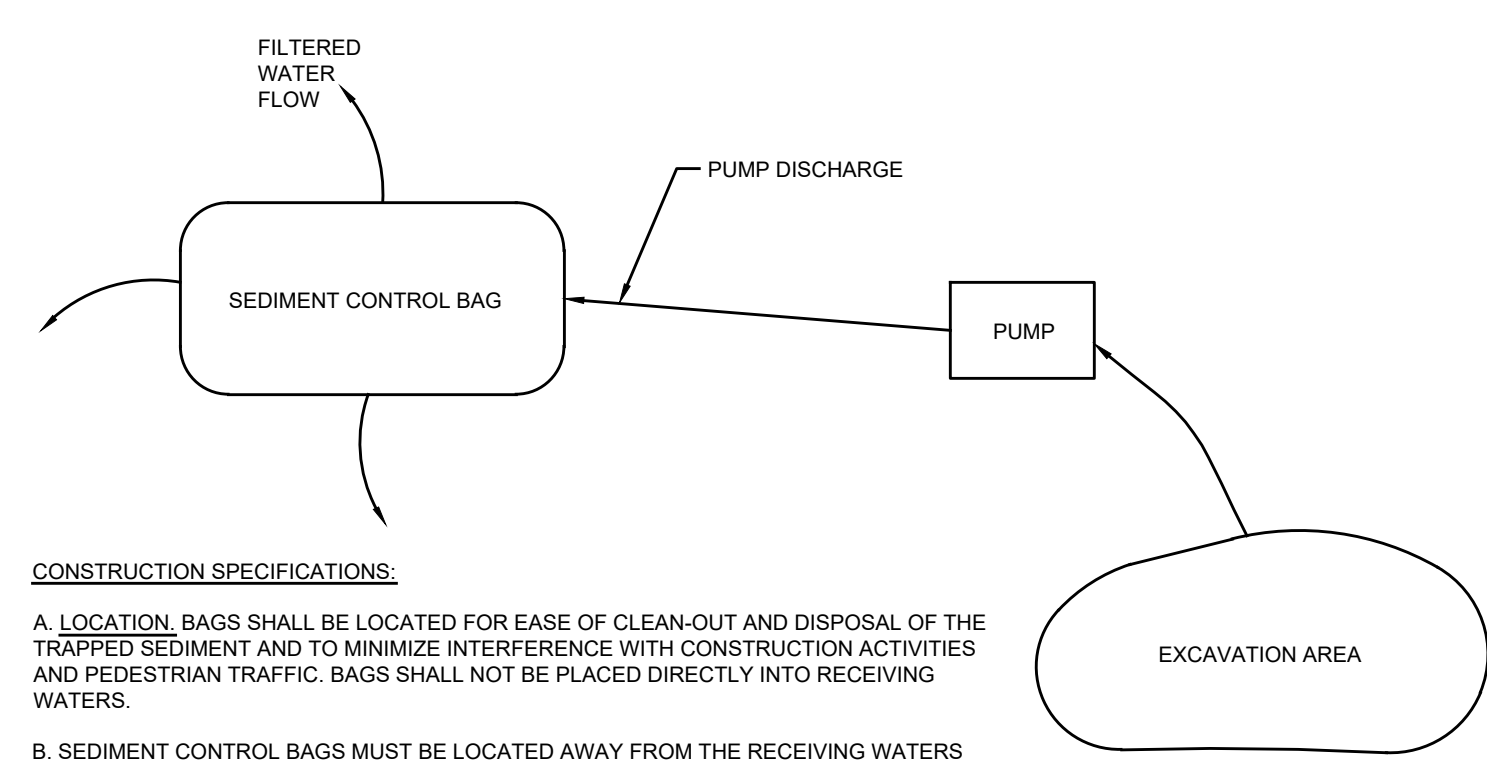
SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS



INLET PROTECTION DETAIL
NTS



TREE PROTECTION FENCING
NTS

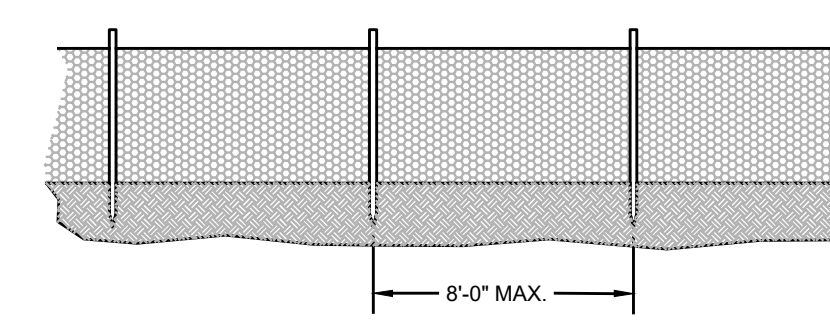


CONSTRUCTION SPECIFICATIONS:

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.

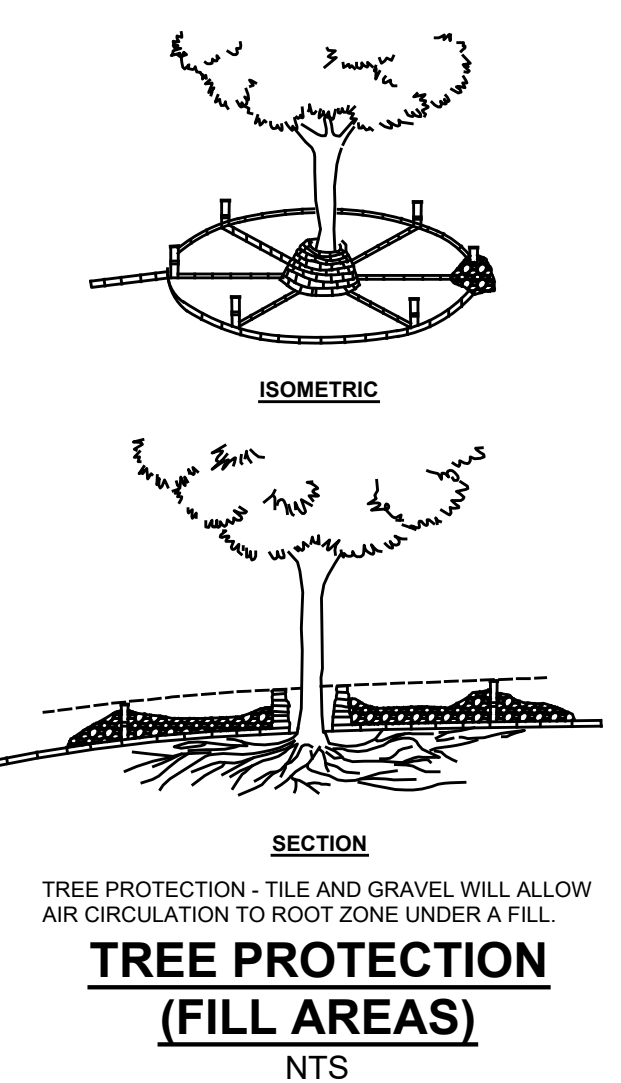
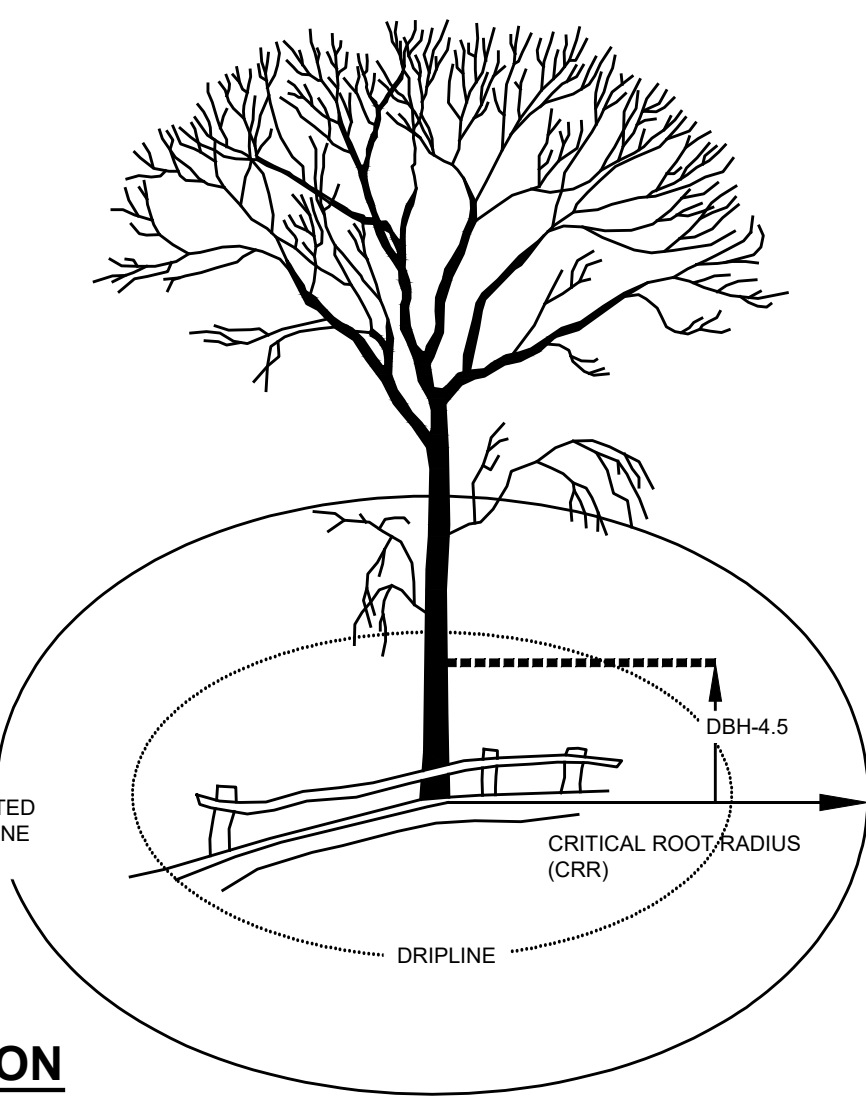
B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

SEDIMENT CONTROL BAG FOR DEWATERING
NOT TO SCALE

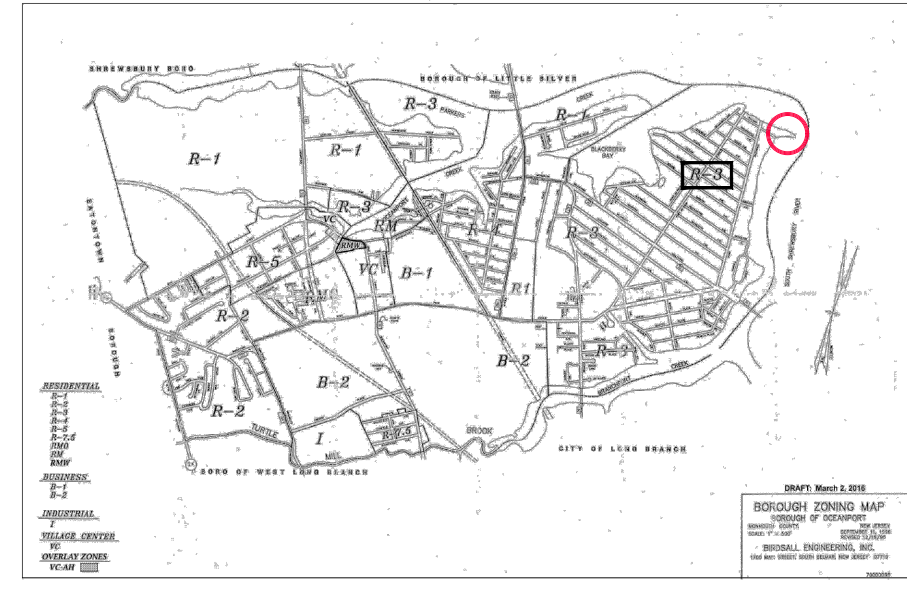


TREE ROOT PROTECTION
NTS

- 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.

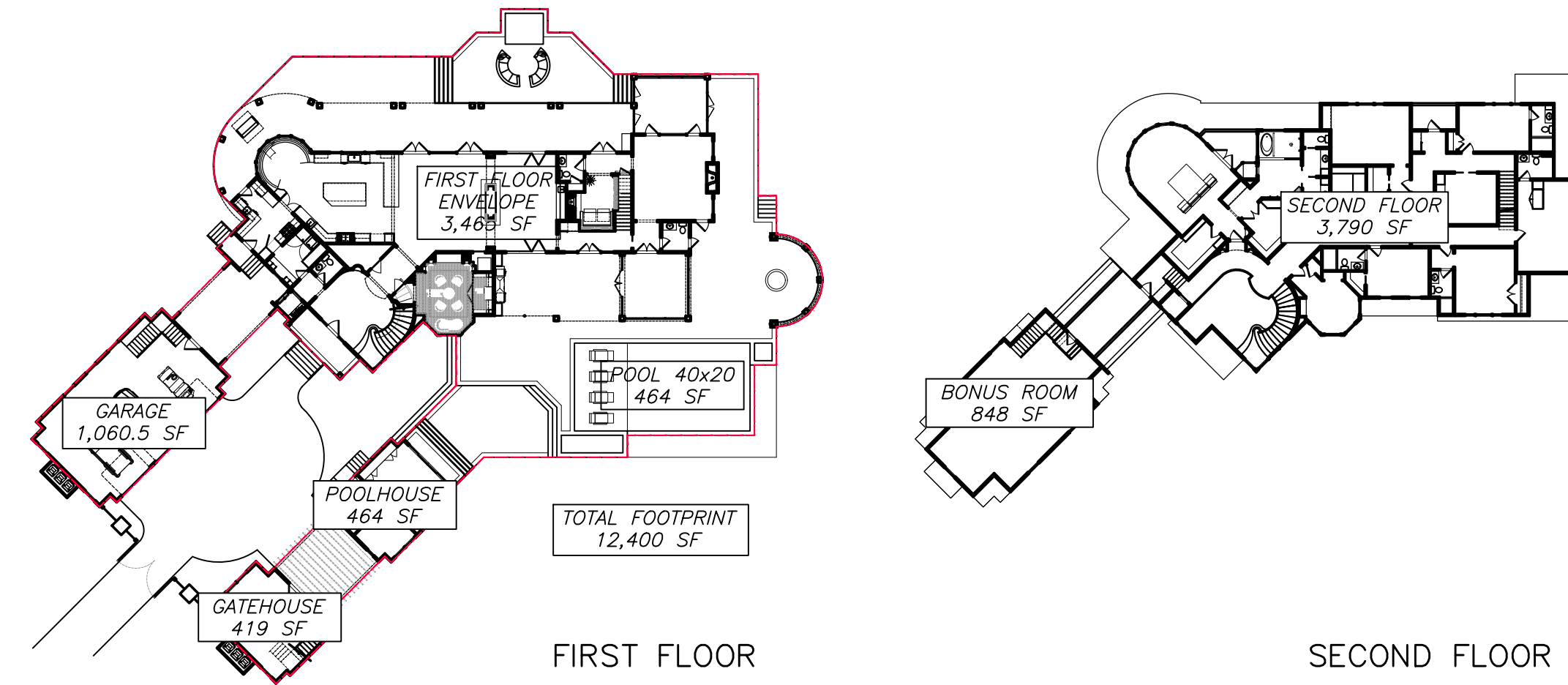


TREE PROTECTION (CUT AREAS)
NTS



THE SMITH RESIDENCE

#3 POCANO AVENUE
OCEANPORT, NEW JERSEY

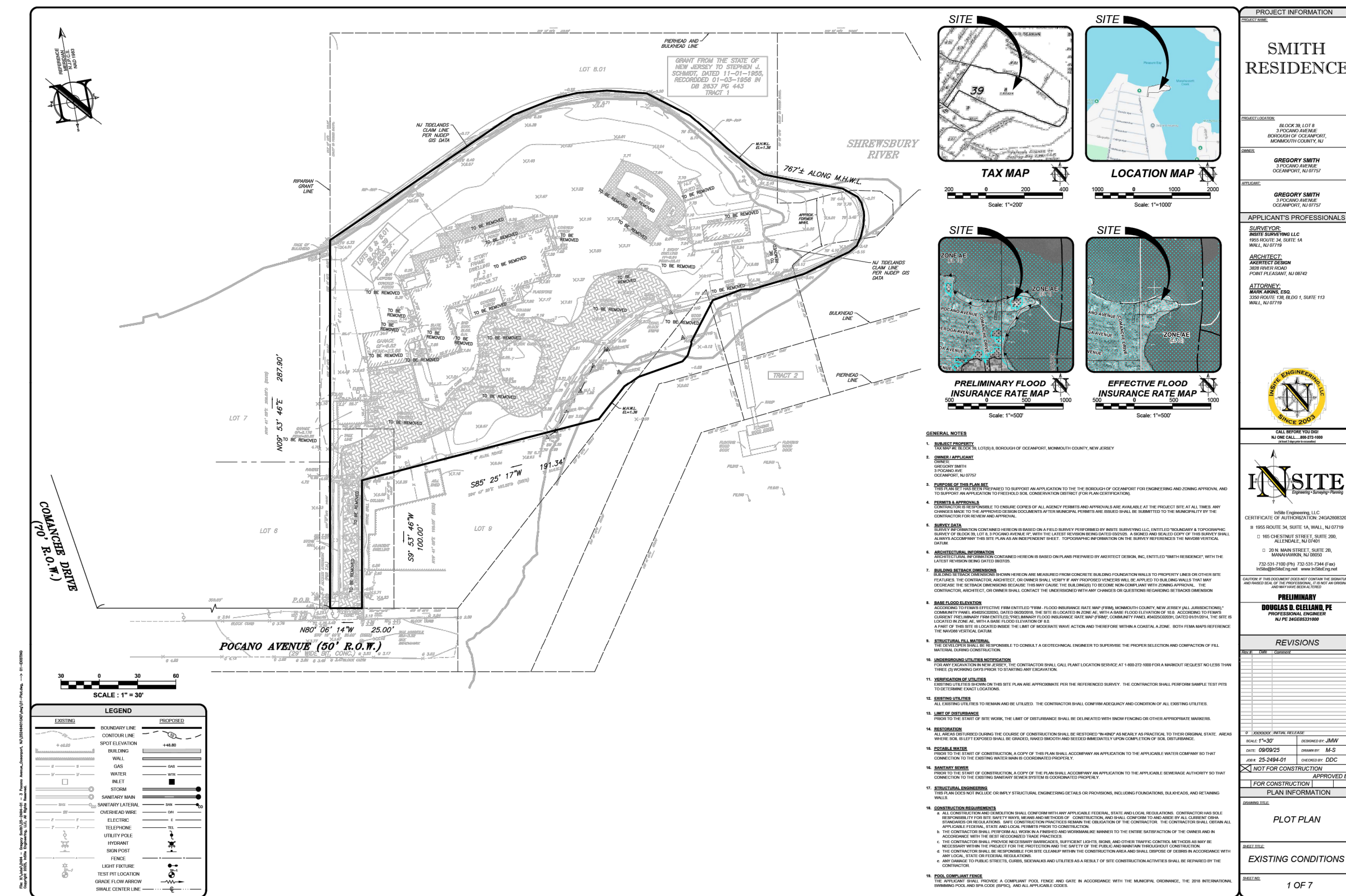


3 SQUARE FOOTAGE BREAKDOWN
SCALE: 3/16" = 1'-0"



NOTE: THIS IMAGE IS FOR DIAGRAMMATIC PURPOSES ONLY. PLEASE REFER TO THE PLOT PLAN BY INSITE ENGINEERING FOR SPECIFIC SITE LOCATION AND DWELLING PLACEMENT

2 SITE PLACEMENT DIAGRAM
NOT TO SCALE



1 DIAGRAMMATIC PLOT PLAN BY INSITE ENGINEERING
* FOR REFERENCE PURPOSES ONLY *

PROPOSED NEW SINGLE FAMILY DWELLING FOR:

SMITH RESIDENCE

3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

AKERTECT DESIGN



3828 River Road, Point Pleasant, NJ 08742
office: (732) 451-2100
email: info@akertectdesign.com
web: http://www.akertectdesign.com
C.O.A. #: 21AC00138200



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OCTOBER 24, 2025	CJA
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PROJECT NO. AD25.03

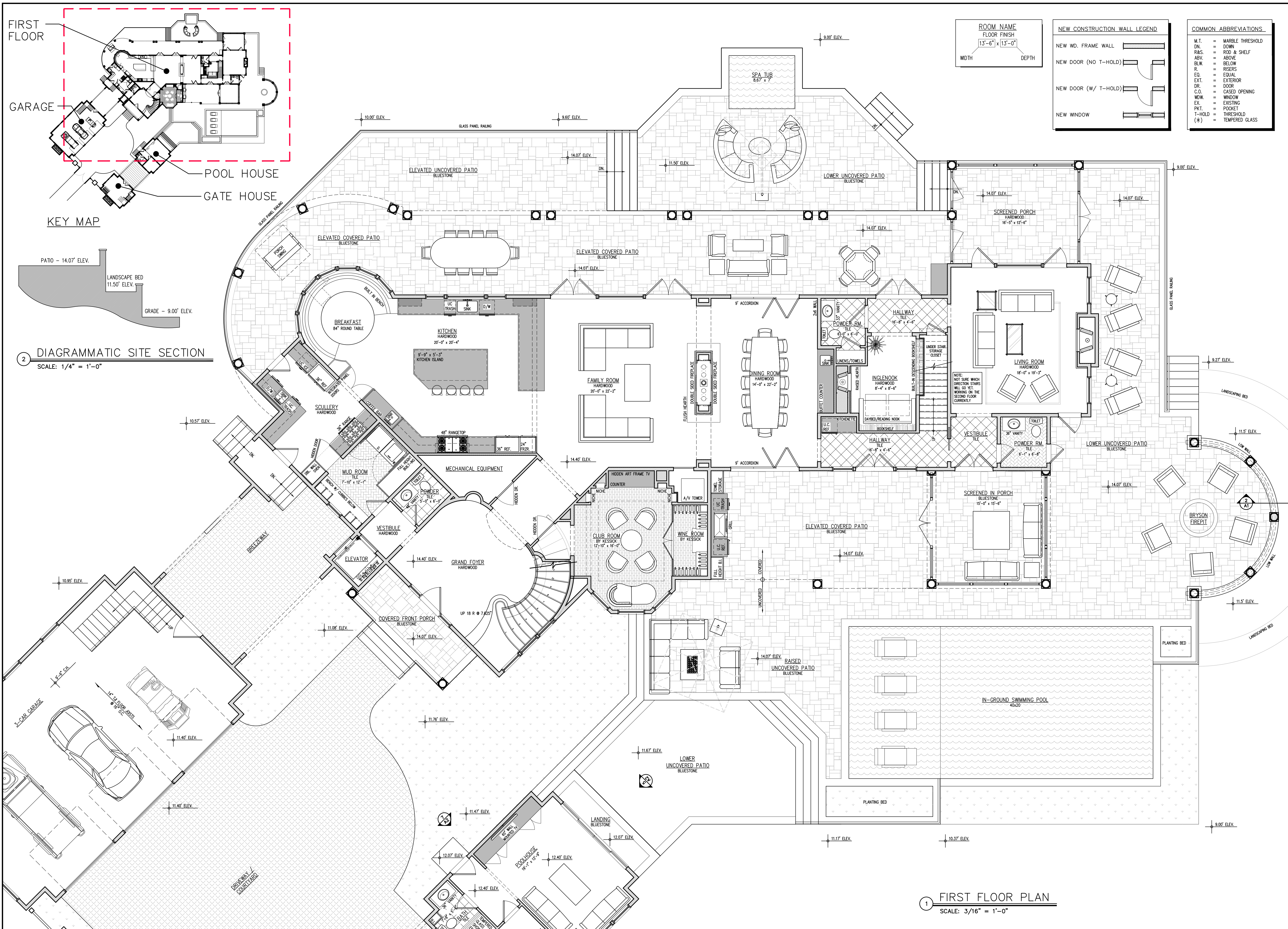
SITE ANALYSIS AND ZONING

SHEET

CS1

OF 7 TOTAL

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1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

2 DIAGRAMMATIC SITE SECTION
SCALE: 1/4" = 1'-0"

ROOM NAME	FLOOR FINISH	WIDTH	DEPTH
	13'-6" x 13'-0"		

NEW CONSTRUCTION WALL LEGEND	
NEW WD. FRAME WALL	[Symbol]
NEW DOOR (NO T-HOLD)	[Symbol]
NEW DOOR (W/ T-HOLD)	[Symbol]
NEW WINDOW	[Symbol]

COMMON ABBREVIATIONS	
M.T.	MARBLE THRESHOLD
D.N.	DOWN
R.&S.	ROD & SHELF
ABV.	ABOVE
BLW.	BELOW
R.	RISERS
EQ.	EQUAL
EXT. DR.	EXTERIOR DOOR
C.O.	CASED OPENING
WDW.	WINDOW
EX.	EXISTING
PKT.	POCKET
T-HOLD	THRESHOLD
(*)	TEMPERED GLASS

PROPOSED NEW SINGLE FAMILY DWELLING FOR:
SMITH RESIDENCE
3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

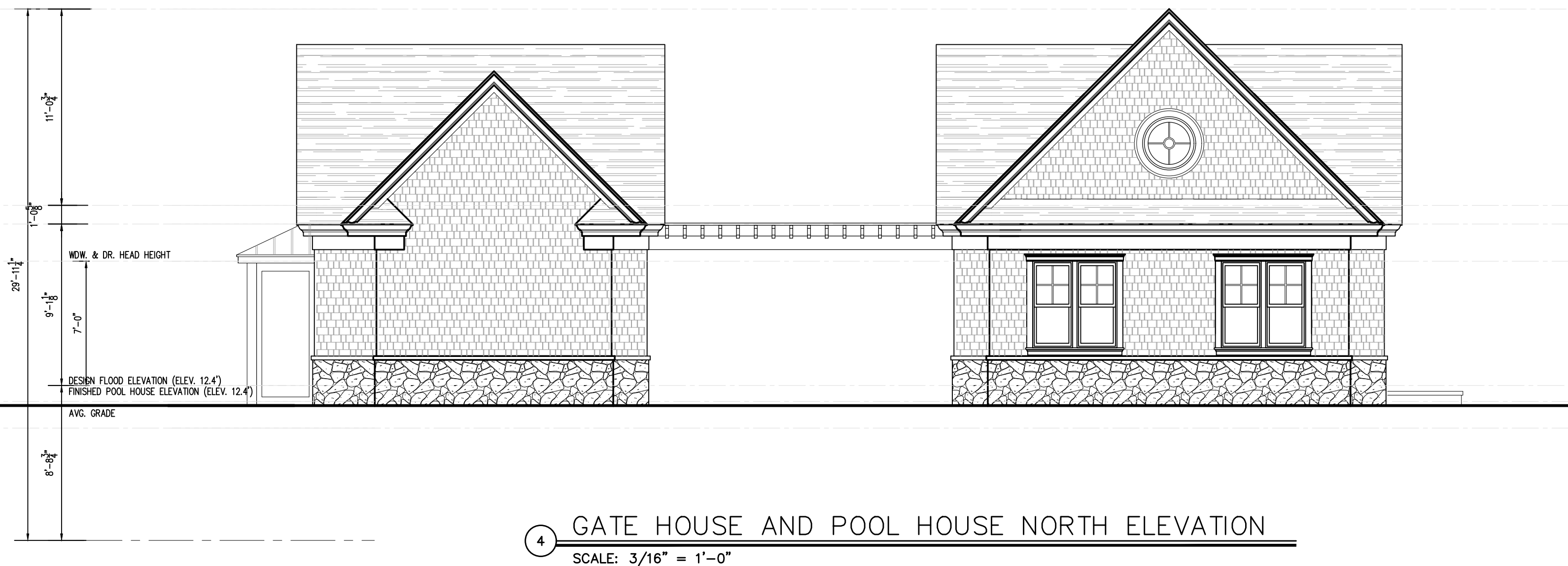
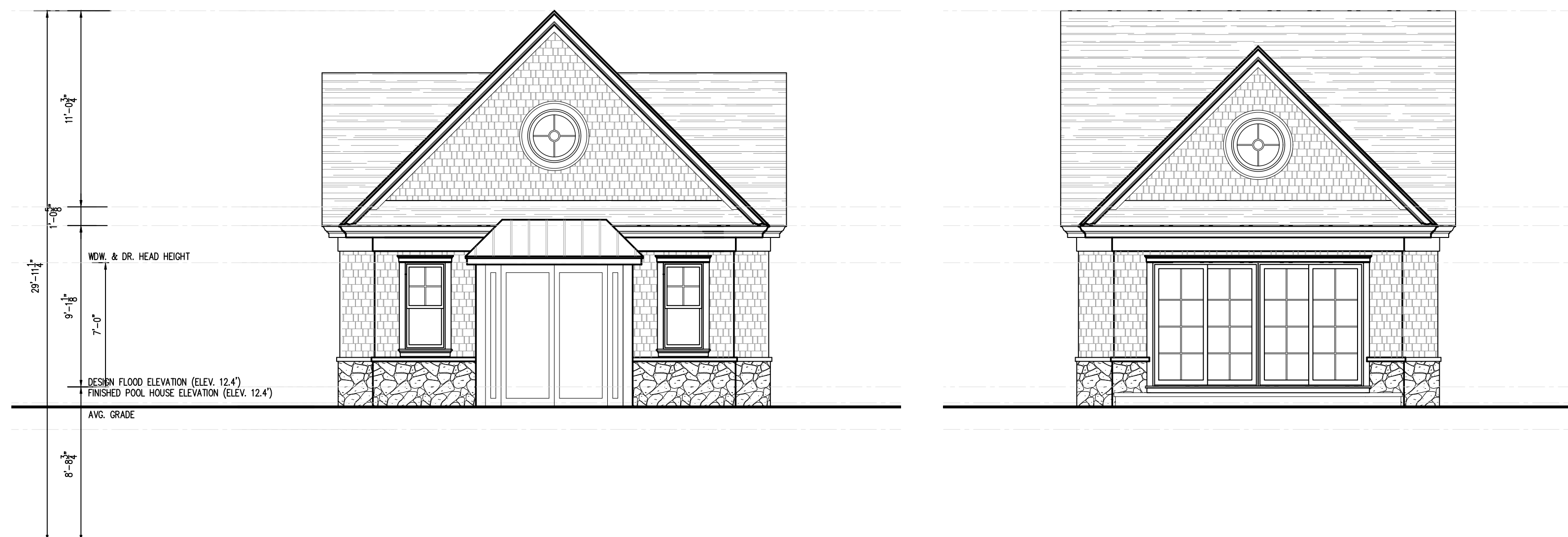
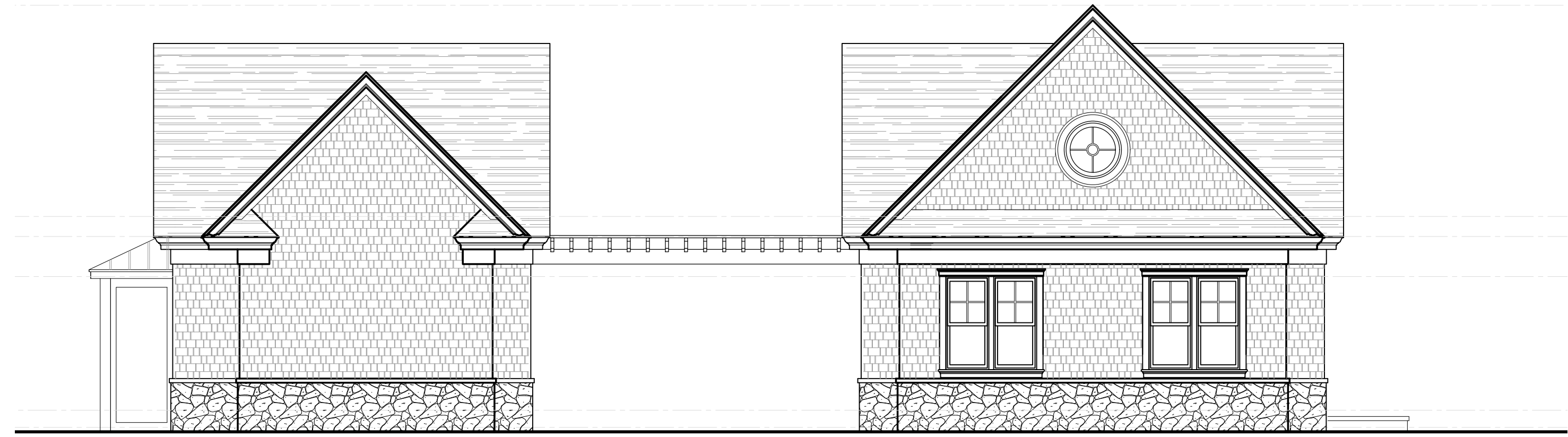
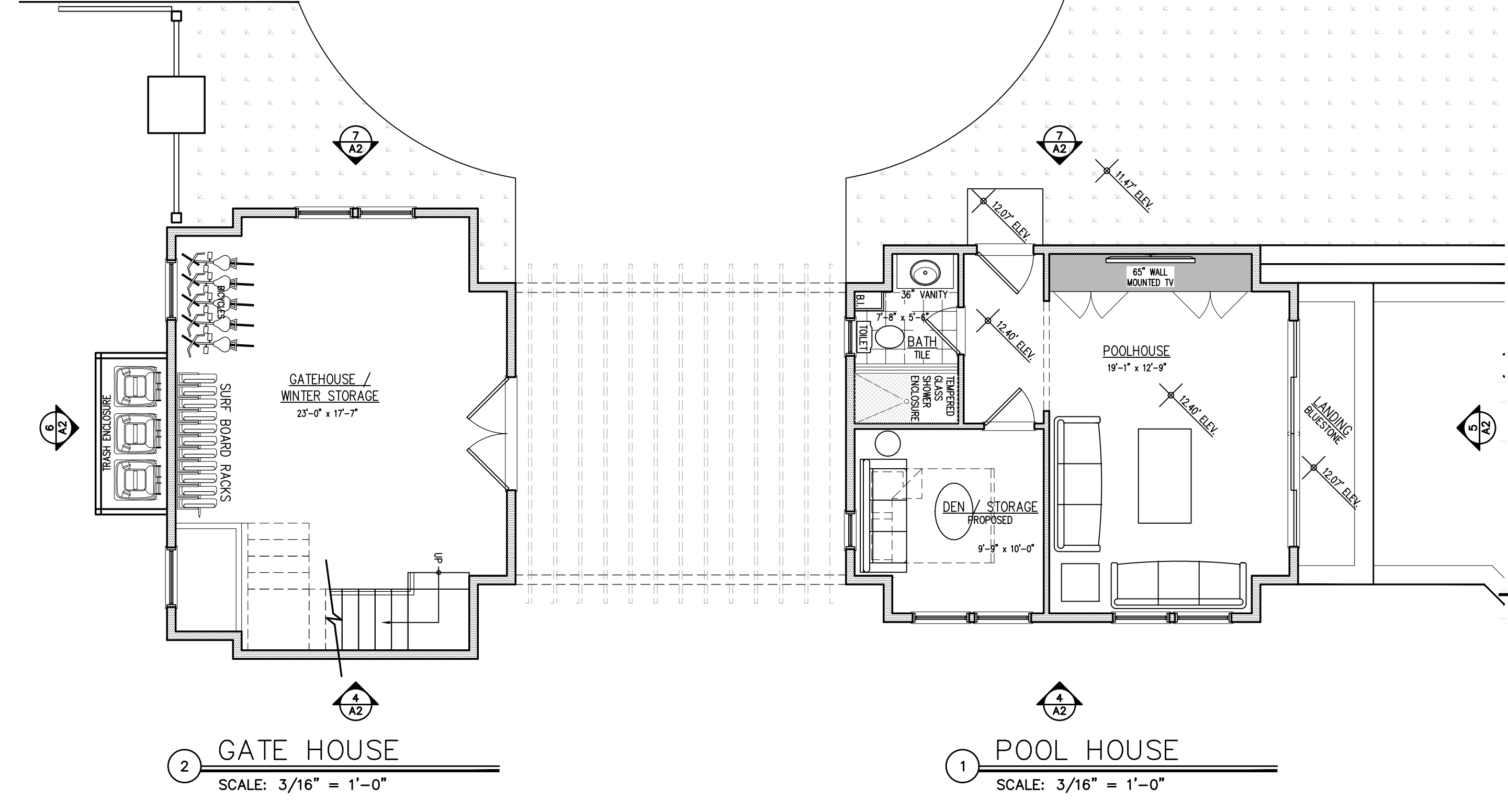
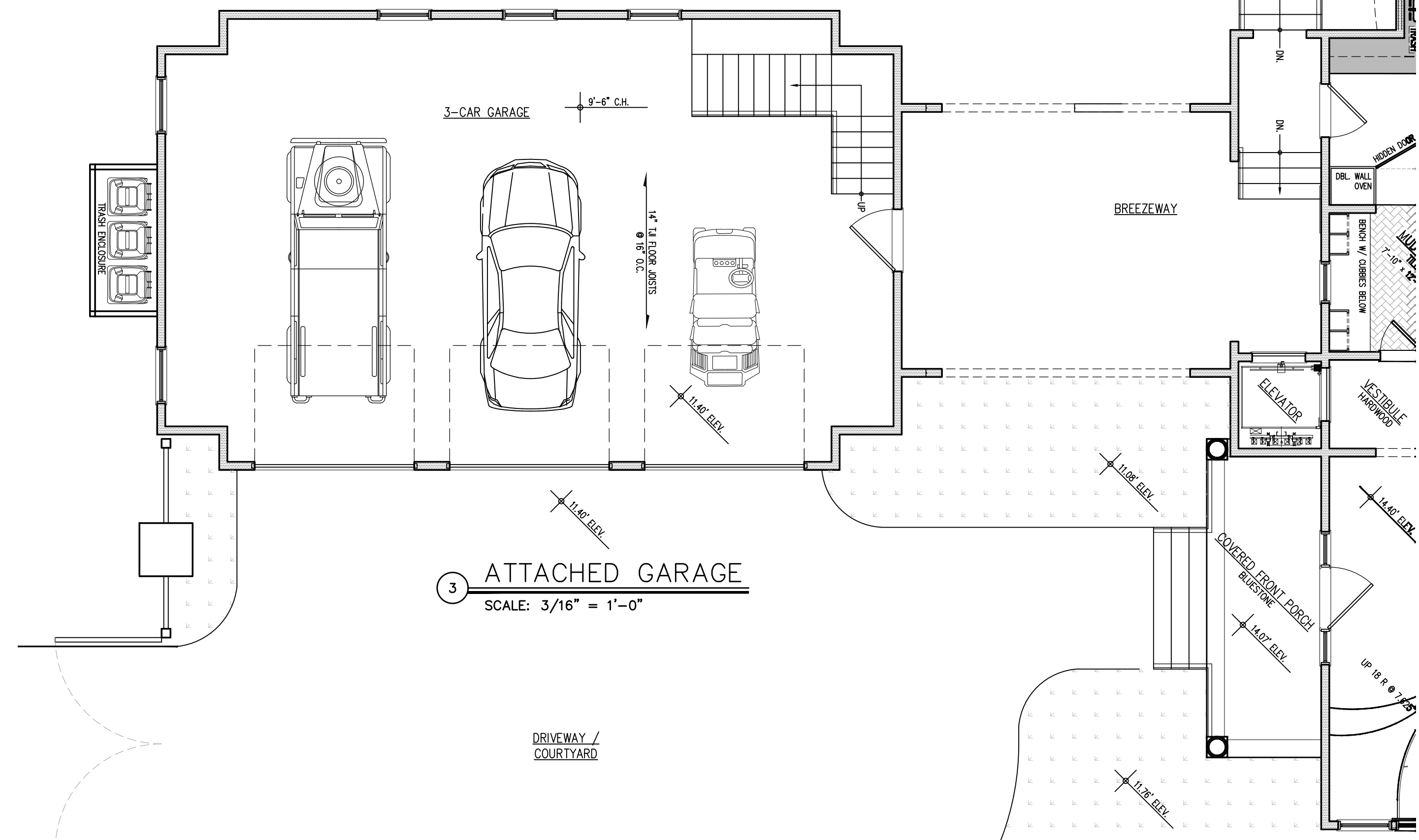
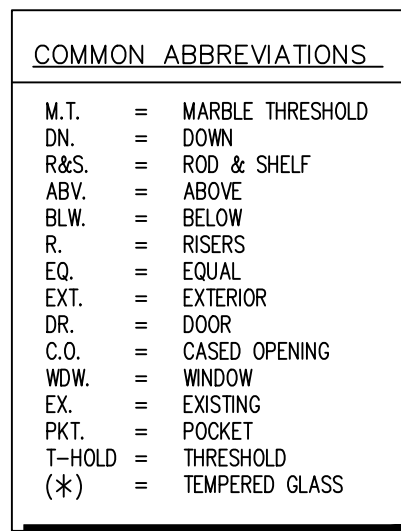
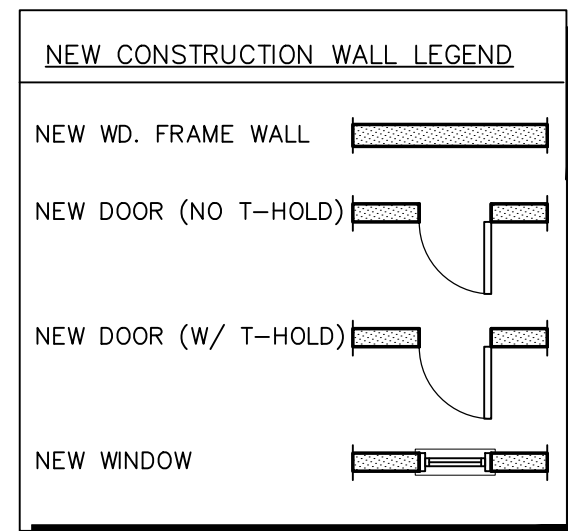
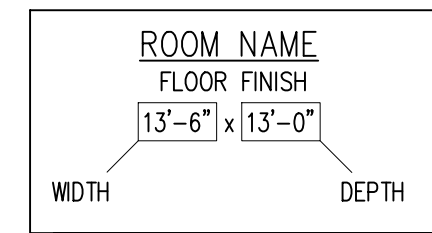
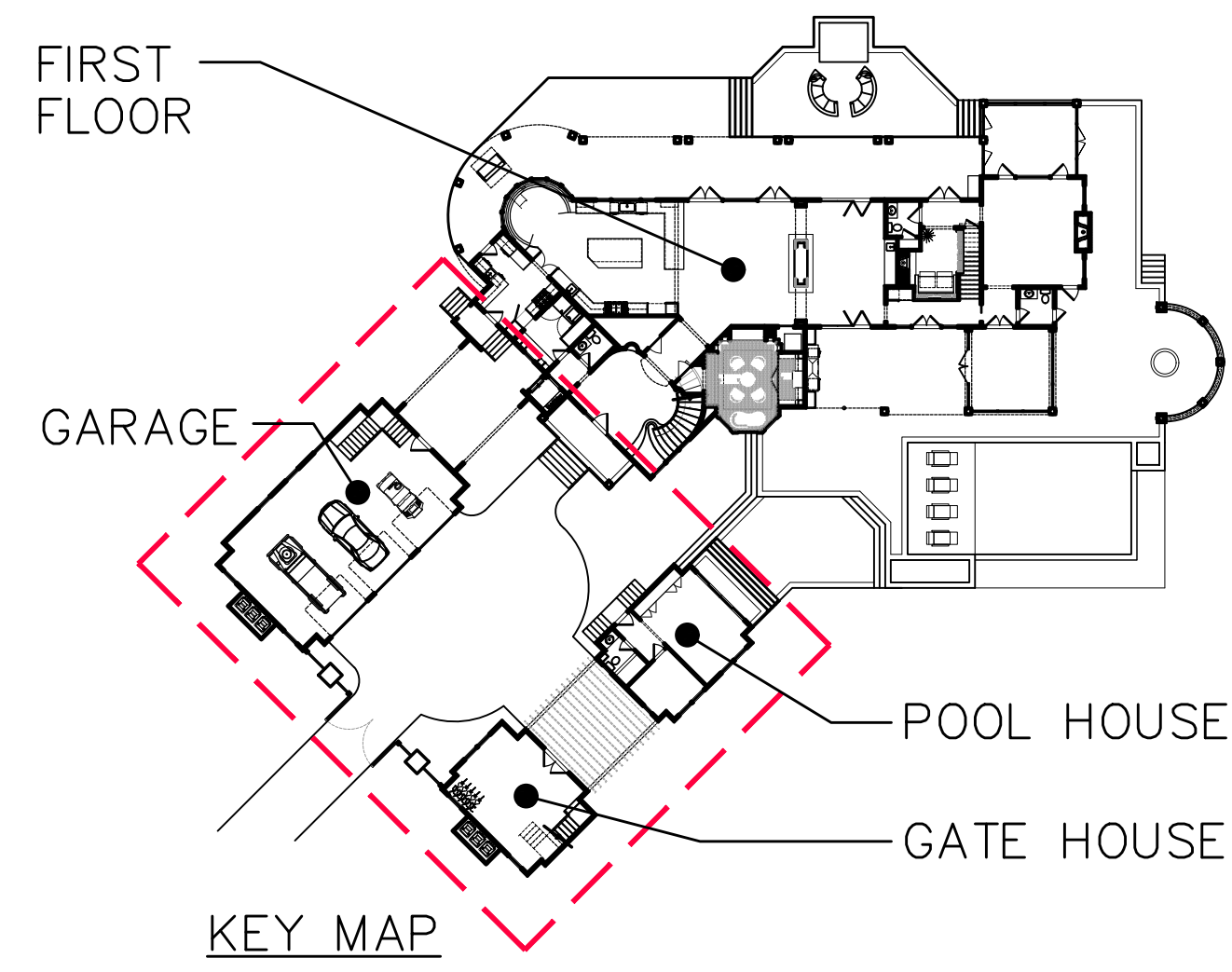
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office: (732) 451-2100
email: info@akertectdesign.com
web: http://www.akertectdesign.com
C.O.A. #: 21A/C00138200

CONTRACTOR SHALL CHECK & VERIFY ALL
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AKERTECT DESIGN
PRINCIPAL: C/DAKER
NJ LICENSE #: 21A02107100

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PROJECT NO. AD25.03
PROPOSED FIRST FLOOR PLAN
SHEET
A1
OF 7 TOTAL

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PROPOSED NEW SINGLE FAMILY DWELLING FOR:

SMITH RESIDENCE

3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY

BLOCK: 39 | LOT: 8 & 8.01

AKERTECT DESIGN

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office: (732) 451-2100
email: info@akertectdesign.com
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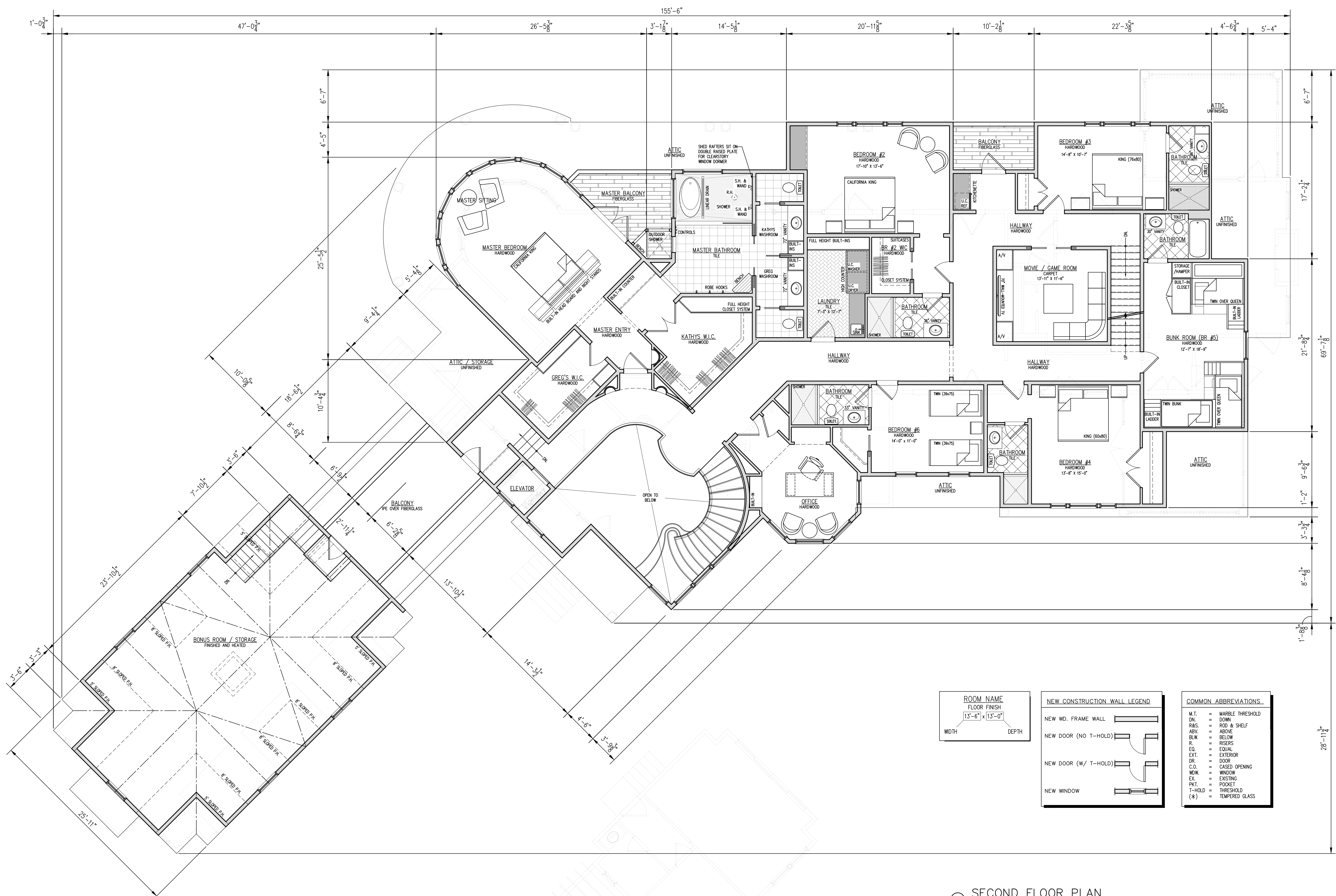
PROPOSED GARAGE & ACCESSORY BUILDINGS

SHEET

A2

OF 7 TOTAL

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ROOM NAME	FLOOR FINISH
13'-6" x 13'-0"	DEPTH
WIDTH	

NEW CONSTRUCTION WALL LEGEND	
NEW WD. FRAME WALL	[Symbol]
NEW DOOR (NO T-HOLD)	[Symbol]
NEW DOOR (W/ T-HOLD)	[Symbol]
NEW WINDOW	[Symbol]

COMMON ABBREVIATIONS	
M.T.	= MARBLE THRESHOLD
DN.	= DOWN
R.&S.	= ROD & SHELF
ABV.	= ABOVE
BL.W.	= BELOW
R.	= RISERS
EQ.	= EQUAL
EXT.	= EXTERIOR
DR.	= DOOR
C.O.	= CASED OPENING
WDW.	= WINDOW
EX.	= EXISTING
PKT.	= POCKET
T-HOLD	= THRESHOLD
(*)	= TEMPERED GLASS

1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED NEW SINGLE FAMILY DWELLING FOR:
SMITH RESIDENCE
3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

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email: info@akertectdesign.com
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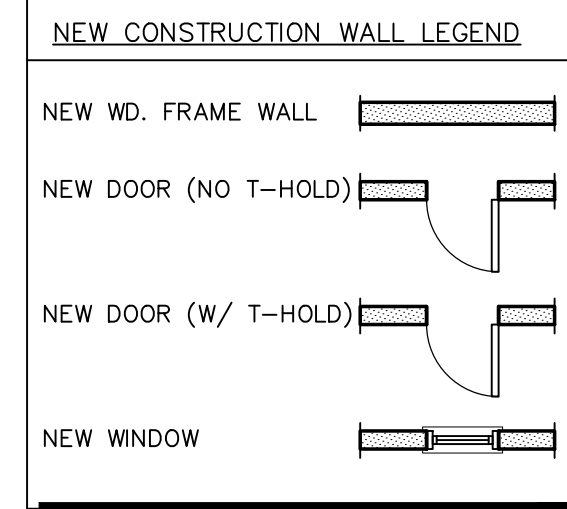
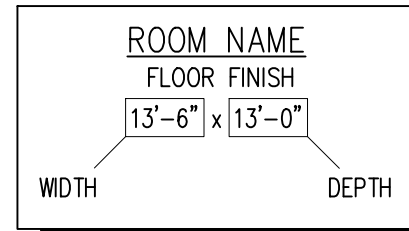
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PRINCIPAL: C. J. AKER
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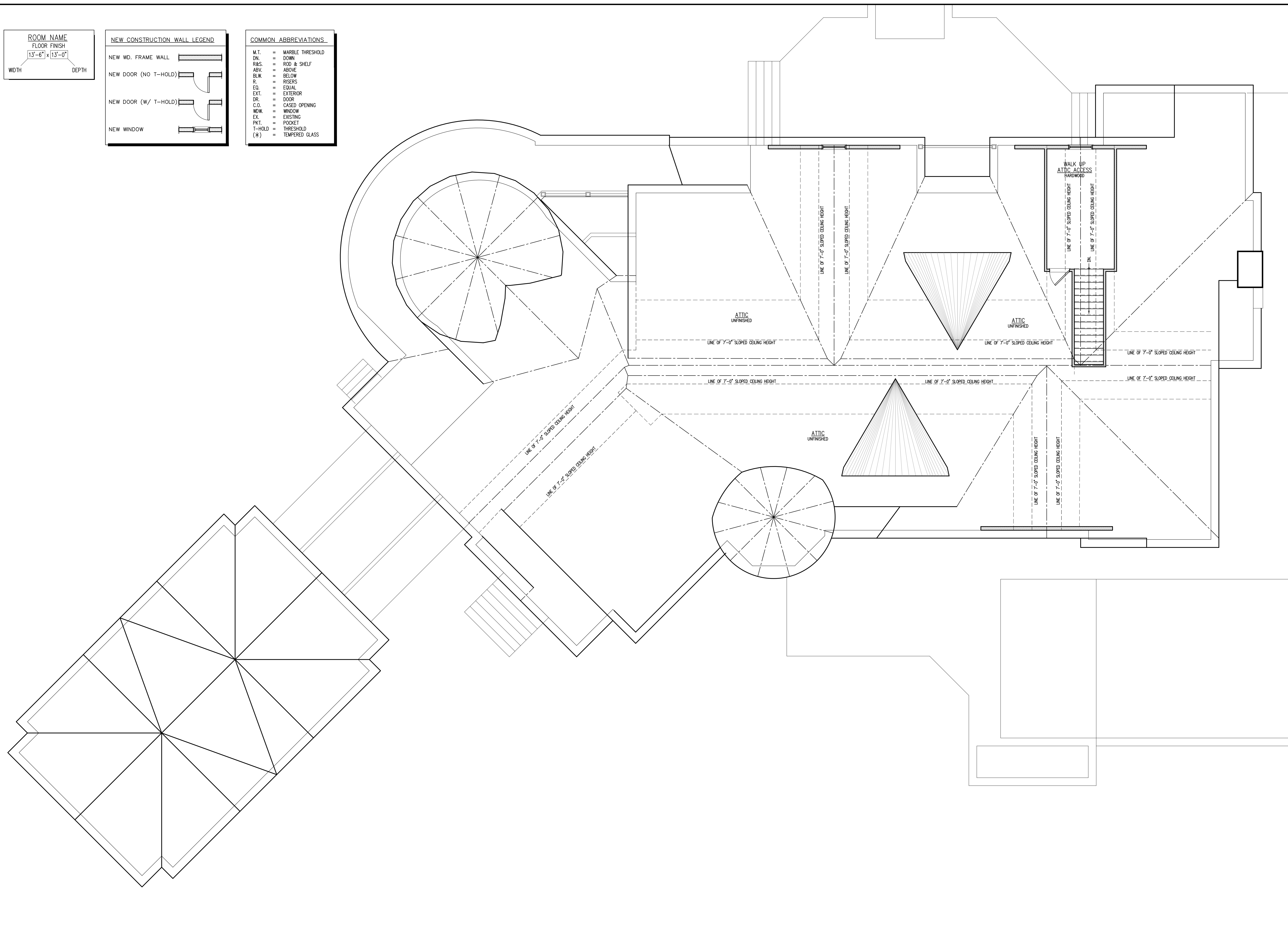
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SECOND FLOOR PLAN
SHEET
A3
OF 7 TOTAL

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COMMON ABBREVIATIONS

M.T.	=	MARBLE THRESHOLD
DN.	=	DOWN
R.&S.	=	ROD & SHELF
ABV.	=	ABOVE
BLW.	=	BELOW
R.	=	RISERS
EQ.	=	EQUAL
EXT.	=	EXTERIOR
DR.	=	DOOR
C.O.	=	CASED OPENING
WDW.	=	WINDOW
EX.	=	EXISTING
PKT.	=	POCKET
T-HOLD	=	THRESHOLD
(*)	=	TEMPERED GLASS



1 ROOF AND ATTIC PLAN
SCALE: 3/16" = 1'-0"

PROPOSED NEW SINGLE FAMILY DWELLING FOR:
SMITH RESIDENCE
3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

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PRINCIPAL: C/TAKER
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PROJECT NO. AD25.03
ATTIC AND ROOF PLAN
SHEET
A4
OF 7 TOTAL

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4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

PROPOSED NEW SINGLE FAMILY DWELLING FOR:
SMITH RESIDENCE
3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

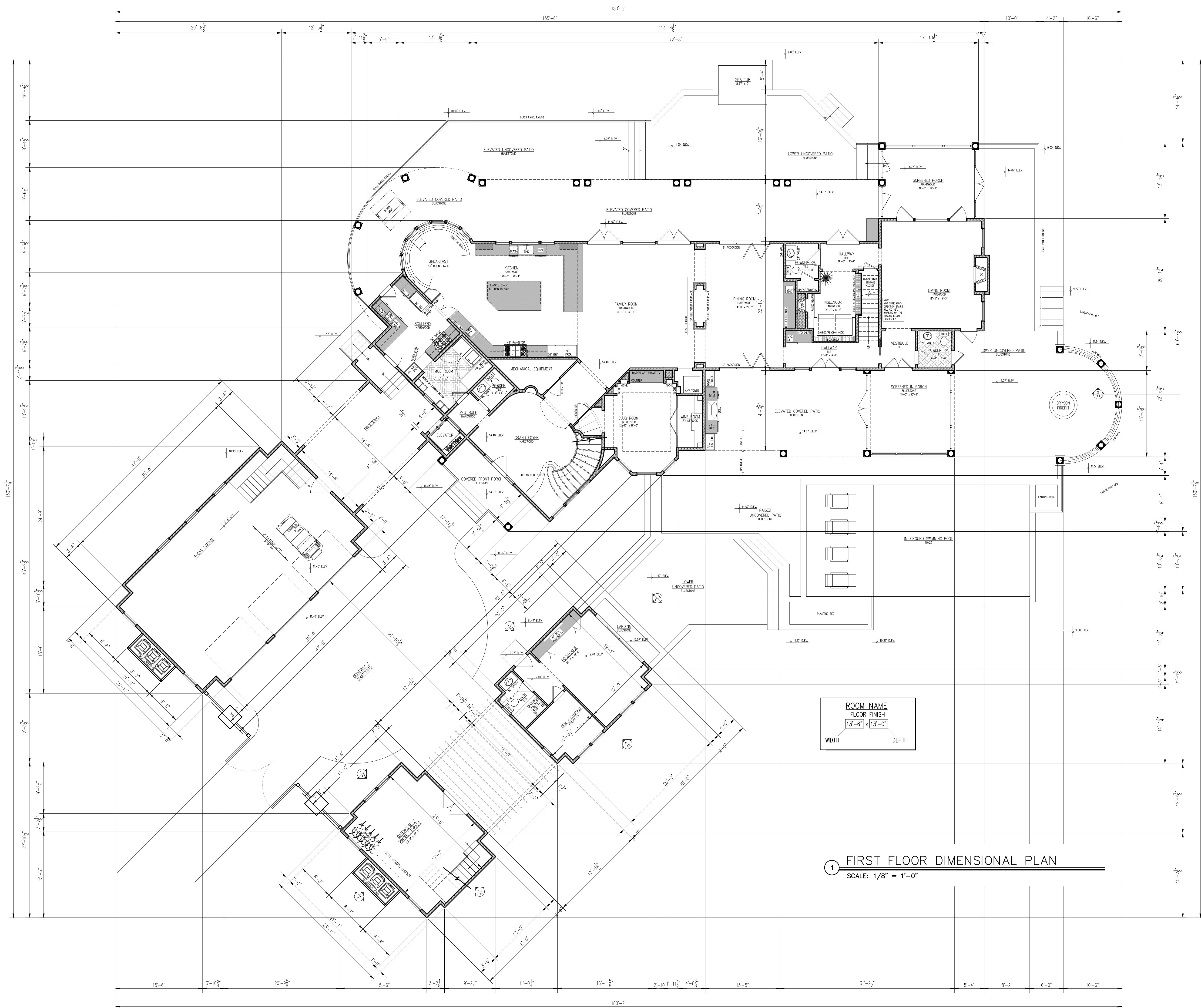
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C.O.A. #: 21A/C00138200

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PRINCIPAL: C/TAKER
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PROJECT NO. AD25.03
PRINCIPAL BLDG. ELEVATIONS
SHEET
A5
OF 7 TOTAL

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ROOM NAME
FLOOR FINISH
13'-6" x 13'-0"
WIDTH DEPTH

1 FIRST FLOOR DIMENSIONAL PLAN
SCALE: 1/8" = 1'-0"

PROPOSED NEW SINGLE FAMILY DWELLING FOR:
SMITH RESIDENCE
3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

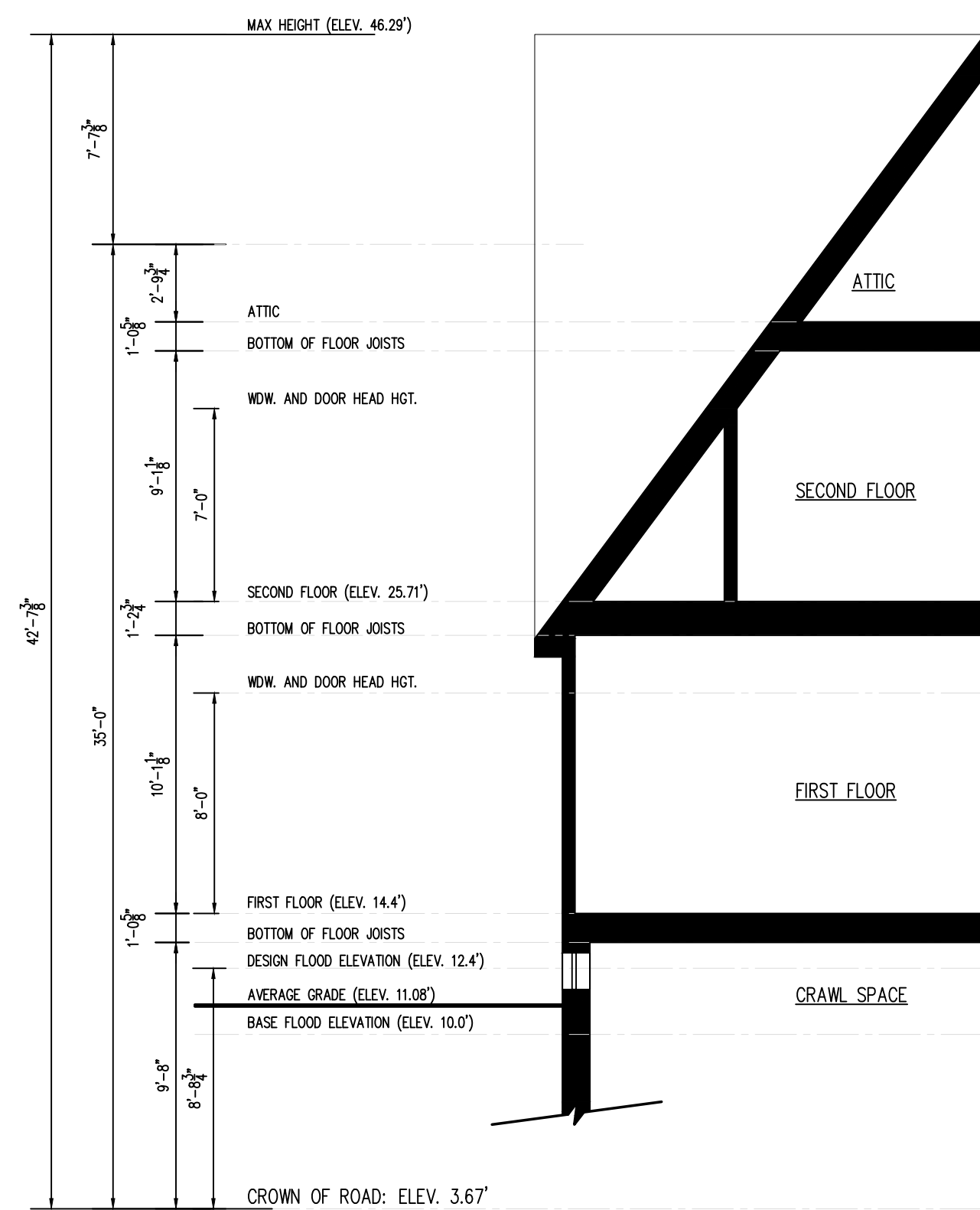
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CONTRACTOR SHALL CHECK & VERIFY ALL
PROG. DIMENSIONS PRIOR TO STARTING CONSTRUCTION
AKERTECT DESIGN
PRINCIPAL: C/FAKER
NJ LICENSE #: 21A02107100

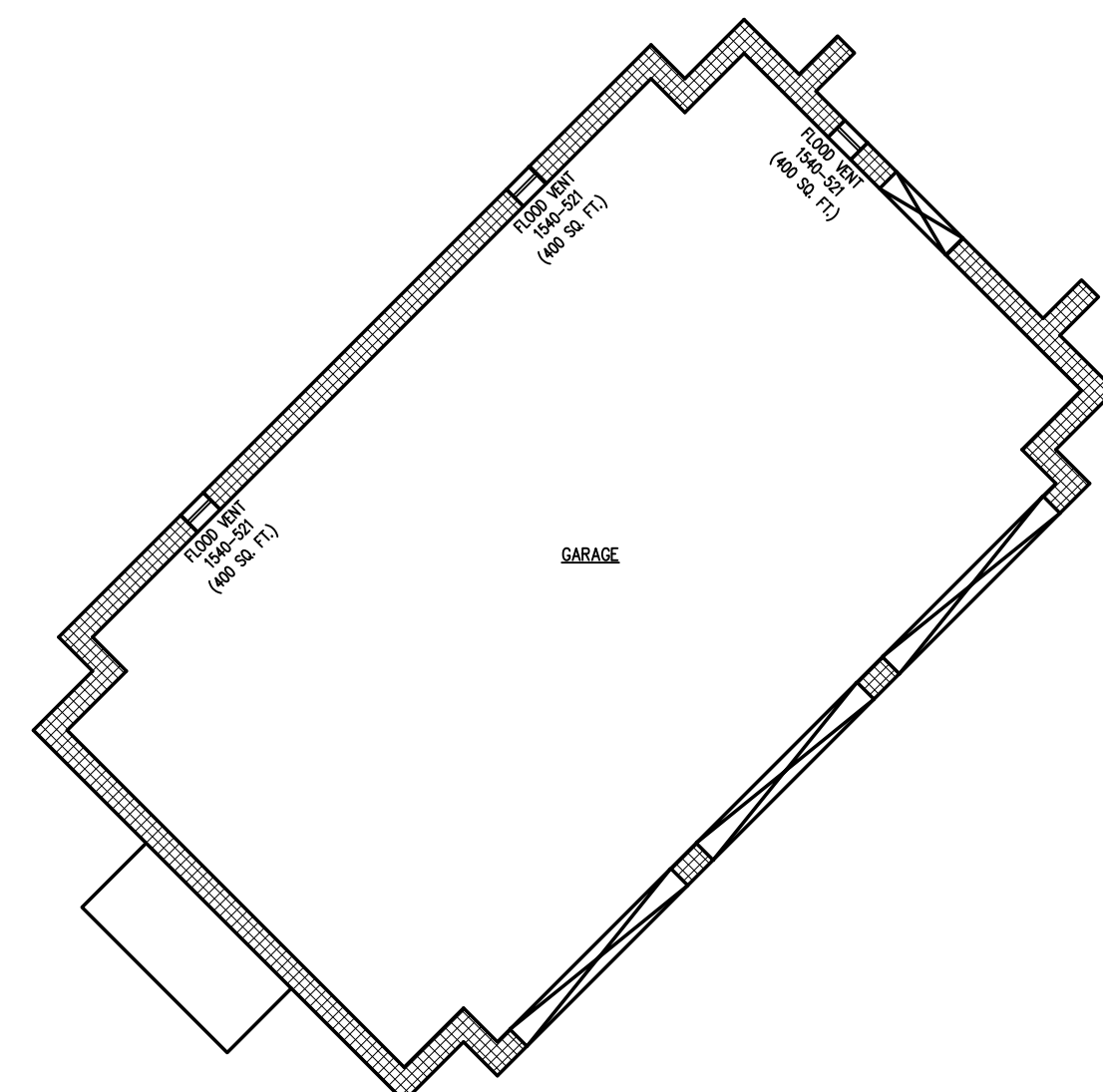
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PROJECT NO. AD25.03
FIRST FLOOR DIMENSIONS
SHEET
A6
OF 7 TOTAL

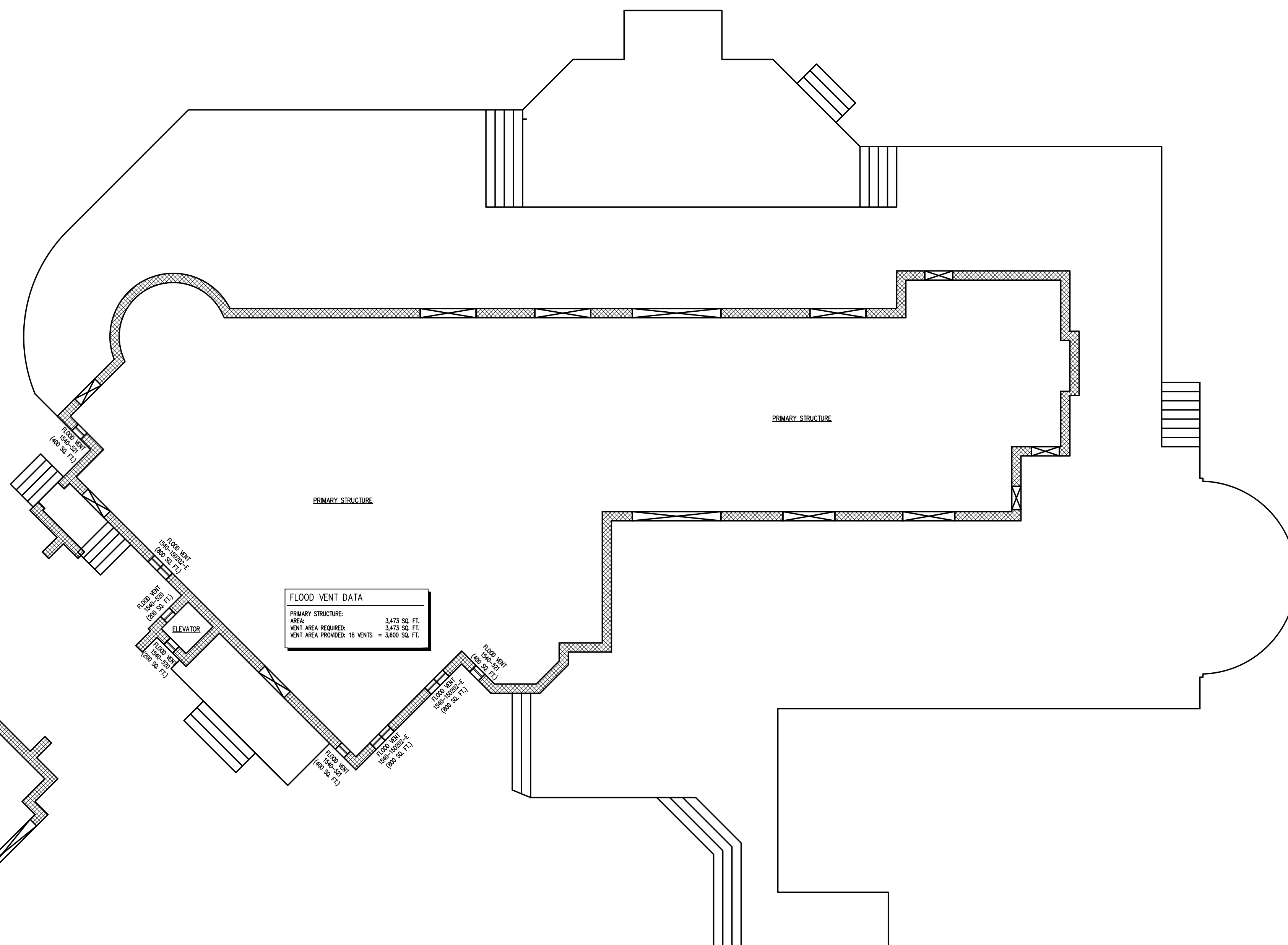
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3 DIAGRAMMATIC HEIGHT STUDY
SCALE: 3/16" = 1'-0"

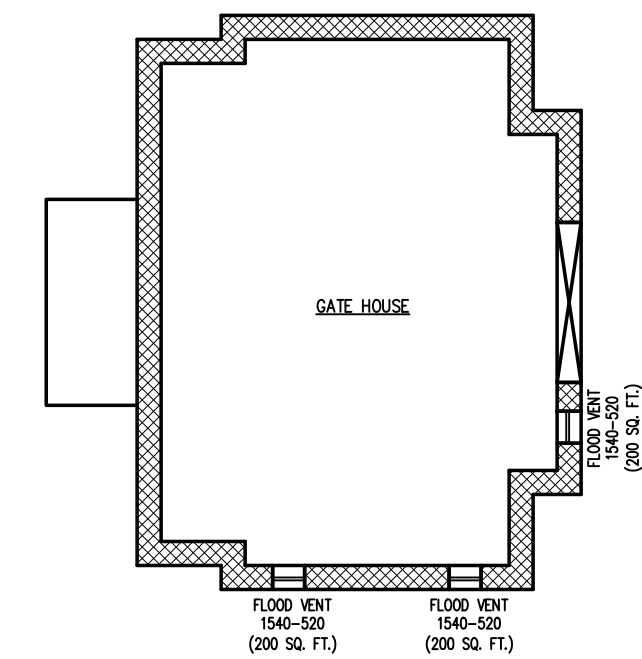


FLOOD VENT DATA	
GARAGE:	
AREA:	1,061 SQ. FT.
VENT AREA REQUIRED:	1,061 SQ. FT.
VENT AREA PROVIDED:	6 VENTS = 1,200 SQ. FT.

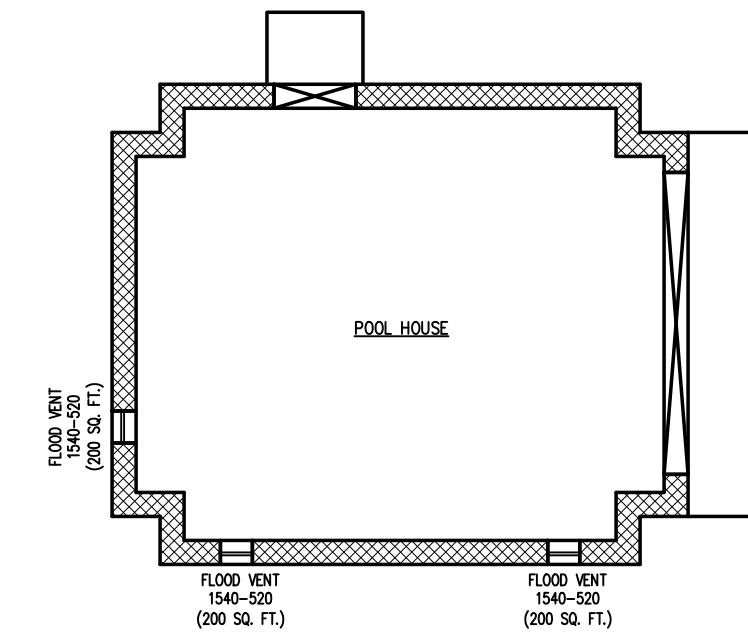


FLOOD VENT DATA	
PRIMARY STRUCTURE:	
AREA:	3,473 SQ. FT.
VENT AREA REQUIRED:	3,473 SQ. FT.
VENT AREA PROVIDED:	18 VENTS = 3,600 SQ. FT.

1 PRIMARY STRUCTURE & GARAGE FLOOD VENTS
SCALE: 1/8" = 1'-0"



FLOOD VENT DATA	
GATE HOUSE:	
AREA:	420 SQ. FT.
VENT AREA REQUIRED:	420 SQ. FT.
VENT AREA PROVIDED:	3 VENTS = 600 SQ. FT.



FLOOD VENT DATA	
POOL HOUSE:	
AREA:	464 SQ. FT.
VENT AREA REQUIRED:	464 SQ. FT.
VENT AREA PROVIDED:	3 VENTS = 600 SQ. FT.

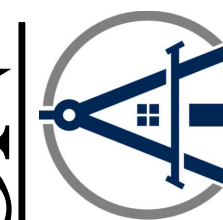
2 POOL HOUSE & GATE HOUSE FLOOD VENTS
SCALE: 1/8" = 1'-0"

PROPOSED NEW SINGLE FAMILY DWELLING FOR:

SMITH RESIDENCE

3 POCANO AVENUE, BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NEW JERSEY
BLOCK: 39 | LOT: 8 & 8.01

AKERTECT DESIGN



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PROJECT NO. AD25.03

ATTIC AND ROOF PLAN

SHEET

A7

OF 7 TOTAL

January 13, 2026

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. PB2025-22

273 Port Au Peck Avenue - Block 65, Lot 4.01
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0382

Dear Board Members,

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

- Plan entitled "Final As-built Survey" prepared by Morgan Engineering & Surveying, last revised March 12, 2025, consisting of one (1) sheet;
- Plan entitled "Plot Plan" prepared by InSite Engineering, LLC, dated November 20, 2025, consisting of one (1) sheet.

The subject property is a 16,568 SF (0.38-acre) parcel located in the R-3 Residential Zone. The property is the north side of Port Au Peck Avenue approximately 750 feet west of Branchport Avenue. The lot was created by a subdivision under Application # PB2018-01. The applicant proposes to install a pool in the rear yard.

Based on our review, we recommend that the Application be deemed **complete** and scheduled for the next available meeting. 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, 37.4% existing, 43.87% 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 survey shall be submitted.
2. Drainage computations for the sizing of the dry well, construction details, and soils information shall be submitted.

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

Sincerely,

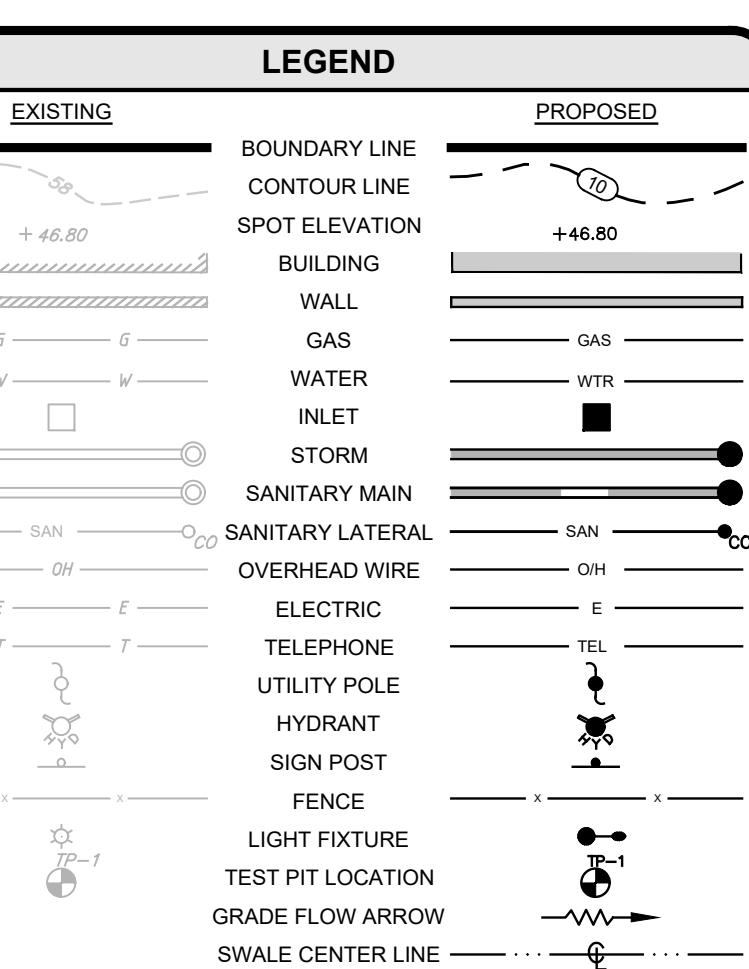
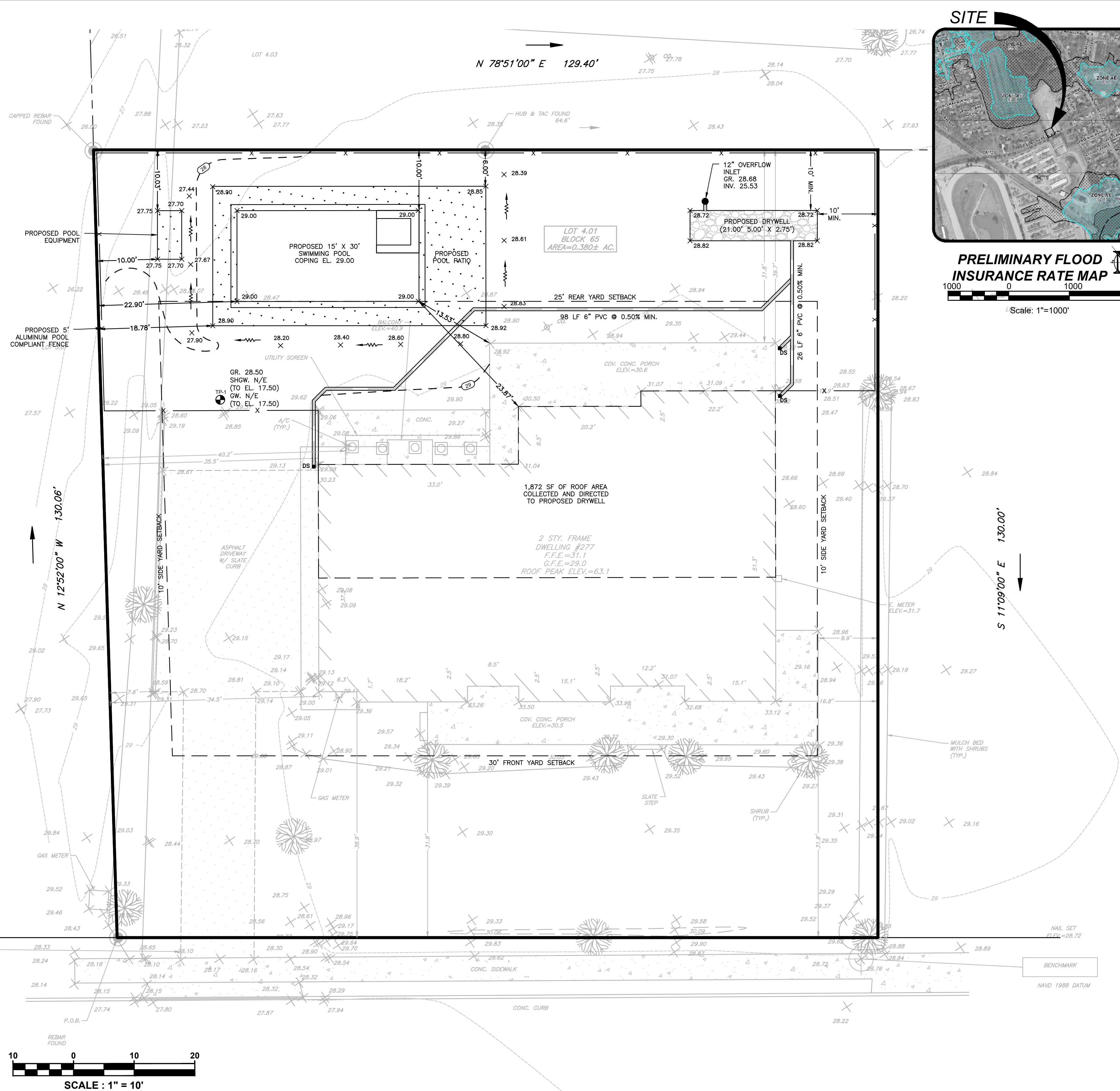
Colliers Engineering & Design, Inc.



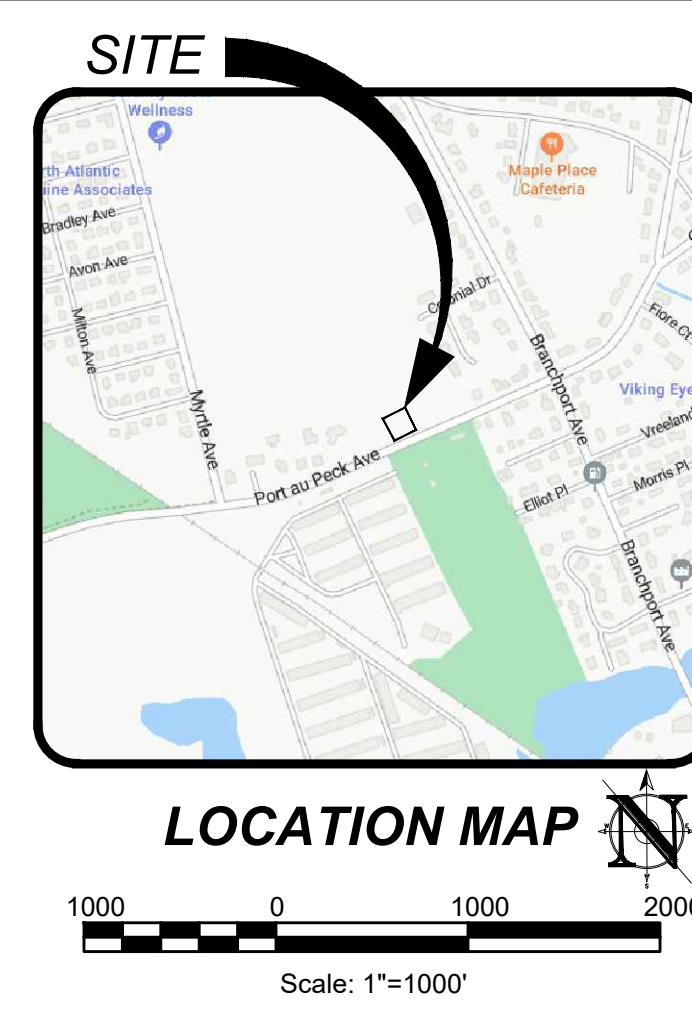
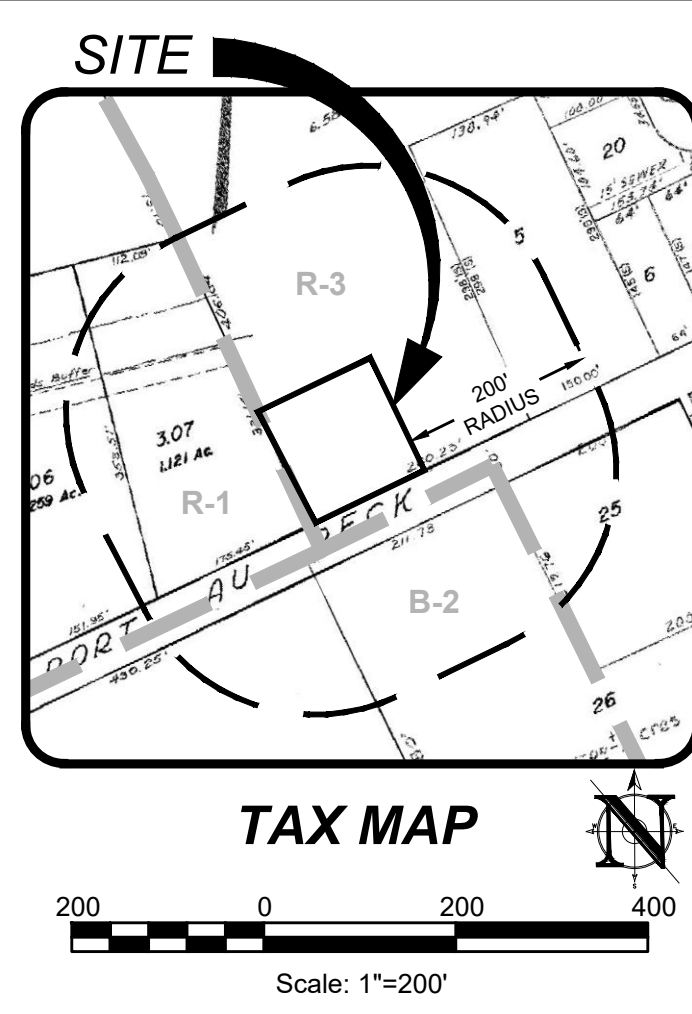
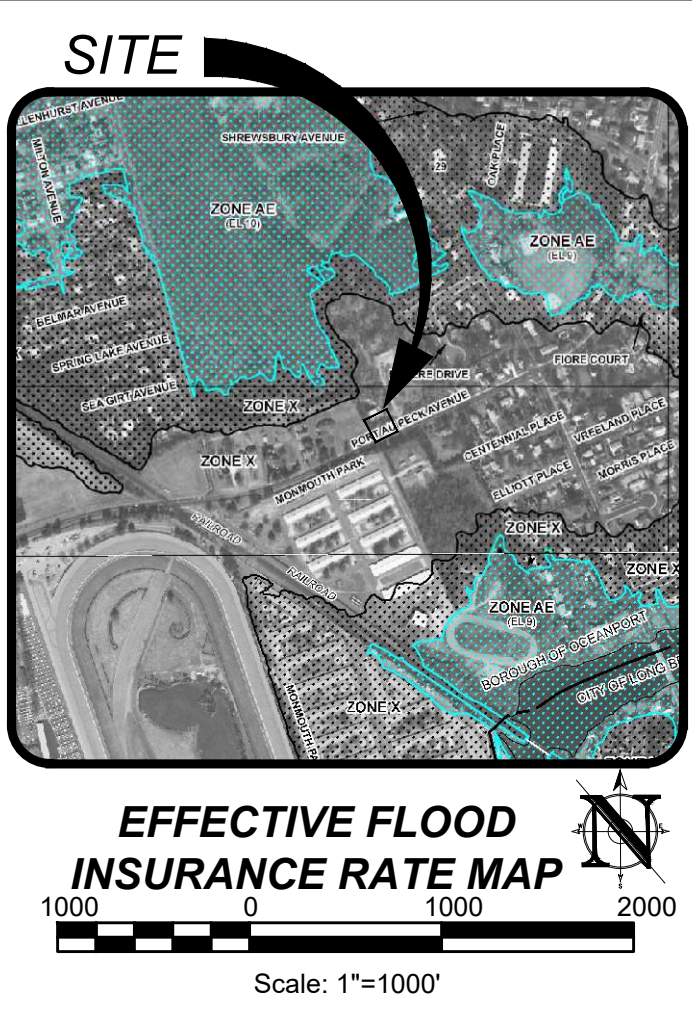
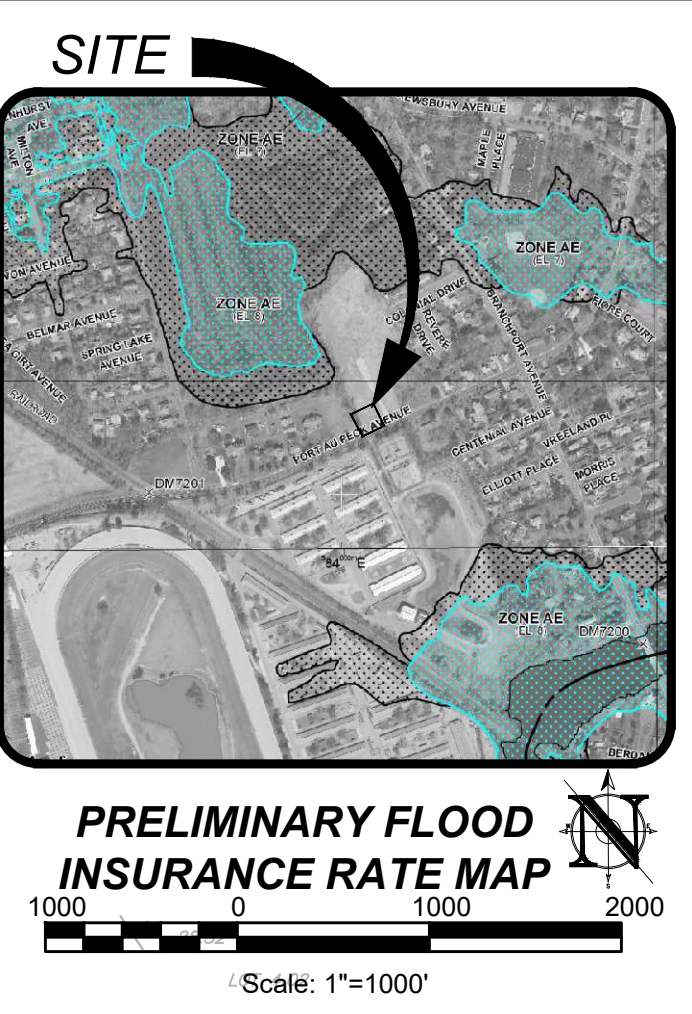
William H.R. White, III, P.E., P.P., CME, CFM
Oceanport Planning Board Engineer and Planner

WHW/rb

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Jennifer Krimko, Esq, applicant's attorney. (via email) jkrinko@ansell.law
Patrick Ward, PE applicant's engineer (via email) Patrick@insiteeng.net



S 78°51'00" W 125.50'
PORT AU PECK AVENUE
 (50' R.O.W.)
 (36' PMT WIDTH)



- GENERAL NOTES**
- SUBJECT PROPERTY**
TAX MAP #16; BLOCK 65, LOT 4.01, 273 PORT AU PECK AVENUE, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY
 - OWNER/APPLICANT**
MICHAEL TANCORRA
273 PORT AU PECK AVENUE
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 & ENGINEERING 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 "FINAL AS-BUILT SURVEY, LOT 4.01, BLOCK 65, BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, NEW JERSEY", WITH THE LATEST REVISION BEING DATED 03/21/25. 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.
 - POOL PLAN**
THIS PLAN REFERENCES A PLAN PREPARED BY MGC ASSOCIATES, ENTITLED "SWIMMING POOL PLAN, TAX LOT 4.01, BLOCK 65, 273 PORT AU PECK AVENUE, OCEANPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY", WITH THE LATEST REVISION BEING DATED 04/05/25.
 - GEOTECHNICAL INFORMATION**
GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON A REPORT PREPARED BY CARLIN-SIMPSON & ASSOCIATES, LLC, ENTITLED "273 PORT AU PECK AVENUE, OCEANPORT, NJ, BLOCK 65, LOT 4.01, 25-1600P", WITH THE LATEST REVISION BEING DATED 09/29/25.
 - BUILDING SETBACK DIMENSIONS**
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VENEERS WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACKS DIMENSIONS.
 - BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #40250104F, DATED 09/26/09, THE SITE IS LOCATED IN ZONE X WITH NO BASE FLOOD ELEVATION. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (PFIRM), COMMUNITY PANEL #50250104J, DATED 01/31/14, THE SITE IS LOCATED IN ZONE X WITH NO BASE FLOOD ELEVATION. 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 LATER 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 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.
 - 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 THIS 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.
 - POOL COMPLIANT FENCE**
THE APPLICANT SHALL PROVIDE A COMPLIANT POOL FENCE AND GATE IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, THE 2016 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS), AND ALL APPLICABLE CODES.
 - 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 MANIFOLD 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.

ZONING COMPLIANCE CHART
 R-3 (RESIDENTIAL SINGLE-FAMILY) ZONE
 SINGLE-FAMILY DETACHED DWELLING - PERMITTED

ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHEDULE II	MIN. LOT AREA (SF)	12,000	16,568 (0.380 AC.)	NO CHANGE	YES
SCHEDULE II	MIN. LOT WIDTH (FT)	120	126.40	NO CHANGE	YES
SCHEDULE II	MIN. LOT DEPTH (FT)	100	130.00	NO CHANGE	YES
SCHEDULE II	PRINCIPAL BUILDING				
SCHEDULE II	MIN. FRONT YARD SETBACK (FT)	30 (1)(2)	31.8	NO CHANGE	YES
SCHEDULE II	MIN. REAR YARD SETBACK (FT)	25	31.8	NO CHANGE	YES
SCHEDULE II	MIN. SIDE YARD SETBACK				
SCHEDULE II	ONE SIDE (FT)	10 (1)(3)	9.9 (N)	NO CHANGE (N)	NO
SCHEDULE II	BOTH SIDES (FT)	25	44.4	NO CHANGE	YES
SCHEDULE II	MAX. BUILDING HEIGHT (FT)	35	35.1 (N)	NO CHANGE (N)	NO
SCHEDULE II	MAX. BUILDING HEIGHT (STORIES)	2.5	2	NO CHANGE	YES
SCHEDULE II	ACCESSORY STRUCTURE - SWIMMING POOL				
390-31.E	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
390-31.E	MIN. REAR YARD SETBACK (FT)	10	N/A	10.00	YES
390-31.E	MIN. SIDE YARD SETBACK (FT)	10	N/A	22.90	YES
390-31.E	MIN. BUILDING SETBACK (FT)	10	N/A	13.53	YES
SCHEDULE II	ACCESSORY STRUCTURE - PATIO				
SCHEDULE II	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
SCHEDULE II	MIN. REAR YARD SETBACK (FT)	5	N/A	6.00	YES
SCHEDULE II	MIN. SIDE YARD SETBACK (FT)	10	N/A	18.78	YES
390-19.C	AC UNITS				
390-19.G.4	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES
390-19.G.4	MIN. REAR YARD SETBACK (FT)	10	N/A	48.0	YES
390-19.G.4	MIN. SIDE YARD SETBACK (FT)	10	N/A	40.2	YES
390-19.C	POOL EQUIPMENT				
390-19.C	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	YES
390-31.G	MIN. REAR YARD SETBACK (FT)	10	N/A	10.03	YES
390-31.G	MIN. SIDE YARD SETBACK (FT)	10	N/A	10.00	YES
390-26.A	MIN. SIDE YARD SETBACK (FT)	5	7.6	NO CHANGE	YES
390-26.D	MAX. NUMBER OF DRIVEWAYS PERMITTED	2	1	NO CHANGE	YES
390-26.B	MAX. FRONT YARD WIDTH (SIDE ENTRY GARAGE) (FT)	24 (4)(5)	12.1	NO CHANGE	YES
SCHEDULE II	LOT COVERAGE				
SCHEDULE II	MAX. PRINCIPAL BUILDING COVERAGE (%)	25	20.2	NO CHANGE	YES
SCHEDULE II	MAX. ACCESSORY BUILDING COVERAGE (%)	5	N/A	NO CHANGE	YES
SCHEDULE II	MAX. IMPERVIOUS COVERAGE (%)	37	37.4	43.87 (V)	NO (V)
SCHEDULE II	MAX. DWELLING UNITS PER ACRE	3.7	2.6	NO CHANGE	YES

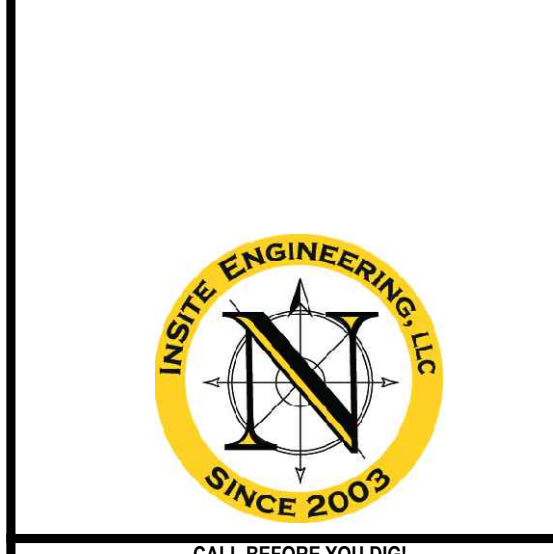
LOT COVERAGE CALCULATIONS

ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	3,352	3,352
COVERED PORCHES	1,075	1,075
BALCONY	30	30
OVERHANG	208	208
STEPS	10	10
DRIVEWAY	1,340	1,340
CURB	23	23
CONCRETE	161	161
POOL	N/A	451
PATIO & POOL COPING	N/A	596
POOL EQUIPMENT	N/A	32
TOTAL	6,199	7,268

(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION (N/A) NOT APPLICABLE
 (E) EXISTING VARIANCE (V) VARIANCE / NON-COMFORMITY ELIMINATED (N/S) NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 (1) PER ORDINANCE SECTION 390-17.A.4, A PORCH ONE STORY IN HEIGHT CAN PROJECT NOT MORE THAN SIX (6) FT INTO THE FRONT YARD AND NOT MORE THAN FIVE (5) FT INTO THE SIDE YARD BUT IN NO INSTANCE NEARER THAN 10 FT TO A SIDE LOT LINE AND 24 FT TO THE FRONT LOT LINE.
 (2) PER ORDINANCE 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.
 (3) PER ORDINANCE SECTION 390-17.A.B, NOTHING IN THIS CHAPTER SHALL PREVENT THE PROJECTION OF A CORNICE OVER ANY REQUIRED YARD.
 (4) PER ORDINANCE SECTION 390-26.C, DRIVEWAYS FOR SIDE-ENTRY GARAGES AND REAR-YARD GARAGES SHALL BE LIMITED IN WIDTH TO THAT FOR A SINGLE-CAR GARAGE IN THE FRONT YARD AREA.

PROJECT INFORMATION
 PROJECT NAME:
273 PORT AU PECK AVENUE
 PROJECT LOCATION:
 BLOCK 65, LOT 4.01
 273 PORT AU PECK AVENUE
 BOROUGH OF OCEANPORT,
 MONMOUTH COUNTY, NJ
 OWNER:
MICHAEL TANCORRA
 273 PORT AU PECK AVENUE
 OCEANPORT, NJ 07757
 APPLICANT:
MICHAEL TANCORRA
 273 PORT AU PECK AVENUE
 OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS
ATTORNEY:
 JENNIFER S. KRIMKO, ESQ.
 ANSELL GRIMM & AARON, PC
 1500 LAWRENCE AVENUE
 OCEAN, NJ 07712
GEOTECH:
 CARLIN-SIMPSON & ASSOCIATES, LLC
 61 MAIN STREET
 SAYREVILLE, NJ 08872
SURVEYOR:
 MORGAN ENGINEERING & SURVEYING
 P.O. BOX 5232
 TOMS RIVER, NJ 08754



CALL BEFORE YOU DIG!
 NJ ONE CALL - 800-272-1000
 (or dial 811 before 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 07411
 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, IT IS NOT AN ORIGINAL.

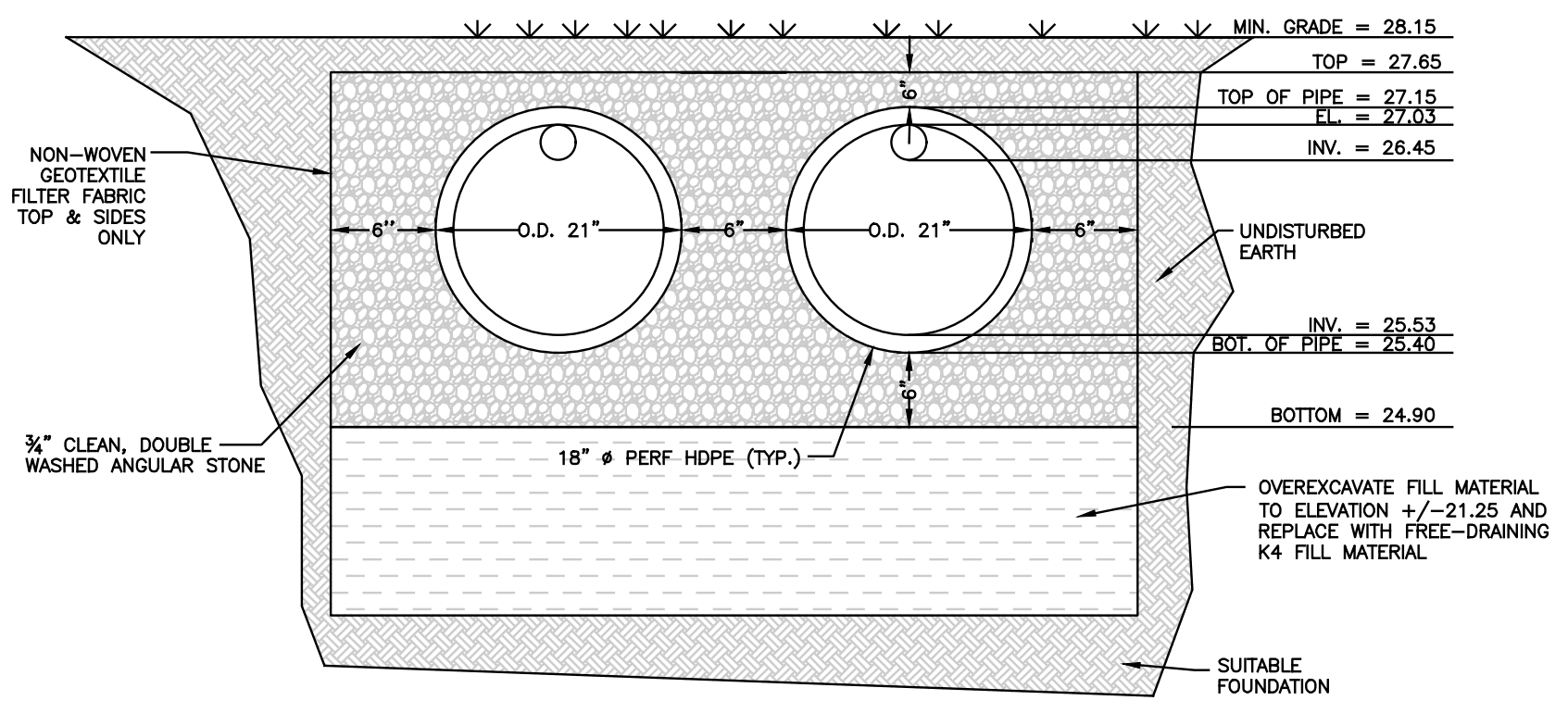
REVISIONS

Rev.#	Date	Comment
0	11/20/25	INITIAL RELEASE

SCALE: 1"=10'
 DATE: 11/20/25
 JOB #: 25-2600-01
 DESIGNED BY: NLC
 DRAWN BY: KLK
 CHECKED BY: PRW

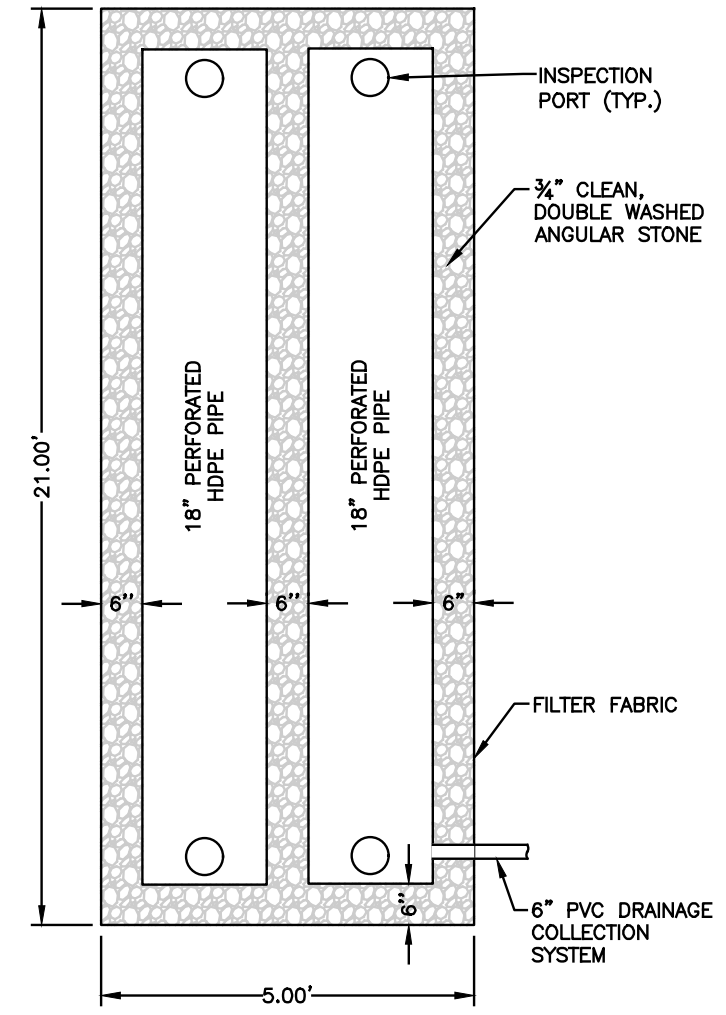
NOT FOR CONSTRUCTION
 APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION

PLOT PLAN
 SHEET TITLE:
PLAN
 SHEET NO.:
1 OF 2



*GROUND WATER WAS NOT ENCOUNTERED TO A DEPTH OF 11 FEET BELOW EXISTING GRADE AS DETERMINED PER TEST PIT PREPARED BY CARLIN-SIMPSON & ASSOCIATES, LLC, BEING DATED 09/29/25. CONTRACTOR SHALL VERIFY SHGW WITH ENGINEER PRIOR TO CONSTRUCTION.
 *DRY WELL SHALL FULLY DRAIN WITHIN 72 HOURS.

DRYWELL SECTION VIEW
NTS



DRYWELL PLAN VIEW
NTS

Drywell Design
 Prepared by InSite Engineering, LLC
 HydroCAD® 10.20-7a s/n 03018 © 2025 HydroCAD Software Solutions LLC
 NJ DEP 2-hr WQ Storm Rainfall=1.25" Printed 10/7/2025 Page 7

Summary for Pond 2P: Drywell

Inflow Area = 0.038 ac, 100.00% Impervious, Inflow Depth = 1.03" for WQ Storm event
 Inflow = 0.12 cfs @ 1.07 hrs, Volume= 0.003 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 27.46' @ 2.01 hrs Surf.Area= 0.002 ac Storage= 0.003 af

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1A	24.90'	0.002 af	5.00'W x 21.00'L x 2.75'H Field A 0.007 af Overall - 0.002 af Embedded = 0.005 af x 40.0% Voids
#2A	25.40'	0.002 af	ADS N-12 18" x 2 Inside #1 Inside= 18.2"W x 18.2"H => 1.80 sf x 20.00'L = 36.0 cf Outside= 21.0"W x 21.0"H => 2.23 sf x 20.00'L = 44.5 cf 2 Chambers in 2 Rows
		0.003 af	Total Available Storage

Storage Group A created with Chamber Wizard

- NOTES:
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED, SEE ASTM D2321.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO AN APPROPRIATE DEPTH AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

CARLIN-SIMPSON & ASSOCIATES, LLC
 Consulting Engineers
 Geotechnical & Environmental
 273 Port Au Peck Avenue
 Oceanport, NJ
 Block 65, Lot 4.01
 25-160B
 29 September 2025

PROJECT INFORMATION

PROJECT NAME:
273 PORT AU PECK AVENUE

PROJECT LOCATION:
 BLOCK 65, LOT 4.01
 273 PORT AU PECK AVENUE
 BOROUGH OF OCEANPORT,
 MONMOUTH COUNTY, NJ

OWNER:
MICHAEL TANCORRA
 273 PORT AU PECK AVENUE
 OCEANPORT, NJ 07757

APPLICANT:
MICHAEL TANCORRA
 273 PORT AU PECK AVENUE
 OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ATTORNEY:
JENNIFER S. KRIMKO, ESQ.
 ANSELL GRIMM & AARON, PC
 1500 LAWRENCE AVENUE
 OCEAN, NJ 07712

GEOTECH:
CARLIN-SIMPSON & ASSOCIATES, LLC
 61 MAIN STREET
 SAYREVILLE, NJ 08872

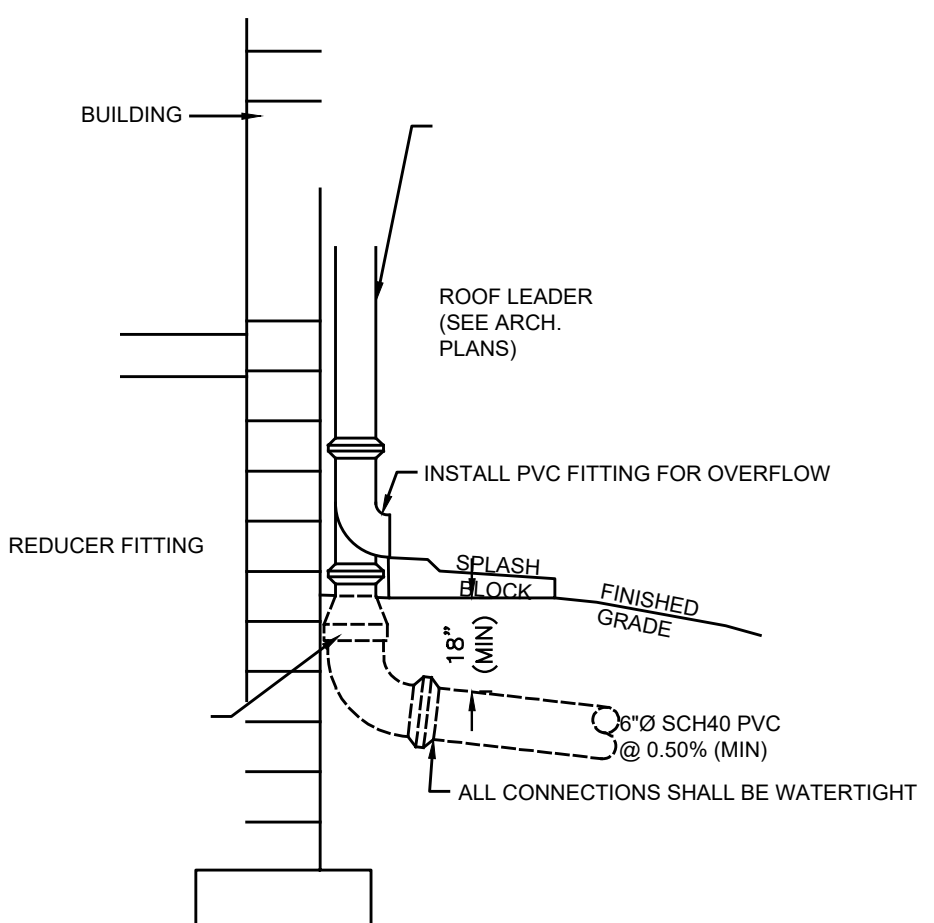
SURVEYOR:
MORGAN ENGINEERING & SURVEYING
 P.O. BOX 5532
 TOMS RIVER, NJ 08754

TP-1 (Elev. +28.5)

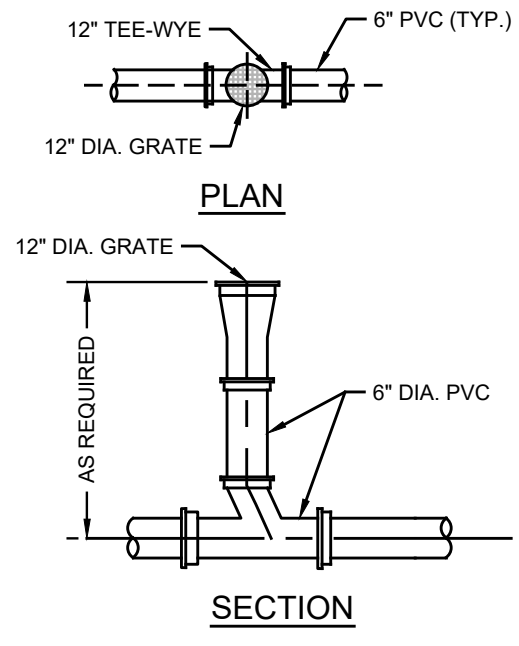
Depth	Description	Soil Type
0'0"-0'3"	Black topsoil	
0'3"-0'10"	FILL (Recycled Concrete Aggregate (RCA), gray coarse to fine SAND, trace Silt, and (+) coarse to fine Gravel)	dense, moist
0'10"-1'6"	FILL (Brown coarse to fine SAND, little Silt, trace (+) medium to fine Gravel)	medium dense, moist
1'6"-2'9"	FILL (Recycled Concrete Aggregate (RCA), gray coarse to fine SAND, trace (+) Silt, and (+) coarse to fine Gravel, with brick, concrete pieces of wood)	dense, moist to wet
2'9"-6'0"	FILL (Gray coarse to fine SAND, trace Silt, little (+) coarse to fine Gravel, red brown @ 4'0")	medium dense, moist to wet
6'0"-7'3"	Black topsoil, highly organic	
7'3"-9'6"	Brown coarse to fine SAND, and (-) Silt, trace medium to fine Gravel	medium dense, moist
9'6"-10'6"	Brown coarse to fine SAND, and (+) Silt, trace (-) fine Gravel	medium dense, moist
10'6"-11'0"	Brown coarse to fine SAND, trace Silt, trace (-) fine Gravel	medium dense, moist

No groundwater encountered
 No evidence of seasonal high groundwater (i.e. mottling)
 A lot of trapped/perched groundwater in existing fill @ 2'0" (fast inflow)

TEST PIT LOG
NTS



EXTERIOR DOWNSPOUT COLLECTOR
NTS



12" YARD DRAIN
NTS

N.J.A.C. 7:9A - Appendix B Forms
 Form 3c
 Soil Permeability Class Rating Data

Lot: 4.01 Block: 65 273 Port Au Peck Avenue, Oceanport, NJ

1. Test Number: _____ Replicate (letter): _____
 2. Sample Depth: 7'3" - 9'6" Boring Number: TP-1 Date Collected: 29 Sept 2025

3. Coarse Fragment Content:
 Total weight of sample, W_T, grams: 183.2
 Weight of material retained on 2mm sieve, W₂, grams: 14.4
 W₂ % Coarse Fragment (W₂/W_T x 100, grams): 7.9 %

4. Oven dry weight (24 hrs., 105° C) of 40 gram air dry sample, grams, W₁: 40.0

5. Hydrometer Calibration, Re: 6.0

6. Hydrometer reading - 49 seconds, grams, R₁: 22
 Temperature of suspension, °F: 66

7. Corrected hydrometer reading, grams, R₁: 15.8

8. Hydrometer reading - 2 hours, grams, R₂: 12
 Temperature of suspensions, °F: 67

9. Corrected hydrometer reading, grams, R₂: 5.9

10. % sand = (W₂ - R₁) / W₁ x 100 = (40.0 - 15.8) / 40.0 x 100 = 60.5 %
 11. % clay = R₂ / W₁ x 100 = 5.9 / 40.0 x 100 = 14.7 %

12. Sieve Analysis:
 a. Oven dry W₁ (2hrs., 105° C) Total sand fraction (soil retained in #47 mm sieve), grams: 24.8
 b. W₁ of fine plus very fine sand fraction (Sand passing 25 mm sieve), grams: 7.5
 c. % fine plus very fine sand (b/c): 30.2 %

13. Soil morphology (Natural soil samples only):
 Structure of soil horizon tested: SAB/Granular
 Consistency of soil horizon tested: Dry: _____ Moist: X

14. Soil permeability class rating (Based upon average textural analysis of this replicate and other replicate samples):
 K Value: 3 Sandy clay loam

15. I hereby certify that the information furnished on Form 3c of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Soil Evaluator: _____ Date: 29 October 2025
 Signature of Professional Engineer: _____ License #: 24G00331500

County: Monmouth Municipality: Oceanport

SOIL PERMEABILITY CLASS RATING DATA
NTS

N.J.A.C. 7:9A - Appendix B Forms
 Form 3c
 Soil Permeability Class Rating Data

Lot: 4.01 Block: 65 273 Port Au Peck Avenue, Oceanport, NJ

1. Test Number: _____ Replicate (letter): _____
 2. Sample Depth: 9'6" - 10'6" Boring Number: TP-1 Date Collected: 29 Sept 2025

3. Coarse Fragment Content:
 Total weight of sample, W_T, grams: 227.1
 Weight of material retained on 2mm sieve, W₂, grams: 19.3
 W₂ % Coarse Fragment (W₂/W_T x 100, grams): 8.5 %

4. Oven dry weight (24 hrs., 105° C) of 40 gram air dry sample, grams, W₁: 40.0

5. Hydrometer Calibration, Re: 6.0

6. Hydrometer reading - 49 seconds, grams, R₁: 24
 Temperature of suspension, °F: 66

7. Corrected hydrometer reading, grams, R₁: 17.8

8. Hydrometer reading - 2 hours, grams, R₂: 16
 Temperature of suspensions, °F: 67

9. Corrected hydrometer reading, grams, R₂: 9.9

10. % sand = (W₂ - R₁) / W₁ x 100 = (40.0 - 17.8) / 40.0 x 100 = 55.5 %
 11. % clay = R₂ / W₁ x 100 = 9.9 / 40.0 x 100 = 24.8 %

12. Sieve Analysis:
 a. Oven dry W₁ (2hrs., 105° C) Total sand fraction (soil retained in #47 mm sieve), grams: 21.6
 b. W₁ of fine plus very fine sand fraction (Sand passing 25 mm sieve), grams: 7.1
 c. % fine plus very fine sand (b/c): 33.0 %

13. Soil morphology (Natural soil samples only):
 Structure of soil horizon tested: SAB
 Consistency of soil horizon tested: Dry: _____ Moist: X

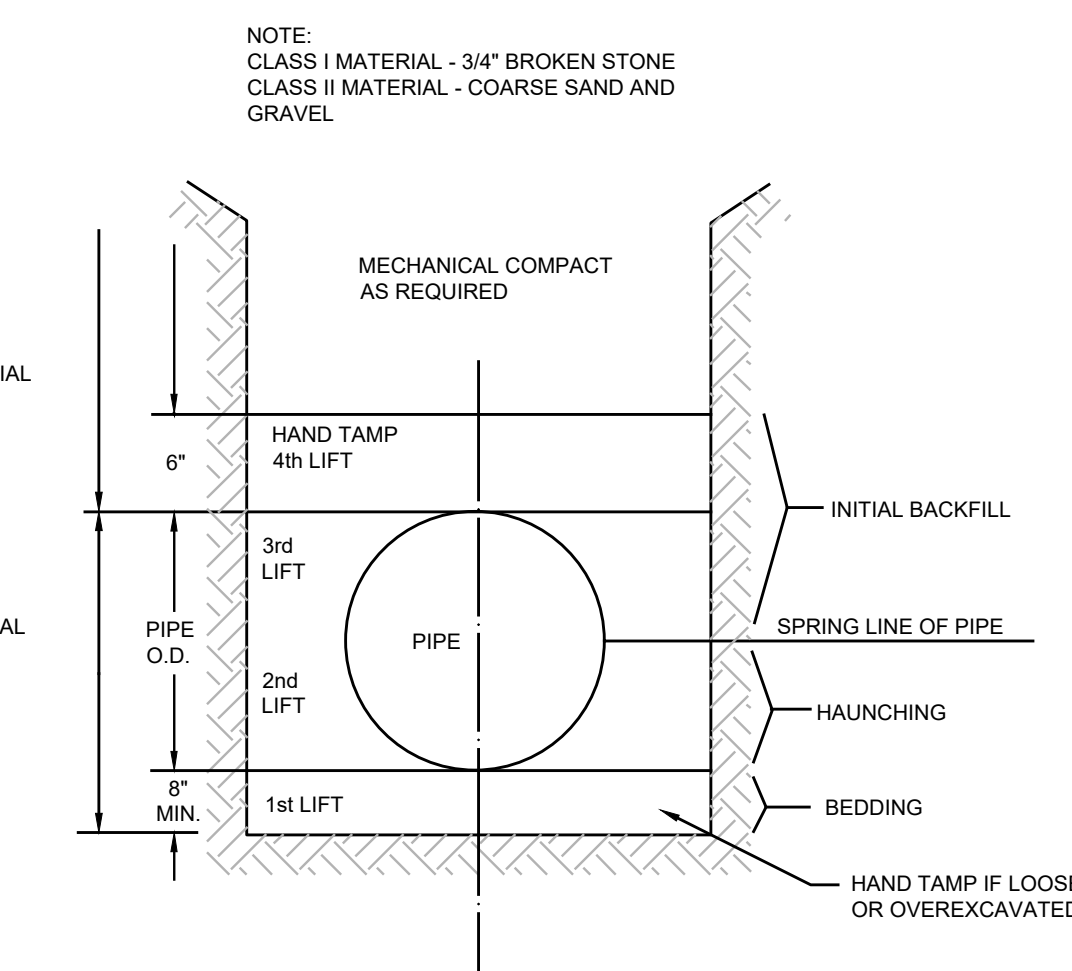
14. Soil permeability class rating (Based upon average textural analysis of this replicate and other replicate samples):
 K Value: 3 Sandy clay loam

15. I hereby certify that the information furnished on Form 3c of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

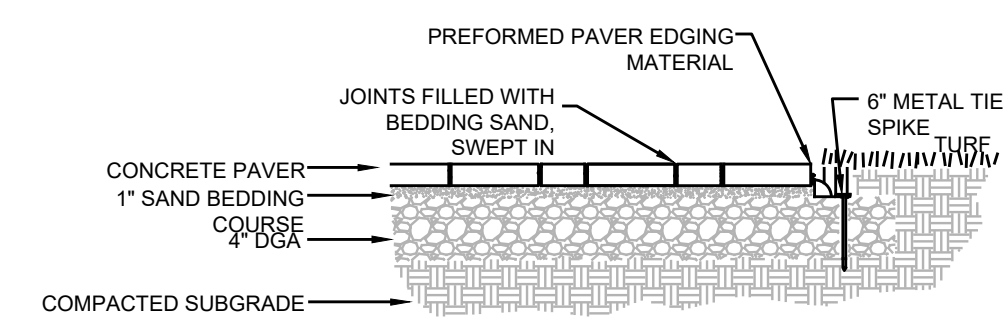
Signature of Soil Evaluator: _____ Date: 29 October 2025
 Signature of Professional Engineer: _____ License #: 24G00331500

County: Monmouth Municipality: Oceanport

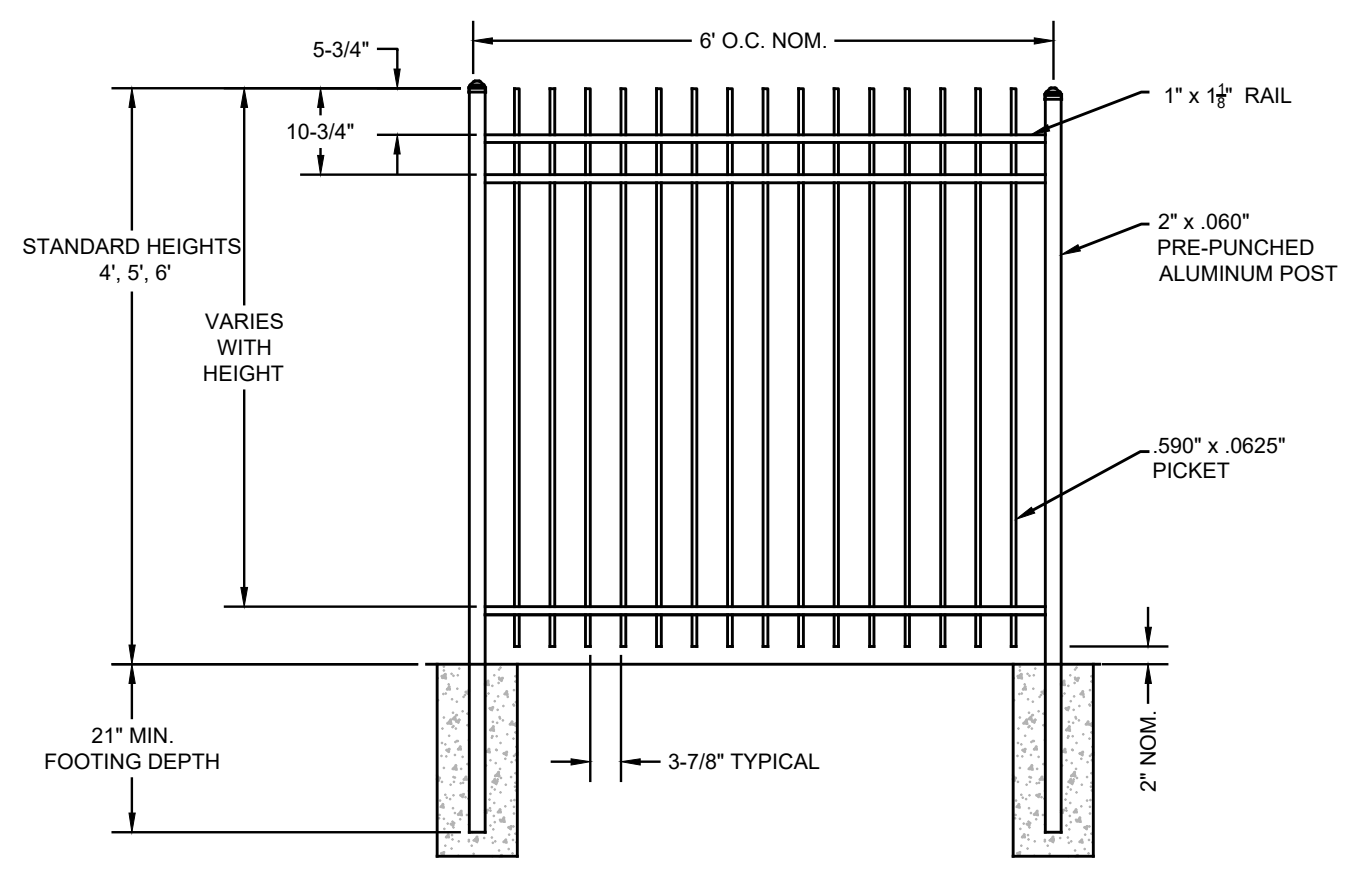
SOIL PERMEABILITY CLASS RATING DATA
NTS



PIPE BEDDING DETAIL
NTS



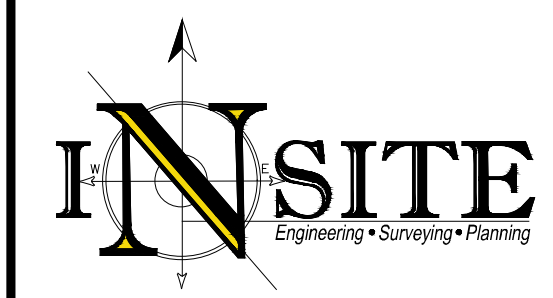
CONCRETE PAVER WALKWAY
NTS



ALUMINUM FENCE
NTS



CALL BEFORE YOU DIG!
 NO ONE CALL - 800-272-1000
 (at least 3 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, IT IS NOT AN ORIGINAL AND COPIES MAY HAVE BEEN ALTERED.

PATRICK R. WARD, PE, PP
 PROFESSIONAL ENGINEER, PLANNER
 N.J.P.E. 24G00379000 N.J.P.P. 33L00626800

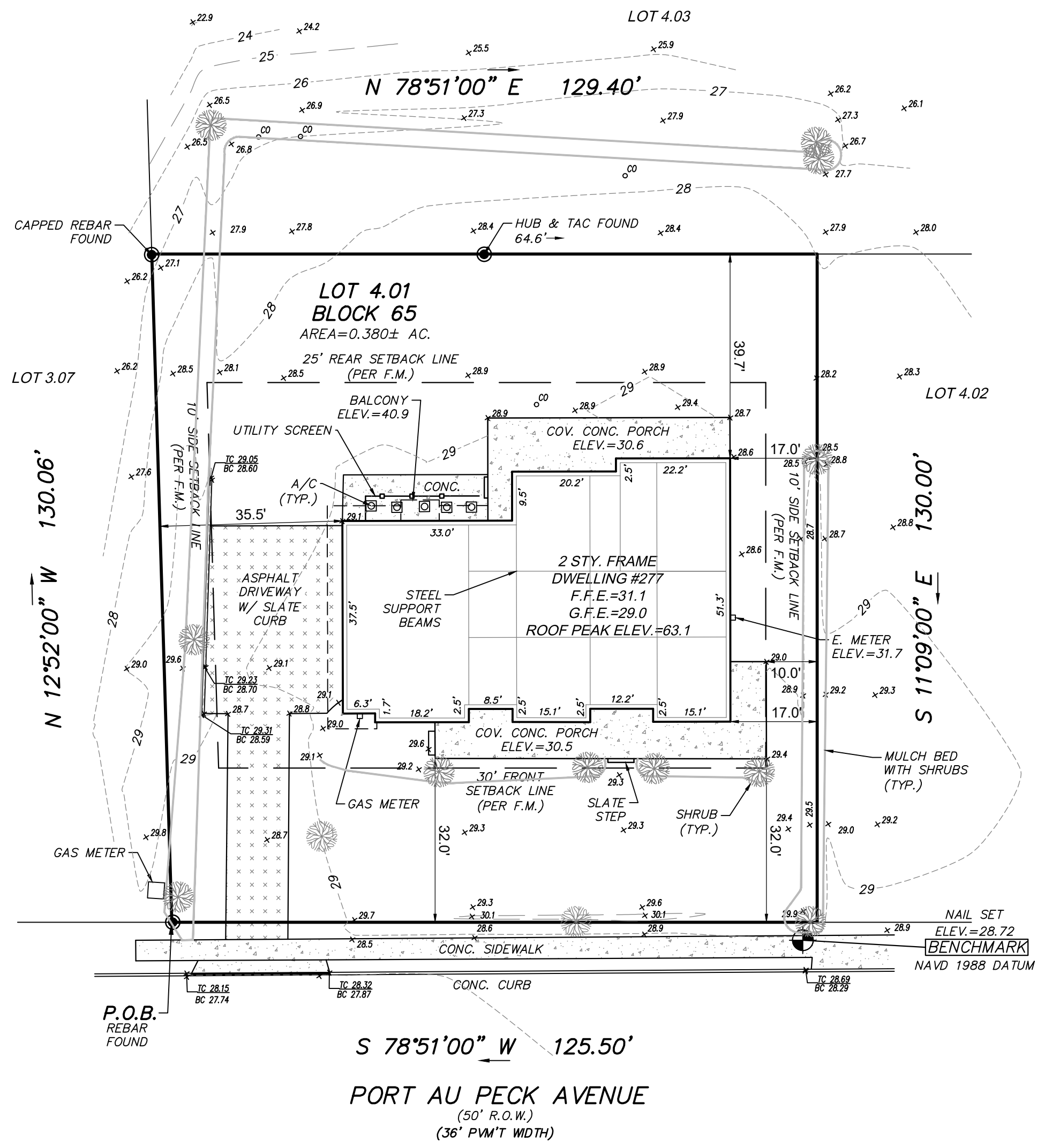
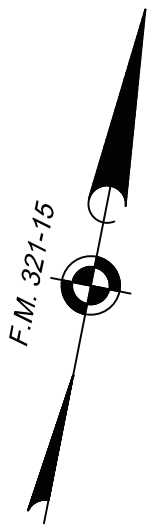
REVISIONS

Rev.#	Date	Comment
0	11/20/25	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: NLC
 DATE: 11/20/25 DRAWN BY: KLK
 JOB#: 25-2600-01 CHECKED BY: PRW
 NOT FOR CONSTRUCTION
 FOR CONSTRUCTION APPROVED BY:
PLAN INFORMATION

PLOT PLAN

CONSTRUCTION DETAILS



IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING
DWELLING	3,351 S.F.
DRIVEWAY	1,444 S.F.
COVERED CONCRETE PORCHES	1,084 S.F.
CONCRETE PAD	253 S.F.
IMPERVIOUS COVERAGE	6,132 S.F.
LOT AREA	16,568 S.F.
TOTAL IMPERVIOUS COVERAGE	37.0%

PREPARED FOR: TIFFANY TOMAINI

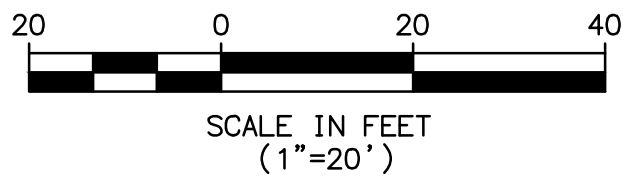
NOTES:

VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK

Filed Map Reference: MAJOR SUBDIVISION PLAN, LOT 4, BLOCK 65, TAX MAP SHEET 16, OCEANPORT BOROUG, MONMOUTH COUNTY, NEW JERSEY	Filed Map Block: 65	Filed Map Lot: 4.01	Filing Date: 2/28/2020	Filed Map No. 321-15
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 1/29/25 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 IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- 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))



CERTIFICATE OF AUTHORIZATION: 24GA28229800

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www.morganengineeringllc.com

FINAL AS-BUILT SURVEY

REV	DATE	DESCRIPTION	BY
5	3/12/25	ADDED UTILITY SCREEN	DVP
4	3/10/25	ADDED LANDSCAPE TO PLAN	JM
3	3/7/25	ADDED SHRUBS TO PLAN	DVP
2	3/3/25	REVISED DRIVEWAY, WALK & IMPERVIOUS CHART	DVP
1	2/6/25	ADD IMPERVIOUS CHART & BLDG. DIMENSIONS	DVP

D.J.V.

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

LOT 4.01 BLOCK 65
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20'	Drawn By: DVP	Date: 1/29/25	JOB #: E22-00664	CAD File #: FINAL AB	Sheet #: 1 of 1
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